

CABINET

DATE	8th October 2025
REPORT OF	Councillor Stewart Swinburn, Portfolio Holder for Housing, Infrastructure and Transport
RESPONSIBLE OFFICER	Carolina Borgstrom, Director for Economy, Environment and Infrastructure
SUBJECT	Masterplan for Proposed Grimsby West Housing Development.
STATUS	Open
FORWARD PLAN REF NO.	CB10/25/02

CONTRIBUTIONS TO OUR AIMS

The current Local Plan requires the developer to submit a Masterplan for approval by the Local Authority. A Masterplan has now been submitted and due consideration of the same supports the policy requirement as set out in the Local Plan.

EXECUTIVE SUMMARY

Grimsby West is a strategic housing development site allocated in the North East Lincolnshire Council’s Local Plan. The site stretches from the A46 to the west of Morrisons, through to the A1136 west of Wybers Wood and the proposal is for an urban extension of Grimsby for some 3,500 homes set around a new country park. It will include a highway link through the site from the A46 to the A1136 junction.

The site is allocated in the Local Plan 2013 to 2032 (Adopted 2018) as a Strategic Housing Site under Policy 14. This policy within the Local Plan requires a Masterplan for the Grimsby West site to be prepared and agreed with the Council before planning applications for development on the site can be determined.

RECOMMENDATIONS

It is recommended that Cabinet:

1. Approves the Grimsby West Masterplan.

2. Subsequent to approval Cabinet authorises the Director for Economy, Environment and Infrastructure to receive the Masterplan as a material planning consideration under Policy 14 of the North East Lincolnshire Local Plan 2013 to 2032 (Adopted 2018)

REASONS FOR DECISION

To adhere to the requirements of Policy 14 of the North East Lincolnshire Local Plan 2013 to 2032 (Adopted 2018).

1. BACKGROUND AND ISSUES

- 1.1 Policy 14 of the Local Plan 2013 to 2032 (Adopted 2018) requires a Masterplan for the Grimsby West site to be prepared and agreed with the Council before planning applications for development on the site can be determined.
- 1.2 The landowners (MF Strawson Ltd and Harworth Group) have commissioned consultants to produce the Masterplan (**Appendix A**) which sets out the framework for the site's development to ensure this is undertaken in a comprehensive and coordinated manner. It considers the whole of the site, including the provision of a link road, and identifies necessary infrastructure requirements to support a sustainable new community.
- 1.3 The Masterplan is not a planning application or planning permission. However, it will inform the detailed design of future schemes on the site and planning applications will be assessed for their compliance with the Masterplan. It will be a material planning consideration in the determination of planning applications.
- 1.4 The Masterplan does not provide detailed designs of each new street or each new home. Rather, it sets out a range of key principles and maps out the approach to matters such as:
 - Land use. Broadly; a mix of new homes and housing provision, where the new homes, new schools, country park, open space, new facilities will be located. Also including the provision of a highway link between the A1136 and the A46 with safeguarded capacity.

- Demonstrating a framework of how the development could be implemented and phased to ensure timely delivery of housing and key infrastructure such as roads, schools and open space.
- Access, highways, public transport and sustainable movements (detailing how people will be able to move through the site by means other than the car).
- Placemaking (how should buildings, streets and open spaces look, feel and function at different parts of the site). Create a sense of place throughout the site.
- How development proposals respond to local characteristics and context. The designated Heritage Assets in and around the northern section of the site are of importance. The Masterplan has been informed by a Heritage Assessment.
- Ecological protection and enhancement and that the development will achieve the statutory Biodiversity Net Gain requirements. This is achieved through the protection and enhancement of key existing habitats including the river Freshney and the creation of additional green spaces.

1.5 In terms of engagement the process has been informed by public consultation by the developers including two public workshop events and a developer website has been available. This holds relevant information and has allowed comments to be made. The Masterplan has been subject to 'Design Review' through a Design Review Panel. The submitted Masterplan includes an annexe which details the Community Involvement and how the comments have been taken into account.

1.6 The developer also held a technical workshop event for parties who have an interest in the proposed development including the likes of Humberside Police, National Highways, the Environment Agency, Lincolnshire Chalk Stream Project, Drainage Board, Lincolnshire Wolds Countryside Management Team.

- 1.7 The Council's role in this master planning process is to make sure that the principle of the proposals is in line with the policy detailed in the Local Plan. This will support the consideration of future planning applications submitted for determination. To this end it is considered that the submitted Masterplan is acceptable for approval.

2. RISKS, OPPORTUNITIES AND EQUALITY ISSUES

- 2.1 Where a masterplan approach is not adopted, there would be risks around development occurring in a piecemeal fashion, leading to a lack of cohesion in infrastructure, amenities, and overall community design with resultant risks around conflicting needs and outcomes.
- 2.2 The masterplan and, subject to approval, any planning permission would cater for equality through a broad mix of housing provision and associated community facilities.

3 OTHER OPTIONS CONSIDERED

The North East Lincolnshire Local Plan 201-2032 was adopted by the Council in 2018 following examination in public as part of the Local Plan process. This process included consideration of all options promoted to the Council through the Local Plan Process and this site was allocated for housing. Policy 14 of the Local Plan requires the Council to consider the approval of a Masterplan. There are no other reasonable options but to determine whether to approve the Masterplan or not.

4 REPUTATION AND COMMUNICATIONS CONSIDERATIONS

The development of new homes frequently attracts attention. The site in question was allocated for development under the current Local Plan and is a privately owned site being promoted by the owners of the site. The Council's role is to consider the masterplan now presented and, through the planning process, any future planning applications. The community at large will have further opportunity to comment as and when future planning applications are received.

5 FINANCIAL CONSIDERATIONS

The site is private sector led and the approval of the masterplan will not bring any additional costs for the council.

6 CHILDREN AND YOUNG PEOPLE IMPLICATIONS

It is anticipated that the site will cater for families and by association, children and young people.

7 CLIMATE CHANGE, NATURE RECOVERY AND ENVIRONMENTAL IMPLICATIONS

The North East Lincolnshire Local Plan 2013-2032 (adopted 2018) has provision, through the adopted Policies within the Plan, to ensure that Climate Change and Environmental Implications are given due consideration at the Planning Application Stage.

8 CONSULTATION WITH SCRUTINY

At the time of writing, the report will be presented to the Transport, Infrastructure and Strategic Housing Scrutiny panel at its meeting on 16th September 2025.

9 FINANCIAL IMPLICATIONS

The financial implications will evolve should the Masterplan progress through planning and implementation stages. The landowners are funding the Masterplan preparation and will be responsible for the delivery of infrastructure and housing through private investment.

10 LEGAL IMPLICATIONS

As stated in the body of the report, the Masterplan forms a framework for future planning permissions. It outlines a vision and guidelines for the overall development which can impact in terms of streamlining the planning process. However, individual planning permissions will still need to be processed and tested against usual planning policy and processes.

11 HUMAN RESOURCES IMPLICATIONS

There are no direct Human Resources Implications.

12 WARD IMPLICATIONS

The development sits within the Wolds ward but due to the significance of the project, other wards are directly affected. In particular the neighbouring wards of Freshney and Yarborough.

13 BACKGROUND PAPERS

North East Lincolnshire Local Plan 2013 to 2032 (Adopted 2018)

14 CONTACT OFFICER(S)

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