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# **Independent Examination of the Central Lincolnshire Local Plan**

**Response to Inspectors' Matters, Issues  
and Questions for Examination**

**Matter 4: Sustainable Urban Extensions**

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**Thonock and Somerby Estates**

# Matter 4 – Sustainable Urban Extensions

Thonock and Somerby Estates

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## 1. Introduction

- 1.1. This Examination Statement has been submitted on behalf of Thonock and Somerby Estate (TSE) as part of the Examination in Public on the Central Lincolnshire Local Plan (CLLP) Submission Draft Document. The Statement highlights and where necessary expands upon representations submitted by TSE at the Draft and Submission stages of the CLLP.
- 1.2. As the largest landowner in and around Gainsborough, TSE wish to be a pro-active participant in the Local Plan process and building on their established relationships with the Lincolnshire Planning Authorities intend to play a full and active role in ensuring the wider planning strategy and framework for Gainsborough is deliverable in the timescales envisaged by the planning process.
- 1.3. The statement responds to the Inspectors' Matters, Issues and Questions, providing further detail and clarity on Matter 4 – Sustainable Urban Extensions with particular reference to the Gainsborough Northern Neighbourhood and the Gainsborough Southern Neighbourhood.

## 2. Inspectors' Questions

### General Questions – Policy LP28

**2.1. Q1. What was the process for identifying the SUEs, their size, location and distribution throughout Central Lincolnshire? How were they chosen?**

2.1.1. The location of the SUEs have been carefully considered throughout the Local Plan process. A full suite of technical work exists for the SUEs and high level masterplans have been produced. The identification of these future locations for growth is therefore based on a full evidence base and benefits from land owner support. This work demonstrates the identified land could accommodate the proposed development in a form which is compatible with the Council's high level vision for the area whilst respecting the natural constraints and opportunities of the area.

### Issue 4f – Gainsborough Southern Neighbourhood SUE – Policies LP39 and LP48

**2.2. Q38. What is the current position regarding outline planning permission?**

2.2.1. The current Outline Planning Permission (Ref:125020) was granted on the 5<sup>th</sup> July 2011 and authorises 2,500 new homes with associated employment land and other uses including retail. The permission remains valid until the 4<sup>th</sup> July 2023.

2.2.2. The position on the Southern Neighbourhood remains the same as in the latest version of the Topic Paper. The total number of homes the SUE will deliver is 2,500, with 1,400 dwellings envisaged to be delivered during the plan period.

2.2.3. Discussions regarding development industry interest are fast moving and it is likely that a further update can be provided in the next few weeks as part of the hearing sessions.

**2.3. Q39. What is the justification behind the provision of 2,000m<sup>2</sup> of Class A1 retail in Policy LP39? Is this gross or net? How does it relate to the mix of uses in the outline planning permission?**

2.3.1. The purpose behind the proposed retail element is to provide a day-to-day convenience retail offer to meet the needs of the future residents of the SUE. Condition 22 attached to planning permission (Ref:125020) limits the retail floorspace to between 1,000 sqm and 2,100 sqm of gross retail floorspace (Use Class A1). There is also a maximum unit size of 1,000 sqm. The planning permission and LP39 are reconciled in this regard.

### 2.4. Q41. Why does Policy LP39 not make provision for Class B8 uses?

- 2.4.1. The thinking at the time was that it was considered B8 Uses might detract from the quality of the residential environment. In addition, it is understood that the Eastern SUE and land at Somerby Park was always envisaged for this type of employment use.

### Issue 4g – Gainsborough Northern Neighbourhood SUE - Policies LP39 and LP48

### 2.5. Q43. Why, compared to the Southern SUE, must delivery of the employment land come forward alongside or before residential completions? Is this justified? How will this affect the delivery of housing?

- 2.5.1. It is not envisaged that employment development will be brought forward in advance of or in parallel with the residential development. The Outline Planning Application for the Northern Neighbourhood will be for a total of 750 units only. Current employment requirements are directed to Somerby Park and / or can be brought forward by way of an operator specific planning application on either the Northern SUE or the Eastern SUE.

### 2.6. Q45. What is the current status regarding the planning application 'expected Summer 2016'?

- 2.6.1. The specification of the planning application has been agreed. The arrangements between TSE and WLDC are currently being finalised. It is anticipated that the outline planning application will be submitted in late 2016 / early 2017.
- 2.6.2. The Outline Application will reserve all matters (bar access) for later determination and will apply for 750 dwellings. The application will be presented in the context of the wider allocation of 2,500 units, with a greater level of detail provided for the first phase ('Phase 1') which will total approximately 150 units on land situated off Highfields Roundabout, to the north of Corringham Road. Phase 1 is well related to Gainsborough and could come forward with very little forward funding and infrastructure costs.
- 2.6.3. Whilst the timescales for delivery of the units are ambitious, TSE are seeking to have secure an Outline Planning Permission in 2017. In parallel with the planning process we will be seeking house builder interest with a view to having selected a partner by the time Outline Planning Permission is granted. This will allow for a prompt submission of reserved matters and the discharge of planning conditions by the end of 2017. A start can then be made on site. TSE recognise the ambition in the programme, but are committed to moving this SUE forward as quickly as possible.

### 3. Conclusions

- 3.1. TSE fully support the allocation of the SUEs within Gainsborough and are committed to their delivery, within the Plan period, as outlined within this Statement and the associated Topic Papers.