

LINCOLNSHIRE COUNTY COUNCIL

**NORTH HYKEHAM RELIEF ROAD
PUBLIC LOCAL INQUIRY**

**THE LINCOLNSHIRE COUNTY COUNCIL (A1461 NORTH HYKEHAM RELIEF ROAD,
CLASSIFIED ROAD) (SIDE ROADS) ORDER 2024**

and

**THE LINCOLNSHIRE COUNTY COUNCIL (A1461 NORTH HYKEHAM RELIEF ROAD)
COMPULSORY PURCHASE ORDER 2024**

Note to the Inquiry

Ian Grimshaw – Note IG1 – Update on the status Sustainable Urban Extensions

Prepared by Ian Grimshaw MRTPI

2 July 2025

1. Status of Sustainable Urban Extensions
- 1.1. During presentation of the evidence of Mr Grimshaw on Town Planning on behalf of the Promoter, the Inspector asked if there was information available on the extent of housing development progress on the Sustainable Urban Extensions (SUEs) in the Central Lincolnshire Local Plan 2023, in so far as they relate to the Scheme.
- 1.2. This note has been prepared with input from the respective Local Planning Authorities via the Central Lincolnshire Joint Strategic Planning Committee (“CLJSPC”). The CLJSPC represents the four councils, Lincolnshire County Council, North Kesteven District Council, City of Lincoln Council and West Lindsey District Council, which created the joint local plan, the Central Lincolnshire Local Plan 2023.
- 1.3. The information is up to date as it had recently been collated to support the ongoing production of the Final Business Case for the Scheme, which will subsequently be submitted to the Department for Transport.
- 1.4. Each SUE is identified in Table 1 together with a description, its dependency level with the Scheme and, an update as to its current status.

Table 1 Status of Sustainable Urban Extensions

SUE	Description	Dependency with NHRR	Current Status
SWQ - Land at Grange Farm, Hykeham.	<p>SWQ lies to the south west of the City of Lincoln to the south of the existing built-up area of North Hykeham and to the east and north of South Hykeham Fosseway and South Hykeham Village.</p> <p>SWQ will be a masterplanned SUE with an agreed Broad Concept Plan and set of design codes. It will be developed up to the existing North Hykeham settlement boundary and down to the line of the NHRR (the final approved route will form the southern boundary of this SUE). Key features include:</p> <ul style="list-style-type: none"> ▪ Approx. 2,000 homes linked to the delivery of NHRR ▪ Any proposal to deliver early phases of the development in advance of the completion of the NHRR will not prejudice the potential to deliver the bypass ▪ 5ha of additional employment land to compliment expansion of existing provision at Boundary Lane Enterprise Park ▪ Local Centre including retail, new primary school, sports pitches and open space. 	Entirely dependent – NHRR will provide access for the SWQ	<p>NKDC granted planning permission for 167 dwellings at Cleaveland Avenue (15/0362/FUL) including a s106 agreement to securing developer contributions.</p> <p>Discussions on-going with Landowners toward the production of a masterplanning and access strategy for the delivery of the SUE.</p> <p>Planning permission for commercial development was refused under reference 22/1713/FUL. The refusal was based on the relevant policy for the SWQ and the proposed development being in advance of an agreed concept plan for the delivery of the SUE as a whole.</p> <p>-----</p> <p><i>Note NKDC also granted planning permission for industrial use at Leafbridge (17/0351/OUT). Although outside of the SWQ this also included a s106 agreement to secure developer contributions.</i></p>

SUE	Description	Dependency with NHRR	Current Status
Lincoln Western Growth Corridor (WGC) - Land at Swanpool, Fen Farm and Decoy Farm.	<p>The Western Growth Corridor (WGC) is a site of approximately 390 hectares in total of which approximately 122 hectares will be developed for a mixed-use development. The WGC is situated to the west of Lincoln and is bounded by the railway to the east, the A46 bypass to the west and Skellingthorpe Road to the south. Key features include:</p> <ul style="list-style-type: none"> ▪ 3,200 homes ▪ 20ha of mixed employment (B classes) and leisure (D2 class) ▪ Local centre ▪ Potential for regional leisure centre ▪ Informal and open space 	<p>Wider dependency – NHRR will improve accessibility to the site</p>	<p>The access road from Skellingthorpe Road was completed October 2024. Works to dwellings in Phase 1A commenced thereafter in November 2024 with first completions expected in summer 2025.</p> <p>Works on the Phase 1B bridge and access from Tritton Road commenced September 2024. The s278 works to Tritton Road are underway with completion expected in March 2026.</p> <p>Design work has commenced on Phase 1c spine road and associated infrastructure.</p> <p>Subject to funding and delivery plan, future Reserved Matters applications will follow, estimated in 2026-27.</p>

SUE	Description	Dependency with NHRR	Current Status
Lincoln South East Quadrant (SEQ) - Land at Canwick Heath and Bracebridge Heath	<p>SEQ lies on the limestone plateau of the Lincoln Heath between the villages of Canwick and Bracebridge Heath. At its closest, the SUE is within 1 mile (1.6 km) of Lincoln City Centre. Key features include:</p> <p>3,500 homes by 2040 (with a further potential beyond that to deliver 6,000 dwellings)</p> <ul style="list-style-type: none"> ▪ 7ha of flexible employment/commercial land ▪ Local centre ▪ Structural green space ▪ Delivery co-ordinated with the Lincoln Eastern Bypass (LEB) (now open to public use) 	<p>Wider dependency – NHRR will improve accessibility to the site</p>	<p>NKDC granted planning permission for 120 dwellings which was later increased to 132 dwellings on Land off Canwick Avenue and Westminster Drive including a S106 to secure developer contributions.</p> <p>NKDC granted outline planning permission for land that forms part of SEQ on two parcels of land, both in outline form. One permission is for up to 1,087 dwellings, 0.44ha of C2 use and 2.6h of employment land alongside another outline permission for the erection of up to 450 dwellings and a primary school. Both outline permissions included S106 agreement to secure developer contributions.</p> <p>Reserved Matters applications are currently being processed in relation to both outline permissions. One is for a phase of</p>

SUE	Description	Dependency with NHRR	Current Status
			281 dwellings and the other is for 450 dwellings.
Lincoln North East Quadrant (NEQ) - Land at Greetwell including the former Greetwell Quarry	<p>NEQ lies on the north eastern edge of Lincoln between the existing residential area of Bunkers Hill and the predominantly industrial area at Allenby Road. Sitting within the Lincoln Eastern Bypass (LEB), it forms a natural urban extension to Lincoln. At its closest, the SUE is within 1.5 miles (2.4 km) of Lincoln City Centre. Key features include:</p> <ul style="list-style-type: none"> ▪ 1,400 homes ▪ 5ha of employment land ▪ Primary school ▪ Service centre 	Wider dependency – NHRR will improve accessibility to the site	<p>Phase 1 of NEQ is substantially complete. Phase 2 is underway with approximately 15% of dwelling complete.</p> <p>During the Five Year Housing Land Supply consultation the developer (Persimmon Homes) advised of a continued build out rate which would see the remainder of the site complete in 2030-31.</p>