

North East Lincolnshire

Pre-Submission Draft Local Plan

Regulation 19 consultation

Published August 2026



Introducing the Pre-Submission Draft Local Plan

Section 1	Introduction	8
1.1	What happened to the comments submitted in response to previous consultation?	9
1.2	About this consultation	10
1.3	How do I get involved?	10
1.4	Responding to this consultation	12
1.5	What happens next?	13
1.6	What does this Local Plan replace?	13

North East Lincolnshire, the place and people

Section 2	North East Lincolnshire in context	14
2.1	What is North East Lincolnshire like as a place?	16
2.2	Strengths and weaknesses	19
2.3	Working together (Duty to cooperate)	21
2.4	Devolution	26

Planning for our future

Section 3	Requirements	27
3.1	Employment	28
3.2	Housing	32
Section 4	A vision for North East Lincolnshire	34
4.1	The overall spatial vision	35
4.2	Place statements	36
4.3	Strategic objectives	37
4.4	Monitoring	41
Section 5	Spatial strategy	42
5.1	Settlement hierarchy	43
5.2	Key diagram	46
5.3	Distribution of housing growth	46
5.4	Development boundaries	49
5.5	Strategic wedges	55

5.6	Infrastructure	59
Policies		
Section 6	Climate change, flooding and energy	63
6.1	Flood risk	64
6.2	Water management	70
6.3	Renewable and low carbon energy infrastructure	75
6.4	Energy and low carbon living	81
Section 7	The natural environment	85
7.1	Health and wellbeing	86
7.2	Green and blue infrastructure	92
7.3	Landscape	95
7.4	Open space and recreation	99
7.5	Biodiversity and Geodiversity	107
7.6	Habitat mitigation - South Humber Bank	112
Section 8	Design and amenity	117
8.1	Design principles	118
8.2	Historic environment	122
8.3	Sustainable transport	128
8.4	Parking provision	133
Section 9	Employment	136
9.1	Employment allocations	137
9.2	Existing employment areas	146
9.3	Skills	148
9.4	Visitor economy	150
Section 10	Housing	159
10.1	Housing allocations	160
10.2	Strategic housing sites	172
10.3	Affordable housing	179
10.4	Rural housing	185
10.5	Housing mix	187
10.6	Self-build housing	191

10.7	Gypsies and Travellers	193
Section 11	Town centres, social and cultural places	196
11.1	Town, district and local centres	197
11.2	Town centre uses	202
11.3	Social and cultural places	206

Minerals and Waste

Section 12	Providing for minerals	210
12.1	Safeguarding minerals and related infrastructure	212
12.2	Future mineral extraction	215
12.3	Restoration and aftercare - minerals	219
Section 13	Providing for waste	222
13.1	Future waste facilities	226
13.2	Safeguarding waste facilities and related infrastructure	231
13.3	Restoration and aftercare - waste	235

Appendices

Appendix A	Strategic objectives and policy relationship	238
Appendix B	Key evidence base documents	242
Appendix C	Revisions made to the adopted 2018 Local Plan policies	249
Appendix D	Test of soundness response form example	258
	Guidance notes	272

Strategic policies

Draft Strategic Policy 1	Employment land requirements	29
Draft Strategic Policy 2	The housing requirement and delivery	32
Draft Strategic Policy 3	Settlement hierarchy	43
Draft Strategic Policy 4	Distribution of housing growth	48
Draft Strategic Policy 5	Development boundaries	51
Draft Strategic Policy 6	Strategic wedges	56
Draft Strategic Policy 7	Infrastructure	59
Draft Strategic Policy 8	Flood risk	67
Draft Strategic Policy 9	Renewable and low carbon infrastructure	77

Draft Strategic Policy 10	Developing a green and blue infrastructure network	93
Draft Strategic Policy 11	Good design in new developments	120
Draft Strategic Policy 12	Affordable housing	183
Draft Strategic Policy 13	Retail hierarchy	200
Draft Strategic Policy 14	Safeguarding minerals and related infrastructure	213
Draft Strategic Policy 15	Safeguarding waste facilities and related infrastructure	234

Other detailed policies

Draft Policy 1	Water management	73
Draft Policy 2	Energy and low carbon living	82
Draft Policy 3	Health and wellbeing	90
Draft Policy 4	Landscape	97
Draft Policy 5	Open space and recreation	102
Draft Policy 6	Biodiversity and geodiversity	110
Draft Policy 7	Habitat mitigation - South Humber Bank	115
Draft Policy 8	Conserving and enhancing the historic environment	125
Draft Policy 9	Promoting sustainable transport	130
Draft Policy 10	Parking provision	133
Draft Policy 11	Employment allocations	142
Draft Policy 12	Existing employment areas	147
Draft Policy 13	Skills and training	149
Draft Policy 14	Tourism and the visitor economy	156
Draft Policy 15	Housing allocations	166
Draft Policy 16	Development of the strategic housing sites	174
Draft Policy 17	Rural exceptions	186
Draft Policy 18	Housing mix	189
Draft Policy 19	Self-build and custom build housing	191
Draft Policy 20	Provision for gypsies and travellers	194
Draft Policy 21	Town centre uses	203
Draft Policy 22	Social and cultural places	207
Draft Policy 23	Future mineral extraction and secondary aggregates	216
Draft Policy 24	Restoration and aftercare (Minerals)	220

Draft Policy 25	Waste facility requirements	228
Draft Policy 26	Restoration and aftercare (Waste)	236

Figures

Figure 1.1	QR code	12
Figure 2.1	North East Lincolnshire	15
Figure 2.2	Spatial zones	18
Figure 2.3	North East Lincolnshire relationship with neighbours	23
Figure 5.1	Key Diagram	46
Figure 5.2	Strategic wedges	56
Figure 6.1	Flood zones including climate change	65
Figure 6.2	Ground water source protection zones	72
Figure 7.1	Obesity levels	89
Figure 7.2	Calculation showing the per dwelling conversion	102
Figure 7.3	Protected site hierarchy	109
Figure 7.4	South Humber Bank habitat mitigation sites	113
Figure 9.1	Sector distribution South Humber Bank	139
Figure 9.2	Cleethorpes resort area	153
Figure 10.1	Housing trajectory	165
Figure 10.2	Strategic housing sites	173
Figure 10.3	Housing market areas	182
Figure 13.1	Hazardous waste movements	227

Section 1 Introduction

- 1.0.1** The Pre-Submission Draft Local Plan sets out the vision, objectives, strategic priorities and planning policies that will guide the future growth and development of the area over the plan period (2025 to 2043). It provides the framework for delivering sustainable development, supporting economic growth and employment, addressing housing and infrastructure needs, protecting and enhancing the natural and built environment, and improving the health and wellbeing of communities.
- 1.0.2** The Plan has been prepared in response to national planning policy, local priorities and the challenges and opportunities facing the area. It is informed by a comprehensive evidence base¹. and has been shaped through ongoing engagement with residents, businesses, landowners, developers, infrastructure providers, statutory bodies and other stakeholders.
- 1.0.3** As the Council's proposed development plan, the Pre-Submission Draft Local Plan identifies where growth should be accommodated and establishes the policies against which planning applications will be assessed. It seeks to balance the need for new homes, jobs and infrastructure with the protection of the area's environmental assets, heritage, character and identity.
- 1.0.4** This Plan is being published now for the final stage of consultation before it is submitted to the Secretary of State for independent examination. The consultation provides an opportunity for interested parties to comment on the legal compliance and soundness of the Plan.
- 1.0.5** At the end of the consultation period, following consideration of the representations received, the Council intends to submit the Local Plan to the Secretary of State for examination by an independent Planning Inspector
- 1.0.6** Once adopted, the Local Plan will become the primary framework for guiding development and investment across the area, helping to ensure that growth is sustainable, inclusive and delivers lasting benefits for current and future generations.

1.1 What happened to the comments submitted in response to previous consultation?

- 1.1.1** All the comments received during both the previous 2024 Draft Plan with options and 2025/2026 Preferred Options consultations have been processed and reviewed and have fed into the preparation of this Pre-Submission Draft Local Plan document alongside the updated evidence base documents.
- 1.1.2** Copies of the full comments received during these consultations can be viewed on the online Local Plan consultation portal (<https://nelincs-consult.objective.co.uk/kse/>), by clicking on the consultation event and then on the "What People Said" tab.

¹ Available to view and download from the Council's website using the following address: <https://www.nelincs.gov.uk/planning-and-building-control/planning-policy/local-plan-background-information/>

1.2 About this consultation

- 1.2.1** The publication of this Pre-Submission Draft Local Plan forms the final round of consultation of our Local Plan review.
- 1.2.2** At this stage of the review the Plan is getting close to the point at which it will be submitted to the Government for independent inspection. Before that happens the Council must seek comments on this Plan to ensure that it complies with the legal requirements set out in the National Planning Policy Framework (NPPF) (2024), and is sound. This is known as the Regulation 19 Publication Consultation.
- 1.2.3** Comments or representations submitted at this stage should specifically address whether the Plan is legally compliant and sound (i.e. it is positively prepared, justified, effective, and consistent with national policy).

Statement 1

Consultation period

The Regulation 19 Publication Consultation starts on Monday 28 September and ends on Sunday 8 November 2026.

All responses to this consultation should be received by the Council by **23:59 on Sunday 8 November 2026**. Responses received after this date will not be accepted.

1.3 How do I get involved?

- 1.3.1** The Pre-Submission Draft Local Plan and supporting documents can be viewed online at: <https://nelincs-consult.objective.co.uk/kse/>, of the Council's website at: <https://www.nelincs.gov.uk/planning-and-building-control/planning-policy/local-plan-review/> to find out more.
- 1.3.2** Paper copies of the Pre-Submission Draft Local Plan will also be available to read at:
- The Municipal Offices reception.
 - Lincs Inspire libraries in Cleethorpes, Immingham, Waltham and the temporary library in Grimsby.
 - The Gingerbread House, Humberston.
 - Scartho Community hub.
- 1.3.3** A number of face-to-face information events will be held during the early part of the consultation period, where officers will be available to answer questions and help people to respond to the consultation. Table 1.1 2026 Drop-in events provides details of the dates and venues for the information events arrange. Exact timings for this events is still to be confirmed details will be published on <https://www.nelincs.gov.uk/planning-and-building-control/planning-policy/local-plan-review/>. These events will give you the opportunity to find out how to tell us your views and what the next steps are in the review process.

Date and time	Location
Tuesday 6 October 2026 (AM)	Immingham Library, Civic Centre, Pelham Road, Immingham, DN40 1QF.
Tuesday 8 October 2026 (all day)	Freshney Place Shopping Centre, Grimsby, DN31 1ED.
Friday 9 October 2026 (AM)	Waltham Library, High Street, Waltham, DN37 0LL.
Tuesday 13 October (evening)	Civic Centre, Pelham Road, Immingham, DN40 1QF.
Saturday 17 October (AM)	Cleethorpes Library, Alexandra Road, Cleethorpes, DN35 8LG.

Table 1.1 2026 Drop-in events

- 1.3.4** Comments on the Pre-Submission Draft Local Plan can be submitted until **23:59 on Sunday 8 November 2026**. Visit the Local Plan consultation portal (<https://nelincs-consult.objective.co.uk/kse/>), or scan the following QR code to find out more:



Figure 1.1 QR code

1.4 Responding to this consultation

- 1.4.1** You can respond to this consultation by any of the following methods:

- Online using the Local Plan consultation portal: <https://nelincs-consult.objective.co.uk/kse/>
- Email: send your comments to spatialplanning@nelincs.gov.uk
- Write to us at: Spatial Planning, North East Lincolnshire Council, Municipal Offices, Town Hall Square, Grimsby, DN31 1HU.

1.4.2 If responding in writing or emailing, please include the following details:

- You name and contact details.
- Organisation (if relevant).
- What you are comment on, for example: section number, policy number, table number.²
- Whether you think the Plan is legally compliant and sound.

Statement 2

What can I comment on?

You can comment on all parts of the Pre-Submission Draft Local Plan, or just the specific sections you are interested in.

Comments must strictly address whether the Plan is **legally compliant** and **sound** (meaning it is positively prepared, justified, effective, and consistent with national policy), rather than suggesting alternative general options.

1.5 What happens next?

- 1.5.1** Following this consultation, the Council will process the comments received, make them available to view on the Local Plan consultation portal (<https://nelincs-consult.objective.co.uk/kse/>) and, prepare a report for consideration by Cabinet and Full Council seeking approval to submit the comments received during the consultation, along with the Plan and any supporting documents to the Government (Secretary of State) for examination.

1.6 What does this Local Plan replace?

- 1.6.1** This Pre-Submission Draft Local Plan will, upon adoption, replace the existing Local Plan (2018) and provide an up-to-date planning framework to guide development and investment across North East Lincolnshire. It responds to changes in national policy, local priorities and emerging opportunities and challenges facing the Borough.

² A sample response form is set out in Appendix D Test of soundness response form example, using a similar format when submitting your comments will help to ensure you provide the required information.

Section 2 North East Lincolnshire in context

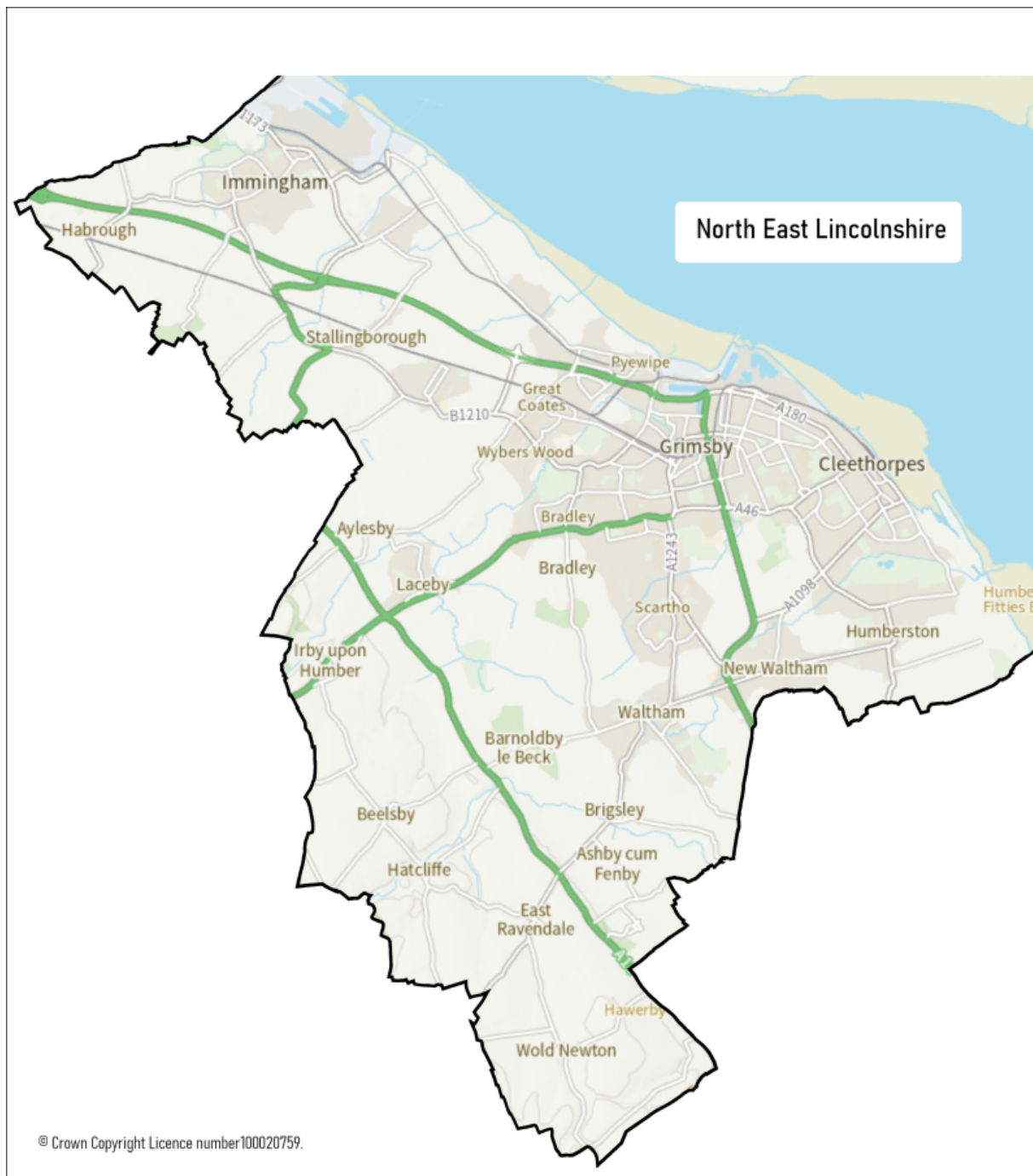


Figure 2.1 North East Lincolnshire

- 2.0.1** North East Lincolnshire is relatively self-contained and is considered to be a single Housing Market Area (*North East Lincolnshire Housing and Economic Development Needs Assessment* (2026) (HEDNA)). There are no unmet housing or employment needs from adjoining districts as established through the work with adjoining local authorities.

- 2.0.2** The Census reveals that population overall has seen a reduction from 159,616 (2011) to 156,907 (2021) and households have remained static at 69,907 (2011) to 69,800 (2021). More significantly the population has seen a reduction in young and working age residents and a significant increase in older residents.
- 2.0.3** The Office of National Statistics (ONS) mid-year population estimates there were 81,338 females and 78,573 males in North East Lincolnshire in June 2024, making a population total of 159,911 individuals. This represents a 1.2% increase in the population over the preceding 5 year period.
- 2.0.4** Economically the current unemployment rate stands at 3.1% with a resident-based income of £30,755 in 2023 (ONS 2024). Growth in business formation since 2012 has been considerably lower than across the Yorkshire and Humber Region (ONS 2024, UK Business Counts). There are however, opportunities looking forward rather than backward, that point to economic growth. The Experian Economic Model predicts net workforce growth of 4,600 for the Borough over the period to 2043, in line with the Experian baseline projections. Furthermore, additional growth linked to the Freeport proposals and growth associated with renewables, hydrogen generation and carbon capture is likely to deliver more job opportunities, aligned with the formal designation of the Humber Freeport and the delivery of the Council's Investment and Regeneration Programmes.

The Council Plan

- 2.0.5** The Local Plan aligns with and supports the Council Plan (2025-2028) providing the framework for planning decisions and land-use change. The Council Plan focuses on a clear agenda: "continued regeneration of the borough and the growth of its people". The Council remains committed to a vision for a **'Stronger economy, stronger communities'**.
- 2.0.6** The Council Plan recognises the challenges faced in the Borough, but emphasises the need to move forward, supporting continued development of growing economic sectors, recognising the need to balance economic growth and the green agenda; promoting growth and allowing local people to reach their full potential. The Local Plan supports many specific elements of the Council Plan linked around the four ambitions:
- Stronger Economy;
 - Stronger Communities;
 - Greener Future; and
 - an Engaging and Effective Council.

2.1 What is North East Lincolnshire like as a place?

- 2.1.1** This section of the Local Plan defines what North East Lincolnshire is like as a place. Geographically, the Borough is relatively small, covering 74 square miles (192 square kilometres), situated on the east coast of England, at the mouth of the Humber Estuary. Although quite a small Borough, this is a complex place.

- 2.1.2** It is a meeting place: the Humber Estuary meets the Lincolnshire coast; the Lincolnshire Wolds meet the coastal plain; ports and industry meet farmland and seaside; town meets country; Lincolnshire meets the Humber and Yorkshire; the Midlands meet the North; England meets the North Sea and its continental neighbours. These factors have defined the place and influenced the lives of the people who live here, and they continue to do so. They combine to make North East Lincolnshire a place of contrasts, a place of challenges and a place of opportunities.
- 2.1.3** In broad terms, North East Lincolnshire can be sub-divided into four 'Spatial Zones' - areas with similar characteristics, which display close physical and functional relationships. Those zones are outlined below, and graphically on Figure 2.2 Spatial zones. Each zone includes the corresponding settlements as they are today together with adjoining land that may accommodate future growth.

Statement 3

Planning for the Spatial Zones

Recognising the varied geography of the Borough, the concept of 'Spatial Zones' has been developed and has been adopted in the Local Plan.

It provides an effective mechanism for considering and illustrating how 'planning for growth' will be delivered in different geographical areas in ways that recognise their different characteristics and reflect local distinctiveness.

The Spatial Zones are identified diagrammatically on Figure 2.2 Spatial zones. The area boundaries are deliberately not distinct as the issues relevant to different areas can in some cases overlap.

The Vision (4.1 The overall spatial vision) on which this Local Plan is based describes a desired future for the whole Borough and for each Spatial Zone.

Estuary Zone

- 2.1.4** Consisting of mainly low-lying land, bordering and including the South Humber Bank, the Estuary Zone is an area of both ecological and industrial importance. This gives rise to some particularly complex environmental planning issues and challenges, particularly associated with the Humber Estuary's environmental designations. It includes the nationally important port, and town of Immingham and accommodates a major concentration of port-related and energy-related industry and commerce. These, along with the estuary itself, are the main influences on the character, appearance and form of this part of the Borough. Just over five percent (5.3%) of the Borough's households live within this zone.

Urban Area

- 2.1.5** The Urban Area includes the port and town of Grimsby and the resort of Cleethorpes. These two distinct towns form a continuous built-up area that extends along the estuary and coast for approximately 12kms, and about 4kms (average) inland. 74.3% of the Borough's households live in the Urban Area. The townscape is

varied, including Grimsby's docks and town centre, the sea front and seaside town at Cleethorpes, all of which include buildings and places of significant heritage value, together with large residential suburbs (some built by private enterprise, some by the Council and other social housing providers). These have developed continuously since the Victorian era and continue to grow. Grimsby has some diverse inner urban areas including places where housing, commerce and industry are mixed; areas of older, terraced houses; areas of social and private housing; and larger houses and villas from the Victorian and Edwardian periods.

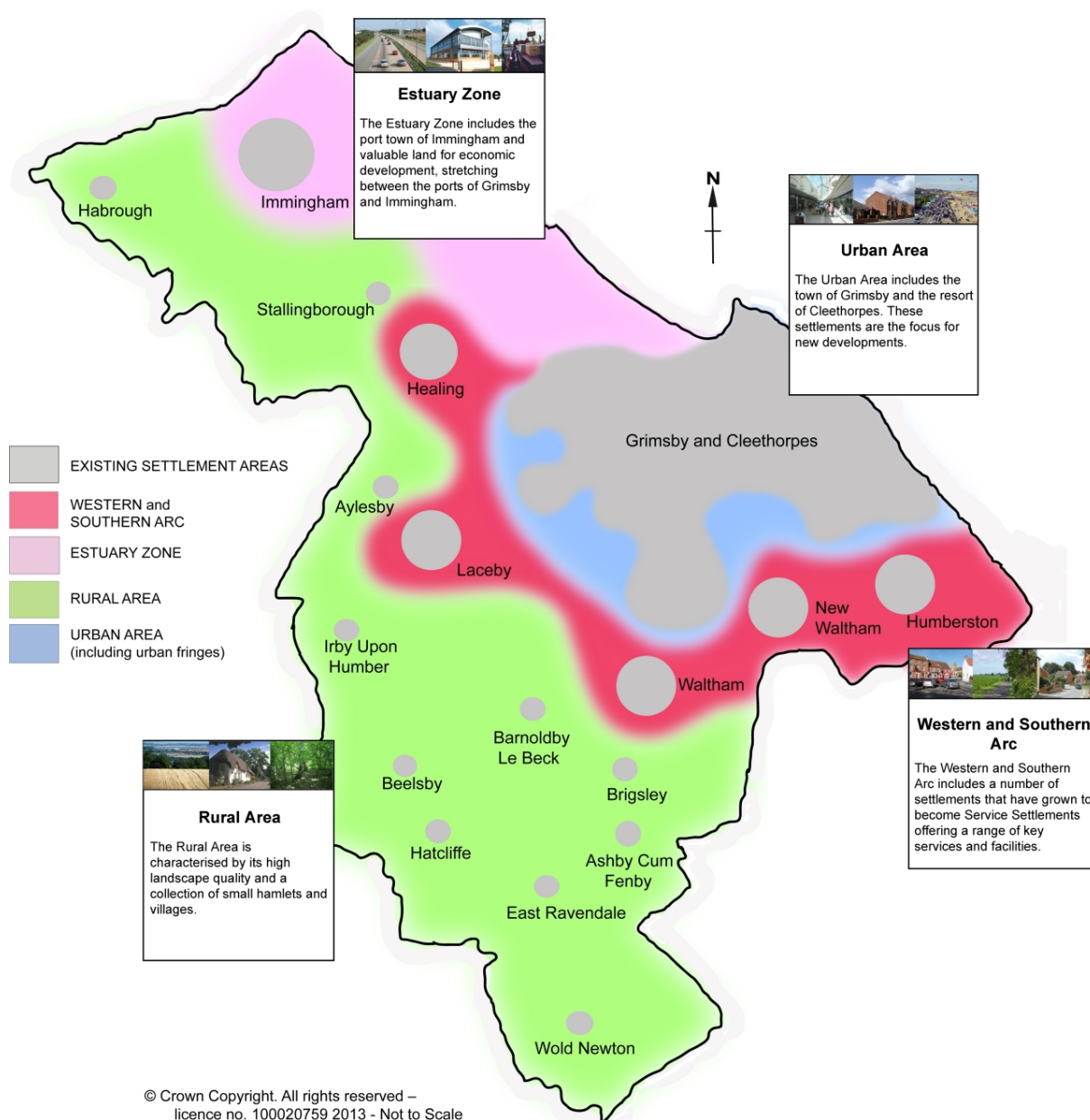


Figure 2.2 Spatial zones

Western and Southern Arc

- 2.1.6** Wrapping around the western and southern edges of the Urban Area and only slightly detached from it, is an 'arc' of smaller settlements that have expanded to accommodate 16% of the Borough's households. Some of these settlements are villages that have grown significantly in recent years but still retain their older village cores (Waltham and Laceby) while others are more recent suburban settlements with little remnant of an older village core (Humberston, New Waltham and Healing). Residents cherish the independent status of these settlements and value the open land that separates these settlements from the urban area.

Rural Area

- 2.1.7** The largest of the Spatial Zones by area, the Rural Area contains 4.4% of the Borough's households. It is characterised by an attractive rural landscape of open fields, farms and woodlands, rising and rolling into the Lincolnshire Wolds National Landscape in the south of the Borough. There are several small villages and hamlets within this Zone, together providing homes for about 2% of North East Lincolnshire's population.

2.2 Strengths and weaknesses

- 2.2.1** Preparing a local plan requires a sound understanding of the relationships between people and places, considering the characteristics of place and how people live their lives. In so doing, we can establish the strengths, weaknesses, opportunities and threats that will shape the policies and proposals set out in the Plan.
- 2.2.2** The tables below draw together information presented in a wide range of evidence, strategies and plans. Together they present a 'SWOT analysis' detailing the strengths and weaknesses, and opportunities and threats, that exist within North East Lincolnshire.

Strengths	Weaknesses
1. Economy: Strong and established industrial base, built on natural comparative advantage of the Humber Estuary, bolstered by the Freeport designation and transition to a low carbon economy. 2. Economy: National significance of five key sectors. 3. Infrastructure: Including dock infrastructure, pipelines, road and rail freight infrastructure, and good standard of flood defences. 4. Compact, flat geographical area, bus network and cycle network.	1. Demographics: An ageing population has implications for accommodation, healthcare and access to services for older people. 2. Demographics: Areas of concentrated deprivation. 3. Economy: Low wage economy and weak levels of entrepreneurship. 4. Economy: Lack of readily available and good quality sites and premises in suitable locations to match business needs. 5. Economy: Large number of land hungry operations e.g. energy, storage, and processing plants.

Strengths	Weaknesses
5. Green and Blue Infrastructure: Internationally significant wildlife sites, a National Landscape and open space and recreational facilities. 6. Minerals: Resources include aggregates (sand and gravel), silica sand, and chalk (but no current extraction). 7. Waste: Good record of sustainable waste management. 8. Heritage: The heritage assets of the Borough contribute to the quality of places in which people want to live, work and invest.	6. Economy: Limited employment opportunities within the rural areas. 7. Education: Low skills base a consequence of poor educational attainment. 8. Housing: Lack of affordable housing delivery. 9. Housing: Quality of the housing offer. 10. Health and Wellbeing: Home to some of the most deprived communities in England. 11. Town Centres: High vacancy levels and lacking key facilities. 12. Environment: Significant proportion of the urban area is at high risk of flooding if flood defences are not maintained. 13. Environment: Pockets of poor air quality. 14. Environment: Below average tree canopy coverage. 15. Transport: Car dependency and road congestion hotspots. 16. Transport: Accessibility to employment for people with no car. 17. Heritage: Number of buildings on the Heritage at Risk Register.

Table 2.1 SWOT analysis (strengths and weaknesses)

Opportunities	Threats
1. Economy: Build on international significance of the ports and recent renewable energy related investments across the Humber area. 2. Economy: Niche development of the Operations and Maintenance market - builds on investment by Ørsted, Siemens, RWE etc. 3. Economy: Ongoing role of the Ports within the UK import/export market. Capture the benefits of the Freeport Zone.	1. Demographics: Increasingly aged population and loss of economically active population presents a challenge for achieving suitable labour supply to meet growth aspirations. 2. Education: Lack of higher education facilities and deficit of talented young people who leave to study elsewhere. 3. Economy: Low value rents and land prices combine to impact upon commercial viability.

Opportunities	Threats
4. Economy: Links to the wider Lincolnshire agricultural economy to promote further innovation in food processing/food science and technology. 5. Economy: SHIP/Enterprise Zone designation provides opportunities to attract significant levels of business investment. 6. Economy: Significant Levelling Up Funding supporting regeneration in Grimsby and Cleethorpes. 7. Environment: Introduction of mandatory biodiversity net gain. 8. Heritage: Assets provide opportunities for heritage led regeneration, particularly building on work at Grimsby Docks. 9. Heritage: The historic environment can play a key role in helping to reinforce the distinct identity of the various parts of the Borough. 10. Housing: Supply increased since local plan adoption.	4. Economy: Many key sectors facing significant rises in costs. 5. Economy: Public sector finance cuts threaten public sector jobs and targeted public sector investment in areas of weakness. 6. Economy: International competition for investment, especially in chemicals/processing and food processing sectors. 7. Economy: Legislative change, especially at the European level placing restrictions on process industries and ports. 8. Economy: Uncertainty of government policy with future elections. 9. Economy: Cost of Living squeeze reduces household expenditure. 10. Climate Change: Potential for stresses on habitats and species to increase. 11. Climate Change: Increase in flood risk and severity of flood events. 12. Housing: Low demand for housing in areas where there is greatest potential for employment related development. 13. Housing: Weak viability limits opportunities on brownfield sites and inhibits affordable housing delivery. 14. Housing: Development within strategic gaps eroding independence of village settlements and their unique identities. 15. Heritage: Impact of new development upon the character of the Borough's historic assets and loss of assets through neglect and lack of investment.

Table 2.2 SWOT analysis (opportunities and threats)

2.3 Working together (Duty to cooperate)

- 2.3.1** *The Localism Act (2011) and the National Planning Policy Framework (2024) placed a duty on local planning authorities and specific prescribed bodies to engage constructively, actively, and on an ongoing basis to maximise the effectiveness of tackling strategic cross-boundary matters through Local Plan preparation. Recent*

changes to national legislation (*The Levelling-up and Regeneration Act (2023)*) and the NPPF have removed the formal Duty to Co-operate, with the emphasis now placed on working cooperatively on strategic cross-boundary issues and the use of Statements of Common Ground.

- 2.3.2** North East Lincolnshire has close ties with neighbouring authorities and others further afield. The Borough is separated by the Humber Estuary from the East Riding of Yorkshire and Kingston upon Hull on the north bank, but shares several environmental and economic influences and issues. North Lincolnshire lies to the west and the districts of East Lindsey and West Lindsey, within the County of Lincolnshire, directly adjoin the Borough to the south.

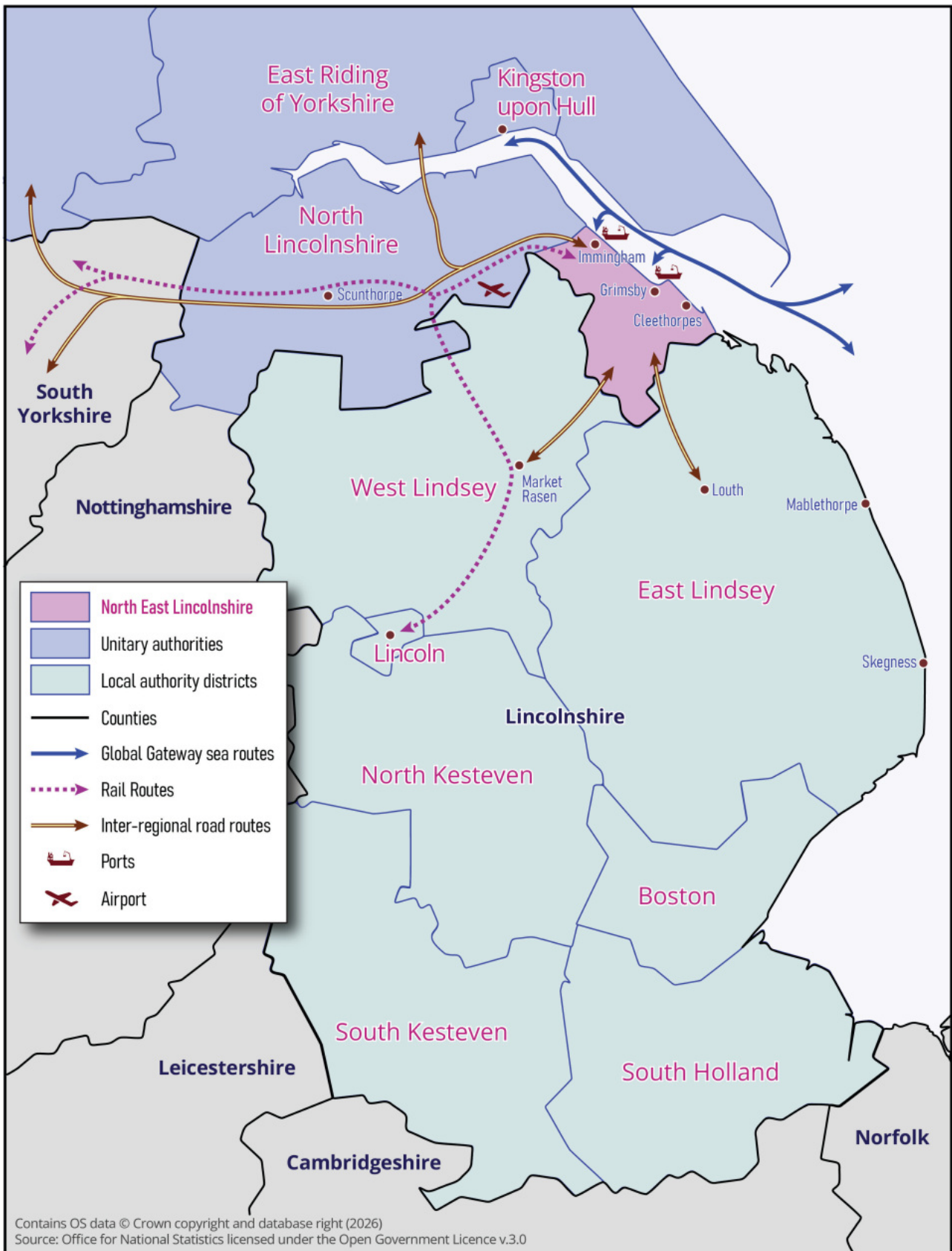


Figure 2.3 North East Lincolnshire relationship with neighbours

2.3.3 The North East Lincolnshire economy itself functions as part of a wider economic area. The Humber Estuary is promoted as the UK's energy estuary and particularly as a focus for renewable energy. Each authority has a distinct and mutually supportive economic role in developing the sub-regional economy.

2.3.4 The cross-boundary nature of the functional economic area reflects the importance of communication and co-operation between neighbouring local authorities. Table 2.3 Functional economic themes in North East Lincolnshire provides an overview of the main functional economic relationships that operate in the Borough.

Theme	Comment	Strategic relationships
Transport	Connectivity and accessibility are significant factors determining functional relationships.	Lincolnshire and Humber area.
Labour markets	Interdependence between administrative areas.	North Lincolnshire, East Lindsey, West Lindsey, Hull and East Riding of Yorkshire.
Housing markets	Interdependence between administrative areas.	North Lincolnshire, East Lindsey and West Lindsey.
Environment	Landscape and environmental designations cross administrative boundaries.	North Lincolnshire, East Lindsey, West Lindsey, Hull and East Riding of Yorkshire.
Administrative boundaries	Progression of Greater Lincolnshire devolution deal.	North Lincolnshire and Lincolnshire authorities.

Table 2.3 Functional economic themes in North East Lincolnshire

2.3.5 The travel to work patterns demonstrate a high degree of self-containment with over 69% of employed residents travelling 10km to work or less, of which 14% state that they mainly work from home. In addition a further 16% are listed as working offshore - no fixed place or outside the UK, reflecting the growth of the renewable sector linked to maintenance of the offshore wind turbines (2021 Census). Of those who do commute outside the Borough, most travel to locations in Lincolnshire or within Yorkshire and Humber. A similar pattern also emerges with the few workers that commute into the area coming from elsewhere within Lincolnshire and Yorkshire and Humber.

2.3.6 Geographically, Grimsby's 'travel to work area' extends beyond the Borough boundary, which is a reflection of the small geographical size of the Borough and the employment opportunities available, particularly along the South Humber Bank.

- 2.3.7** The retail catchment also stretches beyond the Borough boundary, again reflecting the strength of the Grimsby centre but also the weakness of neighbouring competing centres. This is highlighted in the high levels of retained expenditure in the Borough. The local economy is also boosted by the additional trade captured as a consequence of the draw of Cleethorpes as a key tourist resort.
- 2.3.8** Joint working with neighbouring authorities has been an ongoing process, which has developed a mutual understanding of the wider implications of potential policy approaches across the authorities. This has included joint working on key strategies and evidence. The Council is committed to continuing this process of joint working with specific relationships relating to aspects of flood risk, housing and infrastructure, economic development, biodiversity net gain and landscape.
- 2.3.9** A separate Duty to Cooperate statement has been prepared that details the work that has been undertaken, and which is ongoing, with neighbouring authorities and other prescribed bodies and which supports the development of this Local Plan.

Neighbourhood Plans

- 2.3.10** Neighbourhood planning, introduced by *The Localism Act* (2011), gives communities opportunities to shape the places they live in. Neighbourhood Plans can be prepared by town or parish councils or Neighbourhood Forums where town or parish councils do not exist. They must meet basic conditions set out in the legislation, including the need to be in general conformity with the strategic policies of the Local Plan and national planning policy. Once adopted, a Neighbourhood Plan will form part of the statutory development plan and will be used to make decisions on planning applications.
- 2.3.11** At the time of publication no Neighbourhood Plans have been prepared in North East Lincolnshire. However, the Council will support any expressions of interest that come forward over the plan period.

Local Nature Partnership

- 2.3.12** Local Nature Partnerships (LNPs) work strategically to help areas manage the natural environment. There are two LNPs working within the Borough and the Council has sought opportunities to work collaboratively to deliver a strategic approach to encourage biodiversity:
1. the Greater Lincolnshire Nature Partnership (GLNP), which works across Lincolnshire, North Lincolnshire and North East Lincolnshire, operates within a global framework of biodiversity conservation; and,
 2. the Humber Nature Partnership (HNP), which works to support the sustainable management of the Humber Estuary European Marine Site in recognition of its international importance for wildlife.

Marine Management Organisation

- 2.3.13** As a coastal local planning authority the Council must take into account relevant marine plans prepared by the marine planning authority for England and the Marine Management Organisation (MMO), insofar as they have implications for onshore activities - and vice versa. Given the nature of marine plan boundaries, there is often overlap with terrestrial plan areas and it is important, therefore, that there is compatibility between these types of development plans.
- 2.3.14** Marine plans are a material consideration for the MMO and other public authorities with decision-making functions. The *East Inshore* and *East Offshore Marine Plans* (2014) provide guidance for sustainable development in English waters, and cover the coast and seas from Flamborough Head to Felixstowe, which includes North East Lincolnshire. The Council has worked collaboratively to ensure that the marine relevance of the Plan policies is fully understood.

2.4 Devolution

- 2.4.1** A devolution deal for Greater Lincolnshire was agreed with Government in 2024, leading to the establishment of the Greater Lincolnshire Combined County Authority (GLCCA) in February 2025. The Authority comprises Lincolnshire County Council, North Lincolnshire Council and North East Lincolnshire Council, and is led by a directly elected Mayor (first elected in May 2025).
- 2.4.2** The Combined Authority is responsible for the delivery of devolved powers and funding across key areas including economic development, transport, skills and regeneration, working in partnership with Government departments and local stakeholders.
- 2.4.3** Following the *English Devolution and Community Empowerment Act* (2026), the role and functions of the GLCCA are expected to evolve over time. It is anticipated that the GLCCA may, in due course, be designated as an 'Established Mayoral Strategic Authority'. However, the full scope and timing of these changes remain subject to further national policy development and local implementation.
- 2.4.4** The Council will continue to engage proactively with the GLCCA to ensure that the Local Plan remains aligned with evolving strategic priorities and governance arrangements.
-

Section 3 Requirements

- 3.0.1** Evidence has been prepared to assess the key development requirements over the plan period. This assessment has been undertaken in the context of the national policy framework set out in the *National Planning Policy Framework* (NPPF) (2024). This section of the Local Plan seeks to answer the question: **What are our future development needs?**
- 3.0.2** The Local Plan sets out to plan pro-actively to meet the development needs and enable sustainable growth, capturing the opportunities that the Borough presents. It seeks to address the potential barriers to future investment through the policies and allocations.
- 3.0.3** The development requirements set out in this section consider the future need and potential opportunity, relating to the provision of future jobs and the provision of new homes.

3.1 Employment

- 3.1.1** Economic forecasts have been generated to assess the future growth that can be anticipated. This comprises:
- the *Experian Baseline Database* (June, 2025) projections which suggests a net workforce jobs growth of 4,600 over the plan period 2025 to 2043; and,
 - an alternative job-based projection based upon an assessment of additional job estimates generated by forthcoming Freeport proposals, manufacturing/processing, and renewables related developments. These proposals, infrastructure projects and investment schemes are calculated to potentially generate a net additional 1,925 jobs on top of the baseline Experian projection. This would result in a net increase of 6,525 jobs over the plan period.
- 3.1.2** The *Experian Baseline Database* (2025) is produced by looking at past economic activity and combining this with predictions about future economic conditions, trends in the relevant sectors and other internal and external factors.
- 3.1.3** The alternative jobs based projection is derived from an assessment of local future projects and investments aligned to national and local strategies, policies and investment proposals. This is sometimes referred to as a 'policy-on' position. The following infrastructure projects and investment proposals have been identified and aligned to key strategies and plans:
- Plans and strategies
 - Humber Freeport Zone (including infrastructure provision)
 - Grimsby Town Deal
 - South Humber Industrial Investment Programme (SHIIP)
 - Key projects:

- Humber Zero (part of the zero carbon Humber vision involving hydrogen production) **+200 jobs** (excluding 2,500 temporary construction jobs);
- Humber H2ub (part of the zero carbon Humber vision involving hydrogen production) **+150 jobs**; and ,
- Cranswick County Foods (poultry processing and supply) **+1,400 jobs**.

- 3.1.4** RWE Generation UK plc is also progressing a 900MW Combined Cycle Gas Turbine (CCGT) generating plant and Carbon Capture Plant (CCP) at Stallingborough, which is a Nationally Significant Infrastructure Project (it is at pre-application stage with a view to submit in July 2027).
- 3.1.5** It is important that there is sufficient flexibility and choice in the selection of sites made available for development. This is considered to be of particular note given the nature of the operations attracted to the Borough, which typically have lower floorspace to job densities than national standards would suggest.
- 3.1.6** The *North East Lincolnshire Housing and Economic Development Needs Assessment* (2026) (HEDNA) identifies that the level of housing growth presented in Draft Strategic Policy 2 The housing requirement and delivery is sufficient to support both baseline (4600 new jobs) and aspirational economic scenarios, including projected job growth of up to 6,525 new jobs by 2043.
- 3.1.7** To support this growth, the HEDNA recommends a balanced employment land strategy, with a requirement of between 55.89 and 86.06 hectares of employment land. This ensures flexibility to accommodate key sectors such as logistics, renewables, and port-related industries.

Draft Strategic Policy 1

Employment land requirements

1. Employment land requirements

- A. To support economic growth and job creation over the plan period, the Local Plan will make provision for a minimum of 86 hectares of employment land. This will ensure sufficient capacity to meet identified needs under both labour supply and demand-led scenarios.

2. Strategic employment land supply

- A. The Council will allocate and safeguard employment land to:
- Support the delivery of approximately 6,525 new jobs over the plan period;

- ii. Accommodate a range of employment uses (Use Classes B2, B8 and E(g)) across a portfolio of sites;
- iii. Enable growth in key sectors including:
 - a Renewable energy and low carbon industries;
 - b Logistics and distribution;
 - c Port-related industries;
 - d Food processing and manufacturing;
 - e Chemicals and process industries.

3. Site selection and distribution

- A. Employment land allocations will be focused in locations that:
 - i. Are accessible to the strategic road and rail network;
 - ii. Support regeneration and investment in the Grimsby and Cleethorpes Urban Area;
 - iii. Complement the role of the Port of Grimsby and Port of Immingham and wider Humber Estuary;
 - iv. Are deliverable and aligned with infrastructure capacity.

4. Flexibility and monitoring

- A. To maintain flexibility and respond to changing market conditions, the Council will:
 - i. Monitor take-up and availability of employment land annually;
 - ii. Support the intensification or expansion of existing employment areas as defined on the Policies Map where appropriate;
 - iii. Support appropriately located proposals for employment land to serve a general market need for SMEs.

Draft Strategic Policy 1 Employment land requirements relationship to:	Link to:
National Planning Policy Framework	85, 86 and 87
Local Plan Strategic Objectives	SO3, SO5
Evidence base and other key documents and strategies	• <i>Housing and Economic Development Needs Assessment (2026)</i> • <i>Experian Baseline Database (June 2025)</i>

Table 3.1 Policy relationship

3.2 Housing

- 3.2.1** The *National Planning Policy Framework* (NPPF) (2024) is explicit that in order to calculate the minimum number of homes needed for North East Lincolnshire across the plan period, the Government's "standard method" must be used. The Government's calculation now generates a need of 621 dwellings per annum, amounting to 11,178 dwellings over the plan period 2025 to 2043. This takes into account previous under delivery as part of the affordability ratio.
- 3.2.2** Key inputs to this calculation rely on national datasets that are updated annually. Therefore, the annual requirement figure for the Plan period is likely to fluctuate slightly each year. These fluctuations are not expected to significantly alter the volume of homes that the Plan must accommodate. The allocations made will generate approximately 300 extra homes over the Plan period, above the 11,178 required as minimum by the standard method calculation. This will provide a buffer for these fluctuations, any previous residual undersupply, and for additional lapses that might occur over the Plan period.

Draft Strategic Policy 2

The housing requirement and delivery

1. Housing requirement

- A. Between 2025 and 2043, provision will be made to meet a housing requirement of at least 11,178 homes. This reflects an annual requirement of 621 new homes per year.

2. Monitoring and flexibility

- A. The Council will monitor housing supply delivery annually and maintain a rolling five-year housing land supply. Where delivery falls below expectations, the Council will work with developers and stakeholders to address delivery barriers.

- 3.2.3** The Council is aware that achieving a delivery rate of 621 homes a year will be challenging. Since the adoption of the current Local Plan there has been only one year where more than 600 homes were built in the Borough. However, the table below shows an increasing trend in delivery in recent years as building increased following the market disruption during and post-Covid, and as the newly adopted strategy (2018) started to take effect. It is expected that this trend will continue, in particular due to the advanced stages of work in bringing forward one of the largest strategic allocations involving multiple developers and ongoing discussions relating to bringing forwards both of the other strategic allocations in this Plan.

Year (1 April to 31 March) ³	Gross completions	Demolitions	Net completions
2013 to 2014	364	50	314
2014 to 2015	381	15	366
2015 to 2016	376	19	357
2016 to 2017	311	45	266
2017 to 2018	289	99	190
2018 to 2019	420*	75*	345*
2019 to 2020	388*	94*	294*
2020 to 2021	463*	172*	291*
2021 to 2022	658*	51*	607*
2022 to 2023	508*	30*	478*
2023 to 2024	495*	35*	460*
2024 to 2025	538*	6*	532*
TOTAL	5,191	691	4,500

Table 3.2 Housing completions

Draft Strategic Policy 2 The housing requirement and delivery relationship to:	Link to:
National Planning Policy Framework	Paragraph 62
Local Plan Strategic Objectives	SO1, SO4, SO7 and SO9
Evidence base and other key documents and strategies	<i>Housing and Economic Development Needs Assessment (2026)</i>

Table 3.3 Policy relationship

³ Figures marked with * (an asterisk) are the result of a comprehensive data audit and review undertaken by Council officers in summer 2025 and differ from figures published by the Council prior to this date.

Section 4 A vision for North East Lincolnshire

- 4.0.1** Section 2 North East Lincolnshire in context sets out the range of issues that the Borough faces. These issues demonstrate a clear need for change, which serves as a strong indication that a 'business as usual' approach to planning for the Borough's future is not one that should be considered appropriate.
- 4.0.2** Despite the challenges, the Borough is well positioned to maximise the potential of economic activity in key sectors. This economic growth is, essentially, a vehicle for change which, if planned for correctly, will improve the wellbeing of the community and revitalise towns and neighbourhoods. To achieve this, North East Lincolnshire must work alongside its neighbours to facilitate the real opportunities for change and growth that exists and maintains the Borough's distinctive role within the wider Humber Bank so that the growth is complementary to that in surrounding areas. Together with driving the economic priorities, the area's most valued assets must be protected and enhanced.

4.1 The overall spatial vision

Spatial vision

By 2043 North East Lincolnshire will have built on its national and international recognition as a centre for offshore renewables, focusing on operations and maintenance and contributing significantly to the Humber's 'Energy Estuary' status. Growth in key sectors including food, energy, chemicals, ports and logistics will be matched by a strong tourism, health and leisure offer. Economic success will translate into better health outcomes, with more residents in secure, well-paid employment that raises living standards. Evident through increased jobs and diversity of skills, the barriers to accessing jobs will have been broken down. This will be enabled through the establishment of facilities to improve education and skills, and measures implemented to address: housing need; housing affordability; and health and service needs, including countering deprivation issues in specific wards. A platform for sustained sustainable economic growth will have been created, with the right conditions to capture and sustain more and better jobs.

New development will promote and support the health and wellbeing of all residents by ensuring places are designed and developed to a high quality and to support connectivity and active lifestyles. Town centres will be thriving and successful, having widened their offer to the communities they serve. The Borough's rich collection of heritage assets will have been preserved and enhanced, contributing to the historic identity and overall sense of place.

Environmental quality will be an established source of pride, aspiration and confidence. The special character, biodiversity and distinctiveness of the Borough will continue to be protected and enhanced, including the Lincolnshire Wolds National Landscape. The Borough's ecological and green/blue infrastructure networks will have been strengthened and enhanced, providing improved habitats and easier access to nature to support

healthy communities. A commitment will have been demonstrated to address the causes and consequences of climate change, including through nature-based solutions, bringing about an overall reduction in the proportion of properties at risk from flooding.

Good progress will have been made to make North East Lincolnshire a forward looking Borough, where aspirations have been raised, and gaps narrowed, in terms of social inequality; whether caused by health, education, age, disability, ethnicity, location or other aspects. Housing initiatives will have successfully revitalised areas of low housing demand and will have assisted in the regeneration of deprived areas. Steps will have been taken to lift housing delivery to support economic growth, recognising the need to provide housing to address demographic change, and meet the aspirations for job creation and economic growth over the plan period and beyond; whilst providing choice within the housing market, and being sensitive to the scale and character of settlements.

4.2 Place statements

- 4.2.1** The following 'Place statements' complement the overall spatial vision by clarifying the role of different settlements in meeting the overall vision.

Urban Area (Grimsby and Cleethorpes)

- 4.2.2** By 2043 the urban area will have witnessed a step change in the image and desirability of the urban environment. New sustainable communities will have been created, providing good quality housing, meeting people's needs and aspirations within attractive and easily accessible environments. Communities will have good access to quality jobs, healthcare and education, open space and retail facilities.
- 4.2.3** Grimsby will have strengthened and broadened its role as the sub-regional centre, accommodating new mixed use development, including environmental enhancement of the townscape. The buildings and structures associated with Grimsby's fishing heritage will have been appreciated and managed, and the potential they offer for heritage-led regeneration realised. Cleethorpes will have built upon its role as a regional tourist destination, reinforcing its character as a historic seaside resort, and enhancing the quality and diversity of its offer to visitors, including those on business and those looking for an enjoyable day out.

Estuary Zone (Land adjacent to the Estuary including the port town of Immingham)

- 4.2.4** The land adjacent to the Estuary in and around the ports, and adjacent to the deep water channel is a valuable economic resource. By 2043 opportunities will have been taken to strengthen key economic sectors, capturing local economic benefits and realising the full potential of offshore renewable operations and transitioning to a low carbon economy. Development will have been secured, strengthening the offer of the wider Humber sub-area, whilst recognising the environmental and biodiversity qualities of the Humber Estuary, maintaining the integrity of designated sites, addressing the causes and consequences of climate change, and providing

infrastructure improvements. Areas of land will have been identified and secured, and a long-term management plan will be in place, to safeguard sites for roosting, loafing and foraging birds as part of a sub-regional delivery plan.

- 4.2.5** Immingham will have strengthened its role as an independent town. The town centre will provide retail and service facilities and a community focus. Other environmental improvements and enhancements to service facilities will have revitalised the town and sustained its role supporting the needs of surrounding villages.

Western and Southern Arc (Healing, Laceby, Waltham, New Waltham and Humberston)

- 4.2.6** The arc of larger villages outside the urban area have seen historic patterns of growth. By 2043 these settlements will have grown further, but their character will have been protected through good design and sensitive planning. They will have been sustained by improving local community facilities e.g., shops, children's playgrounds, and sports pitch improvements. Accessible employment opportunities will have been established, particularly Hewitt's Circus Business Park. The open countryside that separates settlements will have been protected to maintain the sense of individuality and distinctiveness; and the value and importance of environment corridors enhanced, stretching on into the Urban Area. Growth will, however, have been sensitive to the scale and character of settlements, and sought to build upon the network of green/blue infrastructure and soften development edges.

Rural Area (Open countryside including rural settlements)

- 4.2.7** The special character and distinctiveness of the rural area will have been protected. The countryside is recognised as being of particular value to be enjoyed by local communities through a network of footpath and bridleway routes. Designated landscape, nature conservation habitat sites and heritage assets will continue to be afforded high levels of protection. Opportunities will have been created and taken up to address local housing needs and provision made for a diversity of rural employment opportunities that support the vitality and respect the local character of rural settlements.

4.3 Strategic objectives

- 4.3.1** The objectives set out below relate directly to the spatial vision. They provide a framework for the Local Plan policies to facilitate the form and pattern of development necessary to ensure that the vision is fully realised by 2043. The objectives are mutually supportive and are not listed in order of priority. The objectives have been carried through from the existing Local Plan and updated to reflect this Plan.
- 4.3.2** Appendix A Strategic objectives and policy relationship demonstrates which objective(s) each policy in the Plan is working towards.

SO1 Population

Meet development needs and facilitate economic development by supporting population growth, retaining working age population and providing for a generally ageing population.

Critical success factors:

1. delivered economic development on at least 86.06 hectares of land; and a minimum of 11,178 new homes by 2043;
2. delivered a mix of housing by type and location.

SO2 Climate change

Address the causes and effects of climate change by promoting development that: minimises natural resource and energy use; reduces waste and encourages recycling; reduces pollution; brings about opportunities for sustainable transport use; responds to increasing flood risk; and, incorporates sustainable construction practices. Promote appropriate distribution of development and the role of green and blue infrastructure in mitigating aspects of flood risk. Recognise the increased stress on habitats and species that climate change causes and the role of green and blue infrastructure and nature-based solutions in helping to address and mitigate the consequences of climate change.

Critical success factors:

1. reduced the waste generated and increased waste recycled;
2. reduced the overall proportion of dwellings at risk from flooding;
3. achieved the Council's net zero target and progressed significantly towards reducing the Borough's carbon footprint;
4. increased the level of functional green and blue infrastructure.

SO3 Economy

Support environmentally responsive economic growth by creating the conditions for more and better-paid jobs, raising skills levels, and strengthening North East Lincolnshire's economic competitiveness. Promote rural regeneration and diversification, including a strengthened tourism offer.

Critical success factors:

1. reduced unemployment through job creation and development of skills and training;
2. delivered infrastructure to support economic development.

SO4 Housing

Ensure the housing supply meets the existing and future housing needs of the whole community. High quality market and affordable housing, specific provision for the elderly, special needs housing and Gypsy and Traveller accommodation will be made. A balanced supply of deliverable sites will be identified to achieve as a minimum, the identified housing requirements of the Borough.

Critical success factors:

1. boosted the overall supply of housing;
2. increased delivery of affordable homes;
3. helped to bring empty homes back into use and delivered regeneration of brownfield sites;
4. delivered homes to support the elderly population;
5. met the specific identified needs of Gypsies and Travellers.

SO5 Social and health inequality

Narrow the gap in terms of social and health inequality by: addressing issues of housing choice; providing accessible employment and training opportunities; promoting healthier lifestyles; providing healthcare and community facilities; improving educational attainment and cultural facilities; and establishing, protecting and maintaining a network of accessible good quality open space, sport and recreation facilities.

Critical success factors:

1. reduced deprivation and narrowed the gap in terms of social and health inequality;
2. promoted active travel and healthy lifestyles;
3. directed hot-food takeaways to appropriate locations;
4. promoted accessible employment and training facilities;
5. delivered quality open space, sport and recreation facilities.

SO6 Built, historic and natural environment

Ensure that the development needs of the Borough are met in a way that safeguards and enhances the quality of the built, historic and natural environment and ensures that the development needs are met in a way that minimises harm to them. Direct development to locations of least environmental value and proactively manage development to deliver net gains in biodiversity overall. Encourage the use of brownfield land.

Critical success factors:

1. safeguarded designated and non-designated landscape and heritage assets and protected important species and habitats;
2. reduced the number of buildings on the heritage at risk register;
3. delivered significant gains in biodiversity.

SO7 Transport

Improve accessibility to jobs and services by sustainable transport modes, including cycling and walking; reduce the overall need to travel with employment and housing growth spatially balanced; and, provide the necessary infrastructure to support sustainable growth.

Critical success factors:

1. delivered key transport infrastructure to promote sustainable growth and active travel choices.

SO8 Town centres and local facilities

Strengthen the vitality and viability of town centres, meeting the needs for retail, commercial and leisure uses, focusing appropriate uses on town centre sites and promote regeneration where appropriate.

Critical success factors:

1. improved the attractiveness of town and district centres, broadening the range of offer and the quality of the environment;
2. sustained a network of local centres providing day to day needs;
3. supported the retention of local community and service facilities.

SO9 Design

Raise the quality of developments by: applying the principles of good, sustainable and inclusive design; promote safe, secure and accessible streets and places; and, recognise the importance of supporting and strengthening local character and distinctiveness.

Critical success factors:

1. lifted the overall quality of design.

SO10 Minerals and Waste

Safeguard important mineral resources and support minerals infrastructure for the future. Promote the application of the waste hierarchy in the management of waste and deliver sustainable facilities to manage waste.

Critical success factors:

1. safeguarded important mineral resources;
2. planned for the supply of minerals to accommodate future growth;
3. delivered adequate provision for the management of waste arisings;
4. achieved a reduction in overall waste generation and increased waste recycling.

4.4 Monitoring

- 4.4.1** The objectives are linked to particular indicators and targets that the Council will monitor. Monitoring is an integral part of the cyclical planning process of Plan-Monitor-Manage. It provides the basis for assessing the ongoing performance of the Plan, which brings about opportunity for intervention if policies are shown to be failing or circumstances change during the course of the plan period.
- 4.4.2** The monitoring framework indicators have been revised and simplified to align more closely with the Council's monitoring of the Council Plan, which in turn recognises the priorities of the Borough.
- 4.4.3** The revised monitoring forms the basis of the Authority's Monitoring Report (AMR) and is supplemented by data published on the North East Lincolnshire Data Observatory (<https://www.nelincsdata.net/>).

Section 5 Spatial strategy

- 5.0.1** The Local Plan sets out the development strategy for the Borough, providing the basis for future planning decisions. It promotes sustainable development which seeks to improve the quality of life, meeting the identified future needs whilst protecting and enhancing the natural, built and historic environment.
- 5.0.2** The spatial strategy is expressed in the following policies relating to the settlement hierarchy, distribution of housing growth, development boundaries and strategic wedges; these policies together with the employment and housing allocations and supporting infrastructure define the areas for growth and restraint.

5.1 Settlement hierarchy

- 5.1.1** The settlement hierarchy is one of the key factors which influences and underpins the spatial distribution of future development. Broadly speaking, it is a factor which should be taken into account when assessing the amount of development appropriate in different settlements and areas of the Borough. A settlement that sits higher in the hierarchy would, in principle, be expected to accommodate a higher level of growth.
- 5.1.2** Draft Strategic Policy 3 Settlement hierarchy is informed by the spatial portrait set out in 2.1 What is North East Lincolnshire like as a place?, and the more detailed *Settlement Accessibility Assessment* (2023). The detailed assessment is founded on an objective approach which uses a number of key indicators to assign points to settlements. The settlements which accumulate the highest number of points are deemed to be those which provide the greatest level of accessibility for residents to a wide range of key services and amenities, including education, healthcare and recreation.
- 5.1.3** The defined settlement hierarchy in Draft Strategic Policy 3 Settlement hierarchy establishes four levels of settlement. This hierarchy should be considered alongside key development needs and constraints, infrastructure capacity and the availability of land for development.

Draft Strategic Policy 3

Settlement hierarchy

- The following settlement hierarchy will provide the framework for the Council's decisions on the location and scale of development and on investment in services and facilities. The scale and nature of development should be commensurate with a settlement's position in the settlement hierarchy.

Level	Settlements
Level 1 Urban Area	Relates to the urban area of Grimsby and Cleethorpes , including the adjoining parish of Great Coates which functions as one entity, albeit with a different character.

Level	Settlements
	The urban area provides the greatest accessibility to key services and amenities and has historically delivered the greatest number of new homes. Future development of this area would involve brownfield and greenfield sites, including land adjacent to and beyond the existing settlement edge. Such development is regarded as sustainable where access to services and amenities is good or can be provided.
Level 2 Local Service Centres	Relates to the stand-alone town of Immingham and the 'Arc Settlements' of Healing, Humberston, Laceby, New Waltham and Waltham . These settlements perform the role of key local service centres offering a good range of basic services and amenities, combined with good accessibility to the wider services available in the urban area. Future development would involve development principally of greenfield sites adjacent to and within the defined settlement development area boundary, with an emphasis on preventing coalescence and maintaining the individual identity of settlements.
Level 3 Rural Settlements	Relates to the rural settlements of Habrough and Stallingborough . These rural settlements offer a much lower provision of services but do offer good accessibility to higher level settlements. Future development would involve smaller scale development principally limited to infill sites within or sites within and immediately adjacent to the defined settlement development area boundary.
Level 4 Minor Rural Settlements	Relates to the minor settlements of Ashby cum Fenby, Aylesby, Barnoldby le Beck, Beelsby, Bradley, Brigsley, Hatcliffe, Hawerby cum Beesby, Irby upon Humber, East and West Ravendale, and Wold Newton . These small rural settlements offer very few services and amenities and poor accessibility to higher level settlements. Future development would involve only limited infill, conversion and re-use of existing buildings with very limited further development.

Table 5.1 Defined settlement hierarchy

Draft Strategic Policy 3 Settlement hierarchy relationship to:	Links to:
National Planning Policy Framework	Paragraphs 8, 9, 10, and 11
Local Plan Strategic Objectives	SO1, SO3, SO4, SO5 and SO8
Evidence base and other key documents and strategies	<i>Settlement Accessibility Assessment (2023)</i>

Draft Strategic Policy 3 Settlement hierarchy relationship to:	Links to:
--	-----------

Table 5.2 Policy relationships

5.2 Key diagram

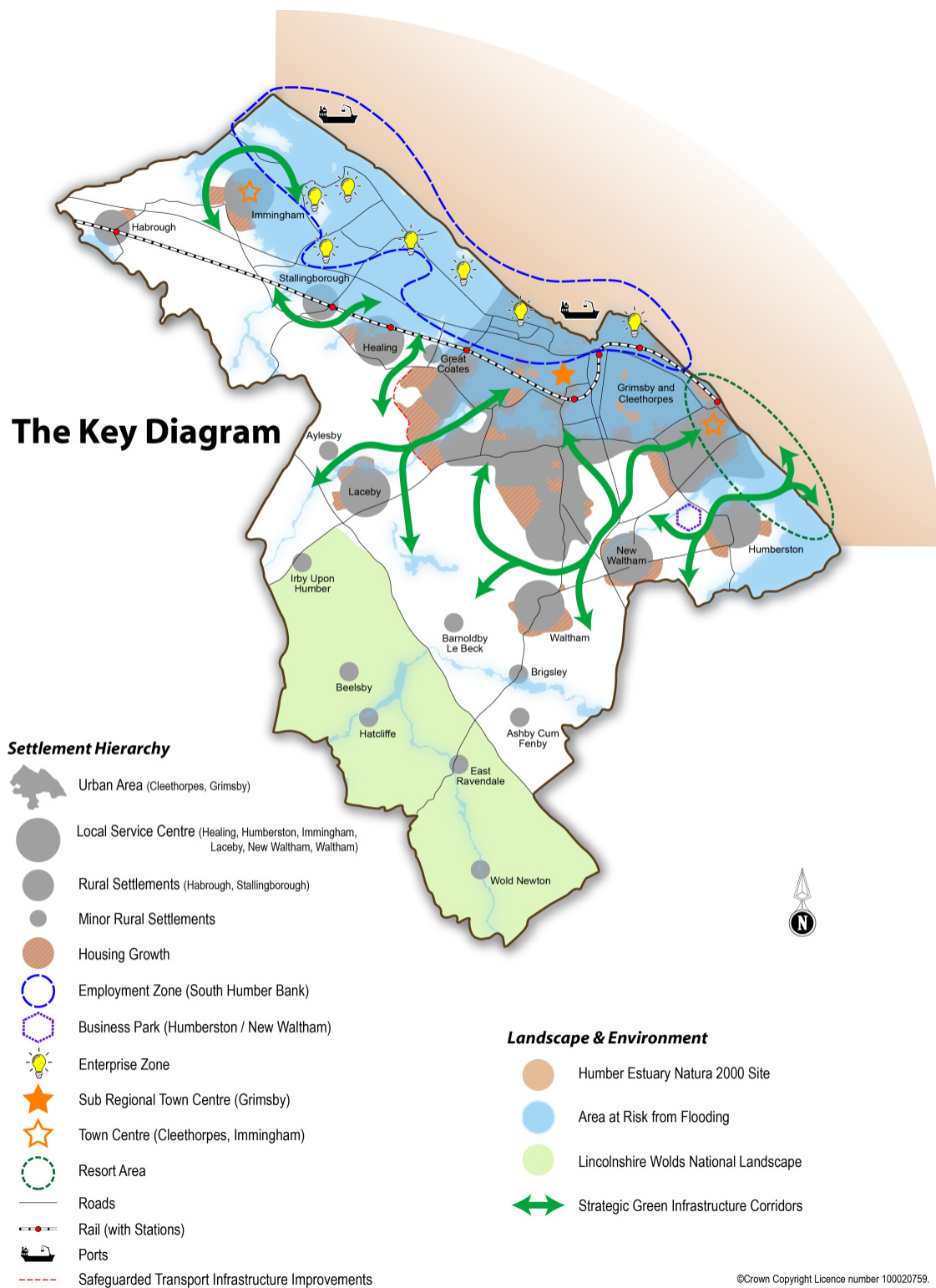


Figure 5.1 Key Diagram

5.3 Distribution of housing growth

- 5.3.1** New housing will be distributed in relation to the spatial strategy. This reflects Draft Strategic Policy 3 Settlement hierarchy, locations of existing employment clusters, development constraints, accessibility and service provision. It specifically sets out what level of residential development will be commensurate with individual settlements.
- 5.3.2** In considering the spatial distribution, there is a need to consider:
1. The need to fulfil the housing needs requirements over the plan period and beyond;
 2. The need to provide choice in the housing market;
 3. The need to reconcile competing housing market pressures with the drive to promote sustainable and connected transport choices;
 4. The need to balance development pressures with the need to prevent coalescence of settlements;
 5. The desire to regenerate brownfield sites against the need to provide sufficient deliverable housing sites to meet future housing needs, which necessitates large areas of greenfield development;
 6. The need to regenerate and redevelop urban areas to address specific issues of inequality and deprivation, set against consideration of flood risk in these areas;
 7. The need to foster and support economic growth, recognising the locational preferences and requirements of key sectors;
 8. The provision of community facilities and services, including schools and healthcare, and impacts on existing infrastructure.
- 5.3.3** The spatial strategy recognises the status of sites that are under construction or that have gained planning consent.
- 5.3.4** The spatial strategy will see an overall strengthening of the policy of restraint relating to the arc settlements and safeguarding the gaps between settlements; a focus on development within sustainable locations, including supporting development of brownfield sites; and a focus on growth of the urban area including through the development of strategic urban extensions.

Draft Strategic Policy 4

Distribution of housing growth

1. New dwellings will be distributed as follows:

Settlement level	Settlement	Spatial Zone	Proportion of residential development
Level 1 Urban area	Grimsby Cleethorpes	Urban Area	In combination, between 50 and 60% of new homes will be constructed in and on the fringes of the urban area.
Level 2 Local service centres	Immingham	Estuary Zone	Between 15 and 20% of new homes will be constructed in and on the fringes of Immingham.
Level 2 Local service centres	Healing Humberston Laceby Waltham New Waltham	Western and Southern Arc	In combination, between 20 and 25% of new homes will be constructed in and on the fringes of the arc settlements. Whilst maintaining separation between settlements.
Level 3 Rural settlements	Habrough Stallingborough	Rural Area	In combination, between one and five percent of new homes will be constructed in and on the fringes of the rural settlements.
Level 4 Minor rural settlements	All other settlements	Rural Area	Housing delivery in this area will comprise windfalls and exceptions only.

Table 5.3 Housing - spatial distribution

Note: The defining of settlements refers to their built form and therefore does not necessarily correspond to parish boundaries.

Draft Strategic Policy 4 Distribution of housing growth relationship to:	Links to:
National Planning Policy Framework	Paragraphs 20, 61 and 110
Local Plan Strategic Objectives	SO4

Draft Strategic Policy 4 Distribution of housing growth relationship to:	Links to:
Evidence base and other key documents and strategies	• <i>Housing and Economic Development Needs Assessment (2026)</i> • <i>Strategic Housing Land Availability Assessment (2025)</i>

Table 5.4 Policy relationships

5.4 Development boundaries

- 5.4.1** Development boundaries distinguish between built-up areas and areas of open countryside. The use of development boundaries in planning has been successful in indicating clearly the locations where development will usually be acceptable, subject to meeting normal development management criteria. It is an approach that has, in the past, been strongly supported in North East Lincolnshire and continues to be supported today.
- 5.4.2** The development boundaries are identified on the Policies Map. Where development sites are identified adjacent to development boundaries, the development will be required to incorporate extensive areas of perimeter landscaping, within the site. As the edge of the finished built development may not be known, the development boundaries have been drawn to follow the extent of the allocated site boundary, except in the case of consented development sites where the edge of the built development is confirmed.
- 5.4.3** A number of considerations have informed the final process of defining the development boundaries, including the nature and form of settlement edges, and an assessment of the landscape sensitivities. This has included:
1. considering whether settlements include key characteristics or distinctive features that contribute to their sense of place;
 2. identifying features that define current settlement edges and determining whether they are strong or weak; and,
 3. assessing opportunities for enhancement through identification of approaches and views, distinctive features, visual open space and sensitivity to change.

The need for new development	Ensuring that sufficient sites are available to accommodate future requirements by incorporating sites that: 1. contribute to the supply of housing (allocated sites); and, 2. contribute to the supply of employment land (allocated sites). Boundaries are not drawn so tightly to exclude all new development; they are influenced by the physical features that define the settlement edge and will provide some opportunities for small scale development above and beyond allocated sites.
------------------------------	---

The setting of the settlement	Considering the particular landscape and surrounding countryside features in the vicinity of the settlement edge: 1. recreation and amenity open space (including school playing fields), which is physically surrounded by the settlement or adjoining settlement on three sides, is included within the boundary; and, 2. recreation or amenity open space that extends into the countryside or primarily relates to the countryside, is excluded from the boundary, whilst recognising opportunities to soften development edges.
The existing form, character and pattern of development	Considering the impact of further development on the existing development pattern. Ensuring boundaries are not contiguous if the form of the settlement does not reflect this. If the settlement is characterised by small groups, this is reflected in the boundaries. The defined boundaries are not drawn so as to 'round off' or 'straighten' edges as this would be contrary to an approach that seeks to safeguard local character and distinctiveness, as it is often the irregularity of settlement edges that adds to a settlement's attractiveness.
Preventing coalescence of settlements	Boundaries include the gardens (curtilage) of properties except where they are functionally separate from the dwelling or, where the scale of the site is such that it could, through future development, lead to ribbon development or coalescence with a nearby settlement.
The presence of physical boundaries	Recognising that natural or manmade features such as rivers, woodlands, or roads and railways can form logical defining boundaries. However, areas of caravan, chalet and other temporary accommodation are excluded from the defined boundary, reflecting their temporary status.
Minimising impacts on the character of open countryside	Boundaries ensure the intrinsic character and beauty of the countryside is respected, with particular consideration given to the Lincolnshire Wolds National Landscape designation.
Avoiding ribbon or scattered development	Ensuring that development does not creep along road frontages into open areas or result in scattered development unrelated to existing development form. Freestanding buildings, individual and small groups of dwellings, including farm buildings that are detached or peripheral to the main built-up area of the settlement are excluded from boundaries.
Minimising impacts on heritage and biodiversity value	Ensuring that sites of heritage or biodiversity value are identified and not put at risk.

The presence of Health and Safety Executive (HSE) consultation zones	Recognising that development opportunities may be limited or restricted in specific areas.
Traffic noise	Based on current assessments of noise, boundaries exclude areas where it is known that road surface noise impacts on living conditions.
Accessibility to services and facilities	Boundaries reflect the findings of the <i>Settlement Accessibility Assessment</i> (2023).

Table 5.5 Key aspects considered in defining development boundaries

- 5.4.4** Draft Strategic Policy 5 Development boundaries outlines the generic considerations that will be applied when considering all development proposals, (within development areas, within development boundaries; and within open countryside, outside development boundaries). They reflect core principles and considerations set out in the *National Planning Policy Framework* (2024) (NPPF). These generic considerations provide the basis for considering whether the development proposed should be supported and approved.
- 5.4.5** Draft Strategic Policy 5 Development boundaries specifically allows for development sites and opportunities to be identified and defined through the neighbourhood planning process. In some cases, where the local community decides that this is appropriate, a neighbourhood plan will effectively amend identified development boundaries.
- 5.4.6** The Policy establishes the nature of development that would be supported and approved, both within, and beyond the development boundaries, setting out the key considerations and criteria that would apply.

Draft Strategic Policy 5

Development boundaries

1. Development boundaries are identified on the Policies Map. All development proposals whether located within or outside of the defined boundaries will be considered regarding suitability, connectivity and sustainability, taking into account:
 - A. The size, scale, and density of the proposed development;
 - B. Access and traffic generation;
 - C. Provision of services (education, healthcare, community, retail and recreation);
 - D. Impact upon neighbouring land uses by reason of noise, air quality, disturbance or visual intrusion;

- E. The need to protect the amenity of existing and future occupiers;
- F. Advice from the Health and Safety Executive;
- G. Flood risk;
- H. The quality of agricultural land;
- I. Measures to address any contamination of the site; and,
- J. Impact on areas of heritage, landscape, biodiversity and geodiversity value, including open land that contributes to settlement character, including green spaces, paddocks and orchards.

2. Development proposals specifically located within and are adjacent to the inside edge of defined boundaries will be permitted where schemes respond to:
 - A. The nature and form of the settlement's edge;
 - B. The relationship between countryside and the settlement's built form; and,
 - C. Opportunities to contribute to the network of green and blue infrastructure and increase biodiversity.
3. Beyond the development boundaries land will be regarded as open countryside. Development will be supported where it is in harmony with the local setting and recognises the distinctive open character, landscape quality and role these areas play in providing the individual settings for independent settlements, and specifically only where the development:
 - A. Supports a prosperous rural economy, particularly where it promotes the development and diversification of agricultural and other land-based rural businesses; or,
 - B. Promotes the retention and development of local services and community facilities; or,
 - C. Supports rural leisure and tourism developments, including the creation of holiday accommodation; or,
 - D. Consists of affordable housing to meet specific local needs; or,
 - E. Is development that has been specifically defined and identified through the neighbourhood planning process; or,
 - F. Comprises of development that forms part of an allocated site and the proposed use is appropriate for that allocation; or,
 - G. Consists of the conversion of an existing building where its immediate setting is enhanced (providing the existing building is integral to the conversion and it is demonstrated to be disused and no longer needed for its previous use).

Draft Strategic Policy 5 Development boundaries relationship to:	Link to:
National Planning Policy Framework	Paragraph 84
Local Plan Strategic Objectives	SO4 and SO9
Evidence base and other key documents and strategies	• <i>Landscape Character Assessment, sensitivity and capacity study (2026)</i> • <i>Settlement Accessibility Assessment (2023)</i>

Table 5.6 Policy relationships

5.5 Strategic wedges

5.5.1 Several settlements in the Borough have seen rapid expansion since the Local Plan was adopted in 2018 and seen further development pressures particularly during the period of speculative planning applications when the Council could not demonstrate a five year housing land supply. This has put considerable pressure on the open land that forms the existing strategic gaps between settlements.

5.5.2 Whilst the Local Plan affords some protection to the gaps between settlements and seeks to soften development edges, it is important to specifically define the edges to properly protect these strategically important areas. The *Green Wedges Methodology and Evaluation* (2023) establishes a locally derived, robust approach to identifying Strategic Wedges in North East Lincolnshire, combining desk-based analysis, site survey and criteria-based assessment. Each area has been evaluated against four key criteria; prevention of settlement coalescence, provision of green corridors into urban areas, provision of recreational resource and supporting ecological connectivity. The evaluation identified the following broad locations:

- Between Immingham and the industrial development to the north.
- Between Stallingborough and Healing.
- Between Aylesby and Laceby.
- Between Laceby and Grimsby.
- Between Waltham and Grimsby.
- Between Waltham, Grimsby and New Waltham.
- Between New Waltham, Grimsby and Humberston; and,
- Between Humberston and Cleethorpes.

5.5.3 Whilst the aim is to strengthen the landscape and environmental quality of these areas, it is not intended that they should operate as an absolute restriction on all development proposals. Due to their multi-functional role, there are also various 'non-open space' uses that already exist within these areas and essential infrastructure that may be required. As such, certain types of development may be acceptable, as long as they are not detrimental to the overall character, role and function of the Strategic Wedge within which they are situated. This may include, but is not limited to:

- agricultural and forestry development including land management practices which maintain openness and landscape character;
- green and blue infrastructure including open space, habitat creation and enhancement;
- outdoor sport, recreation and informal leisure uses including development which improves public access such as footpaths, cycleways and associated infrastructure;
- the reuse, extension or alteration of existing buildings, and small-scale ancillary development which supports the ongoing management of the Strategic Wedge.

- 5.5.4** It may also include flood risk management infrastructure or drainage works and the provision of essential infrastructure such as bridges, utilities, telecommunications or other development required by public or private bodies to fulfil a statutory function, where it can be demonstrated that it cannot reasonably be located outside of the Strategic Wedge and will not undermine its role and function. For all development however, consideration will need to be given to how it would interact with the Strategic Wedges. The North East Lincolnshire *Landscape Character Assessment, sensitivity and capacity study* (2026) can aid with properly addressing unique area character.
- 5.5.5** The Council has an objective to increase biodiversity within these areas and strengthen natural networks. Therefore, specific support is given to proposals which create biodiversity net gain (BNG) sites or other approaches to enhance the natural environment in these areas.

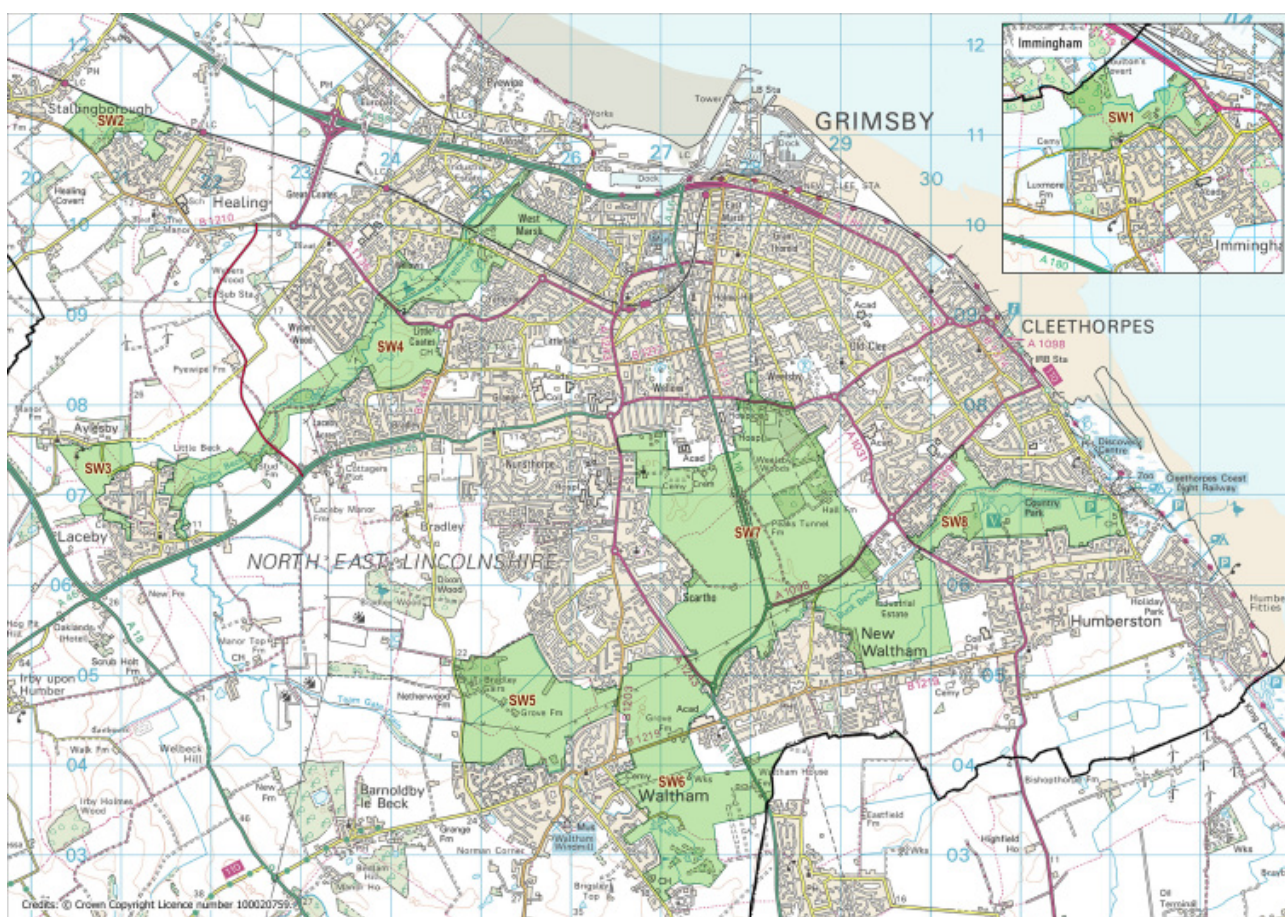


Figure 5.2 Strategic wedges

Draft Strategic Policy 6

Strategic wedges

1. The purpose of Strategic Wedges is to protect the setting and separate identities of settlements by preventing their coalescence and maintaining their openness. They are identified on the Policies Map as follows:
 - A. Immingham and industrial development to the north;
 - B. Stallingborough and Healing;
 - C. Aylesby and Laceby;
 - D. Laceby to Grimsby;
 - E. Waltham and Grimsby;
 - F. Waltham, Grimsby and New Waltham;
 - G. New Waltham and Grimsby and Humberston; and,
 - H. Humberston and Cleethorpes.
2. Strategic Wedges fulfil one or more of the following functions:
 - A. Prevention of the physical merging of settlements, preserving their separate identity and their local character;
 - B. Provision of a buffer between non-compatible uses;
 - C. Provision of an accessible recreational resource, with both formal and informal opportunities, close to where people live;
 - D. Creation of a multi-functional 'green lung' to offer communities a direct and continuous link to the open countryside beyond the urban area; and / or
 - E. Conservation and enhancement of local wildlife and protection of links between wildlife sites to support wildlife corridors, including provision of biodiversity net gain sites.
3. Within the Strategic Wedges planning permission will not be granted for any form of development, including change of use, unless:
 - A. it can be demonstrated that the development is not contrary or detrimental to the above functions; or,
 - B. it is essential for the proposed development to be located within the Strategic Wedge, and the public benefits of which override the potential impact on the Strategic Wedge.⁴
4. Development proposals within a Strategic Wedge will be expected to have regard to the following principles:
 - A. the need to retain the open and undeveloped character of the Strategic Wedge;

⁴ It may include flood risk management infrastructure or drainage works, provision of new infrastructure such as bridges or telecommunications, or specific development required by a public or private utility to fulfil their statutory obligation.

B. physical separation between settlements, historic environment character and green infrastructure value; C. the maintenance and enhancement of the network of footpaths, cycleways and bridleways, and their links to the countryside, to retain and enhance public access, where appropriate to the role and function of the Strategic Wedge; and, D. opportunities to improve the quality and function of green and blue infrastructure within the Strategic Wedge with regard to the green and blue infrastructure network as outlined in <i>North East Lincolnshire's Green and Blue Infrastructure Strategy (2026)</i>.
5. Development proposals adjacent to the Strategic Wedges will be expected to demonstrate that: A. they do not adversely impact on the reasoning for the designation of the Strategic Wedge, taking into account scale, siting, layout, design, materials and landscape treatment; and, B. they have considered linkages to and enhancements of the adjacent Strategic Wedge.

Draft Strategic Policy 6 Strategic wedges relationship to:	Link to:
National Planning Policy Framework	Paragraphs 187 and 192
Local Plan Strategic Objectives	SO2, SO5, SO6
Evidence base and other key documents and strategies	• <i>Landscape Character Assessment, sensitivity and capacity study (2026)</i> • <i>Green Wedges Methodology and Evaluation (2023)</i> • <i>Green and Blue Infrastructure Strategy (2026)</i>

Table 5.7 Policy relationships

5.6 Infrastructure

- 5.6.1** The delivery of key infrastructure of the right type, in the right place, and, at the right time, is vitally important to supporting growth and delivery of truly sustainable development. As settlements grow with new homes and places of work, it is important that the supporting infrastructure necessary to ensure health, social and cultural wellbeing and basic services meeting local needs are provided.
- 5.6.2** Developers will be expected to provide these basic needs and contribute fairly to the delivery of new infrastructure to support new development and the creation of new sustainable communities. This includes aspects of physical infrastructure, social infrastructure, and environmental infrastructure.
- 5.6.3** Developers will be expected to meet the infrastructure needs of the proposed development, and these will normally be secured through planning obligations, conditions or levy charges where appropriate. Where provision is required to address existing deficiencies as well as meeting future requirements, the Council will also utilise contributions from other public funding streams to ensure delivery.
- 5.6.4** Draft Strategic Policy 7 Infrastructure provides the mechanism for ensuring that growth is delivered together with appropriate infrastructure. Where developer contributions are to be sought, the thresholds and triggers are set out in individual themed policies in this Plan, together with the mechanisms for determining the scale of contribution to be made.
- 5.6.5** A planning obligation can only be taken into account when determining a planning application for a development, or part of a development, if the obligation meets all of the following tests:
1. it is necessary to make the development acceptable in planning terms;
 2. it is directly related to the development; and,
 3. it is fairly and reasonably related in scale and kind to the development.
- 5.6.6** The Council has reviewed the infrastructure needs to determine the infrastructure required to support sustainable communities over the plan period. The final balance of contributions has been subject to viability assessment to ensure that the sum of contributions is sufficient to satisfy infrastructure developments, but not so great that it will place a large burden on development and prevent the delivery of the development.

Draft Strategic Policy 7

Infrastructure

1. The Council will support development to create, expand or alter service facilities, including schools, health facilities and key infrastructure to meet the needs of existing and new communities.

2. The Council will work with developers and partner organisations to ensure the delivery of infrastructure, services and community facilities required to support sustainable communities. The provision of infrastructure and infrastructure improvements will be required where development necessitates additional infrastructure to make the development acceptable. These improvements will where appropriate be secured by planning conditions, planning obligations or levy charges.
3. Proposals for telecommunications development, including consideration of appropriate prior approval applications will be permitted, or determined, provided that:
 - A. the development is appropriate in terms of siting and appearance, having regard to technical and operational constraints, and does not intrude into or detract from the landscape or urban character of the area with specific regard to the setting and beauty of the National Landscape;
 - B. applicants demonstrate a sequential approach to show that development cannot be accommodated with less visual intrusion:
 - i. on an existing building, mast or other structure, or;
 - ii. on a site that already contains telecommunications equipment before new sites can be considered;
 - iii. adequate screening and/or landscape measures are included, and;
 - iv. provision is made for the removal of the facilities and reinstatement of the site as soon as reasonably practicable after it is no longer required for telecommunication purposes.
4. Contributions towards infrastructure will be based on the demands created by the specific development. This includes provision of new, or enhancement of existing infrastructure and facilities, including, but not necessarily limited to:
 - A. physical infrastructure, including:
 - i. transport improvements, including highways, public transport, provision for cyclists and pedestrians;
 - ii. drainage and surface water management (including SuDs maintenance where appropriate); and,
 - iii. flood defences (where site specific requirements warrant such an approach).
 - B. social infrastructure, including:
 - i. affordable housing;
 - ii. healthcare infrastructure - the Council may seek to negotiate contributions towards healthcare infrastructure where new needs arise, subject to

- viability, prioritising affordable housing where scheme viability is marginal; and,
 - iii. education, including primary and secondary and Special Education Needs (SEN) provision, in accordance with the *Education Contribution Justification Statement* (2023) (or subsequent updated statements).
- C. nature-based solutions and the ecosystem service provided by natural assets created or preserved within green and blue infrastructure, including:
- i. open space or accessible green space, sport recreation and play space, including future maintenance;
 - ii. habitat mitigation provision and maintenance, particularly in association with South Humber Bank employment sites; and,
 - iii. biodiversity net gain.
- D. existing infrastructure will be safeguarded, except where it has been demonstrated using clear evidence that particular infrastructure is no longer required to meet current or future needs, or can be delivered through alternative provisions. For healthcare facilities, such evidence will include the facilities being formally declared surplus to the operational healthcare requirements of the NHS or identified as surplus as part of a published estates strategy or service transformation plan.
- E. where financial contributions are made, and in the event it is found that they exceed the cost of necessary works or the contributions remains unspent after an agreed period of time, the contributions will be returned, in part or entirely, as may be appropriate.
- F. the Council will in addition support:
- i. proposals that deliver health infrastructure including doctor's surgeries (or multi-use facilities with doctor's surgeries integrated within them) and pharmacies, which offer improved services for their users; and,
 - ii. applications made by the emergency services which will deliver improved services for their users.
- G. the Council will seek to ensure that all development is commercially viable and deliverable. Development costs will rise over time, but where the delivery of a proposed scheme is threatened on the basis of viability, the Council may consider a reduction to the extent of the obligations required. In such cases the developer must submit a detailed Financial Viability Assessment on an 'open book' basis, and in sufficient detail in order to justify any reduction from the expected requirements of the scheme. All such submissions, where required by the Council, should provide sufficient information to enable an independent assessment to be undertaken. As a minimum, this should be in accordance

with the guidance on such content set out within *Financial viability in planning: conduct and reporting* (2023). All submissions will be subject to an independent assessment prior to the determination of the application.

Draft Strategic Policy 7 Infrastructure relationship to:	Link to:
National Planning Policy Framework	Paragraph 8, 11, 20, 35 and 86
Local Plan Strategic Objectives	SO2, SO5, SO7 and SO8
Evidence base and other key documents and strategies	• <i>Infrastructure Development Plan Infrastructure Delivery Plan Baseline Report</i> (2025) • <i>Local Plan Viability Assessment Update</i> (2024) • <i>Education Contribution Justification Statement</i> (2023) • <i>Financial viability in planning: conduct and reporting</i> (2023)

Table 5.8 Policy relationships

Section 6 Climate change, flooding and energy

- 6.0.1** The challenges of climate change, and the associated links to flooding and energy generation and consumption now have heightened importance. It is therefore considered appropriate to give these aspects greater status in the Local Plan.
- 6.0.2** In September 2019 the Council declared a climate emergency and has since been working on a raft of measures to address this. In 2023 the Council revised its targets to become a net zero council, seeking now to achieve this position by 2030. This Local Plan sets out policies to address all aspects of climate change, supporting all businesses and communities to reduce their carbon footprint.

6.1 Flood risk

- 6.1.1** Flooding is a natural process that can occur at any time in a variety of locations. The severity of a flood event's impact, depends on a range of factors, including the combination of weather and rainfall patterns, sources of floodwater, local topography and patterns of development.
- 6.1.2** With current climate change predictions pointing to the frequency, patterns and severity of flooding becoming more damaging, flood risk management is critical to protecting people and property from flooding. It is particularly important in the Borough as much of the urban area is within the high flood risk zone, including large parts of Grimsby, Cleethorpes and Immingham.
- 6.1.3** It is recognised that the Local Plan must strike a fine balance between providing for much needed regeneration and development activities within the urban areas (the main centres of population), and minimising the amount of new development exposed to flood risks. Where possible, development will be directed to areas at lowest risk of flooding in accordance with the sequential risk-based approach required by the NPPF.
- 6.1.4** Figure 6.1 Flood zones including climate change shows the current extent of Flood Zones within North East Lincolnshire together with areas projected to be affected by future climate change. Illustrating the potential increase in flood risk over the plan period, this figure provides important context for applying the sequential approach to site selection and development decisions.
- 6.1.5** The application of the sequential test within the Borough will be expected to follow the methodology set out in the Council's *Draft Flood Risk Sequential and Exception Tests Guidance Note* (2026) (FRSET) which takes a rational approach to identifying the area of search for alternative sites with a lower probability of flooding, within defined regeneration areas. Regeneration areas have been defined based on the 20% most deprived lower layer super output areas (LSOAs) identified in the *English Indices of Deprivation* (2025) and successor datasets. It essentially ensures that parts of the urban area, which are ranked as being some of the most deprived areas in the country, and therefore most in need of development, remain capable of being developed in policy terms. The FRSET has been developed in collaboration with the Environment Agency and provides a robust basis for the application of the first part of the exception test, which requires the wider sustainability benefits of a proposal

to outweigh the flood risk. Compliance with the second part of the exception test requires the development's safety to be demonstrated. (NPPF, paragraphs 172 to 179.)

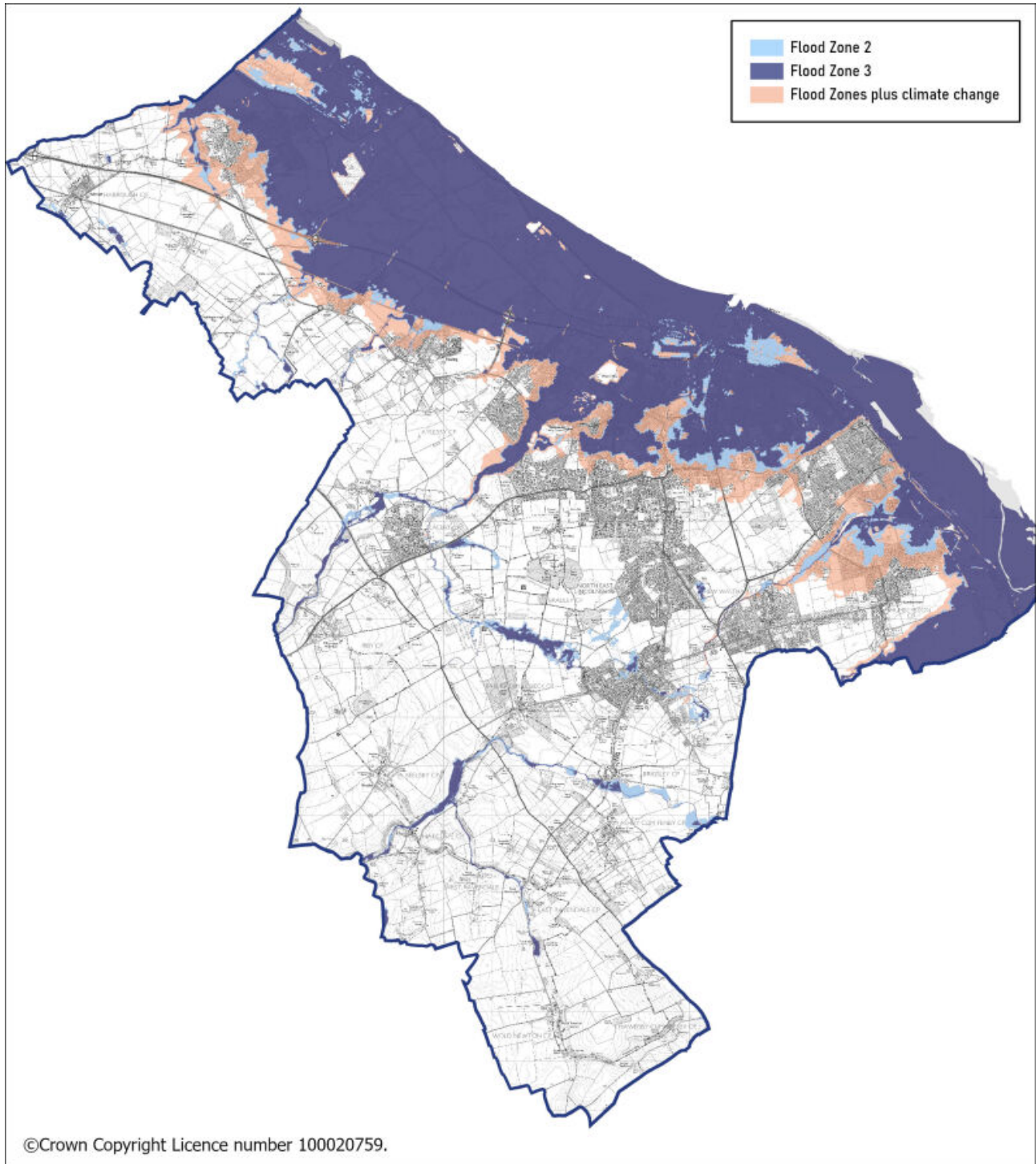


Figure 6.1 Flood zones including climate change

- 6.1.6** The *Strategic Flood Risk Assessment* (2022 and 2026 update) (SFRA), supplemented by additional flood risk data (collected by the Council as the Lead Local Flood Authority, the Environment Agency and Internal Drainage Boards (IDBs)), supports the planning process and provides a better understanding of flood risk in the Borough.
- 6.1.7** The sites for employment and housing have been assessed in the *Strategic Housing Land Availability Assessment* (2025) (SHLAA), *Housing Site Selection* (2026) and the *Employment Site Selection* (2026) as to their likelihood of being at risk of flooding. Sites potentially at risk have been assessed further as part of the SFRA (update 2026), which includes additional information in relation to the sequential test and the production of site-specific, high-level flood risk assessments where appropriate.
- 6.1.8** Along with the other strategies and plans identified in Table 6.1 Policy relationships; it provides the basis for flood and coastal erosion management across the Borough. These studies include a number of actions, measures and flood defence investment priorities all of which seek to protect lives and property and build resilience to future flood events. This includes the decision presented in the *Flamborough Head to Gibraltar Point Shoreline Management Plan* (2010) (SMP) "to hold the line" along the majority of the south bank of the Humber, which means that the currently defended frontages are likely to require increasing investment to address climate change impacts and increased exposure to wave attack. New development must not compromise the Council's or its partners' ability to deliver the action plans and where appropriate should help to contribute to their completion.
- 6.1.9** The present management approach with respect to the defences at Humberston Fitties is to continue to protect the community against flooding and coastal erosion to the same crest level. However, in the longer term this will require an examination of practical alternatives to maintaining defences for the Fitties chalet park, other holiday parks and residential areas. The target is High Tide Level for the second line of defences (landward defence).
- 6.1.10** Looking to the future, the Council is also a partner with the Environment Agency, IDBs and 11 other local authorities from around the Humber, who are working collectively to develop a long-term strategy (Humber 2100+), that will address the flood risk and enable sustainable growth now and for the next 100 years. This work has been progressing alongside the development of the Local Plan.
- 6.1.11** Surface water runoff is also very likely to increase over the plan period as a result of more intense rainfall and new development across the Borough. This will place great pressure on existing drainage infrastructure and, if not carefully managed, will increase the risk of localised surface water flooding.
- 6.1.12** Sustainable Drainage Systems (SuDS) can slow the rate of surface water runoff and improve infiltration by mimicking natural drainage on a site. Developers should ensure that good SuDS principles are considered and integrated into schemes early in the design process. Examples of elements that can be incorporated into SuDS include permeable paving or road surfaces, soakaways and swales. Where

possible, infiltration into the ground will always be encouraged in accordance with the drainage hierarchy. Further guidance on the design of SuDS is provided in Defra's *National Standards for Sustainable Drainage Systems* (2025) (SuDS).

- 6.1.13** The provision of green infrastructure on a site can also reduce the risk of flash flooding by controlling surface water runoff. Features include green roofs, green walls and soft borders and landscaping, particularly large, canopied trees.
- 6.1.14** Pre-application discussions will be especially important as SuDS can be complex and the suitability of any proposed drainage solution will also depend on its interaction with surrounding and downstream sites.

Draft Strategic Policy 8

Flood risk

1. Development proposals should meet to the requirements of the flood risk sequential test and, if necessary, the exception test. The regeneration benefits of development in areas of high flood risk should also be considered in light of the Council's *Draft Flood Risk Sequential and Exception Tests Guidance Note* (2026), and the Environment Agency's Standing Advice.
2. In order to minimise flood risk impacts and mitigate against the likely effects of climate change, development proposals should demonstrate that:
 - A. where appropriate, a site specific flood risk assessment has been undertaken, which takes account of the best available information related to all potential forms of flooding;
 - B. there is no unacceptable increased risk of flooding to the development site or to existing properties;
 - C. the development will be safe during its lifetime;
 - D. Sustainable Drainage Systems (SuDS) have been incorporated into the development, where necessary and in line with the Defra's '*National standards for sustainable drainage systems*';
 - E. opportunities to provide natural flood management, including tree, woodland and hedgerow planting have been assessed and justified to demonstrate prioritisation of nature-based solutions which are resilient to climate change, including natural flood management, based upon sound evidence including catchment management plans and the *Greater Lincolnshire Local Nature Recovery Strategy* (LNRS) (2026), and incorporated, in combination with the delivery of other aspects of green and blue infrastructure in an integrated approach across the site;
 - F. arrangements for the adoption, maintenance and management of any mitigation measures have been established and the necessary agreements are in place;

G. access to any watercourse or flood defence asset for maintenance, clearance, repair or replacement is not adversely affected; and, H. the restoration, improvement or provision of additional flood defence infrastructure represents an appropriate response to local flood risk, and does not conflict with other Local Plan policies.
3. Sites fronting the sea wall defences between the ports of Immingham and Grimsby should specifically ensure that a 15 metre buffer is maintained clear of development from the toe of the existing defences, so as not to prejudice future heightening of the existing sea wall defences.

Draft Strategic Policy 8 Flood risk relationship to:	Links to:
National Planning Policy Framework	Paragraphs 161 to 186
Local Plan Strategic Objectives	SO2, SO5 and SO6
Evidence base and other key documents and strategies	• <i>Flamborough Head to Gibraltar Point Shoreline Management Plan</i> (2010) (https://environment.data.gov.uk/shoreline-planning/shoreline-management-plan/SMP3) • <i>Grimsby and Ancholme Catchment Flood Management Plan</i> (2009) • <i>Humber River Basin District Flood Risk Management Plan</i> (2023) • <i>Humber Flood Risk Management Strategy</i> (2008) • <i>Local Flood Risk Management Strategy</i> (2015) (subject to current refresh) • <i>Strategic Flood Risk Assessment</i> (2022 and update 2026) • <i>Memorandum of Understanding with the Environment Agency</i> (2026) • <i>Strategic Housing Land Availability Assessment</i> (2025) (SHLAA) • <i>Employment Site Selection</i> (2026) • <i>Housing Site Selection</i> (2026) • <i>National Standards for Sustainable Drainage Systems</i> (2025) • <i>Greater Lincolnshire Local Nature Recovery Strategy</i> (2026)

Table 6.1 Policy relationships

6.2 Water management

- 6.2.1** The management of water resources is vital to ensure that water quantity and quality are maintained and improved throughout the Borough. Water resources include coastal waters, the internationally important Humber Estuary, rivers, streams, ponds and groundwater. They are important natural resources that provide wildlife habitats for a variety of species. They also facilitate land drainage, and many water bodies are valued tourism and recreation assets.
- 6.2.2** Future growth over the plan period is likely to generate increased demands for water, especially non-potable water. Further capacity improvements may be required depending on the scale and speed of industrial development. Development will not therefore be permitted unless existing water supplies are adequate or they can be augmented to serve the development without affecting the water environment and groundwater systems.
- 6.2.3** North East Lincolnshire is in an area of serious water stress. Anglian Water's *Water Resources Management Plan* (WRMP24) (2024), identified that the forecasts for the supply of water face significant challenges within the Anglian Water region between 2025 and 2050. The WRMP24 sets out a three-tiered strategy to manage supply in the long-term:
1. To make the best use of existing resources, building on demand management and using any surplus water available.
 2. The progression of the strategic resource options: the Fens and Lincolnshire reservoirs, that will meet 36% of new water needs, and provide the opportunity for many benefits identified in the Anglian Water's best value plan.
 3. Planning for adaptive future resources, allowing Anglian Water to remain flexible to changing circumstances, while ensuring they limit bill impacts to customers by only investing in low regret solutions.
- 6.2.4** Demand measures, including increased water efficiency, should be considered first before any supply measures such as river/groundwater extraction, water storage (reservoirs) and water transfer. From a sustainability perspective, water should still be used efficiently in order to reduce the associated energy requirements (needed to pump water, for example) and to avert adverse environmental effects such as over-abstraction. Improving water efficiency will also help to reduce the volume of wastewater that the sewer system has to accommodate and therefore reduce discharges to water courses.
- 6.2.5** Developers of new dwellings will be required to demonstrate that appropriate measures to conserve and reuse water, such as low flow showers and kitchen taps, and provision of water butts and rain/grey water harvesting have been incorporated to achieve water efficiency working to a standard of 110 litres per person per day or better.

- 6.2.6** In most parts of the urban area, rainwater drains into surface water sewers or sewers containing both surface water and wastewater; these are known as 'combined sewers'. In Grimsby and Cleethorpes there are large areas served by combined sewers, mostly in the older parts of the towns.
- 6.2.7** During periods of intense rainfall sewer flooding can occur. Flooding can also be triggered when a sewer is blocked or has insufficient capacity. There are a number of locations within Grimsby, Laceby, Humberston, New Waltham, and Waltham that are prone to flooding during heavy rainfall events. When this happens to combined sewers the risk of land and property flooding with water contaminated with raw sewage increases significantly.
- 6.2.8** Specific problems occur when sewage works operate close to their capacity, which can lead to water companies releasing untreated raw sewage into waterways. This is considered to be unacceptable by the Council and we are working with the companies to address this current situation.
- 6.2.9** Given the vulnerability of the sewer systems and likelihood of rainfall amounts and frequencies increasing due to climate change, development proposals must provide infrastructure of an acceptable standard to cope sufficiently with sewage and surface water. Foul and surface water drainage should be separated to reduce the likelihood of flooding and contamination. The use of natural sewage treatment methods, such as wetland/reed beds, will be encouraged and supported where it is practicable.
- 6.2.10** Groundwater resources provide an invaluable source of water for public supply, industry, agriculture and rivers; but can be harmed by a range of activities, such as contamination from industrial uses or infilling in the urban area. The Environment Agency has identified and mapped a number of these resources according to their significance and vulnerability to pollutants. Large parts of North East Lincolnshire fall within a Source Protection Zone, with several more sensitive Inner Protection Zones (Zone I) and Outer Protection Zones (Zone II) located around groundwater abstraction points (see Figure 6.2 Ground water source protection zones). The zones (1 to 3) show the risk of contamination from any activities that might cause pollution in the area; the closer the activity, the greater the risk. Zone 1 represents the area of greatest risk. The protection of the groundwater resources in these areas is particularly important.
- 6.2.11** Where development potentially impacts on groundwater, relevant site investigations, risk assessments and necessary mitigation measures for source protection zones will need to be agreed with the relevant bodies. The Environment Agency advocates a risk-based approach to the protection of groundwater resources (*Groundwater Protection in England* (2026)); and the Council will support this. Where potential risks to groundwater exist, especially close to water supply abstractions, the Council will consult the Environment Agency at an early stage.
- 6.2.12** Where development or land contamination from previous use could potentially impact surface water or groundwater, a preliminary risk assessment should be undertaken to assess the potential risk posed. Relevant site investigations, risk assessments and necessary mitigation measures will need to be agreed with the

relevant bodies (such as the Environment Agency and relevant water companies). Any investigation should be undertaken in accordance with the Environment Agency guidance document, *Land contamination risk management (LCRM)* (2025).

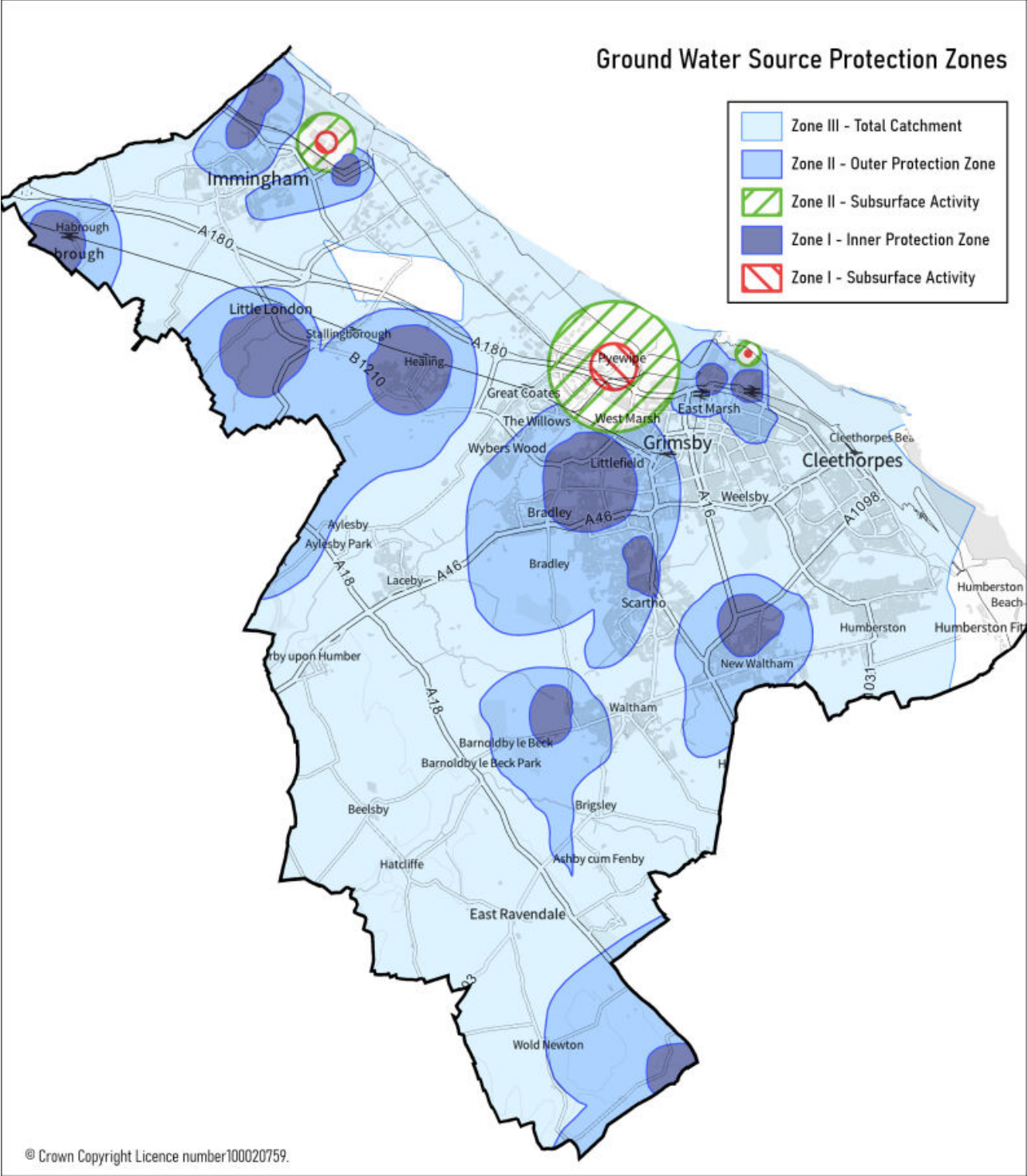


Figure 6.2 Ground water source protection zones

Draft Policy 1

Water management

1. Development proposals that have the potential to impact on surface and groundwater should consider the objectives and programme of measures set out in the *Humber River Basin District Flood Management Plan (2022)*.
2. Development proposals should consider how water will be used on the site and ensure that appropriate methods for management are incorporated into the design. Development proposals should demonstrate that:
 - A. adequate and sustainable water supplies are available to support the development proposed;
 - B. provisions are made for the efficient use of water, including reuse and recycling.
 - i. Proposals for residential development will be expected to demonstrate that a water efficiency standard of 110 litres per person per day can be achieved; and,
 - ii. Proposals for commercial and industrial development must prepare, and have agreed with the local planning authority a Water Resources Assessment prior to commencement; this should determine the sources, extent, dependability and quality of water resources for their efficient utilisation and control.
 - C. nature-based solutions such as SuDS, including porous hard surfacing where appropriate, are used to manage water and should reflect the North East Lincolnshire Green and Blue Infrastructure Strategy. Opportunities should be taken to include features such as surface water retention basins or provide rainwater harvesting solutions for water reuse and recycling;
 - D. adequate foul water treatment already exists or can be provided in time to serve the development, with opportunities for nature-based solutions (e.g. constructed wetlands) that provide an alternative and supplementary solution to secondary or tertiary wastewater treatment with additional ecosystem service benefits. Appropriate and sustainable sewerage systems should be provided for the collection and treatment of foul and surface water to ensure new development does not overload the existing sewerage infrastructure, minimising the need to discharge water into sewers, particularly combined sewers.
3. Where development is proposed within a Source Protection Zone, the potential for any risk to groundwater resources and groundwater quality must be assessed and it must be demonstrated that these would be protected throughout the construction and operational phase of development.

Draft Policy 1 Water management relationship to:	Links to:
National Planning Policy Framework	Paragraphs 162, 187
Local Plan Strategic Objectives	SO2, SO6
Evidence base and other key documents and strategies	• <i>Local Flood Risk Management Strategy</i> (2015) (subject to current refresh) • <i>Humber River Basin District Flood Management Plan</i> (2022) • <i>Green and Blue Infrastructure study</i> (2026) • <i>Water Cycle Study</i> (2026)

Table 6.2 Policy relationships

6.3 Renewable and low carbon energy infrastructure

- 6.3.1** The energy sector in North East Lincolnshire is not only important to both the UK and the local economy but also plays a significant role in ensuring the UK's fuel security. North East Lincolnshire is now established as an operations and maintenance base for offshore wind farms and additional sites are to be developed around the Humber during the plan period to support Government targets to deliver 50GW of offshore wind by 2030.
- 6.3.2** The presence of the ports, combined with the Borough's infrastructure network and long history of industry and energy production provides excellent foundations for a range of renewable energy technologies to continue to be developed, combined with the transition to a low carbon economy.
- 6.3.3** This policy supports the Council's drive to achieve net zero by 2030 and for the Borough as a whole to achieve net zero by 2050.
- 6.3.4** The concentration and nature of the commercial development along the South Humber Bank also presents opportunities for heat networks. These networks (often referred to as district heating schemes), supply heat from a central source directly to homes and/or businesses through a network of pipes. This is a more efficient method of supplying heat than individual boilers and is, therefore, considered to be low carbon technology.
- 6.3.5** Other renewable energy technologies such as solar/photovoltaics and heat pumps, are becoming more affordable and increasingly popular with the forthcoming changes to building regulations standards. Community schemes also have the potential to play an increasing role in delivering renewable energy. In addition, proposals for hydrogen generation and carbon capture are being advanced in the locality.
- 6.3.6** North East Lincolnshire has also been identified as one of three 'hotspots' in the UK having potential to secure geothermal energy from a vast saline aquifer that holds water underground at temperatures of between 40 and 60 degrees centigrade.
- 6.3.7** Applications for nationally significant infrastructure, including energy developments over 100MW and offshore developments (and their associated onshore infrastructure) are not determined by the Council. They are examined by the Planning Inspectorate and determined by the Secretary of State. However, the Plan is a material consideration in this decision-making process.
- 6.3.8** Draft Strategic Policy 9 Renewable and low carbon infrastructure provides a positive framework for delivering sustainable energy supplies and will ensure that the Borough contributes to achieving national renewable energy generation targets. The Policy applies to proposals for all types of renewable and low carbon energy infrastructure, including biomass and biofuels technologies, energy from waste, solar, geothermal energy, wind turbines (onshore turbines and onshore facilities required for the manufacture, commissioning, installation and servicing of offshore windfarms) hydro-power and micro-generation, which may incorporate carbon capture and storage where viable.

- 6.3.9** The Council has consented over 250MW of large scale solar farm projects since the Local Plan was adopted in 2018, together with many additional smaller scale solar projects linked to land and buildings across the Borough, and will continue to support the transition to a low carbon economy (Dec 2023 base date).
- 6.3.10** The Council has undertaken work to identify broad areas which are potentially suitable for wind energy development. This work has focused upon the main constraints which would affect such developments and has included consideration of:
1. landscape character and sensitivity (including the special qualities of the National Landscape designation);
 2. residential amenity;
 3. proximity to key infrastructure; and,
 4. natural and historic environment designations.
- 6.3.11** It should be recognised however, that opportunities for onshore wind energy developments are considered to be more limited and renewable energy capacity is most likely to be increased through further solar farm development.
- 6.3.12** The deployment of larger scale low carbon and renewable energy schemes, and the transmission infrastructure to support them, can have a range of positive or negative effects on nearby communities. They can provide landowners with the opportunity for rural diversification, deliver local jobs and provide opportunities for community-based schemes and benefits. However, proposals can have a range of impacts that will vary depending on the scale of development, type of area where the development is proposed and type of low carbon and renewable energy technology deployed.
- 6.3.13** When considering planning applications for low carbon and renewable energy, an assessment will need to take account of the impacts on landscape, townscape, natural, historical and cultural features, flood risk and areas of nature conservation interests. Proposals should also ensure that high quality design features are used to minimise the impacts on the amenity of the area in respect of factors including visual intrusion, noise, dust and odour and traffic generation and to ensure pedestrian accessibility is retained where appropriate.
- 6.3.14** In determining the character and sensitivity of the landscape to accommodate development, the impact of the development on the historic character, sense of place, tranquillity and remoteness of the landscape should be considered. Some energy developments appear industrial in nature and where there are proposals in rural areas it will be important to ensure that any cumulative effects do not lead to a perception of industrialisation, either within a particular landscape or wider area. In assessing the capacity of the landscape to accept energy development, it will be important to consider the *Low Carbon and Renewable Energy Capacity in Yorkshire and Humber Study* and the *Landscape Character Assessment* (2011).

- 6.3.15** Developers of large commercial scale solar or onshore wind developments will be expected to demonstrate a benefit to the communities within the locality of the development, recognising their social responsibility to the communities who are accepting the development.
- 6.3.16** Development can impact on biodiversity at construction, operation and decommissioning stages. This is due to emissions, waste products and physical alterations to the environment arising from the development's footprint/structure and impacts on soil, hydrology and water quality. Proposals will also be considered against Draft Policy 6 Biodiversity and geodiversity and, where possible, mitigation measures should be used to compensate and improve biodiversity. The Council will give particular consideration to the potential for any proposal to disturb or displace Special Protection Area (SPA) birds caused by the loss of suitable feeding, roosting and loafing sites or have the potential for damage or disturbance to the Humber Estuary Special Area of Conservation (SAC).

Draft Strategic Policy 9

Renewable and low carbon infrastructure

1. The Council will support opportunities to maximise renewable energy generation capacity, the amount of energy drawn from district heat networks and the co-location of energy and heat generators, in addition to allowing users to take advantage of suppliers of surplus heat and energy within the Borough, particularly via small-scale and community-led projects, supporting the drive to achieve net zero for the Council by 2030 and for the Borough as a whole by 2050.
2. Proposals for renewable and low carbon energy generating systems (for example wind turbines, heat pumps and solar panels) will be supported where any significant adverse impacts are satisfactorily minimised and the residual harm is outweighed by the public benefits of the proposal. Developments and their associated infrastructure will be assessed on their merits and subject to the following impact considerations, taking account of individual and cumulative effects with other existing and proposed development:
 - A. the scale and nature of the impacts on landscapes and townscapes, particularly having regard to the *Landscape Character Assessment, sensitivity and capacity study* (2026) and impact on the setting and scenic beauty of the National Landscape;
 - B. local and residential amenity, including noise, air quality, water quality, traffic, vibration, dust and visual impact, accessibility (pedestrian and horse riding);
 - C. biodiversity, geodiversity and nature conservation, with regard given to the findings of the site and project specific Habitats Regulations Assessments (HRA) and potential impacts on Special Protection Area (SPA) birds, where appropriate;

- D. the historic environment, including individual and groups of heritage assets above and below ground, and the impact of proposals on their settings;
 - E. telecommunications and other networks, including the need for additional cabling to connect to the National Grid, electromagnetic production and interference, and aeronautical impacts such as on radar systems and through glare;
 - F. highway safety and network capacity;
 - G. increased flood risk;
 - H. the land, including land stability, contamination, soils resources and loss of best and most versatile agricultural land; and,
 - I. the ability to avoid constraints on the operation or future expansion of renewable and low carbon energy development as a result of neighbouring or nearby development.
3. Proposals for onshore wind energy development will be permitted where they comply with 3.(A to I) above and if:
- A. the development site is located in one of the following identified broad areas:
 - i. **Flat Open Farmland** - south of the settlements of Humberston, New Waltham and Waltham;
 - ii. **Wooded Open Farmland** - east of the A18, and east and west of the A1173;
 - iii. **Open Farmland** - along the A180 corridor; and,
 - iv. **Industrial Landscape** - to the north west and south east of Immingham, and within the South Humber Bank employment zone; or,
 - B. located in an area that is identified as potentially suitable for wind energy development in an adopted Neighbourhood Plan; and,
 - C. it can be demonstrated that the impacts identified through consultation with the local community have been satisfactorily addressed.
4. Proposals for ground-based utility and commercial scale solar will be permitted if:
- A. the site is not located on grade 1 or 2 agricultural land, or if located on Grade 3a but has elements of other grades mixed within it, the developer has:

1. explained why development needs to be located on the site proposed and not on a site of lower agricultural value;
 2. assessed the individual and cumulative impact of the proposed development and other permitted solar developments on the supply of best and most versatile agricultural land in the Borough.
5. Where appropriate, proposals for renewable and low carbon energy generation should include details for decommissioning at the end of their operational life. Where decommissioning is necessary the site should be restored, with minimal adverse impact on amenity, landscape and biodiversity, and opportunities taken for enhancement of these features.

Draft Strategic Policy 9 Renewable and low carbon infrastructure relationship to:	Links to:
National Planning Policy Framework	Paragraphs 161 to 169
Local Plan Strategic Objectives	SO2
Evidence base and other key documents and strategies	• <i>Landscape Character Assessment, sensitivity and capacity study (2026)</i> • <i>Low Carbon and Renewable Energy Capacity in Yorkshire and Humber Study (2011)</i> • <i>North East Lincolnshire Net Zero Carbon Roadmap (2021)</i>

Table 6.3 Policy relationships

6.4 Energy and low carbon living

- 6.4.1** It is widely accepted that the burning of fossil fuels makes a significant contribution to climate change. Minimising greenhouse gas emissions is, therefore, a key part of the global response to mitigating climate change.
- 6.4.2** Low carbon living means minimising the carbon emitted as a result of direct and indirect lifestyle choices such as avoiding car travel and purchasing locally sourced food. The planning system will play a key role in facilitating and delivering this process and the policies throughout the Local Plan are intended to work together to ensure that energy demands and usage are minimised at every opportunity.
- 6.4.3** Heritage assets play a key role in helping to minimise carbon emissions, particularly historic buildings, by preventing the demolition of buildings and construction of new ones through their conservation. As such, they contain large amounts of embodied carbon. Historic buildings also tend to be constructed from locally sourced natural materials with lower life-cycle emissions than modern materials.
- 6.4.4** North East Lincolnshire is considered an inefficient carbon economy due to its high industrial density relative to the size of population. A significant proportion of households are also classified as fuel poor. Specifically, 18.4% of households are living in fuel poverty, which is higher than the national average (13.4%). Further to this, 34.1% of dwellings have an EPC rating of C or above, which is lower than the England average (46.6%). There is a strong correlation between fuel poverty and deprivation, with certain groups more likely to experience adverse health impacts as a result of fuel poverty, including children, the elderly and people living with a long-term disability or illness. The Council operates a number of initiatives to improve energy efficiency within the existing housing stock (*Home Energy Conservation Act, HECA Report (2023)*), and Draft Policy 2 Energy and low carbon living works towards ensuring that new development which is delivered across the Borough, promotes low carbon living.
- 6.4.5** The energy hierarchy (see Table 6.4 Energy hierarchy) prioritises different means of cutting carbon emissions. It promotes elimination and efficiency considerations, which are often also the most cost efficient and effective means of achieving carbon savings. Applying the hierarchy to development proposals should help to minimise the carbon footprint associated with new development both during construction and once in use. In turn, this should bring about energy cost savings for future occupiers.
- 6.4.6** Proposals will not be expected to contribute to all aspects of the hierarchy, but measures to minimise demand and promote energy efficiency (levels 1 and 2) will be encouraged.

Energy Hierarchy	
Level 1: Minimise energy demand	Even renewable energy carries an embodied carbon cost so using less energy is better than using clean energy. New developments should be designed to minimise the need for energy by taking account of:

Energy Hierarchy	
	- the scheme's layout; - the design and construction of individual buildings; and, - opportunities for passive heating and cooling systems.
Level 2: Use energy and resources efficiently	Development should use sustainable materials in the construction process, avoiding products with high embodied energy content and minimise construction waste.
Level 3: Supply energy from renewable and low carbon sources	Development could provide on-site decentralised or renewable energy.
Level 4: Offset carbon emissions	Emissions could be offset by providing well-designed, multi-functional woodland, grassland or fenland that is a suitable habitat for the particular area (the priority habitats relevant to North East Lincolnshire and as identified in the <i>UK Biodiversity Action Plan</i> should guide this decision), or through alternative carbon capture.

Table 6.4 Energy hierarchy

Draft Policy 2

Energy and low carbon living

1. The principles of the energy hierarchy should be followed in order to achieve energy efficient and low carbon development, including for minor developments where appropriate.
2. Design and Access Statements accompanying applications for major development should include information to demonstrate how appropriate design and construction practices have been considered and incorporated, specifically in relation to the following, and in accordance with other relevant policies in the Local Plan:
 - A. considerations of landform, layout, building orientation, massing and landscaping;
 - B. the use of materials, both in terms of embodied carbon and energy efficiency;
 - C. the minimisation of waste and re-use of material derived from excavation and demolition; and,
 - D. the incorporation of energy efficiency and low carbon technology.
3. Applications to support energy efficiency and low carbon heating improvements to existing buildings will be considered favourably.

Draft Policy 2 Energy and low carbon living relationship to:	Links to:
National Planning Policy Framework	Paragraphs 161 to 169
Local Plan Strategic Objectives	SO2
Evidence base and other key documents and strategies	• <i>North East Lincolnshire Net Zero Carbon Roadmap (2021)</i>

Table 6.5 Policy relationships

Section 7 The natural environment

- 7.0.1** The natural environment is a phrase used to describe 'green and blue spaces' in and around built-up areas. The elements that make up the natural environment include, parks, playing fields, gardens, agricultural fields and woodlands. Blue infrastructure includes the estuary and wetlands, the sea and coast, water bodies, rivers, streams, and sustainable drainage systems. The terms cover all land containing these features, regardless of ownership or public access. The natural environment can also encapsulate biodiversity, geodiversity, habitats, species, landscapes and ecological networks.
- 7.0.2** The value of these assets has been heightened in recent years as people have grown to value these spaces more, appreciate their importance to their health and wellbeing and appreciate the role they serve in supporting wildlife. Protecting, enhancing and expanding the natural environment can also support climate resilience and biodiversity.
-

7.1 Health and wellbeing

- 7.1.1** The vital role of planning in creating and supporting strong, vibrant and healthy communities, in terms of physical and mental health, is well recognised and is a key element in delivering sustainable development.
- 7.1.2** The Borough's health priorities and issues are set out in the latest *Joint Strategic Needs Assessment (JSNA)*, *Joint Health and Wellbeing Strategy 2025 to 2035* and Office for Health Improvement and Disparities (OHID) Local Authority Health Profiles. Issues include declining life expectancy, dementia, obesity, smoking prevalence, alcohol-related conditions, self-harm, premature mortality, increasing physical activity levels and the link between housing and health. The Borough also sees higher mortality rates from cancer, cardiovascular disease and respiratory disease than the national average.
- 7.1.3** When addressing these priorities and issues, it is essential that community needs are supported through appropriate physical and social infrastructure. This is supported by establishing calming environments with access to natural green and blue space and by other facilities and key services which contribute to improving physical and mental health, wellbeing, and the overall quality of life experienced by residents.
- 7.1.4** Draft Policy 3 Health and wellbeing requires a rapid Health Impact Assessment (HIA) to be submitted as part of all major applications and a more in-depth comprehensive HIA to be submitted for applications of 150 dwellings or more as described below. Further details on what the HIA should cover are provided in *Health Impact Assessment in spatial planning: A guide for local authority public health and planning teams* (October 2020):

- A rapid HIA involves a brief assessment of health impacts, including a review of quantitative and qualitative evidence, and the gathering of knowledge and further evidence from local stakeholders.
- A comprehensive HIA is more in-depth and involves a thorough assessment of health impacts, an extensive review and collection of quantitative and qualitative data, together with stakeholder and public engagement.

Hot Food Takeaways

7.1.5 Childhood obesity has specifically been identified as a significant threat to child health in North East Lincolnshire with additional implications for long-term adult health. Rates of child obesity at reception year in the Borough are significantly higher than the regional and national average and improving nutrition in early years is seen as one of the most effective approaches to reducing this worrying trend.

7.1.6 Public Health England's document *Using the planning system to promote healthy weight environments* (2020) encouraged councils to use planning powers to control the concentration and accessibility of hot food takeaways and other less healthy food outlets. There remains a clear message highlighting that local planning authorities should work with public health leads and organisations to understand and take account of the health status and needs of the local population. It is appropriate, therefore, to consider what steps can be taken here. Public Health, North East Lincolnshire Council, (<https://www.nelincsdata.net/>) undertaken by the Public Health team in the Council identified that around 50% of fast food takeaways were located in the five wards with the highest levels of childhood obesity in reception year pupils. A recommendation from this study states:

"Regulatory and planning measures could be used; fast food exclusion zones around schools have been successfully implemented by other local authorities and it is recommended by the Academy of Medical Royal Colleges that planning decisions should be subjected to a health impact assessment. Other regulations such as restricting opening times of takeaways to prevent them targeting their food at school children can also be adopted.."

7.1.7 A number of councils have restricted further development of hot food takeaways close to school premises by introducing a 400m walking distance 'exclusion zone'. It is considered appropriate, given the drive to improve health in the Borough, to adopt a similar approach. The location of the hot food takeaway will be measured from the main entrance to the school building. Therefore, in line with the NPPF, applications for hot food takeaways and fast food outlets within walking distance of schools and other places where children and young people congregate will be refused "unless the location is within a designated town centre".

7.1.8 Analysis of the current distribution of hot food takeaways in relation to school sites has highlighted that the majority of hot food takeaways are located in existing town and local centres. It has also highlighted that some schools are located within 400m of town and local centres. Consequently a number of existing hot food takeaways are located within 400m of schools. There is clearly a balance to identifying suitable locations for hot food takeaways and considering the health of school children.

- 7.1.9** The Council accepts that some take away uses offer healthier alternative foods; however, the importance of promoting healthier lifestyles is a key local objective. Whilst the Local Plan cannot influence the existing location of take away uses, or ultimately the choices made by individuals, it is considered important not to compound existing unsatisfactory relationships by allowing further hot food takeaways close to schools.
- 7.1.10** The Policy does not apply to further education establishments and specific training facilities as these facilities serve a broad age range which is typically considered to be of 'adult' status.

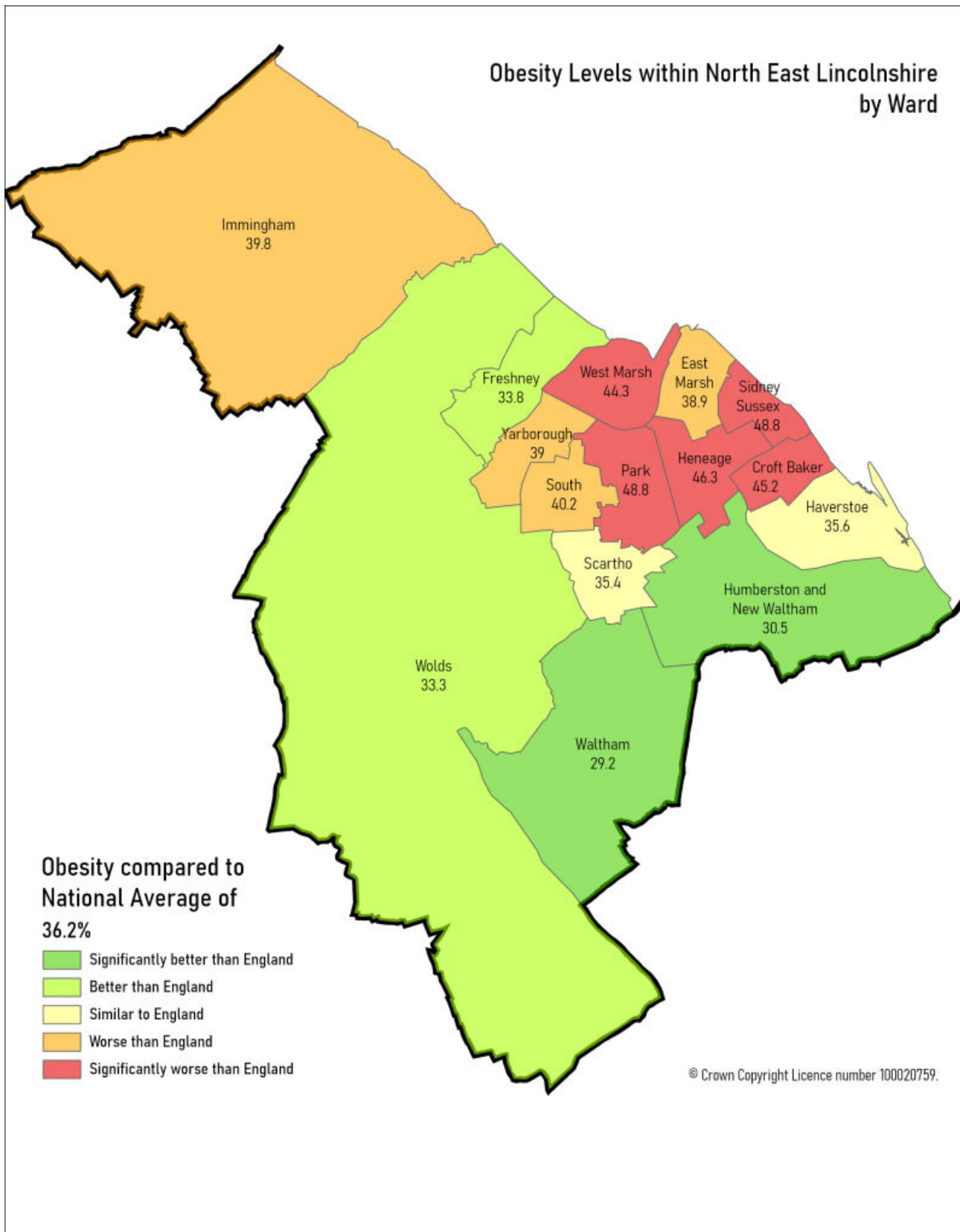


Figure 7.1 Obesity levels

- 7.1.11** The Policy refers to consideration being given to an 'unacceptable concentration' of take away uses. This reflects the possible detrimental impacts on the vitality and viability of the centre and potential harm to residential amenity that may result from an increasing concentration of take away uses. The detailed requirements are set out in the policy.
- 7.1.12** Childhood obesity levels vary across wards within the Borough. It is important for the Council to make positive steps to support healthier communities and reduce health inequalities. Therefore, more stringent controls will be placed on new hot food takeaway development within those wards identified in Figure 7.1 Obesity levels as having higher levels of childhood obesity levels above the national average.

Draft Policy 3

Health and wellbeing

1. The potential for supporting positive mental and physical health outcomes will be taken into account when considering all development proposals. Where potential adverse health impacts are identified, the developer will need to demonstrate how these will be addressed and mitigated, with overall improvements to health.
2. The Council will expect development proposals to promote, support and enhance physical and mental health and wellbeing, and thus contribute to reducing health inequalities. This will be achieved by:
 - A. in the case of developments of 150 dwellings or more, developers must submit a comprehensive Health Impact Assessment (HIA) as part of the application, and demonstrate how the conclusions of the HIA have been taken into account in the design of the scheme;
 - B. where major residential developments as defined in the NPPF will provide fewer than 150 dwellings, developers must submit a rapid HIA as part of the application;
 - C. where appropriate as part of open space requirements, creating or enhancing allotments, orchards, or community gardens in schemes to provide access to healthy, fresh and locally produced food; and
 - D. ensuring quality green and blue infrastructure provides adequate access to nature for its benefits to mental and physical health and wellbeing and potential to overcome health inequalities.
3. Proposals for new healthcare facilities should relate well to public transport services, walking and cycling routes and should be easily accessible to all sectors of the community. In particular, proposals that utilise opportunities for the multi-use and

co-location of health facilities with other services and facilities, and thus co-ordinate local care and provide convenience for the community, will be supported, subject to site-specific details.

4. Proposals for hot food takeaways will be supported where the following do not apply:
- A. there is an unacceptable impact on the amenity of nearby residents;
 - B. it would cause highway safety concerns;
 - C. it would be located within a 400m walkable distance of a school or where young people are likely to congregate unless located within a town centre (this does not include district or local centres);
 - D. it would result in an unacceptable concentration of hot food takeaways in a town, district or local centre when considering:
 - i. the proximity of existing hot food takeaways to each other (at least two units must separate them);
 - ii. the role, character and balance of the centre taking into account the shops and services which would remain;
 - iii. the level of vacancy and general health of the centre.
 - E. where the proposal is sited within a ward in which childhood obesity levels exceed the national averages as identified in Figure 7.1 Obesity levels, unless it is located within a defined town centre (this does not include district or local centres).

Draft Policy 3 Health and wellbeing relationship to:	Links to:
National Planning Policy Framework	Paragraphs 8, 96 to 98
Local Plan Strategic Objectives	SO5, SO8, SO9
Evidence base and other key documents and strategies	• <i>State of the Borough (2024)</i> • <i>Joint Health and Wellbeing Strategy 2025-2035</i> • Office for Health Improvement and Disparities Local Authority Health Profiles

Table 7.1 Policy relationships

7.2 Green and blue infrastructure

- 7.2.1** Green and blue infrastructure (GBI) forms a borough-wide strategic network of multifunctional spaces that are essential to delivering sustainable growth, high quality placemaking, climate resilience, nature recovery and improved health and wellbeing in North East Lincolnshire.
- 7.2.2** The North East Lincolnshire *Green and Blue Infrastructure Strategy* (2026) (GBIS) identifies spatial inequalities in access to green space, gaps in network connectivity and priority areas for enhancement. These findings inform the spatial priorities of the Local Plan and underpin the policy requirements for development to contribute to an improved and better-connected GBI network. Alongside the GBI, development proposals should be informed by the: North East Lincolnshire *Landscape Character Assessment, Sensitivity and Capacity Study* (2026) (LCA), which specifically details key characteristics to ensure development and enhancement fit in with the unique landscapes in the Borough.
- 7.2.3** Draft Strategic Policy 10 Developing a green and blue infrastructure network acknowledges the value of promoting a network of green and blue space providing accessible green corridors, some of which are along water-related 'blue' features, forming healthy traffic free links, connecting formal and informal green space, softening development edges, and maintaining the independent status and perception of individual settlements.
- 7.2.4** It is important that green and blue infrastructure is planned and managed as a connected network rather than a series of isolated spaces. Development is therefore expected to contribute positively to this network, both within sites and in strengthening links to the wider area providing access from the heart of the urban area to the open rural environment.
- 7.2.5** These areas can provide many benefits including active travel, recreation and relaxation, and wider benefits including providing important wildlife corridors, improving overall air and water quality, and potentially retaining and recharging groundwater.
- 7.2.6** Blue infrastructure plays an important role within the Borough reflecting its coastal location and relationship with the Humber Estuary. Rivers and their floodplains form key components of the borough's GBI network and should be protected, enhanced and integrated as multifunctional spaces delivering flood management, biodiversity and recreational benefits in line with the objectives of the *Humber River Basin District Flood Risk Management Plan* (2022) and the *Water Framework Directive* (WFD).
- 7.2.7** Conflict can arise between different uses by virtue of noise, odours, dust, and light intrusion. GBI, when strategically placed to serve as a buffer, can limit the nuisance to sensitive uses and permits activities without the need for onerous control measures. This is most frequently the case in relation to employment and residential

uses. The Council will protect areas of green infrastructure from development where the development would impact upon the value of the land as a buffer between sensitive uses.

- 7.2.8** Development adjacent to defined development boundaries should pay particular regard to the nature and form of green infrastructure at or in proximity to the settlement edge and particularly seek to soften the development edge. Larger developments, particularly where extensive areas of open space and landscaping are proposed should explore opportunities to create Suitable Alternative Natural Greenspace (SANG). These are areas of land designated for recreational purposes that are designed to offset disturbance and pressures on sites that are protected for their habitat value under *Conservation of Habitats and Species Regulations 2017* (as amended).
- 7.2.9** Developments should consider GBI early in the process and use ongoing engagement with relevant stakeholders including, but not limited to: Natural England, Greater Lincolnshire Nature Partnership, local communities, and other relevant bodies, to ensure GBI proposals respond to local opportunities and constraints.
- 7.2.10** A Green and Blue Infrastructure Plan (GBIP) will be required for major development proposals, and for other schemes where appropriate. The scope and level of detail should be proportionate to the scale, location and potential impacts of the development. The plan GBIP should demonstrate how the proposal: responds to the GBIS and Local Nature Recovery Strategy (LNRS); retains and enhances existing assets; improves connectivity within and beyond the site; and addresses identified gaps in provision and inequalities in access.
- 7.2.11** The long-term success of GBI depends on the effective stewardship. Development proposals should clearly set out how GBI will be managed, maintained and funded typically for the lifetime of the development, aligned with statutory biodiversity net gain requirements, to ensure that its functional, ecological and recreational benefits are secured for the lifetime of the development.

Draft Strategic Policy 10

Developing a green and blue infrastructure network

1. Green and blue infrastructure (GBI) is a network of green and blue spaces that deliver multiple benefits in both urban and rural areas. GBI is a fundamental component of creating sustainable, nature rich, healthy, prosperous, attractive and climate-change resilient places in North East Lincolnshire. Where appropriate, development proposals must protect, enhance and expand the integrity, connectivity and multifunctionality of the Borough's GBI network.
2. GBI must be considered at the earliest stages of site selection and design and form a core element of place-making across all developments. Proposals must be informed by the North East Lincolnshire *Green and Blue*

Infrastructure Strategy (2026) (GBIS), the Greater Lincolnshire Local Nature Recovery Strategy (LNRS), relevant neighbourhood plans, and any other adopted strategies both local and national.

3. Major development proposals must:
 - A. retain and enhance existing GBI assets, including informal green spaces, habitat corridors, watercourses and floodplains, wherever possible;
 - B. strengthen connections within and beyond the site boundary to the wider GBI network, including links for wildlife, people and active travel;
 - C. deliver multifunctional benefits through GBI, including biodiversity enhancement, climate adaptation, surface water management, recreation and inclusive access to support the delivery of the vision and strategic objectives set out in the GBIS;
 - D. incorporate nature-based solutions as the default response to challenges of flood risk or urban heating, including multifunctional sustainable drainage, that improves water quality, manages flood risk and enhances the character and usability of places. If nature-based solutions are not possible, there must be evidenced reasoning provided to explain why;
 - E. address identified gaps in provision and inequalities in access to GBI; and
 - F. be accompanied by a GBI Plan that demonstrates how the proposal has addressed this policy and responded to local deficits and opportunities (with reference to the GBIS).
4. All GBI provided as part of development must be accompanied by appropriate lifetime management and maintenance arrangements, with delivery and stewardship secured through planning conditions or obligations where necessary.

Draft Strategic Policy 10 Developing a green and blue infrastructure network relationship to:	Links to:
National Planning Policy Framework	Paragraph 187, Annex 2
Local Plan Strategic Objectives	SO2, SO5 and SO6
Evidence base and other key documents and strategies	<i>Landscape Character Assessment, Sensitivity and Capacity Study</i> (2026) - Green and Blue Infrastructure Strategy (2026)

Table 7.2 Policy relationships

7.3 Landscape

- 7.3.1** Recognising and protecting the intrinsic character and beauty of the countryside is a core principle of the *National Planning Policy Framework* (2024) (NPPF). Furthermore, it is particularly important in North East Lincolnshire since the Borough contains part of the Lincolnshire Wolds which is designated as a National Landscape. The Local Plan seeks to conserve and enhance these designated landscapes, with national policy requiring great weight to be given to their protection. Major development within the National Landscape will only be permitted in exceptional circumstances in accordance with the criteria set out in the NPPF.
- 7.3.2** The North East Lincolnshire *Landscape Character Assessment, sensitivity and capacity study* (2026) (LCA) provides an important evidence base for understanding the character and local distinctiveness of the landscape, identifying the features that contribute to a sense of place and the sensitivity of different areas to change. Mapping relating to historic landscape character has been prepared by the Lincolnshire Historic Landscape Characterisation Project and provides an additional layer of evidence. Development proposals must be informed by both the LCA and historic landscape mapping and, where appropriate, should be supported by a Landscape and Visual Impact Assessment (LVIA).
- 7.3.3** North East Lincolnshire contains significant parts of two Historic Landscape Character Areas: The Northern Marshes and The Wolds. These predominantly rural areas are further divided into a number of localised zones including the Humber Bank (NOM1), Immingham Coastal Marsh (NOM2), Grimsby Commuter Belt (NOM3), Brocklesby Heath (WOL1) and the Upper Wolds (WOL3). These areas make a positive contribution to the Borough's character and identity and should be taken into account in the design and assessment of development proposals.
- 7.3.4** The area of the Borough contained within zone WOL3 broadly aligns with the Lincolnshire Wolds National Landscape and particular regard should be given to the conservation of its historic landscape character. In addition, areas within the Grimsby Commuter Belt (NOM3), including Waithe Beck corridor and surrounding historic settlements contribute to local character and should be taken into account in the design and assessment of development proposals.
- 7.3.5** The Lincolnshire Wolds National Landscape designation puts it on a par with the protection offered to National Parks. *The Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan 2018-2023* has been prepared to identify the value and special qualities of the designation. The management plan works alongside the Local Plan to establish the key principles and will be a material consideration for development within the Lincolnshire Wolds National Landscape.
- 7.3.6** When considering landscape character and designing landscape schemes it is important to recognise the wider role that landscape performs. Whilst complementing the character and appearance of the site, landscape elements can provide multiple functional purposes. Trees and hedgerows can provide important shade, aid drainage, contribute positively to the wider green and blue infrastructure network and provide important biodiversity sites. Broader landscape areas can also provide

a mechanism for responding to climate change and flood alleviation. It is also recognised that landscaping can be beneficial to air quality and the atmosphere. Good landscaping can also instil a feeling of confidence and sense of well-being which can promote healthy living.

- 7.3.7** Landscape plays an important role in defining the character and appearance of the environment and in integrating new development within it. It is important that new developments are located and designed so as to recognise existing landscape character. Where appropriate this should be through a specific landscape appraisal. Where developments fall within the setting of the Lincolnshire Wolds National Landscape the relevant National Landscape body will be consulted as part of the assessment process, alongside consideration of any proposed landscape scheme. The scale and nature of development and its potential landscape effects should be judged on a case by case basis with developers being advised to consult Natural England's Sites of Special Scientific Interest (SSSI) Impact Risk Zones as a starting point which are available on the Natural England Open Data Publication.
- 7.3.8** The North East Lincolnshire Council *Tree Strategy* (2023) sets out the Council's approach to protecting, managing and enhancing the Borough's tree stock demonstrating a commitment to responding to the challenges of climate change, biodiversity loss and environmental quality. Tree canopy cover within North East Lincolnshire is estimated at approximately 10.5% which is significantly below the national average of around 15.8%. The strategy therefore seeks to:
- increase tree canopy cover across the borough towards the national average;
 - recognise and enhance the environmental, health and social benefits that trees provide.
- 7.3.9** The presence and significance of mature trees and hedgerows should be recognised. Trees not only provide a living element in the environment that due to their long lifespan have cultural significance to communities for generations, they also provide important natural habitats, which absorb carbon, filter dust and emissions from the atmosphere, suppress noise and landmarks for both wildlife and people to navigate the landscape. Hedgerows possess many landscape and wildlife qualities and can also hold historical significance within a landscape. The NPPF (paragraph 136) also sets out that planning policies and decisions should ensure that new streets are tree-lined, unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate, and that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards).
- 7.3.10** The Council will seek to protect existing trees and hedgerows that offer value for amenity and biodiversity. The Council has extensive powers through Tree Preservation Orders to protect trees, whether they are individual specimens, groups of trees or entire woodlands. Protection can also be provided for important hedgerows which meet certain criteria under the *Hedgerow Regulations* (1997). In addition to these powers the Council will safeguard important landscape assets through conditions. This will include measures to ensure they are integrated in

landscaping schemes to safeguard them through the construction period to avoid damage due to proximity of vehicle and plant manoeuvres, material storage or provision of services.

- 7.3.11** The design of new landscaping must take into account responsibility for future maintenance and, where appropriate, this should accord with the delivery mechanisms for green space set out in Draft Policy 5 Open space and recreation.

Draft Policy 4

Landscape

1. Landscape character must be given due consideration in the nature, location, design and implementation of development proposals. Developers must:
 - A. have regard to the landscape context and type within which the development is to be located, (as identified in the North East Lincolnshire *Landscape Character Assessment, sensitivity and capacity study*(2026) (LCA)); considering the landscape guidelines and management strategies relevant to the prevalent landscape type. Priority will be given to the protection and enhancement of the landscape character and natural beauty, and setting of the Lincolnshire Wolds National Landscape;
 - B. complete a site specific landscape appraisal, proportionate to the anticipated scale and impact of a proposal, and submit a landscaping scheme for all development where this is appropriate, which complements the character and appearance of the site, responds to landscape character, climate change and flood alleviation where appropriate, and improves local biodiversity and levels of amenity;
 - C. seek opportunities, when incorporating landscape buffers to offset development impacts, to enhance landscape quality including opportunities to incorporate suitable landscape planting;
 - D. retain, enhance and protect existing trees and hedgerows and incorporate new trees which offer value for amenity, biodiversity, landscape and climate resilience; and,
 - E. take opportunities to retain, protect and restore elements that contribute to historic landscape character.

Draft Policy 4 Landscape relationship to:	Link to:
National Planning Policy Framework	Paragraph 187
Local Plan Strategic Objectives	SO6

Draft Policy 4 Landscape relationship to:	Link to:
Evidence base and other key documents and strategies	• <i>Landscape Character Assessment, sensitivity and capacity study (2026)</i> • <i>Lincolnshire Historic Landscape Characterisation Project (2011)</i> • <i>North East Lincolnshire Tree Strategy (2023) (Parts One to Five)</i> • <i>The Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan 2018-2023</i>

Table 7.3 Policy relationships

7.4 Open space and recreation

- 7.4.1** For the purposes of this policy, open space refers to land that is publicly accessible and provides opportunities for recreation, play and informal leisure including parks, gardens, natural and semi-natural green spaces, indoor and outdoor sports facilities and children's play spaces. This includes spaces that are freely accessible to the public, whether publicly or privately owned.
- 7.4.2** In addition to leisure, open spaces serve several functions which offer both social and environmental benefits. This includes contributing to the wider green and blue infrastructure, conserving and enhancing biodiversity, landscape enhancement and community health and wellbeing. It is important that everyone, wherever they live, has access to a range of accessible open space.
- 7.4.3** The Council has commissioned an *Open Space Assessment* for North East Lincolnshire. This document is still in the process of being completed, however, an interim report provides the basis for informing and shaping this policy. The *Interim Open Space Assessment* (IOSA) (2026) provides a desktop study of the applicable accessible green spaces in North East Lincolnshire.
- 7.4.4** The study identified 3 types of accessible greenspace:
- **Amenity greenspace:** Informal areas of open space providing for casual recreation and visual amenity close to where people live. For example (but not limited to) communal green space, village greens and urban commons. These spaces should be multifunctional and meaningful avoiding a piecemeal approach.
 - **Parks and Gardens:** Formal areas of open space designed for recreation and leisure serving a wider catchment.
 - **Natural and Semi-Natural Greenspace:** Areas of open space with natural features providing opportunities for informal recreation and biodiversity. For example (but not limited to) woodland, wetland, open and running water, scrub or grassland.
- 7.4.5** Four other typologies identified in the study included allotments, community gardens and city farms, cemeteries and churchyards, outdoor sports facilities and the provision for children and teenagers.
- 7.4.6** In terms of current provision the IOSA shows that there are 3.35 hectares of accessible greenspace per 1,000 population. This is above the Natural England Green Infrastructure Framework recommended 3 hectares per 1,000 population. Provision of natural and semi-natural greenspace and parks and gardens per 1,000 population are similar whereas amenity greenspace per 1,000 population is considerably lower.
- 7.4.7** To provide an in depth analysis of play spaces, greenspace sites were assigned a Fields in Trust (FiT) hierarchy (where appropriate) according to the area threshold:
- **LAP (Local Areas for Play):** Small. local play space within approximately 100m of homes. Usually designed for young children.

- **LEAP (Local Equipped Area for Play):** Equipped play space within approximately 400m of homes. Usually designed for children of all ages offering varied, stimulating and challenging play experiences.
- **NEAP (Neighbourhood Equipped Area of Play):** Larger community play facility. Usually designed for older, more independent children with opportunities for younger children too. Generally, NEAPs will contain a range of experiences through a variety of equipment, sufficient space for larger group games and seating and shelter.

- 7.4.8** The IOSA shows that the quantity for children and young people (0.04 ha per 1,000 population) is significantly lower than the recommended provision set out by the FiT of 0.55 ha per 1,000 population.
- 7.4.9** The IOSA also measures the accessibility of the identified greenspace against the Natural England Accessible Greenspace standards and the FiT standards for provision of children and young people.
- 7.4.10** There is mixed access to greenspace across the Borough with urban areas relatively well catered for but little to no access to accessible greenspace for smaller villages and settlements in the south of the borough. There is generally good access to play spaces in Grimsby, Immingham and Cleethorpes and surrounding smaller settlements, but there is no access to play for smaller settlements in the south.
- 7.4.11** The IOSA and Fields in Trust sets the basis for the quantity, accessibility and quality standards set out in Draft Policy 5 Open space and recreation. The standards will be superseded by the full *Open Space Assessment* once completed and published.

Outdoor Sports Provision

- 7.4.12** Outdoor sports facilities are areas used for formal sport and recreation including pitches and courts. They comprise of a mix of formal sports facilities including pitches, courts and athletic facilities. These typologies represent the formal pitch and play provision in the Borough. A number of these facilities are run by private bodies or organisations. They provide valuable facilities in the context of meeting the overall need. In rural areas many of these facilities are provided by parish councils. In addition, education sites include indoor/outdoor playing spaces which are increasingly being used for wider community use through the establishment of formal community use agreements. The North East Lincolnshire *Playing Pitch Strategy* (2020) (PPS) examines the distribution, quality and usage of existing facilities and examines future requirements. It adopts a "Protect, Enhance, Provide" ethos which is fitting across all areas of open space and recreation. This strategy informs the approach to playing pitch location and future management.

Local Green Space

- 7.4.13** The National Planning Policy Framework (NPPF) outlines the possibility of formally designating spaces as Local Green Space (LGS) through the Local Plan. This allows communities to identify and protect specific green areas of particular importance to

them. The NPPF emphasises that designating land as LGS should be consistent with local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

- 7.4.14** The Council consulted seeking suggestions on possible sites to be identified by local communities as LGS designations through the Local Plan Review Draft Plan. Whilst a number of sites were put forward, none were considered suitable for designation at this time. The Borough's green spaces are well protected and as a result of robust planning have not faced significant pressure for loss. Future allocations of LGS can be undertaken at the next Local Plan review.

Protecting Existing Open Spaces

- 7.4.15** The loss of open space identified on the supporting Policies Map will not be supported unless it can be clearly demonstrated through robust evidence that the site is no longer required to meet current or future need having regard to any current or subsequent open space studies commissioned and published by the Council.

Standards for New Open Space Provision

- 7.4.16** New residential development is expected to contribute towards meeting open space needs arising from new growth. Needs are not simply quantity based but also cover quality and accessibility.
- 7.4.17** Draft Policy 5 Open space and recreation sets quantity and accessibility standards for various types of open space. Developers will be required to provide new open space to meet the needs of the new residents. For major residential development of 10 or more dwellings, appropriate levels of provision will be expected in accordance with the findings of the IOSA and with Fields in Trust (FiT) best practice guidance as a minimum. The PPS will be used to outline requirements in relation to outdoor sport provision.
- 7.4.18** Both the FiT guidance and the IOSA sets out the provision of open space by typology required per 1000 population. To ensure transparency of requirements and in response to consultation feedback, the per population requirement has been converted to a "per dwelling" calculation. This has been done by using the regional average household size of 2.2 persons (based on evidence set out in the Council's *Housing and Economic Development Needs Assessment* (2026) (HEDNA). The calculation is demonstrated below.

$$\text{ha per dwelling} = \frac{\text{ha per 1,000 people}}{1000} \times 2.2$$

Figure 7.2 Calculation showing the per dwelling conversion

- 7.4.19** Developing open spaces on site will always be the first position. The Council will determine the most appropriate form of provision having regard to the location of the site, nearby facilities and the relevant strategy documents. On some rare occasions, where on-site provision is not appropriate, the Council may consider a commuted sum towards the improvement and maintenance of off-site facilities to address the increased demand arising from the development, or the provision of off-site facilities where this is considered to be the most appropriate approach.

Quality of Open Space

- 7.4.20** Quality of open space is as important as its quantity. Well-designed open spaces should be accessible, attractive, safe, functional and capable of supporting regular use by people of all ages and abilities.
- 7.4.21** The open spaces should function as part of the wider green and blue infrastructure network (in accordance with Draft Strategic Policy 10 Developing a green and blue infrastructure network).
- 7.4.22** The quality of existing spaces is being reviewed as part of the emerging *Open Space Assessment*. The criteria being used are based on "The Green Flag Award Criteria". All new development is expected to have regard to these quality standards in designing new open spaces. This will be assessed through the provision of a detailed landscaping scheme (appropriate to the nature of the development).

Draft Policy 5

Open space and recreation

1. The Council will safeguard against any loss of public or private open spaces in recognition of their importance to the health and well-being of residents and visitors to the Borough, and their importance to biodiversity. The open spaces that are safeguarded under this Policy are identified on the Policies Map together with playing fields which form part of identified education areas, cemeteries, and allotments.

2. Loss of open space areas will only be accepted where:
 - A. there is substantial evidence, contained in a robust assessment, that the facility is surplus, and the resulting open space provision would remain above the relevant standards. Also that the loss of open space to green open space would not result in a substantive loss of biodiversity value locally; or,
 - B. alternative replacement provision of at least equivalent size, usefulness, attractiveness and quality can be provided, meeting current standards of provision and accessibility.
3. Developers will be required to make provision for open space and play space in accordance with the additional needs that the development generates taking account of current local standards of provision and accessibility, recognising any subsequent review and revision. Where appropriate, open space and play spaces should incorporate natural features, landscaping, biodiversity enhancement and sustainable drainage to provide multiple benefits. They should also be designed to achieve high standards of safety, natural surveillance, accessibility and durability. Developments of 10 or more residential units shall provide accessible greenspace of at least the minimum standard as set out in Table 7.4 Table showing the open space requirements by typology and Table 7.5 Table showing the requirements around play space. Relevant applications must be accompanied by an open space strategy which clearly sets out the provision of open space and play space and confirms it will be developed in accordance with this policy approach proposed in this regard.

Open Space Type	Minimum Amount per Dwelling (m ²)	Accessibility Standard (distance from any dwelling)	Contribution Trigger
Amenity Green Space	13.20m ²	Within 200m	Between 10 and 499 dwellings
Parks and Garden	17.60m ²	Within 300m	Between 50 and 499 dwellings
Natural and Semi Natural Greenspace	39.60m ²	Within 1000m	Between 250 and 499 dwellings
Outdoor Sports Facilities	To be determined by the PPS	To be determined by the PPS	Over 250 dwellings
Strategic Open Space Requirement	70.4m ²	As set out by individual typologies in this table	500 and over dwellings
Play Space	See Table 7.5 Table showing the	See Table 7.5 Table showing the requirements around play space	20 and over dwellings

Open Space Type	Minimum Amount per Dwelling (m ²)	Accessibility Standard (distance from any dwelling)	Contribution Trigger
	requirements around play space		
Allotments/ Community Gardens	No defined requirement	No recognised standard	Over 250 dwellings (with a site-by-site consideration based on local evidence documents and identified need)

Table 7.4 Table showing the open space requirements by typology

Play Space Typology	Minimum Size Requirement	Accessibility Standard (distance from any dwelling)	Number of Dwellings Trigger
LAP	100m ²	Within 100m	Between 20 and 599 dwellings
LEAP	400m ²	Within 400m	Between 100 and 599 dwellings
NEAP	1000m ² (divided into two areas. One for play equipment and an area of 465m ² of permeable hard standing)	Within 1000m	Between 400 and 499 dwellings
Strategic Play Space Requirement	12.1m ² per dwelling	Site by site basis	500 and over dwellings

Table 7.5 Table showing the requirements around play space

- For developments of 500 dwellings or more, the strategic open space and play space requirement supersedes the individual open space typology requirements. The provision shall be delivered through an appropriate mix of open space typologies informed by a site-specific open space and play strategy. The strategic requirements exclude allotment provision and outdoor sports facilities which will be assessed separately on a site-by-site basis in accordance with accessibility and relevant North East Lincolnshire strategy documents.

5. Developers providing new or enhanced open spaces must ensure that proposed new open space is of sufficient quality. Open space must be of an appropriate size, configuration, layout and style to meet local needs. It should contribute to and connect into the wider green infrastructure network (as recognised under Draft Strategic Policy 10 Developing a green and blue infrastructure network).
6. New play provision should consider the Fields in Trust guidance on play space design and be of an appropriate size and configuration to support meaningful formal and informal play opportunities.
7. On site provision is expected where achievable. Where this cannot be achieved developers will be expected to contribute towards the delivery, enhancement, expansion or improvement of open space provision close to the site. Any offsite provision or financial contribution must address identified deficiencies and contribute towards the standards set out in this policy. Justification for this approach is expected to be set out in the provision of open space strategy.
8. Recognition should be made to the role such open space plays in providing supplementary mitigation for the effects of recreational pressure on the Humber Estuary SAC/SPA/Ramsar, specifically designing natural green space which is attractive to walkers and dog walkers, particularly in areas where development is most likely to result in increasing visitors to the Humber Estuary SAC/SPA/Ramsar. *(Note: Whilst the Cleethorpes Habitat Management Plan (2021) makes it clear that the Council will mitigate through its actions, for both developments and activities within the resort and for all additional trips associated with new housing development across the Borough; any additional significant open space provision, particularly if delivered based on SANG principles would supplement this provision and provide additional supplementary mitigation).*
9. All new open space and play space should be supported by appropriate arrangements for long-term management and maintenance covering the lifetime of the development.
10. Where appropriate, development should enhance or otherwise accommodate the historic interest of open space sites, particularly where they contribute to the enhancement of the Borough's heritage assets.
11. Where education facilities are being developed which include playing pitch or sports facilities, provision shall be made, where feasible and appropriate, to incorporate community use.

Draft Policy 5 Open space and recreation relationship to:	Links to:
National Planning Policy Framework	Paragraph 96, 98, 101 to 108
Local Plan Strategic Objectives	SO2, SO5 and SO6
Evidence base and other key documents and strategies	• <i>Green and Blue Infrastructure Strategy (2026)</i> • <i>Playing Pitch Strategy (2020)</i>

Draft Policy 5 Open space and recreation relationship to:	Links to:
	• <i>Allotment Strategy (2011)</i> • <i>Interim Open Space Assessment (2026)</i>

Table 7.6 Policy relationships

7.5 Biodiversity and Geodiversity

7.5.1 The natural environment is extremely important in ensuring a high quality of life for all who live, work and play in North East Lincolnshire. The natural habitats and ecosystems help to sustain our lives and our standard of living (providing what are often referred to as 'ecosystems services'), including food, fuel, textiles, medicinal products, clean air and fresh water. Ecosystems, and the life they support, play an important role in regulating our environment, for example, climate regulation by absorbing carbon dioxide, purifying our water, pollinating crops and controlling floods.

7.5.2 Biodiversity - is shorthand for biological diversity. It is a term commonly used to describe the variety of life in a particular area, including plants, animals and other living organisms. The *Convention on Biological Diversity* (CBD) defines biodiversity as:

"The variability among living organisms from all sources including, inter alia, terrestrial, marine and other aquatic ecosystems, and the ecological complexes of which they are part; this includes diversity within species, between species and of ecosystems."(*The Convention on Biological Diversity*, United Nations (1992)).

7.5.3 Geodiversity - is shorthand for geological diversity. It is a term which is commonly used to describe the variety of earth materials, forms and processes that constitute and shape the Earth. This includes a variety of rocks, minerals, fossils and other geological features.

7.5.4 The importance of biodiversity and geodiversity is reflected in the wealth of national and international legislation that exists to conserve these assets. The *National Planning Policy Framework* (2024) (NPPF) also seeks to ensure that the planning system contributes to and enhances the natural and local environment. It places a requirement on local planning authorities to:

1. minimise the impact of development on biodiversity and seek to provide net gains in biodiversity where possible;
2. allocate land for development with the least environmental or amenity value and seek to reuse brownfield land where it is not of high environmental value;
3. plan for biodiversity across local authority boundaries, at a landscape-scale;
4. apply criteria-based policies against which planning applications affecting designated biodiversity and geodiversity sites will be judged;
5. follow a strategic approach to protecting, creating, enhancing and positively managing biodiversity as well as green and blue infrastructure; and,
6. promote the preservation, restoration, and re-creation of priority habitats and the protection and recovery of priority species populations.

7.5.5 The NPPF emphasises that if harm resulting from development cannot be avoided (through locating development on an alternative site with less harmful impacts), adequately mitigated or, as a last resort compensated for, then planning permission should be refused. It also sets out that development resulting in the loss or

deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

- 7.5.6** North East Lincolnshire is a diverse area displaying a wide variety of natural habitats, landscape and geological/geomorphological interest. Figure 7.3 Protected site hierarchy provides an overview of the hierarchy of sites relevant to the Borough.
- 7.5.7** The biodiversity of the Humber Estuary is of international significance. It is a designated Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site, for unique and extensive estuarine habitats (the second largest estuary in the UK), It is key for migratory and overwintering wading birds that feed on the saltmarsh and mudflats and move inland to roost. These designations are collectively referred to as the national site network. In addition to these designations, the Humber Estuary is also designated as a Site of Special Scientific Interest (SSSI). Given that the Estuary Zone is expected to accommodate a significant proportion of the borough's employment growth, development proposals should be planned and assessed in a manner that supports economic growth whilst avoiding adverse impacts on the Humber Estuary's nationally and internationally designated environmental assets.
- 7.5.8** Local Nature Recovery Strategies (LNRS) are a new system of spatial strategies for nature, established by the Environment Act 2021. The LNRS for Greater Lincolnshire has been produced by Lincolnshire County Council, North Lincolnshire Council, North East Lincolnshire Council and the Greater Lincolnshire Nature Partnership (GLNP), with support from Natural England.
- 7.5.9** Mapping undertaken as part of the Greater Lincolnshire LNRS identifies the existing areas of high biodiversity value (termed Area of Particular Importance for Biodiversity (APIB) and area of local biodiversity priority, where it is considered most important and feasible to target habitat creation, extension and restoration (termed Areas that Could Become of Particular Importance to Biodiversity (ACB)). Collectively the APIB and ACB form the Local Habitat Map.
- 7.5.10** The LNRS will play a key role in identifying priorities and actions for enhancing biodiversity value and connectivity. This can be achieved through utilising the LNRS and Local Habitat Map to inform the following:
- green and blue infrastructure, nature-based solutions or ecological enhancements;
 - application of Strategic Significance to Biodiversity Net Gain (BNG) proposals.
- 7.5.11** Surveys of local biodiversity and geodiversity sites have been carried out over a number of years in the Borough. These have been funded by a number of organisations including the Council. A process is now in place where the GLNP processes the data from the surveys against specified criteria for selecting Local Geological Sites (LGSs) and Local Wildlife Sites (LWSs). Those sites which are identified as meeting the required criteria are then identified for possible designation. It is the Council which formally designates these sites.

- 7.5.12** The Council undertakes a review of designated sites where circumstances have changed since original designation or where there are acknowledged development pressures. This is part of a rolling review process, which seeks to capture new sites and changes to existing sites. The review of sites utilises the GLNP process which ensures consistency across sites, and across the wider Lincolnshire geographical area.
- 7.5.13** The Council will seek opportunities to develop ecological networks, incorporating biodiversity in and around new development through thoughtful design approaches, and will specifically support proposals which seek directly to conserve and enhance biodiversity.

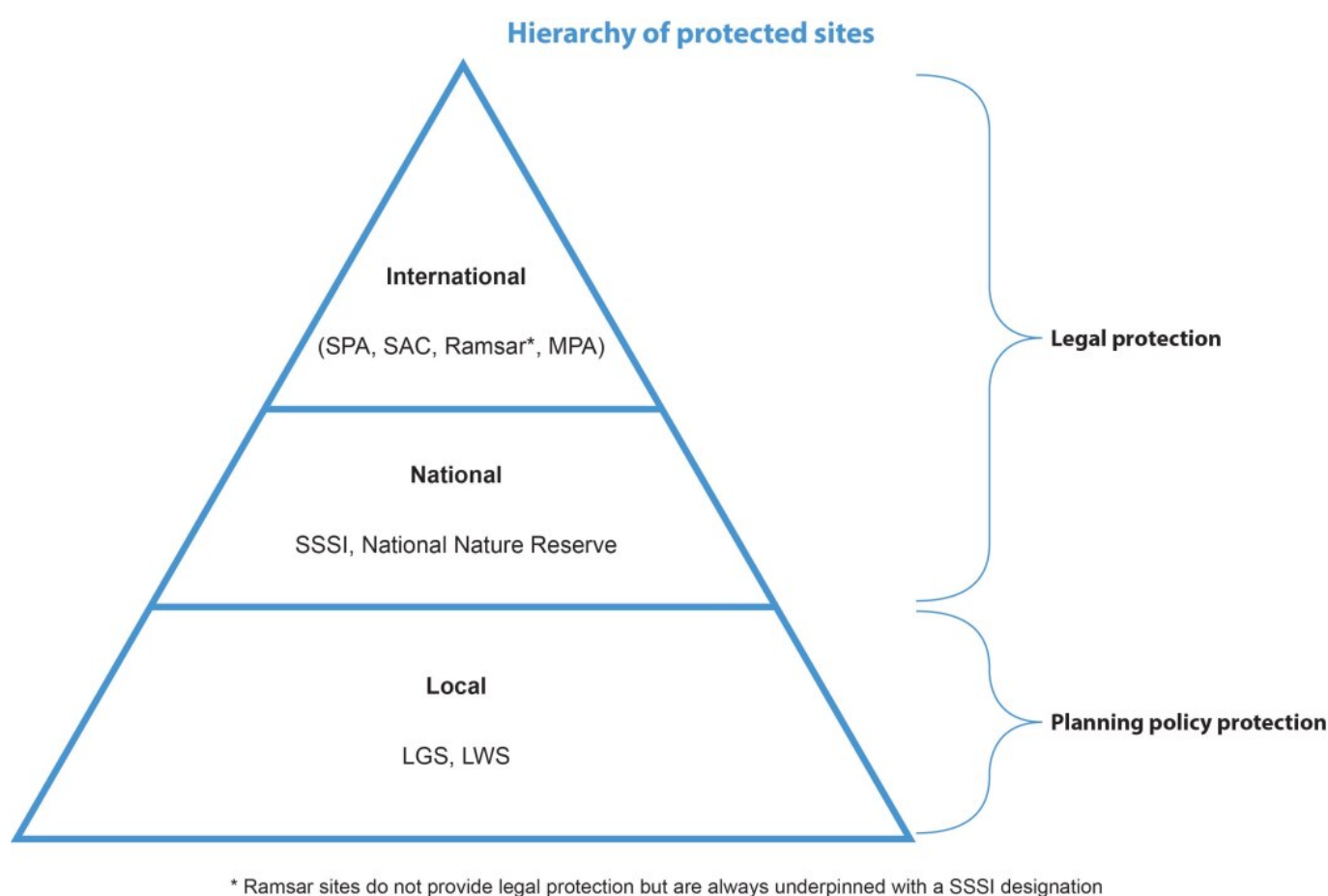


Figure 7.3 Protected site hierarchy

Functionally linked land

- 7.5.14** The term ‘functional linkage’ refers to the role or ‘function’ that land or sea beyond the boundary of a designated site might fulfil in terms of ecologically supporting the populations for which the site was designated or classified. Such land is therefore ‘linked’ to the designated site in question because it provides an important role in maintaining or restoring the population of qualifying species at favourable conservation status. The Local Plan through the *Habitats Regulations Assessment*

(2026) (HRA) therefore needed to include an assessment of the potential impact of policies and allocations proposed within the Local Plan on the qualifying bird species of the Humber Estuary SPA and Ramsar site.

- 7.5.15** In the absence of mapped functional land, Natural England has advised upon a methodology to assess the impact of the Local Plan's policies on the relevant bird species. With respect to allocations, an assessment was undertaken which analysed the characteristics of each allocation site and its suitability for SPA bird species, including its habitat and current land use. Appropriate sources of evidence were used to undertake the work to allow reasonable conclusions to be drawn.
- 7.5.16** Draft Policy 6 Biodiversity and geodiversity sets out a strategic approach which positively plans for the creation, protection, enhancement and management of sites of importance to qualifying species of the Humber Estuary SPA and Ramsar site.
- 7.5.17** Recognition is made that sites identified, to compensate for adverse effects on designated sites should be given the same protection as the designated site. This is significant in relation to the habitat mitigation provided within the South Humber Bank.

Draft Policy 6

Biodiversity and geodiversity

1. The Council will have regard to enhancing biodiversity and geodiversity when considering development proposals, seeking specifically to:
 - A. conserve and enhance international, national and local sites of biological and geological conservation importance (including soil), having regard to the hierarchy of designated sites, SSSI Impact Risk Zones, and applying appropriate Zones of Influence when undertaking ecological impact assessments, and *Habitats Regulations Assessment* (2026) (HRA) where appropriate;
 - B. align with the mitigation hierarchy to avoid harm, before mitigating impacts that cannot be avoided, and as a last resort compensating for impacts;
 - C. retain, conserve, restore and enhance features of biodiversity value, including designated sites and appropriate buffer zones, irreplaceable habitats (such as ancient woodland and ancient and veteran trees), habitats (such as chalk streams) and species of principal importance;
 - D. retain, conserve, restore and enhance connectivity between components of the Borough's ecological network, to support nature recovery and increase climate resilience. Development proposals should demonstrate how the Greater Lincolnshire LNRS has been taken into account in identifying priorities and actions for enhancing biodiversity value and connectivity;

- E. identify opportunities for landscape and catchment-scale conservation, enhancement and restoration (including cross boundary working), utilising spatial strategies including the *Greater Lincolnshire LNRS*, *The Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan 2018-2023*, *Northern Becks Catchment Management Plan*, *Humber River Basin District River Management Plan (2022)* within the Becks Northern Operational Catchment, and other local evidence bases;
- F. incorporate where appropriate, design features which support wildlife, especially threatened species such as swifts, bats and hedgehogs through integrating features such as swift bricks, bat boxes and hedgehog highways within new developments and as retrofit within infrastructure improvements; and
- G. safeguard land identified as functionally linked land outside of the South Humber Bank Mitigation Zone to support the qualifying features of the Humber Estuary SPA and Ramsar site, unless suitable mitigation is provided.
2. Any development which would, either individually or cumulatively, result in significant harm to biodiversity which cannot be avoided, adequately mitigated or as a last resort compensated for, will be refused.

Draft Policy 6 Biodiversity and geodiversity relationship to:	Links to:
National Planning Policy Framework	Paragraphs 192 to 195
Local Plan Strategic Objectives	SO6
Evidence base and other key documents and strategies	- Natural England datasets - Greater Lincolnshire Nature Recovery Strategy - Greater Lincolnshire Nature Partnership datasets <i>The Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan 2018-2023</i>

Table 7.7 Policy relationships

7.6 Habitat mitigation - South Humber Bank

- 7.6.1** The Humber Estuary is designated as a Special Area of Conservation (SAC) and Special Protection Area (SPA). The *Conservation of Habitats and Species Regulations 2017 (as amended)* (the Habitats Regulations) requires consideration of the designations as well as consideration of the wetland as being of international importance under the Ramsar Convention. This established the importance and function of the South Humber Bank to species including Curlew, Golden Plover, Lapwing, Black -tailed Godwit, Ringed Plover and Whimbrel.
- 7.6.2** The Council has worked hard over many years together with North Lincolnshire Council, nature conservation bodies and industry representatives, to develop a strategic approach that has identified and safeguarded land to ensure that the integrity of the sites related to the national site network are maintained whilst ensuring that development is not delayed in its delivery. This award-winning approach (2020 winner of RTPI Excellence in Planning for the Natural Environment Award) has been working well.
- 7.6.3** The approach has brought significant benefits for landowners/developers of sites along the South Humber Bank who seek to bring forward proposals which support the economic growth aspirations for the area, and for the birds for whom the mitigation land is provided. The identification of strategic sites means that the land lost from development is minimised, is optimally sited to maximise the potential for bird use and, most importantly, provides certainty across all interests that the integrity of the sites related to the national site network have been addressed and resolved. This has been recognised as an exemplar approach to delivering mitigation on a strategic basis.
- 7.6.4** The current position, as of June 2026, is that the Council has delivered two large mitigation sites, Cress Marsh 38.9ha and Novartis Ings 20.23ha. A further 4.51ha of mitigation land has been provided through a separate agreement. The provision of these sites has allowed for significant areas of land to be released for development and provides scope for additional land to come forward through the planning process.
- 7.6.5** The Council has, through delivery of the mitigation sites, ensured that sufficient mitigation land is always in place to support the development of employment sites. This approach ensures the balance of mitigation land to developed sites on the South Humber Bank always remains effectively 'in credit'.
- 7.6.6** The final total gross area safeguarded and delivered as mitigation equates to circa 120ha. Figure 7.4 South Humber Bank habitat mitigation sites presents the mitigation land that has been identified. An area of complementary grassland is also protected, shown on the plan below. The land adjacent to Old Fleet Drain is protected as part of the Great Coates Business Park Site (ELR015a&b).
- 7.6.7** Arrangements for the ownership and management of the mitigation areas must be secured for the lifetime of the development plan. Beyond this period, it is expected that impacts (loss of functionally linked land) will remain, and that ongoing long

term management of the mitigation areas will continue to be required and must be secured. If these areas cannot be secured then sufficient alternative mitigation areas will be needed to address the impacts. This alternative mitigation will be in place and functional prior to the loss of the existing mitigation areas. Until the alternative mitigation is secured and delivered, the Council will need to identify whether there is sufficient mitigation capacity to allow further developments to be consented, in accordance with ensuring that the mitigation balance sheet remains 'in credit'.

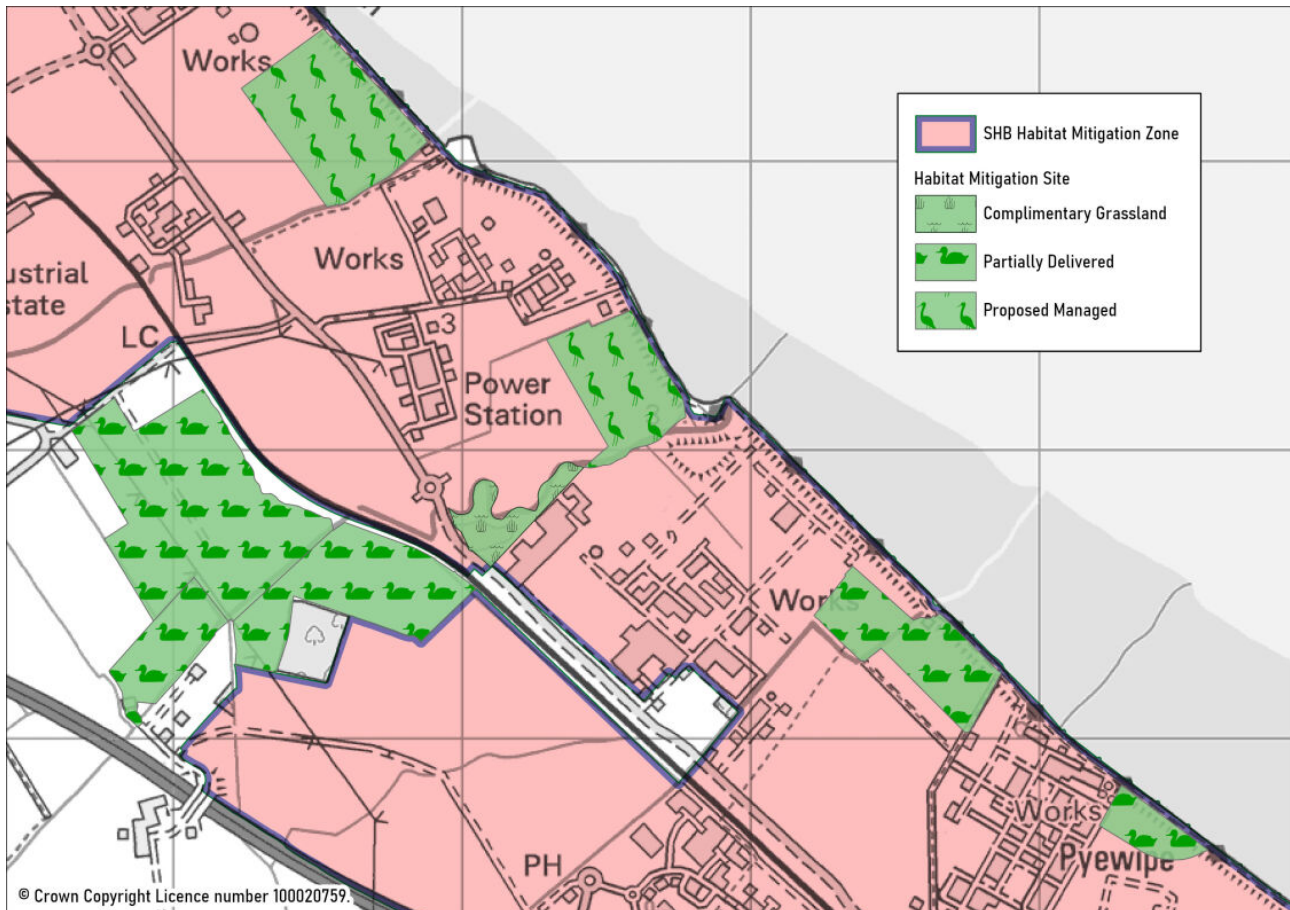


Figure 7.4 South Humber Bank habitat mitigation sites

- 7.6.8** Draft Policy 7 Habitat mitigation - South Humber Bank does include a mechanism to recover costs from developers via contributions to support delivery of the mitigation and importantly support the future management of the habitat provided.
- 7.6.9** The scale of the contribution is aligned to the costs associated with the implementation, management and monitoring of the sites which has proven to be significantly higher than was anticipated when the Policy was first implemented. Justification for the original scale of contributions is provided in the *South Humber Gateway Mitigation Contribution Justification Statement* (2023).

- 7.6.10** The Council has recognised that developers may consider an alternative approach; whilst the Policy allows for the possibility and includes wording to address all possible eventualities, in practice it would be very challenging to deliver. Participation in the scheme of strategic mitigation will be the preferred approach and is therefore recommended.

Draft Policy 7

Habitat mitigation - South Humber Bank

1. Establish and secure appropriate management of long-term mitigation areas within the South Humber Bank Mitigation Zone, managed specifically to protect the integrity of the internationally important biodiversity sites ('national site network').
2. Within the Mitigation Zone identified on the Policies Map, proposals which adversely affect the Humber Estuary SPA/Ramsar site due to the loss of functionally linked land will normally be required to provide their own mitigation in order to comply with the requirements of the Habitats Regulations.
3. The Strategic Mitigation sites, circa 120ha, identified on the Policies Map, represent those sites which have been identified to deliver appropriate mitigation which will address the adverse impacts of development within the Mitigation Zone at a strategic level. The identified Mitigation Sites will be safeguarded against development, and appropriate habitat will be delivered and managed on these sites in accordance with the North East Lincolnshire *South Humber Gateway Ecological Mitigation Delivery Plan* (2019).
4. Development proposals on greenfield land (exceptionally brownfield sites may be required to contribute if evidence identifies that SPA/Ramsar birds have been using the site in significant numbers) within the Mitigation Zone will be required to make contributions towards the provision and management of the mitigation sites identified. Where landowners have contributed to the implementation strategy through the donation of land, the required contribution will be reduced by an equivalent value.
5. The Council will secure such contributions, based on a proportional approach relating to the site area. The formula for the calculation of the relevant contribution is as follows:

$$\text{Contribution (£)} = A \times (\text{£MC/ha})$$

(Where: A = Gross site area of the development proposal, £MC/ha = Mitigation Contribution, per ha (TC/TL), TC = Total Cost of the Strategic Mitigation Scheme (for clarity including all land acquisitions and leases, costs of implementation works, associated fees and maintenance and monitoring costs), TL = Total area of the Land included in the Strategic Mitigation Scheme.).

The Mitigation Contribution (£MC/ha) will be **£20,588 / ha** (August 2023 baseline). The exact contribution will be CPI index linked, to be calculated at the point it is triggered for payment.

The Contribution shall be paid when development commences on site, or through agreement with the Council where a phased approach to payment is accepted by the Council.

6. All other planning requirements will also be expected to be met.
7. On an exceptional basis independent alternative mitigation proposals will be considered on sites within the identified Mitigation Zone. Proposals should be supported by evidence that demonstrates that the alternative mitigation contributes to the overall mitigation strategy and ensures that the development avoids adverse effects on the integrity of the SPA/Ramsar site, alone or in combination. It will be a requirement of any planning consent that mitigation is implemented and functional prior to the commencement of development.

Draft Policy 7 Habitat mitigation - South Humber Bank relationship to:	Links to:
National Planning Policy Framework	Paragraph 193, 194
Local Plan Strategic Objectives	SO3, SO5 and SO6
Evidence base and other key documents and strategies	• <i>South Humber Gateway Mitigation Delivery Plan</i> (2019) • <i>South Humber Industrial Investment Programme</i> (2015) • <i>South Humber Gateway Mitigation Contribution Justification Statement</i> (2023)

Table 7.8 Policy relationships

Section 8 Design and amenity

- 8.0.1** Well-designed places influence the quality of people's experience as they spend time in them and move around them. Good design is not simply a reflection of an individual building but relates to many elements. There is now a greater recognition that the quality of a place is not just one derived from the visual, but from all senses. The quality of the space and the buildings within is a reflection of many elements including: the structures, the landscaping, the movement through the space, and the interaction of light.
- 8.0.2** The Government has produced a *National Design Guide* (2021) (<https://www.gov.uk/government/publications/national-design-guide>) setting out ten characteristics of good design and produced a separate *National Model Design Code* (2021) (<https://www.gov.uk/government/publications/national-model-design-code>). The Council is considering commissioning consultants to prepare a borough-wide design code to provide further clarity on the local design considerations.
- 8.0.3** Well designed spaces can lift our spirits, by making us feel at home, giving us a buzz of excitement or creating a sense of delight. They have been shown to influence our health and wellbeing, our feelings of safety, security, inclusion and belonging, and our sense of community cohesion.

8.1 Design principles

- 8.1.1** Good design is a key aspect of sustainable development. It is indivisible from good planning and can contribute positively to aspects of health and wellbeing. Good design goes beyond the aesthetics of simple visual appearance; it involves the consideration of place and the interactions of people with the places they live, work in and visit, and requires appreciation of environmental influences and impacts.
- 8.1.2** The Council sets out here its desire to lift the quality of development within the Borough and to create places that work well and are pleasant and distinctive. New development can be the vehicle for building a strong sense of place and creating a positive impression of the Borough.
- 8.1.3** In 2008, *Design North East Lincolnshire: Places and Spaces Renaissance Urban Design Framework and Urban Realm Strategy* (2008) (the Strategy) established the Council's long-term principles supporting the development of quality environments across the Borough. The stated aim was to:
- "re-establish the importance of locating development in the right places, through the regeneration and repair of existing urban areas to ensure that new development contributes towards the vitality of existing local services and supports existing community infrastructure and public transport provision..."*
- 8.1.4** The Strategy identified a series of actions aimed particularly at the regeneration of urban areas, whilst setting out guiding principles to protect and enhance the sense of place and identity of other areas, such as rural villages. Since the introduction of the Strategy, the Council has commissioned masterplans for Grimsby and Cleethorpes

and taken a lead delivering major regeneration projects embracing these principles, including major public realm and development projects in Grimsby town centre, and Cleethorpes. *The Grimsby Masterplan* is currently being reviewed and updated.

- 8.1.5** These documents set the local context but must be considered alongside the guidance set out in the *National Design Guide*. The *National Design Guide* addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics. The Council will expect developers to consider this guidance when designing their schemes.
- 8.1.6** Good design is not restricted to major schemes - it is equally important that smaller schemes and minor works are well-designed. Good design is a prerequisite for delivering places that work well, feel right, look good and support healthy lives. Schemes should be designed so as to be accessible for all, including for people with sensory or perception deficits such as autism, reduced sight, deafness and dementia.
- 8.1.7** Draft Strategic Policy 11 Good design in new developments establishes the local considerations that will apply when assessing the design quality of development proposals. There is strong emphasis on considering each site's particular context and on the important roles of high quality and inclusive design in delivering sustainable development.
- 8.1.8** The Council considers that design review is a key element in achieving high standards of design. At a local level, the Council's Development Management team undertake design review as part of regular weekly team meetings. In this way the design rationale of schemes presented as applications and pre-application enquiries can be interrogated by a wider professional audience. At the pre-application stage, for major development proposals, developers are also encouraged to meet with members of the Council's Planning Committee following the end of a formal meeting. This gives applicants/developers an opportunity to explain their proposals and explore any queries with the local councillors, who will subsequently deliberate on the formal planning application.
- 8.1.9** When major developments are proposed, applicants are further encouraged through the Council's *Statement of Community Involvement* to engage in meaningful dialogue with the communities close to their sites. The Council expects to see evidence that such engagement has taken place and will wish to consider the applicant's responses to the issues raised by residents, community groups and others.
- 8.1.10** When it is considered appropriate, the Council will also continue to draw on support available via the Design Network and developers will be encouraged to have their schemes reviewed via this process. Locally, this key activity is currently undertaken by 'Integreat Plus', the design network member covering Yorkshire and Humberside.
- 8.1.11** The attractiveness of buildings and spaces can be enhanced through the introduction of public art. This can take many forms, for example: statues, sculptures, stained glass and murals, all of which can add to the visual interest

and sense of place. The approach seeks to maintain the tradition of enriching the environment through public art. This is not only important as a way of establishing local identity and instilling a sense of local pride, but can also lift the value of development and promote additional investment. Draft Strategic Policy 11 Good design in new developments encourages development located specifically in prominent public locations, or sites with significance in terms of local heritage to incorporate elements of public art.

- 8.1.12** It is also widely recognised that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. The Government advises that control over advertisements should be simple, efficient, and effective in concept and operation (*National Planning Policy Framework (2024)*). A wide range of advertisements may be displayed with 'deemed consent', for example, without the need for specific consent from the Council. Where consent is required this is generally judged on the merits of each case. In sensitive environments careful consideration is required. Draft Strategic Policy 11 Good design in new developments provides for consent to be granted except where the proposal would have a significant impact on amenity and/or public safety, or will lead to an overabundance of advertisements.

Draft Strategic Policy 11

Good design in new developments

1. High-quality sustainable design is required in all developments. The Council will expect the design approach of each development to be informed by:
 - A. a thorough consideration of the particular site's context (built and natural environment, social and physical characteristics, and local history, culture and heritage);
 - B. the need to achieve:
 - i. protection and enhancement of natural assets with regard to the *Greater Lincolnshire Local Nature Recovery Strategy (LNRS)* to identify opportunities for ecological features (e.g. bird, bat and insect nest features);
 - ii. biodiversity net gain in accordance with the net gain hierarchy;
 - iii. resource efficiency;
 - iv. multiple benefits for the environment through the prioritisation of biodiversity measures (e.g. tree planting and woodland creation) that increase tree canopy coverage and help mitigate climate change while also contributing towards climate change resilience and adaptation through the provision of ecosystem services;
 - v. air quality improvements;

- vi. net zero by 2050;
- vii. active habits and behaviour;
- viii. connectivity and public transport uptake;
- ix. accessibility for all and social inclusion;
- x. an acceptable level of residential amenity and compatibility with neighbouring uses (proposed and existing);
- xi. a reduction in crime and the fear of crime;
- xii. protection and enhancement of heritage assets and their settings;
- xiii. protection and enhancement of the landscape and townscape, including character, local distinctiveness and key views;
- xiv. high-quality materials, including Modern Methods of Construction (MMC);
- xv. energy efficient and low-carbon development;
- xvi. high quality public realm; and,
- xvii. efficient use of land.

.

- C. design guidance for North East Lincolnshire published by the Council; and,
- D. where appropriate, innovative design incorporating new materials and technologies which sympathetically complement or contrast with the local architectural style;
- E. where applicable and relevant:
 - i. the objectives and expectations of the *Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan 2018-2023* (and any subsequent updates);
 - ii. Landscape Character Assessment; and,
 - iii. Conservation Area Appraisals.

2. Where a Design and Access Statement is required, this should describe the specific considerations and rationale on which design proposals have been based and have therefore met local design expectations.
3. Incorporation of elements of public art that serve to enrich the wider area will be encouraged in the development of sites within or adjoining prominent public locations, or sites which have significance in terms of local heritage.
4. Proposals for express consent to display advertisements will be permitted if the proposal respects the interest of amenity and public safety, taking account of cumulative impacts.

Draft Strategic Policy 11 Good design in new developments relationship to:	Links to:
National Planning Policy Framework	Paragraphs 131 to 141
Planning Practice Guidance	Design: Process and Tools (2019)
Local Plan Strategic Objectives	SO5, SO6 and SO9
Evidence base and other key documents and strategies	• <i>Design North East Lincolnshire Places and Spaces Renaissance</i> (2008) • <i>Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan 2018-2023</i> (and subsequent updates) • <i>Landscape Character Assessment, sensitivity and capacity study</i> (2026)

Table 8.1 Policy relationships

8.2 Historic environment

- 8.2.1** North East Lincolnshire's historic environment is a resource of great social, cultural, economic and environmental value. This needs to be understood and taken fully into account as developments are being planned, designed and implemented. The Council is committed to making the most of the buildings and places inherited from previous generations, including encouraging the reuse of heritage assets where appropriate, as it seeks to meet the needs of people living here now and in the future.
- 8.2.2** North East Lincolnshire's historic environment plays a significant role in defining the character of the Borough. Heritage assets contribute to a sense of place, community identity and local distinctiveness, and enhance the aesthetic, social and cultural quality of life available to residents. They also make positive contributions to economic viability, environmental sustainability and regeneration, for example by attracting visitors and by providing high quality settings for commercial and cultural activities.
- 8.2.3** The *National Planning Policy Framework* (2024) (NPPF), emphasises that local plans should set out a positive strategy for the conservation and enjoyment of the historic environment. This includes heritage assets most at risk through neglect, decay and other threats. In doing so, the strategy should take into account:
- *"the desirability of sustaining and enhancing the significance of the heritage assets and putting them to viable uses consistent with their conservation;*
 - *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*

- *the desirability of new development making a positive contribution to local character and distinctiveness;*
- *opportunities to draw on the contribution made by the historic environment to the character of a place".*

8.2.4 The NPPF advises that applicants seeking planning approval should be required to describe the significance of any heritage assets affected by the development proposals, including any contribution made by their setting. The NPPF also provides guidance regarding consideration of harm and of viability.

8.2.5 Within North East Lincolnshire there are currently (January 2026):

1. 231 listed buildings (206 Grade II, 13 Grade II* and 12 Grade I);
2. 11 scheduled monuments;
3. one Registered Park and Garden (Peoples Park, Grimsby, Grade II*);
4. 17 conservation areas;
5. local lists of local heritage assets, comprising:
 - a. a local list for Grimsby, adopted 2015, and Grimsby villages, adopted 2013;
 - b. a local list for Cleethorpes, adopted 2013;
 - c. a local list for Immingham and the villages (draft);
 - d. a local list for the Southern Marshes, (draft);
 - e. a local list for the Northern Marshes (draft); and
 - f. a local list for the Wolds (draft).
6. in addition, there are many non-designated assets which are widely recognised as being of heritage significance.

8.2.6 In broad terms, the Council considers the following to be of particular importance for the contribution to the Borough's distinctive character and sense of place:

1. the unique legacy of buildings and structures associated with its maritime and fishing industry including the historic docks of Grimsby and Immingham (including the Dock Tower, Kasbah, Ice Factory and Smokehouses), and associated commercial and domestic architecture;
2. the seaside resort of Cleethorpes (including the Pier, promenades, Humberston Fitties and traditional seaside architecture);
3. the important archaeological deposits relating to the medieval town and Port of Grimsby and the settlement of Stallingborough;
4. the high quality early twentieth century domestic architecture of Grimsby, Cleethorpes and The Avenue, Healing;
5. the rural vernacular, archaeological and landscape character of traditional rural Wolds settlements (including Beelsby, Barnoldby le Beck, East Ravendale, Habrough and Wold Newton);

6. the isolated Iron Age and Roman settlements of the marshland parishes; and,
7. the rural character of Old Clee Conservation Area.

- 8.2.7** An up-to-date register of designated heritage assets can be found on the *National Heritage List for England* website (<https://historicengland.org.uk>). As these records are subject to continuous review and change, these assets will not be identified on the Policies Map.
- 8.2.8** Draft Policy 8 Conserving and enhancing the historic environment sets out a clear approach providing guidance to developers on how to safeguard and respond to the historic environment, recognising designated and non-designated heritage assets. This includes understanding, safeguarding and where possible enhancing, the character, appearance, setting and integrity of identified heritage assets. It explains what supporting information will need to be submitted with applications and details how the Council will make appropriate judgements.
- 8.2.9** Heritage assets, including ones below ground are an irreplaceable resource. Therefore, proposals for development should be informed by, and will be determined in line with, statutory requirements, national policy and specific relevant guidance, principles and best practice.
- 8.2.10** The determination of planning applications will be based on the assessment of the impact to assets' heritage significance. The Council will take into account the desirability of not only sustaining the asset's significance, but also enhancing that significance and the positive contribution both conservation (preservation in the case of buried archaeology) and well-informed new design can make to sustainability, local character and distinctiveness.
- 8.2.11** The significance of a heritage asset can be harmed or lost through alteration or destruction of the asset, including below-ground heritage assets, or development within its setting. Any harm or loss, including cumulative impacts leading to less than substantial harm, will require clear and convincing justification to allow the harm to be balanced against any public benefits of the proposal.
- 8.2.12** The more important the asset, the greater the presumption against harm; proposals leading to substantial harm of the most important assets would have to be wholly exceptional, and would have to demonstrate a lack of viable alternative schemes or uses, and the most substantial overriding public benefits. The Borough's scheduled monuments, Grade I and II* listed buildings and the registered park and garden, are considered to be of the greatest importance in this regard.
- 8.2.13** However, the same expectations for proportionate assessment and the need for justification through overriding public benefits apply to other designated assets and all non-designated assets, as appropriate to their significance. Non-designated assets could be buildings, monuments, archaeological sites, places, areas of landscapes positively identified (in the Historic Environment Record, Conservation Area Appraisals, Neighbourhood Plans, or equivalent, or through assessment within the planning processes including site visits) as having a degree of significance meriting consideration in planning decisions.

- 8.2.14** Draft Policy 8 Conserving and enhancing the historic environment goes on to outline the Council's strategy for securing and facilitating conservation of the historic environment and the Borough's heritage assets, and how it has and will continue to implement that strategy over the plan period.
- 8.2.15** There is a particular challenge in finding viable uses for heritage assets where they are located within those parts of the Borough where there are particularly demanding economic and social conditions that suppress property values. At the time of writing, the Historic England *Heritage at Risk Register* identifies five listed buildings, two scheduled monuments, and six conservation areas at risk in the Borough. In addition, survey work completed by the Heritage Trust for Lincolnshire in 2015 provides information on historic buildings, war memorials, archaeological sites, historic parks and gardens and conservation areas, which helps to inform the overall heritage strategy.

Draft Policy 8

Conserving and enhancing the historic environment

1. Proposals for development will be permitted where they would sustain the cultural distinctiveness and heritage significance of North East Lincolnshire's historic urban, rural and coastal environment by protecting, preserving and, where appropriate, enhancing the character, appearance, heritage values and significance of designated and non-designated heritage assets, including the contribution to that significance made by their settings.
2. In addition, the Council will pursue an integrated approach that:
 - A. seeks to update existing Conservation Area Appraisals and Management Plans to identify the special architectural and historic character interests of each area and management guidelines to guide future development;
 - B. takes a positive and proactive approach to addressing Heritage at Risk (including those assets on the national *Heritage at Risk Register*), where necessary using statutory powers to undertake enforcement action where there is identified harm, immediate threat or serious risk to the conservation of heritage assets, including below-ground heritage assets;
 - C. considers the use of Article 4 Directions to remove permitted development rights in all or part of conservation areas or on local list assets where there is evidence that important features are at risk of being degraded;
 - D. supports the development of Listed Building Heritage Partnership Agreements, where appropriate;
 - E. supports heritage-led regeneration;
 - F. encourages sympathetic uses, and repair, maintenance and appropriate restoration of heritage assets; and,
 - G. considers the use of Local Listed Building Consent Orders.

3. Development will be supported, where proposals:
 - A. protect the significance of heritage assets, including their setting; through consideration of scale, design, materials, siting, mass, use and views;
 - B. conserve and, where appropriate, enhance other historic landscape and townscape features, including historic shop fronts;
 - C. preserve and enhance the special character and appearance of conservation areas, especially those positive elements in any Conservation Area Appraisal;
 - D. conserve and, where appropriate, enhance the design, character, appearance and significance of The Fitties and the Borough's only registered park and garden (Peoples Park, Grimsby);
 - E. are designed to preserve archaeological assets in situ wherever possible, or to make appropriate provision to effectively record and disseminate the recovered information; and,
 - F. captures opportunities to increase knowledge and access to local heritage assets and better reveal their significance.
4. Where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made to its setting, it should be informed by proportionate historic environment assessments and evaluations such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports. The scope and methodology of these should be agreed in advance with the Council's archaeological and/or conservation officers and should:
 - A. identify all heritage assets likely to be affected by the proposal;
 - B. explain the nature and level of any effect on elements that contribute to their significance and demonstrate how, in order of preference, any harm will be avoided, minimised or mitigated;
 - C. provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits; and,
 - D. where relevant, demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and explain whether the works proposed are the minimum required to secure the long-term use of the asset.
5. The Council will assess each application individually in terms of the level of impact of any change to the significance of the asset including to the contribution that the setting makes to the ability to understand, appreciate and experience that significance. Where an impact equates to substantial loss of significance (full or partial demolition in the case of physical harm, or the effective destruction of an asset's setting), a proposal will be considered to cause substantial harm. Permission will only be granted where substantial harm to assets of the highest significance is wholly exceptional, and for all other nationally designated assets, exceptional.

Draft Policy 8 Conserving and enhancing the historic environment relationship to:	Links to:
National Planning Policy Framework	Paragraphs 202 to 221
Local Plan Strategic Objectives	SO6
Evidence base and other key documents and strategies	• <i>Heritage at Risk Register</i> • <i>Historic Environment Record (HER)</i>

Table 8.2 Policy relationships

8.3 Sustainable transport

- 8.3.1** Transport has an important role to play in facilitating sustainable development, but also contributes to wider aspects of sustainability including health and environmental quality. Whilst behaviours, working patterns and lifestyle choices are changing transport choices, it is clear that new development will generate additional transport movements.
- 8.3.2** The Council's approach as advocated in the current *Local Transport Plan 2011-2026* (LTP3) is to address a number of key challenges designed to address economic, social and environmental priorities explicitly geared towards local priorities. The identified challenges are:

Enable sustainable growth through effective transport provision	For the long-term health of the local economy growth has to be sustainable. Regeneration aspirations will rely on effective transport links to enable employees and visitors to access new homes and workplaces. Development near the Port of Immingham docks and the South Humber Bank will need appropriate road and rail links enabling the transportation of cargo.
Improve journey times and reliability by reducing congestion	Tackling congestion has been raised by both the public and businesses and an issue in North East Lincolnshire. The problem of congestion in North East Lincolnshire tends to be localised and associated with peak travel times. Through analysis of traffic data several hotspots have been identified including: Tollbar Roundabout (A16), Westgate Roundabout (A180) and Cambridge Street/Little Coates Road junction. Traffic delays also occur along the A180 entering the resort of Cleethorpes during the summer and weekends.
Support regeneration and employment by connecting people to education, training and jobs	As well as providing links to workplaces there is a need to transport people to training and education sites where they can learn and upskill to meet the needs of new emerging local industries. In North East Lincolnshire the main strategic employment sites are focused on the two ports and the land between which is detached from the main urban area. This presents particular challenges for public transport provision.
Enable disadvantaged groups and/or people living in disadvantaged areas to connect with employment, health, social and leisure	Social exclusion is a significant local issue. Providing access for all at an affordable rate to education, healthcare, employment, leisure and social opportunities enables people to make the most of life.

Provide safe access and reduce the risk of loss, death or injury due to transport accidents or crime	The number of traffic accidents on local roads has declined significantly in recent years but is still higher than similar places elsewhere in the country. This challenge seeks to build on the progress already made and to continue to improve safety and security in the area.
Improve the health of individuals by encouraging and enabling more physically active travel	In North East Lincolnshire, life expectancy is lower and early deaths from preventable causes are higher than national averages. Levels of overweight adults and obesity are also significantly higher than average, while rates of physical activity among children are lower. The challenge for transport is to help improve the situation and increase the physical and mental health of local people.
Improve the journey experience on the local transport network	This challenge supports the idea that transport is not just about getting from A to B but about the quality of the journey. Comfort, reliability, punctuality and aesthetics are important in relation to many different forms of transport. It is also acknowledged that improving journey experience is a key tool in encouraging people to use more sustainable modes of travel.
Ensure transport contributes to environmental excellence, improved air quality and reduced greenhouse gas emissions	Delivering economic growth in parallel with guarding and enhancing the environment is an important part of building a sustainable economy. Since emissions from transport are a significant contributor to greenhouse gas emissions, it is important that ways are sought to reduce fossil fuel dependence. This is especially important alongside establishing North East Lincolnshire as a centre for renewable technologies. The increase in the use of electric vehicles (EV) is expected to continue rapidly through the Plan period with the level of emissions decreasing accordingly. There are currently no Air Quality Management Areas (AQMAs) in place.

Table 8.3 Transport challenges

- 8.3.3** The Council has set out approaches and actions to address these locally identified challenges..
- 8.3.4** A number of existing programmes and initiatives are in place to support sustainable transport. In addition to blue badge and concessionary bus passes, these include:
1. Community transport services:
 - a. Phone n Ride - an on-demand responsive bus service;

- b. Wheels to Work - a scooter-based scheme facilitating access to employment, training and education; and,
- c. Dial a Ride - a scheme providing accessible transport for those finding it difficult to use public transport due to illness or disability.

- 8.3.5** Draft Policy 9 Promoting sustainable transport recognises that significant benefits can be achieved by locating developments in places where the need to travel will be minimised and the option to make sustainable choices can be maximised.
- 8.3.6** Draft Strategic Policy 13 Retail hierarchy, applies a sequential approach to safeguard the vitality of the town centres. As well as preventing damage to centres by out-of-centre development that would draw away trade and activity, this approach will also maximise sustainable transport opportunities and choices.
- 8.3.7** Draft Policy 9 Promoting sustainable transport also seeks to prioritise pedestrian and cycle access, promoting active travel choices. North East Lincolnshire is relatively compact, the main centre of population and arc settlements being within only a few kilometres of each other. This means that the majority of everyday journeys are short and concentrated on a small number of routes. There are, therefore, benefits to be derived from promoting walking, cycling and public transport options in preference to dependence on the private car. Draft Strategic Policy 10 Developing a green and blue infrastructure network specifically seeks out opportunities to improve the overall connectivity of green and blue spaces, including improvements to access to the countryside and permeability of the urban area, for pedestrians, cyclists and horse riders. There are currently 204km of footpaths and bridleways in the Borough. The Council has prepared a *Rights of Way Improvement Plan* (ROWIP) (2021-2031).
- 8.3.8** Draft Policy 9 Promoting sustainable transport promotes improved bus and community transport accessibility working to a maximum 400m walk to a bus stop. 400m is considered to be beneficial and reasonable; greater distances tend to deter regular bus use. The Council has and will continue to invest in improved bus facilities across the Borough. Latest improvements include new bus stop facilities in Grimsby town centre and up-to-date service information at bus stops.
- 8.3.9** Having considered and assessed the implementation of these approaches further mitigation might be required. The mitigation measures should be clearly identified in development proposals, including within Transport Statements, Transport Assessments and Travel Plans, where these are required, and will be secured through conditions and/or legal agreements.
- 8.3.10** The Council has identified through monitoring, modelling and alignment with regeneration priorities several priority areas where combinations of sustainable transport measures and highway improvements will be focused. These focus on the transport hubs of Grimsby town centre and Cleethorpes town centre and resort; the strategic transport corridor formed by the A180; the A16 route from the southern boundary of the Borough north to Peaks Parkway; urban area hotspots identified through monitoring and modelling.
-

Draft Policy 9

Promoting sustainable transport

1. To reduce congestion, improve environmental quality and encourage more active and healthy lifestyles, the Council will support measures that promote more sustainable transport choices. Where appropriate, proposals should seek to:
 - A. focus development which generates significant movements in locations where the need to travel will be minimised;
 - B. prioritise pedestrian and cycle access to and within the site promoting active travel choices, whilst safeguarding and promoting public rights of way;
 - C. make appropriate provision for access to public transport and other alternative means of transport to the car, adopting a 400m walk to bus stops standard;
 - D. make suitable provision to accommodate the efficient delivery of goods and supplies;
 - E. make suitable provision for electric vehicle charging, car clubs and car sharing when considering car park provision; and,
 - F. support and enhance rail connections and infrastructure, including rail crossings and stations.
2. Development will be supported where applications adopt a 'vision-led' approach, i.e. they identify transport interventions that will help achieve the desired place rather than predicting future traffic and amending the design to accommodate this.
3. Any development that is expected to have transport implications must, through a vision-led approach, deliver necessary and cost effective mitigation measures to ensure that development has an acceptable impact on the network's functioning and safety. These measures shall be secured through conditions and/or legal agreements where appropriate.
4. Where appropriate to address individual and cumulative impacts, Transport Statements, Transport Assessments and/or Travel Plans should be submitted with applications, with the precise form being dependent on the scale and nature of development and agreed through early discussion with the Council.
5. The priority areas where combinations of sustainable transport measures and highway improvements will be focused are listed below and includes any junctions, roundabouts and connections to them:
 - A. Grimsby town centre;
 - B. Cleethorpes town and centre and resort area;
 - C. the A16;
 - D. the A180 corridor, (urban and industrial); and,
 - E. urban area congestion hotspots and any defined Air Quality Management areas.

Draft Policy 9 Promoting sustainable transport relationship to:	Links to:
National Planning Policy Framework	Paragraphs 109 to 114
Local Plan Strategic Objectives	SO7
Evidence base and other key documents and strategies	• <i>Local Transport Plan 2011-2026</i> (LTP3) (2011) (under review)

Table 8.4 Policy relationships

8.4 Parking provision

- 8.4.1 Parking can present problems when it is not considered as part of an integrated design approach, or when too little parking is provided relative to the local site circumstances.
- 8.4.2 Parking provision in new development must be designed to meet expected demand whilst making the most efficient use of land and maintaining the principles of sustainable development.
- 8.4.3 It is important to ensure future developments provide sufficient parking that will not result in on-street parking congestion. There has to be a balance so that there is not an over-provision of parking that would result in the inefficient use of land or encourage unsustainable transport choices.
- 8.4.4 The approach taken must recognise that certain factors may require deviation from any set standards, such as on-street parking levels, parking restrictions, narrow streets and other local factors. The Council must ultimately weigh up all the specific issues for each development and establish a balanced outcome.
- 8.4.5 Draft Policy 10 Parking provision sets out a flexible approach outlining key considerations to be taken into account with the aim of identifying the extent to which provision of additional off-street parking space(s) could be minimised before problems would be experienced. This would naturally lead to a situation where developments in proximity to good transport services and close to frequently used services and facilities require fewer parking facilities than those in locations without these benefits.
- 8.4.6 Draft Policy 10 Parking provision makes specific provision for people with mobility impairments. The requirement of 5% is representative of the national average of those with mobility impairments who have potential need for parking.
- 8.4.7 The provision of electric charging points are now a requirement of Part S of Building Regulations for new homes and existing homes undergoing major renovations (of 10 dwellings or more). The regulations also state that non-residential buildings, including those undergoing major renovation, with more than 10 parking spaces must have one electric vehicle charge point and cable routes for one fifth of the total number of spaces. Supporting this, the Council adopted an *Electric Vehicle Charging Strategy (the Strategy)* in March 2024 which lays out a number of goals to accelerate public charging point infrastructure. The Strategy includes a target of 800 standard charge points by 2030.

Draft Policy 10

Parking provision

1. Development proposals that generate additional parking demand should ensure that appropriate vehicle (including electric vehicle), powered two-wheeler and cycle parking provision is made. The form and scale of off-street parking required will be assessed against the following:
 - A. the accessibility and connectivity of the development to services, facilities and workplaces;
 - B. the type, mix and use of the development;
 - C. the availability and frequency of public transport services; and,
 - D. local car ownership levels.
2. Developers will be expected to have considered and incorporated measures to minimise parking provision without causing detriment to the functioning of the highway network, local amenity and safety.
3. Where private and/or public on-site parking for public use is to be provided, at least 5% of parking bays should be designed, set out and reserved for people with mobility impairments. Such parking bays should be located as close to the main access to the building as possible.
4. Streets and parking areas should incorporate green infrastructure, including street trees and other appropriate landscaping, to soften the impact of car parking, help improve air quality and contribute to biodiversity.
5. Development proposals that make provision for surfaced parking areas to serve more than a single household, visitor, employee, or customer, should ensure that appropriate low-maintenance landscaping is integrated into the overall design and layout of sites.

Draft Policy 10 Parking provision relationship to:	Links to:
National Planning Policy Framework	Paragraphs 112 to 118
Local Plan Strategic Objectives	SO5, SO7 and SO9
Evidence base and other key documents and strategies	• <i>Local Transport Plan Transport Strategy (2016)</i> • <i>Local Transport Plan Delivery Plan 2023/2026 (2023)</i> • <i>National Design Guide (2021)</i> • <i>Electric Vehicle Parking Strategy (2023)</i>

Table 8.5 Policy relationships

Section 9 Employment

- 9.0.1** The economy in North East Lincolnshire is going through a significant change as existing businesses focus on reducing their carbon footprint. This brings with it new challenges for existing businesses but also exciting opportunities.
 - 9.0.2** The established renewable energy sector has grown as Grimsby has established itself as the base for operations, including maintenance operations associated with the offshore wind farms which are expanding at an exceptional rate. New renewables manufacturing companies have been established and there are opportunities for further future investment linked to carbon capture and hydrogen generation projects.
 - 9.0.3** There are also good prospects for growth aligned with traditional employment sectors. The designation of the Humber Freeport will see benefits across ports and logistics, food processing, chemicals and process industries.
 - 9.0.4** Associated British Ports (ABP) submitted a proposal to construct a new roll-on/roll-off (RoRo) facility within the eastern side of the Port of Immingham. The North Sea ro-ro freight market is a significant and long-established trade route between the UK and continental Europe, and the Humber has a very strong presence in this market sector.
 - 9.0.5** The Development Consent Order (DCO) application was approved by the Secretary of State in October 2024. The application involves a new facility which will comprise on the marine side a new jetty, with up to four berths and on the land side, improved hardstanding, terminal buildings, and an internal site bridge which will cross over existing port infrastructure, including an ABP-controlled railway track.
 - 9.0.6** A second application was made by ABP for a further expansion of the Port of Immingham and was approved by the Secretary of State in February 2025. The project comprises a new liquid bulk import terminal and associated processing facility, the purpose of which is to deliver a green hydrogen production facility. Imported ammonia will be stored and processed at the site to create green hydrogen, for onward transport to filling stations throughout the UK. Key project infrastructure comprises; a new approach trestle, jetty superstructure and topside infrastructure; and land side processing infrastructure.
 - 9.0.7** The injection of Levelling Up funding aligned to the *Cleethorpes Masterplan* (2022) will also support the visitor economy to prosper and grow.
-

9.1 Employment allocations

- 9.1.1** The South Humber Bank, especially the area between the Ports of Immingham and Grimsby along the A180 corridor, has traditionally been the main focus for employment operations. This has arisen due to the advantages of locating employment in close proximity to the Ports, the Estuary frontage and its relative accessibility to wider road, rail and pipeline networks.

- 9.1.2** There is no evidence of market demand nor significant developer interest in bringing further sites forward in the south of the Borough; consequently, the focus of the employment land provision remains around the South Humber Bank.

Sector Analysis

- 9.1.3** All of the key sectors are located within this area; however, each has specific characteristics which result in the broad clustering of activity, as shown on Figure 9.1 Sector distribution South Humber Bank.

Ports and Logistics

- 9.1.4** The ports and logistics sector is primarily focused around the operational ports and the immediate hinterland. Key requirements are the provision of large sites with good access to the road/rail network.
- 9.1.5** Associated British Ports (ABP), the Port operator and landowner, has established a strong development management approach which limits development to dock-related employment uses. In many cases planning permission is not required due to the permitted development rights granted in Part 8 of Schedule 2 of the *Town and Country Planning (General Permitted Development) (England) Order 2015*.
- 9.1.6** In addition to general cargo operations, the Port of Grimsby operates as a major car import and export terminal.

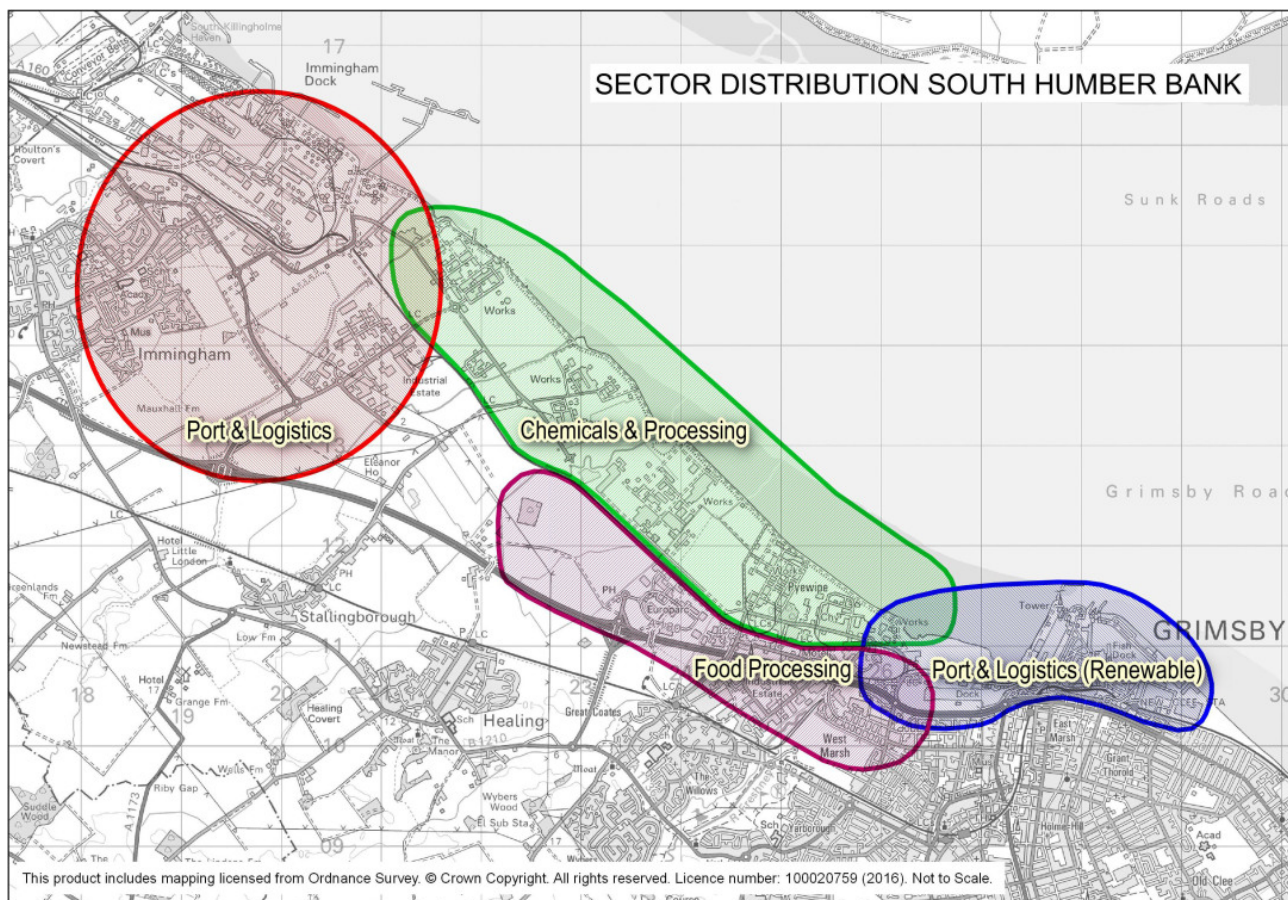


Figure 9.1 Sector distribution South Humber Bank

Renewables and Energy

- 9.1.7** The port of Grimsby is now firmly established as the base of the offshore O&M operations servicing the wind farm developments within the North Sea. Recent investment in the port by major companies including RWE, Ørsted, Siemens Gamesa and EON are expected to continue as the operations offshore continue to grow. The port benefits from an Enterprise Zone and Simplified Planning Zone specifically to support the growing renewables sector.
- 9.1.8** Another significant area of growth is the development of energy plants, including operations generating power through biomass processing and waste. This activity is located primarily within the Chemicals and Processing Cluster identified in Figure 9.1 Sector distribution South Humber Bank.

Chemical and Process Industries

- 9.1.9** Operators within this sector are primarily large space occupiers, requiring significant levels of on-site infrastructure, such as pipelines, and extraction plants. Consequently, these operators tend to have relatively low job densities.
- 9.1.10** Due to the nature of the processes, a number of industrial plants hold large tracts of land which serve both as a buffer to protect the operations from inappropriate neighbouring uses, and provides potential areas for expansion should the need

arise. Due to the nature of these industries, expansion proposals are difficult to predict. It is therefore important to ensure the Plan is sufficiently flexible to accommodate these needs when they arise.

Food Processing

9.1.11 By virtue of its long association with the Port of Grimsby, the food processing sector tends to be clustered around the older industrial areas of Grimsby. A more recent trend has seen significant food producers clustering at Europarc in response to a demand for a 'clean' environment, good accessibility and better locational image/perception. Part of the business park, Europarc III, has therefore become a food park by default, containing businesses from all aspects of the food supply chain at all stages of their development.

Visitor Economy and Retail

9.1.12 The accommodation requirements in relation to this sector are associated with the town centre and resort areas, and are therefore considered further in Section 11 Town centres, social and cultural places.

9.1.13 The nature of many of the operations in North East Lincolnshire and the resulting business formation means that the land take is not well aligned to traditional standard floorspace-to-job density calculations. This has been particularly evidenced with regard to energy and logistics operations. The nature of these developments also means it is hard to predict future delivery patterns.

9.1.14 The ultimate judgement of the land take is not a simple consideration of the quantitative analysis. A range of qualitative factors should also be considered that would typically consider the quality and demand for existing premises, the spatial distribution of supply and demand for premises, including insights from commercial property agents and local businesses.

9.1.15 An assessment of future employment land needs was undertaken by consultants (Lichfields) as part of the Housing and Economic Development Needs Assessment (2026) (HEDNA).

9.1.16 In line with the requirements of the Planning Practice Guidance, Lichfields modelled a range of scenarios including:

- Baseline employment forecasts (labour demand), using Experian's *Local Market Quarterly Forecasts* for June 2025.
- An 'economic growth' projection based on accelerating growth in key growth sectors at a rate over and above the Experian baseline.
- Estimated growth in the local labour supply and the jobs and employment space that this could be expected to support. This is based on the PopGroup demographic analysis.

- A demographically-derived assessment of growth in the 'labour supply', which involves translating forecasts of population growth or planned housing levels into numbers of working-age and economically active residents requiring jobs.
- Past take-up of employment land, using monitoring data and longer-term data but avoiding distortions from constrained land supply of a few major developments.

9.1.17 Making an allowance for losses in the order of around 2.34ha per annum to translate net projections to gross requirements, as well as making a suitable adjustment for a margin of choice equal to five years' worth of take-up (11.73ha in total), the demand-led range of total gross land requirements to 2043 results in the following demand projections for the Borough:

1. Econometric demand-led projections: 55.89ha to 57.49ha.
2. Labour Supply projections: 49.10 to 66.16ha.
3. Past Development Trends: 86.06ha.

9.1.18 Work has been undertaken to refine the understanding of the site owners' intentions for each proposed allocation and the potential job creation. Significant areas of land are needed for future expansion of existing businesses with many of them having high land use but low job density, for example vehicle storage. This has resulted in a figure of 463.27 hectares of mapped allocation land, but with the actual likely net usage of that land equating to 356ha, to account for land where easements or buffers are required by the developer. Due to the lower job densities and in order to support the employment estimated to be required to support the housing growth, the Local Plan therefore proposes allocations equalling the 463.27 hectares. This amount of land should support up to 10,000 new jobs over the plan period.

9.1.19 It should however, be noted that the forecasting approach in the HEDNA focuses on indigenous employment land needs. As evident from the review of key economic sectors and occupiers, the Borough is proving increasingly attractive to inward investors in sectors with significant geographical reach. In addition, the HEDNA highlights the potential for port-related growth to be substantial. ABP has recently been granted approval (October 2024) for a Nationally Significant Infrastructure Project (NSIP) for a new roll on/roll off (RoRo) terminal at Immingham. ABP have also been granted permission for a further NSIP (February 2025) for a green energy terminal, which will be brought forward as a hydrogen production facility along with new marine infrastructure and a riverside berth. Grimsby and Immingham are also significant ports related to the import/export of vehicles which has the potential for significant land take.

9.1.20 There is currently an outline planning application pending consideration for the change of use of the land at Stallingborough Interchange, now known as The Helm (ELR016a and ELR016b) for the external storage and distribution of goods and products associated with port-related import/export activities. They are anticipating that a third site will come forward for automotive uses, while the remainder will come forward for port-related uses, which ABP will consider leasing to operators in general manufacturing or energy-related technology sectors. A small proportion of the site

will also come forward for general industrial and be open to different occupiers. This signals a commitment to port-related growth. The site is 97.7ha, however 42.2ha is expected to be delivered over the plan period.

- 9.1.21** It is considered important particularly in the light of the potential additional job delivery from the identified future projects and investment that there is sufficient flexibility in the sites made available for development. It is also important to recognise the clustering benefits and operational requirements of particular business sectors. For example, it would be impractical for a food processing operation to locate on the same site or in close proximity to a chemical plant.
- 9.1.22** In addition to the locational and sector considerations the HEDNA highlighted that it is also appropriate to consider the needs of different scales of developments from a small local business to a large scale development by a global business. A portfolio of sites will therefore need to be identified. This includes sites well suited to the expansion of the ports and logistics and are included within the Freeport Zone; sites suitable for large-scale energy related development; and sites for smaller-scale manufacturing and general businesses. These sites are held by existing companies for their long-term development and are not available for general development.
- 9.1.23** To ensure that appropriate land is identified which meets the needs set out in Draft Strategic Policy 1 Employment land requirements, the sites listed in Table 9.1 Employment allocations have been identified.

Draft Policy 11

Employment allocations

1. The following employment sites, as identified on the Policies Map, are allocated for employment development, Business, Industrial and Storage and Distribution uses.

Operational Port areas

2. Within the operational port areas identified on the Policies Map development proposals for port-related use will be supported and, where appropriate, approved by the Council if the submitted scheme accords with the development plan as a whole and subject to the ability to satisfy the requirements of the *Habitats Regulations*.⁵ Revisions to the operational port area may result from revisions made through Harbour Revision Orders or Development Consent Orders related to port developments.
3. Within the Port of Grimsby a diversification of uses will be supported where:
 - A. it is proposed on land identified as surplus to port requirements;

⁵ Note: The extent of the operational area of Immingham extends beyond the jurisdiction of North East Lincolnshire Council; the Policies Map identifies only land within the control of North East Lincolnshire Council and reflects a point in time.

- B. provides a positive regeneration benefit;
- C. and the proposed use can be shown to be in accordance with the development plan as a whole, and would not conflict with port operations.

Allocation reference/ Settlement (ELR ref)	Site location	Enterprise/ Habitat mitigation zone	Projected site delivery (ha)	Mapped site area size (ha)	Indicative sector
ELR001	Pelham Estate, Kings Road, Immingham	Enterprise Zone and Habitat Mitigation Zone	22.27	22.27	Green Energy
ELR007	Hall Park Road, Immingham (Formerly Manby Road Business Park)	No designation	1.3	1.71	Manufacturing and General Business
ELR008a	Europarc Phase 3	Habitat Mitigation Zone	2.4	2.75	Manufacturing and General Business
ELR008b	Europarc Phase 3	Habitat Mitigation Zone	7.06	7.06	Manufacturing and General Business
ELR008d	Europarc Phase 3	Habitat Mitigation Zone	0.4	2.5	Manufacturing and General Business
ELR008e	Europarc Phase 3	Habitat Mitigation Zone	1.2	1.76	Manufacturing and General Business
ELR011	Europarc Phase 4	Habitat Mitigation Zone	80	118.34	Manufacturing and General Business
ELR015a	Great Coates Business Park, Moody Lane	Enterprise Zone and Habitat Mitigation Zone	3.28	3.28	Manufacturing and General Business

Allocation reference/ Settlement (ELR ref)	Site location	Enterprise/ Habitat mitigation zone	Projected site delivery (ha)	Mapped site area size (ha)	Indicative sector
ELR015b	Great Coates Business Park, Moody Lane	Enterprise Zone and Habitat Mitigation Zone	5.14	5.14	Manufacturing and General Business
ELR016a	Kiln Lane Expansion Site Stallingborough (The Helm)	Enterprise Zone	42.2	97.84	Logistics and Freeport
ELR016b	Kiln Lane Expansion Site Stallingborough (The Helm)	Enterprise Zone	2.9	3.54	Manufacturing and General Business
ELR016c	Kiln Lane Expansion Site Stallingborough (The Helm)	Enterprise Zone	1.38	2.06	Green Energy
ELR019	Abengoa Site, Hobson Way	Enterprise Zone and Habitat Mitigation Zone	32.78	32.78	Green Energy
ELR020	Land East of Hobson Way, Stallingborough	Habitat Mitigation Zone	19.53	19.53	Green Energy
ELR021	Novartis, Moody Lane	Habitat Mitigation Zone	42.29	42.29	Manufacturing and General Business
ELR022	Plot Q, Kiln Lane	Habitat Mitigation Zone	1.32	3.43	Green Energy
ELR027	Land east of Queens Road, Immingham	Enterprise Zone and Habitat Mitigation Zone	15.27ha	15.27	Green Energy

Allocation reference/ Settlement (ELR ref)	Site location	Enterprise/ Habitat mitigation zone	Projected site delivery (ha)	Mapped site area size (ha)	Indicative sector
ELR037	Land to the right of Marlin House, Immingham	No designation	1.14	1.14	Awaiting future development
ELR041	Land west of Kings Road, Immingham	No designation	5.33	5.33	Manufacturing and General Business
ELR042	Former Novartis factory site, Grimsby	Habitat Mitigation Zone	36.51	36.51	Manufacturing and General Business
ELR043	Mauxhall Farm, Stallingborough road, Immingham	No designation	19.52	19.52	Awaiting future development
ELR044	Land off Manby Road, Immingham	No designation	12.9	19.22	Manufacturing and General Business

Table 9.1 Employment allocations

Draft Policy 11 Employment allocations relationship to:	Links to:
National Planning Policy Framework	Paragraph 89
Local Plan Strategic Objectives	SO3 and SO5
Evidence base and other key documents and strategies	<i>Housing and Economic Development Needs Assessment (2026)</i> <i>Employment Site Selection Report (2026)</i>

Table 9.2 Policy relationships

9.2 Existing employment areas

- 9.2.1** In addition to undeveloped sites allocated for employment uses, there are other existing employment areas. These are home to many successful businesses that contribute to the local economy. There will inevitably be a degree of change over the plan period as businesses form, expand or contract and close. This is a normal process which the Local Plan needs to accommodate.
- 9.2.2** There is no justification for safeguarding sites in the long-term where there is no prospect of future employment use. Such an approach would be considered unsustainable. To ensure land is used efficiently the policy allows for the redevelopment of a site or building subject to specific criteria. These relate to evidence confirming there is no reasonable prospect of re-establishing employment use and checks to ensure the new use is acceptable and will not compromise the existing employment uses in the area.
- 9.2.3** The existing employment areas are set out in Table 9.3 Existing employment areas below. These sites vary in their characteristics and uses, some include industrial operations and warehousing, whilst others are characterised by more business/office type activities.

Settlement	Site Location Description
Immingham	Manby Road Industrial Estate
Stallingborough	Kiln Lane Industrial Estate Kiln Lane Expansion Site (The Helm)
Grimsby	Europarc Europa Park Great Grimsby Business Park Acorn Business Park South Humberside Industrial Estate Birchin Way Industrial Estate Ladysmith Road Land North of Moody Lane Westgate Park Great Coates Business Park
Humberston	Wilton Road Industrial Estate Hewitts Circus Business Park
Laceby	Laceby Business Park

Table 9.3 Existing employment areas

Draft Policy 12

Existing employment areas

1. The existing employment areas, identified in Table 9.3 Existing employment areas and defined on the Policies Map, will be safeguarded for employment and business uses. Proposals which promote development or reuse of vacant sites located within existing employment areas for employment use will be supported subject to other relevant policies in the Local Plan.
2. Proposals for the development of non-employment uses on existing employment sites will be permitted where:
 - A. there is evidence to show that the site/building has reached the end of its economic life by:
 - i. demonstrating that there is no demand for the reuse of the building/site, following a minimum of at least 12 months marketing for the existing use with a recognised commercial agent at a reasonable price reflecting typical local land/property values; and,
 - ii. demonstrating that it is not economically viable to adapt or reuse the building for commercial purposes; and,
 - B. the non-employment use would be compatible with the operations of existing employment uses nearby.

Draft Policy 12 Existing employment areas relationship to:	Links to:
National Planning Policy Framework	Paragraphs 82 to 85
Local Plan Strategic Objectives	SO3 and SO5
Evidence base and other key documents and strategies	<i>Housing and Economic Development Needs Assessment (2026)</i> <i>Employment Site Selection Report (2026)</i>

Table 9.4 Policy relationships

9.3 Skills

- 9.3.1** Whilst academic institutions are yielding improving results, at a general level, the low level of skills within the general workforce is identified as a key issue. Employment sectors have highlighted a lack of skills within the workforce as a key barrier to future growth. This relates to both trade skills and higher levels of senior/professional skills. It is important therefore that the approach to skills takes an "all-ages approach".
- 9.3.2** Whilst it is not for the Local Plan specifically to address the local skills issue in terms of training provision, it can assist in recognising and accommodating the establishment and expansion of training and skills facilities such as the CATCH (Centre for Assessment of Technical Competence Humberside) at Stallingborough, the MODAL (multi-modal logistics) training centre at Immingham, and the development of the HETA (Humberside Engineering Training Association) training facility at Stallingborough.
- 9.3.3** The Local Plan will also contribute indirectly. Providing attractive, good quality housing, cultural, retail and leisure opportunities all impact on the quality of life. Creating places and an overall environment that are attractive to local people and those who wish to relocate is key to retaining skills.
- 9.3.4** Adult skills are key to supporting and developing the local economy and building a strong and resilient community in which residents want to stay and develop, people aspire to live and businesses are encouraged to invest. It is important that the Local Plan supports approaches that develop learning and skills levels ensuring local people are equipped to access future jobs and investors have confidence that a suitable workforce is available to meet their needs.
- 9.3.5** A North East Lincolnshire *Skills Strategy and Action Plan* (2023) has been developed in collaboration with local education, skills and training providers. The approach set out in Draft Policy 13 Skills and training is intended to support the priorities set out in this action plan and the overall aims of the North East Lincolnshire *Economic Strategy* (2021). In that context, developers of major developments will be encouraged to contribute to local employment development, skills and training, including:
1. making best efforts to employ local contractors, subcontractors, apprentices and trainees during construction; and,
 2. where appropriate, encouraging businesses to adopt local labour agreements, and develop and implement a business orientated 'employment and skills plan' to develop skills.

Draft Policy 13**Skills and training**

1. The Council will support development proposals that relate directly to the development of local skills and training opportunities, focusing on existing facilities and town centre locations.
2. The Council will support development that makes use of Local Labour Agreements on developments of 1000m² or more, to secure local employment and training measures as part of the development.

Draft Policy 13 Skills and training relationship to:	Links to:
National Planning Policy Framework	Paragraph 85
Local Plan Strategic Objectives	SO3 and SO5
Evidence base and other key documents and strategies	• <i>Skills Strategy and Action Plan (2023)</i> • <i>Economic Strategy (2021)</i> • <i>Humber Economic Strategy 2025-2035(2025)</i>

Table 9.5 Policy relationships

9.4 Visitor economy

9.4.1 A sustainable visitor economy helps to create a vibrant and prosperous place. The visitor economy does not just include the economic activities generated by the people who visit the area for both business and leisure, but the necessary infrastructure that collectively makes it a successful visitor destination. This includes:

1. the quality of the natural environment: the beach, country parks, wetlands, open spaces and the Lincolnshire Wolds;
2. the infrastructure, including: transport facilities (road and rail), parking, signage, public space and a good range of visitor accommodation meeting business and family needs; and,
3. the services and cultural offer that caters for visitor needs (and local residents) including: restaurants, bars, leisure and cultural facilities and events.

9.4.2 The visitor economy brings both direct and indirect economic benefits but can also bring less obvious cultural and health benefits associated with active and socially engaging lifestyles, with a strong overlap with sport and recreation.

9.4.3 The visitor economy does, however, face a number of key challenges, including the need to:

1. compete with other centres and visitor destinations, particularly those that have a wider offering at both a regional and national scale;
2. improve the image and perception of the area;
3. develop and promote the current lack of year-round and all-weather facilities and activities;
4. strengthen the non-retail, evening and family offer; and,
5. ensure the provision of good quality business and family accommodation, catering for a range of needs and budgets.

9.4.4 According to the *Scarborough Tourism Economic Assessment Monitor Report* (2024) (STEAM), in 2024 there were in excess of 8.6 million visitor trips of all types within North East Lincolnshire, which boosted the local economy by around £723 million overall. The sector supported the employment of 6,367 people, making it the largest employer of all the key sectors. Overall visitor numbers and income generated have been on a steep upward trend since the impact of the COVID-19 pandemic, when restrictions were in place, but are yet to achieve the pre-pandemic levels. The competitive nature of the sector is such that continued investment is required in order that the market share is maintained and enhanced.

9.4.5 The Local Plan must support developments that broadens the appeal to visitors, caters for their needs, and presents an attractive environment. Current attractions within the area are primarily focused in Cleethorpes, with Grimsby also offering the Fishing Heritage Centre, the Auditorium, Freshney Place Shopping Centre and the Leisure Centre, as well as Waltham Windmill in Waltham. In addition, the Lincolnshire Wolds National Landscape is partially located within the Borough

but extends further south into East and West Lindsey. Business visitors are also particularly important to the local visitor economy, as this underpins the seasonal flow and ensures year-round income for local businesses.

- 9.4.6** The Victorian seaside town of Cleethorpes is a key attraction for many visitors including those who visit on business, day visitors and holiday makers particularly during the summer months. The town offers a traditional seaside experience, focused on its beach stretching four and a half miles from the mainline railway station and pier at the northern end of the resort and immediately adjacent to the town centre, to the extensive caravan and chalet parks, including the historic area of Humberston Fitties. This is supported by a range of out-of-centre leisure and retail facilities in the south. However, like many Victorian seaside resorts, it has in the past suffered from a lack of investment in the physical fabric and public realm, and business is mostly seasonal.
- 9.4.7** The Central Cleethorpes Seafront Townscape Heritage Project aims to restore shopfronts and other architectural features, bring vacant floorspace back into use and to help with improvements to public areas in Cleethorpes.
- 9.4.8** The project focuses on conserving and enhancing historic buildings and public realm along Sea View Street and Alexander Road, which connect the town centre and seafront. Local businesses along these two prominent streets can apply for grants to repair and restore original architectural features as well as shop facades. The ornate Victorian wrought-iron balconies along Alexandra Road will be restored and many of the public spaces, including stonework and paving, will be renewed. The project has been awarded a first-round pass towards a final pot of £1.9m from the Heritage Lottery Fund (HLF) Townscape Heritage programme.
- 9.4.9** Cleethorpes has a distinct and individual character that it is important to maintain and promote. Sea View Street offers an attractive area of activity, for visitors and residents. Major national chains have invested in hotel and restaurant/bar accommodation in both the resort and town centre areas (Premier Inn, Brewers Fayre, Costa Coffee, Wetherspoons). The Pier, together with other facilities, offers a range of eating and drinking outlets combined with, all-weather, visitor attractions. The proximity of many attractions to the town centre will enable opportunities for linked trips. Opportunities exist to further integrate the town centre with the resort area by focusing on the town centre opportunity sites and investment in the public realm and Victorian building fabric, which will create an enhanced town centre environment and visitor destination for both visitors and residents alike. Improving the connectivity and providing an appropriate range of attractions where the town centre and resort areas converge, will help sustain both the town centre and visitor economies.
- 9.4.10** A *Cleethorpes Masterplan* (the Masterplan) focusing on the seafront and town centre was completed in 2022. This sets out a clear vision for the future development and regeneration of the resort and main town centre area over the short, medium and long-term. The Masterplan is set within the context of Cleethorpes' ambition to

develop and grow the tourism offer including increasing footfall, creating sustainable jobs, encouraging more overnight stays, and extending the traditional tourism season.

- 9.4.11** More than £18.4 million Levelling Up funds was awarded to Cleethorpes for key town centre projects in 2023. The area of focus for the funding bid was Market Place, Sea Road and Pier Gardens, which were three initial projects identified in the Masterplan, with projects already started.

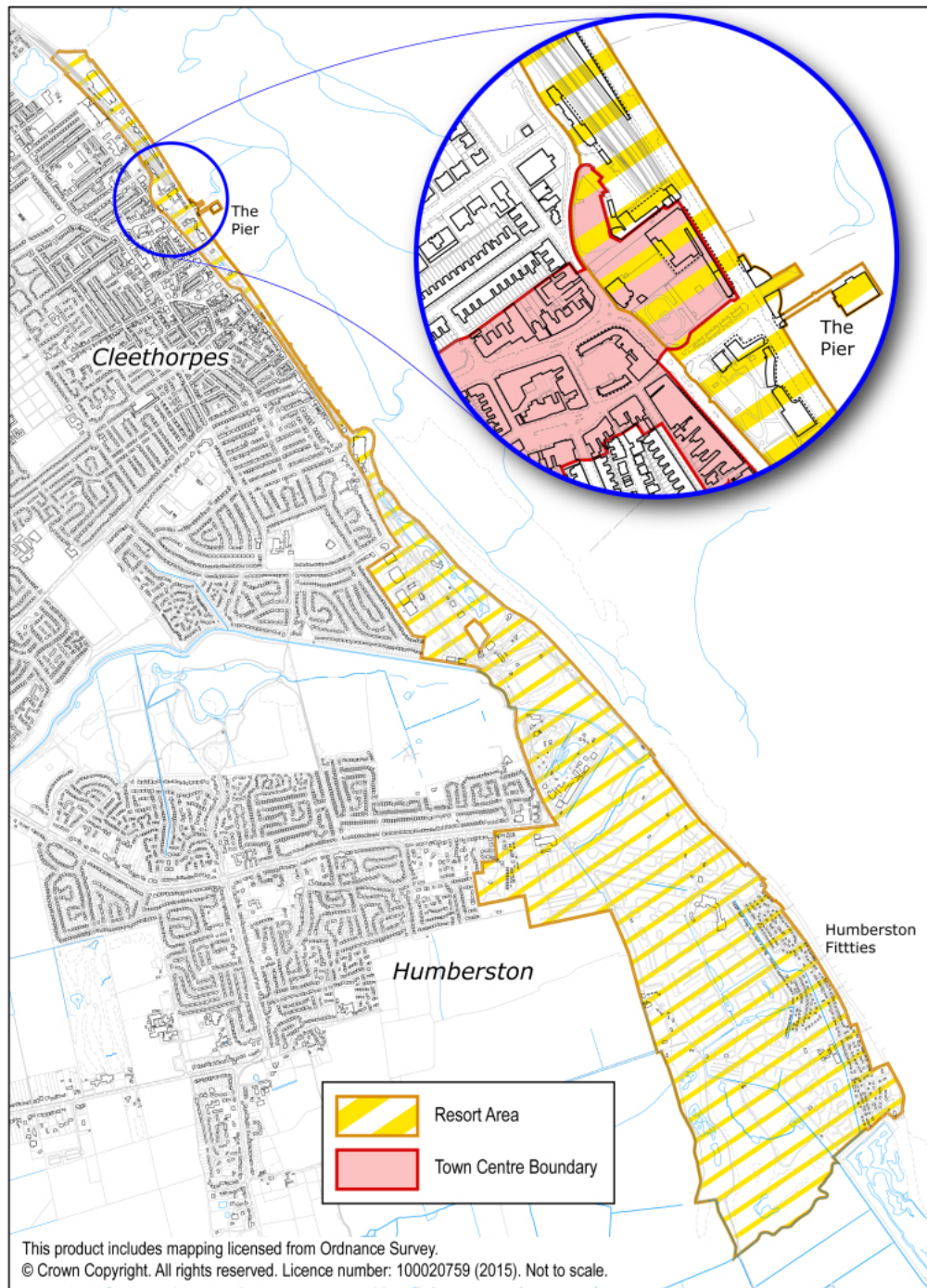


Figure 9.2 Cleethorpes resort area

9.4.12 Increasing visitor and recreational activity can result in recreational pressure and potential disturbance affecting the Humber Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site. The Council is an active member of the Humber Nature Partnership, an organisation made up of statutory regulators,

public sector, business sector and voluntary sector members and other Humber stakeholders. It works collectively to deliver sustainable management of the protected sites and specifically works upon:

1. delivery of the Humber Management Scheme;
2. providing ecological services to members of the partnership; and,
3. developing and implementing projects to meet the Humber Conservation Objectives.

9.4.13 Visitor recreational activity is concentrated around the resort of Cleethorpes and to avoid the sites being adversely affected by an increase in visitor numbers appropriate management will be required. The Council is working with Natural England to develop a mitigation approach which considers potential impacts of development and incorporates improvements to visitor management as the visitor numbers increase, considering in particular the management suggestions set out in the *Cleethorpes Habitat Management Plan (2021)* (CHMP). This sets out recommendations to influence visitor flows and minimise disturbance, which includes, but is not limited to:

1. placing various signs and educational interpretation boards throughout the Cleethorpes Resort to spread awareness of recreational disturbance and damage
2. A planned review of the car parks and signage within North East Lincolnshire, which will aid NELC's strategic aim of steering people away from environmentally sensitive areas.
3. the Resort Team, including a designated Ranger, will speak to members of the public daily and engage with anyone who is observed to be causing recreational disturbance and damage.
4. communications will be sent out to ensure people are aware of which activities are permitted on the protected designated areas and which activities are not.
5. targeted communications will also be used on issues where there is an identified need to focus on a certain disturbing/damaging activity that has been identified.
6. where it is identified that recreational disturbance has become a significant issue for the designated features of the SSSI/SPA/SAC/Ramsar sites of the Cleethorpes Coastline section of the Humber Estuary, other mitigation measures will be triggered such as a revision of PSPOs or Bylaws that are in place on the Cleethorpes Coastline.

9.4.14 These measures are intended to influence visitor behaviour and spatial patterns of use, thereby reducing disturbance to qualifying bird species.

9.4.15 The Council has incorporated this mitigation approach within the review of the *CHMP* and has committed to maintaining these measures in perpetuity, as required. This has included examining the specific recreational disturbance pressures and reviewing appropriate mitigation responses which will be delivered in advance of impacts and as part of an ongoing mitigation approach in discussion with Natural

England and RSPB, and final agreement with Natural England. The CHMP is reviewed on a five-year cycle to ensure appropriate mitigation is kept under constant review.

- 9.4.16** The mitigation approach set out within the CHMP covers recreational disturbance related to all aspects of development and resort-related activities. There may however, be specific visitor-related development which will attract significant visitors to the resort and be developed in a location close to the SPA. In these circumstances the developer may need to provide additional mitigation to address specific aspects of recreational disturbance.
- 9.4.17** The Council's *Economic Strategy* (2021) will contribute to, and lead 'place marketing' through its Discover North East Lincolnshire brand. The aim of Discover North East Lincolnshire is to raise the profile of North East Lincolnshire as a location to work, stay and play, supporting the increase in job opportunities and development of new homes. An ultimate aim of Visitor Economy, Services and Retail (VESR) is to become the destination management organisation to be able to apply for additional funding.
- 9.4.18** The Plan can support such a strategy by ensuring appropriate provision is made in the key town centres, and that appropriate support is offered for the development of visitor attractions and accommodation in other appropriate locations.
- 9.4.19** The approach seeks to optimise the area's tourism assets while protecting environmental resources that are fundamental to the tourist offer. It promotes development that would both broaden the tourism offer across the Borough and support the long-term sustainability of the Cleethorpes resort. Tourist spending is at present, characterised by seasonality and dominated by day visitors. The challenge is to broaden the current offer to extend the season and extend visitor stays to maximise the contribution of tourism to the local economy.
- 9.4.20** North East Lincolnshire's natural environment and ecology are also attractive to visitors and provide a different experience that complements that offered by the resort. This requires sensitive management. The Humber Estuary is designated as a Special Area of Conservation (SAC) and Special Protection Area (SPA). The *Conservation of Habitats and Species Regulations* (2017 as amended) require consideration of the designations, as well as consideration of the wetland as being of international importance under the Ramsar Convention. An area of the sand dunes is also designated as a SSSI. The Council will apply a level of protection to these sites which is commensurate with their high level of protection and recognise specifically the reasons for their designation. Tourism and visitor development within the Lincolnshire Wolds National Landscape should respect the national designation of this area on the basis of its landscape quality and follow the approaches set out in the *Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan* (2018-2023).

- 9.4.21** The Council will actively support tourism and cultural development proposals, granting approval to developments which accord with Draft Policy 14 Tourism and the visitor economy, pursuing heritage grant funding and other appropriate funding bids when available.

Draft Policy 14

Tourism and the visitor economy

1. The Council will support development that is consistent with the following principles:
 - A. safeguards, supports and enhances the growth of existing and new visitor, cultural and leisure attractions including visitor accommodation that are appropriate to their location, including the resort area and town centres;
 - B. supports the provision of a wide range of attractions within the town centres of Grimsby and Cleethorpes;
 - C. contributes towards the development of a year-round all-weather visitor economy;
 - D. enhances the provision of support facilities for visitors e.g., car parking including electronic vehicle parking/charging, high-quality accommodation, and signage;
 - E. promotes rural 'green tourism' facilities and supports rural diversification where appropriate;
 - F. safeguards and promotes local distinctiveness and cultural diversity;
 - G. maintains the high water quality and attraction of Cleethorpes beach;
 - H. maintains the integrity of the designated Humber Estuary sites and features of interest associated with the Humber Estuary SSSI. Securing appropriate, effective and timely mitigation when necessary, including a commitment to further development of the *Cleethorpes Habitat Management Plan* (2021) to manage increasing recreational pressures and access to sensitive areas. Any mitigation or management measures will be implemented prior to impacts occurring;
 - I. supports projects identified in the *Cleethorpes Masterplan* (2022);
 - J. protects and enhances places of historic character and appearance;
 - K. protects and enhances sites of biodiversity and geodiversity importance; and,
 - L. raises the profile of the area at a regional and national scale, contributing to place marketing promoted through Discover North East Lincolnshire.
2. When developing within the National Landscape particular regard should be given to the criteria above and specifically the *Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan* (2018-2023).

Draft Policy 14 Tourism and the visitor economy relationship to:	Links to:
National Planning Policy Framework	Paragraphs 85 to 88 and 102
Local Plan Strategic Objectives	SO3 and SO5
Evidence base and other key documents and strategies	• <i>Scarborough Tourism Economic Assessment Monitor Report (2024)</i> • <i>Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan (2018-2023)</i> • <i>Cleethorpes Habitat Management Plan (2021)</i> • <i>Cleethorpes Masterplan (2022)</i>

Table 9.6 Policy relationships

Section 10 Housing

- 10.0.1** Strategic Objective SO4 Housing of the Plan seeks to ensure that new housing meets the needs and aspirations of the Borough's communities. The Council recognises that everyone should be given the opportunity to access a decent home, one which they can afford and is in a community where they want to live. The Plan is designed to contribute to achieving these objectives by planning for a sufficient quantity, quality and type of housing in the right locations, taking account of need and demand and seeking to improve choice.
- 10.0.2** This section of the Plan identifies the sites to accommodate the new homes needed in the Borough and ensures that where available and viable, land is used efficiently by utilising brownfield sites. The Council maintains a brownfield register of sites which is updated on an annual basis and provides a record of available brownfield development sites. The Council has considered the sustainability of sites, including the proximity of employment opportunities, and the levels of historic growth as part of the assessment of sites.
- 10.0.3** Three strategic extensions to the urban area are outlined in the Local Plan, and collectively will make a significant contribution to meeting future needs. These sites are given the designation SH (Strategic Housing):
1. SH1: Grimsby West, a large site which straddles the River Freshney (HOU342).
 2. SH2: Land west of Humberston Road (HOU074B).
 3. SH3: A combination of the two sites, Land west of Stallingborough Road (HOU005); and Land adjacent to Habrough Road, Immingham (HOU394).

10.1 Housing allocations

- 10.1.1** This section looks at how the level of new housing required (set out in Draft Strategic Policy 4 Distribution of housing growth) will be met in North East Lincolnshire over the Plan period and beyond. The Council has used the Standard Methodology set out by the Government to identify a requirement of 621 dwellings per annum (DPA). Over the 18 year Plan period of 2025 to 2043 this works out as a total housing target of 11,178. This would exceed the level of housing required to support job growth under the demographic-led scenarios set out in the *Housing and Economic Development Needs Assessment* (2026) (HEDNA), which uses the most recent population projections. However, the Council has also identified a number of key projects and existing businesses seeking to expand operations that, if completed, would increase the level of jobs further.
- 10.1.2** The *National Planning Policy Framework* (2024) sets out at paragraph 72

"Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- a. *specific, deliverable sites for five years following the intended date of adoption (with an appropriate buffer, as set out in paragraph 78); and*
- b. *specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period."*

10.1.3 Since the base date (2025) of the housing modelling set out in the *Housing and Economic Needs Assessment* (2026) (HEDNA), 469 net additional homes have been added to the North East Lincolnshire housing stock. The table below identifies the remaining supply to be identified to meet the overall requirement over the plan period.

Requirement based on delivering Standard method (1st April 2025 to 31st March 2043)	11,178
Net completions (1st April 2025 to 31st March 2026)	469
Remaining requirement to be met (1st April 2026 to 31st March 2043)	10,709

Table 10.1 Housing requirement and delivery

10.1.4 Tables 10.2 and 10.3 below are based on the housing supply position at 1 April 2025, whereas Table 10.1 rolls the housing requirement forward to 1st April 2026 following delivery of 469 net dwellings during 2025/26.

10.1.5 Some development in the Borough is already committed and will continue to come forward from key sites which have planning permission and which are under construction (as shown in Table 10.2 Sites under construction). These sites in total will provide 3,321 future homes towards the remaining requirement and these allocations are carried forward into the reviewed Plan.

Reference number	Site location / description	Estimated remaining units (1st April 2025)
HOU018	Land at Macaulay Lane ('West Marsh Renaissance'), Grimsby	41
HOU044	Former Birds Eye site, Ladysmith Road, Grimsby	256
HOU074A	Land at Humberston Road (north of Weelsby Hall Farm (site HOU074B)), Grimsby	117
HOU074C	Land at Hewitts Circus (south east of Weelsby Hall Farm site HOU074B), Grimsby	63
HOU076	Scartho Top, Grimsby	450
HOU128	Land at Former Western School and to the rear of Grange Primary School, Grimsby	318
HOU144	Land off College Street, Grimsby	7

Reference number	Site location / description	Estimated remaining units (1st April 2025)
HOU150	Land to south of Diana Princess of Wales Hospital, Grimsby	31
HOU296	Land off Shaw Drive and Glebe Road, Grimsby	83
HOU303	29-31 Chantry Lane	11
HOU380	Garth Lane, (Alexander Docks)	120
HOU034B	Land off Pelham Road, Cleethorpes	21
HOU042	Site of former Clifton Bingo, Grant Street, Grimsby	99
HOU056B	Former Thrunscoe Centre, Highgate, Cleethorpes	3
HOU316	Former Leaking Boot, Grimsby Road and Suggitts Lane, Cleethorpes	11
HOU002	Land west of Pilgrims Way, Immingham	52
HOU006	Land to the east of Stallingborough Road, Immingham	525
HOU301	Trenchard Close, Immingham	18
HOU382	Former Resource Centre, Margaret Street, Immingham	3
HOU095B	Land adjacent to 401 Louth Road, New Waltham	4
HOU105	Land west of Louth Road, New Waltham	289
HOU289	25 Enfield Avenue, New Waltham	12
HOU111	Land rear of Sandon House, Barnoldby Road and west of Brigsley Road, Waltham	149
HOU112	Land north west of Bradley Road, Waltham	47
HOU288	Land east of Grimsby Road and north of Station Road, Waltham	51
HOU292	Land west of Bradley Road, Waltham	8
HOU356	Land south of Ings Lane, Waltham	2
HOU368D	Land east of Bradley Road (Grove Farm site 4), Waltham	64
HOU082	Land at South View adjacent to Coach House Public House, Humberston	10

Reference number	Site location / description	Estimated remaining units (1st April 2025)
HOU092	Land to rear of 184 Humberston Avenue ('Keystone Development'), Humberston	118
HOU147	Land at 184 Humberston Avenue, Humberston	28
HOU295	Land off Forest Way, Humberston	3
HOU075A	Land off Field Head Road and west of Charles Avenue, Laceby	152
HOU010B	Land north of Grampian Avenue and west of Larkspur Avenue, Healing	97
HOU101B	Par 3, Scouts Lane, New Waltham	35
HOU376	Land adjacent to 156 Waltham Road, Grimsby	7
HOU387	Land at Buddleia Close, Healing	8
HOU416	Willows Centre, Banmouth Drive, Grimsby	8
Total		3,321

Table 10.2 Sites under construction

- 10.1.6** Further supply will be provided from 'windfall' sites over the Plan period. Windfall sites are defined as those which were not expected to come forward and are therefore not included as allocated land. These sites have historically made a significant contribution to the overall supply (average 2018-2025 of 24%).
- 10.1.7** The NPPF acknowledges that small and medium sized sites can make an important contribution to meeting the housing requirement of an area (paragraphs 73 and 75). The NPPF specifically states that councils should seek to accommodate at least 10% of their housing requirement on sites no larger than one hectare. Based on the annual requirement of 621 dwellings per annum, this would equate to a small sites annual target of 62.
- 10.1.8** The Council has assessed historic windfall trends (*Windfall Allowance Technical Paper* (2025) (the paper)) and found that there is a consistent source of windfall completions. Further supply from this source could be expected to be achieved over the Plan period, the Urban Area and Western and Southern Arc in particular provide significant opportunity for housing to come forward in small developments, arising mainly through the change of use and conversion of buildings which are currently in non-housing uses, and the opportunity to develop small infill sites. The paper calculates that a figure of 120 DPA could come forwards, but with a reduction to 77 DPA for the first five years to account for any major developments that will already have been included as commitments.

10.1.9 The Council must also factor in likely demolitions which would result in a reduction in the stock of homes and which must therefore be addressed. The Council has looked back at historic trends, to determine what would be an appropriate assumption of future losses. This has confirmed that a figure of 66 losses per year is an appropriate figure to be taken forward.

10.1.10 Taking these factors into account, the table below shows that sites capable of delivering at least 7,100 homes would need to be identified if the full requirement was to be met over the full plan period. As some sites may be delayed in their implementation or hit problems in their progress it is appropriate to provide a buffer. The NPPF requires a buffer of 5% to be applied to the annual five year housing land supply assessment.

Requirement 1st April 2025 to 31st March 2043	11,178
minus windfall contribution	-1,945
minus sites under construction carried forward	- 3321
plus demolitions and losses	+1,188
Requirement to be found (minimum)	7,100
Actual yield from new allocations (1st April 2025 to 31st March 2043)	7,392
Total new homes (1st April 2025 to 31st March 2043)	11,470

Table 10.3 Overall Requirement 2025-2043 Based on the Standard Methodology

10.1.11 Draft Policy 15 Housing allocations focuses on identifying new allocations. It includes a list of specific sites, including their estimated delivery over the Plan period, as well as the total capacity of the site. Because of the rate of development expected, some larger sites will not be completed within the plan period and will continue to provide housing supply into the next plan period. Should delivery rates increase, these sites have the potential to deliver additional supply within the plan period. The Council will continue to monitor the number of new homes delivered and the speed at which they come forward, to ensure that North East Lincolnshire maintains a sufficient supply of sites for new homes.

10.1.12 The estimated delivery is based on past trends, housing delivery rates and discussions with landowners/developers. Delivery rates could increase in the future as the job opportunities come online which will increase demand for housing in the Borough. Government initiatives can help to further stimulate demand.

10.1.13 The total allocated capacity therefore exceeds the Council's identified housing requirement over the plan period. The housing supply trajectory is set out in Figure 10.1 Housing trajectory below.

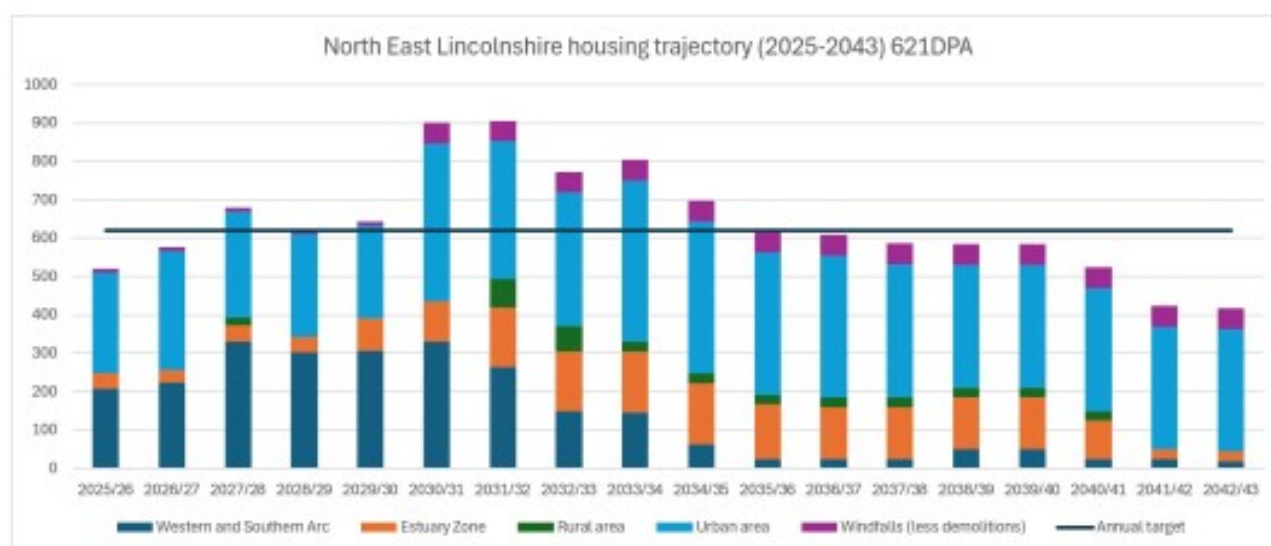


Figure 10.1 Housing trajectory

10.1.14 The Council has provided further detail on the process involved in searching for and selecting appropriate and sustainable sites for allocation. This is available in the accompanying *Strategic Housing Land Availability Assessment (2025)* (SHLAA), *Housing Site Selection Report (2026)* and in the Council's *Sustainability Appraisal (2026)* (SA) documents.

10.1.15 A range of issues were considered in the selection of sites for allocation. This includes:

1. the settlement hierarchy set out in Draft Strategic Policy 3 Settlement hierarchy;
2. the relative sustainability of sites, as assessed through the accompanying SA;
3. the availability of land;
4. the suitability of land, including access and environmental constraints;
5. ensuring that the use of brownfield land is maximised to bring forward wider regeneration benefits;
6. focusing development away from areas at risk of flooding, and in particular, ensuring that greenfield sites in Flood Zones 2 and 3 are not brought forward, except where the site can be developed avoiding the areas at highest flood risk and it supports growth and regeneration objectives;
7. market factors, notably viability and deliverability;
8. community aspirations for development, expressed through consultation with the community, and representative bodies including parish councils;
9. orientating growth more to the north of the Borough closer to employment opportunities; and,
10. infrastructure delivery.

- 10.1.16** A number of the allocations are for mixed use development and Draft Policy 15 Housing allocations highlights their contribution to meeting housing needs only. Larger strategic sites listed in this policy are subject to site-specific policies (see Draft Policy 16 Development of the strategic housing sites).

Draft Policy 15

Housing allocations

- To meet the identified housing requirement and spatial distribution, the following sites, identified on the Policies Map have been allocated for housing development. This includes a number of sites with planning permission.

Allocation reference/ settlement	Site location	Housing market area	Gross site area (Ha)	Estimated yield to 2043	Total site capacity
HOU021A Grimsby	Land west of Great Coates (Church Farm)	Medium	0.81	9	9
HOU045 Grimsby	Land at former cricket field, Littlefield Lane	Low	2.65	74	74
HOU061A Grimsby	Weelsby Avenue Depot	Medium	3.55	33	33
HOU0063A Grimsby	Land north of Wootton Road	Low	0.4	16	16
HOU064A Grimsby	Burwell Drive/ Winchester Road	Low	1.2	20	20
HOU074B Cleethorpes	Lane west of Humberston Road	High	42.79	975	1,500
HOU118 Grimsby	Central Parade, Freshney Green (former Yarborough Estate)	Low	9.95	89	89
HOU154 Grimsby	YMCA. Peakes Lane	Low	1.74	40	40
HOU272A Grimsby	Land east of Cartergate	Low	0.33	48	48
HOU342 Grimsby	Grimsby West Urban Extension ⁶	Mixed	166.47	2,650	3,337

Allocation reference/ settlement	Site location	Housing market area	Gross site area (Ha)	Estimated yield to 2043	Total site capacity
HOU354A Grimsby	Duchess Street Car Park ⁷	Low	0.96	39	39
HOU355 Grimsby	Scartho top playing field, Heimdal Road	Mixed	2.95	100	100
HOU375 Grimsby	260 Macaulay Lane	Low	0.5	23	23
HOU386 Grimsby	Rear of 73 to 105 Granville Street (garages)	Low	0.25	9	9
HOU388 Grimsby	Eleanor House, 19 Eleanor Street	Low	0.09	13	13
HOU141A Cleethorpes	Former Mathew Humberston School Field	Medium	2.80	100	100
HOU353 Cleethorpes	Former Lindsey Lower School Field	Medium	2.35	72	72
HOU381 Cleethorpes	Bursar Primary School, corner Bursar Street and Bentley Street	Low	0.46	19	19
HOU005 Immingham	Land west of Stallingborough Road	Low	15.17	350	519
HOU373 Immingham	Land of former tower blocks, Washdyke Lane	Low	1.85	107	107
HOU394 Immingham	Habrough Road	Medium	57	750	750
HOU068B Laceby	Land off Butt Lane	High	3.94	119	119

6 Site located within Great Coates conservation area, refer specifically to Draft Policy 8 Conserving and enhancing the historic environment.

7 Site located within Grimsby Central conservation area, refer specifically to Draft Policy 8 Conserving and enhancing the historic environment.

Allocation reference/ settlement	Site location	Housing market area	Gross site area (Ha)	Estimated yield to 2043	Total site capacity
HOU351, HOU351A Laceby	Land at Caistor Road	High	4.11	122	122
HOU110 Waltham	Land to the west of Cheapside ⁸	High	3.69	70	70
HOU129 Waltham	Land to the west of Cheapside ⁹	High	5.05	84	84
HOU287A Waltham	Land north of Woodland Way (east of Grimsby Road)	High	1.18	9	9
HOU338 Waltham	The Old Nurseries, Cheapside	High	1.50	14	14
HOU384 Waltham	Anita Grove, Cheapside	High	0.69	7	7
HOU374 Barnoldby le Beck (but adjoins Waltham)	Land off Waltham Road (Adjoining Waltham village)	High	5.54	42	42
HOU104 New Waltham	Land at Louth Road	High	16.08	249	249
HOU105A New Waltham	Land west of Louth Road and south of Toll Bar School	High	0.83	39	39
HOU105B New Waltham	Land west of Louth Road and south of Toll Bar School	High	2.87	57	57
HOU146A New Waltham	Land rear of Humberston Ave	High	3.58	80	80

⁸ Site located in close proximity to Grade II* Waltham Windmill, refer to Draft Policy 8 Conserving and enhancing the historic environment.

⁹ Site located in close proximity to Grade II* Waltham Windmill, refer to Draft Policy 8 Conserving and enhancing the historic environment.

Allocation reference/ settlement	Site location	Housing market area	Gross site area (Ha)	Estimated yield to 2043	Total site capacity
HOU084A Humberston	Land at Midfield Farm south of Sinderson Road and east of Cherry Close ¹⁰	High	9.41	225	225
HOU139 Humberston	Land to the north of Humberston Avenue	High	14.81	234	234
HOU340 Humberston	Land south of 68 to 90 Humberston Avenue	High	8.79	185	185
HOU180A Habrough	Land at Meadow Farm	Medium	2.60	50	50
HOU190A Stallingborough	Land east of Ayscough Avenue and north of Healing Road	High	25.54	250	250
HOU294 Stallingborough	Land adjacent to railway line, off Station Road	High	0.59	20	20
Totals			425.4	7,392	8,773

Table 10.4 Housing allocations

Functionally Linked Land/SPA birds

- All allocated housing sites have been identified as having potential to support SPA/Ramsar birds and will be required to provide an assessment for these species. This assessment should incorporate a suitable level of data collection and/or bird surveying to determine the individual and cumulative importance of the site for SPA/Ramsar species. Where the assessment identifies the potential for adverse effects resulting from the off-site habitat loss and/or disturbance, appropriate and timely measures must be taken to mitigate such impacts. Such mitigation is likely to be in the form of alternative habitat managed specifically for the affected bird species and/or contributions towards the provision of strategic mitigation sites. Any strategic mitigation provision must be additional to that provided through the *South Humber*

¹ Site located in close proximity to Humberston conservation area, refer specifically to Draft Policy
^{0 8} Conserving and enhancing the historic environment.

Gateway Mitigation Delivery Plan (2019) which only mitigates for sites within the South Humber Bank Mitigation Zone. All such measures must be in place and operational prior to the relevant impact(s), and must be maintained for the duration of the impact(s).

Recreational impacts

3. The Council will track planning permissions granted on all housing sites and will identify and secure appropriate, effective and timely mitigation to manage increasing recreational pressures on the Humber Estuary designated sites. This includes a commitment to develop and review the *Cleethorpes Habitat Management Plan* (2021) in line with any future reviews of the Local Plan and associated increases in growth. Any mitigation or management measures identified will be implemented prior to impacts occurring.

Monitoring

4. Housing delivery will be monitored and managed to ensure there remains an available land supply for housing over the plan period, maintaining at least a five year supply. The Council will monitor the delivery of new homes through its Authority Monitoring Report. The Council has made an assessment of the likely delivery of units on these sites in the period to 2043. A number of sites are not expected to complete within the plan period. The total allocated capacity of sites exceeds the Council's housing requirement and if delivery rates can be increased then these sites could provide additional supply to react to market signals.

Draft Policy 15 Housing allocations relationship to:	Links to:
National Planning Policy Framework	Paragraph 72
Local Plan Strategic Objectives	SO1, SO4, SO7 and SO9
Evidence base and other key documents and strategies	• <i>Strategic Housing Land Availability Assessment (2025)</i> • <i>Windfall Allowance Technical Paper (2025)</i> • <i>Housing Site Selection Report (2026)</i> • <i>Sustainability Appraisal (2026)</i> • <i>Housing and Economic Needs Assessment (2026)</i> • <i>Sustainability Appraisal (2026)</i>

Table 10.5 Policy relationships

10.2 Strategic housing sites

- 10.2.1** Strategic housing sites represent major extensions to the current urban area. It is recognised that planning and development of these sites is complex, often contentious and can take a long time to progress. *The National Planning Policy Framework* (2024) recognises that; "The supply of large numbers of new homes can often be best achieved through planning for larger scale development. (NPPF paragraph 77).
- 10.2.2** The NPPF recognises that delivery of large scale developments may need to extend beyond an individual plan period, specifically set within a vision that looks ahead at least 30 years. The Council recognises that development of the Borough will continue in the future, beyond the current Local Plan, and considers that development of strategic sites has a key part to play if the independence of settlements is to be maintained and the systematic erosion of the green space between settlements is to be addressed.
- 10.2.3** Strategic sites when carefully planned can deliver the homes to meet the needs of different community groups together with the open space, recreational facilities, schools and supporting facilities as part of a sustainable community. This is in contrast to a patchwork of small housing sites, where provision often relies on existing infrastructure to expand to meet new demands.
- 10.2.4** There are three strategic sites which are identified in the housing allocations. One of the strategic sites is made up of two housing (HOU005 and HOU394) allocation references which come together to form one strategic allocation. These three strategic sites are considered critical to future housing supply. Their estimated capacity and delivery expectations over the Plan period are set out in the table below.

Strategic site reference	Site reference	Strategic site location	Estimated delivery to 2043	Potential total capacity
SH1	HOU342	Land west of Laceby Acres and Wybers Wood, Grimsby (Grimsby West)	2,650	3,337
SH2	HOU074B	Land west of Humberston Road, Grimsby	975	1,500
SH3	HOU005	Land to the west of Stallingborough Road, Immingham	350	519
SH3	HOU394	Habrough Road, Immingham	750	750

Table 10.6 Capacity of strategic housing sites

- 10.2.5** SH1 comprises of three parcels of development land, collectively termed 'Grimsby West'. The site will form a new strategic urban extension to the west of the Grimsby urban area; in much the same way as the Laceby Acres and Wybers Wood developments have in the past. Development of the overall site will see a new road link provided through the site linking the A46 and A1136.
- 10.2.6** The site is considered to be strategically well placed in relation to future economic growth on the South Humber Bank, providing easy access without travelling through the urban area. The site offers the potential to soften the development edge in sharp contrast to that which exists today. The River Freshney corridor will be protected and enhanced in over the area identified as 'Strategic Wedge' under Draft Strategic Policy 6 Strategic wedges and connections made to a network of green space throughout the development.
- 10.2.7** Both SH2 and SH3 are again strategically well placed, and their location provides good accessibility to services and facilities within the urban area. SH2 would form a logical extension to the two existing sites on Humberston Road. SH3 will create an urban extension to the west side of Immingham town. Both provide the opportunity to soften the development edge through the enhancement of the extensive green infrastructure already present across the sites.

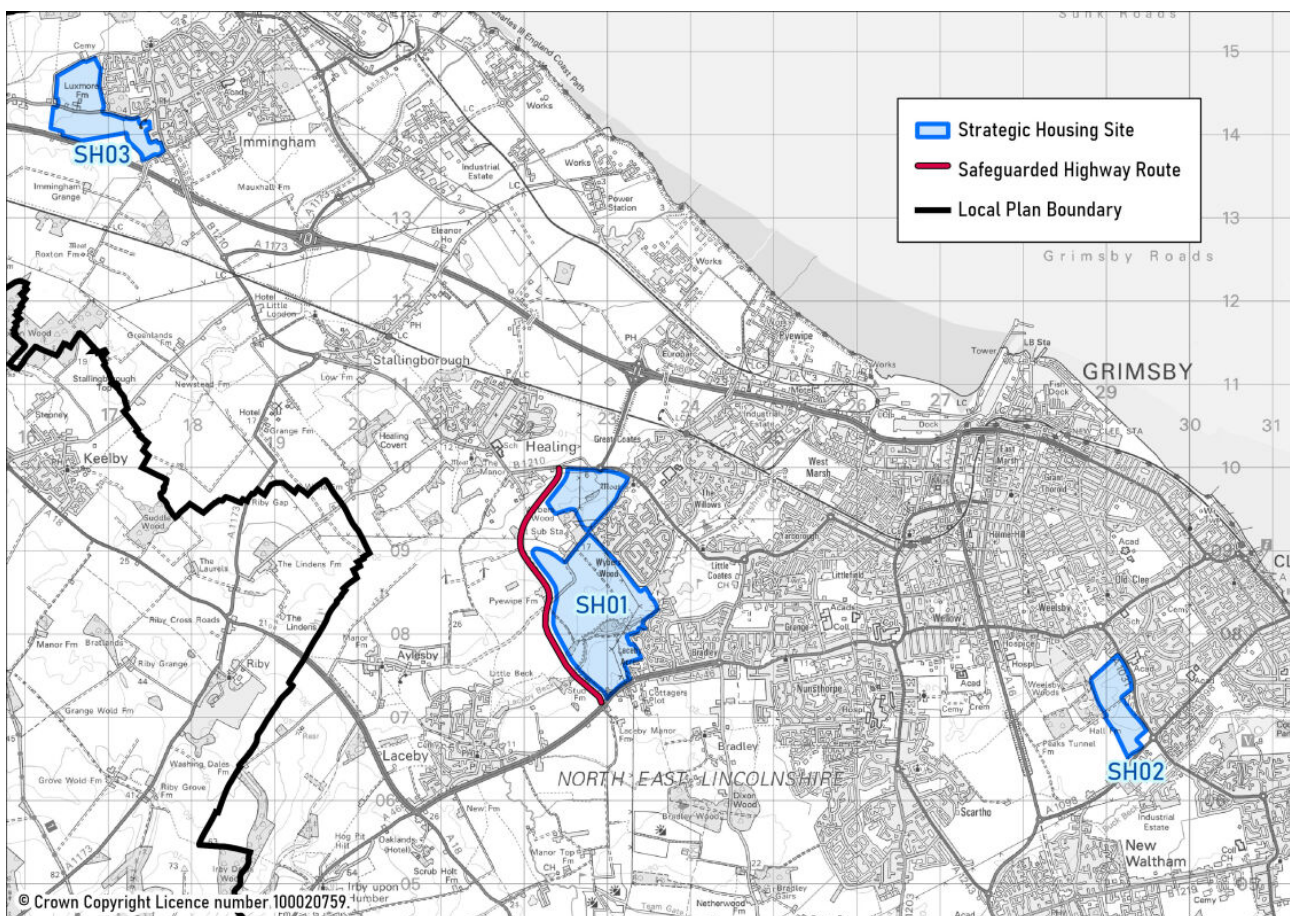


Figure 10.2 Strategic housing sites

- 10.2.8** Given the scale and timescale over which these strategic sites will develop, it is considered appropriate to set out development principles that should be followed.
- 10.2.9** The strategic sites will be significant developments in high profile locations. It is important that these sites create exceptional environments to live in and be a place for all ages to live and prosper. The overall character of these sites will be defined by five themes:
1. **sustainable movement**; (encouraging healthy lifestyles and active travel, promoting alternatives to the private car, providing good access and connectivity to employment sites and wider leisure and service needs);
 2. **sustainable infrastructure**; (promoting opportunities for generating renewable energy, ensuring well-connected communities that are supported by key infrastructure);
 3. **sustainable lives**; (making provision for the community to access education, training and community services they need; and providing homes and places that encourage social integration and interaction and active lifestyles);
 4. **sustainable homes and place**; (developing a range of high-quality homes, providing a mix of densities and styles, developing a strong sense of community); and
 5. **sustainable environment**; (creating and adding to existing green and blue infrastructure to create a strong network, building upon existing features and linking to the wider countryside beyond, and safeguarding the character and setting of the natural and heritage assets in the vicinity).

Draft Policy 16

Development of the strategic housing sites

1. Development of all strategic sites must be planned and implemented in a coordinated way linked to the timely delivery of key infrastructure. Development will be expected to:
 - A. create balanced sustainable communities through provision of a range of housing types, sizes and tenures, including general market and affordable housing and housing for the young and elderly;
 - B. ensure that local infrastructure requirements for the new community are met through provision of facilities and services (schools, community facilities, local centres, play and playing pitch provision, and healthcare) in a planned and phased manner;
 - C. create high standards of design that create a specific sense of place which relates well to adjoining areas, recognising and safeguarding important views and connections, and important ecological sites;
 - D. create safe and welcoming places which promote a strong sense of community;

- E. deliver development within a framework of green and blue infrastructure, that maximises linkage to the wider green and blue infrastructure network, promotes healthy lifestyles, ensures rights of way are protected and enhanced, enhances the ecological value of the site through the implementation of measures to secure biodiversity net gain, and softens development edges;
 - F. maximise accessibility to sustainable travel choices, promoting walking, cycling and public transport; and address necessary improvements to the highway network, both on and off-site;
 - G. deliver foul and surface water drainage infrastructure in a way that ties into green and blue infrastructure provision, promotes a strong sense of place, and is co-ordinated with the phasing of the overall site;
 - H. minimise environmental impact safeguarding and enhancing biodiversity value, incorporating identified Local Wildlife Sites (LWS);
 - I. take account of approved design guides, or other mechanisms to ensure high quality and locally distinctive design; and,
 - J. explore through consultation with the community, and deliver arrangements for long-term stewardship relating to drainage infrastructure, green and blue infrastructure, open space and social infrastructure.
2. The following provision must be made in the development of the strategic sites; and delivery will be secured through planning conditions and appropriate contributions:
- A. prepare a Masterplan for the whole site which will provide the framework for future development of the site to ensure the site is developed in a comprehensive and coordinated manner. The Masterplan is to be agreed with the Council prior to the determination of any planning applications on the site and will form a material consideration, and the basis for determining subsequent planning applications;
 - B. phased development in accordance with a phasing and implementation plan, including details to secure and phasing of delivery of:
 - i. education facilities,
 - ii. open space, play and recreation provision, specifically the provision of equipped play areas, allotments, open space provision and sports fields including changing and parking facilities;
 - iii. green and blue infrastructure;
 - iv. social infrastructure;
 - v. affordable housing;
 - vi. self-build/custom build homes;
 - vii. extra care and retirement homes;
 - viii. foul and surface water drainage infrastructure;

- ix. legible and permeable, public transport, cycle and pedestrian connections throughout the development; and,
 - x. renewable energy and digital infrastructure.
- C. develop a design guide and deliver high-quality design in accordance with the approved guide;
- D. undertake a heritage impact assessment to inform the Masterplan. The heritage impact assessment will identify heritage assets, assess their significance, and assess the impact of the development on their significance. The Council will, as a matter of principle, seek to avoid impacts in the first instance and conserve designated and non-designated heritage assets in situ. Appropriate measures for mitigation and adding value should be identified and set out in the assessment. The assessment must form the basis for approaches to the layout and design of development across the site. Planning applications for the site should accord with the heritage impact assessment; and,
- E. complete a renewable energy and digital strategy to explore the opportunities for site-wide renewable energy generation and distribution, and digital infrastructure provision and innovation, including innovation in design and build. Where the strategy demonstrates that opportunities are technically feasible and financially viable these should be delivered as part of the development.
3. The following specific provision must be made in the development of specific sites in addition to the above requirements; and will be secured through planning conditions and appropriate contributions:

SH1 - Grimsby West

1. education contributions, (on and off-site delivery) specifically the provision of primary, secondary and SEN, in accordance with an education strategy;
2. open space play and recreation provision, specifically the provision of three NEAPs, three to five LEAPs and four to eight LAPs, distributed across the site to meet accessibility needs, an area of no less than 2ha of allotments, provision of sports fields and supporting infrastructure in accordance with a sport and recreation strategy. Consideration should be given to how these open spaces can contribute to the wider green and blue infrastructure network;
3. green and blue infrastructure, specifically including the expansion of the Freshney Parkway to the west to create a River Freshney Country Park, a network of green and blue infrastructure that will link to the country park and the wider countryside; proposals for the softening of the western and northern boundaries to avoid the urbanising impact on the wider countryside, including the protection of Laceby Beck North LWS and Laceby Carr Plantation and Pond LWS, avoid coalescence and mark a transition between the village of Healing and the development site;

4. social infrastructure including community facilities, convenience store and other facilities compatible with a local centre; focused in two hubs, a central hub, and a southern hub, with strong connections to the wider development area;
5. delivery of a complete highway link between the A46 and A1136 based upon place making principles;

SH2 - Humberston Road, Grimsby

1. education contributions, (off-site delivery), specifically financial contributions for off-site primary, secondary and SEN provision;
2. open space and play provision, specifically the provision of two equipped children's play areas consisting of two NEAPs, two LEAPs and two to three LAPs distributed across the site to meet accessibility needs, an area of no less than 0.3ha of allotments, and provision of sports fields and supporting infrastructure in accordance with a sport and recreation strategy. Consideration should be given to how these open spaces can contribute to the wider green and blue infrastructure network;
3. green and blue infrastructure specifically including; the expansion of Weelsby Woods to the south creating a strong and extensive area of green and blue infrastructure between Weelsby Woods and Hewitts Avenue; forming green links that will connect to the wider countryside and through the development; including the softening of the western boundary to avoid an urbanising impact on the wider countryside;
4. social infrastructure compatible with a local centre; focused in a central hub with strong connections to the wider development area.

SH3 - Land west of Stallingborough Road and Habrough Road, Immingham

1. education contributions, (off-site delivery), specifically financial contributions for off-site primary, secondary and SEN provision;
2. open space and play provision, specifically the provision of equipped children's play areas consisting of two NEAPs, two LEAPs and two to three LAPs, distributed across the site to meet accessibility needs, an area of no less than 0.3ha of allotments, and provision of sports fields including supporting infrastructure in accordance with a sport and recreation strategy. Consideration should be given to how these open spaces can contribute to the wider green and blue infrastructure network;
3. green infrastructure specifically including; connectivity to the open space/woodland between Roval Drive and Habrough Road and out into the open countryside to the west to create a continuous network contributing to the Borough's green and blue infrastructure network; and the softening of the northern and western boundary to avoid an urbanising impact on the wider countryside;
4. social infrastructure compatible with a local centre; focused in a central hub with strong connections to the wider development area. Potential for a new bus link to the train station.

Draft Policy 16 Development of the strategic housing sites relationship to:	Links to:
National Planning Policy Framework	Paragraphs 68 to 73
Local Plan Strategic Objectives	SO1, SO4, SO7 and SO9
Evidence base and other key documents and strategies	• <i>Strategic Housing Land Availability Assessment (2025)</i>

Table 10.7 Policy relationships

10.3 Affordable housing

- 10.3.1** Affordable housing is provided for people whose needs are not met by the housing market.
- 10.3.2** National Planning Policy lists the definitions which define affordable housing, this includes social rent, other affordable housing for rent, discounted market sales housing and other affordable routes to home ownership provided to those who cannot achieve home ownership through the market (NPPF Annex 2).
- 10.3.3** Affordable housing can also be provided through the acquisition of existing property, for example, the purchase of private stock and re-provision as affordable housing, or empty properties brought back into use and provided as affordable housing.
- 10.3.4** The provision of affordable housing helps to ensure that there is an adequate supply of good quality housing for households who cannot access the market housing. It also assists in the creation of sustainable communities, ensures that communities are mixed, and supports economic growth by providing housing to support additional demand generated by the anticipated increase in employment opportunities.
- 10.3.5** The *Housing and Economic Development Needs Assessment* (HEDNA) (2026) identifies the level of affordable housing need, assessing the level of current need and estimating the level of future need. The assessment estimates the net level of current unmet affordable housing need at 705 households and the estimate of future housing need at between 333 and 465 dpa based on 25% and 32% income assumptions. These figures take into account committed affordable units and the unmet need that currently exists from the housing register.
- 10.3.6** When this is considered across each of the spatial zones, there is currently a higher concentration of need identified in the urban area, reflecting the existing communities and availability of housing currently in the area.
- 10.3.7** The analysis in the HEDNA has shown that affordable rents are more affordable than intermediate homes in North East Lincolnshire and there is a significantly greater need for social/affordable rented properties than shared ownership. The future provision is however, heavily influenced by the Government's policy parameters and guidelines that seek to promote delivery of affordable home ownership. The earlier HEDNA (2025) proposes an 80%/20% split between affordable rent and affordable ownership. The later HEDNA update (2026) proposes a 90%/10% split. This heavy weighting towards rental is based on low property prices in the Borough that result in market housing already being within reach of those in need without further discounts being applied. However, this can be location specific and subject to changes in property prices. The Policy therefore provides for the lower 80%/20% split to allow for more flexibility on a case-by-case basis, depending on actual location within the Borough and to allow for fluctuating market conditions over the Plan period.

Tenure	Measure	Housing need (net) 25% on rent or 4 times salary (Single Earner Income multiplier)	Housing need (net) 32% on rent or 4.5 times salary (Dual Income multiplier) 0
Affordable Homes to Rent	Social rent/ Affordable rent	473	255
Affordable Homes to Purchase	Intermediate including shared ownership	-8	78
All	-	465	333

Table 10.8 Social/Affordable Rent and Intermediate Split

- 10.3.8** Draft Strategic Policy 12 Affordable housing recognises that viability will ultimately determine the thresholds and scale of contribution sought. However, the scale of affordable housing need is significant. When combined with the pressure on other funding sources this means that the challenge of delivering affordable housing through the planning process is heightened. It is important that flexibility is maintained with the Policy to ensure that the contribution supports future growth.
- 10.3.9** The development threshold has been set at a level which complies with the NPPF; affordable housing will not be sought from developments of less than ten units and developments which have a combined gross floorspace of no more than 1,000m².
- 10.3.10** Applying a threshold of five units would bring more developments within the scope of the Policy. However, it is apparent that many of these developments would fall in central urban areas where there is a need to improve the existing housing mix and quality of stock. To introduce such a requirement could potentially damage or prevent the likelihood of small scale developments occurring in regeneration areas, or areas where small scale development would assist in broadening the housing tenure mix or the refurbishing of existing properties. The Council has therefore not revised the threshold to five units.
- 10.3.11** The Council will not normally apply a less than ten unit threshold. However, where density has been reduced to specifically avoid payment of a contribution, and the proposed development is not representative of the area's character and context, the Council will consider carefully whether the development represents an efficient use of land.
- 10.3.12** It is recognised that there is significant variation in viability across the Borough. This is not matched to the locations of greatest affordable need identified in the HEDNA. Draft Strategic Policy 12 Affordable housing, therefore allows for some flexibility when considering whether on-site or off-site contributions are to be provided. In taking forward this approach, the Council will have to reconcile the desire to create balanced and sustainable communities with the desire to address affordable housing needs/demands across the Borough. In exceptional circumstances off-site

contributions will be considered where, for example, a site would not be sustainable for low income households because of limited access to public transport and services (except where a specific local need has been identified). The variation in viability is illustrated in Figure 10.3 Housing market areas. This identifies the housing market zones (referred to in Draft Strategic Policy 12 Affordable housing) that provide the basis for the variations in affordable housing requirement across the Borough. Reference is also made in Draft Policy 15 Housing allocations to the affordable housing value area that is applicable to each allocated housing site.

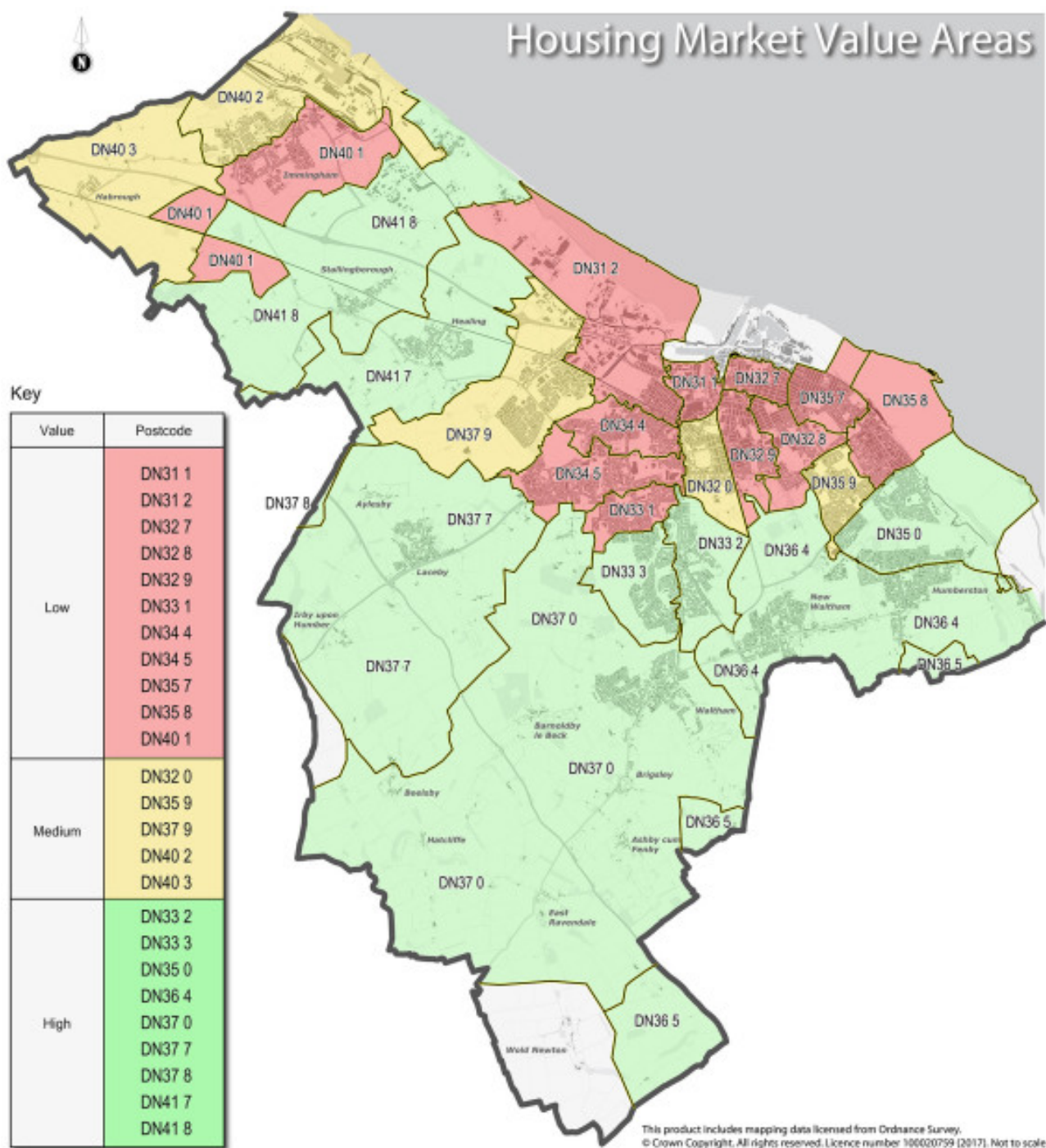


Figure 10.3 Housing market areas

- 10.3.13** The Council has completed a viability assessment to ensure the collective contributions do not restrict development from being progressed. The Policy thresholds and requirements reflect the findings of this assessment.
- 10.3.14** Support for the delivery of new affordable homes has been made by working with Registered Providers (RPs), Council top-up of section 106 contributions, utilisation of Council assets; and directly through the planning process. Delivery through the

planning process has ideally been through on-site provision, but where this has not been appropriate, off-site provision of homes or commuted financial payments have been secured.

Draft Strategic Policy 12

Affordable housing

1. The Council will seek, in part, to address the scale of affordable housing need identified in the *Housing and Economic Development Needs Assessment* (2026), by increasing the provision of affordable homes through the planning system.
2. The Council will require contributions to be made in accordance with the following qualifying thresholds and requirements:

Housing market zone	Housing units required to be affordable on greenfield sites	Housing units required to be affordable on brownfield sites	Housing unit threshold
High	20%	15%	Ten or more units or which have a combined gross floorspace of more than 1,000m ²
Medium	10%	10%	Ten or more units or which have a combined gross floorspace of more than 1,000m ²
Low	0%	0%	Ten or more units or which have a combined gross floorspace of more than 1,000m ²

Table 10.9 Qualifying threshold and requirements for affordable housing

3. The affordable housing will be delivered in accordance with the following affordable housing split as set out in the table below, having regard to up to date evidence of local housing need and discussions with registered affordable housing providers and applying A-C below where appropriate.

Affordable Homes Tenure	Tenure Types Included	Split
Affordable Homes to Rent	Social rent / affordable rent	80%
Affordable Homes to Purchase	Intermediate housing including shared ownership	20%

Table 10.10 Affordable housing split**A. the viability of site development:**

- i. in circumstances where specific site viability is raised, the developer will be required to provide a Financial Viability Statement in accordance with Draft Strategic Policy 7 Infrastructure.

B. the extent of housing need in the settlement:

- i. the Council will consider the size and tenure of properties in relation to the requirements of Draft Policy 18 Housing mix and specific local identified affordable housing needs.

C. off-site contributions:

- i. the Council expects affordable housing to be provided on-site. However, where the Council considers that an off-site contribution (in total or in part) is justified, where supported by up-to-date evidence, which can include local housing needs assessments, the contribution shall be of equivalent value and will be accepted in lieu of on-site provision.

Draft Strategic Policy 12 Affordable housing relationship to:	Links to:
National Planning Policy Framework	Paragraphs 63 to 66 and Annex 2
Local Plan Strategic Objectives	SO4 and SO5
Evidence base and other key documents or strategies	• <i>Housing and Economic Development Needs Assessment (2026)</i> • <i>Viability Assessment (2026)</i>

Table 10.11 Policy relationships

10.4 Rural housing

- 10.4.1** Rural housing sites can provide particular benefits, including supporting the provision of affordable housing which allows people to remain in their village or near family, or allowing people to take-up rural employment. Specific rural exception sites are defined in the *National Planning Policy Framework* (2024) (Annex 2) as:

"Small sites used for affordable housing in perpetuity where sites would not normally be used for housing"

- 10.4.2** The rural area has comparatively higher average house prices than the suburban and urban areas of North East Lincolnshire. It may therefore be harder for families to stay together due to an inability to afford a house nearby. Retaining people in villages, who may not normally be able to afford to purchase existing homes, can help maintain the demand for services in village communities and keep them running.
- 10.4.3** There is an identified annual affordable housing need for between 40 and 51 net per year additional affordable homes to be provided across the rural area, equating to 200 to 255 over the next five years *Housing and Economic Development Needs Assessment* (2026). It is unlikely that this need would be met by the normal housing market due to the low levels of housing completed in these areas and the small size of developments providing limited affordable housing.
- 10.4.4** The NPPF specifically states that local authorities should consider whether allowing some market housing would facilitate the provision of significant additional affordable housing in rural areas to meet local needs, for example, where essential to enable the delivery of affordable units without grant funding or when community-led on sites that would not otherwise be suitable as rural exceptions.
- 10.4.5** It is recognised that availability of homes in rural areas often restricts people's access to an affordable home. This is a position which is compounded by the restrictions on future growth in the rural area, which, when combined with the fact that smaller properties are often extended, reduces the supply of smaller properties. Without provision to address this through an exceptions approach it is unlikely that the element of affordable rural need would be met.
- 10.4.6** The Plan does not identify specific sites, as decisions will be based on evidence of local need, which may change over the plan period. This will also allow for developments to be brought forward by local communities through the neighbourhood planning process or separately through an application process where supported by local evidence. Housing schemes promoted under Draft Policy 17 Rural exceptions must be genuinely designed to meet a specific need. Secure arrangements must also be in place to ensure that the scheme remains affordable both initially and in respect of successive occupiers. The precise arrangements may vary but it will be important to have the involvement of a Registered Provider or housing trust that can retain a long-term interest.

Draft Policy 17

Rural exceptions

1. Exceptionally, over and above the housing supply set out in this Plan, provision for an appropriate scale and mix of affordable housing in the rural area will be permitted where the following criteria are met:
 - A. there is up-to-date local survey evidence of identified need for the housing proposed;
 - B. the development is within or directly adjoining an existing development boundary as identified on the Policies Map;
 - C. the development is of a scale and is in keeping with the form and character of the settlement; and,
 - D. there are secure arrangements to ensure that all the affordable homes will be occupied by local people in need of affordable homes, and that the benefits of the low cost provision will remain affordable to local people in perpetuity.
2. The Council will permit market housing to facilitate the provision of additional affordable homes only when evidence on viability supports such a stance, there is evidence that there is a need for the affordable housing proposed, and that the benefit in providing the affordable housing clearly outweighs any adverse environment impact. The market housing element must only be of a scale needed to support the affordable housing.

Draft Policy 17 Rural exceptions relationship to:	Links to:
National Planning Policy Framework	Paragraph 76, Annex 2
Local Plan Strategic Objectives	SO4
Evidence base and other key documents and strategies	• <i>Joint Strategic Needs Assessment (JSNA) (2013)</i> • <i>Housing and Economic Development Needs Assessment (2026)</i>

Table 10.12 Policy relationships

10.5 Housing mix

- 10.5.1** It is vital that the right types of homes are delivered to ensure all residents of the Borough can be housed adequately, irrespective of their personal circumstances. This means ensuring that there is a suitable mix of properties in terms of affordability, size and tenure; and providing for all needs, including for example, supported housing, dementia friendly housing, housing for older people, housing for those with complex medical and/or mental health needs, and other specific needs homes. It is also important if economic growth is to be sustained over the plan period that homes are provided to meet future needs.
- 10.5.2** North East Lincolnshire's existing housing stock contains a higher proportion of terraced and semi-detached properties than the national average at 32% and 35% respectively, compared to 23% and 32% nationally (Census 2021, Office for National Statistics). Consequently the proportion of detached properties is lower than average, and the same applies to flats and apartments. Within that overall picture, there are notable locational differences. Terraced properties are a particular feature of the urban areas of Grimsby and Cleethorpes, whereas many of the smaller villages provide a wider mix of properties and a larger concentration of detached and semi-detached properties.
- 10.5.3** Most homes in the Borough are owned by their occupiers, either with a mortgage (20% of all households) or outright (35% of households). At 64% of all households, home ownership is higher than the regional and national averages at 63% and 62% respectively. The private rented sector accounts for 22% of households.
- 10.5.4** The *Housing and Economic Development Needs Assessment* (HEDNA) (2026) identifies that 35.4% of housing was under-occupied by one bedroom and 41.6% of housing was under-occupied by two or more bedrooms, whilst 1.8% was over-occupied.
- 10.5.5** The Council works hard to bring empty homes back into use. A range of initiatives have been brought forward, as outlined in the *Empty Property Strategy 2020-2023* to sustain this momentum. In October 2024 1,355 properties in the Borough were classed as 'long-term' vacant (i.e. longer than six months). These are not distributed evenly but clustered in urban areas displaying high levels of deprivation.
- 10.5.6** Improving the quality of existing homes, and bringing empty properties back into use will promote and support wider regeneration initiatives, improve local health and well-being, and stimulate further investment.
- 10.5.7** The HEDNA assesses future housing needs, considering the breakdown of the projected change by age and type of household. It considered the current occupancy pattern by household composition, property size and tenure, and included an adjustment to reflect the post pandemic shift towards homeworking and the need for larger properties to accommodate this. The HEDNA findings can be summarised as follows:

- In line with wider trends, older household groups are projected to see the fastest growth in North East Lincolnshire, with older single and couple/other households increasing by 34% and 26% respectively between 2025 and 2043. Households with dependent children are projected to grow by 11.7% and single person households under the age of 65 by 6.8%. Other households aged under 65 are expected to grow by 4.2%.
- Based on overall household growth and existing occupancy patterns, the assessment indicates that housing need in North East Lincolnshire is predominantly made up of two and three bed dwellings. This takes into account that although older households are likely to make up the majority of future household growth, these often remain in their large family home, are the least active in the housing market and tend to occupy houses larger than they 'need'.
- Housing waiting list information shows that most households in need of affordable housing require one or two bed dwellings. However, the waiting list and Census data both show that overcrowding remains a problem. Within the social rented sector, there is likely to be some scope for more efficient use of the existing stock.
- The HEDNA (2026) recommends that for market housing, between 25% and 45% should be for smaller one or two bed properties. For social housing, between 55% and 75% of the provision should be for smaller one and two bed properties, with the majority of the remainder being for three and four bed properties.

Suggested range	1 bed	2 bed	3 bed	4+ bed
Market housing	5 to 15%	20 to 30%	40 to 50%	15 to 25%
Social/Affordable housing	35 to 45%	20 to 30%	15 to 25%	5 to 20%

Table 10.13 Estimated overall need/demand by size and suggested housing mix

- 10.5.8** It should be acknowledged that no further uplift to the local housing need would be required to align with economic growth objectives, as the local housing need of 621 dwellings per annum would be enough to sustain a level of jobs growth above the *Experian Baseline Database* (2025) forecast, while also sustaining the employment land allocations.
- 10.5.9** The long-term aim is to deliver a balanced housing stock, which meets the identified needs of the area, recognising that on individual development schemes viability will be a key consideration.
- 10.5.10** It is important that the Local Plan provides enough homes to meet the needs and aspirations of local people and to attract new people to live in the area in order to support economic objectives. The quality and range of properties on offer is also a key element of capturing the benefits of economic growth as the choice of suitable homes can influence investment decisions.
- 10.5.11** In addition to ensuring that sufficient housing is delivered overall, the Plan must ensure that the housing needs of different households are met by providing the right types and mix of housing. Providing the right types of homes is key to ensuring that

development does not compound existing housing problems, such as affordability and provides for both current and future residents' needs. It is expected that the mix of housing will vary site-by-site and will be informed by local evidence at the time.

10.5.12 The Council does not wish to be prescriptive regarding the specific mix of properties to be built on sites as this is likely to be influenced by many factors, which may include viability. The Council will assess the range of housing proposed based on the local context, considering the mix of existing properties, demand for market and affordable housing, affordability and supply within the immediate vicinity. This may include reference to the HEDNA supplemented by local planning and housing data.

Draft Policy 18

Housing mix

1. In developing allocated and windfall housing sites, developers will be required to adopt an approach that will establish sustainable communities, providing a choice of homes to meet an appropriate range of housing needs. A mix of housing tenures, types and sizes should be provided, appropriate to the site size, characteristics and location.
2. Support will be given to developers seeking to improve or redevelop empty or derelict properties to provide new housing opportunities.
3. On the strategic sites developers will be required to deliver specific provision to meet key housing needs. Where strategic sites will deliver a range of community facilities, consideration should be given to providing for specific housing needs for elderly people, including extra-care and supported homes.
4. The Council will support the provision of housing that maximises independence and choice for older people and other people of all ages with specific needs. When assessing the suitability of sites and/or proposals for the development of homes to address specific needs, including residential care homes, extra care, supported living and continuing care retirement communities, the Council will have regard to the following:
 - A. the local need for the accommodation proposed;
 - B. the ability of future residents to access essential services, including public transport, shops, and open spaces;
 - C. whether the proposal would result in an undue concentration of such provision in the area; and,
 - D. impact upon the local environment and the character of the area.
5. To meet the Borough's need for accessible and adaptable homes, for major applications, 30% of all new dwellings (in all tenures) will be required to meet the accessibility standards set out in part M4(2) of the Building Regulations, subject to site suitability.

6. All major developments will be required to meet M4(3) standards for 5% of the dwellings proposed in the market sector and 10% of all affordable housing provision.
7. The Council will address development density on a site by site basis, utilising the information available through the site appraisal, design and access statement and any related design guidance. Sites should be developed efficiently but respect local character and context.
8. Proposals for a self-contained annex should accommodate the functional need of the occupant(s), be proportionate in scale and remain ancillary to the main dwelling throughout the lifetime of its occupancy.

Draft Policy 18 Housing mix relationship to:	Links to:
National Planning Policy Framework	Paragraph 61 to 63
Local Plan Strategic Objectives	SO1 and SO4
Evidence base and other key documents and strategies	• <i>Joint Strategic Needs Assessment</i> (JSNA) (2013) • <i>Housing and Economic Development Needs Assessment</i> (HEDNA) (2026)

Table 10.14 Policy relationships

10.6 Self-build housing

- 10.6.1** Self-build and custom build both provide routes to home ownership for individuals and groups who want to play a greater role in developing their own homes.
- 10.6.2** The definition of self-build refers to projects where someone directly organises the design and construction of their new home. This covers quite a wide range of projects. The most obvious example is a traditional 'DIY self-build' home, where the self-builder selects the design they want and then does much of the actual construction work themselves. But self-build also includes projects where the self-builder arranges for an architect/contractor to build their home for them; and those projects that are delivered by kit home companies (where the self-builder still has to find the plot, arrange for the slab to be installed and then has to organise the kit home company to build the property for them). Many community-led projects are defined as self-builds too.
- 10.6.3** Custom build refers to developer built one-off homes or developer-led group projects where the developer organises a group and builds the homes, often leaving the self-builders to complete final finishing details.
- 10.6.4** Self-build and custom build plots can help to create diverse communities and support timely build-out rates by contributing towards mixed tenure sites.
- 10.6.5** The *Self-build and Custom Housebuilding Act* (March 2015), requires councils to establish a register of individuals and community groups who have expressed an interest in acquiring land to bring forward self-build and custom build projects. The Council undertook a process in 2023 to reaffirm the numbers on the register. The North East Lincolnshire Register shows that at the end of October 2025, 55 individuals and six groups had registered their interest in building a self-build home.
- 10.6.6** The Act states that regard to the register must be made in relation to the following functions:
1. Planning
 2. Housing
 3. The disposal of any land by the authority, and
 4. Regeneration.
- 10.6.7** When submitting a planning application, applicants are asked whether the proposed home(s) would be developed as a self-build home. This provides a mechanism for self builders to identify future development sites.
- 10.6.8** Draft Policy 19 Self-build and custom build housing makes specific provision for self-build and custom build homes as an element of the strategic sites allocated in the Plan. This will provide specific opportunities in addition to windfall sites that will come forward over the plan period through the release of surplus council assets and other windfall opportunities.

Draft Policy 19

Self-build and custom build housing

1. The Council will support the development of self-build and custom build homes to help in meeting overall housing need. In addition to 'windfall' development opportunities, landowners promoting the development of Strategic Sites (as identified in Draft Policy 16 Development of the strategic housing sites), in combination with development partners will be expected to make provision for one percent of homes to be delivered on site by self builders, or through a custom build option. Plots should be made available, marketed and offered at competitive rates, to be agreed with the Council. These rates should be fairly related to the particular site and plot costs.
2. Where there is evidence that developable plots have been marketed at competitive rates for a period of more than 24 months without interest from self-build or custom builders, those plots may revert to delivery through conventional means.

Draft Policy 19 Self-build and custom build housing relationship to:	Links to:
National Planning Policy Framework	Paragraph 62, Annex 2
Local Plan Strategic Objectives	SO4
Evidence base and other key documents and strategies	North East Lincolnshire Register of Self-Build interest <i>Housing and Economic Needs Assessment (2026)</i>

Table 10.15 Policy relationships

10.7 Gypsies and Travellers

10.7.1 *Planning Policy for Traveller Sites* (2024) (PPTS) sets out the Government's approach to planning for travelling communities. This seeks to align planning for travelling communities more closely with planning for other forms of housing provision. This includes the requirement for councils to demonstrate a five year supply of pitches against locally assessed targets.

10.7.2 The North East Lincolnshire *Gypsy and Traveller Accommodation Assessment* (2026) (Accommodation Assessment) provides an objective assessment of future pitch requirements for Gypsies and Travellers including Travelling Showpeople. The assessment accords with the latest national policy assessing current unmet needs and needs likely to arise in the future. This is based upon a combination of on-site surveys, planning records, interviews and an assessment of site preferences.

10.7.3 The assessment concluded that:

- There is a need for five pitches for households that met the planning definition. This arises due to an emerging need from the nine households that meet the planning definition.
- The need is made up of two pitches from households on unauthorised sites, one pitch for concealed/doubled-up households or single adults, three pitches for households living in bricks and mortar, and three pitches from new household formation (derived from the household demographics). This need of nine is offset by four available pitches on existing sites, resulting in the need for five new pitches.
- There is no need for pitches for undetermined households as interviews were completed with all Gypsies and Travellers living on sites in North East Lincolnshire.
- There were no Travelling Showpeople identified in North East Lincolnshire so there is no current or future need for additional plots.

10.7.4 In addition to permanent provision, the Accommodation Assessment considered additional requirements generated by unauthorised sites and migration patterns. The assessment identified that due to historic low numbers of unauthorised encampments, and the existence of private transit pitches, it was not recommended that provision be made for a formal public transit site in the Borough at this time. The Council will need to monitor the position in future years and act accordingly.

10.7.5 Due to the low need requirements identified in the Accommodation Assessment, there are no allocations for pitches made in this Plan. It is expected that the criteria-based policy will provide sufficient pitches either through new windfall sites or existing site expansion to address the need over the Plan period. The Council

has an adopted *Negotiated Stopping Agreement* (2022) whereby caravans can be directed to a suitable piece of ground for an agreed and limited period of time, with the provision of limited services such as water, waste disposal and toilets.

10.7.6 Table 10.16 Unauthorised encampments shows the number of unauthorised encampment events since 2020/21. This illustrates that the number of events remains consistently low.

Year	Number of unauthorised encampment events in North East Lincolnshire
2020/21	5
2021/22	6
2022/23	5
2023/24	6
2024/25	3
2025/26	9

Table 10.16 Unauthorised encampments

10.7.7 Table 10.17 Pitch need shows the pitch need as it arises throughout the Plan period.

Plan period	Year	PPTS need	Undetermined need
0 to 5	2026 to 2030	2	0
6 to 10	2031 to 2035	1	0
11 to 15	2036 to 2040	1	0
16 to 18	2041 to 2043	1	0

Table 10.17 Pitch need

Draft Policy 20

Provision for gypsies and travellers

1. In determining proposals for permanent new sites to accommodate Gypsies, Travellers and Travelling Showpeople, consideration will be given to whether:
 - A. there is a proven identified need for the scale and nature of the development proposed which supports the development of, or extension to an existing Gypsy, Traveller or Travelling Showpeople site;
 - B. the development is sensitive to the character and appearance of the landscape and the amenity of neighbouring properties;

- C. the site has safe and satisfactory vehicular and pedestrian access, including for emergency vehicles;
 - D. there are no significant constraints to development in terms of flood risk, poor drainage, safety, land contamination, or environmental impacts;
 - E. the site is suitable with regard to accessing local services and amenities, preferably by walking, cycling or by public transport; and,
 - F. the site can be properly serviced and supplied with essential infrastructure, including water, power, sewerage, drainage and waste disposal.
2. The Council will operate a managed approach to unauthorised encampments using 'negotiated stopping agreements' (NSAs) whereby caravans can be directed to a suitable piece of ground for an agreed and limited period of time, with the provision of limited services such as water, waste disposal and toilets.

Draft Policy 20 Provision for gypsies and travellers relationship to:	Links to:
National Planning Policy Framework	<i>Planning Policy for Traveller Sites (2024)</i>
Local Plan Strategic Objectives	SO4
Evidence base and other key documents and strategies	• <i>Gypsy and Traveller Accommodation Assessment (2026)</i> • <i>Negotiated Stopping Agreement (2022)</i>

Table 10.18 Policy relationships

Section 11 Town centres, social and cultural places

- 11.0.1** Great places are successful places. They encourage people to connect with one another and it is this interaction that builds stronger, healthier communities. The policies in this section complement the strategic framework set out in earlier parts of the Local Plan. The policies in this section relate to those places which are the focus for shopping, services, leisure, social, cultural and community activities.

11.1 Town, district and local centres

- 11.1.1** A healthy network of centres is fundamental to the economic, social and environmental wellbeing of the Borough. A robust retail hierarchy helps ensure that shops, services, employment, leisure, cultural and community facilities are located in the most appropriate places to meet residents' needs. It reflects the differing roles and catchments of centres across the Borough, balancing vitality and viability with connectivity and local accessibility.
- 11.1.2** The North East Lincolnshire *Retail and Leisure Study* (2024) (RLS) has informed the Draft Strategic Policy 13 Retail hierarchy. The document assesses retail need, capacity and the future role of centres, specifically to update the retail and commercial leisure evidence base to support the preparation of the Local Plan Review.
- 11.1.3** North East Lincolnshire has a mix of different retail centres which provide different functions offering a varied mix of services and amenities. The three town centres within the Borough: Grimsby, Cleethorpes and Immingham, all have unique characteristics that define them.
- 11.1.4** Grimsby is the highest order centre in the Borough and is the sub-regional centre. It benefits from limited competition and high expenditure retention rates. It provides the main comparison-shopping destination for residents of the Borough offering a range of multiple retailers and a range of business, leisure, civic and cultural activities.
- 11.1.5** Cleethorpes town centre offer has a dual role in meeting the day-to-day convenience needs of its local residents, as well as providing a niche and independent offer, incorporating tourism based commerce and activities that are attractive to the resort's visitors.
- 11.1.6** In contrast, Immingham town centre provides the main convenience provision for its residents. It faces the challenge of retaining its role as the community and service centre, whilst seeking to broaden its offer, capitalising upon its proximity to the employment growth proposed along the South Humber Bank.
- 11.1.7** Freeman Street in Grimsby was once a vibrant area benefiting from its association with the docks. Over time, its retail status has changed significantly as key nationally renowned operators have moved out as a result of changes in the nature of the dock activities, and also the increasing attractiveness and status of 'Top Town' (Grimsby town centre). This area has now established a new identity albeit on a smaller footprint; building on strong links to the past such as the indoor market and a new range of diverse convenience outlets and specialist shops, including those serving

the Borough's diverse communities. Given the area's increasingly local focus and convenience role, but more substantive scale and catchment, Freeman Street is defined in the Local Plan as a District Centre.

- 11.1.8** Town centres function as the heart of local communities providing facilities and services that are essential to peoples' needs. They also serve a valuable role as a community hub where people meet for social and leisure activities. The *National Planning Policy Framework* (2024) (NPPF) recognises this and advocates a strong town centre first approach to the development of town centre uses. Draft Strategic Policy 13 Retail hierarchy reflects this approach whilst acknowledging the scope of town centre uses that make up a vibrant and attractive town centre.
- 11.1.9** The Borough's main town centres are supported by a network of local centres. They provide a range of day-to-day services to local walkable catchment areas (around 800m). The local centres play an important and vital role in meeting the day-to-day needs of local communities, particularly in respect of top-up convenience retailing. With the emphasis on local provision increasing recently, local centres have been contributing substantially towards the sustainability of local communities.
- 11.1.10** For the purposes of this policy, local centres are defined as a group of five or more shops in one or more continuous rows serving a local catchment. These areas are largely retail based including at least one supermarket or convenience store with other retail elements and local services such as hairdressers and cafes. They commonly have high proportions of independent small and micro businesses. The supporting Policies Map identifies the Borough's local centres.
- 11.1.11** Local centres need to be able to adapt and diversify if they are to remain vibrant and viable. However, it is important that new development remains proportionate to the scale and function of the centre. For this reason, the Policy permits small-scale development within local centres where it is appropriate to the scale and character of that centre. Larger proposals are required to demonstrate through the sequential and impact tests that they would not undermine the vitality and viability of the Borough's town centres. This approach helps maintain the retail hierarchy by directing larger-scale retail and leisure development to the most appropriate town centre locations.
- 11.1.12** Elsewhere in the borough, proposals for retail and leisure development of 300m² gross floorspace or more follow the same sequential approach as set out for local centres. This clear approach reduces further compounding of damage which has resulted from out-of-centre development, drawing people away from designated centres and contributing to their decline.
- 11.1.13** The Council recognises the the increasing importance that town centre living plays in supporting vitality, increasing footfall, and enabling the diversification of uses. Proposals for new housing and the conversion of upper floors to residential use within town centres will be supported where they contribute positively to the centre's function and character and do not undermine the commercial offer.
- 11.1.14** Since the development of the initial *Grimsby Town Centre Masterplan* in 2009, Grimsby has seen considerable change, with significant public and private sector investment secured for the town centre.

11.1.15 A new *Grimsby Town Centre Masterplan* was prepared in 2020 (and is currently being reviewed) provides a clear set of future priorities for the town centre that will further strengthen what it has to offer. It also sets out a number of key principles:

1. Introduce more diverse uses into the town centre;
2. Reconnect the town centre with the waterfront;
3. Celebrate and enhance our heritage assets;
4. Promote and support community ownership and participation;
5. Improve permeability of the town centre;
6. Identify development opportunities;
7. Prioritise health and wellbeing; and,
8. Enhance opportunities for employment, skills and enterprise.

11.1.16 With funding primarily through the Grimsby Town Deal, work is now underway to deliver a new market hall and leisure scheme at Freshney Place. Public realm works in Riverhead Square are now complete, creating a new social space. In addition, Grimsby's Horizon Youth Zone facility is now open and operational.

11.1.17 The Council is also now the owner of the Freshney Place centre and occupancy rates rose to 85% in 2022 and have continued to improve since, with further increases expected as new schemes are delivered. A new CDC (Community Diagnostics Centre) has been introduced within the centre which has increased occupancy rates further and has broadened the town centre offer and footfall.

11.1.18 Momentum for change is therefore gathering pace and these achievements to date are paving the way for the next wave of investment, which will help keep Grimsby on its positive trajectory for the next decade. As future development comes forward it is important that accessibility is prioritised, creating environments that are dementia-friendly and accessible to all.

11.1.19 A *Cleethorpes Masterplan* (2022) has also been completed covering the Cleethorpes Town Centre and resort frontage. The *Cleethorpes Masterplan* is set within the context of Cleethorpes' ambition to develop and grow the tourism offer including increasing footfall, creating sustainable jobs, encouraging more overnight stays, and extending the traditional tourism season. It also supports the creation of a green economy and environment which maximises low carbon and healthy initiatives.

11.1.20 On the back of the *Cleethorpes Masterplan* the Council has secured more than £18.4m of Levelling Up grant monies for the resort. The focus of the funding bid was Market Place, Sea Road and Pier Gardens.

11.1.21 The key vision is to reintroduce the historic Market Square, creating a safe and flexible space that can accommodate markets, festivals and associated retail events. The funding will also support the redevelopment of the Sea Road site, and provide an opportunity to improve Pier Gardens, retaining the Victorian heritage and feel, but making it more attractive. Works to realise these projects are already underway.

11.1.22 Taking forward the visions set out in these masterplans, the Local Plan identifies a number of opportunity sites within the defined town centre boundaries. These sites present the initial development opportunities within the town centres, offering potential for mixed use development, that may include an element of housing, and which builds upon the committed works outlined above. These areas are identified in the Draft Strategic Policy 13 Retail hierarchy below.

Draft Strategic Policy 13

Retail hierarchy

1. Proposals for development within the defined town centres, district centres and local centres, will be supported where the scale and nature of the proposed development will support and enhance the individual role of the centre in accordance with the following retail hierarchy:

A. Sub-regional town centre - Grimsby

- i. development that continues to support the centre's sub-regional role, and which extends the range and quality of facilities and services offered and broadens the town centre's appeal will be encouraged, including retail, leisure, residential where appropriate, community and other main town centre uses;

B. Main town centre - Cleethorpes

- i. development that supports the viability and vitality of the town centre, and strengthens the association of the commercial core and resort area will be encouraged, with the aim of broadening the town centre's appeal for both local residents and visitors including through the introduction of residential uses where appropriate.

C. Small town centre - Immingham

- i. development that supports the role of the town centre, and which extends the range and quality of facilities and services offered reflecting its location at the heart of the employment growth proposed, will be encouraged;

D. District centre - Freeman Street, Grimsby

- i. development that supports the consolidation and redefining of the centre as a district centre will be encouraged, particularly where this broadens the range, and quality of facilities, services and cultural activities; and,

E. Local centres

- i. development that respects the individual local scale and character of the centre will be supported. Proposals should provide day-to-day services and top-up convenience retailing to local communities within walkable-catchments.
- 2. Proposals for main town centre uses, specifically retail and leisure uses comprising 300m² gross floorspace or more in any location outside the defined primary shopping area, will only be acceptable if it is demonstrated that:
 - A. firstly, the development cannot be accommodated on a suitable site within the identified primary shopping areas, secondly, within the defined town centre boundary, including identified opportunity sites, or thirdly close to, the town centre boundary (sequential test); and,
 - B. the proposed site is accessible and well-connected to the town centre; and,
 - C. a retail impact assessment demonstrates that development will not adversely impact upon the vitality and viability of any of the town centres, (impact test) having regard to:
 - i. existing, committed, and planned public and private investment in the town centres; and,
 - ii. evidence as to retail expenditure capacity which shows that the development would not adversely impact upon consumer choice and existing town centre and wider retail catchment trading levels;
 - iii. within the defined local centres, small scale developments, will be acceptable provided they are appropriate to the scale and character of the particular centre.
- 3. Within Grimsby Town Centre the following opportunity sites capable of delivering a range/mix of uses have been identified:
 - A. Cartergate;
 - B. Upper Burgess Street; and,
 - C. Abbey Walk.
- 4. Within Cleethorpes Town Centre the following opportunity sites have been identified:
 - A. Osbourne Street; and,
 - B. Sea Road.

Draft Strategic Policy 13 Retail hierarchy relationship to:	Links to:
National Planning Policy Framework	Paragraphs 23 to 28
Local Plan Strategic Objectives	SO8

Draft Strategic Policy 13 Retail hierarchy relationship to:	Links to:
Evidence base and other key documents and strategies	• <i>Grimsby Masterplan (2020)</i> • <i>Cleethorpes Masterplan (2022)</i> • <i>Retail and Leisure Study (2024)</i>

Table 11.1 Policy relationships

11.2 Town centre uses

The changing role of Town Centres

- 11.2.1** The role of town centres continues to evolve in response to changing consumer behaviour, new ways of working and changes to the planning system. This policy seeks to support a diverse mix of complementary uses within centres, helping to maintain vibrant, attractive and adaptable places while contributing to wider economic, social and health objectives.
- 11.2.2** In September 2020 Government introduced changes to the Use Classes Order which brought together a range of “Commercial, Business and Service” uses under one Use Class (E). The E Use Class is broadly compatible with the *National Planning Policy Framework (2024)* (NPPF) definition of main town centre uses, though not precisely. The aim of introducing the E Use Class is to allow units in town centres to change to other uses that are suitable in town centres without the need for planning permission.
- 11.2.3** Following the COVID-19 pandemic and a general shift to online shopping, there have been significant changes in the role and offer of town centres and the way people use local facilities. If the town centres are to thrive, the Local Plan policies need to recognise this changing role and encourage a broader mix of uses to attract a higher and more varied footfall. This includes a wider mix of uses including leisure and care type facilities, widening the offer to a broader age group and exploring the opportunity for increased town centre residential offer.
- 11.2.4** The primary shopping area is defined in the NPPF Glossary as the defined area where retail development is concentrated. These areas are usually where the greatest pedestrian flows can be found. Protection of such frontages is important in ensuring the vitality and viability of the centres and ensuring that these frontages remain attractive. The NPPF requires the extent of primary shopping areas to be defined and for planning policies to make clear the range of uses permitted in such areas. The primary shopping areas are identified in the supporting Policies Map with the acceptable uses set out in Draft Policy 21 Town centre uses below.
- 11.2.5** The NPPF reflects the role that planning can play in better enabling people to live healthier lives. Locally, key indicators of health show that there is a need to improve health and that obesity is one of the key issues. By co-locating interacting uses, e.g. homes, workplaces, social facilities and shops, it becomes easier for people

to walk or cycle between them, rather than depend on use of cars is part of a solution. By encouraging active lifestyles, improving access to facilities, services and green space, and addressing wider determinants of health, planning can contribute to reducing health inequalities and preventing a significant proportion of avoidable health difficulties.

Office development

- 11.2.6** The Council will apply a 'town centre first' approach in relation to office accommodation. This will ensure that the town centres maintain their vitality and viability and that aspirations for them to fulfil their identified role in the retail hierarchy are achieved. Proposals to develop office accommodation in and immediately around the defined town centres - whether through the conversion or refurbishment of existing buildings or through the construction of new ones - will generally be supported by the Council. Conversely, a more restrictive approach will be applied when considering proposals for the development of office accommodation outside the town centres.
- 11.2.7** This approach is advocated in the NPPF, in which it is recommended that proposals to develop office accommodation above a specified size (floorspace) threshold outside town and city centres should be permitted only if impact and sequential-location tests can be satisfied. The floorspace threshold referred to in the NPPF is 2,500m² but, in the local context, it is considered that developments below that size may have an adverse impact upon town centre vitality and viability. Consequently, a lower floorspace threshold is considered appropriate for North East Lincolnshire. A 500m² threshold reflects local market conditions.
- 11.2.8** Draft Policy 21 Town centre uses recognises that there is a need for some office provision which is ancillary to B2 and B8 uses. Currently this is mostly clustered along the South Humber Bank. Draft Policy 21 Town centre uses acknowledges the nature of these uses and makes suitable provision to accommodate future growth.

Draft Policy 21

Town centre uses

1. Within the Grimsby, Cleethorpes and Immingham town centres, the Council will encourage and support mixed use development that adds to town centre vitality and viability; extends the range of offer to a broad spectrum of the population; and promotes an extension of the daytime and evening economy. Acceptable town centre uses are considered to be:
 - A. Commercial, Business and Service (Use Class E a-g);
 - B. Learning and non-residential institutions (Use Class F1);
 - C. Local Community Uses (Use Class F2);

- D. Hot food takeaways, pubs, bars and drinking establishments (Sui Generis);
- E. Hotels (Use Class C1);
- F. Class C3 Dwelling houses (first floor and above, or within identified opportunity sites);
- G. Clinics, health centres, creches, day nurseries, day centres (Use Class E); and,
- H. Cinemas, concert halls, bingo halls, and dance halls (Sui Generis)

2. Within all centres, development will be expected to:

- A. enhance the centre's attractiveness, as a place to visit, work and socialise, in line with policies relating to primary shopping areas;
- B. contribute to a mixture of mutually compatible and complementary uses;
- C. maintain and sustain the quality of historic environment;
- D. have particular regard to the desirability of retaining and improving traditional shop fronts;
- E. ensure the installation of security grilles and shutters does not detract from the visual amenities of the street scene;
- F. have regard to the need for careful design and placement of advertisements and signage consistent with appropriate design guidance, conservation area appraisals, and specific shop front guidance; and,
- G. seek opportunities to add to the cultural richness of the centre.

Primary Shopping Areas

- 4. Within the primary shopping areas, development proposals for town centre uses as defined in the *National Planning Policy Framework* (2024) (NPPF) should wherever possible maintain an active frontage. Where an active frontage would not be appropriate or otherwise cannot be achieved, care should be taken to ensure that the frontage provides visual interest and would not be to the detriment of the character of the centre or to maintaining or enhancing footfall in the primary shopping area.

Office development

- 5. Provision of office accommodation will be encouraged within the defined town centres, as identified on the Policies Map.
- 6. Outside town centre boundaries, developments that include more than 500m² of floorspace for office use will only be permitted when:
 - A. a sequential test shows that there are no sites suitable to accommodate the proposed development within the town centre or on the edge of the town centre; and,

- B. an impact test demonstrates that the proposal:
- i. will not compromise existing, committed or planned investment in the town centre; and,
 - ii. will not have an adverse impact upon the vitality and viability of the town centre through loss of anticipated expenditure up to five years from the date of the application, or for major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.
- C. Developments that include office uses that are ancillary to a B2 or B8 operation will be permitted provided that:
- i. the office element of the proposed scheme is a necessary part of the B2 or B8 operation; and,
 - ii. the floorspace provided for the office element comprises no more than 10% of the total floorspace of the B2 or B8 operation; and,
 - iii. where possible, the office element is physically integrated into the fabric of the building that accommodates the B2 or B8 use.

Draft Policy 21 Town centre uses relationship to:	Links to:
National Planning Policy Framework	Paragraphs 90 to 95
Local Plan Strategic Objectives	SO8
Evidence base and other key documents and strategies	• <i>Grimsby Masterplan</i> (2020) • <i>Cleethorpes Masterplan</i> (2022) • <i>Retail and Leisure Study</i> (2024)

Table 11.2 Policy relationships

11.3 Social and cultural places

- 11.3.1** Planning is about creating sustainable places and communities for the long-term. Social and cultural elements have been widely used in recent years to drive regeneration, build cohesive communities and in many cases change the way different areas are perceived. On a national scale, event such as Hull's City of Culture role in 2017 mark the way major cultural projects can help to put places in the spotlight, boost economic development and regeneration and bring communities together.
- 11.3.2** At a smaller scale cultural venues such as the Auditorium, Meridian Showground and Grimsby Minster as well as events such as music festivals, farmers markets and individual community events can also play a part in building local confidence, instilling a sense of pride and promoting well-being. These events often rely on suitable venues and spaces being available. It is, therefore, important that the Plan acknowledges and seeks to safeguard and enhance the range and quality of these spaces and venues. Whilst the buildings and places are important, it must be recognised that they are nothing without the societies, organisations and individuals who arrange and promote the social and cultural activities.
- 11.3.3** The introduction of the *Localism Act 2011* has brought changes to social and community asset planning. Whilst empowering communities to take control of community assets is not new, *The Localism Act* (Part 5, Chapter 3, Assets of Community Value) introduced the 'Community Right to Bid' in relation to assets of community value. It allows communities to nominate a building or other land that they believe to be of importance for community well-being. The land and/or buildings can be in private or public ownership, and could be of cultural, recreational or sporting interest such as libraries, theatres, cinemas, pubs, or leisure facilities. When a successfully nominated asset comes up for sale, local community organisations have up to six months to exercise the right of first offer to the owner to buy it on the open market. The owner must consider that offer first, but is not obliged to accept it. The 'listing' of a community asset can be a material consideration in the determination of planning applications.
- 11.3.4** Draft Policy 22 Social and cultural places refers specifically to social and cultural places which serve as venues for social and cultural activities, support and broaden people's social and cultural experiences, and promote a sense of community pride and mental well-being. It does not relate to aspects of social care, healthcare facilities, or service delivery, which are addressed under Draft Strategic Policy 7 Infrastructure.
- 11.3.5** Draft Policy 22 Social and cultural places reflects the changing nature of the provision of social and cultural facilities, reflecting both the changing council role as an enabler rather than a direct provider and the opportunities presented by the *Localism Act 2011*. The Council will support local communities who wish to take control of community assets, whether by using existing facilities or developing new facilities.

Draft Policy 22

Social and cultural places

1. The Council will support existing assets of social and cultural value and support the development of new facilities and cultural places by:
 - A. supporting developments to extend or broaden the appeal of social and cultural facilities, including proposals to co-locate facilities;
 - B. supporting the development of new social and cultural facilities;
 - C. developing and enhancing areas of public realm, providing safe and accessible venues for cultural activities;
 - D. promoting development that provides opportunities for social interaction, including through mixed-use development and active street frontages; and,
 - E. promoting elements of public art that serve to enrich the wider area in accordance with Draft Strategic Policy 11 Good design in new developments,
2. The temporary use of sites and premises for cultural activities in locations where they can highlight and animate the public realm will be supported where they are sensitive to the nature of neighbouring uses, including the provision of public art that celebrates the area's rich heritage and culture.
3. The Council will have regard to the listing of Assets of Community Value under the provisions of the *Localism Act 2011* when considering planning applications.
4. Proposals for the redevelopment of buildings of cultural value will only be permitted where:
 - A. there is evidence to show that the building is no longer valued as a cultural asset by:
 - i. demonstrating that the building has been marketed for a minimum period of at least 12 months with a recognised agent at a reasonable price and for appropriate cultural/community uses.

Draft Policy 22 Social and cultural places relationship to:	Links to:
National Planning Policy Framework	Paragraphs 8, 20, 84, 88 and 98
Local Plan Strategic Objectives	SO5

Draft Policy 22 Social and cultural places relationship to:	Links to:
Evidence base and other key documents or strategies	- Discover North East Lincolnshire (https://discovernortheastlincolnshire.co.uk/) aims to attract (and keep) the workforce in the local area to support investment and business growth. DiscoverNEL is a sister brand to Invest North East Lincolnshire (https://investnel.co.uk/). - Assets of Community Value register https://www.nelincs.gov.uk/your-council/localism/

Table 11.3 Policy relationships

Section 12 Providing for minerals

Minerals are finite natural resources which are essential to support sustainable economic growth. However, minerals can only be worked where they are found, which can cause conflict with other land uses. The role of the planning system is to ensure a sustainable supply of minerals, including aggregates, and to secure the long-term conservation of mineral resources.

The *National Planning Policy Framework* (2024) (NPPF) outlines the national policy context. It places a number of requirements on minerals planning authorities (MPAs), including the need to identify and include policies relating to: managing the extraction of minerals resource of local and national importance; the contribution that can be made to supply from substitute, secondary, and recycled minerals; the safeguarding of known locations of minerals resource of local and national importance; the safeguarding of minerals related infrastructure; the definition of criteria against which planning applications should be judged, including environmental criteria; and to ensure that policies are in place to reclaim land.

Additionally, MPAs are required to plan for a steady and adequate supply of aggregates, and industrial minerals. They should prepare a Local Aggregates Assessment (LAA) to consider the future need for aggregates.

12.0.1 Minerals in North East Lincolnshire fall into the following categories:

1. **Aggregate minerals** - these are necessary to support construction activity and include sand and gravel, and crushed rock;
2. **Industrial minerals** - these are necessary to support construction, and industrial and manufacturing processes, and include a wide range of mineral resources including brick clay and silica sand; and,
3. **Energy minerals** - these are used in the generation of energy and include shallow and deep-mined coal, as well as oil and gas, including 'unconventional' hydrocarbons such as shale gas.

12.0.2 North East Lincolnshire is underlain by white chalk, which forms the dominant bedrock geology of the area. On the surface of this chalk, there are deposits of clay, silt, sand, and gravels. The area has mineral resources including aggregates such as sand and gravel, and silica sand, and chalk.

There is a clear need for aggregates such as sand and gravel, and the resource is commonly used in construction. Blown sand (silica sand) occurs in limited areas and quantities and is therefore a scarce resource. Sand, gravel, and silica sand are considered to be of local and national importance. Chalk also occurs extensively locally. However, there is no identified demand for chalk in North East Lincolnshire. Its use as a building stone is very limited locally, and therefore the resource identified in North East Lincolnshire is not considered to be of local or national importance.

12.0.3 The Port of Immingham, plays a significant infrastructure role in bringing energy minerals, including coal and oil, to the UK market. In 2011, 13million tonnes of coal were imported to the UK at Immingham (*Port of Immingham Master Plan 2010-2030*).

12.1 Safeguarding minerals and related infrastructure

- 12.1.1** The Plan recognises important mineral resources by safeguarding them for the benefit of future generations. This recognises that while North East Lincolnshire's minerals resources are not currently extracted, a long-term approach is required to ensure that resources are not needlessly sterilised. As resources are used elsewhere and their quantity is diminished, North East Lincolnshire's resources may become viable for extraction. Recognising that development close to a Minerals Safeguarding Area may lead indirectly to sterilisation of part of the resource, it is considered appropriate to extend the areas to take account of such risks. Therefore, proposals in close proximity to a Minerals Safeguarding Area should also be assessed for potential impacts on the resource.
- 12.1.2** Safeguarding minerals resource, through the designation of 'Minerals Safeguarding Areas' (MSAs), creates no presumption that the mineral will be worked. The designation of MSAs indicates that an economic mineral resource exists in the location, which can be taken into consideration to determine whether non-mineral development overlying, or situated close to, the mineral resource should proceed.
- 12.1.3** The designation of MSAs does not preclude other forms of development from being permitted, but it does ensure that the presence of an important mineral resource is taken into consideration during the decision-making process.
- 12.1.4** The Port of Immingham plays a significant infrastructure role in bringing energy minerals, including coal and oil, to the UK market. Additionally, the Port of Grimsby is used to bring ashore marine aggregates. The port estates benefit from extensive permitted development rights, granted to Associated British Ports (ABP) as a statutory undertaker.
- 12.1.5** In addition, there are three sites producing secondary and recycled aggregates in North East Lincolnshire. These are located at:
1. Ashcourt Group (formerly Brianplant) - South Humberside Industrial Estate, Grimsby;
 2. H. Cope & Sons - Moody Lane, Grimsby; and,
 3. Stoneledge - South Humberside Industrial Estate, Grimsby.
- 12.1.6** The Plan safeguards all mineral resources identified by the British Geological Survey in North East Lincolnshire which meet the NPPF's definition of 'local or national importance'. This includes deposits of sand and gravel and silica sand (blown sand).
- 12.1.7** No provision has been made for the safeguarding of any chalk, which occurs extensively across the Lincolnshire Wolds, or coal. The coal resource underlying North East Lincolnshire is at a depth of greater than 500m. The Coal Authority has confirmed that there are no surface coal resources present which would need to be protected.

- 12.1.8** Brick clay has been worked in North East Lincolnshire in the past, however, the British Geological Survey (BGS) only identifies brick clay where it is actively worked. As there are no active workings in North East Lincolnshire, the resource is not identified. There are therefore no proposals to safeguard brick clay.
- 12.1.9** There are no sources of building stone in North East Lincolnshire, and it has been of limited use in the local vernacular building construction.

Draft Strategic Policy 14

Safeguarding minerals and related infrastructure

1. The Council will safeguard mineral deposits of sand and gravel and blown sand (silica sand) within the identified Minerals Safeguarding Areas identified on the Policies Map.
2. Prior extraction of mineral should take place, unless it is not feasible or environmentally acceptable to extract the mineral.
3. Non-mineral development proposals within, or in close proximity to Minerals Safeguarding Areas which do not allow for the prior extraction, will be permitted where:
 - A. the need for the development outweighs the need to safeguard the site for future mineral extraction;
 - B. the mineral is proven to not be present, not of a quality or quantity to justify its extraction, or too deep to allow for extraction; or
 - C. the proposed development is temporary in nature and would not prevent minerals extraction taking place in the future.
4. This Policy would not apply to the following:
 - A. applications for household development or applications to extend existing commercial premises;
 - B. minor developments and 'infill' schemes; or,
 - C. applications for Listed Building Consent, Advertisement Consent, Tree Works, Prior Notification, or Certificates of Lawfulness of Existing or Proposed Use of Development.
5. Within Minerals Safeguarding Areas, non-mineral development, with the exception of the development set out above, will not be permitted until the developer has provided evidence to the Council to determine whether the mineral is feasible and viable to extract ahead of development (evidence should be submitted prior to the determination of the planning application in the form of a site-specific desk-based mineral assessment. This should provide detail of the existing surface and solid geological and mineral resource including an estimate of economic value (for example quantity and quality, its potential for use in the forthcoming development

and an assessment of whether it is feasible and viable to extract the mineral resource ahead of development). Where prior extraction can be undertaken, the developer should provide an explanation of how this will be carried out as part of the overall development.

6. Significant existing and planned infrastructure identified on the Policies Map, that supports the supply of minerals in the Borough will be safeguarded against development that would unnecessarily sterilise or prejudice its use, including development of incompatible land uses nearby. This includes strategic rail freight links, sites for concrete batching, manufacture of coated materials and concrete products, and sites associated with the handling, processing, and distribution of substitute, recycled and secondary aggregate material. Development that may sterilise or prejudice the operation of the safeguarded site will not be permitted unless:
 - A. an alternative site is available upon which the safeguarded use can relocate to; or,
 - B. it can be demonstrated that the infrastructure no longer meets the current or anticipated future needs.

Draft Strategic Policy 14 Safeguarding minerals and related infrastructure relationship to:	Links to:
National Planning Policy Framework	Paragraphs 222 to 230
Local Plan Strategic Objectives	SO10
Evidence base and other key documents and strategies	• <i>Minerals Issues Paper</i> (2014) • <i>Mineral Safeguarding in England Good Practice Advice</i> (2011)

Table 12.1 Policy relationships

12.2 Future mineral extraction

- 12.2.1** North East Lincolnshire's current role in the provision of aggregates is very limited. The area does not produce aggregates from primary sources, but there are some local producers of recycled aggregates. The extraction of aggregates, chalk, and brick clay has occurred in the past, but there are no current active workings.
- 12.2.2** The Council has worked collaboratively with neighbouring authority North Lincolnshire Council to produce the *Northern Lincolnshire Minerals Assessment (including Local Aggregates Assessment)* (2019), as required by the *National Planning Policy Framework* (2024) (NPPF). The *Local Aggregates Assessment* (LAA) provides an assessment of the latest aggregates supply in the Northern Lincolnshire area (North East Lincolnshire and North Lincolnshire). The LAA sets out the current and future situation in Northern Lincolnshire regarding aggregate supply and demand using sales and bank information, with an average figure based on sales data from the past ten years, and other relevant local and regional information.
- 12.2.3** As set out in the *Northern Lincolnshire Minerals Assessment* (2024), North East Lincolnshire does not have any sites contributing to primary land-won aggregates supply and there has been no operator interest in extracting primary aggregates. North Lincolnshire does, however, have existing primary aggregate operations and operator interest, and so will be responsible for setting a requirement for the apportionment of primary aggregates for the Northern Lincolnshire area. According to the *Northern Lincolnshire Minerals Assessment*, North Lincolnshire should plan for the following numbers of primary aggregates:
- 0.18 million tonnes of aggregate sand and gravel per annum; and,
 - 0.55 million tonnes of aggregate crushed rock per annum.
- 12.2.4** In terms of sand and gravel, the landbank at the end of 2024 was 0.78 years, which is 6.22 years below the NPPF requirement of seven years. Therefore, additional provision for sand and gravel aggregates will need to be made through new extraction sites and alternative supplies. Additionally, it is recommended that North Lincolnshire Council works with non-aggregate minerals operators to meet the NPPF landbank requirement for individual silica sand sites, in addition to brick clay operators to help facilitate any necessary uplift in permitted reserves.
- 12.2.5** While the Council is limited in what it can achieve in terms of extracting primary aggregates as a result of there being no active primary aggregates sites within North East Lincolnshire, the Plan seeks to promote the use of aggregates from renewable sources, such as recycled and secondary aggregates, which minimise the need for primary extraction. The potential for an increase in the landing of marine dredged aggregates also has the potential to reduce reliance on primary sources.
- 12.2.6** Minerals are also used in the generation of energy. Part of the Borough is covered by a 'Petroleum Exploration and Development Licence' which is a licence issued by the Government allowing the area to be explored and developed (subject to receiving

planning permission and other consents) for oil and gas. There have, however, been no discoveries of oil or gas within the area. Coal underlies North East Lincolnshire, although it is at a considerable depth.

- 12.2.7** The Plan does recognise the possibility of future mineral extraction and therefore sets out the basis for considering such proposals.
- 12.2.8** Mineral resources are finite, meaning they can only be worked where they lie. This can lead to conflict where the presence of particular mineral resources coincide with attractive or environmentally important landscapes. Draft Policy 23 Future mineral extraction and secondary aggregates sets out criteria to ensure that proposals for the extraction of minerals are subject to appropriate detailed assessment.
- 12.2.9** The Council will be particularly stringent in assessing proposals to limit the amenity and environmental impacts. Developers will in appropriate cases be required to submit an Environmental Statement in accordance with the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017*.
- 12.2.10** Within, or within the setting of, the Lincolnshire Wolds great weight will be given to conserving the landscape and scenic beauty, in accordance with the NPPF (paragraph 176). The Wolds were designated in 1973 and, along with National Parks and Broads, is the highest status of protection in relation to landscape and scenic beauty. The statutory *Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan (2018-2023)*, identifies the main challenge is to ensure that the Wolds retains its unique landscape and undeniable special character, whilst maintaining and supporting its communities.
- 12.2.11** The Council will support developments that can make a contribution to secondary aggregate supplies through the processing of Construction, Demolition and Excavation Waste (CDEW). This approach is supported by measures for recycling and recovery set out in Draft Policy 23 Future mineral extraction and secondary aggregates.

Draft Policy 23

Future mineral extraction and secondary aggregates

1. The Council will, in conjunction with neighbouring mineral planning authorities, work to maintain across the Humber area, an appropriate contribution towards the regional supply of aggregates, and maintenance of appropriate landbanks.
2. When considering proposals for the extraction of minerals, the Council will consider the below criteria, which apply to all aspects of mineral extraction (including all phases of hydrocarbon extraction, exploration, appraisal and production) whether:

- A. the arrangements for the extraction and transportation of the mineral would result in unacceptable adverse impacts on the public highway, and/or to the environment and local amenities, considering:
- i. visual intrusion;
 - ii. landscape character;
 - iii. habitats and wildlife;
 - iv. historic environment, including below-ground heritage;
 - v. noise;
 - vi. blast vibration;
 - vii. dust;
 - viii. air emissions;
 - ix. lighting;
 - x. vehicle movements;
 - xi. proximity of sensitive neighbouring uses;
 - xii. stability of land; and,
 - xiii. quality of groundwater supplies.
3. Proposed development located within or affecting the character and setting of the Lincolnshire Wolds National Landscape will be granted planning permission in exceptional circumstances, and only where it has been demonstrated that:
- A. there is proven public interest in developing the site; and,
 - B. the Humber area need cannot be served through development of alternative sites, not affecting the Lincolnshire Wolds National Landscape; and,
 - C. the impact on the intrinsic qualities of the National Landscape can be satisfactorily addressed.
4. The Council will prioritise developments that can make a contribution to secondary aggregate supplies through the processing of Construction, Demolition and Excavation Waste (CDEW). Development of this nature should accord with Draft Policy 25 Waste facility requirements.

Draft Policy 23 Future mineral extraction and secondary aggregates relationship to:	Links to:
National Planning Policy Framework	Paragraphs 222 to 230
Local Plan Strategic Objectives	SO10
Evidence base and other key documents and strategies	<i>Humber Area Local Aggregate Assessment (2019)</i>

Draft Policy 23 Future mineral extraction and secondary aggregates relationship to:	Links to:
	• YHAWP Annual Monitoring Report (2022) • <i>North Lincolnshire Minerals Assessment</i> (2024)

Table 12.2 Policy relationships

12.3 Restoration and aftercare - minerals

- 12.3.1** Responsible restoration and aftercare of minerals sites can provide for a wide range of opportunities for enhancements and beneficial after-uses. However, opportunities for enhancement should not take precedence over the need to protect and maintain existing environmental assets.
- 12.3.2** General principles for the restoration of minerals sites are set out in the *National Planning Policy Framework* (2024) (NPPF). There are often competing interests in terms of achieving different restoration and after-use objectives. It is important to balance these competing interests to ensure that outcomes reflect the needs and desires of the local community. Restoration should seek to maximise public and environmental benefits whilst also giving consideration to the land use context and local environmental conditions.
- 12.3.3** After-use with the primary purpose of restoration to agriculture, forestry, economic development, and amenity purposes should seek to integrate secondary after-use aspects in order to maximise opportunities. Secondary after-use aspects may include: landscape enhancement, habitat enhancement or creation of ecological networks (helping to achieve the targets set out in the Government's *Environmental Improvement Plan 2025* through the *Greater Lincolnshire Local Nature Recovery Strategy* and green infrastructure linkages), water catchment conservation, flood attenuation, enhancement of the historic environment, geodiversity, recreation, and environmental education. A mix of after-uses may be the most valuable way of restoring a piece of land and maximising opportunities.
- 12.3.4** The restoration of a site should be considered at all stages of development and should commence at the earliest opportunity. It should be completed within an acceptable timescale, as set out in the relevant planning approval. Restoration will be expected to be phased, allowing worked land to be restored, minimising local disturbance and impacts, as development proceeds. Where phased restoration is not appropriate, all restoration works should proceed as soon as practically possible after extraction has been completed.
- 12.3.5** Restoration should take account of the landscape of the wider area, take opportunities for mitigating climate change, re-create/enhance important habitats and seek to establish a coherent and resilient ecological network where possible. This approach will ensure the multi-functionality of the proposed restoration is fully explored and the greatest range of environmental benefits are delivered.
- 12.3.6** Soils displaced should be adequately protected to maintain soil quality, especially if the original site qualified as best and most versatile agricultural land (grades 1, 2, and 3a). Restoration of best and most versatile agricultural land should be returned to an equivalent standard to that which existed prior to extraction, though the proposed after-use need not always be for agriculture.

- 12.3.7** The period of aftercare should be given detailed consideration. This is to maintain and improve the structure and stability of soils and allow vegetation to mature. The length of the aftercare period will normally be at least five years, negotiated on a site-by-site basis. In some cases longer-term management may be required. In such cases a management organisation will need to be identified.

Draft Policy 24

Restoration and aftercare (Minerals)

1. All applications for mineral related development should be accompanied by detailed proposals for subsequent restoration of the entire site, which include:
 - A. take account of the former use of the site;
 - B. ensure land is restored at the earliest opportunity, and to a high quality reflecting priorities identified in the latest Greater Lincolnshire Nature Recovery Strategy;
 - C. provide specific details relating to:
 - i. stripping of soils and soil-making materials, and either their storage or their direct replacement on another part of the site;
 - ii. storage and replacement of overburden;
 - iii. achieving the landscape and landform objectives for the site, (to be agreed taking account of local topography and filling proposals);
 - iv. the contribution to other multi-functional environmental gains consistent with local landscape character, informed by the latest *Landscape Character Assessment, sensitivity and capacity (2026)*;
 - v. restoration, including soil placement, relief of compaction and provision of surface features; and,
 - vi. aftercare.
 - D. include a phasing plan for the restoration, which seeks to minimise local disturbance and impacts, and which represents a rolling programme of restoration and aftercare management.

Draft Policy 24 Restoration and aftercare (Minerals) relationship to:	Links to :
National Planning Policy Framework	Paragraph 222 to 230
Local Plan Strategic Objectives	SO10

Draft Policy 24 Restoration and aftercare (Minerals) relationship to:	Links to :
Evidence base and other key documents and strategies	• <i>Landscape Character Assessment, sensitivity and capacity (2026)</i> • <i>Greater Lincolnshire Nature Recovery Strategy (2026)</i>

Table 12.3 Policy relationships

Section 13 Providing for waste

In England, around 160 to 170 million tonnes of waste is generated every year (further information is available at: <https://www.gov.uk/>). Waste is produced in everyday activities. We all produce waste at home and at work, and this waste needs to be managed in a sustainable way which does not cause harm to the environment or human health. The management of waste is highly regulated to ensure that harm to the environment and human health does not occur.

The Government's aim is to move towards a 'zero waste economy'. This does not mean that waste will not be generated, but it does mean that all waste will be treated as a resource. This means that waste products will be reduced, reused, and recycled where possible, and that things would only be thrown away as a last resort. It means recovering value from waste by turning it into products that society needs, such as heat and electricity.

Waste is categorised into several 'waste streams'. The role of the Council is not to manage all of the waste generated in North East Lincolnshire, though the Council does hold contracts with operators to manage the waste that it collects from households, street sweepings, bins, and community recycling centres. The role of the planning system is to ensure that appropriate waste management facilities can come forward to provide capacity sufficient to meet the area's need for waste management capacity, when it is required, to ensure waste is managed in a sustainable manner.

13.0.1 In North East Lincolnshire, waste arises in the following streams:

1. **Local Authority Collected Waste (LACW)** - previously referred to as 'Municipal Waste' and this waste stream is collected by the Council, in its role as the area's waste collection authority (WCA) this waste stream comprises waste from households and non-household waste that is similar in nature and composition to household waste regardless of who it was collected by or on behalf of (e.g. businesses by private waste collection companies). The non-household waste fraction of LACW represents around five percent of total LACW arisings;
2. **Commercial and Industrial Waste (C&I)** - this waste stream is produced by businesses. It is collected and managed on a commercial basis by private waste management companies;
3. **Construction, Demolition and Excavation Waste (CD &E)** - this waste stream is produced in the construction of new buildings and demolition of existing buildings. It is collected and managed on a commercial basis by private waste management companies. A significant proportion of this waste stream is 'inert' and can be reused on-site;
4. **Hazardous Waste** - this waste is considered harmful, or potentially harmful, to humans or the environment. This waste stream includes items such as batteries, solvents, and products which contain dangerous materials or substances (e.g. fridges), which are considered harmful or potentially harmful to humans or the environment;

5. **Agricultural Waste** - this is waste produced on premises used for agriculture (based on the definition of agriculture provided in the *Agriculture Act 1947*). Some waste produced on farms will be classified as hazardous waste, for example, containers which have contained pesticides;
6. **Wastewater** - this waste stream includes dirty water and sewerage; and,
7. **Low Level Radioactive Water (LLRW)** - this includes items which are contaminated by radioactive particles from the non-nuclear industry, for example, waste from hospital x-ray departments.

- 13.0.2** Waste from Mines and Quarries (this comprises non-valuable material produced during extraction and processing.) is not considered because no primary mineral extraction takes place in North East Lincolnshire.
- 13.0.3** The quantities of agricultural and low-level radioactive waste generated in North East Lincolnshire are considered to be small.
- 13.0.4** The *Waste Management Plan for England* (2021) and *National Planning Policy for Waste* (NPPW) (2014) set out the National Planning Policy context for the management of waste. However, while the *National Planning Policy Framework* (2024) (NPPF) does not contain specific waste policies, its principles are still relevant.
- 13.0.5** The *Waste Management Plan for England* re-affirms the Government's key commitments, including meeting a series of targets, such as for at least 65% of municipal waste to be reused or recycled by 2035; and for the amount of waste going to landfill to be reduced to 10% or less of the total amount of municipal waste.
- 13.0.6** The NPPW (page 3) places several requirements on waste planning authorities (WPAs) when preparing local plans. In particular, there is a requirement to plan to provide waste management facilities to meet the area's need for waste management capacity, ensuring that the planned provision and its spatial distribution is based on a robust analysis of the best available data. WPAs should work collaboratively with other authorities to collect and share relevant data and information on waste arisings and take account of waste movements between local authority areas (page 4 of NPPW). WPAs should also have regard to any nationally identified waste management requirement, including the Government's advice on forecasts (page 4 of NPPW). WPAs are required to identify suitable sites and areas for new or enhanced waste management facilities in appropriate locations. The document provides outline criteria for assessing the suitability of waste management sites.
- 13.0.7** Both the *Waste Management Plan for England* and NPPW outline the importance of three key principles in waste management, which were established in the European Union's *Waste Framework Directive* (2008/98/EC):
- the waste hierarchy;
 - the principle of self-sufficiency; and
 - the proximity principle.

13.0.8 The waste hierarchy is set out in Article 4 of the retained revised *Waste Framework (Directive 2008/98EC)* and compliance with it is obligatory under *The Waste (England and Wales) Regulations 2012* and sets out the priority order for the management of waste. There are five stages to the hierarchy:

1. **prevention** - this involves reducing the generation of waste in the first place. This means using less material in the design and manufacture of products, and keeping products for longer and re-using them where possible. Stringent packaging regulation has been a key factor in preventing waste in recent years;
2. **reuse** - this means cleaning, repairing and refurbishing products so that they can be reused;
3. **recycling** - this means turning waste into a new product, material or substance, and includes composting;
4. **other recovery** - waste can replace other materials that would otherwise have been used, for example, it can be used to generate electricity and heat. This includes recovery processes where value is recovered from waste, such as anaerobic digestion, incineration where energy is recovered, gasification and pyrolysis processes that produce energy, and some backfilling operations; and,
5. **disposal** - this is the least desirable option and should be considered only where none of the other options is appropriate. This means the use of methods such as landfill and incineration without recovery. This is the last resort for managing waste, particularly biodegradable waste.

13.0.9 The best solution for managing waste may vary by the type of waste. For some types of waste, (e.g. hazardous waste), disposal may be the only appropriate method.

13.0.10 The principles of self-sufficiency and proximity require, where possible, for waste to be managed and recovered in facilities close to where it was produced, and for areas to manage the waste they produce. In requiring waste to be managed close to where it was produced, these principles provide an incentive for communities to reduce the quantity of waste that they produce, by making them responsible for its management. Additionally, these principles help reduce the need for cross boundary waste movements which can create inequalities between places and waste tourism.

However, extensive movements of waste occur between waste planning authority areas, due to commercial contracts and the location of facilities. Many types of waste require specialist treatment, and it is not viable for every local authority area to be able to manage all of the waste it generates. Contact has been made with all authorities which receive waste from North East Lincolnshire to ascertain if there are any planning reasons why these movements can not continue to occur, which would cause a future capacity gap to arise. In particular, North East Lincolnshire's hazardous waste is exported to many other authorities for treatment.

13.1 Future waste facilities

- 13.1.1** Waste management, in terms of planning for facilities, is increasingly becoming similar to that for general industrial facilities, in that proposals come forward as a consequence of site finding and progression through the development control process by industry stakeholders; largely outside of the plan-making process. It is therefore not appropriate for the Plan, to attempt to identify all of the sites that will be required for waste management facilities over the full Plan period. To do so would be too prescriptive and inflexible and would mean that good sites identified outside of the plan-making process could be prevented from being implemented.
- 13.1.2** Evidence has been prepared (*North East Lincolnshire Waste Needs Assessment* (2026)) to assess the level of waste that can be expected to be generated across the plan period. An indication of the expected arisings in the plan period is provided below. Acting as waste disposal authority (WDA) the Council has also prepared a Waste Management Strategy (2020-2035). The Council is a member of the Yorkshire and Humber Waste Technical Advisory Body, which brings together representatives from all waste planning authorities in the Yorkshire and Humber area to address cross-boundary waste issues, in recognition that waste movements occur between authorities.

What do we need to plan for?

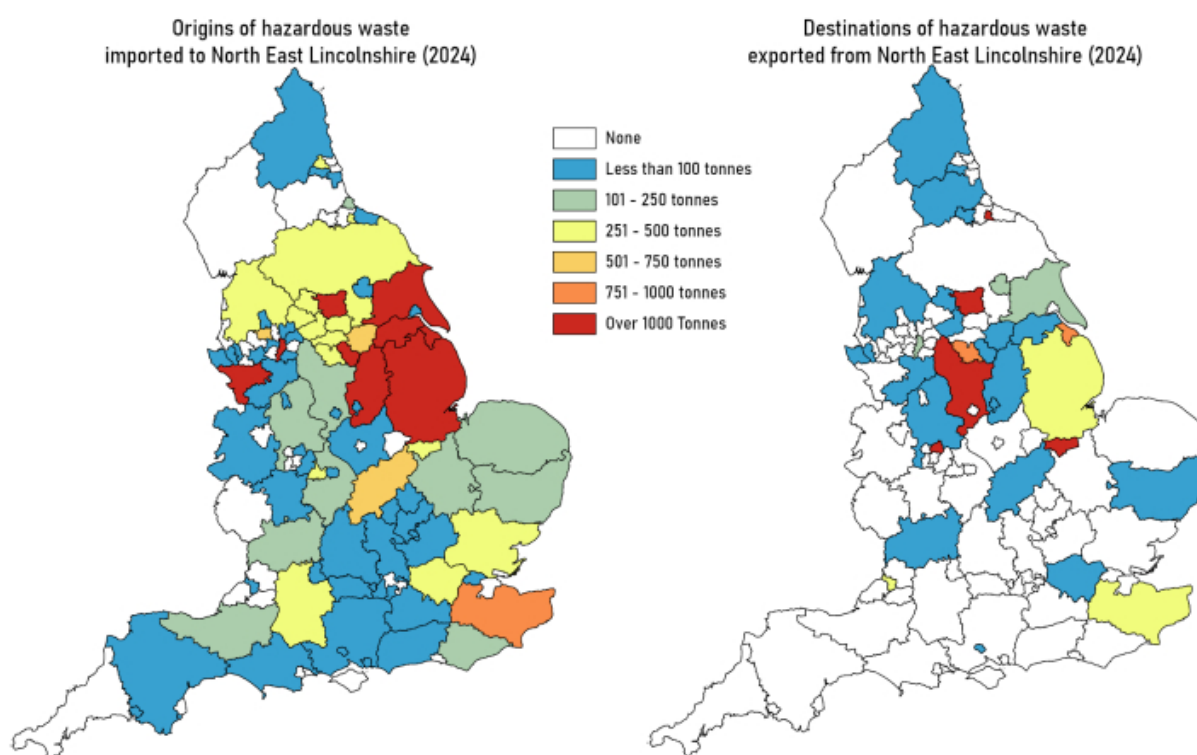
- 13.1.3** Forecasts of waste arisings in the period to 2045 have been closely aligned to key local plan evidence documents. This includes the findings from the *Housing and Economic Development Needs Assessment* (2026) and *Local Economic Assessment* (2014) with regards to the potential for population growth (and the resulting household growth) linked to economic growth forecasts.
- 13.1.4** Waste in the local authority collected stream is expected to decline over the plan period, due to a reduction in the quantity of waste produced per person.
- 13.1.5** North East Lincolnshire is net self-sufficient in the management of waste, in that as much waste is managed in the area as is generated. This state of net self-sufficiency will be achieved on an ongoing basis.
- 13.1.6** The Council's *Waste Needs Assessment* (2026) suggests that no additional capacity is required to meet North East Lincolnshire's waste management needs.

Waste stream (tonnes to be managed per annum) (figures have been rounded to nearest 100)	Baseline	2030	2035	2040	2045
Local Authority Collected Waste	69,001	64,963	61,779	59,345	56,436
Commercial and Industrial Waste	119,500	119,500	119,500	119,500	119,500
Construction, Demolition and Excavation Waste	154,500	154,383	154,383	154,383	154,383
Hazardous Waste	24,248	24,248	24,248	24,248	24,248

Waste stream (tonnes to be managed per annum) (figures have been rounded to nearest 100)	Baseline	2030	2035	2040	2045
Total	367,249	363,094	359,910	357,476	354,567

Table 13.1 Waste management requirements to 2045

13.1.7 Forecasts are not provided for agricultural waste, low level radioactive waste, and wastewater. Agricultural waste is expected to form a small component of the waste stream, and some growth in the agricultural sector is reflected in the commercial and industrial waste, and hazardous waste forecasts. Low level radioactive waste is produced primarily at healthcare premises in North East Lincolnshire, and there is not expected to be a significant increase in production requiring treatment capacity to be identified. Wastewater is planned for by Anglian Water. The Council will work with Anglian Water to establish the need for future capacity, and report on progress in the *Infrastructure Delivery Plan Baseline Report* (IDP).



©Crown Copyright Licence number 100020759.

Figure 13.1 Hazardous waste movements

13.1.8 As an increase is expected, further discussions with other authorities will continue in recognition that waste movements will continue to occur due to existing contracts remaining in place. Figure 13.1 Hazardous waste movements provides an illustration of the scale of hazardous waste movements. It shows, on the left, where hazardous waste arises that is received at facilities in North East Lincolnshire and, on the right, the destinations of hazardous waste arisings in North East Lincolnshire.

- 13.1.9** The areas from which North East Lincolnshire receives the highest quantity of hazardous waste are primarily those which have a quick connection to the Borough via the motorway network. However, due to the presence of a facility in North East Lincolnshire with a large catchment area, the Borough receives small waste movements from across the country. Conversely, much of North East Lincolnshire's hazardous waste is handled elsewhere, and in particular Leeds, Sheffield, Chesterfield, Bolsover, Ashfield, Broxtowe, Derby and Peterborough.
- 13.1.10** Draft Policy 25 Waste facility requirements sets out precise locational criteria to ensure that proposals for waste management facilities will not cause harm to amenity or the local environment. The approach generally seeks to locate waste management facilities away from residential areas, except where there would be clear benefits to the residential communities.
- 13.1.11** Many waste management facilities are industrial in nature and are therefore not appropriate to be located in close proximity to residential areas. Significant levels of traffic movements are also often required to transport waste to these facilities, and the location of much of the area's industrial land is within easy access for the strategic road network, particularly the A180(T). The Council has historically been successful in locating major waste facilities within the existing employment areas.
- 13.1.12** Draft Policy 25 Waste facility requirements also provides some flexibility, to allow specific waste developments in rural areas where they would benefit from this location, provided that they meet development management criteria outlined in other sections of the Plan. This refers specifically to composting or wastewater treatment facilities.
- 13.1.13** Draft Policy 25 Waste facility requirements supports the co-location of facilities, to maximise efficiency and minimise adverse impacts, and promotes co-location where the output of a waste facility can be utilised, such as a district-heating scheme, or industrial process. The existing waste to energy plant at Stallingborough is a good example of such a joint venture. It exports steam, an output of the waste process, directly to a neighbouring chemical factory for use in their production processes. This provides operational and commercial benefits for both the waste operator and the chemical company.

Draft Policy 25

Waste facility requirements

- Proposals for additional waste management capacity should be developed on sites in accordance with the following locational criteria:

Waste management facility	Locational preference
Materials recycling facilities	Existing employment land at:

Waste management facility	Locational preference
Waste transfer facilities Civic amenity sites Waste treatment and recovery facilities, (including energy from waste, and biological/mechanical treatment)	1. Kiln Lane Industrial Estate, Stallingborough. 2. South Humberside Industrial Estate, Grimsby. Allocated employment sites at: 1. ELR015 a&b - Great Coates Business Park, Moody Lane, Grimsby. 2. ELR027 - Land east of Queens Road. Current waste management facilities. (While the preferred location for civic amenity sites is on industrial land/employment allocations, other locations may be appropriate to allow the civic amenity site to be accessible to residential properties thereby reducing the distance travelled by residents to dispose of waste, these proposals will be considered on a site-by-site basis.)
Outdoor composting facilities	Adjacent to current waste management facilities, or land in rural locations, where development meets the Council's criteria for developments in these locations (outlined in Draft Strategic Policy 5 Development boundaries).
Wastewater recycling facilities	Adjacent to existing sites, or new sites where it can be demonstrated that expansion of existing facilities is not feasible.

Table 13.2 Locational criteria

2. Development should be located, designed and operated to minimise impacts, having specific regard to:
 - A. visual intrusion;
 - B. landscape character;
 - C. noise, light and vibration;
 - D. odours;
 - E. air emissions, including dust;
 - F. vermin and birds;
 - G. litter;
 - H. traffic and access;
 - I. potential land use conflict;
 - J. stability of land;

K. protection of water quality and resources and flood risk management; L. conserving the historic environment; and, M. nature conservation.
3. The Council will support the co-locating of complementary waste facilities to facilitate efficiencies in waste management and transport; and the co-location of waste facilities with developments that could make use of the output of a waste facility, such as a district-heating scheme, or industrial process.
4. The Council will also seek to secure the recycling of Construction, Demolition & Excavation Waste (CD&EW) waste at the locations where waste is produced, including the temporary provision for recovery, separation and where appropriate processing of on-site materials.

Draft Policy 25 Waste facility requirements relationship to:	Links to:
National Planning Policy Framework	(see NPPF principles)
Local Plan Strategic Objectives	SO10
Evidence base and other key documents and strategies	• <i>Waste Management Strategy 2020-2035</i> • <i>Waste Needs Assessment (2026)</i>

Table 13.3 Policy relationships

13.2 Safeguarding waste facilities and related infrastructure

- 13.2.1** There is a necessity to ensure that there are sufficient waste management facilities within the Borough to meet the requirements of the area. Over time waste sites will cease to operate which could lead to a loss in overall waste management capacity. The Council has identified the current waste sites and wastewater treatment facilities on the Policies Map (Minerals and Waste) and listed the locations in Table 13.4 Licenced waste operators and Table 13.5 Wastewater treatment facilities. This does not include the numerous small recycling sites that are located across the Borough or sites granted a waste licence on a temporary basis related to a specific development. This list represents a point in time. A current list of waste operations in the Borough can be found searching waste operation permits on the Defra's Public Register.
- 13.2.2** The Council will seek to ensure that new development in proximity to a waste site is not incompatible with the waste management facility and will not prejudice its ongoing operation. The vast majority of waste sites and facilities (listed in Table 13.4 Licenced waste operators and Table 13.5 Wastewater treatment facilities, derived from the Environment Agency's record of waste operations permits, which are listed on the Environment Agency's website (<https://www.gov.uk/government/organisations/department-for-environment-food-rural-affairs>), are located within employment areas. In such areas there are unlikely to be any compatibility concerns. However, waste facilities can be considered as bad neighbours where neighbouring uses are more sensitive for example, residential.
- 13.2.3** There is no established, evidence-based distance to define a 'Waste Buffer' that covers every waste facility type. Public perception and concern about the risk of effects arising from waste facilities (e.g. effects on health from bio-aerosols or emissions, or noise, dust and traffic emissions) have led to a commonly referred 250 metre suggested buffer distance between waste facilities and sensitive receptors. (Health and Safety Executive *Bioaerosol emissions from waste composting and the potential for workers' exposure* (2010)) prepared by the Health and Safety Laboratory for the Health and Safety Executive). Therefore, the buffer which the Council will apply will normally cover and extend for up to 250m beyond the boundary of safeguarded sites. However, each site will be considered individually, and if circumstances suggest the depth of the 250m zone for the edge of the site should be varied, for example due to mitigation measures proposed, then this will be taken into account. Anglian Water adopt a risk assessment process to consider any application within 400m of a wastewater treatment works or within 15m of a sewerage pumping station. While the results of the assessment will not decide the outcome of a planning application, it will inform potential developers and provide planning officers and elected councillors with evidence based findings to help inform their planning decisions. Further details are set out in *Anglian Water's Asset Encroachment Policy* (2023), or any successor document). Identifying the waste sites and facilities together with defining a 250m buffer, is designed to inform prospective developers and waste operators of an existing waste management operation and to ensure compatibility of adjacent new development.

Ref no.	Operator	Site location
WM01	Donald Ward Ltd	Mineral Quay, Immingham Docks, Immingham
WM02	Exolum Immingham Ltd	West Riverside, Immingham Docks, Immingham
WM03	Exolum Immingham Ltd	East Riverside, Immingham Docks , Immingham
WM04	Associated Petroleum Terminals Ltd	Immingham Oil Terminal, Queens Road, Immingham
WM05	DFDS Seaways PLC	Nordic House, Western Access Road, Immingham
WM06	ENVA Battery Recycling Ltd	Unit 1-5 Pelham Industrial Estate, Manby Road, Immingham
WM07	ENVA Battery Recycling Ltd	Unit 6 Pelham Industrial Estate, Immingham
WM08	S.A.R. Metals Ltd	RJA House, Unit 6 and 7 Pelham Industrial Estate, Manby Road, Immingham
WM09	S.A.R. Metals Ltd	Pheonix House Manby Road Industrial Estate, Immingham
WM10	Paprec Energies Grimsby Operations Ltd	Queens Road, Immingham
WM11	FBM Metals (UK) Ltd	Kiln Lane Treatment Plant, Netherlands Way, Stallingborough
WM12	TRONOX Pigment UK Ltd (2 permits)	Laporte Road, Stallingborough
WM13	Stokesley MetalsLtd	Unit 6, Huckers Yard, Netherlands Way, Stallingborough
WM14	Sandstop Quarries Ltd	Stallingborough Industrial Estate, Europa Way, Immingham
WM15	BOC Ltd	Hobson Way, Stallingborough
WM16	NewLincs Development Ltd	South Marsh Road, Stallingborough
WM17	Rapid Collections Ltd	Energy Park Way, Healing
WM18	David Sandham Trading Ltd	Estate Road No 3, South Humberside Industrial Estate, Grimsby
WM19	Jonathan Potts Ltd	Estate Road No 1, South Humberside Industrial Estate, Grimsby

Ref no.	Operator	Site location
WM20	Ashcourt (Lincolnshire) Ltd (Brianplant)	Estate Road No 2. South Humberside Industrial Estate, Grimsby
WM21	Bespoke Recycling Solutions Ltd	Unit 25-27, Estate Road 5, South Humberside Industrial Estate, Grimsby
WM22	H Cope & Sons Ltd	Gilbey Road, Moody Lane Industrial Estate, Grimsby
WM23	Paprec Energies Grimsby Operations Ltd	Gilbey Road, Grimsby
WM24	Biffa Waste Services Ltd	Gilbey Road Transfer Station, Gilbey Road, Grimsby
WM25	RMS Grimsby & Immingham Ltd	Shed No. 7, Westside Road, Royal Dock, Grimsby
WM26	Browns Waste Ltd	Rear of number's 2 & 3 Cold Stores, Wickham Road, Fish Docks, Grimsby
WM27	Grimsby Car Salvage Ltd	Railway Street, Grimsby
WM28	North East Lincolnshire Council	Works Department, Doughty Road, Grimsby
WM29	HPS Plant Hire Ltd	Estate Road No 7, Grimsby
WM30	D D E Remediation Solutions Ltd	The Coal Yard, Bowling Lane, Cleethorpes

Table 13.4 Licenced waste operators

Ref no.	Operator	Site location
WM31	Anglian Water Services Ltd	Queens Road Treatment Facility, Immingham
WM32	Anglian Water Services Ltd	Pyewipe Treatment Facility, Gate Way, Grimsby
WM33	Anglian Water Services Ltd	Grimsby Road Treatment Facility, Laceby
WM34	Anglian Water Services Ltd	East Ravendale Treatment Facility

Table 13.5 Wastewater treatment facilities

Draft Strategic Policy 15

Safeguarding waste facilities and related infrastructure

1.

The Council will safeguard the existing waste management facilities identified on the Policies Map (Minerals and Waste) from the encroachment of incompatible development unless the planning permission has expired and/or it can be demonstrated that the site is no longer required.

Draft Strategic Policy 15 Safeguarding waste facilities and related infrastructure relationship to:	Links to:
National Planning Policy Framework	Paragraphs (see NPPF principles)
Local Plan Strategic Objectives	SO10
Evidence base and other key documents and strategies	Waste Needs Assessment (2026) Waste Management Strategy 2020-2035 Department for Environment, Food & Rural Affairs - Public Register - waste operations

Table 13.6 Policy relationships

13.3 Restoration and aftercare - waste

- 13.3.1** Responsible restoration and aftercare of landfill and landraise waste sites can provide for a wide range of opportunities for enhancement and beneficial after-uses. However, opportunities for enhancement should not take precedence over the need to protect and maintain existing environmental assets.
- 13.3.2** As with minerals sites there are often competing interests in establishing restoration and after-use objectives. It is important to balance these competing interests. Restoration should seek to maximise public and environmental benefits whilst also giving consideration to the land use context and local environmental conditions.
- 13.3.3** After-use with the primary purpose of restoration to agriculture, forestry, economic development, and amenity purposes should seek to integrate secondary after-use aspects in order to maximise opportunities. Secondary after-use aspects may include: landscape enhancement, habitat enhancement or creation of ecological networks (contributing towards targets identified in the Government's *Environmental Improvement Plan 2025* through the *Greater Lincolnshire Local Nature Recovery Strategy* and green infrastructure linkages), water catchment conservation, flood attenuation, enhancement of the historic environment, geodiversity, recreation, and environmental education. A mix of after-uses may be the most valuable way of restoring a piece of land and maximising opportunities.
- 13.3.4** The waste hierarchy is clear that waste disposal through means such as landfill is the least desirable waste management option and should only be considered when no other options are available. The Council will, therefore, require an application for landfill or land raise to clearly demonstrate that there is a need for such an operation. The evidence will need to show that the need arises mainly from within the Borough and that the waste could not be moved further up the waste hierarchy.
- 13.3.5** All applications will be expected to properly and thoroughly address the restoration needs of the sites. The restoration of landfill/land raise waste sites, as with mineral extraction sites, should be considered at all stages of development and should commence at the earliest opportunity. It should be completed within an acceptable timescale, as set out in the relevant planning approval. Restoration will be expected to be phased, allowing worked land to be restored, minimising local distance and impacts, as development proceeds. Where phased restoration is not appropriate, all restoration works should proceed as soon as practically possible after extraction has been completed.
- 13.3.6** Restoration should take account of the landscape of the wider area, take opportunities for mitigating climate change, re-create/enhance important habitats and seek to establish a coherent and resilient ecological network where possible. This approach will ensure the multi-functionality of the proposed restoration is fully explored and the greatest range of environmental benefits are delivered.

- 13.3.7** Soils displaced should be adequately protected to maintain soil quality, especially if the original site qualified as best and most versatile agricultural land (grades 1, 2 and 3a). Restoration of best and most versatile agricultural land should be returned to an equivalent standard to that which existed prior to extraction, though the proposed after-use need not always be for agriculture.
- 13.3.8** The period of aftercare should be given detailed consideration. This is to maintain and improve the structure and stability of soils and allow vegetation to mature. The length of the aftercare period will normally be at least five years, negotiated on a site-by-site basis. In some cases longer-term management may be required, in such cases a management organisation will need to be identified.

Draft Policy 26

Restoration and aftercare (Waste)

1. In exceptional cases, where it can first be demonstrated that there is a need arising within the Borough for an additional landfill/land raise operation, applications should be accompanied by detailed proposals for subsequent restoration of the site, which should:
 - A. take account of the former use of the site;
 - B. ensure land is reclaimed at the earliest opportunity, and to a high quality recognising key biodiversity objectives;
 - C. provide specific details relating to:
 - i. stripping of soils and soil-making materials, and either their storage or their direct replacement on another part of the site;
 - ii. storage and replacement of overburden;
 - iii. achieving the landscape and landform objectives for the site, (to be agreed taking account of local topography and filling proposals);
 - iv. the contribution to other multi-functional environmental gains consistent with local landscape character, informed by the latest *Landscape Character Assessment, sensitivity and capacity* (2026);
 - v. restoration, including soil placement, relief of compaction and provision of surface features; and,
 - vi. aftercare.
 - D. include a phasing plan for restoration which seeks to minimise local disturbance and impacts, and which represents a rolling programme of restoration and aftercare management.

Draft Policy 26 Restoration and aftercare (Waste) relationship to:	Links to:
National Planning Policy Framework	Paragraphs (NPPF Principles)
Local Plan Strategic Objectives	SO10
Evidence base and other key documents and strategies	• <i>Waste Needs Assessment (2026)</i> • <i>Waste Management Strategy 2020-2035</i>

Table 13.7 Policy relationships

Appendix A Strategic objectives and policy relationship

This appendix shows which of the Strategic Objective(s) set out in 4.3 Strategic objectives each of the policies in the Plan is working towards.

Policy	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10
Draft Strategic Policy 1 Employment land requirements			X		X					
Draft Strategic Policy 2 The housing requirement and delivery	X			X			X		X	
Draft Strategic Policy 3 Settlement hierarchy	X		X	X	X			X		
Draft Strategic Policy 4 Distribution of housing growth				X						
Draft Strategic Policy 5 Development boundaries				X					X	
Draft Strategic Policy 6 Strategic wedges		X			X	X				
Draft Strategic Policy 7 Infrastructure		X			X		X	X		
Draft Strategic Policy 8 Flood risk		X			X	X				
Draft Policy 1 Water management		X			X					
Draft Strategic Policy 9 Renewable and low carbon infrastructure		X								
Draft Policy 2 Energy and low carbon living		X								
Draft Policy 3 Health and wellbeing					X			X	X	
Draft Strategic Policy 10 Developing a green and blue infrastructure network		X			X	X				
Draft Policy 4 Landscape						X				
Draft Policy 5 Open space and recreation		X			X	X				

Policy	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10
Draft Policy 6 Biodiversity and geodiversity						X				
Draft Policy 7 Habitat mitigation - South Humber Bank			X		X	X				
Draft Strategic Policy 11 Good design in new developments					X	X			X	
Draft Policy 8 Conserving and enhancing the historic environment						X				
Draft Policy 9 Promoting sustainable transport							X			
Draft Policy 10 Parking provision					X		X		X	
Draft Policy 11 Employment allocations			X		X					
Draft Policy 12 Existing employment areas			X		X					
Draft Policy 13 Skills and training			X		X					
Draft Policy 14 Tourism and the visitor economy			X		X					
Draft Policy 15 Housing allocations	X			X			X		X	
Draft Policy 16 Development of the strategic housing sites	X			X			X		X	
Draft Strategic Policy 12 Affordable housing				X	X					
Draft Policy 17 Rural exceptions				X						
Draft Policy 18 Housing mix	X			X						
Draft Policy 19 Self-build and custom build housing				X						

Policy	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10
Draft Policy 20 Provision for gypsies and travellers				X						
Draft Strategic Policy 13 Retail hierarchy								X		
Draft Policy 21 Town centre uses								X		
Draft Policy 22 Social and cultural places					X					
Draft Strategic Policy 14 Safeguarding minerals and related infrastructure										X
Draft Policy 23 Future mineral extraction and secondary aggregates										X
Draft Policy 24 Restoration and aftercare (Minerals)										X
Draft Policy 25 Waste facility requirements										X
Draft Strategic Policy 15 Safeguarding waste facilities and related infrastructure										X
Draft Policy 26 Restoration and aftercare (Waste)										X

Table A.1 Strategic Objective and Policy relationship

Appendix B Key evidence base documents

The list of documents below forms the evidence base which informed the preparation of this Pre-Submission Draft Local Plan. All these documents are available to view and download from <https://www.nelincs.gov.uk/planning-and-building-control/planning-policy/local-plan-background-information/>. Table B.1 Key evidence base documents sets the documents out in an alphabetical format, whilst the Council's webpage sets them out by topic area and then chronologically.

Whilst every effort has been made to ensure that the most up to date data has informed the preparation process, some of the evidence base documents may have been updated since this Pre-Submission Draft Local Plan was completed.

Document title	Published date	Short name or Acronym
A Vision for Allotments An Allotment Strategy 2011-2016	2011	Allotment Strategy
Discover North East Lincolnshire	Web page	https://discovernortheastlincolnshire.co.uk/
Environmental Permitting Regulations - Waste Operations	Web page	https://environment.data.gov.uk/public-register/view/search-waste-operations
Experian Baseline Database	June 2025	
Flamborough Head to Gibraltar Point Shoreline Management Plan (2010)	December 2010	
Green and Blue Infrastructure Strategy (2026)	May 2026	GBI
Grimsby and Ancholme Catchment Flood Management Plan (2009)	December 2009	
Grimsby Town Centre Masterplan Framework (2020)	October 2020	Grimsby Masterplan
Heritage at Risk Register	Web page	https://historicengland.org.uk/listing/heritage-at-risk/
Historic Environment Record	Web page	https://historicengland.org.uk/

Document title	Published date	Short name or Acronym
Housing and Economic Development Needs Assessment Partial Update (2026)	28 July 2026	HEDNA
Humber Economic Strategy 2025-2035	August 2025	
Humber River Basin District Flood Risk Management Plan 2021 to 2027	December 2022	
Invest North East Lincolnshire		https://investnel.co.uk/
Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan 2018 - 2023	2018	
Low Carbon and Renewable Energy Capacity in Yorkshire and Humber Study (2011)	11 April 2011	
Mineral Safeguarding in England Good Practice Advice (2011)	2011	
National Design Guide (2021)		
North and North East Lincolnshire Strategic Flood Risk Assessment (2022)	June 2022	SFRA (2022)
North East Lincolnshire Council Education Contribution Justification Statement (2023)	November 2023	
North East Lincolnshire Council Net Zero Carbon Roadmap (2021)	2021	
North East Lincolnshire Council Cleethorpes Habitat Management Plan (2021)	2021	CHMP

Document title	Published date	Short name or Acronym
North East Lincolnshire Council Infrastructure Delivery Plan Baseline Report (2026)	August 2026	
North East Lincolnshire Council Strategic Flood Risk Assessment (2026) DRAFT	August 2026	Draft SFRA (2026)
North East Lincolnshire Council Playing Pitch Strategy 2020-2032	July 2020	
North East Lincolnshire Council Register of Assets of Community Value	16 December 2024	
North East Lincolnshire Council Skills Strategy and Action Plan (2023-2026)	2023	
North East Lincolnshire Council Waste Management Strategy 2020-2035	October 2020	
North East Lincolnshire Council Water Cycle Study Draft (2026)		
North East Lincolnshire Economic Strategy (2021)	2021	
North East Lincolnshire Electric Vehicle Charging Strategy (2023)	March 2023	EV Strategy
North East Lincolnshire Green Wedges Methodology and Evaluation (2023)	October 2023	
North East Lincolnshire Gypsy and Traveller Accommodation Assessment - Report of Findings (2026)	March 2026	GTAA
North East Lincolnshire Housing Site Selection Report (2026)	24 August 2026	

Document title	Published date	Short name or Acronym
North East Lincolnshire Housing Topic Paper (2026)	26 August 2026	
North East Lincolnshire Joint Health and Wellbeing Strategy 2025-2035	2025	
North East Lincolnshire Landscape Character Assessment, Sensitivity and Capacity Study (2026)	July 2026	Landscape Character Assessment (LCA)
North East Lincolnshire Local Plan: Retail and Leisure Study (2024)	October 2024	
North East Lincolnshire: Local Plan Viability Study (2026)	August 2026	
North East Lincolnshire Natural Environment Topic Paper (2026)	21 August 2026	
North East Lincolnshire New Local Plan, Issues Paper: Minerals - Analysing the evidence and identifying the issues (2014)	August 2014	Minerals Issues Paper
North East Lincolnshire Open Space Assessment - Interim findings from accessibility and quantity analysis (2026)	July 2026	Interim Open Space Assessment
North East Lincolnshire Self-build and Custom build homes Topic Paper (2026)	21 August 2026	
North East Lincolnshire Settlement Accessibility Assessment (2023)	August 2023	
North East Lincolnshire Strategic Housing Land Availability Assessment (2025)	November 2025	SHLAA

Document title	Published date	Short name or Acronym
North East Lincolnshire Tree Strategy (2023)	June 2023	
North East Lincolnshire Windfall Allowance Technical Paper 1 April 2018 to 31 March 2025 (2025)	November 2025	
North East Lincolnshire: Local Plan Viability Study (2024)	November 2024	Viability Assessment
North East Lincolnshire Employment Site Selection Report (2026)	24 August 2026	
North Lincolnshire Minerals Assessment Including Local Aggregates Assessment (2024 Data)	2025	
North East Lincolnshire Waste Needs Assessment DRAFT (2026)	July 2026 Draft	WNA
Register of Self-Build interest		https://www.nelincs.gov.uk/planning-and-building-control/self-build-and-custom-build-register/
South Humber Gateway Ecological Mitigation North East Lincolnshire Delivery Plan (2019)	January 2019	
STEAM Report for 2013-2024 - Final	10 June 2026	
The Historic Landscape Characterisation Project for Lincolnshire (2011)	September 2011	
The Humber Flood Risk Management Strategy (2008)	March 2008	

Document title	Published date	Short name or Acronym
Yorkshire and the Humber Aggregates Working Party Annual Monitoring Report 2025 [2024 data]	March 2026	

Table B.1 Key evidence base documents

Appendix C Revisions made to the adopted 2018 Local Plan policies

Table C.1 Overview of revisions made provides a quick reference guide to the draft policies set out in this Submission Draft Plan. It details of the proposed revisions to the current adopted 2018 Local Plan policies in order for them to remain in conformity with national policy at the time of the publication of the Submission Draft Plan. Both the adopted 2018 plan policy number and title and the Submission Draft Plan policy number and title have been included, where they exist, in order to enable cross-referencing between the documents.

Please note:

The policy numbers set out in this document may change in future iterations as the Local Plan Review is progressed, and policies are amended, removed or added as a result of future consultations.

2018 Local Plan policy number and title	Local plan review 'Pre-Submission Draft Plan' policy number and title	Changes made
Policy 1 Employment land supply	Draft Strategic Policy 1 Employment land requirements	This Pre-Submission Draft Plan sets out options on the employment growth to be planned for.
Policy 2 The housing requirement	Draft Strategic Policy 2 The housing requirement and delivery	This Pre-Submission Draft Plan sets out options relating to the setting of future housing requirement for the Borough.
Policy 3 Settlement hierarchy	Draft Strategic Policy 3 Settlement hierarchy	Revisions made to strengthen the approach to prevent coalescence of the 'Arc' settlements and therefore maintain their individual identities.
Policy 4 Distribution of housing growth	Draft Strategic Policy 4 Distribution of housing growth	This Pre-Submission Draft Plan presents options on the distribution of housing across the Borough, which will affect the proportion of development to be delivered in each of the spatial zones. Emphasising delivery from brownfield sites where this is achievable.
Policy 5 Development boundaries	Draft Strategic Policy 5 Development boundaries	Revisions have been made to provide clarity on the type of development allowed outside the development boundaries. The Policies Maps has been updated to take account of the housing allocations once they have been confirmed.

2018 Local Plan policy number and title	Local plan review 'Pre-Submission Draft Plan' policy number and title	Changes made
Policy 6 Infrastructure	Draft Strategic Policy 7 Infrastructure	The infrastructure policy has been revised to include contributions towards Special Education Needs (SEN) provision and to take account of the mandatory introduction of Biodiversity Net Gain (BNG). Healthcare infrastructure is also now included in this policy. Further revisions have been made to incorporate telecommunications within this policy rather than as a separated stand alone policy.
Policy 7 Employment allocations	Draft Policy 11 Employment allocations	This Pre-Submission Draft Plan presents options on the land requirements for future employment allocations.
Policy 8 Existing employment areas	Draft Policy 12 Existing employment areas	A revision to update the list of existing employment sites has been made.
Policy 9 Habitat Mitigation - South Humber Bank	Draft Policy 7 Habitat mitigation - South Humber Bank	An adjustment to the scale of the contribution has been made as costs associated with the implementation, management and monitoring of the sites has proven to be higher than was anticipated when the policy was first implemented.
Policy 10 Office development	Draft Policy 21 Town centre uses	Significant changes have been made to the retail hierarchy and town centre policies to address changes to national planning policy, including merging existing policies to provide clarity on town centre uses and development in local centres.
Policy 11 Skills and training	Draft Policy 13 Skills and training	Revisions include support for local supply chains and seek local labour agreements as part of larger developments have been made.

2018 Local Plan policy number and title	Local plan review 'Pre-Submission Draft Plan' policy number and title	Changes made
Policy 12 Tourism and visitor economy	Draft Policy 14 Tourism and the visitor economy	A minor change has been made to clarify support for further visitor accommodation.
Policy 13 Housing allocations	Draft Policy 15 Housing allocations	This Pre-Submission Draft Plan presents options on the sites to meet the requirements for future housing.
Policy 14 Development of strategic housing sites	Draft Policy 16 Development of the strategic housing sites	A policy has been included settling out a framework for the development of potential strategic housing sites. It identifies a new strategic allocation at Immingham and sets out the infrastructure requirements for all strategic housing allocations.
Policy 15 Housing mix Policy 16 Provision for elderly person's housing needs Policy 17 Housing density	Draft Policy 18 Housing mix	Changes to merge the policies relating to housing mix, housing density, and provision for elderly person's housing to form a single comprehensive policy. Accessibility requirements have been included along with housing provision for specialist care homes beyond elderly provision.
Policy 18 Affordable housing	Draft Strategic Policy 12 Affordable housing	The Policy has been revised including to the affordable housing split, to address the policy parameters and guidelines set by the Government.
Policy 19 Rural exceptions	Draft Policy 17 Rural exceptions	No substantive change is have been made to the rural exceptions policy.
Policy 20 Self-build and custom build homes	Draft Policy 19 Self-build and custom build housing	Revised to reflect any change to strategic sites and include other sites acknowledged to be delivering self-build and custom build homes.
Policy 21 Provision for gypsies and travellers	Draft Policy 20 Provision for gypsies and travellers	Revisions to the policy included to reflect the Council's adopted approach to unauthorised encampments.

2018 Local Plan policy number and title	Local plan review 'Pre-Submission Draft Plan' policy number and title	Changes made
Policy 22 Good design in new developments	Draft Strategic Policy 11 Good design in new developments	No substantive change is proposed to the design quality policy.
Policy 23 Retail hierarchy and town centre development Policy 24 Grimsby town centre opportunity sites Policy 25 Cleethorpes town centre opportunity sites	Draft Strategic Policy 13 Retail hierarchy	Significant changes are have been made to the retail hierarch and town centre policies to address changes to national planning policy, including merging existing policies, to provide clarity on town centre uses and development in local centres. Protected Shopping Frontages have been removed and replaced with Primary Shopping Areas, these have also been included on the Policies Maps. The threshold for applying the sequential test to main town centre uses outside the defined Primary Shopping Area has increased from 200m ² to 300m ² .
Policy 26 Primary shopping centres Policy 27 Freeman Street district centre Policy 28 Local Centres	Draft Policy 21 Town centre uses	Significant changes are have been made to the retail hierarch and town centre policies to address changes to national planning policy, including merging existing policies, to provide clarity on town centre uses and development in local centres. Protected Shopping Frontages have been removed and replaced with Primary Shopping Areas, these have also been included on the Policies Maps. The threshold for applying the sequential test to main town centre uses outside the defined Primary Shopping Area has increased from 200m ² to 300m ² .
Policy 29 Social and cultural places	Draft Policy 22 Social and cultural places	Revisions have been made to the policy to recognise cultural activities that help to 'animate' the public realm. Increases to the marketing period required before loss of a social or cultural use have also been made from six months to 12 months.

2018 Local Plan policy number and title	Local plan review 'Pre-Submission Draft Plan' policy number and title	Changes made
Policy 30 Grimsby Town Football Club	No policy	This policy is removed due to changes in the Football Club now seeking to carry out improvements to the existing ground rather than moving to a new stadium.
Policy 31 Renewable and low carbon infrastructure	Draft Strategic Policy 9 Renewable and low carbon infrastructure	The policy has been revised to recognise that this policy supports the Council's drive to achieve net zero by 2030 and for the Borough as a whole by 2050.
Policy 32 Energy and low carbon living	Draft Policy 2 Energy and low carbon living	A revision has been made to require the incorporation of energy efficiency and low carbon technology as a specific consideration of the design stage.
Policy 33 Flood risk	Draft Strategic Policy 8 Flood risk	A revision to the flood risk policy has been proposed to safeguard land to ensure that future development along the estuary does not compromise the ability to maintain and possibly improve existing flood defence structures.
Policy 34 Water management	Draft Policy 1 Water management	A water efficiency rate of 110 litres is expected from residential development and a water resource assessment is required for commercial and industrial uses.
Policy 35 Telecommunications	Draft Strategic Policy 7 Infrastructure	The infrastructure policy now incorporates telecommunications rather than it appearing as a separate stand alone policy.
Policy 36 Promoting sustainable transport	Draft Policy 9 Promoting sustainable transport	Minor changes have been made to refer to active travel choices and vision led approaches, with emphasis placed on the need for Transport Statements and Transport Assessments.
Policy 37 Safeguarding transport infrastructure	No policy	This policy has been removed as the transport schemes have either been completed, revised in their proposed delivery or addressed in another policy.

2018 Local Plan policy number and title	Local plan review 'Pre-Submission Draft Plan' policy number and title	Changes made
Policy 38 Parking	Draft Policy 10 Parking provision	The policy has been updated to reflect the current requirement for parking for those people with mobility impairments and to address the requirement for street trees. In addition reference to the provision of charging points has been removed as this is now a mandatory requirement of Building Regulations.
Policy 39 Conserving and enhancing the historic environment	Draft Policy 8 Conserving and enhancing the historic environment	A revision to the policy has been made to address the new legal protections. Specific reference is made to the Humberston Fitties.
Policy 40 Developing a green infrastructure network	Draft Strategic Policy 10 Developing a green and blue infrastructure network	Revisions have been made to the policy to emphasise the development and enhancement of a network of green and blue spaces, building on existing assets and enhancing the overall quality of the environment. Revisions include strengthening safeguarding of strategic wedges and addressing the introduction of biodiversity net gain.
Policy 41 Biodiversity and Geodiversity	Draft Policy 6 Biodiversity and geodiversity	A revision to the policy has been made to recognised the desire to enhance biodiversity and geodiversity. The Local Nature Recovery Scheme (LNRS) is now included along with requirements to consider design features that support wildlife.
Policy 42 Landscape	Draft Policy 4 Landscape	A proposed revision has been included to refer to the requirement for street trees.
Policy 43 Green space and recreation	Draft Policy 5 Open space and recreation	Changes to provide clearer guidance around open space and equipped play area requirements have been made. Natural England and Fields in Trust guidance has been incorporated.

2018 Local Plan policy number and title	Local plan review 'Pre-Submission Draft Plan' policy number and title	Changes made
Policy 44 Safeguarding minerals and related infrastructure	Draft Strategic Policy 14 Safeguarding minerals and related infrastructure	No substantive changes have been made to the minerals policies.
Policy 45 Future mineral extraction and Secondary Aggregates	Draft Policy 23 Future mineral extraction and secondary aggregates	No substantive changes have been made to the minerals policies.
Policy 46 Restoration and aftercare (minerals)	Draft Policy 24 Restoration and aftercare (Minerals)	No substantive changes have been made to the minerals policies.
Policy 47 Future requirements for waste facilities	Draft Policy 25 Waste facility requirements	No substantive changes have been made to the wasted policies.
Policy 48 Safeguarding waste facilities and related infrastructure	Draft Strategic Policy 15 Safeguarding waste facilities and related infrastructure	No substantive changes have been made to the wasted policies.
Policy 49 Restoration and aftercare (waste)	Draft Policy 26 Restoration and aftercare (Waste)	No substantive changes have been made to the wasted policies.
No policy	Draft Strategic Policy 6 Strategic wedges	A new strategic wedges policy has been included to provide greater protection to the open and undeveloped areas within the identified areas.
No policy	Draft Policy 3 Health and wellbeing	A new policy on health and wellbeing has been included, reflecting the vital role planning can have in creating and supporting vibrant, strong and healthy communities.
No policy	Biodiversity net gain	A new policy was proposed to reflect this new requirement setting out the principles to guide how this will be delivered in the Borough. However, as the policy would largely repeat national legislation, it has not been taken forward

2018 Local Plan policy number and title	Local plan review 'Pre-Submission Draft Plan' policy number and title	Changes made
		into the Pre-Submission Draft Local Plan. Local level consideration are sufficiently covered in other natural environment policies.

Table C.1 Overview of revisions made

Appendix D Test of soundness response form example



Pre-Submission Draft Local Plan (2026) Regulation 19 consultation response form

Please return completed forms no later than 23:59 on Sunday 8 November 2026, via:

- Email to: spatialplanning@nelincs.gov.uk ; or,
- Post to: Spatial Planning, North East Lincolnshire Council, Municipal Offices, Town Hall Street, Grimsby, DN31 1HU.

Late representations will not be accepted.

This form has four parts:

- Part A: Personal Details
- Part B: Your representations (questions about the whole Plan)
- Part C: Participation at the oral part of the examination
- Part D: Notification request

We recommend that you read the 'Guidance notes' before filling in the form, as this will explain the process and terms used.

We cannot accept anonymous representations. Therefore, please fill in Part A and sign the Data Protection Act section at the end of the form, before returning it to us.

Part A: Personal Details

*If an agent is appointed, please complete only the Name and Organisation boxes for the client in 'Your Details', but complete the full contact details of the agent.

	Your Details	Agent's Details* (if applicable)
Name (including title):		
Organisation (where relevant):		
Address:		
Post Code:		
Telephone number:		
Email address:		



Pre-Submission Draft Local Plan (2026) Regulation 19 consultation response form

PART B: Your representations

Please use a separate sheet for each representation.

B1. To which part of the Local Plan does this representation relate?

Paragraph:		Policy:		Policies Map:	
------------	----------------------	---------	----------------------	---------------	----------------------

B2. Do you consider the Local Plan is?

Legally compliant?
Please select one answer

Yes

No

Sound?
Please select one answer

Yes

No

B3. Please give details of why you consider the Local Plan is not legally compliant or unsound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan, please also use this box to set out your comments.

(Continue on a separate sheet / expand box if necessary)



Pre-Submission Draft Local Plan (2026)
Regulation 19 consultation response form

B4. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, in respect to any legal compliance or soundness matters you have identified at B3 above.

You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(Continue on a separate sheet / expand box if necessary)

Please note: In your representation should provide succinctly all the evidence and supporting information necessary to support/justify your representation and any suggested modifications. You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.



Pre-Submission Draft Local Plan (2026)
Regulation 19 consultation response form

B4. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, in respect to any legal compliance or soundness matters you have identified at B3 above.

You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(Continue on a separate sheet / expand box if necessary)

Please note: In your representation should provide succinctly all the evidence and supporting information necessary to support/justify your representation and any suggested modifications. You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.



Pre-Submission Draft Local Plan (2026)
Regulation 19 consultation response form

PART C: Participation at the oral part of the examination

C1. If your representation is seeking modification to the Plan, do you consider it necessary to participate in the examination hearing session(s)?

No

I do not wish to participate at the oral examination

☐

Yes

I wish to participate at the oral examination

☐

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.

C1. If you to participate in the hearing session(s), please outline why you consider this to be necessary.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination

NO RESTRICTIONS



Pre-Submission Draft Local Plan (2026) Regulation 19 consultation response form

PART D: Notification request

You can request to be notified at an address or email address of any future stages relating to the Local Plan.

D1. Would you like to be notified of future stages?

Yes ☐ No ☐

D2. How would you like to be notified?

By post to my address:

☐

By post to my agent's address:

☐

By email to my email address:

☐

By email to my agent's address:

☐

Please select one answer.

D3. Which stages would you like to be notified about?

The submission of the Local Plan to the Secretary of State:

☐

The publication of the recommendations of any person appointed to carry out an independent examination of the Local Plan:

☐

The adoption of the Local Plan:

☐

Please select one answer.



Pre-Submission Draft Local Plan (2026)
Regulation 19 consultation response form

Data Protection Act 1988 and Freedom of Information Act 2000

Representations cannot be treated in confidence. The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), requires copies of all representations to be made publicly available. The Council will also publish names and associated representations on its website but will not publish personal information such as telephone numbers, or email addresses.

Your full contact details will be shared with the Planning Inspector and Programme Officer in order for them to contact you, if required, as part of the examination or hearing sessions.

By submitting a representation on the Plan you confirm that you agree to this and accept responsibility for your comments.

Signature:

Date:

Please sign and date your representations.

Guidance notes

Introduction

North East Lincolnshire Council has prepared and published its Pre-Submission Draft Local Plan in order for representations to be made on it before it is submitted for examination by a Planning Inspector.

The Planning and Compulsory Purchase Act 2004, as amended, [PCPA] states that the purpose of the examination is to consider whether the plan complies with the relevant legal requirements, and is sound. The Inspector will consider all representations on the plan that are made within the consultation period.

To ensure an effective and fair examination, it is important that the Inspector and all other participants in the examination process are able to know who has made representations on the plan. The Council will therefore ensure that the names of those making representations can be made available (including publication on the Council's website) and taken into account by the Inspector.

Legal Compliance

You should consider the following before making a representation on legal compliance:

- The plan is included in the Council's current Local Development Scheme [LDS] and the key stages set out in the LDS should have been followed. The LDS is effectively a programme of work prepared by the Council, setting out the plans it proposes to produce. It sets out the key stages in the production of any plans which the LPA proposes to bring forward for examination. If the plan is not in the current LDS it should not have been published for representations. The LDS should be on the LPA's website and available at its main offices.
- The process of community involvement for the Plan should be in general accordance with the Council's Statement of Community Involvement [SCI]. The SCI sets out the Council's strategy for involving the community in the preparation and revision of plans and the consideration of planning applications.
- The Council is required to provide a Sustainability Appraisal [SA] report when it publishes a plan. This should identify the process by which SA has been carried out, and the baseline information used to inform the process and the outcomes of that process. SA is a tool for assessing the extent to which the plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
- The Plan should comply with all other relevant requirements of the PCPA and the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended [the Regulations].

Soundness

The tests of soundness are set out in the National Planning Policy Framework (NPPF). Plans are sound if they are:

Positively prepared – providing a strategy which, as a minimum seeks to meet the area’s objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring authorities is accommodated where it is practical to do so and is consistent with achieving sustainable development;

Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

Effective - deliverable over the Plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in the NPPF and other statements of national policy, where relevant.

If you think the content of the Plan is not sound because it does not include a policy on a particular issue, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy (or, in London, the London Plan)?
- Is the issue with which you are concerned already covered by another policy in this Plan?
- If the policy is not covered elsewhere, in what way is the Plan unsound without the policy?
- If the Plan is unsound without the policy, what should the policy say?

General advice

If you wish to make a representation seeking a modification to a Plan or part of a plan you should set out clearly in what way you consider the Plan or part of the plan is legally non-compliant or unsound, having regard as appropriate to the soundness criteria set out in the NPPF and referenced above. Your representation should be supported by evidence wherever possible. It will be helpful if you also say precisely how you think the plan should be modified.

You should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification. You should not assume that you will have a further opportunity to make submissions. Any further submissions after the Plan has been submitted for examination may only be made if invited by the Inspector, based on the matters and issues they identify.

Where groups or individuals share a common view on the Plan, it would be very helpful if they would make a single representation which represents that view, rather than a large number of separate representations repeating the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

Please consider carefully how you would like your representation to be dealt with in the examination: whether you are content to rely on your written representation, or whether you wish to take part in hearing session(s). Only representors who are seeking a change to the Plan have a right to be heard at the hearing session(s) if they so request. In considering this, please note that written and oral representations carry the same weight and will be given equal consideration in the examination process.

Published/printed 28 August 2026
by North East Lincolnshire Council
Municipal Offices
Town Hall Square
Grimsby
North East Lincolnshire
DN31 1HU