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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 3 – Spatial Strategy and Distribution of 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 3 – Spatial Strategy and Distribution of Development with particular reference to the Gainsborough Northern Neighbourhood and the Gainsborough Southern Neighbourhood.

## 2. Matter 3 – Spatial Strategy and Distribution of Development

### ***Issue 1 – Settlement Hierarchy – Policy S1***

***Q1. The Settlement Hierarchy Methodology Report 13 states that the categorisation of settlements is a continuation of the hierarchy in the existing Central Lincolnshire Local Plan (2017). Is this appropriate and justified? If not, what changes are necessary to rectify any issues of soundness?***

- 2.1. We support the continuation of Gainsborough at a Main Town in Policy S1. Given the size of the settlement, the resident population, the levels of employment provision and the facilities and infrastructure that already exists, this approach is entirely appropriate.

### ***Issue 3 – Distribution of Development – Policies S2 and S28***

***Q5. Is the distribution of growth consistent with paragraph 105 of the Framework, which states that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes?***

- 2.2. In the context of the Central Lincolnshire Planning Authorities, paragraph 105 of the Framework needs to be applied in its entirety and this is what the draft Plan has done.
- 2.3. Significant levels of growth are applied to Lincoln and the Main Towns. This is entirely appropriate and sits comfortably with paragraph 105.
- 2.4. In addition, growth is also distributed to smaller scale settlements to greater or lesser extents which is also in accordance with para 105, particularly the final sentence. It is sustainable to increase the population of rural settlements because it makes the services they contain, such as schools, GPs, shops and sports clubs, increasingly viable. It is therefore important that a broad definition of 'sustainable' is utilised.
- 2.5. Furthermore any potential air quality issues from private vehicles should largely resolve themselves as part of the switch to electric transport which will certainly have significantly occurred well before the end of the Plan period.

### ***Issue 4 – Housing in the Lincoln Urban Area, Main and Market Towns – Policy S3***

***Q1. For development within the Lincoln Urban Area, Main Towns and Market Towns, how does Policy S3 differ from the adopted Central Lincolnshire Local Plan? Are the definitions of ‘appropriate locations’ and ‘developed footprint’ the same or different?***

- 2.6. They are different. The ‘developed footprint’ is really about defining the extent of current physical development which should be considered as the ‘settlement’. ‘Appropriate locations’ is wider in scope and is looking beyond the ‘settlement’ and setting out factors which should be considered in a planning judgement as to whether development should be approved or not.

### ***Issue 5 – Housing Development in or Adjacent to Villages – Policy S4***

***Q1. What is the justification for the size limits in Policy S4 for schemes within the developed footprint of Villages?***

- 2.7. We support the principle of site allocations of 10 dwellings or more in the Villages.
- 2.8. There are clear planning judgements to be made in the context of each village when allocating new sites for development. It does not necessarily follow that a particular Village at the same level in the hierarchy as another settlement, should have the same level of housing growth. Other factors need to form part of a planning judgement such as the range of services and infrastructure.
- 2.9. It is not possible for a policy covering a large number of differing settlements to provide a definitive solution. The policy is intended to be an approximate guide to be considered in the round and informed by planning judgements and other material considerations.

