Long Leys Neighbourhood Plan

Early-Stage Consultation Statement

Version 1.2, November 2026



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About this Statement

0.1 This Consultation Statement has been prepared following what can now be considered an Early-Stage (informal) Consultation during January – March 2026 to support the development of the Long Leys Neighbourhood Plan (2025-2040). The consultation was initially treated as a Regulation 14 Consultation but, given the feedback received from the Local Planning Authority, changes in housing policy were required. It is considered prudent to repeat the Pre-submission (Regulation 14) Consultation.

0.2 In accordance with the requirements of the Neighbourhood Planning Regulations this statement:

- contains details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
- explains how they were consulted;
- summarises main issues and concerns raised by the persons consulted;
- describes how these issues and concerns have been considered and, where relevant, addressed in changes to the Neighbourhood Plan now being proposed.

0.3 Note that in August 2026 the National Planning Policy Framework (2026) was introduced. This has also led to some amendments.



SUMMARY OF CONSULTATION ACTIVITY

01

1. SUMMARY OF CONSULTATION ACTIVITY

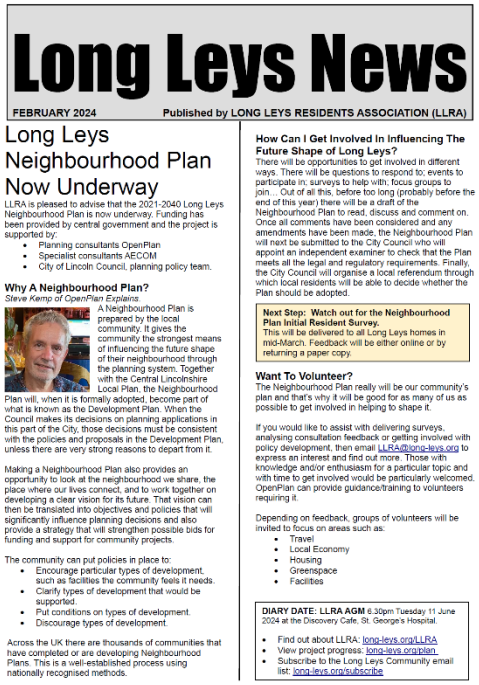
1.1 The table below summarises consultation activity during the development of the Long Leys Neighbourhood Plan. The Early-Stage Consultation feedback, together with Long Leys Neighbourhood Forum responses is covered in Section 2 with Section 3 picking out feedback and responses from the Local Planning Authority (city of Lincoln Council).

TABLE 1: SUMMARY OF CONSULTATION ACTIVITY

Date	Event / activity	What it did to involve residents	Evidence
Nov 2018	**Confirmation of Neighbourhood Forum designation from Local Planning Authority**	Residents voted at the May 2018 AGM to proceed with a Long Leys Neighbourhood Plan.	https://long-leys.org/pdf/22-May-18-LLRA-Annual-General-Meeting.pdf
Jan 2019	Steering group set up.	Steering Group set up; Neighbourhood Plan Action Group (NPAG). See minutes.	https://long-leys.org/neighbourhood-plan-action-group-npag-minutes/
May 2019	Initial Grant applied for. Initial community survey started	Initial consultation with community via newsletter.	https://long-leys.org/pdf/npag/Survey-Summary-Only.pdf
Nov 2019	Activity suspended due to the Central Lincolnshire Local Plan Review – the review made a a call for housing sites.		
Apr 2020	COVID-19 pandemic impact		
Mar 2021	Online shop survey	During COVID no meetings or newsletter deliveries were possible. An online survey was conducted on the need for a shop, using the Long Leys e-mail list (circa 250 homes) and social media (Facebook).	https://long-leys.org/over-90-say-long-leys-needs-a-shop-survey-results/
Apr 2023	Central Lincolnshire Local Plan Adopted	Communicated by city council to City of Lincoln residents via online means.	https://www.n-kesteven.gov.uk/sites/default/files/2023-04/Local%20Plan%20for%20adoption%20Approved%20by%20Committee.pdf
Aug 2023	Neighbourhood Plan Grant application		
Feb 2024	Neighbourhood Plan restarted and consultant appointed.	Newsletter distributed to all homes and also shared to email list and social media.	https://long-leys.org/long-leys-neighbourhood-plan-now-underway-2/
Mar 2024	Community wide survey	Survey delivered to all homes, 174 homes completed the comprehensive 8 page survey.	https://long-leys.org/pdf/Long-Leys-Residents-Survey-analysis-website.pdf

Sept 2024	Drop-in Event: Travel Workshop	Evening event open to all residents on ideas for improving travel access to Long Leys.	https://long-leys.org/help-wanted-travel-workshop-to-support-the-long-leys-neighbourhood-plan-at-discovery-cafe-6-7-30pm-wed-18-september/
Oct 2024	Drop-in Event: Green Space	Evening event open to all residents on ideas for suggesting/improving greenspace in Long Leys.	https://long-leys.org/habitats-and-green-spaces-workshop-discovery-cafe-6-7-30-pm-wed-9-october/
Nov 2024	Drop-in Event: Facilities	Evening event open to all residents on ideas for suggesting/improving facilities in Long Leys.	https://long-leys.org/long-leys-community-facilities-workshop-6-00-7-30-pm-wed-13-november/
Nov 2024	Drop-in Event: Housing options for Long Leys	Drop in event at Discovery Café, St. George's hospital to review housing options. Advertised via newsletter, email and social media, LLRA noticeboard.	https://long-leys.org/potential-development-options-for-long-leys-drop-in-event-summary/
Apr 2025	Project delayed by abandonment of Neighbourhood Planning grants by government	Eventual decision to go ahead using other sources of funds.	
January to March 2026	Early-Stage Consultation (8 weeks)	Consultation with residents, businesses and other required parties on draft Neighbourhood Plan. Using same process as required for Regulation 14 Consultation.	https://long-leys.org/community-consultation-long-leys-2025-2040-neighbourhood-plan-help-wanted/
August 2026	National Planning Policy Framework (NPPF) 2026 was introduced,	Some responses to feedback were amended as a result of the introduction of NPPF 2026	
12 November 2026	Re-confirmation of Neighbourhood Forum designation from Local Planning Authority	31 local residents supported the re-designation.	
November 2026	Regulation 14 Consultation will start	Consultation with residents, businesses and other required parties on Pre-submission (Regulation 14) Neighbourhood Plan.	

Examples of Consultation Activity / Material



Long Leys News

FEBRUARY 2024 — Published by LONG LEYS RESIDENTS ASSOCIATION (LLRA)

Long Leys Neighbourhood Plan Now Underway

LLRA is pleased to advise that the 2021-2040 Long Leys Neighbourhood Plan is now underway. Funding has been provided by central government and the project is supported by:

- Planning consultants OpenPlan
- Specialist consultants AECOM
- City of Lincoln Council, planning policy team.

Why A Neighbourhood Plan?

Steve Kemp of OpenPlan Explains.

A Neighbourhood Plan is prepared by the local community. It gives the community the strongest means of influencing the future shape of their neighbourhood through the planning system. Together with the Central Lincolnshire Local Plan, the Neighbourhood Plan will, when it is formally adopted, become part of what is known as the Development Plan. When the Council makes its decisions on planning applications in this part of the City, those decisions must be consistent with the policies and proposals in the Development Plan, unless there are very strong reasons to depart from it.

Making a Neighbourhood Plan also provides an opportunity to look at the neighbourhood we share, the place where our lives connect, and to work together on developing a clear vision for its future. That vision can then be translated into objectives and policies that will significantly influence planning decisions and also provide a strategy that will strengthen possible bids for funding and support for community projects.

The community can put policies in place to:

- Encourage particular types of development, such as facilities the community feels it needs.
- Clarify types of development that would be supported.
- Put conditions on types of development.
- Discourage types of development.

Across the UK there are thousands of communities that have completed or are developing Neighbourhood Plans. This is a well-established process using nationally recognised methods.

How Can I Get Involved In Influencing The Future Shape of Long Leys?

There will be opportunities to get involved in different ways. There will be questions to respond to; events to participate in; surveys to help with; focus groups to join. ... Out of all this, before too long (probably before the end of this year) there will be a draft of the Neighbourhood Plan to read, discuss and comment on. Once all comments have been considered and any amendments have been made, the Neighbourhood Plan will next be submitted to the City Council who will appoint an independent examiner to check that the Plan meets all the legal and regulatory requirements. Finally, the City Council will organise a local referendum through which local residents will be able to decide whether the Plan should be adopted.

Next Step: Watch out for the Neighbourhood Plan Initial Resident Survey.
This will be delivered to all Long Leys homes in mid-March. Feedback will be either online or by returning a paper copy.

Want To Volunteer?

The Neighbourhood Plan really will be our community's plan and that's why it will be good for as many of us as possible to get involved in helping to shape it.

If you would like to assist with delivering surveys, analysing consultation feedback or getting involved with policy development, then email LLRA@long-leys.org to express an interest and find out more. Those with knowledge and/or enthusiasm for a particular topic and with time to get involved would be particularly welcomed. OpenPlan can provide guidance/training to volunteers requiring it.

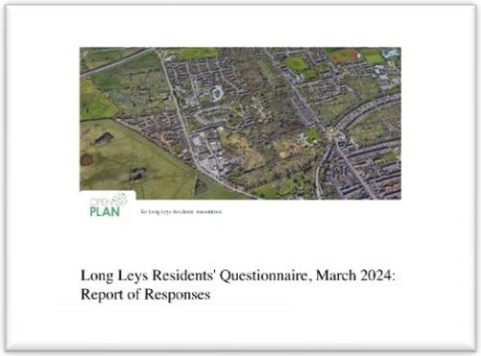
Depending on feedback, groups of volunteers will be invited to focus on areas such as:

- Travel
- Local Economy
- Housing
- Greenspace
- Facilities

DIARY DATE: LLRA AGM 6.30pm Tuesday 11 June 2024 at the Discovery Cafe, St. George's Hospital.

- Find out about LLRA: long-leys.org/LLRA
- View project progress: long-leys.org/plan
- Subscribe to the Long Leys Community email list: long-leys.org/subscribe

Image: Long Leys News Announcing Community Survey



PLAN

Long Leys Residents' Questionnaire, March 2024: Report of Responses

Image: 49-Page Report on Community Survey Responses



Image: Drop In Event Nov 2024 Housing Options

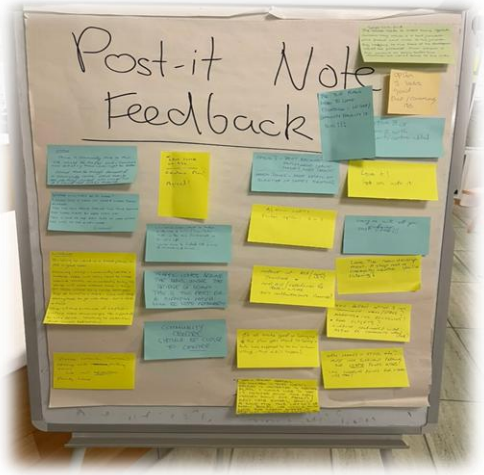


Image: Drop In Event Nov 2024 Post-it Feedback

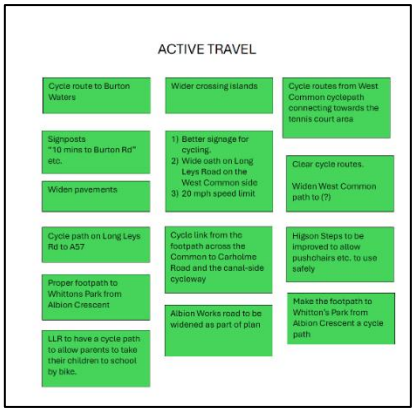
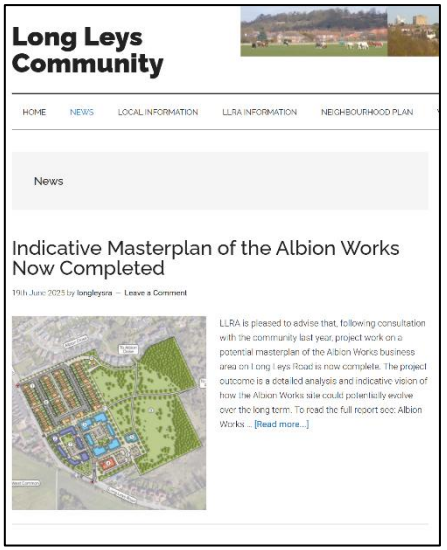


Image: Drop In Event Sept 2024 Flip Chart Feedback converted to text



Long Leys Community

HOME NEWS LOCAL INFORMATION LLRA INFORMATION NEIGHBOURHOOD PLAN

News

Indicative Masterplan of the Albion Works Now Completed

19th June 2025 by longleysra — Leave a Comment

LLRA is pleased to advise that, following consultation with the community last year, project work on a potential masterplan of the Albion Works business area on Long Leys Road is now complete. The project outcome is a detailed analysis and indicative vision of how the Albion Works site could potentially evolve over the long term. To read the full report see: Albion Works ... [Read more...]

Image: Regular long-leys.org website updates on activities.



Early-Stage Consultation Feedback

02

2. EARLY-STAGE CONSULTATION

2.1 The Early-Stage Consultation on the Pre-Submission Draft of the Neighbourhood Plan was undertaken over a period of 8 weeks, between 12 January 2026 and 8 March 2026. The consultation on the draft Neighbourhood Plan was communicated to all households via the January 2026 edition of Long Leys News (See: https://long-leys.org/pdf/LONG-LEYS-NEWS-Dec-25-v1.1.pdf). This invited residents to view the Neighbourhood Plan and supporting documents online and to provide feedback on it. Alternatively hard copies of the Neighbourhood Plan were available for loan from LLRA Management Committee members. Similar communication on the consultation was made available:

- On the Long Leys community website (See: https://long-leys.org/neighbourhood-plan/) and on the LLRA Noticeboard on Long Leys Road
- Via email to the Long Leys Community email list
- Via email or letter to local businesses, landowners and their agents
- Consultees: Environment Agency, Historic England, Natural England, Anglian Water, National Highways, Lincolnshire Partnership NHS Foundation Trust, Sport England, Greater Lincolnshire Nature Partnership, Lincolnshire Wildlife Trust, Central Lincolnshire Joint Planning Team, City of Lincoln Council, NHS

2.1 Documents consulted on:

- **Long Leys Neighbourhood Plan v1.3a**
- **Appendix 1 Local Green Space Assessment Report**
- Supporting documents:
    - SSD-1: **Neighbourhood Area Designation – Map**
    - SSD-2: **Housing Needs Assessment – 2019**
    - SSD-3: **Summary of Community Survey Results**
        - detailed data and analysis from the Long Leys Residents' Survey March 2024, including charts and percentages for each question.
    - SSD-4: **Long Leys Design Codes and Guidance (2024)**
        - a comprehensive design guide prepared by AECOM, providing illustrations and specifications to complement Policy 2 of the Neighbourhood Plan.
    - SSD-5: **Potential Development Options for Long Leys: Drop-in Event Summary**
    - SSD6: **Concept Plans for Key Sites –** illustrative masterplan concepts as shared during community consultations for:
        - **(i)** Albion Works Mixed-Use redevelopment
        - **(ii)** Land South of A46 development concept **(Temple Garth plan)**
          (Note: these are for reference and not fixed development plans).
    - SSD-7: **Community Masterplan for the Albion Works Site – 2025**
    - SSD-8: **Green Infrastructure Report**

Feedback From The Early-Stage Consultation

2.3 There were two drop-in sessions during the consultation, for anyone wanting to talk through the plan rather than reading online (Sat 24 Jan, 10 am – 12 noon, Sat 21 Feb, 10 am – 11.30 am). These were used by residents to clarify their understanding of what was proposed. Residents were offered the opportunity to give formal feedback via the consultation form.

There were 12 written contributions from consultees which are listed in the table following which also contains LLRA responses to their feedback. The majority from residents were raising specific concerns about a single aspect of the plan that may affected their home.

The majority of statutory consultees that responded made general observations and saw no conflict with their own requirements.

Response 12 from City of Lincoln Council was helpfully detailed and this has driven significant changes to the way the plan is presented in terms of housing (Policy 3), facilities and Employment (Policy 6). A follow up face-to-face meeting with city council allowed exploration of the issues in more detail. Due to the level of detail on this consultation response, its assessment is covered in a separate section of this report (Section 3).

Consult reference	Source	Status	Feedback / Response
1	Online consultation	Resident	*The terraced properties on Oakleigh Terrace are below road level consequently any property built opposite will be eye level to the bedrooms of Oakleigh Terrace, what considerations & accommodations have been taken to ensure privacy is not encroached upon for these existing properties? Both the access roads are in an unsafe locations, one on a sharp bend the other directly opposite a road that is already difficult to pull out of due to the volume & speed of vehicles approaching & whose view is obscured by parked vehicles on the road.* Response: Noted. Design policy and Design Codes seek to promote good design. Details on matters such as highway access and design conditions would be considered by the Local Planning Authority at application stage. Transport-network and highway-safety impacts would use National Planning Policy (NPPF Policy TR6) and Central Lincolnshire Local Plan Policy S47, informed by advice from the local highway authority.
2	Contact form	Resident	*Well done to the LLRA for the Neighbourhood Plan that I have just ploughed through. There's a lot of it and much is repeated but it is comprehensive and easy to read and understand. I look forward to hearing how things progress but much of the plan will be unlikely to personally affect me as I am one of the older residents. I was interested in future plans re history of the sites involved and as I can go back to late 1940s I might be able to help with historical info if it is needed. Other more practical involvement might now be beyond my help. I support all that the plan suggests and wish the LLRA well with the development of the plan for the future*. Response: Noted. Thank you for your support.
3	Email	Business - St. Georges hospital	*Following the mention of our ambitions to better utilise the café space at Discovery House, I was wondering whether you might have some time to speak and advise us on how we might be able to conduct some market research with residents to understand what type of amenities they might be interested in. We are keen to develop an offer that works for both local residents and support our patients in their recovery journey. Please feel free to suggest some dates at your convenience.* Response: Noted. Thank you for your offer which we will follow up on outside of the Neighbourhood Plan process.

Consult reference	Source	Status	Feedback / Response
4	Comment post on website	Resident	*May I first congratulate the committee members on a well produced plan which I mostly support. My main criticism is that some of the suggestions are based on what could be considered rather few responses, though how you get more responses I am not sure. I have always worried that there is not the real support for a shop and a community area - the number of respondents would not be sufficient to make either viable so the silent residents would have to support them. Now I see in the plan that the shop (and the community area?) can be allowed to apply for a change of planning if they say that it is unviable. Is there any check on this?* Response: Noted. Thank you for your (qualified) support. It would be down to any operator to assess their own commercial case for a shop when they applied for planning permission to the Local Planning Authority. Likewise for the developer of any community hub. If a shop or community hub were established then the Neighbourhood Plan provides safeguards that they should not be easily lost. The plan would resist change of use of such a facility unless an equivalent or better replacement is provided or proven unviable to maintain
5	Online consultation	Landowner	*I am most concerned with the drainage of surface water along and around Long Leys Road and the indifference Lincoln City Council are showing in dealing with the matter. Could those concerned be informed as to why the Section 19 flood investigation post storm Babet was cancelled without transparency for arbitrary reasons.* *Drainage of the new cemetery and Long Leys Road itself down to the A57 needs looking at. Why is the West Common being allowed to become a soakaway for the area.?* Response: Noted. It would be Lincolnshire County Highways who would be responsible for existing drainage on Long Leys Road, and this matter should be raised with them directly.
6	Email	Historic England	*See Attachment A.* Response: Noted.

Consult reference	Source	Status	Feedback / Response
7	Handwritten form	Resident	*See Attachment B.* Response: Noted. Extra lighting on the Higson Steps would be a decision for the Highways Authority rather than a planning related matter. LLRA will forward this request for review on to the local Carholme County Councillor. More frequent emptying of bins: This contract is managed by City of Lincoln Council - any details of a specific bin not being emptied can be passed on to them via customer services. Landscaping the commercial space on the corner of Carram Way: This would be at the discretion of the landowner. A focus on teenagers: The community hub is envisaged to offer services for all ages including teenagers. Information board showing local walks: It would not be appropriate to include this in the Neighbourhood Plan; however it could be suggested as an LLRA project if you wished to this pursue further.
8	Email	Resident	*See Attachment C.* Response: Noted but no changes considered necessary. The Albion Works Community Masterplan sets out the general principles to be applied to the area and is an indicative design rather than a preferred or detailed design. It should also be noted that National Planning Policies, applied as part of any planning application, would address the specific concerns raised. On point 6 there is no proposal to include a footpath to the rear of gardens. This shows potential vehicle access to the rear of 54 Long Leys Road, if two homes were built on the land there. There is no other function for this access.
9	Email	Resident	*I am not happy about this as I live near Travis Perkins and the noise from shops etc won't be good for us. On the plans it says development will be right next to our property.* *I live at XX long keys Road and I'm against this development right where I live especially if it's a shop with delivery's etc all hours of the morning there will be total disturbance* Response: Noted. It should also be noted that National Planning Policies, applied as part of any planning application, would address the specific concerns raised.

Consult reference	Source	Status	Feedback / Response
10	Email	Environment Agency	*See Attachment D. The Long Leys Neighbourhood Plan is deemed appropriate. However, we would like to make the following comments:* *Your plan includes areas which are located in flood zones 2 and 3. Therefore, we encourage all proposed development to be outside of Flood Zone 2 and Flood Zone 3, which for this Neighbourhood plan seems reasonable.* Response: Noted.
11	Email	Natural England	*See Attachment E.* *Natural England does not have any specific comments on this draft neighbourhood plan.* Response: Noted.
12	Email	City Council	*See Attachment F and also the annotated response in Section 3.* Response: Due to its detailed nature of the feedback, this is covered in an annotated response in section 3 of this report.



Local Planning Authority Feedback

03

3. RESPONSE TO LOCAL PLANNING AUTHORITY FEEDBACK ON THE EARLY-STAGE CONSULTATION

3.1 Below on pages 15 – 26 is an annotated copy of the City of Lincoln Council (CoLC) feedback, with Long Leys Neighbourhood Forum's response and changes made to the draft plan.

City of Lincoln Council - Regulation 14 Comments

Introduction
The City of Lincoln Council (COLC) has been consulted on the pre-submission draft of the Long Leys Neighbourhood Plan (LLNP).
Firstly, COLC would like to congratulate LLNP group on reaching this stage. It is clear that a considerable amount of work has gone into producing the draft and a lot of time and effort has been put into the production of the plan and into the evidence and consultation that has underpinned it.
Purpose of this Report
The comments in this report are intended to assist the LLNP group in progressing work on the draft Plan. Specifically, these comments will focus on helping the LLNP group by ensuring that:

- The policies will meet the basic conditions and therefore will be successful at examination;
- The plan will be deliverable in practice when used in planning applications and it will be user-friendly and clear for all readers including residents, developers, and decision makers; and
- The policies in the plan will deliver on the goals and aspirations in the vision and objectives of the plan.

Conclusion
There are a number of changes that are needed in order for this draft plan to meet the basic conditions, with details of these provided below.

Comments on Draft Plan
This section provides a detailed review of the document being consulted on at the pre-submission stage. Where relevant it includes comments about the basic conditions and suggestions for proposed wording changes (where appropriate)

Page/Para/Policy/Ref	Comment	Suggested wording change (in bold)
General comment	The term 'light commercial' is used in the draft plan and appears to have been used when consulting the public. This term is not one that is used in planning when describing use classes for example and so care is needed to be clear what it means and also that any consultation findings are not skewed by loose terminology then interpreted incorrectly. It is noted that on p.48 Policy 6-point 2 reference is made to defining light industry as Use class E(g) so may be helpful to refer to Use Class E(g) throughout the document for clarity purposes. Reference is also made (pages 17, 22 and 46) to heavy industry, this needs to be amended to recognised planning terms or use classes. Reference is occasionally made to developments contributing to various services and facilities, for example, continuous cycle route along Long Leas Road and speed reduction features. It should be noted that developers are only responsible for something directly related to their development. If their proposed development is likely to cause a problem elsewhere then it is reasonable to expect them to manage it, but they cannot be expected to resolve existing issues or issues not directly related to their proposed development.	This has been defined as use class E(g) and a definition box has been added to explain to non-planners. This has been generally adopted although the light commercial term has been added for non-planners. Amended to add reference to Use Class B2 Noted and small textual amendments have been made. However, with a "Made" plan, the Neighbourhood Forum would be able to influence expenditure on 25% of any Community Infrastructure Levy Money.
p.25/Para 5.7	Wording needs amending as currently worded it is technically not accurate. It states that the CLJSPC is the planning authority for the area. Whilst it is for plan-making purposes, as worded, it is inaccurate and should be revised.	Amended as suggested. **The development plan for the Long Leys area is the Central Lincolnshire Local Plan which was adopted in April 2023. This Local Plan provides strategic policies…..**

p.25/Para 5.8	<u>In the bullet point Housing & Growth</u> It would be helpful to state that the CLLP sets a housing requirement of 18 dwellings for the Long Leys Neighbourhood Plan area. This should have been based on schemes coming forward (which may have been delivered already) but it is nevertheless important context. <u>In the bullet point Natural Environment</u> Wording regarding West Common needs amending as is currently says West Common is a nature reserve which is technically incorrect. West Common is a designated Local Wildlife Site. It should be mentioned that the green wedge will be impacted by the proposals in the plan. Although this is identified later, it should be referred to here.	Amended to use words suggested by CoLC on dwelling numbers and West Common description. **The Central Lincolnshire Plan sets a housing requirement of 18 dwellings for the Long Leys Neighbourhood Plan area** **West Common is a protected open space including being a designated Local Wildlife Site** **Proposals (housing) in the plan will have an impact on the green wedge located on land south of the A46**
p.25/Para 5.9	Policies 3 (Housing) and 6 (Employment and Enterprise) in the draft plan are not in conformity with strategic policies S31 (Important Established Employment Areas (IEEA) and S63 (Green Wedges) in the CLLP. These issues are covered in more detail in Policy 3 and Policy 6 sections. Given the above it is difficult to support the text as currently worded in para. 5.9 which states The Long Leys Neighbourhood Plan has been written to "support the delivery of strategic policies set out in the local plan. In order for the following sentence to remain in the draft LLNP….*We have liaised with the City Council to confirm that none of our policies conflict with the strategic thrust of the Central Lincolnshire Local Plan,* the above issues will need to be addressed prior to the final version of the LLNP being submitted to the City of Lincoln Council for Reg 16 consultation	Following policy changes, the final version should be in line with the (current) Central Lincolnshire Local Plan.

Policy 1(p.28)	• BNG - proposals to deliver minimum 10% - this needs clarification as to whether this on all sites as householders / self-build are currently exempt in terms of national BNG policy requirements. • Material worsening of congestion or highways safety – what does this mean? Needs a definition of what this would be. This is ultimately a judgement by Lincolnshire County Council as Highways Authority.	• BNG – for all qualifying proposals at least the statutory minimum of 10% biodiversity net gain be delivered and... Amended to reflect this: All qualifying proposals deliver at least the statutory minimum of 10% biodiversity net gain…. Point acknowledged. The reference to a "material worsening" of congestion or highway safety should be removed. It has no established definition in national or local policy and it could be interpreted as setting a lower and more restrictive test than national policy. Transport-network and highway-safety impacts will be assessed under NPPF Policy TR6 and Central Lincolnshire Local Plan Policy S47, informed by advice from the local highway authority. There is no need to duplicate this in the Neighbourhood Plan (in fact, there is a specific requirement that Neighbourhood Plans should not do that). The criterion should, therefore, be refocused on the locally relevant objective of securing safe and convenient sustainable-travel connections. Point 4 should be amended to read as follows: "4. Sustainable travel Development proposals should, where relevant to their location and likely movement needs, provide safe, direct and convenient walking, wheeling and cycling connections to existing routes, public transport stops and local facilities." The supporting text, rather than the policy, should then state: "The effects of development on transport-network capacity, congestion and highway safety will be assessed in accordance with national policy and Policy

	• Point 5- what defines *appropriate scale*? Is there a threshold?	S47 of the Central Lincolnshire Local Plan, informed by the advice of Lincolnshire County Council as local highway authority". This query highlights that the present wording leaves some important questions unanswered: • which developments are expected to provide a facility; • which type of facility should be provided; • how its necessity would be demonstrated; and • whether it should be provided on-site or through a contribution. The wording was not really intended to require all developments above an unspecified threshold to provide community facilities. As this matter is addressed more specifically by Policy 5 and Central Lincolnshire Local Plan Policies S45 and S50, so it will be best to rephrase it as positive support for proposals voluntarily meeting an identified local need, rather than as a requirement triggered by the scale of development. This means that a numerical threshold is neither necessary nor intended. Point 5 should be amended to read as follows: "5. Meeting identified local needs Proposals that provide a facility or use meeting an identified local need—such as a convenience shop, community space or live-work accommodation—will be supported in principle where they accord with Policy 5 and other relevant policies of the development plan."
Policy 2	• No comments	

p.33/Para 5.32	5.32 - The two locations identified as offering opportunities to provide further housing at scale (Abion Works and land to the south of the A46) are not in general conformity with the strategic policies S31 and S63 of the adopted Central Lincolnshire Local Plan (see detailed comments for Policy 3).	The locations have been removed from policy 3, with a request to amend policies S31 at the next Local Plan review.
Policy 3(p.35)	• Policy 3 1.b. - Long Leys is in Value Zone B as identified in the Central Lincolnshire Local Plan where Policy S22 states that 20% affordable housing is required on all qualifying sites and not 25% as stated in Neighbourhood Plan Policy 3. • Policy 3 1.b. - *as indicated by the latest evidence*. For the avoidance of doubt, clarity is needed on the source of the evidence being referred to. Is this evidence provided by the Local Authority or commissioned by the NP group? • It should be noted that self-build/custom build development would be exempt from BNG The two locations in the draft LLNP identified on p.34 Map 6 as *Potential Development Sites* are not in conformity with Strategic Policies S31 and S63 in the CLLP.	Amended. Amended to include reference to supporting document SSD-2: Housing Needs Assessment – 2019 Noted - the comment reflected the former rules, but the specific BNG exemption for self-build and custom-build housing was removed on 6 August 2026. Self-build/custom-build housing is treated like other development. There is no exemption simply because it is self-build or custom-build. A proposal may nevertheless be exempt where the application site is no larger than 0.2 hectares and no onsite priority habitat is affected, or where another statutory exemption applies. Where no exemption applies, the development must normally deliver at least 10% Biodiversity Net Gain.

	In the draft LLNP, on p34 Map 6 an area of Land called Albion Works is identified as a *Potential Development Site*. In the CLLP, Policy S31: Important Established Employment Area (IEEA), E10 Long Leys Road is allocated as an IEEA and this includes approximately 50% of the land identified as the Albion works in the draft LLNP. In this area Policy S31 in the CLLP states: *non-employment generating proposals will not be acceptable in IEEA unless they are directly linked to existing employment uses on the site*. In clear terms, housing proposals will not be supported. In the draft LLNP, on p34 Map 6, an area of land called Land south of A46 is identified as a *Potential Development Site*. In the CLLP areas of land are designated as Green Wedges under Policy S63 and this includes the Land identified South of the A46 in the draft LLNP. Under Policy S63, development proposals will not be supported unless it can be demonstrated that the development is not contrary or detrimental to the character, role and function of the Green Wedge within which they are situated. In summary, allocating areas as Potential Development Sites in either an IEAA or green wedge is contrary to Strategic Policies S31 (IEEA) and S63 (Green Wedges) in the CLLP. Therefore, if unamended, the draft LLNP runs the risk of failing a basic condition in that it is not in general conformity with the strategic policies of the development plan in the area e.g. the CLLP. Part 2 of the Policy – the wording relating to the Albion Works site where it states that schemes should have at least the same level of employment as businesses on the site is unclear. For the purposes of decision making, it is unclear if this is referring to job numbers or to jobs in the same use or same job value or potentially other interpretations and this needs clarifying.	The Long Leys Neighbourhood Forum feels that policies S31 (covering Albion Works) and S63 (Building on Green Wedges) within the Central Lincolnshire Local Plan (CLLP) are potentially interpreted by the Local Planning Authority in a somewhat over-restrictive manner in the place-specific context of the planned development of Long Leys, and particularly the community's aspirations for creating a more walkable neighbourhood with enhanced local facilities, supported by some further, modest additions to the number of households living in the neighbourhood. However, to resolve the concerns raised by the Local Planning Authority, the housing locations have been removed. A request has been added as a Community Aspiration for a new policy approach to be added to the next revision of the CLLP (See Section 6 of the Plan) for: • **Requested Policy:** Employment and Enterprise (Albion Works Area) The Requested policy (Albion Works) would require an appropriate review and change to CLLP S31 (IEEE). Policy 6 on employment has now been moved to section 6 (Requested Changes to CLLP). As a result Policy 7 has been renumbered.
Policy 4 (p.40)	No comments	

Policy 5 (p.44)	• What is a reasonable walking distance? e.g. 5 min walk etc • How was the 280m² floorspace figure determined? What would happen if an application for a 290m² retail was submitted e.g. would that be supported?	Amended to include 10-minute walk. The 280 m² threshold comes from the Sunday Trading Act 1994. A shop with a "relevant floor area" exceeding 280 m² is treated as a large shop and is subject to restrictions on Sunday opening. Importantly, the Act's "relevant floor area" is broadly the customer sales and display area, not the shop's total gross floorspace, because storage, staff and other back-of-house areas are generally excluded. The limitation is intended to secure a genuinely local convenience store, rather than a larger destination supermarket. Criterion 1 a) should be reworded as follows: "A single small-scale convenience store, providing no more than 280 m² net retail sales floorspace and with a gross internal floorspace proportionate to serving the day-to-day needs of the Long Leys community, may be provided, preferably as part of a mixed-use scheme on an identified opportunity site.
Policy 6 (p.48)	As referred to in Policy 3, the area identified in Policy 6 of the draft LLNP (Albion Works Area), approximately 50% of this area is allocated in the CLLP as an IEEA (Policy S31, E10 Long Leys Road). Policy 6 in the draft LLNP supports a mixed-use proposals approach in this area including residential uses. This is in conflict with Policy S31 of the CLLP where non-employment generating proposals will not be acceptable in IEEA unless they are directly linked to existing employment uses on the site. In summary, supporting residential development in an IEAA is contrary to Policy S31 in the CLLP and therefore, if unamended, the Draft LLNP runs the risk of failing a basic condition in that it is not in general conformity with the strategic policies of the development plan in the area e.g. the CLLP.	As mentioned in the response to Policy 3, the Long Leys Neighbourhood Forum believes that the CLLP 31 policy is over-restrictive given the long-term decline of the employment area in Long Leys. As a result, Policy 6 has been re-presented as a Community Aspiration – A Requested Policy for inclusion in a revised CLLP (See Section 6).

p.51/Map 7	This is titled proposed local green spaces. It is strongly recommended the map is replaced with a clearer image that only shows the local green spaces, with boundaries clearly identifiable on an OS base to avoid confusion. This is particularly important given the reference to it in Policy 7.	Three images have been included to show only the local green spaces and Appendix 1 includes a detailed assessment.
Policy 7 & Para 5.75	Reference is made to a Local Green Spaces Assessment in Appendix 1, but this does not appear to be available.	Now available https://long-leys.org/pdf/Appendix-1-Long-Leys-LGS-APP1-Full-F-red.pdf
Policy 7 (p.53)	Given the policy is titled 'Green Spaces and Natural Environment' there is no reference to the role of Green Wedges which surround the Long Leys area and provide multi-functional benefits to the area as referred to in the CLLP.	The Green Wedge and policy relating to it should be recognised more explicitly in this policy and supporting text. Uniquely, within Lincoln, the Long Leys neighbourhood is almost completely surrounded by land designated as Green Wedge in the Local Plan. This contributes greatly to the neighbourhood's distinctive character and to the relationships residents can enjoy with the countryside and nature. In the Local Plan's principal policy relating to Green Wedges, Policy S63, it is explained that the designated areas "have been identified to fulfil one or more of the following functions and policy aims: • Prevention of the physical merging of settlements, preserving their separate identity, local character and historic character; • Creation of a multi-functional 'green lung' to offer communities a direct and continuous link to the open countryside beyond the urban area; • Provision of an accessible recreational resource, with both formal and informal opportunities, close to where people live, where public access is maximised without compromising the integrity of the Green Wedge;

		• Conservation and enhancement of local wildlife and protection of links between wildlife sites to support wildlife corridors". Policy S63 goes on to state that development will not be permitted within a Green Wedge unless: "a) it can be demonstrated that the development is not contrary or detrimental to the above functions and aims; or b) it is essential for the proposed development to be located within the Green Wedge, and the benefits of which override the potential impact on the Green Wedge". To be acceptable within the terms of Policy S63, any development proposal within any Green Wedge that satisfies either (or both) of those exceptions must also: a) not conflict with or harm its functions and aims; or b) require a Green Wedge location and deliver benefits outweighing any harm; c) retain openness, settlement separation, historic character and green infrastructure; d) maintain and enhance access routes and countryside links; and e) take opportunities to improve green and blue infrastructure. Detailed descriptions and assessment of all the Green Wedges and Settlement Breaks were set out in the report of a review undertaken in April 2016. The Green Wedge that surrounds Long Leys is referred to as the "Western Flank (West Common, Swanpool and Hartsholme)". Referring specifically to this Green Wedge, the report states that: "In general, the principal of a GW (Green Wedge) in this location meets the criteria for designation as a GW (see table below) and therefore should continue to be protected through policy in the Central Lincolnshire Local Plan. Based on evidence gathered through this review,

		GW zones H1, H3, H4 and H6 have been assessed as having no scope to accommodate new development from a GW perspective." However, the assessment report goes on to observe that: "Zone H5 has been assessed as having very limited capacity for new development without undermining the role and function of the GW. There are long range views of Lincoln Cathedral and the historic hillside from Burton Road and approaching Lincoln along the A57. Some minor development could potentially be accommodated with appropriate mitigation measures, adjacent to the existing built-up area of Lincoln". Zone H5 includes the land to the north/north-east edge of Long Leys' developed footprint, extending into the open countryside. Specifically it includes land immediately south of the A46 Lincoln Relief Road. The following clause have been added to former LLNP Policy 7 (now Policy 6): • Development to meet local needs will be supported within the Green Wedge as defined in the Central Lincolnshire Local Plan, if it is consistent with all of the criteria and requirements set out in Policy S63 of the Local Plan.
Additional Comments	General conformity comments As currently worded, the draft LLNP runs the risk of not being in conformity with 2 strategic policies in the CLLP (S31 & S63). Paragraph: 044 Reference ID: 41-044-20190509 of the Planning Practice Guidance states: **Can a neighbourhood plan allocate additional or alternative sites to those in a local plan?** *Neighbourhood plans should not re-allocate sites that are already allocated through these strategic plans*	Covered within responses on Policy 3 and Policy 6 which have been changed and a new section 6 added which details Community Aspirations for changes to a future revision of the CLLP.

	<u>Importance of Green Wedges</u> The designation of areas of land as green wedge gives these areas high levels of protection and whilst the relevant policy in the CLLP leaves room for development appropriate to the green wedge, it is not credible to suggest that a development of houses is complementary to the green wedge. Land South of the A46 is part of the green wedge and provides the open buffer between the edge of the City and the A46, which exists along much of its length and its undeveloped nature is therefore a significant and a consistent characteristic on the west side of the City.	The Neighbourhood Forum contend that Housing location on land South of the A46 is, with appropriate conditions, not in conflict with existing Policy S63 (Green Wedges). Given that the Local Planning Authority interpret this differently, the Forum will leave individual developers to argue this case, especially as the land has also been submitted for housing withing the latest Call for Sites.

Attachment A – Consult Ref 6

Historic England

Mr Jon Davies
Long Leys Residents Association
Long Leys
Lincoln
Lincolnshire

Our ref: PL00800945

20 January 2026

Dear Mr Davies

Long Leys Draft Neighbourhood Plan

Thank you for consulting Historic England about your Neighbourhood Plan.

The area covered by your Neighbourhood Plan includes a important heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.

If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.

Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-

https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/

You may also find the advice in "Planning for the Environment at the Neighbourhood

THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH
Telephone 0121 625 6888
HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

Historic England

Level" useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, "Housing Allocations in Local Plans" as this relates equally to neighbourhood planning. This can be found at https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

Rose Thompson

Rose Thompson
Historic Places Adviser

THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH
Telephone 0121 625 6888
HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

Attachment B – Consult Ref 7

20 Feb 26

FEEDBACK ON DRAFT LONG LEYS NEIGHBOURHOOD PLAN 2025-2040

(7)

In the box below, please write your comments on any of the seven policies.

Firstly, many thanks for all of the hard work which has gone into this plan. I am very proud to have moved into an area that has residents committed to the community and its improvement.

We moved from the West End last summer in order to get more space. The things which we enjoy about Long Leys have been mentioned in your report – quiet, residential streets, green spaces, close proximity to countryside, family-sized homes, still walking distance to schools and on a bus route for town.

There are however a few things we miss about the West End – opportunities to come together as a community, a local corner shop, easier walking/cycling distance to town. The speed of cars and the narrow pavements along Long Leys has also been a disappointment.

I am really pleased therefore to see similar sentiments in the Plan and proposals to tackle every one of these. I love the Community objectives.

I think it would be helpful to link each Policy back to the Community Objectives – to see if there are any gaps. A simple key would be really helpful.

Whilst I appreciate the policies, I do worry about the extent to which we can enforce them as a community. I think it is for this reason that I am most excited about the Community aspirations and projects.

Other aspects which could be improved:

- The pathway and stairs up to Barton Ridge. This can feel dark and unsafe at night, for myself walking alone and I worry about my teenage sons. Perhaps additional lighting would help. The bins in that area are also not regularly ~~toilet~~ emptied – adding to the uncomfortable feel.
- The commercial space on the corner of Carram Way is not a very attractive welcome to the Estate. If nothing can be done to the buildings and carpark, is landscaping a possibility?
- When considering community needs, can there please be a focus on teenagers. ~~They are a victim~~ In close proximity we have Whittons Park but the facilities for older children and teenagers are not there.
- With regard community information, it would be great to have a board showing local footpaths and walks.

If required, please use reverse of page for additional feedback

PTO.

Attachment C – Consult Ref 8

Neighbourhood Plan Consultation Response
Albion Works – Access, Local Shop and Impact on Existing Homes
Thank you for the opportunity to comment on the draft **Long Leys Neighbourhood Plan 2025–2040** and the supporting Albion Works Masterplan. I recognise the significant work that has gone into these documents and I support the overall ambition to improve Long Leys as a greener, better connected and more sustainable place to live.
I am writing as a local resident living [redacted] to the Albion Works site, [redacted] to the proposed main vehicle access shown in the preferred masterplan option (Figure 61) and close to the location identified for the local shop. Because of my property's location, the way this part of the site is developed will have a direct and long-term impact on my home and on neighbouring properties.
My comments are not intended to oppose redevelopment or the provision of community facilities in principle. Rather, they seek to ensure that the Neighbourhood Plan delivers its stated objectives without causing avoidable harm to existing residents, particularly those living next to the busiest and most intensive parts of the site.
1. Access arrangements and traffic impacts on existing homes
Figure 61 identifies two vehicle access points from Long Leys Road. However, these are clearly not of equal function. The access located [redacted] my property is shown as the primary entrance, serving the local shop, business or live-work units and the wider residential areas beyond. By contrast, the second access appears to serve residential streets only and would generate significantly lower traffic levels.
This approach concentrates the busiest, noisiest and most intensive vehicle movements immediately next to existing homes. The internal road shown between the proposed shop and my property appears to function as an access and servicing route, running directly alongside residential boundaries and separated only by a narrow landscape strip. This suggests that delivery vehicles, servicing, refuse collection and customer traffic may pass directly alongside existing homes and driveways.
Long Leys Road is already busy and is well known locally for speeding, with periodic mobile police enforcement. Introducing a major access point at this location would increase braking, acceleration, headlights, noise and vibration immediately adjacent to older residential properties, which is not consistent with the Neighbourhood Plan's aim of protecting residential amenity.
2. Age of property, elevation and history of subsidence
My property dates from the 1890s, sits on elevated ground, and has a documented history of subsidence and structural cracking. This is not a theoretical concern.
Given this context, I have serious concerns about:

- extensive groundworks during redevelopment,
- vibration from construction traffic, and
- ongoing vibration from increased daily vehicle movements, particularly delivery and service vehicles.

Both construction activity and long-term traffic generation have the potential to exacerbate existing structural vulnerabilities, not only to my property but also to neighbouring older homes. This risk should be explicitly recognised and addressed within the Plan.
3. Location of the local shop next to existing homes
I understand and support the intention to provide a local shop as part of the redevelopment. However, shops are inherently active uses, generating regular deliveries, waste and bottle collections, plant and refrigeration noise, lighting, and customer activity throughout the day.
Placing the shop immediately adjacent to existing residential properties, with its servicing route running alongside garden boundaries, risks creating ongoing noise, vibration and disturbance that would significantly harm living conditions. This conflicts with the Neighbourhood Plan's stated objective to protect residential amenity.
I believe a more balanced and practical solution would be to switch the locations of the local shop and the community hall, placing the shop and its servicing needs further away from existing homes and locating quieter community uses closer to residential properties. This would still meet the Plan's objectives while substantially reducing impacts on neighbouring residents.
4. Pedestrian crossing and community safety

The Masterplan identifies the pedestrian crossing near West Common as sub-standard and in need of improvement. This crossing is heavily used by the local community, including children walking to St Faith's Infant School, as well as families and people accessing West Common.
In practice, the current crossing location benefits from the bend in the road, allowing pedestrians to see approaching traffic from both directions and improving driver awareness of people crossing — an important consideration given known speeding issues.
By contrast, the crossing position shown on Figure 61 appears less safe, as it reduces visibility around the bend and places pedestrians very close to a busy vehicle access. This increases the risk of conflict between vehicles and pedestrians and does not align with the Plan's emphasis on pedestrian safety. Retaining the crossing in its current location would better serve existing users and safety objectives.

5. Alternative vehicle access location

To improve pedestrian safety and reduce impacts on existing homes, the main vehicle access should be relocated further along Long Leys Road, potentially closer to the position currently shown for the crossing and nearer the small business units.
This approach would:

- move the busiest access point away from existing residential properties,
- reduce conflict between vehicles and pedestrians,
- align vehicle access more closely with commercial uses rather than homes, and
- better reflect the Neighbourhood Plan's aim to protect residential amenity while supporting regeneration.

6. Footpath behind existing gardens – boundary and privacy concerns

Figure 61 shows a footpath running behind [redacted] that of my neighbour, which appears to encroach onto private residential land. This footpath does not exist, and **no public right of way currently exists in this location**.
This raises serious concerns regarding privacy, security, boundary accuracy and unintended public access behind existing homes. It directly contradicts the Plan's intention to protect existing residents and residential amenity. This footpath should be removed from the plan, and no public access should be proposed behind existing garden boundaries.

7. Former landfill and ground condition risks

The Masterplan identifies that a significant portion of the site comprises former landfill used between 1932 and 1965. Former landfill sites can present long-term risks including ground instability, gas migration, drainage issues and increased sensitivity to vibration when disturbed.
Major groundworks and construction traffic have the potential to disturb ground that has been stable for decades. For older, elevated homes close to the site boundary, this raises legitimate concerns that should be explicitly addressed through careful planning, mitigation and monitoring.

8. Practical recommendations

To ensure redevelopment aligns with the Neighbourhood Plan's stated objectives, I respectfully request that the Plan includes clear safeguards such as:

- relocating the main vehicle access away from existing homes,
- switching the positions of the local shop and community hall,
- keeping shop servicing and deliveries away from residential boundaries,
- retaining the pedestrian crossing in its current, safer position,
- providing a substantial buffer or green zone between new development and existing homes,
- limiting heavy vehicle movements close to older properties, and
- requiring careful construction practices, including monitoring of vibration and ground movement.

Closing comments

I support the ambition of the Long Leys Neighbourhood Plan and want to see Albion Works redeveloped in a way that benefits the wider community. However, for residents living immediately next to the proposed site entrance — particularly those in older, elevated homes with a history of subsidence — it is essential that the Plan includes clear, enforceable safeguards to prevent harm to existing properties and to protect safety and quality of life.
I hope these comments can be carefully considered as the Plan and Masterplan are refined.

[redacted]

Attachment D – Consult Ref 10

FAO: Jon Davies
on behalf of the Long Leys Residents Association

Our ref:
AN/2021/131755/OT-02/PO1-L01

Date: 03 March 2026

Dear Jon

Long Leys Neighbourhood Plan Regulation 14 Consultation

Thank you for consulting us on the Long Leys Neighbourhood Plan.

A key principle of the planning system is to promote sustainable development. Sustainable development meets our needs for housing, employment and recreation while protecting the environment. It ensures that the right development, is built in the right place at the right time.

To assist in the preparation of any document towards achieving sustainable development we have identified the key environmental issues within our remit that are relevant to this area and have provided guidance on any actions you need to undertake.

Environmental constraints
Flood risk
The Long Leys Neighbourhood Plan is deemed appropriate. However, we would like to make the following comments:

Your plan includes areas which are located in flood zones 2 and 3. Therefore, we encourage all proposed development to be outside of Flood Zone 2 and Flood Zone 3, which for this Neighbourhood plan seems reasonable.

However, if there is no other choice other than to build in Flood Zone 2 or Flood Zone 3, then you will need to undertake and pass both the Sequential Test and Exception Test and carry out appropriate flood risk assessments.

We would advise that the finished floor levels for buildings in flood zone 2 or 3 be set to a minimum of 300mm above ground level.

If Essential Infrastructure is necessary within Flood Zone 3 then the application must be referred to the Environment Agency together with a supporting Flood Risk Assessment, which demonstrates that the proposal will remain operational during a 0.1% event (2115 scenario) and that appropriate mitigation measures/flood resilient construction techniques have been incorporated into the development.

<u>Requirement for an Environmental permit</u>
Under the Environmental Permitting (England and Wales) Regulations 2016, permission must be obtained from the Environment Agency for any proposed activities which will take place:

- in, over, under or within 8 metres of a main river (16 metres if tidal)

Environment Agency
Ceres House, Searby Road, Lincoln, LN2 4DW
Email: LNplanning@environment-agency.gov.uk
www.gov.uk/environment-agency

Customer services line: 03708 506 506
Calls to 03 numbers cost the same as calls to standard geographic numbers (i.e. numbers beginning with 01 or 02).

Cont/d..

- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- within 16 metres of any main river, flood defence (including a remote defence) or culvert for quarrying or excavation
- in a flood plain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if tidal) if planning permission has not already been granted for the works

For further guidance please visit Flood risk activities: environmental permits - GOV.UK or contact our local Partnership and Strategic Overview team in Lincoln by email at psolincs@environment-agency.gov.uk.

Applicants should not assume that such a permit will automatically be forthcoming once planning permission has been granted, and we would advise them to consult with us at the earliest opportunity. Please email flood.permitting@environment-agency.gov.uk

Contaminated land
National Planning Policy Framework (NPPF) paragraph 187 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 196).

We recommend that the following is considered for including in the report:

The Long Leys Neighbourhood Plan (LLNP) area lies over geology that can be classified as an unproductive aquifer but there are some areas of Principal and Secondary A aquifers.

Principal aquifers can support water supply and river base flow on a strategic scale, whereas Secondary A aquifers can support local abstractions and baseflow to streams and rivers. Unproductive strata have low permeability that have negligible significance for water supply or river base flow. The use (or potential use) of groundwater in the area makes parts of the area vulnerable to pollution from certain types of development.

Best practice to ensure groundwater is protected from pollution and as a resource is contained within guidance document 'The Environment Agency's approach to groundwater protection' available at Groundwater protection position statements - GOV.UK (www.gov.uk).

This publication sets out our position for a wide range of activities and developments, including:
- Waste management
- Discharge of liquid effluents
- Land contamination
- Ground source heat pumps
- Cemetery developments
- Drainage

We also recommend inserting the following within the report:

Land affected by contamination may pose risk to human health, groundwater, surface

Cont/d..

waters and the wider environment.

We recommend that developers should:

- Follow the risk management framework provided in Land Contamination: Risk Management, when dealing with land affected by contamination
- Refer to our Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health
- Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed
- Refer to the contaminated land pages on gov.uk for more information

The Long Leys Neighbourhood Plan area is a mixture of greenfield and brownfield sites. Any brownfield site should be investigated in accordance with the above guidance.

There is one authorised landfill within the Albion Works section of the Plan area. This authorised landfill is called the Albion Works Landfill Site where non-biodegradable wastes were deposited. It is worth identifying them in the Neighbourhood Plan so any risk posed and potential constraints on development can be identified early.

Natural Environment
We support the inclusion of Policy 7: Green Spaces and Natural Environment

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me using the details below.

Yours sincerely
Hannah Kelly

Planning Adviser, BSc (Hons), MSc, MRTPI
✉ Ceres House, Searby Rd, Lincoln, LN2 4DW
[redacted]
Team email: LNplanning@environment-agency.gov.uk

End 3

Attachment E – Consult Ref 11

Date: 06 March 2026
Our ref: 539311
Your ref: Long Leys Neighbourhood Plan

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ
T 0300 060 3900

Mr Jon Davies
Long Leys Residents Association

BY EMAIL ONLY
jon.davies@long-leys.org

Dear Mr Davies

Long Leys Neighbourhood Plan 2025-2040 - Pre-submission Regulation 14 Consultation

Thank you for your consultation on the above dated 16 January 2026.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species .

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely
Sally Wintle
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The Magic[1] website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map)** and **Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from the Association of Local Environmental Records Centres .

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found here[2]. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found here[3].

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the Magic[4] website and also from the LandIS website[5], which contains more information about obtaining soil data.

Natural environment issues to consider

The National Planning Policy Framework[6] sets out national planning policy on protecting and enhancing the natural environment. Planning Practice Guidance[7] sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

[1] http://magic.defra.gov.uk/
[2] https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england
[3] https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making
[4] http://magic.defra.gov.uk/
[5] http://www.landis.org.uk/index.cfm
[6] https://www.gov.uk/government/publications/national-planning-policy-framework--2
[7] http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed here[8]), such as Sites of Special Scientific Interest or Ancient woodland[9]. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed here [10]) or protected species. To help you do this, Natural England has produced advice here[11] to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see Guide to assessing development proposals on agricultural land [12].

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the National Planning Policy Framework. If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals.

Opportunities for environmental enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to reduce impacts on wildlife.
- Adding a green roof to new buildings.
- Providing a new footpath through the new development to link into existing rights of way.

Site allocations should be supported by a baseline assessment of biodiversity value. The statutory Biodiversity Metric may be used to understand the number of biodiversity units present on allocated sites. For small development allocations the Small Sites Metric may be used. This is a simplified version of the statutory Biodiversity Metric and is designed for use where certain criteria are met. Further information on biodiversity net gain including planning practice guidance can be found here

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's Green Infrastructure Framework sets out further information on green infrastructure standards and principles
- Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance[13]).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency).

[8] https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england
[9] https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences
[10] https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england
[11] https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals
[12] https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land
[13] https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space

- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Natural England's Environmental Benefits from Nature tool may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory Biodiversity Metric and is available as a beta test version.

Attachment F – Consult Ref 12

Long Leys Neighbourhood Plan
City of Lincoln Council-Regulation 14 Comments

Introduction
The City of Lincoln Council (COLC) has been consulted on the pre-submission draft of the Long Leys Neighbourhood Plan (LLNP).
Firstly, COLC would like to congratulate LLNP group on reaching this stage. It is clear that a considerable amount of work has gone into producing the draft and a lot of time and effort has been put into the production of the plan and into the evidence and consultation that has underpinned it.
Purpose of this Report
The comments in this report are intended to assist the LLNP group in progressing work on the draft Plan. Specifically, these comments will focus on helping the LLNP group by ensuring that:

- The policies will meet the basic conditions and therefore will be successful at examination;
- The plan will be deliverable in practice when used in planning applications and it will be user-friendly and clear for all readers including residents, developers, and decision makers; and
- The policies in the plan will deliver on the goals and aspirations in the vision and objectives of the plan.

Conclusion
There are a number of changes that are needed in order for this draft plan to meet the basic conditions, with details of these provided below.

Comments on Draft Plan
This section provides a detailed review of the document being consulted on at the pre-submission stage. Where relevant it includes comments about the basic conditions and suggestions for proposed wording changes (where appropriate)

Page/Para/Policy/Ref	Comment	Suggested wording change (in bold)
General comment	The term 'light commercial' is used in the draft plan and appears to have been used when consulting the public. This term is not one that is used in planning when describing use classes for example and so care is needed to be clear what it means and also that any consultation findings are not skewed by loose terminology then interpreted incorrectly. It is noted that on p.48 Policy 6-point 2 reference is made to defining light industry as Use class E(g) so may be helpful to refer to Use Class E(g) throughout the document for clarity purposes.	

	Reference is also made (pages 17, 22 and 46) to heavy industry, this needs to be amended to recognised planning terms or use classes. Reference is occasionally made to developments contributing to various services and facilities, for example, continuous cycle route along Long Leas Road and speed reduction features. It should be noted that developers are only responsible for something directly related to their development. If their proposed development is likely to cause a problem elsewhere then it is reasonable to expect them to manage it, but they cannot be expected to resolve existing issues or issues not directly related to their proposed development.	
p.25/Para 5.7	Wording needs amending as currently worded it is technically not accurate. It states that the CLJSPC is the planning authority for the area. Whilst it is for plan-making purposes, as worded, it is inaccurate and should be revised.	**The development plan for the Long Leys area is the Central Lincolnshire Local Plan which was adopted in April 2023. This Local Plan provides strategic policies…..**
p.25/Para 5.8	<u>In the bullet point Housing & Growth</u> It would be helpful to state that the CLLP sets a housing requirement of 18 dwellings for the Long Leys Neighbourhood Plan area. This should have been based on schemes coming forward (which may have been delivered already) but it is nevertheless important context. <u>In the bullet point Natural Environment</u> Wording regarding West Common needs amending as is currently says West Common is a nature reserve which is technically incorrect. West Common is a designated Local Wildlife Site. It should be mentioned that the green wedge will be impacted by the proposals in the plan. Although this is identified later, it should be referred to here.	**The Central Lincolnshire Plan sets a housing requirement of 18 dwellings for the Long Leys Neighbourhood Plan area** **West Common is a protected open space including being a designated Local Wildlife Site** **Proposals (housing) in the plan will have an impact on the green wedge located on land south of the A46**
p.25/Para 5.9	Policies 3 (Housing) and 6 (Employment and Enterprise) in the draft plan are not in conformity with strategic policies S31 (Important Established Employment Areas (IEEA) and S63 (Green Wedges) in	

	the CLLP. These issues are covered in more detail in Policy 3 and Policy 6 sections. Given the above it is difficult to support the text as currently worded in para. 5.9 which states The Long Leys Neighbourhood Plan has been written to "support the delivery of strategic policies set out in the local plan. In order for the following sentence to remain in the draft LLNP….*We have liaised with the City Council to confirm that none of our policies conflict with the strategic thrust of the Central Lincolnshire Local Plan,* the above issues will need to be addressed prior to the final version of the LLNP being submitted to the City of Lincoln Council for Reg 16 consultation	
Policy 1(p.28)	• BNG - proposals to deliver minimum 10% - this needs clarification as to whether this on all sites as householders / self-build are currently exempt in terms of national BNG policy requirements. • Material worsening of congestion or highways safety – what does this mean? Needs a definition of what this would be. This is ultimately a judgement by Lincolnshire County Council as Highways Authority. • Point 5- what defines *appropriate scale*? Is there a threshold?	• BNG – for all qualifying proposals at least the statutory minimum of 10% biodiversity net gain be delivered and…
Policy 2	• No comments	
p.33/Para 5.32	5.32 - The two locations identified as offering opportunities to provide further housing at scale (Abion Works and land to the south of the A46) are not in general conformity with the strategic policies S31 and S63 of the adopted Central Lincolnshire Local Plan (see detailed comments for Policy 3).	
Policy 3(p.35)	• Policy 3 1.b. - Long Leys is in Value Zone B as identified in the Central Lincolnshire Local Plan where Policy S22 states that 20% affordable housing is required on all qualifying sites and not 25% as stated in Neighbourhood Plan Policy 3. • Policy 3 1.b. - *as indicated by the latest evidence*. For the avoidance of doubt, clarity is needed on the source of the	

	evidence being referred to. Is this evidence provided by the Local Authority or commissioned by the NP group? • It should be noted that self-build/custom build development would be exempt from BNG The two locations in the draft LLNP identified on p.34 Map 6 as *Potential Development Sites* are not in conformity with Strategic Policies S31 and S63 in the CLLP. In the draft LLNP, on p34 Map 6 an area of Land called Albion Works is identified as a *Potential Development Site*. In the CLLP, Policy S31: Important Established Employment Area (IEEA), E10 Long Leys Road is allocated as an IEEA and this <u>includes approximately 50% of the land identified as the Albion works in the draft LLNP</u>. In this area Policy S31 in the CLLP states*: non-employment generating proposals will not be acceptable in IEEA unless they are directly linked to existing employment uses on the site*. In clear terms, housing proposals will not be supported. In the draft LLNP, on p34 Map 6, an area of land called Land south of A46 is identified as a *Potential Development Site*. In the CLLP areas of land are designated as Green Wedges under Policy S63 and this includes the Land identified South of the A46 in the draft LLNP. Under Policy S63, development proposals will not be supported unless it can be demonstrated that the development is not contrary or detrimental to the character, role and function of the Green Wedge within which they are situated. In summary, allocating areas as Potential Development Sites in either an IEAA or green wedge is contrary to Strategic Policies S31 (IEEA) and S63 (Green Wedges) in the CLLP. Therefore, if unamended, the draft LLNP runs the risk of failing a basic condition in that it is not in general conformity with the strategic policies of the development plan in the area e.g. the CLLP.	

	Part 2 of the Policy – the wording relating to the Albion Works site where it states that schemes should have at least the same level of employment as businesses on the site is unclear. For the purposes of decision making, it is unclear if this is referring to job numbers or to jobs in the same use or same job value or potentially other interpretations and this needs clarifying.	
Policy 4 (p.40)	No comments	
Policy 5 (p.44)	• What is a reasonable walking distance? e.g. 5 min walk etc • How was the 280m² floorspace figure determined? What would happen if an application for a 290m² retail was submitted e.g. would that be supported?	
Policy 6 (p.48)	As referred to in Policy 3, the area identified in Policy 6 of the draft LLNP (Albion Works Area), approximately 50% of this area is allocated in the CLLP as an IEEA (Policy S31, E10 Long Leys Road). Policy 6 in the draft LLNP supports a mixed-use proposals approach in this area including residential uses. This is in conflict with Policy S31 of the CLLP where non-employment generating proposals will not be acceptable in IEEA unless they are directly linked to existing employment uses on the site. In summary, supporting residential development in an IEAA is contrary to Policy S31 in the CLLP and therefore, if unamended, the Draft LLNP runs the risk of failing a basic condition in that it is not in general conformity with the strategic policies of the development plan in the area e.g. the CLLP.	
p.51/Map 7	This is titled proposed local green spaces. It is strongly recommended the map is replaced with a clearer image that only shows the local green spaces, with boundaries clearly identifiable on an OS base to avoid confusion. This is particularly important given the reference to it in Policy 7.	

Policy 7 & Para 5.75	Reference is made to a Local Green Spaces Assessment in Appendix 1, but this does not appear to be available.	
Policy 7 (p.53)	Given the policy is titled 'Green Spaces and Natural Environment' there is no reference to the role of Green Wedges which surround the Long Leys area and provide multi-functional benefits to the area as referred to in the CLLP.	
Additional Comments	General conformity comments As currently worded, the draft LLNP runs the risk of not being in conformity with 2 strategic policies in the CLLP (S31 & S63). Paragraph: 044 Reference ID: 41-044-20190509 of the Planning Practice Guidance states: **Can a neighbourhood plan allocate additional or alternative sites to those in a local plan?** *Neighbourhood plans should not re-allocate sites that are already allocated through these strategic plans* Importance of Green Wedges The designation of areas of land as green wedge gives these areas high levels of protection and whilst the relevant policy in the CLLP leaves room for development appropriate to the green wedge, it is not credible to suggest that a development of houses is complementary to the green wedge. Land South of the A46 is part of the green wedge and provides the open buffer between the edge of the City and the A46, which exists along much of its length and its undeveloped nature is therefore a significant and a consistent characteristic on the west side of the City.	

Long Leys Neighbourhood Plan

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