
Central Lincolnshire Local Plan (Proposed Post-Submission Main Modifications)

On behalf of Thonock and Somerby Estates



Contents

1.0	Introduction.....	1
2.0	Proposed Post-Submission Main Modifications	1

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1.0 Introduction

- 1.1 Savills are instructed by Thonock and Somerby Estates to submit representations to the emerging Local Plan process with a specific focus on the Estate's land holdings in Gainsborough.
- 1.2 These representations form part of an ongoing dialogue and cooperative approach with Central Lincolnshire Joint Planning Unit (CLJPU) and should be read in conjunction with our submissions of November 2014, November 2015 and May 2016. These representations should also be read in conjunction with our Hearing statements and further comments made at the Examination Hearings in Nov/Dec 2016.

2.0 Proposed Post-Submission Main Modifications

- 2.0 Thonock and Somerby Estate support the following proposed post-submission main modifications:

Ref No.	Section/ Para/ Policy	Suggested Main Modification	Savills comments
MM/1	3.2.5	Amend the paragraph as follows: "3.2.5 The settlement hierarchy is set out below. A separate report <u>prepared during the formulation of the Local Plan</u> , the Central Lincolnshire Settlement Hierarchy Study (April 2016), is available to explain the rationale in more detail. <u>It should be noted that the Local Plan (and associated Policies Map) does not include defined 'settlement boundaries' around any settlements in Central Lincolnshire, and instead relies on the policy below to determine appropriate locations for development. The CLJSPC and district local planning authorities will carefully monitor the effectiveness of LP2, assessing whether the policies provide an effective framework for decision-making and provide a clear indication as to how a decision maker should react to a development proposal. If, through monitoring, it is determined that the policies are not providing an effective framework, the CLJSPC will take steps to address the matter, such as through the preparation of a partial or full review of the Local Plan or through preparation of a Supplementary Planning Document'</u> "	The Estate welcomes the flexibility this policy brings.

MM/2	LP2	<p>2. Main Towns To maintain and enhance their roles as main towns, and to meet the objectives for regeneration, Sleaford and Gainsborough will, <u>primarily via sites allocated in this Local Plan</u>, be the focus for substantial housing development supported by appropriate levels of employment growth, retail growth and wider service provision. Additional growth on non-allocated sites in appropriate locations** <u>within the developed footprint*** of Sleaford and Gainsborough urban area*</u> will also be considered favourably.</p> <p>5. Medium Villages Unless otherwise promoted via a neighbourhood plan <u>or through the demonstration of clear local community support****</u>, the following applies in these settlements:</p> <ul style="list-style-type: none"> <input type="checkbox"/> these settlements <u>they</u> will accommodate a limited amount of development in order to support their function and/or sustainability. <input type="checkbox"/> no sites are allocated in this plan for development, <u>except for Hemswell Cliff and Lea sites which are already 'committed' (eg with planning permission or under construction)</u>. <input type="checkbox"/> typically, <u>and only in appropriate locations**</u>, development proposals will be on sites of up to 9 dwellings or 0.25 hectares for employment uses. However, in exceptional circumstances***** proposals may come forward at a larger scale on sites of up to 25 dwellings or 0.5 hectares per site for employment uses where proposals can be justified by local circumstances. <p><u>Policy LP4 establishes the total level of % growth levels for each Medium Village, and further policy requirements in respect of identifying whether a site would be suitable for development.</u></p> <p>6. Small Villages Unless otherwise promoted via a neighbourhood plan <u>or through the demonstration of clear local community support****</u>, the following applies in these</p>	<p>The Estate welcomes the certainty provided within this policy for allocated and non allocated sites within Main Towns.</p> <p>The Estate supports Medium Villages, Small Villages and Hamlets as concepts given the importance of ensuring that smaller settlements remain viable through increased populations.</p>
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	<p>settlements:</p> <ul style="list-style-type: none"> <input type="checkbox"/> these settlements they will accommodate small scale development of a limited nature; proposals in appropriate locations**. <input type="checkbox"/> proposals will be considered on their merits but would normally be limited to around 4 dwellings, or 0.1 hectares per site for employment uses. <p>7. Hamlets</p> <p><u>For the purposes of this Local Plan, a hamlet is defined as a settlement not listed elsewhere in this policy and with dwellings clearly clustered together to form a single developed footprint***. Such a hamlet must have a dwelling base of at least 15 units (as at April 2012). Within such hamlets, single dwelling infill developments (i.e. within the developed footprint*** of the village and within an otherwise continuous built up frontage of dwellings) in appropriate locations** will be supported in principle.</u></p> <p><u>** throughout this policy, the term ‘appropriate locations’ means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan (such as, but not exclusively, Policy LP26). In addition, to qualify as an ‘appropriate location’, the site, if developed, would:</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> <u>retain the core shape and form of the settlement;</u> <input type="checkbox"/> <u>not significantly harm the settlement’s character and appearance; and</u> <input type="checkbox"/> <u>not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.</u> <p><u>*** throughout this policy and Policy LP4 the term ‘developed footprint’ of a settlement is defined as the continuous built form of the settlement and excludes:</u></p> <ul style="list-style-type: none"> <u>(a) individual buildings or groups of dispersed buildings which are clearly detached from the continuous built up area of the settlement;</u> <u>(b) gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement</u> 	
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		<p><u>where land relates more to the surrounding countryside than to the built up area of the settlement;</u> <u>(c) agricultural buildings and associated land on the edge of the settlement; and</u> <u>(d) outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.</u></p> <p><u>**** throughout this policy and Policy LP4 the term ‘demonstration of clear local community support’ means that at the point of submitting a planning application to the local planning authority, there should be clear evidence of local community support for the scheme, with such support generated via a thorough, but proportionate, pre-application community consultation exercise. If, despite a thorough, but proportionate, pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the applicable Parish or Town Council. If an applicant is in doubt as to what would constitute a ‘thorough, but proportionate, pre-application consultation exercise’, then the applicant should contact the applicable Council.</u></p>	
MM/3	3.3.2- 3.3.3	<p><u>The 36,960 dwelling figure should not be seen as a ceiling, but rather the level of growth which is both needed and anticipated to take place in the plan period. However, for the purposes of five-year land supply calculations, the fixed figure of 36,960 dwellings will be used.</u></p>	The Estate welcomes the flexibility this policy brings.
MM/7	New sentence at end of 3.1.9	<p><u>“Monitoring of dwellings completed and permitted against the target growth level for each village will be undertaken by the applicable district and published on their website and/or the Central Lincolnshire website on a quarterly basis, with additional updates between quarters if prudent to do so. Further details on the application of policy LP4, including its monitoring, is provided at Appendix B”</u></p>	The Estate welcomes the increased transparency for developers that this policy provides.
MM/21	LP11	Amend part (a) of the Policy, as follows:	The Estate welcomes

		<p>a. Affordable housing will be sought on all qualifying housing development sites of 4–11 dwellings or more, <u>or on development sites of less than 11 units if the total floorspace of the proposed units exceeds 1,000 sqm.</u></p> <p>If a development scheme comes forward which is below this <u>these</u> thresholds and thus does not require the provision of affordable housing, but the scheme is followed by an obviously linked subsequent development scheme at any point where the original permission remains extant, or up to 5 years following completion of the first scheme, then, if the combined total of dwellings <u>(or floorspace)</u> provided by the first scheme and the subsequent scheme/s provide 4–11 or more dwellings <u>(or 1,000 sqm or more floorspace)</u>, then Policy LP11 as a whole will be applied, with the precise level of affordable housing to be provided being 'back dated' to include the earlier scheme(s).</p>	<p>this policy which aligns the emerging Local Plan with National Planning Policy.</p>
MM/29	LP23	<p>Amend (a) – (c) parts of the policy, as follows: a. <u>In the case of publicly accessible open space, there</u> There is an identified over provision of that particular type of open space in the community area and the site is not required for alternative recreational uses <u>or suitable</u> (b) Suitable-alternative open space can be provided on a replacement site or by enhancing existing open space serving the community area; and b. <u>In the case of all Important Open Spaces, there</u> There are no significant detrimental impacts on amenity, the character <u>and appearance</u> of the surrounding area, ecology and any heritage assets.”</p>	<p>The Estate welcomes this distinction between publicly accessible open space and important open spaces.</p>
MM/40	LP30	<p>Amend SUE specific policy requirements, each of which relate to employment provision, as follows: LP30 – WGC – 2nd bullet: <u>“Approximately 20ha of land for mixed employment (B Use Classes) and leisure (D2 Use Class) use serving....”</u> LP30 – SEQ – 11th bullet: <u>“Approximately 7ha of land to provide a wide range of flexible employment opportunities (any job creating Use Classes)</u></p>	<p>The Estate welcomes the flexibility this policy provides.</p>

		flexible employment space, provided on-site...” LP30 – NEQ – 11th bullet: “ Approximately 5ha of land to provide a wide range of flexible employment opportunities (any job creating Use Classes) , flexible employment space, provided on-site...” LP30 – SWQ – 7th bullet: “Approximately 5ha of land for employment (B Use Classes) mixed-use employment expanding...”	
MM/49	LP39	Delete, for each Gainsborough SUE, the bullet point which makes reference to education provision, as follows: Gainsborough Southern SUE: <input type="checkbox"/> Two on-site primary schools and an appropriate contribution towards improving education provision in the Gainsborough Area); Gainsborough Northern SUE: <input type="checkbox"/> Education provision, including the provision of an on-site primary school and an appropriate contribution towards improving secondary education provision in the Gainsborough Area;	The Estate welcomes this proposed change.
MM/50	LP39	Under the sub-heading Gainsborough Southern Neighbourhood SUE: Amend first bullet point as follows: <input type="checkbox"/> Approximately 4ha of land for employment (B1/B2 Use Classes) Employment land to accommodate around 15,000 m² of Class B1 (Business) and B2 (General Industrial) uses such as... Amend third bullet point as follows: <input type="checkbox"/> A new Local Centre of an appropriate scale and nature, providing for retail (Class A) uses of around 2,000 m², community uses and services, including for health and community policing;	The Estate welcomes the flexibility this policy provides.
MM/51	LP39	Amend first bullet point under the sub-heading Gainsborough Northern Neighbourhood SUE as follows: “Approximately 7ha of employment land for employment (B1/B2/B8 Use Classes) Class B1/B2/B8, with delivery phased before or alongside dwelling completions. Employment premises provided must... ”	The Estate welcomes the flexibility this policy provides.

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2.1 Thonock and Somerby Estate support the following proposed post-submission policies map modifications:

Ref No.	Policies Map	Change proposed	Savills Comments
Map/Mod/15	Inset Map 3	Amend the boundary for the Important Open Space to the west of Horsley Road/Greystones Road, Gainsborough. See Appendix 1.	The Estate agrees with the removal of this site from the Important Open Space allocation as it is not publicly accessible land.
Map/Mod/11	Inset Map 3	Extend site CL4691 See Appendix 1.	The Estate agrees with the removal of this site as a housing allocation as the site is already developed.