

Central Lincolnshire Joint Strategic Planning Committee (CLJSPC)

Town and Country Planning (Local Planning)(England) Regulations 2012,  
Consultation on the Proposed Main Modifications to the Central Lincolnshire  
Local Plan, January 2017.

Representations by Globe Consultants Limited on behalf of Leafbridge Limited.

Personal ID ref: 957618

Modification Ref: MapMod/8 – Inset Map 1

Amend the boundary for the Green Wedge at Hykeham Pits,  
North Hykeham.

### **Introduction**

The representations regarding the Green Wedge were heard at the Hearing on 14<sup>th</sup> December 2016. It was agreed that the issues debated regarding Hykeham Pits required a site visit so that the Inspector and the Committee officers could appreciate the character of the landfilled site and its context before considering any proposed modifications to the Green Wedge boundary. This site visit took place on Friday 6<sup>th</sup> January 2017.

The Inspector wrote to the Planning Manager of the JSPU on 13<sup>th</sup> January drawing attention to his conclusions. This confirmed that part of the Green Wedge at Hykeham Pits is proposed for deletion in the submission Local Plan. This is justified by the Central Lincolnshire Green Wedge and Settlement Breaks Review (PS.EVR22, Appendix 1, April 2016). At Paragraph 5.98 this states that *"...the predominant land use in the north eastern half of Zone E3 is landfill. The land is publically inaccessible and cannot be easily viewed from outside the GW along Whisby Road or Station Road due to grass embankments. Based on the evidence gathered through this review, this part of Zone E3 doesn't meet the GW criteria and could be considered for removal."*

### **Review of Proposed Modifications and Comments**

Based on observations from the accompanied site visit of 6 January 2017 the Inspector confirms that land to the south of this area has also been used for landfill and is similarly inaccessible to the public. As a result, and for the same reasons given in PS.EVR22, should also be removed from the Green Wedge in this location.

We support this recommendation as it acknowledges that there is previously developed land which is well located for beneficial investment and development and should not be inappropriately constrained by a policy which seeks to protect green areas for their ecology, landscape or recreational value. However, whilst fully supporting the revised

acknowledgement we believe that the boundary suggested fails to relate to the position on the ground and is arbitrary. It may be that it follows a landfill license plan but, if so, relates to only one of several that overlap and wherein fill activities have created the flat plateau described in submissions as rather barren. In order to be effective it must be meaningful and we would suggest should relate to the plateau of filled land rather than simply bisect the filled area. We sought to explain this in the post-site visit consultation advocated by the Inspector but failed to get this point fully appreciated or understood.

We have attached two aerial photographs to help illustrate the point. The green dotted line approximates the boundary as published on the amended Green Wedge boundary insofar as it relates to Hykeham Pits. The asterisk shows an area of filled land which sits within the amended Green Wedge which is physically identical to that acknowledged to be inappropriate as green wedge and to be excluded. We would simply suggest that the line follows the main landfill plateau rather than bisect it in this arbitrary manner. On that basis we also attach a suggested amended boundary which recognises the main body of the filled plateau whilst retaining the water bodies within the GW for future landscape and ecology investment.

To be sound we know that the Plan must have justification - be based on evidence and be effective. Identifying land in a manner that relates to the physical landscape and topography on the ground will ensure that *development management* is properly informed. It may be that moving the boundary northwards so that the water bodies remain in the proposed Green Wedge has merit and offers a practical solution.

Phil Scrafton, Dip TP MRTPI  
20<sup>th</sup> February 2017





