

## **RESPONSE TO INSPECTORS' MATTERS, ISSUES AND QUESTIONS**

**EXAMINATION OF THE CENTRAL LINCOLNSHIRE  
LOCAL PLAN REVIEW**

**MATTER 12 – GREEN SPACES  
ISSUE 3 – IMPORTANT OPEN SPACE – POLICY S65**

**LAND AT LEE ROAD, LINCOLN**

Document Title:	Response to Inspectors' Matters, Issues and Questions Examination of the Central Lincolnshire Local Plan Review		
Site:	Land at Lee Road, Lincoln		
Client:	Taylor Lindsey Limited		
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# 1. INTRODUCTION

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- 1.1. These representations are made by Knights on behalf of the landowner, Taylor Lindsey Limited, and relate to Matter 12 – Green Spaces as set out within the Inspectors' Matters, Issues and Questions document which was published on 03 October 2022 (Examination Document Reference: EX015). Specifically, these representations relate to Issue 3 (Important Open Space – Policy S65) of Matter 12 and support the de-designation of a parcel of land to the east of Lee Road, Lincoln and to the west of Public Footpath Linc/7/1 (**the Site**) as an area identified as an Important Open Space.

## 2.BACKGROUND

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- 2.1. Representations were made on behalf of Taylor Lindsey Limited following the publication of the Central Lincolnshire Local Plan Proposed Submission Draft (**CLLPPSD**) and the 'Regulation 19' consultation which took place between 16 March and 09 May 2022. These representations objected to the designation of the Site as an area identified as an Important Open Space on the Policies Map (45 - Lincoln Urban Area and neighbouring villages).
- 2.2. Representations were also made on behalf of Taylor Lindsey Limited at the Regulation 18 stage. These representations were submitted to the Central Lincolnshire Joint Strategic Planning Committee (**CLJSPC**) on 16 August 2021 and formally objected to emerging Policy S64: Important Open Space of the Consultation Draft Central Lincolnshire Local Plan (June 2021).
- 2.3. Following the publication of the CLLPPSD, the CLJSPC were alerted to error on the Policies Map (45 – Lincoln Urban Area and neighbouring villages), specifically in relation to the Site's designation as Important Open Space. An email was sent to the CLJSPC on 22 April 2022 (08:13) and a reply received from Kate Eales (Planning Policy Officer, Central Lincolnshire Local Plan Team) on 22 April 2022 (10:58). Ms Eales set out the following in her email:

*Dear Mr Rigby,*

*Thank you for your email in respect of the Important Open Space designation at Lee Road in Lincoln.*

*The designation at Lee Road is, as per the Important Open Space Methodology and Review paper, proposed for removal and I can confirm that its appearance is an error. We would suggest that you do indeed raise this in your response to the local plan consultation. Following the close of the consultation, we will be producing a response to the issues raised during the consultation which will be provided to the inspector alongside all the other documentation. By you submitting a response identifying this error, we will then be able to confirm that we agree with this issue raised and hopefully the inspector will then consider the modification.*

*Kind Regards*

*Kate*

- 2.4. As part of the Regulation 19 consultation and an updated evidence base, the CLJSPC published a further update to the *Important Open Spaces Methodology and Review* document (**IOS Review**) (March 2022). Specific reference to the Site is included within the IOS Review document and key paragraphs from that document are reproduced below (with emphasis added):

*6.1 The Regulation 18 Consultation Draft of the Local Plan was published for consultation between 30 June and 24 August 2021. During this eight week consultation comments were received on the plan, the policies within the plan, and supporting information and evidence.*

*6.2 A number of comments were received during the consultation that related to specific Important Open Spaces, or potential locations for new ones. The locations submitted are as follows:*

*Locations identified for removal*

*Swaton, Parsons Drove*

**Lincoln, Lee Road,***Skellingthorpe, High Street/ Ferry Lane**Keelby, Caddle Beck*

7.6 Following the review of locations suggested for removal, including the information submitted, one has had its boundary amended, one has been removed and one has been retained as Important Open Space.

...

**Lincoln, Lee Road:** Whilst the historic use of this location would have met the criteria for designation as Important Open Space, it is no longer in use as such. This location is surrounded on 3 sides by residential rear gardens with a mix of mature screening, and separated from a school field on the fourth side by secure fencing. With the exception of some of the rear gardens and school field, there are no views into or out of the location. With the exception of the gated entrance, there are no views from the highway of the location either directly, or indirectly across the existing residential gardens, to the degree that it is in effect hidden. **This location has been removed from the Important Open Space designation due to its complete lack of visibility and lack of 'presence' in the general locality.**

- 2.5. The Site's intended removal from the Important Open Space designation was also confirmed at Appendix C (Previously Designated Sites That Do Not Meet Important Open Space Criteria) of the IOS Review document – this is reproduced below (at Figure 1) for ease of reference.

**Appendix C – Previously Designated Sites That Do Not Meet Important Open Space Criteria**

Existing site ref	Site	Current use	Size	Notes
IOS141	Lincoln, Lee Road	Playing fields – sports and social club	4.6ha	Not used for significant period of time, well screened from surrounding highway, does not function as IOS

Figure 1: An extract from Appendix C – Previously Designated Sites That Do Not Meet Important Open Space Criteria, Important Open Spaces Methodology and Review document (March 2022).

- 2.6. Notwithstanding the above, the Site remains identified as an area of Important Open Space on the latest version of the Policies Map (45 – Lincoln Urban Area and neighbouring villages) of the CLLPPSD.

### 3. SCHEDULE OF POST-SUBMISSION SUGGESTED MODIFICATIONS

- 3.1. The CLJSPC published a Schedule of Post-Submission Suggested Modifications (Version 1) on 22 September 2022 (Examination Document Reference: EX011). Within this document the CLJSPC have again confirmed that the designation of the Site as an area identified as an Important Open Space was an error. The suggested modifications include a proposed amendment to the Policies Map which confirms that the intention is to remove the Site and confirm its de-designation – Mapmod5.

Mapmod5		Policy S65	Remove the Lee Road, Lincoln Important Open Space designation.	Following the Regulation 18 consultation the Lee Road, Lincoln Important Open Space designation was reviewed and the designation was found to be inconsistent with the methodology. As such it was proposed to be de-designated in the regulation 19 consultation, but unfortunately, it was mistakenly shown on the map still. This position was made clear in the Central Lincolnshire Local Plan Review Important Open Spaces Methodology and Review (doc. ref. SOS001) in paragraph 7.6.
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Figure 2: Schedule of Post-Submission Suggested Modifications (Version 1) – Mapmod5.

- 3.2. The representations support Mapmod5 which proposes to “*remove the Lee Road, Lincoln Important Open Space Designation*”.

## 4. SUMMARY

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- 4.1. Representations were made on behalf of Taylor Lindsey Limited at the Regulation 18 and 19 stage consultations which objected to the Site's designation as an area identified as an Important Open Space.
- 4.2. The Site makes no discernible positive contribution to the character of the area. It comprises a backland site which is bordered by the rear of Lee Road; the rear of Nursery Grove; and, the rear of Egerton Road. The eastern Site boundary abuts Public Footpath Linc/7/1, also known as 'Cinder Path'. The boundary to this Public Right of Way consists of a combination of 2 metre high close boarded timber fencing and two layers of metal security fencing with mature trees also found close to the boundary edge within the Site. The effect of this boundary treatment is to sever the visual connection between the Site and the adjacent school playing field. The table provided in Paragraph 3.5 of *the Important Open Spaces Methodology and Review* document confirms that "*Spaces that are behind high walls or hedges are unlikely to be considered as Important Open Space as they are not open in nature*". This is applicable to the Site, which is not publicly visible from Cinder Path or any other viewing corridors from publicly accessible space.
- 4.3. As set out in previous representations, the Site does not meet the Proposed Important Open Space Criteria set out in Paragraph 3.5 of the *Important Open Spaces Methodology and Review* document, failing to satisfy both criterion (2) and criterion (3).
- 4.4. Accordingly, the designation of the Site as an area identified as an Important Open Space on the Policies Map is not justified. Taylor Lindsey Limited support Mapmod5 which proposes to "*remove the Lee Road, Lincoln Important Open Space Designation*" from the Policies Map.