

Long Leys
Draft Neighbourhood Plan 2025-2040

Pre-Submission Consultation Draft (Regulation 14)

Version C2.0, November 2026

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FOREWORD

Welcome to the Long Leys Neighbourhood Plan 2025–2040. This plan has been prepared by and for the residents of the Long Leys area of Lincoln, through their designated Neighbourhood Forum - the Long Leys Residents Association (LLRA). It represents the culmination of several years of community effort - gathering evidence, surveying residents, and consulting on what we want for our neighbourhood's future. The outcome is presented here as a clear vision and set of planning policies that will help shape Long Leys into a greener, more connected, and thriving community over the next fifteen years.

This Neighbourhood Plan sets out our community's aspirations and policies on sustainable development, our environment, housing, and local facilities. Once made, it will become part of the statutory 'development plan' alongside the Central Lincolnshire Local Plan, meaning that its policies must normally be taken into account when planning decisions are made. We believe this plan reflects local needs and priorities while conforming with national and local planning guidance and policies. Above all, it is a plan by the community, for the community, to steer the ongoing development of Long Leys in sustainable and positive directions.

This plan is a revision of the plan previously consulted on in January-March 2026. This Early-Stage Consultation resulted in some changes to policy, as a result of feedback from the Local Planning Authority and other consultees. There have also been some significant changes to the National Planning Policy Framework (NPPF) with a new NPPF having been published on 17 August 2026. Changes are primarily in the treatment of locations for housing, and in the potential change of use of the Albion Works. A new Section 6 of this plan also requests a change to the next revision of the Central Lincolnshire Local Plan. All changes are detailed in the Early-Stage Consultation Statement distributed with the draft plan.

On behalf of the Long Leys Neighbourhood Plan Steering Group, we thank everyone who contributed their time, ideas, and feedback.

Long Leys Neighbourhood Plan Steering Group – November 2026

[1] ***"The development plan is at the heart of the planning system with a requirement set in law that planning decisions must be taken in line with the development plan unless material considerations indicate otherwise."*** UK Government Guidance on Plan-making - https://www.gov.uk/guidance/plan-making - Paragraph: 001 Reference ID: 61-001-20190315



Introduction

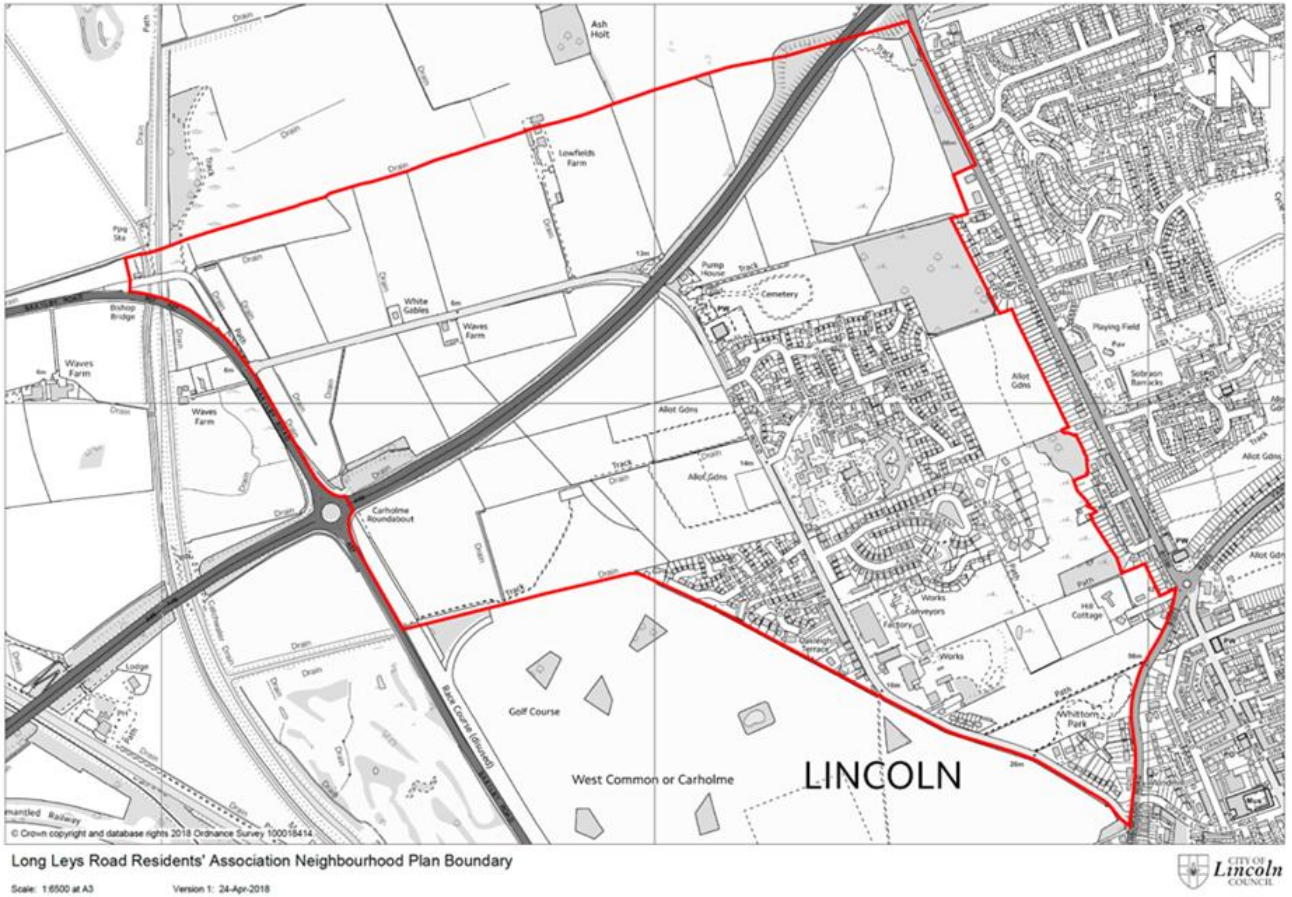
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1. INTRODUCTION

1.1 This Neighbourhood Plan sets out a framework for future development in the neighbourhood area. It has been prepared in consultation with local residents, businesses, and other stakeholders, ensuring that it reflects the needs and aspirations of the community. The plan is designed to ensure that new development contributes positively to the local environment while preserving the area's unique character. It also provides policies that support the enhancement of infrastructure, transport networks, environmental sustainability, and the retention of valuable community assets.

1.2 The 'qualifying body' responsible for preparing this Neighbourhood Plan is Long Leys Residents' Association Neighbourhood Forum (LLRANF). Preparation of the Plan has been led by a steering group comprising members of the local community.

1.3 As shown on Map 1, the Neighbourhood Plan designated area (inside the red boundary line) is the whole of Long Leys - both the built-up area and the surrounding countryside. Referred to as the 'Neighbourhood Area', this was formally designated by the City of Lincoln Council (the Local Planning Authority) on 23 November 2018 and again on 12 November 2026.



Map 1: Long Leys Neighbourhood Area (marked by red boundary line)

What is a Neighbourhood Plan?

1.4 A Neighbourhood Plan is a community-led planning document with legal weight. Neighbourhood plans were introduced by the Localism Act 2011 to give local communities greater influence over development in their area. Once approved by a local referendum and "made" by the Local Planning Authority, a neighbourhood plan becomes part of the statutory Development Plan, meaning it must be taken into account in deciding planning applications.

1.5 While a neighbourhood plan can include a wide range of proposals, there are important limitations and requirements:

- **Land Use Focus:** Neighbourhood plan policies can only relate to the development and use of land. They cannot directly govern non-planning issues like traffic enforcement, litter, or anti-social behaviour. However, such issues can be identified as Community Aspirations to guide future actions or partnerships.

- **General Conformity:** The plan must be consistent with higher tier national and local planning policy, so it must have regard to national planning policies and guidance, including the National Planning Policy Framework (NPPF) most recently revised on 17 August 2026, and must not reduce the amount of housing that the adopted Central Lincolnshire Local Plan (2023) provides for.

- **Sustainable Development:** The plan must contribute to sustainable development, balancing environmental, social, and economic objectives. It should plan positively to support local development needs while protecting what is valued in the community.

- **Evidence and Community Support:** The policies and proposals in this plan are based on evidence and have been shaped by community input at every stage. A neighbourhood plan cannot be adopted unless it gains majority support in a local referendum, so community backing is essential. The preparation of this plan has included resident questionnaires, public drop-in events, and consultation on draft ideas to ensure it reflects local views.

1.6 In summary, the Long Leys Neighbourhood Plan is a powerful tool for residents to determine the future of our area. By setting planning policies tailored to Long Leys, we can ensure that the right types of development happen in the right places, guided by local priorities.

Preparing the Neighbourhood Plan

1.7 This Community Consultation Draft of the Long Leys Neighbourhood Plan is the result of work carried out over the past few years by a steering group made up of local residents. The Neighbourhood Plan Steering Group has sought to engage the wider community (residents and businesses) in the plan-making process, the draft plan's direction and contents being informed and influenced by information, comments and suggestions gathered through a series of events and activities, which are outlined in Section 3, below.

1.8 Having prepared this draft version of the Long Leys Neighbourhood Plan, based on their understanding of what the community needs and hopes for, LLRANF would now like to know what other members of the community think about the approach and policies being proposed.

1.9 The regulations that govern the preparation and making of Neighbourhood Plans require a period of at least six weeks to be allowed at this community consultation stage (referred to more formally as the "Pre-Submission" or "Regulation 14" stage) for people to consider the draft plan and submit any comments they may have on its contents. Comments are invited from all residents, businesses and other organisations/groups in the Neighbourhood Area. Various authorities, agencies, and other organisations whose views on the Neighbourhood Plan are either legally required or are expected to be relevant are also being invited to comment at this stage.

1.10 At the end of this community consultation period, all the comments that have been received will be considered and addressed by LLRANF. This may then lead to some amendments being made to the draft Neighbourhood Plan. A list of comments received, LLRANF's response to each comment, and any corresponding changes made to the draft plan, will be made available in a Consultation Statement.

1.11 LLRANF will then finalise the Draft Neighbourhood Plan for submission to the City of Lincoln Council for formal consideration and, hopefully, approval. The City Council will then carry out further consultation at this stage – referred to as the "Regulation 16" consultation - publishing the Neighbourhood Plan and seeking the views of the community and statutory consultees, once again for a period of six weeks.

1.12 An Independent Examiner will then be appointed to review the Final Plan. The Examiner will verify that the procedural requirements have been complied with, particularly in respect of consultation and consideration of the views of the community, and that the "basic conditions" that apply to all neighbourhood plans have been met. The Examiner will issue a report to the Council and LLRANF, as the qualifying body, with a recommendation, either that the plan proceeds to the referendum stage as it is, or that further amendments are required.

1.13 Once the Examiner has made recommendations for the Plan and these have been addressed, City of Lincoln Council will organise a referendum of residents of the designated Neighbourhood Area. This means that the community as a whole will decide whether the Neighbourhood Plan comes into force as part of the area Development Plan. If the Neighbourhood Plan is supported by a simple majority of the people voting (there is no quorum) the City Council will proceed to formally "make" (adopt) the Plan, and its policies, alongside those of the Central Lincolnshire Local Plan, will become primary considerations when planning applications are being decided.

1.14 The steps of the plan-making process are illustrated in the diagram opposite, with the current step being identified by the red circle.

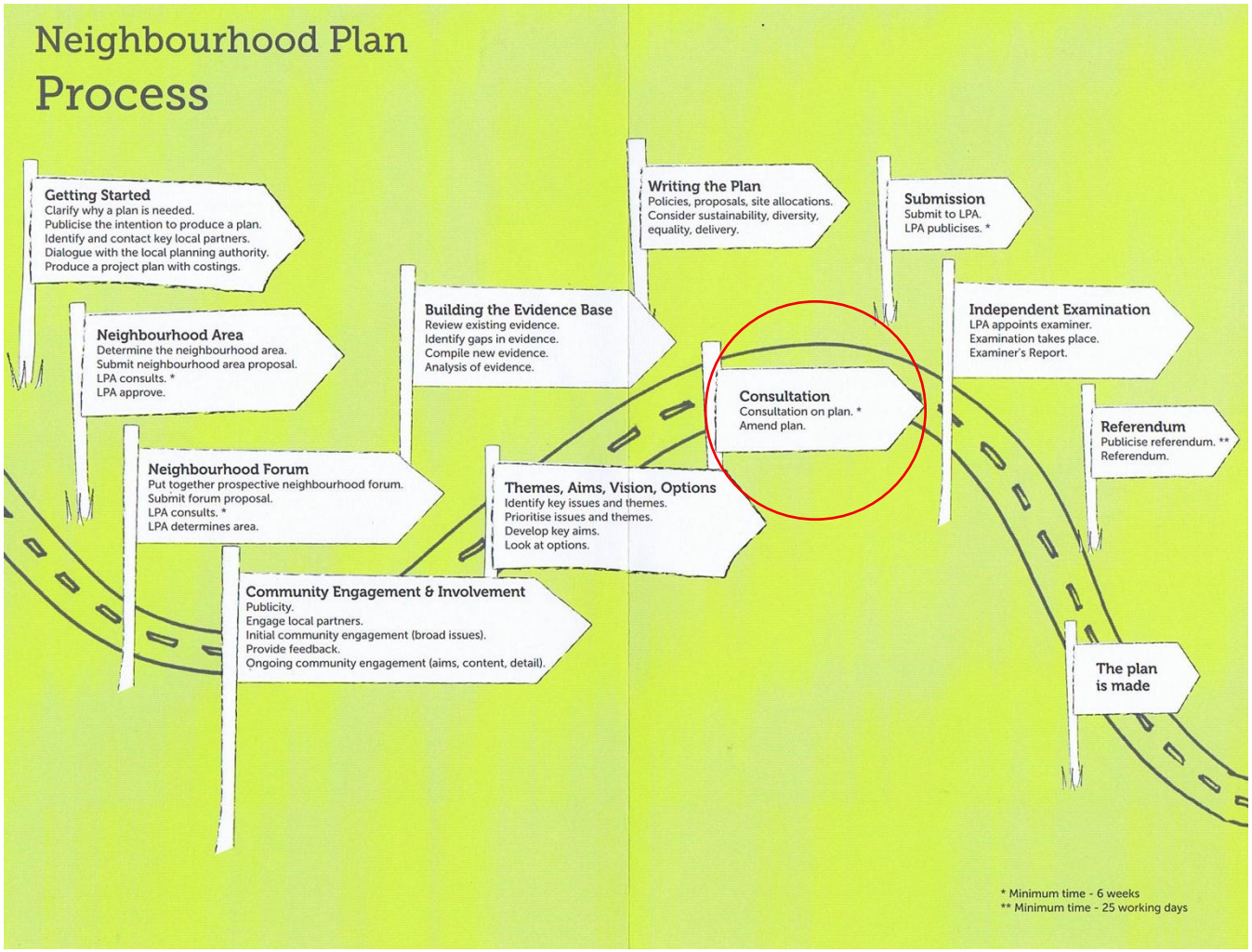


Image: Neighbourhood Plan Process


About The Area
02

2. ABOUT THE NEIGHBOURHOOD AREA AND OUR COMMUNITY

The Neighbourhood Area

2.1 The Long Leys Neighbourhood Area was formally designated on 23 November 2018 (and re-designated on 12 November 2026) by the City of Lincoln Council as an area suitable for neighbourhood planning (with LLRANF as the qualifying body).

Location and Context

2.2 The Neighbourhood Area covers the Long Leys community within Lincoln, which lies to the northwest of the city centre. As shown on Map 1 on Page 5, the area is bounded roughly by West Common/Saxilby Road, on the west; the boundary of the City of Lincoln, to the north; Burton Ridge, to the east; and Yarborough Road/West Common to the south. Long Leys Road and part of the A46 Lincoln Relief Road run through the neighbourhood area.

2.3 Long Leys is situated on the edge of Lincoln's urban area, giving it a semi-rural fringe character. To the immediate west is West Common, historic open common land used for recreation and grazing, which provides a green buffer separating Long Leys from the main built-up part of the city. To the north is mostly farmland in the open countryside that separates Lincoln and the nearby village of Burton. The neighbourhood thus enjoys a mix of urban and rural surroundings – residents can quickly reach the city centre (approximately 2 miles away) yet also experience open countryside views and green space on their doorstep.



Map 2: Long Leys Neighbourhood Area – Satellite Image

Long Leys Community - Demographics

2.4 Below are some key demographic information and insights for Long Leys, using ONS data from the 2021 Census. The data has been adjusted to take account of overlaps in 'output' areas used for the Census (see Long Leys Demographics: https://long-leys.org/pdf/np/Long-Leys-Demographics-1.2-website.pdf).

Population and Households

- Population: ~1,582 people
- Households: ~635
  Long Leys is a small, relatively compact community by urban standards.

Housing and Household Composition

- 95.3% live in houses or bungalows (vs. 80.3% in Lincoln). Indicates a low-density, suburban character.
- Low social renting (1%) compared to Lincoln overall (21.1%).
- High home ownership: 76% own (outright or with mortgage/shared) vs. ~51.4% in Lincoln.
- Mostly single-family households - 69.5% (Lincoln figure is 57.1%), with fewer single-person households (24.3%) than Lincoln as a whole (33.3%).

Socio-Economic Profile

- Low deprivation: 65.3% not deprived in any dimension (vs. 45.2% in Lincoln).
- Highly qualified population: 46.9% with Level 4+ qualifications (vs. 26.4%).
- High economic activity and employment, and more working from home (36.7%) than city as a whole (20.2%).

Health and Disability

- Very good health reported by 49.6% (above city average of 43.8%).
- Slightly lower disability rates than city overall.

Ethnicity and Diversity

- Predominantly White British (94.4%) vs. 92.2% for Lincoln.
- 8.1% born outside UK (vs. 15.1% in Lincoln overall) - indicating less cultural diversity.

Mobility and Transport

- Very high car ownership: only 6.9% have no car (vs. 28.4% in Lincoln).
- 35% of households have two cars (vs. 21.3% in Lincoln).

2.5 In summary, the demographic information presents a profile of Long Leys as:

- a stable, relatively affluent, and well-educated community;
- with a strong owner-occupier and single-family dwelling pattern;
- a lower-density, suburban neighbourhood with strong local identity;
- less diverse and more self-contained than central urban areas.
- the demographic profile includes a mix of families, older longtime residents, and younger professionals, reflecting the varied housing stock.

2.6 There are also communal establishments in the area, including the Cloverleaf Care Home (72 bed care facility opened in 2019) and healthcare facilities at the St. George's site (which provides a range of mental health services).

Historical Development

2.7 Historically, Long Leys had sparse development. Early 20th-century maps (c.1900–1930) show only a handful of buildings: farmsteads (Lowfields Farm, Mawer's Farm), a brickworks (the former Albion Brick Works), some cottages, and the former City Isolation Hospital (St. George's Hospital, originally for infectious diseases).

The area remained predominantly open through the mid-20th century, with the hospital and brickworks as notable uses.

Major change came in the late 20th century: the brickworks closed and the Albion Works industrial estate gradually emerged on its site, and large-scale housing development took place, first the Albion Crescent and Albion Close area in the 1960s and 70s, then in the 1990s and early 2000s, the St. George's area and the area south of Long Leys Road (Oakleigh Drive area).

By 2014, the Long Leys area had approximately 631 homes in total, a dramatic increase from roughly 150 homes in the late 1980s.

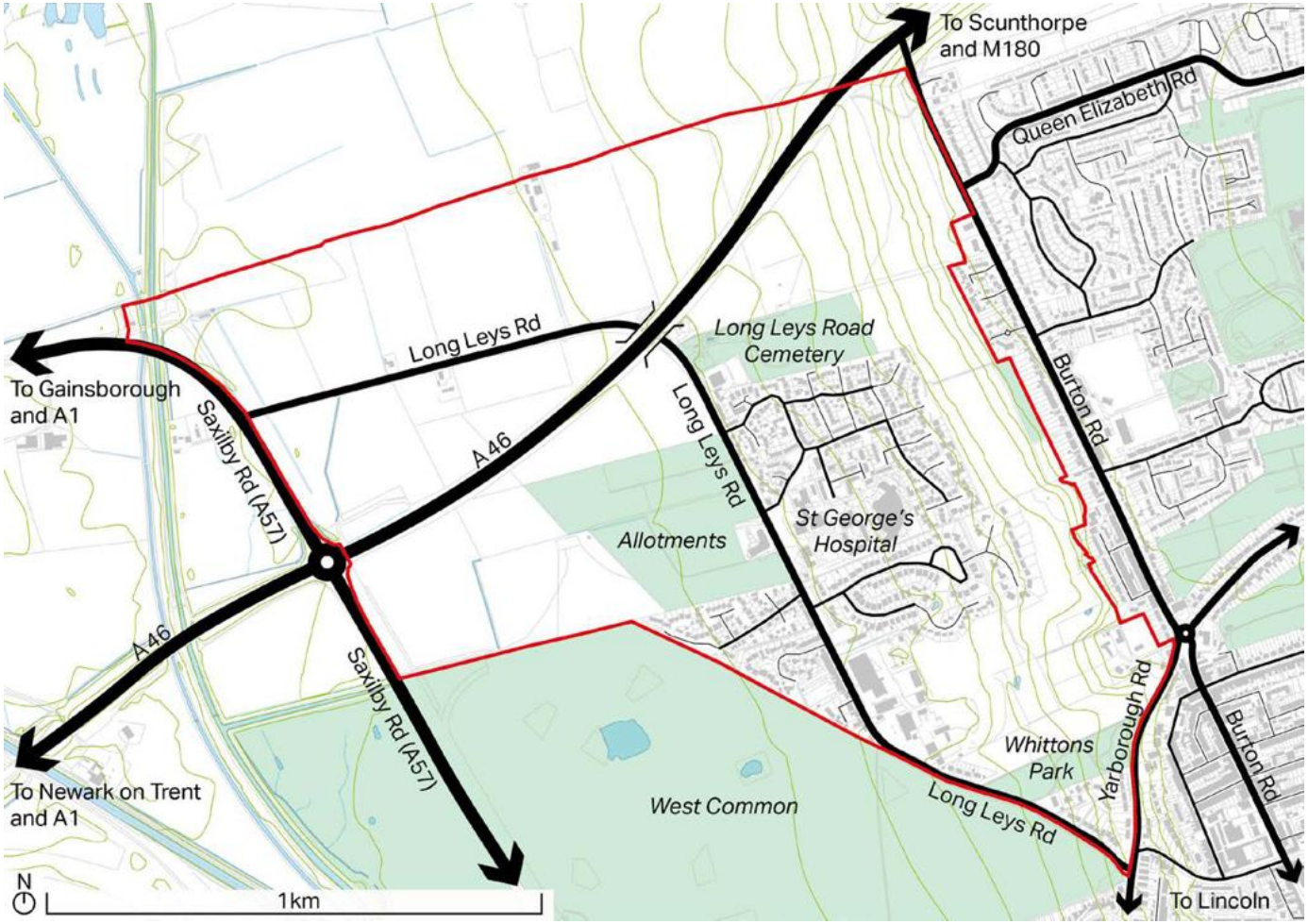


Map 3: Long Leys In 1938
Reproduced with the permission of the National Library of Scotland

Current Land Uses and Features

2.8 Long Leys today is largely residential in character, comprising several modern housing estates alongside a few older properties on Long Leys Road.

2.9 In summary, Long Leys is a community on the fringe of Lincoln that has grown quickly in recent decades. It offers a pleasant environment with significant green assets and a strong community spirit, but it also faces challenges such as a lack of local facilities, underused industrial land, and transport connectivity issues. These factors set the stage for the planning policies and projects that this Neighbourhood Plan will advance.



Map 4: Extract from the Long Leys Design Codes and Guidance, showing "the neighbourhood area's key features"

2.10 Key features of Long Leys include:



- **Housing Areas:** Predominantly (but not wholly) owner-occupied detached and semi-detached houses. The housing stock skews towards larger detached homes compared to Lincoln as a whole, though the community has noted a need for more variety (smaller and affordable units).

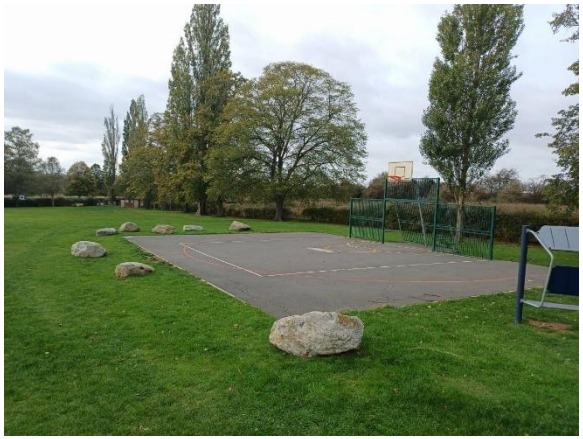


- **Industrial/Employment Area** (Albion Works): A long-established industrial estate along Long Leys Road (west side) on the former brickworks site. It once employed several hundred people but now has fewer than 100 jobs and includes large vacant plots and storage yards. Notable businesses have included a concrete plant and a waste transfer station. The community sees this area as underutilised and in need of investment or repurposing.



- **St. George's Hospital:** Part of the Lincolnshire Partnership NHS Foundation Trust, the hospital provides a range of mental health services, including inpatient care, crisis resolution, community services, and rehabilitation, along with specialist therapies and support for individuals with learning disabilities.







- **Open Spaces:** Long Leys benefits greatly from adjacent West Common, an expansive green common land that is a designated Local Nature Reserve. West Common provides walking paths (including the well-used direct link to the West End neighbourhood), natural habitat, and recreational space, all directly accessible from Long Leys. Within the neighbourhood, there are also informal greens, play areas, including Whitton's Park, and the Burton Ridge to the north, which is a wooded escarpment. The proximity of West Common and other natural areas is a defining attribute.

- **Community Facilities:** At present, local facilities within Long Leys are very limited. There is no local shop (although there is a hairdresser) or school in the immediate area, and no dedicated community meeting place. Residents rely on nearby areas (e.g., the West End, Burton Road or uphill Lincoln) for shops, pubs, and primary schools. A mobile library service visits the area for an hour each month. Health services (GPs, pharmacies) are also outside the neighbourhood, requiring travel. This relative lack of amenities has driven community interest in securing a convenience store and perhaps a community centre locally.

- **Transport and Access:** Long Leys Road is the single arterial road through the area, connecting to Yarborough Road (and Lincoln city centre beyond) to the east and to the A57/A46 junction to the west. There are no through-routes for motorists beyond the main road, contributing to a quiet residential environment but also meaning all traffic funnels out via Long Leys Road. The area is served by a limited bus route (with infrequent service). Pedestrian and cycle access to the city is possible via paths across West Common, but improvements are needed for safety and year-round use. The A46 Lincoln Relief Road provides good regional connectivity by car but also poses something of a barrier to non-motorised movement to the north.



Community Engagement

03

3. COMMUNITY ENGAGEMENT IN PREPARING THIS PLAN

Community Questionnaire

3.1 A comprehensive questionnaire was delivered to all households in early 2024 to gather views on key topics: Travel and Transport, Local Facilities, and Possible Development Sites. The response was excellent – 174 responses – indicating strong community engagement. The survey asked both quantitative questions and open-ended questions. Responses regarding the main themes from the survey are summarised below.

Transport

3.2 Many residents desire better footpaths and cycle paths. The most frequent suggestions were to improve and extend walking routes (e.g., around West Common with all-weather surfacing) and to create dedicated cycle lanes, particularly along Long Leys Road. Concerns were raised about speeding traffic on Long Leys Road and inadequate bus frequency. Calls for more frequent buses, including evenings/weekends, were common.

Facilities

3.3 Residents expressed a strong desire for local amenities. The top request was for a convenience store – to provide easy access to daily necessities and reduce the need to drive elsewhere. Other popular suggestions included local health services (GP, dentist, pharmacy), a café or pub as a social hub, and recreational facilities (e.g., a community garden, play area, or small gym). The lack of any shop or gathering place in Long Leys today was seen as a gap in community infrastructure.

Development Sites

3.4 The survey specifically sought opinions on four potential areas for future development, given that some landowners had expressed interest:

1. Albion Works Industrial Area
2. Land to the South of the A46
3. Land to the North of the A46
4. St. George's Hospital Site



Map 5: Potential Development Sites

- **Albion Works Industrial Area.** There was a clear majority in favour of redeveloping this brownfield site: 82.8% answered "Yes" that Albion Works is a suitable site for redevelopment. Moreover, when asked what types of development would be preferred there, the most popular choice was a mix of housing and Use Class E(g) uses (light commercial) (41.7%), followed by purely Use Class E(g) (27.8%) or purely housing (23.6%), while virtually no one supported heavy industry (Use Class B2). This indicates community support for a transformation of Albion Works into a mixed-use area providing both homes and jobs, rather than retaining it solely for industrial use. Note: Light commercial is interpreted as Use Class E(g). See Definition.

- **Land to the South of the A46** (a triangular greenfield parcel between the A46 bypass and the southern edge of Long Leys, recently acquired by a developer). Opinion was more divided on developing this site: about 58.6% in favour and 41.4% against. Among supporters, the majority favoured predominantly housing development on this land, possibly with some light commercial (such as a shop) included. Those opposed cited concerns about loss of green space, potential flooding, and traffic impact. In open comments, residents stressed that if this site were developed, it should address infrastructure needs (like improved road access and drainage) and provide community benefit (e.g., a convenience store and green buffers).

- **Land to the North of the A46** (another area of open fields north of the relief road). A majority of respondents did not favour development here (53.4% No vs 46.6% Yes). This indicates a community preference to keep the northern side of the A46 undeveloped, likely due to its role as open countryside and perhaps because it is prone to flooding (as several noted). Those who did support some development there leaned towards housing or mixed housing/Use Class E(g) (light commercial), but overall, this site ranked lowest in community support.

- **St. George's Hospital Site** (the area containing the hospital and any remaining undeveloped land around it). Opinion was split roughly down the middle: 48.3% "Yes" (could be suitable for redevelopment) vs 51.7% "No". Many residents recognised the value that the mental health services offered for people across Lincolnshire. If these services moved elsewhere and the hospital site were to be decommissioned in the future, then any redevelopment of the site should prioritise community uses, green space, or only very limited housing. There were also concerns about traffic on Long Leys Road worsening if major new development were added here. The message appears to be that any proposals for the St. George's site would be sensitive and should seek to retain healthcare or provide substantial community benefit.

3.5 The survey results have been instrumental in shaping this plan's policies. The strong mandate for redeveloping Albion Works and for securing a convenience store and community facilities has directly informed our land-use proposals. Conversely, the lack of support for developing greenfield land north of the A46 signals that the plan should protect that area (and indeed address concerns like flood risk and green space preservation there). All survey feedback, including hundreds of written comments, was carefully reviewed and is summarised in Appendix 1 of this plan.

Definition: Use Class E(g)
Use Class E(g) is a specific category within the UK planning system that covers commercial, business, and service uses that can be carried out in a residential area without harming the local amenity.

E(g)(i): Offices – Used for operational or administrative functions. This applies to most standard commercial office occupiers, such as corporate head offices, professional services (legal, financial, consultancy), tech startups, and creative agencies.

E(g)(ii): Research and Development – Facilities used for the R&D of products or processes, such as laboratories or tech testing hubs.

E(g)(iii): Industrial Processes (Light Industry) – Any light industrial activity that is safe and quiet enough to operate next to homes without causing a nuisance.

Community Drop-in Events (Sept-Nov 2024)

3.6 Following the survey, the Steering Group organised a series of workshops and drop-in events from September - November 2024 for the community to discuss different topics arising from the survey. These included: travel; green space and habitats; community facilities. A further workshop provided initial concepts for the two main opportunity areas: (a) the Land South of A46 concept put forward by Temple Garth (the developer), and (b) an Albion Works Masterplan developed with AECOM's help. At this event, residents could see maps and sketches and give feedback. It was clarified that these were not formal proposals but ideas to gauge community preferences. Notably, both concepts included potential sites for a convenience store.

3.7 Attendees' feedback has helped refine the approach in this plan – for example, ensuring that only one convenience store is likely (to avoid duplication) and that whichever site comes forward first should deliver it. The event confirmed broad support for regenerating Albion Works (with suggestions such as including green space and ensuring traffic from new uses is managed) and cautious openness to a mixed-use development on the south of A46 land, provided issues like flooding and access are addressed.



Image: Some development options at drop-in event

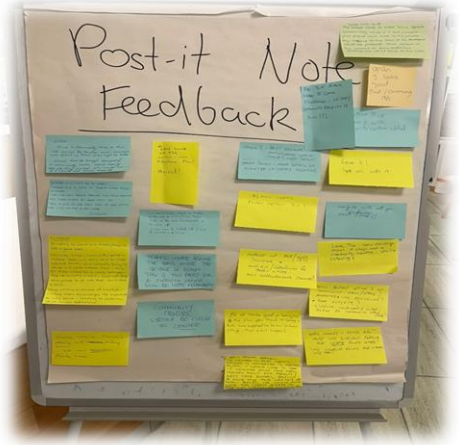


Image: Feedback wall from one of the Drop-in events

Further Consultation in 2025

3.8 Throughout the process, updates were posted on the Long Leys Community website and discussed at LLRA Annual General Meetings. Draft sections of the plan were shared for comment in early 2025. The feedback loop with residents has ensured this draft Neighbourhood Plan reflects local aspirations.

Early-Stage Consultation Jan-Mar 2026

3.9 An 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. 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.

3.10 Similar communication on the Early-Stage Consultation was made available:

- On the Long Leys community website 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.

3.11 There were two drop-in sessions during the Early-Stage Consultation, for anyone wanting to talk through the plan rather than reading online.

3.12 There were 12 written contributions from consultees. Their input and general feedback helped evolve the Plan to Regulation 14 stage. Feedback can be viewed in SSD9 (Early-Stage Consultation Statement).

Ongoing Consultation

3.13 Through overall engagement, the following key planning issues for Long Leys emerged:

- **Lack of Local Amenities:** The absence of a shop or community space in Long Leys is a significant gap. Many residents feel this affects the sense of community and forces unnecessary car trips. Addressing this is a top priority.

- **Use of Brownfield Land:** The underuse of Albion Works is seen both as a problem (unsightly vacant lots, HGVs and industrial noise) and an opportunity (land that could host housing or amenities without encroaching on greenfield sites). The community prefers directing development to this brownfield site over building on undeveloped green fields.

- **Traffic and Connectivity:** Speeding and safety on Long Leys Road, lack of cycling infrastructure, and limited bus service were consistently raised. There is a desire for traffic calming and for making it easier to walk or bike to nearby centres (particularly via safe routes across or around West Common).

- **Green Space and Wildlife:** Residents value the proximity to West Common and the Burton Cliff hillside, and want to ensure new development does not harm local wildlife (bats, birds, etc. are present in the area's green corridors). The idea of designating certain green areas as

protected (Local Green Spaces) came up, as did tree planting and maintaining the "green look" of the neighbourhood.

- **Flood Risk and Drainage:** While much of Long Leys sits on higher ground, the land south and north of the A46 includes lower-lying areas where surface water can collect. The survey highlighted potential flooding as a concern for any expansion of housing or other development into those more flood-prone areas. Ensuring sustainable drainage in new development is thus important.

- **Preservation of Community Character:** People value that Long Leys is relatively quiet, with a mix of open views and modern housing. There is a wish to avoid overly dense or out-of-character development that would urbanise the area too much or strain infrastructure (roads, sewers, etc.). Also, the community would like to see any development accompanied by improvements – not just houses, but also the facilities and services to support them.

3.14 These key issues directly inform the policies and projects that follow. The next section translates the community's vision and objectives into planning policies that will guide decisions on development in Long Leys. Each policy is followed by a justification explaining how it addresses the issues above and references relevant evidence (community support, higher-level policies, etc.). After the policies, we outline additional Community Aspirations – actions outside the scope of formal land-use policy that the community and stakeholders will pursue to achieve our wider goals.

3.15 By tackling these issues through both policies and community initiatives, the Long Leys Neighbourhood Plan aims to deliver the changes residents want to see while safeguarding what we cherish about our area.



Our Future

04

4. OUR FUTURE

Vision

"Looking ahead, Long Leys will be a thriving, green, and well-connected neighbourhood: both an integral part of the City of Lincoln, and a place with its own distinctive character. Our community will have grown and broadened a little and will be benefiting from improved and expanded local services and facilities. With safe footpaths and cycleways into the city, and local amenities like the community hub and convenience store, many residents will be choosing walking and cycling as convenient and safe options for accessing not only the facilities they most regularly use, but also the countryside – both rural and urban - that surrounds and defines our neighbourhood.

With continuing changes in working arrangements and technology, and transformation of the neighbourhood's own employment area, people will be choosing Long Leys as a place where they can live, learn, work and enjoy leisure time without having to commute. Long Leys will be a place where residents of all ages will be able to enjoy a good quality of life in a sustainable, supportive community."

4.1 This vision sets a positive direction for how our community wishes to develop. It aligns with the National Planning Policy Framework's emphasis on sustainable growth meeting identified local needs. The vision was shaped by extensive community input – including resident surveys and workshops – and reflects key themes of preserving green spaces, improving infrastructure, and enhancing quality of life in Long Leys.



Objectives

4.2 To achieve our vision, the following core objectives have been identified by the community. These objectives emerged from initial focus area workshops and the 2024 residents' survey, and they underpin the policies in this plan:

1. Housing to Meet Local Needs:
Provide for new housing development of types and tenures that meet local needs – especially affordable homes, starter homes for young people, and downsizing options for older residents. Any housing growth should be proportionate and focused on suitable sites, with a preference for reusing brownfield land.

2. Green Character and Environment:
Protect the green character of Long Leys by preserving important green spaces, trees, and the adjacent West Common. Enhance wildlife habitats and ecological corridors so that development achieves a net gain in biodiversity. Maintain the area's open, semi-rural feel by sensitive design and landscaping of new buildings.

3. Sustainable Design and Climate Resilience:
Ensure all development is designed for sustainability – incorporating energy efficiency, renewable energy, and climate change resilience. New buildings should follow high design standards (guided by the Long Leys Design Codes, 2024) to "maintain the best elements of the character of Long Leys", including its "green look". Flood risk and drainage must be effectively managed on any development.

4. Improved Connectivity and Traffic Management:
Improve safe and easy access within Long Leys and to surrounding areas by expanding footpaths and cycleways. Establish better cycling links to Lincoln's city centre and neighbouring communities. Work with authorities to address traffic issues – particularly speeding on Long Leys Road – and to improve public transport frequency.

5. Local Facilities and Community Infrastructure:
Facilitate the development of a local convenience store and other basic services within the neighbourhood, so residents can meet daily needs locally. Support the creation of a community meeting space or hub for social, educational, or health activities. Explore opportunities for local health services (e.g. GP outreach, pharmacy) to operate in the area, potentially using a multi-purpose community facility.

6. Economic Development and Employment:
Support small-scale employment opportunities that are compatible with our residential character. Encourage the redevelopment of the Albion Works industrial area into a mix of uses that provides jobs and services without adverse impact. New enterprises should be low-pollution and contribute positively to the community (for example, small offices, workshops, or start-up units, and not Use Class B2/heavy industry).

7. Community Well-being and Heritage:
Protect local heritage and valued facilities. Acknowledge Long Leys' historical development – from its farmsteads and hospital to its more recent growth – and preserve any buildings or features of historical interest. Strengthen community identity through initiatives like a heritage trail or signage, and ensure any changes contribute to residents' health, safety, and overall well-being. The local community recognises the importance to Lincolnshire more widely of the facilities and services provided at St. George's Hospital and supports continuing enhancement of these.

4.3 These objectives provide a framework for the planning policies in the next section. Where certain aspirations are beyond the scope of land-use planning (for example, bus service improvements), they are captured in the Community Aspirations chapter rather than as formal policies. All objectives are aimed at securing Long Leys as a safe, evolving and sustainable community, echoing the broader goals of sustainable development.


Planning Policies
05

5. NEIGHBOURHOOD PLANNING POLICIES

5.1 This section of the Neighbourhood Plan sets out the policies that will be applied when development proposals that require permission, approval or consent under Planning legislation are being considered and decided.

5.2 Where relevant, the policies should be read in conjunction with the related Policy Maps, on which features and sites referred to in particular policies are identified.

Planning Policy Context

5.3 Before presenting the policies, it is important to set out the "higher tier" planning context in which they sit – namely national policy and the local development plan. The Long Leys Neighbourhood Plan has been prepared with regard to these frameworks to ensure it meets the required "basic conditions" with which all neighbourhood plans must comply.

National Planning Policy Framework (NPPF)

5.4 The National Planning Policy Framework (August 2026) sets out national policies for preparing plans and deciding planning applications in England. It encourages positive plan-making that meets development needs and supports sustainable patterns of growth. In making decisions, Policies S3 to S5 apply a presumption in favour of sustainable development. Within settlements, proposals should generally be approved unless the adverse effects substantially outweigh the benefits when assessed against national decision-making policies. Outside settlements, the Framework identifies the types of development to which that balance applies. The following national policies are particularly relevant to Long Leys:

- **Delivering a sufficient supply of homes:** National policy asks local plans to identify housing requirements for designated neighbourhood areas where practicable. This Plan uses local housing evidence to guide the types and sizes of homes that would help meet needs in Long Leys, including the need for affordable and accessible homes.

- **Building a strong, effective economy:** National policy supports sustainable economic growth and making better use of land and premises. Our proposal for the next Local Plan review is to consider how Albion Works could provide a wider range of business space and other uses while continuing to support local employment.

- **Promoting healthy communities:** National policy supports accessible local facilities and places that make it easier for people to meet and be active. Our proposals for a convenience shop, community meeting space and better walking, wheeling and cycling routes reflect these aims.

- **Promoting sustainable transport:** The plan's policies on footpaths, cycleways, and integration with transit support NPPF aims to reduce reliance on cars. Better walking, wheeling and cycling links, and convenient access to bus services, can give people in Long Leys more choice about how they travel.

- **Achieving well-designed places:** National policy supports using locally specific design requirements where they add detail in response to local issues. Policy 2 and the Long Leys Design Codes and Guidance help new development respond to the character and setting of the neighbourhood.

- **Meeting the challenge of climate change and flooding:** National policy seeks to reduce emissions, help places adapt to a changing climate and steer development towards areas at the lowest risk of flooding. In Long Leys, energy-efficient design, shade from planting

and sustainable drainage can help make development more resilient. Proposals will be assessed against the relevant national and local flood risk policies.

- **Conserving and enhancing the natural environment:** Protecting West Common, biodiversity and green linkages in our area is in line with NPPF's environmental objectives.

5.5 Overall, this plan sets out a positive vision for how our community can develop over the next 10, 15, 20 years in ways that meet identified local needs, while conforming to the broad goals of national policy. A full Basic Conditions Statement will be provided at submission, demonstrating alignment with the NPPF's requirements.

Central Lincolnshire Local Plan (2023)

5.6 The development plan for the Long Leys area is the Central Lincolnshire Local Plan which was adopted in April 2023 (covering the period up to 2040). This Local Plan provides strategic policies for housing, economy, environment, and infrastructure across Lincoln, West Lindsey, and North Kesteven districts.

5.7 Key aspects of the Local Plan relevant to Long Leys include:

- **Housing and Growth:** The Local Plan sets out overall housing targets for Lincoln's growth, focusing development on sustainable locations. While Long Leys is not specifically allocated as a strategic growth site, the Plan allows for windfall development and redevelopment within existing built-up areas of Lincoln, provided they are sustainable. The Central Lincolnshire Plan sets a housing requirement of 18 dwellings for the Long Leys Neighbourhood Plan area. Our neighbourhood plan does not conflict with any housing allocations; instead, it supports modest growth on suitable sites to contribute to local needs, consistent with the plan's goal of distributing growth sustainably.

- **Employment Land:** The Local Plan identifies Existing Employment Areas and supports their retention for employment uses unless redevelopment would have wider community benefits. The Albion Works site in Long Leys is recognised as an established employment area. Our plan's policy for Albion Works seeks a mixed-use outcome that still includes employment opportunities, and envisages higher employment density, thus not undermining the strategic aim of providing jobs, while also bringing in needed amenities and housing. Section 6 of this Neighbourhood Plan asks for its role and designation to be reviewed through the next Local Plan, with the aim of retaining employment opportunities and considering other compatible uses where these could help meet local needs.

- **Climate Change and Design:** The 2023 Local Plan is noted as "pioneering in placing climate change at its core" (Local Plan Policies - City of Lincoln Council). It includes policies that new development should achieve net-zero carbon by 2030, incorporate renewable energy generation, provide electric vehicle charging, and enhance green infrastructure. Our Neighbourhood Plan echoes and complements these priorities by encouraging sustainable construction and EV charging provisions. Where the statutory biodiversity gain requirement applies, it is dealt with through the national biodiversity net gain framework.

- **Natural Environment:** The Local Plan protects local green spaces, biodiversity sites, and landscapes. West Common is a protected open space including being a designated Local Wildlife Site. Our plan adds local detail by identifying specific smaller green spaces and insisting on ecological considerations in Long Leys developments, complementing strategic green infrastructure policies.

- **Infrastructure and Community Facilities:** The Local Plan supports the improvement of community facilities and creating healthy, walkable neighbourhoods. However, as a city fringe community, Long Leys needs are somewhat unique. Our plan, by pinpointing the need for a shop and community venue, adds value to strategic policies by ensuring infrastructure keeps pace with development at the neighbourhood level.

5.8 In producing the Long Leys Neighbourhood Plan, there has been close liaison with the City of Lincoln Council to ensure that none of our policies conflict with the strategic thrust of the Central Lincolnshire Local Plan. Instead, our policies add local specificity – for example, directing where in Long Leys new housing or retail should go – while operating within the framework for the city as a whole.

5.9 In summary, this plan generally conforms with the Central Lincolnshire Local Plan and helps to implement its objectives at the local level in Long Leys.

The Policies

5.10 With the vision, objectives, evidence from our community, and the broader policy context established, we now present the planning policies of the Long Leys Neighbourhood Plan. Once the plan is made, its policies will form part of the development plan. Planning applications will be assessed against all relevant policies in the development plan, taken as a whole, alongside the relevant national decision-making policies and any other material considerations. The Neighbourhood Plan's policies will, therefore, be used in determining planning applications in our area, carrying substantial weight in the decision-making process. They are numbered for reference and grouped by theme, but it is expected that proposals will be assessed against all relevant policies in the plan (and in the wider development plan).

5.11 Each policy is accompanied by a brief Explanation/Justification to outline why the policy is needed and how it works. Supporting figures or tables are referenced, where useful. Together, these policies seek to realise the community's vision: guiding sustainable development that benefits Long Leys and guarding against changes that would harm the character or quality of life in our neighbourhood.



Policy 1: Sustainable Development

Policy 1: Sustainable Development

Policy Intent and Justification

5.12 Policy 1 identifies practical ways for development to help make Long Leys a more sustainable neighbourhood. The community's priorities include reducing emissions, improving access to local facilities and strengthening links between green spaces and habitats. The vision is for Long Leys to be "an evolving and sustainable community" – this means accommodating beneficial growth and change while ensuring that environmental and social factors are safeguarded. In line with the NPPF's presumption in favour of sustainable development, this policy lists criteria that define what "sustainable development" should achieve in Long Leys. These criteria are derived from local priorities (such as reducing carbon emissions and improving local facilities) as well as national and local policy objectives (like net zero carbon and biodiversity net gain).

5.13 Notably, Central Lincolnshire's strategic policies promote low-carbon development and resilient design. Policy 1 echoes those by explicitly supporting development that helps eliminate carbon emissions, minimise resource use and waste, and enhances green infrastructure. By requiring alignment with these sustainability outcomes, Policy 1 ensures that all proposals contribute to Long Leys' environmental goals – for example, new homes might include solar panels, high energy efficiency standards, tree planting, and facilities for walking/cycling.

5.14 This policy also emphasises meeting local needs (social sustainability). Enabling residents to live, work, and access services locally is a theme throughout this plan; thus, developments that provide local jobs or community amenities will be supported as inherently sustainable, provided they meet other criteria. Conversely, development that might be acceptable elsewhere could be deemed unsustainable in Long Leys if it, for instance, increases car dependency or causes significant harm to our green assets, without appropriate mitigation.

5.15 By setting these local sustainability benchmarks, Policy 1 has regard to NPPF paragraphs on sustainable development and is consistent with the Local Plan's climate change focus. It provides a positive hook to support proposals that are beneficial to the community's long-term well-being and environment, giving them a presumption of support when detailed criteria are met. At the same time, it offers grounds to resist proposals that do not contribute to sustainability or that undermine our objectives. This balances the need for growth with the responsibility to future generations, encapsulating the essence of sustainable development.

Policy 1: Sustainable Development in Long Leys

Development proposals will be supported where they contribute positively to the creation of a more sustainable neighbourhood, in accordance with the following criteria, as relevant to the scale and type of scheme:

1. **Carbon reduction** – Proposals demonstrate measures to minimise carbon emissions from energy use, construction and transport, for example through ultra-low energy design, on-site renewable generation, and provision for low-carbon transport (such as cycle facilities and electric vehicle charging).
2. **Resource efficiency** – Proposals make efficient use of resources by re-using buildings or materials where practicable, and/or incorporating low-carbon technologies such as heat pumps.
3. **Biodiversity and green infrastructure** – All qualifying proposals deliver at least the statutory minimum of 10% biodiversity net gain and, where possible, provide additional habitat creation, strengthen wildlife corridors, and include new tree and hedgerow planting.
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.
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.
6. **Climate resilience** – Proposals include measures to adapt to climate change, including effective sustainable drainage systems (with runoff rates not exceeding greenfield), natural ventilation, shading, and design responses to extreme rainfall.

Explanatory Notes:

5.16 This policy establishes local sustainability priorities for Long Leys, complementing the requirements of the Local Plan and national policy. Community consultation highlighted concerns about traffic on Long Leys Road, the need for local facilities within walking distance, and the importance of protecting and enhancing connections to West Common and other green corridors.

5.17 The policy, therefore, places emphasis on:

- **Managing traffic impacts** of new development, with mitigation where required;
- **Ensuring biodiversity gain** also supports local ecological networks and tree cover;
- **Encouraging local facilities** that reduce the need to travel and strengthen the neighbourhood's self-containment.

Applicants are expected to explain how their proposals meet these criteria. This may be through a short **sustainability statement** or incorporated within the Design and Access Statement.

5.18 The effects of development on transport-network capacity, congestion and highway safety will be assessed in accordance with national policy and Policy S47 of the Central Lincolnshire Local Plan, informed by the advice of Lincolnshire County Council as local highway authority.

Policy 2: Design and Character

Policy 2: Design and Character

Policy Intent and Justification

5.19 Policy 2 sets out requirements for the design quality of new development in Long Leys so that it harmonises with the area's character and the community's aspirations. Residents have expressed that maintaining the "green look" and a pleasant, low-density feel in the neighbourhood is very important. At the same time, design should be forward-looking, incorporating sustainable and accessible features.

5.20 This policy is underpinned by the detailed Long Leys Design Codes and Guidance (2024), produced to accompany this Neighbourhood Plan. The Design Codes and Guidance provides analysis of local building styles, layouts, and materials, and offers wide-ranging guidelines - from building heights to boundary treatments. Policy 2 effectively provides the high-level principles, while referring to the Design Codes for specifics. It ensures that developers must take into account the Design Code, which has been endorsed by residents and the Local Planning Authority.

5.21 Key facets of Long Leys' character include: predominance of two-storey houses with brick and render finishes; generous landscaping with front gardens, verges, and mature trees; and interfaces with open spaces like West Common. New development should respect these by, for example, not introducing overly tall buildings (which could be out-of-scale), retaining important trees, and ensuring new housing layouts include green space.

5.22 Another aspect is integrating new development with existing – for instance, providing footpath connections so that new cul-de-sacs don't turn their back on the rest of the community. The policy also covers residential amenity (avoiding harmful overlooking or noise) which was a community concern regarding any new commercial uses or higher density housing.

5.23 Finally, this policy supports creative and contemporary design if it is of high quality and fits in context. It does not prescribe a pastiche of existing styles; indeed, the Design Codes allows for innovative architectural approaches as long as they contribute positively to the street scene. This aligns with NPPF guidance that plans should not stifle innovation but should seek to reinforce local distinctiveness.

5.24 In summary, Policy 2 ensures that as Long Leys grows or changes, it does so in a visually attractive way that reinforces what people value about the neighbourhood's appearance and ambiance, while also embedding sustainability and safety. By requiring adherence to an evidence-based design guidance, the policy gives clear expectations and will help avoid piecemeal or insensitive development.

Policy 2: Design and Character

All development in Long Leys must achieve a high standard of design that responds positively to local character and context. Proposals will be **supported** where they meet the following criteria:

1. **Design codes and guidance -** Development accords with the *Long Leys Design Codes and Guidance* (2024) (SSD4), including guidance on building forms, materials, height, and landscaping for the relevant character area. Any departure must be clearly justified on the basis of delivering enhanced design quality or sustainability.
2. **Scale and appearance -** Buildings are of a scale and massing that respects their surroundings, drawing on positive local design cues such as roof pitches, façade rhythms and window proportions, and use quality facing materials typical of Lincoln vernacular.
3. **Green character -** Mature trees, hedgerows and important green verges are retained wherever possible. Where removal is unavoidable, equivalent or greater green infrastructure is provided on-site. Front gardens or green strips are included in layouts to avoid car-dominated frontages. Boundary treatments facing public streets or open spaces are low (e.g. hedges, low walls, railings) to maintain openness.
4. **Connectivity and integration -** Layouts connect into the surrounding neighbourhood, providing safe pedestrian and cycle links to adjacent streets and paths, including to West Common. Where cul-de-sacs are proposed, through-routes for walking and cycling are provided where feasible. Buildings positively front onto public spaces and streets to provide natural surveillance.
5. **Amenity -** Development safeguards the amenity of existing and new residents, including adequate privacy, daylight, and protection from noise or light pollution. Mixed-use or commercial schemes demonstrate how disturbance to nearby homes will be prevented, for example through layout, soundproofing, or management of operating hours.
6. **Inclusive and safe design -** Proposals follow principles of inclusive design (e.g. level access, accessible layouts), and create safe, well-lit and overlooked streets and spaces. Measures to reduce the risk of crime, including *Secured by Design* principles and traffic calming where appropriate, are incorporated into layouts.
7. **Climate-sensitive design -** Development integrates sustainability measures in a coherent manner, such as orientation for natural light and solar gain, roof-integrated solar panels, green roofs, rain gardens, SUDS, or other features that enhance climate resilience as part of the overall design.

Explanatory Notes

5.25 This policy provides locally specific design principles to guide new development in Long Leys. While the Local Plan sets out general design policies, the community emphasised the importance of protecting the distinct "green" character of Long Leys, with its mature trees, hedgerows, and open verges, as well as maintaining strong connections to West Common and other walking and cycling routes.

5.26 The policy also ensures that new development respects local vernacular architecture, avoids car-dominated layouts, and delivers safe, inclusive streets with natural surveillance. Climate-sensitive design is highlighted to reflect community priorities for sustainability and resilience.

5.27 Applicants for major schemes, or proposals in sensitive locations (such as adjoining West Common), are expected to provide a Design and Access Statement or equivalent report demonstrating how the proposal meets these criteria and the Long Leys Design Codes and Guidance.



Image: Extract from Long Leys Design Codes and Guidance

Policy 3: Housing: Mix and Affordability

Policy 3: Housing: Mix and Affordability

Policy Intent and Justification

5.28 Long Leys is primarily a residential area. Ensuring that future housing meets the needs of local people is a critical objective. Policy 3 is informed by the evidence of the 2019 Housing Needs Assessment (HNA) and resident feedback about housing. The HNA highlighted a few key points:

- Long Leys currently has a higher proportion of larger detached houses compared to the rest of Lincoln, and fewer small houses or flats.
- There is a clear need for more affordable housing. As noted, approximately 45 households are projected to need affordable rented housing and 93 need affordable home ownership options over the plan period. House prices rose significantly in the 2010s, making it hard for first-time buyers to get on the ladder, while some older residents on fixed incomes may struggle to maintain larger homes.
- The community contains a notable number of older residents who may wish to downsize to single-storey or sheltered accommodation in coming years, as well as younger adults who grew up in the area but currently cannot find suitable starter homes locally.

5.29 Additionally, the 2024 residents' survey indicated broad support for housing development only if it helps address these needs. When asked about preferred types of development for sites, many chose "Housing" with an implicit understanding that it meant the right type of housing (smaller, affordable) rather than executive homes. There was also mention of interest in specialist housing, such as retirement bungalows or even co-housing for seniors.

5.30 Policy 3 responds by requiring a mix of dwelling types in any significant housing proposal, with an emphasis on smaller units (1-3 bedrooms), as well as supported housing types for the elderly or disabled if appropriate. It also sets an expectation that affordable housing should be delivered in line with (or exceeding) Local Plan requirements and should favour the forms most needed locally (e.g., affordable rent and shared ownership). The HNA's conclusions recommended that the majority of new affordable homes in Long Leys should be for rent (social/affordable rent) to address the needs of those who cannot buy, and that any affordable ownership homes should be low-cost (starter homes or shared equity) to be truly accessible. Policy 3 thus supports a tenure split that prioritises genuinely affordable options.

5.31 This policy also encourages innovative housing models like self-build, co-housing, or live-work units, which can diversify supply and offer more affordable pathways (e.g., self-build often lowers costs). By integrating such options, the policy aligns with national guidance to meet different groups' needs and with local plan policies on housing mix.

5.32 The Central Lincolnshire Local Plan identifies a Housing Requirement of 18 dwellings in Long Leys. However, there are no housing sites identified in Long Leys within the Local Plan other than a site (COL/CAR/004 which has now been used for other purposes as a small indoor swimming pool).

5.33 A potential housing location is highlighted in the Community Aspirations #1 section of this report (Section 6). However, this would require revisions to the Local Plan.

5.34 In summary, Policy 3 will ensure that new housing in Long Leys contributes to a balanced and inclusive community – one where young families, single persons, key workers, and downsizers can find suitable homes, not just those who can afford large houses. It will also help sustain local services (like a potential shop) by maintaining a diverse population. This approach accords with sustainable development goals by providing homes that match local demand, thus reducing the pressure for people to move out of the area or commute long distances.

Policy 3: Housing: Mix and Affordability

1. On appropriate sites within the existing built footprint of Long Leys Neighbourhood, residential development will be supported where it provides a mix of dwelling types, sizes and tenures that responds positively to identified local needs. In that context, development proposals should, as appropriate to their scale and location:
    a) provide a meaningful proportion of smaller homes suitable for first-time buyers, younger households and older residents wishing to downsize;
    b) deliver affordable housing in accordance with the development plan, with the tenure and size mix informed by up-to-date local housing evidence;
    c) include accessible and adaptable homes, and where appropriate specialist accommodation for older people or people with disabilities;
    d) integrate affordable homes positively within the wider scheme; and
    e) support innovative housing models such as self-build, custom-build, live-work units or community-led housing, where compatible with local character and residential amenity.

    Proposals must also comply with other relevant policies of the development plan, including policies relating to employment land, Green Wedges, design, transport, flood risk, green infrastructure and biodiversity.

2. Proposals for the development of housing on land outside the existing built footprint or on land not specifically allocated for housing development in the development plan and that would provide housing in excess of the strategic housing requirement for the neighbourhood, will be supported only where it is demonstrated that the development will:
    i) satisfy the requirements of Part 1 of this policy (items a) to e), above), as appropriate to the development proposed;

    ii) contribute substantially to the delivery of community facilities of types for which a requirement has been identified in this Neighbourhood Plan, either on-site where appropriate or elsewhere in the Neighbourhood Area if this provides a more appropriate location;

    iii) not be contrary or detrimental to the functions and aims of the Green Wedge, within which Long Leys Neighbourhood is set, as described in Policy S63 of the Central Lincolnshire Local Plan, and will otherwise meet the requirements of that policy.

Explanatory Notes

5.35 This policy reflects local consultation which highlighted a strong need in Long Leys for smaller homes (1–2 bedrooms) to support first-time buyers, young households and older residents wishing to downsize, alongside some family homes. There is also strong demand for affordable rented housing, which is in short supply across Lincoln.

5.36 While the Local Plan sets the percentage requirement for affordable housing, this policy emphasises the importance of delivering the right tenure and size mix locally, particularly affordable rented homes. The policy also supports innovative housing models such as self-build, custom build and live-work units, recognising demand for flexible housing and modern working practices.

5.37 Housing for older people and those with disabilities is a community priority. Larger developments should therefore include some homes designed to meet M4(2) accessible and adaptable standards or M4(3) wheelchair standards.

5.38 To create inclusive communities, affordable housing must be tenure-blind, well-integrated, and phased alongside market housing.

5.39 The City Council's housing officers and any community-led housing initiatives (such as Community Land Trusts or co-housing groups) should be engaged early to help determine the optimal housing mix for larger sites. Applicants must provide a brief statement with planning applications outlining how the proposed housing mix addresses local needs (using evidence from the HNA, Council housing register, or other local data). The planning authority may refuse applications that do not adequately address the need for a diverse mix of housing or that seek to avoid affordable housing through unjustified subdivision or artificial reduction of site capacity.

Policy 4: Sustainable Transport and Connectivity

Policy 4: Sustainable Transport and Connectivity

Policy Intent and Justification

5.40 Policy 4 aims to improve transport sustainability and connectivity in Long Leys, addressing one of the community's top priorities: better walking, cycling, and public transit options, and safer streets. Given Long Leys' edge-of-city location, many residents currently rely on cars; however, the community has voiced a strong desire for alternatives and for tackling issues like speeding.

5.41 The policy requires new development to actively contribute to non-car infrastructure. This is crucial because incremental growth, if not managed, could worsen traffic on Long Leys Road and further embed car dependency. By contrast, if each development links into a network of footpaths and cycle routes, over time Long Leys can become much easier to navigate on foot or bike – benefiting health and reducing congestion.

5.42 One specific aspiration is to have a safe cycling route from Long Leys into Lincoln city centre. At present, cyclists often share the road with fast traffic or take indirect routes. The policy supports measures like new cycle lanes on Long Leys Road (possibly partially supported using developer contributions or future highways projects) and connecting to National Cycle Network Route 64 which runs nearby. The survey highlighted calls for dedicated cycle lanes, especially along Long Leys Road.

5.43 Another element is footpath improvements. For example, there is a well-used, surfaced footpath across West Common and into town; however, it is too narrow (mostly about 2.2m) to be safely used for both walking and cycling with people travelling in both directions. There is a need to look at ways in which cyclists and walkers could either be safely accommodated together or segregated, both on the Long Leys Road/West Parade route and linking to Carholme Road. Developments near West Common (or the Albion Works site which is adjacent to common land) should contribute to the enhancement of these links. Similarly, any development in the area immediately south of the A46 would need both to connect with existing footways and extend a safe pedestrian route northwards beyond the A46.

5.44 Regarding public transport, while land-use planning cannot directly mandate bus schedules, developments can ensure that they are bus-friendly – e.g., by providing footpath access to stops or even new bus stop infrastructure if a site is currently not well-served. The community would support initiatives with bus operators for more frequent service; if a significant development occurs (like at the A46 site), there may be possibilities to fund improved bus links. The policy therefore makes provisions for contributions to public transport.

5.45 Many respondents worried about speeding on Long Leys Road. While a neighbourhood plan can't directly enforce speed limits, it can require developers to incorporate, in their own developments, design features that reduce vehicle speeds (road narrowing, etc.) and to avoid layouts that encourage rat-running. Also, new development should have adequate off-street parking to prevent overspill that could

obstruct roads; however, parking should be designed so as not to dominate the street scene or hinder walking (hence the encouragement of behind-building parking courts or garages).

5.46 Policy 4's approach is consistent with Local Plan transport policies and the NPPF's promotion of sustainable transport. It ensures new growth in Long Leys is part of the solution to transport challenges, not part of the problem. By piecing together contributions from each development, the neighbourhood can gradually build a more connected, safer network for all users.

Policy 4: Sustainable Transport and Connectivity

Development in Long Leys will be supported where proposals promote sustainable modes of travel, reduce car dependency, and enhance connections within the neighbourhood and to Lincoln. Proposals must demonstrate that they meet the following criteria, proportionate to the scale and location of development:

1. **Walking** - Safe, direct pedestrian routes are provided within and through the site, linking to the existing footpath network. Where adjoining West Common or other green spaces, new or improved footpaths are created to enhance access for recreation and to key local destinations.
2. **Cycling -**
   a) Cycle routes within the site connect to existing or planned networks, and, where relevant, contribute to a continuous cycle route along Long Leys Road.
   b) New dwellings provide secure, covered cycle storage; non-residential uses provide visitor and staff cycle parking.
   c) Larger developments contribute, where necessary, to improvements in the wider cycle network (e.g. connections to National Cycle Route 64).
3. **Public transport -** Layouts enable safe and convenient access to bus services. Larger schemes make provision for bus access or turning, and may be required to contribute to improved local bus infrastructure (e.g. stops with shelters, real-time information) or services where additional demand is created.
4. **Road safety and traffic impact** -
   a) Development does not compromise road safety on Long Leys Road or local streets.
   b) Where required, traffic calming measures such as safe junction design, pedestrian crossings, or speed reduction features are provided.
   c) Any new access to Long Leys Road achieves adequate visibility and, where serving multiple dwellings, may include measures such as a right-turn lane.
   d) The cumulative traffic impact of multiple developments is considered, with pooled contributions used where appropriate to secure necessary improvements.
5. **Parking and electric vehicles -**
   a) Parking provision reflects local standards and is designed to avoid obstruction of roads and footways.
   b) Layouts should minimise visual dominance of parked cars, for example through shared parking courts or garages set back from the street.
   c) All new parking spaces include electric vehicle charging infrastructure, or ducting to allow future installation.

Explanatory Notes

5.47 This policy ensures new development in Long Leys supports a shift towards walking, cycling, and public transport, consistent with community aspirations and national policy.

5.48 Key local issues include:

- The importance of improving footpath links across West Common to provide direct, safe routes to the city centre.
- The need to address traffic safety on Long Leys Road, including speed, visibility and pedestrian crossing points.
- Ensuring new development contributes proportionately to cycle network improvements, including connections to National Cycle Route 64.
- Maintaining adequate parking to meet demand while avoiding car-dominated layouts, and ensuring readiness for the transition to electric vehicles.

5.49 For larger or traffic-generating schemes, developers will be expected to provide a Transport Statement or Assessment and, where relevant, a Travel Plan. These should identify measures to minimise car trips and mitigate any residual impacts, which may be secured through planning conditions or obligations.

Policy 5: Community Facilities and Amenities

Policy 5: Community Facilities and Amenities

Policy Intent and Justification

5.50 Policy 5 addresses one of the community's strongest desires: to develop a local centre of community activity in Long Leys, including basic services like a convenience store, and possibly other small-scale facilities. Given that Long Leys currently has no shop and limited community meeting space, providing these amenities locally would greatly enhance the sustainability and vibrancy of the neighbourhood.

5.51 The policy serves two functions: first, it allocates and supports the development of a convenience store and community hub at a suitable location; second, it safeguards any existing or future community assets from loss.

5.52 Through community engagement, two possible sites have emerged for a shop or hub: one within the Albion Works redevelopment (as part of Requested Policy A and potentially still compatible with CLLP Policy S31) and another on the Land South of A46 concept (Requested Policy B). Both concepts presented in late 2024 included a convenience store and potentially a small community room. However, as noted, it is likely that only one store would be viable. The policy does not rigidly fix the site (because at the time of writing, both options would be open if Requested Policies A and B are added to any Local Plan revision), but it does identify the need and criteria for a local centre. It effectively says: a small convenience retail unit will be welcomed - ideally as part of a mixed-use development - anywhere within the Long Leys area that is conveniently accessible to residents, and that provides parking and pedestrian links. If both potential developments come forward, the community would prefer the store to be in one of them, not two competing stores.

5.53 The policy therefore allocates in principle a "Local Centre opportunity" which could be at one of those strategic sites (Albion or A46 land) – developers of those sites are strongly encouraged to include such a facility. If neither strategic site were to deliver it, the policy would also allow a standalone proposal for a shop (for instance, if someone wanted to convert part of an industrial unit to a shop, or build a "corner shop" at a suitable location). Size limits are specified (it should be small-scale, e.g., up to ~280 sqm retail floor space) [2] to ensure it remains a local facility and does not undermine existing retail in Lincoln's city centre.

5.54 Use of part of the Albion Works for a shop would be compatible with Policy S31, even if Requested Policy A has not been included in a future Local Plan revision. There are a number of areas of the Albion Works which have been vacant for some years (such as the former Curtis bakery site). A shop would deliver local employment on an otherwise unused space, at least meeting the employment criteria.

[2] In England, the Sunday Trading Act 1994 restricts the opening hours of larger shops on Sundays. Shops with an internal sales area exceeding 280 square metres (approximately 3,000 square feet) are limited to trading for a maximum of six hours between 10 am and 6 pm. Smaller shops, those with a floor space of 280 square metres or less, are not subject to these restrictions and can open at any time on Sundays.

Community Meeting Space

5.55 The survey showed interest in a place for community activities – whether a multi-use hall, a café where people can gather, or even using a room in a new shop or other facility. A developer contribution (like making a community room available for community meetings or youth activities) could fulfil this. Alternatively, a standalone community centre building could be a longer-term aspiration (the plan supports it in principle, though funding is uncertain). Policy 5 thus states support for any proposal that provides a community centre or flexible meeting space. It could be part of a mixed-use building (e.g., a store with a community room attached).

5.56 In terms of safeguarding, since there are currently few facilities to protect (the mobile library service and any informal use of spaces), the policy's protection element is more for the future – once a shop or community space is established, it 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 the facility is proven unviable to maintain. For example, if in future a shop were established and then an application came to convert it into housing, the policy would require evidence that the shop is no longer needed or viable.

5.57 Finally, the policy encourages expansion of any health or education service that may serve Long Leys. There is no GP or school in the area, but if a GP surgery or branch were proposed, it would be strongly supported. The mention of St. George's Hospital is important: the plan does not designate the hospital site for redevelopment; it supports retaining health services there or reusing facilities for health/community benefit rather than housing alone, but it is recognised that the site is significantly larger than could realistically be used only for health/community facilities, without these being part of a broader – probably residential-led – mixed-use development.

5.58 Overall, Policy 5 seeks to ensure that Long Leys develops a "heart" – a focal point for community life – in the form of accessible facilities, thereby reducing the need to travel and increasing local interaction, which are key to a sustainable neighbourhood.

5.59 By securing a local shop and meeting space, and by supporting health and social infrastructure, this policy aims to foster a self-sufficient and sociable community. Proposals that help create a focal point for Long Leys – a place to "bump into" neighbours and access daily needs – will be viewed as meeting a critical need and thus shall be encouraged.

Policy 5: Community Facilities and Amenities

Development in Long Leys that creates, retains or enhances community facilities will be supported, where proposals meet the following criteria:

1. **Local convenience store** a) 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. b) The store must be accessibly located for the neighbourhood, with provision for parking and cycle access. c) Standalone retail development may be supported where it meets these criteria and does not adversely affect residential amenity. d) Any further proposals for additional convenience stores will be assessed in terms of necessity and impact, to avoid over-provision.
2. **Community meeting space** a) Proposals that provide a meeting space, hall or multi-use community facility are supported, either as a dedicated building or as part of a larger development. b) Such facilities must be easily accessible, pedestrian-friendly, and designed for flexible use (e.g. meetings, classes, polling). c) Proposals for outdoor community spaces such as gardens, allotments or play areas will also be supported where they complement built facilities.
3. **Healthcare and childcare facilities** a) Proposals for healthcare facilities (such as branch surgeries, pharmacies or clinics) are supported where they are accessibly located and meet parking and amenity requirements. b) Small-scale educational or childcare facilities (nurseries, preschools) will be supported where suitably located.
4. **Protection of existing facilities** Development proposals that would result in the loss of a community facility will only be supported where: a) it is demonstrated through at least 12 months of active marketing that the facility is no longer viable or needed; and b) an alternative facility of similar standard is available within reasonable walking distance (10 minutes), or a replacement facility is provided as part of the development.

Explanatory Notes

5.60 This policy reflects local consultation, which highlighted a shortage of basic facilities in Long Leys, particularly a small convenience shop, a flexible meeting space, and accessible healthcare provision. The absence of such facilities requires residents to travel unnecessarily, increasing car use and reducing community cohesion. The policy therefore:

- Prioritises delivery of a neighbourhood convenience store, preferably within opportunity sites such as Albion Works or Land South of A46.
- Encourages provision of a community meeting space, either as a stand-alone facility or integrated within larger developments.
- Supports healthcare facilities and childcare provision, especially opportunities to reuse the St. George's Hospital site for community-serving uses.
- Ensures that once established, community facilities are retained unless robust evidence shows they are no longer viable and alternative provision exists.

5.61 Developer contributions (through S106 or CIL) may be sought where developments increase demand for facilities, in line with Local Plan policy.

Policy 6: Green Spaces and Natural Environment

Policy 6: Green Spaces and Natural Environment

Policy Intent and Justification

5.62 Policy 6 seeks to protect and enhance the natural environment of Long Leys, including green spaces, water features, wildlife habitats, and the overall green and blue infrastructure network. The neighbourhood's proximity to West Common and the Burton Ridge means it is ecologically rich and offers residents great access to nature. The community has voiced the importance of "better care and protection for green spaces and wildlife".

5.63 Key components addressed in this policy include:

- **Local Green Spaces:** While West Common is already protected under the Lincoln City Council Act 1985, the Neighbourhood Plan can designate certain small areas of particular importance to the community as Local Green Spaces (LGS), giving them protection akin to Green Belt.

  The spaces recommended for Local Green Space designation are those within the built-up area – 1 to 13 – and 14, which forms part of the Albion Works site, identified as an opportunity for mixed-use regeneration. The locations are highlighted on Map 6 below and in more detail in the Local Green Spaces Assessment in Appendix 1.

- **Wildlife Corridors and Biodiversity:** The neighbourhood area includes or adjoins known habitats – West Common's grassland supports amphibians and birds; hedgerows and gardens have bats and pollinators. The policy will protect ecological corridors, such as the hedgerow lines along field edges at the peripheries. It aligns with legal requirements for biodiversity net gain (BNG). In accordance with national and local policy, a 10% net gain is mandated. The policy echoes that and encourages developments to exceed minimum net gain when possible, especially by linking to larger initiatives (like wildflower planting on West Common edges or tree planting along the A46 corridor, which could also serve as noise and visual screening).

- **Trees and Landscaping:** Residents appreciate the mature trees in the area (some large oaks along Long Leys Road, etc.). The policy includes a presumption against removal of significant trees unless absolutely necessary, and a requirement for replacement planting if removed. Additionally, it encourages new tree planting in development (which also ties into climate adaptation by providing shade and absorbing runoff).

- **West Common and Burton Ridge:** While the NP cannot directly dictate management of West Common (it is City-owned and governed by other frameworks), it can support complementary measures like improving public access points, signage, or ensuring new development does not encroach or pollute it. Also, any development near these sensitive areas should do an ecological assessment. The Burton Ridge includes valued woodlands and other habitats that require protection.

- **Green buffers and vistas:** Long Leys benefits from views towards the west (skies over the Trent Valley) and east (Lincoln's hillside and Cathedral). Larger developments should incorporate view corridors or buffers so as not to completely wall off these vistas.

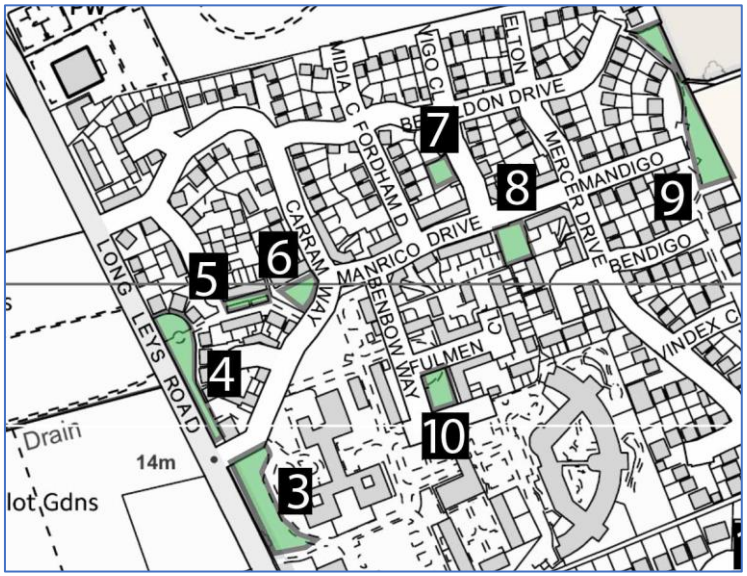
5.64 The policy also touches on **climate change** aspects like sustainable drainage (green SUDS features) because they interplay with green space.

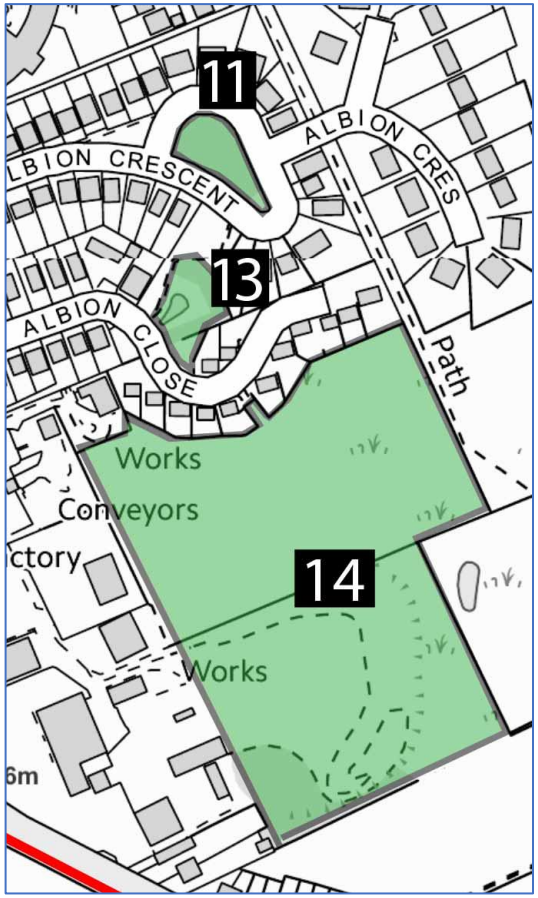
5.65 A detailed description of component habitats, links and other features has been provided in the Long Leys Green and Blue Infrastructure Report. (See also Map 7 below.) A description and assessment of the areas proposed for designation and protection as Local Green Spaces has been provided in the Local Green Spaces Assessment in Appendix 1.

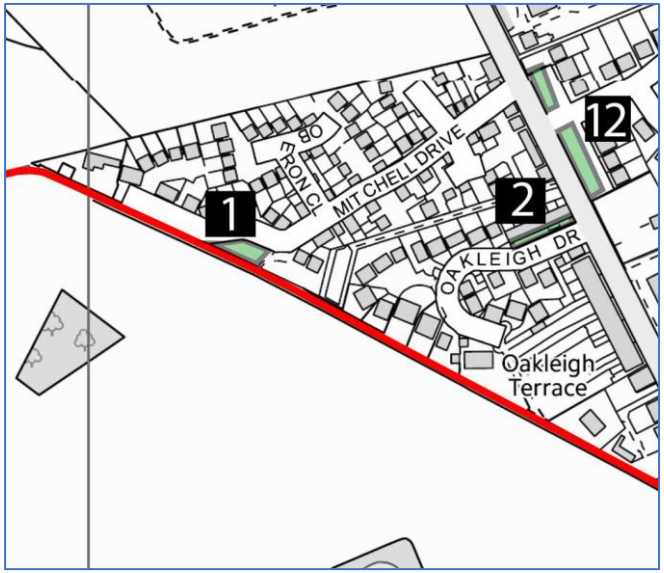
5.66 This policy complements Local Plan policies on Green Wedges. West Common is part of a green corridor around Lincoln. It also resonates with the community's survey, where many said preserving green and rural character is essential.

5.67 By implementing Policy 6, the aim is to ensure that even as Long Leys accommodates development, it remains a place where nature thrives and residents can enjoy open, green areas. This is critical for health, recreation, and the area's identity.

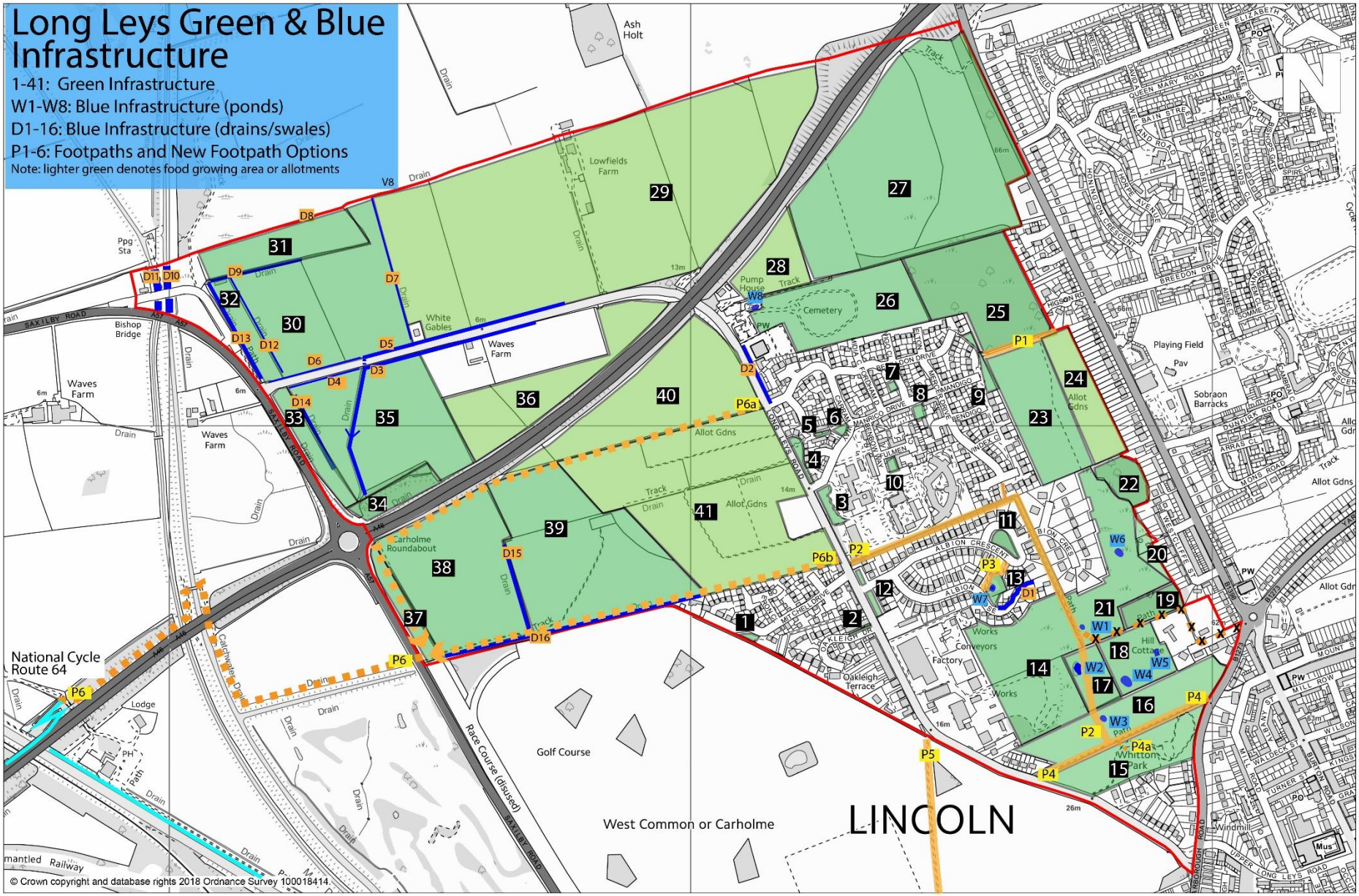
5.68 By adhering to this policy, development will contribute to a network of well-managed green spaces and corridors in Long Leys – effectively creating a balance between the built environment and nature. The community and developers are encouraged to work together, possibly via initiatives like local tree planting days or a conservation volunteer group, to maintain and enhance these natural assets for future generations.







Map 6: Proposed Local Green Spaces 1-14 (numbered and area marked in green)



Map 7: Long Leys Green & Blue Infrastructure

Policy 6: Green Spaces and Natural Environment

Development in Long Leys will be **supported** where it protects and enhances green spaces, biodiversity and natural features, in accordance with the following criteria:

1. **Local Green Spaces -** Development within designated Local Green Spaces (LGS) will only be supported in very special circumstances, such as for essential ancillary facilities that enable their use and enjoyment, and where the openness and community value of the LGS is not harmed. The LGS are defined on Map 6 above, marked as spaces 1-14 and also defined in more detail in Appendix 1.
2. **West Common and Burton Ridge -** Development proposals adjoining West Common or Burton Ridge woodland must demonstrate that they:
   a) safeguard biodiversity, drainage, lighting and noise to avoid harm to these sensitive areas;
   b) provide an appropriate landscaped buffer or transition zone; and
   c) preserve or enhance public access to West Common, in consultation with the Commons Advisory Panel.
3. **Trees, hedgerows and landscaping -** a) Mature trees and important hedgerows must be retained wherever possible.
   b) Where loss is unavoidable and justified, at least a 2:1 replacement with native species is required, on-site or nearby.
   c) New development includes a landscaping scheme with native trees and shrubs, and integrates features such as street trees, green roofs or living walls where appropriate.
   d) Developers must protect retained trees during construction in accordance with BS5837.
4. **Biodiversity and wildlife corridors -** a) All proposals deliver at least 10% biodiversity net gain, measured using the statutory metric.
   b) Ecological connectivity is maintained and strengthened, including hedgerows, ditches, gardens, and wildlife crossings.
   c) Schemes should include features such as habitats (swales, ponds, rain gardens), pollinator-friendly planting, and nesting/roosting features (e.g. swift bricks, bat or owl boxes).
5. **Green buffers and views -** a) Where development lies at the neighbourhood edge, a landscaped buffer with native planting is provided to soften the transition to open countryside.
   b) Proposals take account of valued views (such as across fields from the A46), incorporating design solutions to retain openness and visual connectivity wherever practicable.
6. **Protected species and ecology surveys** – Development on greenfield or habitat-rich sites must be informed by an ecological survey. Where protected species are present, proposals must include mitigation and/or compensation measures in line with legislation and best practice, to ensure continued ecological functionality.
7. **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.

Explanatory Notes

5.69 This policy responds to the community's strong desire to protect the natural setting of Long Leys, especially its links to West Common, Burton Ridge woodland, and valued open views.

5.70 Local Green Spaces identified in the Plan meet the criteria set out in NPPF policies HC1 and HC2. Once designated, development within them will only be acceptable in very special circumstances, in accordance with NPPF Policy HC8.

5.71 The policy also reflects the importance of trees, hedgerows, and wildlife corridors in defining local character and ecological networks. Replacement planting and strong landscaping are required where loss is unavoidable.

5.72 National planning policy now requires 10% biodiversity net gain; in Long Leys, this is expected to be delivered on-site wherever possible, supplemented by measures that improve ecological connectivity and habitat diversity.

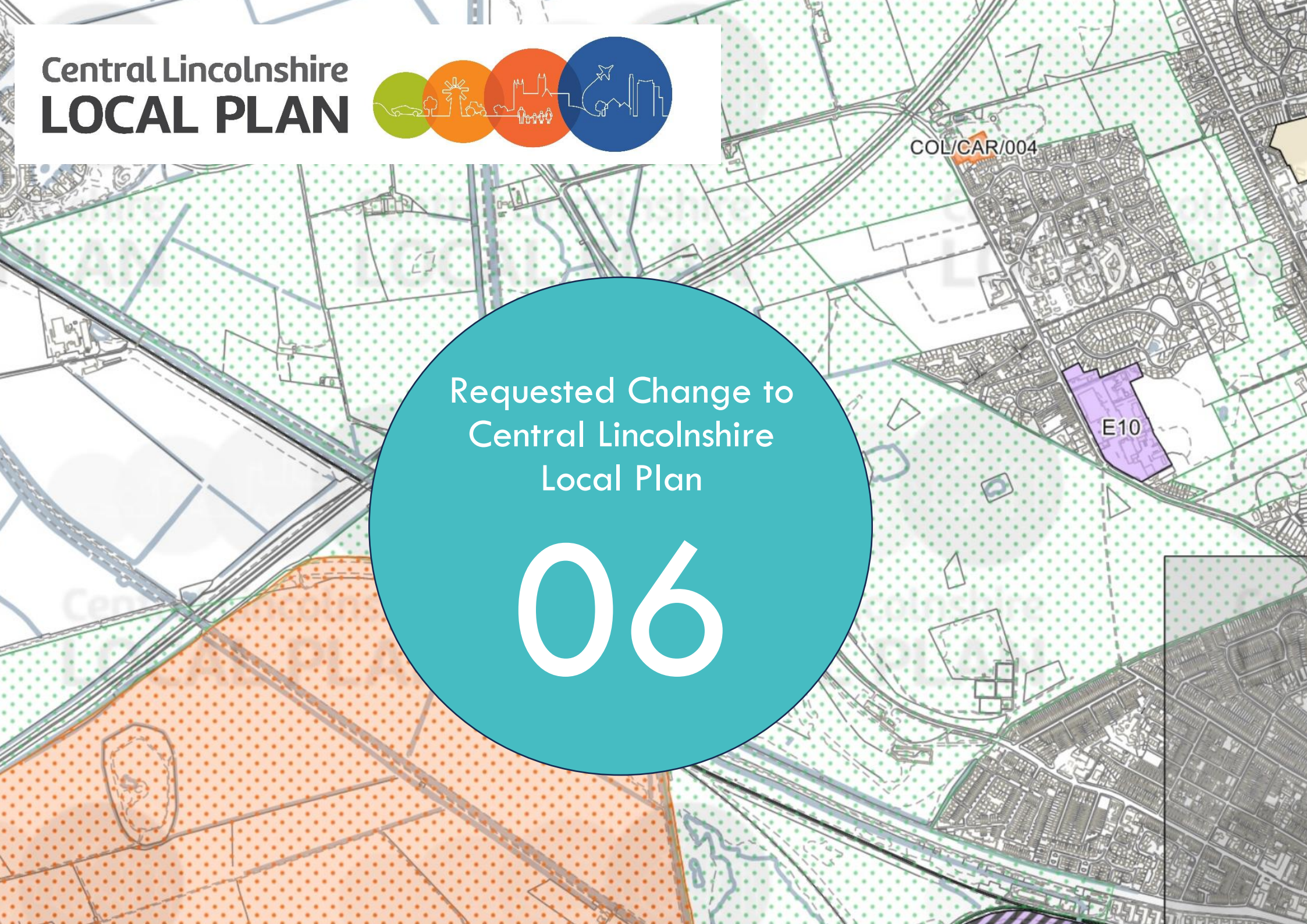
5.73 Development adjoining West Common and Burton Ridge must be especially sensitive to their ecological and recreational value. Proposals should preserve public access, natural buffers, and ecological health.

5.74 Finally, ecological surveys and appropriate mitigation will be required where sites may host protected species such as great crested newts, bats, or badgers.

5.75 Collectively, Policies 1–6 are intended to ensure that future development in Long Leys is aligned with our community's vision of a sustainable, well-served, and green neighbourhood.

The next section outlines community aspirations – important projects and goals that lie outside the remit of planning policy but are nonetheless crucial to achieving the plan's objectives.

Central Lincolnshire
LOCAL PLAN



Requested Change to Central Lincolnshire Local Plan

06

6. COMMUNITY ASPIRATIONS #1: REQUESTED CHANGE TO THE CENTRAL LINCOLNSHIRE LOCAL PLAN (CLLP)

6.1 The second paragraph of the Vision for Long Leys, on which the Neighbourhood Plan is founded, envisages that "*With continuing changes in working arrangements and technology, and transformation of the neighbourhood's own employment area, people will be choosing Long Leys as a place where they can live, learn, work and enjoy leisure time without having to commute. Long Leys will be a place where residents of all ages will be able to enjoy a good quality of life in a sustainable, supportive community"*. Against that context, there is an area where the Long Leys Neighbourhood Forum feels that a review of policies within the Central Lincolnshire Local Plan (CLLP) should be considered:

- **Request: Review of the Albion Works under CLLP Policy S31 as an Important Established Employment Area and incorporation of Requested Policy: Employment and Enterprise (Albion Works).**
  Rationale: Employment has declined on the site since the policy was introduced, and the area no longer meets the minimum criteria to be subject to the policy. The policy is restricting the evolution of alternative uses of the site, which would benefit the Long Leys community in terms of facilities and employment.

Background to Requested Policy

6.2 The Albion Works is classified in **CLLP Policy S31 as an Important Established Employment Area (IEEA)**. However, the level of employment actually provided here has been declining. A conceptual masterplan for redevelopment of the Albion Works area has been produced in conjunction with preparation of the Neighbourhood Plan, and this shows how the level - and range - of employment provision could be increased, consistent with Neighbourhood Plan *Objective 6. Economic Development and Employment*, whilst the site could also make important contributions to the delivery of other Objectives, especially: *1. Housing to Meet Local Needs; 4. Improved Connectivity and Traffic Management; and 5. Local Facilities and Community Infrastructure*. A strict and non-contextual interpretation of CLLP Policy S31 may lead to rejection of a sustainable redevelopment of this area because it may be considered contrary to the following provisions:

- *"Other employment-generating uses beyond those described above [these are within Use Classes B2, B8 and E(g)] will only be acceptable where the proposed use can be shown to be clearly ancillary to existing uses on the site".*

- *"Non-employment-generating proposals will not be acceptable in IEEA unless they are directly linked to existing employment uses on the site".*

6.3 It is, therefore, requested that the wording of Policy S31 is reviewed and amended, as necessary, to allow more clearly for a planned redevelopment of this site to both enhance the level of employment provided and to enable other sustainable development objectives to be delivered, where appropriate. A provisional Neighbourhood Plan policy to support this type of development is set out below.

6.4 The Forum asks for the role and designation of Albion Works to be reviewed through the next Central Lincolnshire Local Plan. The review could consider whether parts of the site can make better use of previously developed land, provide suitable space for businesses and accommodate other compatible uses. It should consider the need for employment land, the operation of existing businesses, West Common and the proposed Local Green Space. The wording below is for consideration through that review. In the meantime, proposals will be assessed against the adopted development plan, including Policy S31, and relevant national decision-making policies.

Requested Policy: Employment and Enterprise (Albion Works Area)

Requested Policy: Employment and Enterprise (Albion Works Area)

Policy Intent and Justification

6.5 The Requested Policy focuses on the Albion Works industrial area, which is the primary employment zone within the Neighbourhood Plan boundary. As detailed earlier, this area has seen decline and underinvestment; many buildings are underused and large parts of the site are open storage or vacant land. The number of people employed at this location has gradually declined, dropping to fewer than 100 at the time this Plan was prepared. The community sees regenerating Albion Works as an opportunity to both improve the environment and provide new housing and/or beneficial facilities, whilst retaining – and probably increasing - employment levels.

6.6 The Local Plan designates such areas as Established Employment Areas (CLLP Policy S31), which generally should remain in employment use unless there is a clear benefit to change. The neighbourhood plan supports a mixed-use regeneration – meaning keeping or introducing employment uses that are compatible (like small workshops, offices, studios) alongside introducing other uses like housing, a convenience store, and possibly community facilities. This approach can breathe new life into the area and reduce problems (heavy lorry traffic, derelict land) by diversifying its use.

6.7 The Requested Policy therefore sets out conditions under which redevelopment of the Albion Works area will be supported. It encourages proposals that transform it into a mixed-use quarter with a bias toward residential and community-serving uses, while still accommodating a significant element of employment-supporting light industry or business units. The policy emphasises that "bad neighbour" industries (those causing noise, odour, pollution) would not be suitable in proximity to new housing – effectively steering any remaining industrial uses to be clean and quiet. This aligns with residents' preference: in the survey, 0.7% supported heavy industrial (Use Class B2), versus 69% supporting some combination of housing/Use Class E(g) (light commercial).

6.8 It also covers design expectations: since this site abuts West Common and is visible, redevelopment should incorporate open space and green buffers, especially along edges facing the common or existing homes. Opening up pedestrian access through this currently closed-off area is also a goal – it could create new linkages, perhaps a path from Albion Works into West Common or northwards.

6.9 This site is likely complex (multiple ownerships), but the policy signals that the community and plan are flexible and welcoming to creative proposals. Whether it is led by one developer or incremental, as long as changes meet the criteria (compatibility, providing community benefit, etc.), they will be supported.

6.10 If none of the current owners come forward to redevelop comprehensively, the policy still allows piecemeal improvements – e.g., if an owner wants to replace an old warehouse with a small office block or some live-work units, that could fit if done well.

6.11 A Community Masterplan has been prepared for the Albion Works Site. This was produced by consultants engaged by LLRANF and was the subject of consultation with landowners, businesses operating at Albion Works, and the community as a whole. The Community Masterplan describes appropriate design and layout principles and then identifies several options for coordinated redevelopment of the site over time, all involving a mixture of mutually compatible uses. The preferred option includes the following mixture of uses: residential; live-work units; small business units; local shop; community hall; together with extensive green space that makes environmentally beneficial use of areas considered unsuitable for development.

6.12 By detailing desired outcomes for Albion Works, the Requested Policy, supported by the Community Masterplan, provides clarity about what is expected.



Map 8: Albion Works (boundary in red)

Requested Policy: Employment and Enterprise (Albion Works)

The comprehensive or phased redevelopment of the Albion Works site (Map 8) will be supported where proposals deliver a mixed-use scheme in general accordance with the Community Masterplan for Albion Works, and where all of the following criteria are met:

1. **Mix of uses** a) The scheme provides a mix of business, community and residential uses, including: – a range of dwelling types consistent with Policy 3; – employment-generating uses such as workshops, studios, offices or start-up business units; – the potential for a local convenience shop and/or community facility consistent with Policy 5. b) The overall mix must achieve a compatible balance of uses, avoiding dominance by a single use. c) Developments within Use Classes B2 and B8 will only be supported where it can be demonstrated that their operation will be consistent with maintaining an acceptable level of amenity for nearby residents, with particular regard to noise, smoke, odour and other emissions, and traffic movement. d) Where new homes are proposed near retained employment uses, the layout, access, servicing and any necessary buffers should provide acceptable living conditions and allow existing businesses to continue their lawful operations.

2. **Layout and integration** a) The layout must establish connections with surrounding streets, with safe pedestrian and cycle links to Long Leys Road. b) Public access through the site should be provided via footpaths and open spaces, to create a permeable part of the neighbourhood. c) Development adjacent to (opposite) West Common must incorporate an active, landscaped frontage and avoid blank rears or service yards facing the Common and Long Leys Road.

3. **Design and environment** a) Development must accord with the design and sustainability requirements of Policies 1 and 2, and reflect the site-specific principles in the Community Masterplan. b) Biodiversity enhancements must be integrated, including street tree planting, sustainable drainage features, and ecological measures such as bat and bird boxes. c) Lighting must avoid harmful impacts on the ecology of West Common.

4. **Traffic and access** a) Primary vehicle access must be from Long Leys Road, with junction safety assessed. b) Development must reduce HGV traffic relative to historic industrial uses. c) Servicing arrangements must minimise noise and disturbance to existing and new dwellings. d) Parking provision must be sufficient but not excessive, having regard to site accessibility. e) Contributions toward off-site pedestrian crossings on Long Leys Road will be sought where necessary to ensure safe connections.

5. **Phasing** a) Proposals may come forward in phases where consistent with the Community Masterplan. b) Development that would prejudice the comprehensive regeneration of the wider site will not be supported.

Explanatory Notes

6.13 The Albion Works Site represents a significant regeneration opportunity within Long Leys. Historically an industrial area, much of the land is now underused and presents an unattractive, closed-off environment at the heart of the neighbourhood. Community consultation emphasised the need for its transformation into a mixed-use area that delivers homes, employment opportunities, and community facilities, while integrating with surrounding streets and West Common.

6.14 A **Community Masterplan** for the site sets out a framework for comprehensive redevelopment, covering land use, design principles, and movement networks. This policy ensures that development proposals are consistent with that framework, while allowing for phased delivery where multiple ownerships exist.

6.15 The policy requires:

- A **mix of uses,** including smaller homes (in line with Policy 3), employment spaces, and community facilities such as a shop or meeting place.
- **Compatible business uses**, focusing on light industry, workshops, studios, and offices that provide local jobs without heavy vehicle movements.
- A **layout that connects with Long Leys Road** and opens the site up, creating safe and attractive walking and cycling routes and improving permeability.
- A **green, active frontage to West Common,** with building fronts and landscaping to avoid blank rear elevations.
- **High-quality design and environmental standards,** consistent with Policies 1 and 2, including biodiversity measures and sensitive lighting to protect West Common's ecology.
- **Traffic and access management,** including reduced HGV movements compared to historic uses, safe access points, parking provision that is adequate but not excessive, and contributions towards safer crossings on Long Leys Road.
- **Phasing controls** so that partial redevelopment does not compromise the ability to deliver the overall regeneration of the site.

Together, these requirements will ensure Albion Works becomes a vibrant, well-integrated part of the neighbourhood that contributes to Long Leys' sustainability and quality of life.


Community Aspirations
07

7. COMMUNITY ASPIRATIONS #2: PROJECTS AND COMMUNITY AIMS

7.1 The following Community Aspirations are initiatives or objectives that the Long Leys community will pursue in partnership with relevant authorities and organisations. They are not formal planning policies (and thus are not used in determining planning applications), but they complement the Neighbourhood Plan policies by addressing wider issues like traffic management and service provision. These aspirations reflect ideas raised during consultations that fall outside land-use control or require action by bodies other than the planning authority.

7.2 The aspirations are divided into Essential Aims (highest priority actions the community is committed to) and Desirable Aims (important longer-term goals or nice-to-have improvements). The LLRA and the Neighbourhood Forum will work to advance these, and they will use the Neighbourhood Plan as evidence of community support when lobbying for funding or support.

Essential Community Aims (High Priority)

- **E1. Traffic Calming on Long Leys Road:** Continuing to work with Lincolnshire County Council (Highways) to implement measures to reduce vehicle speeds and improve safety on Long Leys Road. The community will continue to monitor traffic speeds and accident data and press for action where needed, as speeding was a top concern in the survey. This may include: seeking review of speed limits; exploring road design options for calming traffic and giving higher priority to pedestrians and cyclists; advocating for additional pedestrian crossings near bus stops and the care home; seeking improvement of the visual indicators for drivers entering the 30 mph zone (on the other side of the A46 underpass could be helpful), perhaps with a Welcome to Lincoln or Welcome to Long Leys sign.

- **E2. Enhanced Bus Service:** Lobby local public transport providers and the Lincolnshire transport authority for more frequent and convenient bus services for Long Leys. Specifically, the community seeks an evening and Sunday service. If development contributions become available, the community will advocate for those to subsidise improved service in the short term (to demonstrate demand). A related aim is to ensure clear information – e.g., push for real-time display at the Long Leys Road bus stop and updated timetables in community noticeboards.

- **E3. Community Hub Development:** Establish a functioning Community Hub for Long Leys. If a community space is provided through a development (in line with Policy 5), ensure it is actively managed and accessible. If not, pursue alternatives such as: seeking grant funding to build a modest community hall on a suitable site, or partnering with an existing organisation (the Hospital or Care Home) to use a room for community events regularly. Form a "Community Centre Working Group" under LLRA to lead this project, explore feasibility and secure funding (e.g., National Lottery community fund). The ultimate aim is to have a venue for clubs, classes, and social gatherings within the neighbourhood.

- **E4. Convenience Store Implementation:** Closely engage with developers or retailers to secure the opening of a convenience shop in Long Leys. This includes assisting any planning process, helping demonstrate market demand (perhaps via community pledge to patronise), and supporting recruitment if needed. Should the plan's timeline progress without a shop materialising, the community may explore setting up a volunteer-run community shop or mobile shop arrangement as an interim measure. The presence of a local shop is considered essential by residents (it was the number one facility asked for).

- **E5. Retention of Healthcare Facilities:** Liaise with healthcare providers and the NHS regarding the future of St. George's Hospital and local healthcare. The community supports the retention of mental health services on that site; thus, the LLRA will communicate this to NHS Trusts and elected officials. Additionally, pursue opportunities to host a GP outreach clinic or periodic health visitor sessions in Long Leys (possibly at the care home or future community hub) as the population grows. If the hospital facilities were ever at risk of closure, the community would seek to have part of the site reused as a health centre or community wellness facility.

- **E6. West Common Stewardship:** Act as local stewards for **West Common**, collaborating with the City Council and the Lincoln Commons Advisory Panel. This might involve organising community litter picks on West Common edges, volunteering for wildlife surveys (such as the bird survey already ongoing) or contributing to maintenance ideas (like fundraising for path improvements or benches on the common). The aim is to ensure West Common remains a well-maintained, accessible natural asset for Long Leys residents and that its ecology is protected. The community will also remain vigilant against any external proposals that could threaten the Common (like unrelated development or infrastructure) and use the Neighbourhood Plan to defend it.

- **E7. Enhanced Cycling Connections:** Building on Policy 4 requirements, continue to campaign for a safe cycling route that links Long Leys to the city-wide cycle network. In the longer term, this could mean dedicated cycle paths to access Yarborough Road, West Parade or Carholme Road, or working with the County Council to add a cycle lane when Long Leys Road is next resurfaced. Also desirable is a link to the nearby National Cycle Network Route 64 to the south of the neighbourhood. These require coordination beyond development-led improvements.

- **E8. Enhanced Walking Connections:** Actively seek out and encourage projects that improve safe and easier walking access within Long Leys and to surrounding areas. The aim is to make Long Leys easier to navigate on foot (and bike) – benefiting health and reducing congestion. This would include seeking funding for investigatory work to develop effective proposals, which could then be funded by grants or other routes.

Other Desirable Aspirations (Longer-Term or Nice-to-Have)

- **D1. Car Club or EV Sharing Scheme:** To further reduce car dependence, investigate setting up a **community car share club** or an electric vehicle hire point in or near Long Leys. For example, approach car club companies about placing a car in uphill Lincoln that Long Leys members could use, or a local dealership about sponsoring an EV for community hire. This aspiration ties into sustainability by offering access to a car without everyone needing to own one - particularly useful as the neighbourhood has some residents who might only occasionally need a second car.

- **D2. Environmental Initiatives:** Encourage community-led environment projects such as: establishing a **community orchard or tree planting initiative** (possibly on underused land by the allotments or edges of West Common), and running educational workshops on local wildlife (for instance, bat walks on West Common). Additionally, pursue the installation of more litter bins, dog waste bins, and recycling bins at strategic points (like entrances to West Common and bus stops), working with the City Council to keep the area tidy and environmentally friendly.

- **D3. Heritage and Identity:** Promote local heritage by creating a **Long Leys Heritage Trail or informational boards**. This could involve small plaques or signs at historically notable spots (e.g., a sign where the Isolation Hospital stood telling its story, or marking the brickworks history) using content from the "Historical Development" research. It strengthens community identity and pride. If possible, incorporate art – e.g., a mural or sculpture reflecting the area's past (such as something like a brick kiln sculpture or a memorial to hospital workers). This is an aspiration requiring external arts/culture funding.

- **Monitoring and Review:** Although not a "project," the community aspires to **monitor the implementation** of this Neighbourhood Plan and keep it up to date. This includes forming a small NP implementation subcommittee under LLRA to track planning applications in the area and ensure the policies are upheld, and formally reviewing the plan in about 5 years to see if adjustments or new sites (e.g., if St. George's usage changes) need addressing. Essentially, the aspiration is that this plan remains a living document with community ownership, rather than sitting on a shelf.

7.3 Each of these aspirations will require effort and in many cases cooperation with entities like the City or County Council, public transport operators, developers, and funding bodies. The Neighbourhood Plan provides a mandate and justification for these projects – for example, references to survey results and plan objectives can strengthen grant applications.

7.4 The community is committed to making Long Leys an even better place to live, and these aspirations represent the non-planning side of that mission. They will be pursued as opportunities arise, and progress will be reported at community meetings (such as LLRA AGMs).



Implementation & Monitoring

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8. IMPLEMENTATION AND MONITORING

8.1 Implementation: Once this Neighbourhood Plan is formally made (following examination and a successful referendum), the policies herein will have legal weight in decision-making. The City of Lincoln Council, as the Local Planning Authority, will apply these policies when considering planning applications in Long Leys alongside the Central Lincolnshire Local Plan and other material considerations. The Long Leys Neighbourhood Forum (LLRA) will actively engage in this process by reviewing planning applications and submitting comments to ensure the plan's intent is observed. We anticipate that some proposals will come forward as a direct result of the plan (for example, a developer including a shop because the plan supports it); in such cases, the community will work constructively with applicants to achieve the best outcomes.

8.2 Monitoring: The LLRA, in cooperation with the City Council, will monitor the effectiveness of the plan's policies. Key indicators might include: number of new homes built and their types (are we getting the mix desired?), whether a shop has been delivered, traffic speeds or accident data on Long Leys Road, usage of West Common, etc. If the monitoring shows issues (e.g., policies not being implemented as intended or new challenges arising), the community may consider a plan review or amendment. The plan period extends to 2040, but a mid-term review around 2030 may be prudent to refresh objectives in line with any new evidence or changes in higher-level plans.

8.3 It is worth noting that some proposals in this plan (like the mixed-use Albion Works redevelopment or Land South of A46 development) may take years to come to fruition, or could change in scope. The plan is designed with flexibility to accommodate phasing and alternative approaches as long as core principles are met. The community will remain open to dialogue and adaptive management of the plan's implementation.

8.4 Funding and Partnerships: Implementation of certain aspects (especially Community Aspirations) will depend on securing funds. Once the Plan is made, the neighbourhood portion will normally be 25% of eligible Community Infrastructure Levy receipts from development in the area. The City Council will consult the local community on priorities for spending that share. Where needed to address the effects of a particular development, infrastructure may also be secured through section 106 obligations, subject to the relevant tests. If CIL funds become available, the community (via LLRA and ward councillors) will seek to direct those to priorities listed in this plan – such as pedestrian/cycle infrastructure or community facilities. Section 106 agreements tied to specific planning consents will also be key – the plan's policies guide what obligations are sought. Beyond developer contributions, partnerships with the City and County Councils, grant funders, and local businesses (for sponsorship of amenities perhaps) will be explored.

8.5 In conclusion, the Long Leys Neighbourhood Plan provides a robust framework for managing development and supporting community projects from 2025 to 2040. By adhering to the policies and pursuing the aspirations, Long Leys can evolve in line with the community's vision – becoming a more sustainable, connected, and nurturing place while preserving the qualities that residents value.

9. SUPPORTING AND SUPPLEMENTARY DOCUMENTS

The documents listed below provide further information about the Neighbourhood Plan and the evidence on which it is based. All the documents are available online, and can be viewed by following this link: https://long-leys.org/plan.

SSD1 Neighbourhood Area Designation – **Map** showing the boundary of the Long Leys Neighbourhood Area, and **letter** confirming the re-designation, on 12/11/2026.

SSD2 Housing Needs Assessment – 2019

SSD3 Summary of Community Survey Results – detailed data and analysis from the Long Leys Residents' Survey March 2024, including charts and percentages for each question.

SSD4 Long Leys Design Codes and Guidance (2024) – a comprehensive design guide prepared by AECOM, providing illustrations and specifications to complement Policy 2.

SSD5 Potential Development Options for Long Leys: Drop-in Event Summary

SSD6 Concept Plans for Key Sites – illustrative masterplan concepts for (i) Albion Works Mixed-Use redevelopment; and **(ii) Land South of A46** development concept (Temple Garth plan), as shared during community consultations (Note: these are for reference and not fixed development plans).

SSD7 Community Masterplan for the Albion Works Site – 2025

SSD8 Green Infrastructure Report

SSD9 Early-Stage Consultation Statement – gives detailed responses to the January-March 2026 consultation feedback and highlights changes made in Version 2.0 of the plan.

Other documents to be provided separately at submission, as required by the Neighbourhood Planning Regulations, will include:

1) **Basic Conditions Statement** - This will explain how the Plan meets the statutory basic conditions. It will show how the Plan has had regard to relevant national policies and guidance, including the plan-making policies of the NPPF, and how it is in general conformity with the strategic policies of the Central Lincolnshire Local Plan. It will also explain how the policies address particular issues in Long Leys and how they relate to the national decision-making policies.

2) **Consultation Statement** - Summarising community engagement in the preparation of the Neighbourhood Plan.

Long Leys Neighbourhood Plan

Regulation 14 Consultation Draft
November 2026
Version C2.0