

**EXAMINATION OF THE EAST LINDSEY  
CORE STRATEGY  
AND  
THE EAST LINDSEY SETTLEMENT  
PROPOSALS  
DEVELOPMENT PLAN DOCUMENT**

**HEARING STATEMENT – MATTER TWO**

By Neil Kempster



## **Introduction**

This statement has been prepared in response to the Inspectors' Matters, Issues and Questions Stage 2 – Settlement Proposals DPD and Housing Land Supply revised version dated 14<sup>th</sup> August 2017.

It should be read in conjunction with Chestnut Homes' previous representations to the Local Plan submitted in July 2016 and January 2017.

## **Hearing Statement – Matter 2 Site Selection**

Throughout the Local Plan process we have engaged with the Local Planning Authority with regards to the site selection process undertaken for each settlement.

We have specifically promoted sites which we have an active interest in at Alford, Coningsby and Sibsey, and made it clear that if allocated, these sites would be brought forward for development at an early stage, in line with the company's business plan targets for house building growth in Lincolnshire.

We have a long track record of implementing planning permissions on sites once approvals are received, and we believe this track record and clear signs of intended implementation of sites we are promoting should be a material consideration in determining which sites should be allocated.

From our observations of the site selection process, the Council have undertaken a robust assessment of alternatives and we have sought to assist in this by illustrating any site specific opportunities or constraints associated with the sites we are promoting.

We are satisfied that the allocated sites on SIB 303 and C+T 305 are deliverable and can make a contribution to the 5 year housing supply required. The scale of both these sites will also give greater certainty to on-going delivery as they will be phased over a number of years.

Chestnut Homes is in the process of preparing planning applications on both these sites with forecast for submission by the end of 2017/early 2018.

There are considerable costs, both in time and money, promoting sites through the Local Plan and preparing planning applications. Chestnut Homes is very selective throughout our operational area to select sites that we are confident can be readily developed and will be able to overcome the various statutory requirements associated with the planning process.

On all our work to date on these two sites, which includes work from transportation consultants, design engineers, flood risk consultants, environmental consultants and archaeology consultants, we have not identified any constraints that we believe cannot be overcome by appropriate mitigation measures at a viable cost to the development.