
Examination of the Central Lincolnshire Local Plan 2018 - 2040

Examination in Public Hearings – November - December 2022
Matter 7 – Housing Sites

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 7 – Housing Sites with particular reference to the Gainsborough Northern Neighbourhood and the Gainsborough Southern Neighbourhood.

2. Matter 7 – Housing Sites

Sites with Planning Permission and/or Under Construction

Q1. What is the latest position regarding the sites listed under Policies S77, S78, S79, S80, S81 and S82? Are any changes necessary to ensure that the Plan is up-to-date upon adoption?

- 2.1. In terms of S78, TSE have had involvement with the following sites –
- 2.2. **Land South of The Belt Road, Gainsborough (WL/GAIN/003)** – TSE obtained outline planning permission and sold the site to Beal Homes who obtained reserved matters (RM approval) for 80 dwellings. This site has been under construction for some time and is now nearly complete.
- 2.3. **Land West of The Avenue, Gainsborough (WL/GAIN/007)** – TSE obtained outline planning permission and sold the site to Beal Homes who obtained RM approval for 43 dwellings. Construction work has recently commenced.
- 2.4. **Land West of Horsley Road, Gainsborough (WL/GAIN/008)** – TSE obtained outline planning permission for 49 dwellings. The site has been sold to North Country Homes.
- 2.5. In terms of S82, TSE have the following involvement –
- 2.6. **Land North of the High Street, Corringham (WL/COR/002A)** – This is a relatively recent allocation and following the Local Plan EIP process, TSE will commission a full consultant development team to progress the site to outline planning permission stage. The site will then be sold to a local or regional house builder.

Q2. Have any of the sites under construction been completed, or are any nearing completion?

- 2.7. As above.

Sites Allocated in Neighbourhood Plans

Q6. Where sites are already allocated in made Neighbourhood Plans, is it necessary to include them in the Local Plan, having particular regard to paragraph 16f) of the Framework?

- 2.8. For TSE we have an allocated site in the Corringham Neighbourhood Plan Made January 2022 known as Land North of East Lane, Corringham (CNP2 (A)).

- 2.9. The need to avoid duplication as set out in the NPPF is clearly welcome. However, this can apply to a number of different circumstances and not all situations are the same. In this instance we have concerns over the longevity of any Neighbourhood Plan process. Often in village situation a Neighbourhood Plan process is led by certain key individuals. If, for whatever reason, those individuals are no longer willing or able to administer the NP process then there is a risk that any policies or allocation will not continue into the future as there is no statutory requirement to do so. Therefore there is some merit in the Local Plan process mirroring the recently adopted NP position.

WL/COR/002A – Land North of High Street, Corringham

Q9. How will development address the issue of low voltage power lines? Is it clear to decision-makers, developers and local communities what is required to mitigate the impacts of development on this infrastructure?

- 2.10. As a relatively recent draft allocation, TSE have not undertaken the full range of technical investigations at the time of writing. However, there are two clear ways that the constraint of the low voltage power lines can be addressed. They can either be dealt with as a constraint on the site and the land underneath and either side of the lines will not be developed. Public open space will be positioned in this corridor which is a standard approach. Alternatively, we could remove the lines from site and the electricity company would need to relocate the line at their cost. Again, this approach has been used and continues to be used on TSE sites in and around Gainsborough.

Q10. What effect will the allocation have on the rural character of Corringham? How has this been considered as part of the preparation of the Local Plan?

- 2.11. The site was promoted through the Local Plan and Call for Sites processes in the usual way. The site was assessed as part of the Local Plan process and presented in The Residential Allocation Evidence Report 2021¹. In this Report the site was recommended for allocation with an indicative capacity of 30 dwellings.
- 2.12. This is a site which TSE identified as having development potential as far back as 2014. The site is on the edge of the settlement with a main road frontage with development opposite. It is largely free from constraints. Around this time initial pre-application discussions were held with WLDC which were favourable in principle largely because, at the time, it was acknowledged that there was not a 5 year housing land supply. In the end, the site to the North of the Village at East Lane was progressed as an alternative.
- 2.13. More recently, the adopted Local Plan² directed more growth to villages in general including Corringham. The current emerging Local Plan builds on this approach in S4 which accords with the NPPF³. This change in the overall Local Plan policy framework, in conjunction with the pro-growth Made Neighbourhood Plan, has enabled constraint free sites like this to come forward and give the village a more sustainable future.

¹ EIP Ref. HOUS002e

² Adopted Local Plan Policy LP2 Small Villages

³ NPPF paragraph 69

