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# **Examination of the Central Lincolnshire Local Plan 2018 - 2040**

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Examination in Public Hearings – November - December 2022  
Matter 11 – Employment and Economic Development

Hearing Statement prepared by Savills on behalf of Thonock and  
Somerby Estates

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## 1. Introduction

- 1.1. This Statement has been submitted on behalf of Thonock and Somerby Estate (TSE) as part of the Examination in Public of the Central Lincolnshire Local Plan (CLLP). The Statement highlights and where necessary expands upon representations submitted by TSE at the Regulation 18 and 19 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. TSE have built 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. During the preparation of the current adopted Local Plan (2017) we worked closely with the Lincolnshire Planning Authorities, particularly West Lindsey District Council (WLDC), to agree and deliver a development programme for key Gainsborough sites. We continue to work together towards these objectives and this collaborative approach has continued into the most recent Local Plan subject to the EIP.
- 1.4. This Statement responds to the Inspectors' Matters, Issues and Questions, providing further detail and clarity on Matter 11 – Employment and Economic Development with particular reference to the Gainsborough Northern Neighbourhood and the Gainsborough Southern Neighbourhood.

## 2. Matter 11 – Employment and Economic Development

### *Issue 3 – Employment Allocations on SUEs – Policy S30*

**Q3. Is the provision of employment land expected to be linked to housing delivery, or will the sites come forward independently?**

- 2.1. In the case of the Gainsborough SUEs, the employment land is an integral part of the masterplanning for each site. The advantage of this approach is that the housing development should provide the necessary infrastructure thus enabling serviced employment land to be sold on the market. In this way inclusion within the wider SUE assists with the 'opening up' costs often associated with employment land.

**Q4. Should additional flexibility be provided to allow for alternative amounts/uses on the SUEs?**

- 2.2. In the case of the Gainsborough SUEs, the starting point is the requirements of S30 in terms of hectares. Given that we are seeking to develop high quality residential environments, there is a consensus view that the employment element should generally not include activities falling within Use Classes B2 and B8 due to concerns over residential amenity, possible noise and air pollution and levels and type of traffic generation. Whilst proposals for specific occupier led premises will be considered on their merits, this is the starting point.
- 2.3. The new Use Class E is more flexible and contains most of the employment generating activities which we consider are compatible with the SUEs. Class E contains those activities which formerly fell within Use Class B1 i.e. offices, R&D and light industrial purposes. It also contains retail provision which is a significant employment generator and also forms part of creating neighbourhoods.
- 2.4. In addition, other uses and activities also create employment and so a pragmatic approach should be taken to the implementation of this policy.

