

Planning for Growth



North East Lincolnshire Pre-Submission Draft Local Plan (2016)



Local Plan
North East Lincolnshire



Local Plan
North East Lincolnshire

North East Lincolnshire Council is focused on creating opportunity for people: opportunity to get a job; to have a home; and to be part of a strong community. This plan shows where we will be helping to create new jobs, where homes will be built and how we are going to protect and enhance those features of our Borough which are special.

We are entering a period of economic growth that has not been seen in a generation. Between 2013 and 2032 we plan to help deliver 8,800 new jobs. A significant proportion of these will be focused around our five key economic sectors:

- Ports and logistics;
- Chemicals;
- Food processing;
- Renewable energy; and,
- Visitor economy, services and retail.

Our Economic Strategy sets out how we are supporting these sectors to create sustained employment for people in North East Lincolnshire. This Local Plan shows where we want those jobs to be created, and what that means for our Borough. It gives us a picture of what our growth plans will look like by 2032.

Our thriving economy will encourage more people to choose to live here. The evidence shows that more than 13,000 homes will be needed to meet the demands of our growing population. This will mean change for all parts of the Borough.

That change comes with great opportunities as well as challenges. New housing in our area will attract more investment from Government. New housing creates jobs and develops skills. New homes help attract and retain our young people, giving them a chance to have a home of their own in communities they feel a part of, and where they can access good employment.

Supporting Stronger Communities is one of the key ambitions of the Council, along with enabling a Stronger Economy. This Plan shows how communities will be supported by protecting our world class environments, such as the coast and the Lincolnshire Wolds Area of Outstanding Natural Beauty, for everyone to enjoy now and into the future. It also shows how new development will help enhance the area through regeneration of our town centres.

Delivery of this ambition means working together across council departments and political parties. We will also work with our partners to deliver the best outcomes in the most effective and efficient ways. We will work with communities and support them in taking greater control over the things that matter most to them.

This is our Plan for Growth. We look forward to hearing your views on how this Plan will help us to shape that growth, and ensure that everyone benefits from a sustainable future.



A handwritten signature of Ray Oxby in black ink.

Councillor Ray Oxby

Leader of the Council and Portfolio Holder for
Regeneration, Growth and Enterprise



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Councillor David Watson

Portfolio Holder for Environment, Tourism and
the Visitor Economy



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Councillor Phillip Jackson

Chair of Planning Committee
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Councillor John Stockton

Chair of the Safer and Stronger
Communities Panel and Leader
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Councillor Andrew De Freitas

Leader of the Liberal Democrat
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1.1 This *Pre-Submission Draft Local Plan* (2016) (The Plan) for North East Lincolnshire sets out what the Council considers to be its planning policies looking forward to 2032, and is the Plan which it is seeking adopt.

1.2 The Plan is the key document which will guide the changing use of land in the Borough and define the purpose to which it is put in the future. The Plan has three central themes:

- building the economy we need;
- building the homes we need; and,
- building the place we need.

1.3 It also sets out the Council's approach to accommodating the future requirements in relation to the demands on the Borough's mineral resources and waste needs.

1.4 The Plan sets out the Council's vision and strategy for development, including why, where and how the Borough will grow. The Plan is a plan for growth and aims to ensure North East Lincolnshire becomes a sustainable location in which people can live, work, and enjoy their recreation, both now and in the future.

1.5 The Borough faces some critical challenges over the period of the Plan including:

- directing growth in a positive and sustainable way;
- addressing current weaknesses and community problems;
- creating places that we are proud to be a part of;
- growing the economic opportunities;
- ensuring housing growth takes place in appropriate locations;
- protecting the environment that makes the Borough unique; and,
- ensuring that infrastructure needs are met.

1.6 The Plan is being prepared at a time when there is genuine opportunity to deliver major economic growth over the next 15 to 20 years. The prospect of growth is real; we are already witnessing the signs of a new and exciting future for the area. New industries associated with growth in off-shore wind operations and maintenance activities at the Port of Grimsby will stay with us for at least one generation, and possibly a number of generations. The challenge is to continue to capture this potential and ensure that it makes for more prosperous communities.

1.7 The Plan is made up of two main parts; the written text (policies and accompanying text) and the policies map. Both should be read together, along with the supporting evidence, to get a full appreciation of the Plan.

Developing the Plan

1.8 This Plan is a spatial plan and as such guides the way in which the Borough will change and develop over time. It reflects the way life is lived now (the positives and negatives) and guides ways in which life can be made better for future generations.

1.9 To do this, the Plan has to consider a wide range of interlinking elements that combine to influence not only the quality of life but also the quality of place, including: health, jobs, infrastructure and transport, environment, communities education, recreation, facilities and services.

1.10 To ensure the Plan is based on an accurate and comprehensive assessment the Council has worked hard to bring together the best available information relating to a wide range of issues. This is presented in a robust evidence base which accompanies this Plan.

1.11 Careful consideration has been given to different options for putting it into practice, assessing which route is the best to follow to build a stronger, more sustainable and more enjoyable place to live, learn, work and visit.

1.12 A strong vision is needed to guide the Plan and the decisions it will inform. A vision for the future of North East Lincolnshire has evolved through the various stages involved in the development of this Plan.

1.13 The Plan's vision recognises the role of a wide range of key economic sectors in the Borough, including: food, energy, chemicals, and, ports and logistics. It seeks to build on the positive changes that strong economic growth in these sectors - and others - will have on improving the health and wellbeing of communities. The aspirations for the role that North East Lincolnshire will play regionally, nationally and, internationally - with respect to it being the centre for off-shore renewables - is also reflected in the vision, which is set out in full in Section 9 'A vision for North East Lincolnshire'.

1.14 The policies in the Local Plan support the vision and are designed to be read and applied as a whole. They should also be read in conjunction with the Policies Map. Proposals for development should address all relevant policies in the plan, including site allocations where relevant.

1.15 A limited number of supplementary planning documents (SPDs) will elaborate on particular aspects of policy in the Plan. These have been identified under the relevant policy.

1.16 As part of an iterative plan-making process, two elements have formed a critical and integral part of the assessment that has informed the development of the Plan:

- **Sustainability Appraisal** - the sustainability appraisal process has underpinned the evolution of the Plan, through the formulation of vision, objectives and spatial policies; ensuring that, collectively, the proposals in the Plan, and the chosen methods of implementing them, deliver the most sustainable and positive outcomes. Criteria for this assessment were determined in an Initial Scoping Report, published in 2013, and the Plan has been assessed against this. A full copy of the Sustainability Appraisal is available as a separate document⁽¹⁾; and,
- **Consultation** - involving local people and stakeholders in the process has enabled their experiences, understanding, aspirations and concerns to shape the Plan. identifies the consultations which have been undertaken.

1 A copy of the Sustainability Appraisal is available on the Council website at: <http://www.nelincs.gov.uk/council/Planning-policy>.

Understanding this Plan

1.17 This stage of the plan-making process is referred to as the 'Pre-Submission Stage'. It is the stage at which a detailed draft Local Plan has been prepared. It takes account of all the evidence that has been gathered and analysed, and the responses to earlier consultations.

1.18 Consultation with the public and stakeholders is an important part of preparing the Plan and especially so at the Pre-Submission Stage. At this stage the Plan is getting close to the point at which it will be submitted to the Government for independent inspection. Before that happens, comments made at this stage will be given careful consideration and further changes and refinements may be made if appropriate.

Consultations to Date

26 October – 7 December 2012: Initial Issues and Options Paper

This document marked the transition from the *North East Lincolnshire Local Development Framework (LDF) Core Strategy* to the preparation of a new local plan. It aimed to reaffirm appropriate approaches identified in the LDF Core Strategy and outline new issues and options for consideration. Feedback from this consultation was taken into account in the development of the new local plan.

2 February - 13 March 2015: Consultation Draft Local Plan

Local people and stakeholders were invited to comment on this draft version of the plan which identified new strategies, updated evidence and changes in approach which differed from the LDF Core Strategy. It also introduced issues which had previously been identified in themed Issues Papers. Feedback from this consultation was taken into account in the preparation of this Pre-Submission Plan.

What happens next

1.19 The publication of this *Pre-Submission Draft Local Plan* forms the final round of consultation on *Our Local Plan, planning for growth*.

1.20 Before the Plan can be adopted, it must be approved by an independent Planning Inspector⁽²⁾, who will want to ensure that:

- the methodologies for developing the Plan have been fair and robust;
- the Plan has been prepared in accordance with the 'duty to cooperate' (see Section 3 'Working together') with neighbouring authorities and all other legal and procedural requirements; and,
- the Plan is 'sound' (see Statement 1 'A 'sound' plan is:').

² The Secretary of State will appoint an independent Planning Inspector who will test the soundness of the document, in terms of the Local Plan's justification, effectiveness and consistency with national policy.

Statement 1

A 'sound' plan is:

- Positively prepared
 - Has the Plan been prepared based on a strategy which seeks to meet objectively assessed development and infrastructure needs, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development?
- Justified
 - Is the plan the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence?
- Effective
 - Can the plan be delivered over its plan period taking account of North East Lincolnshire's relationship with neighbouring areas?
- Consistent with national policy
 - Does the plan align with national expectations of and approaches to planning, as explained in the National Planning Policy Framework?

Adoption

1.21 Once the Local Plan is found 'sound' by the Planning Inspector it will be adopted by North East Lincolnshire Council as the development plan for North East Lincolnshire. On adoption it will replace the current adopted *North East Lincolnshire Local Plan* (2003), including Minerals and Waste Policies⁽³⁾

Commenting on this Plan

1.22 This Plan is published in order for representations to be made prior to submission. Your comments on this Plan are welcomed and encouraged. You should consider whether, the Plan complies with the legal requirements, the duty to co-operate, and is sound.

1.23 If you wish to make a representation seeking a modification to the Plan or part of the Plan you should make clear in what way the Plan is not sound. You should try and support your representation with evidence showing why the Plan should be modified. It would be helpful if you also say precisely how you think the Plan should be modified. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested

3 Appendix A 'Schedule of Saved Local Plan Policies to be replaced' identified the specific policies that will be replaced.

modification, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

1.24 You can also request to participate at the oral part of the examination, you will need to outline why you consider this to be necessary as part of your representation.

The consultation period runs from 29 February until 13 April 2016

1.25 You should submit your comments to us by **5pm on Wednesday 13th April 2016⁽⁴⁾**

1.26 You may find it easiest and quickest to respond to this consultation using our '[consultation portal](#)'.

1.27 You can also respond in writing and by email. You should respond using the consultation questionnaire, using a separate sheet for each representation. Your representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations.

1.28 The consultation questionnaire is available via the methods set out in Table 1.1 'Consultation questionnaire availability'.

You can download or request a copy of our consultation questionnaire	You can return your completed questionnaire to us
Online: You can download a copy of the questionnaire from the Council's website at: http://www.nelincs.gov.uk/. By post: By writing to us at: Local Plan North East Lincolnshire Planning Origin Two 2 Origin Way Grimsby DN37 9TZ	By post to: Local Plan North East Lincolnshire Planning Origin Two 2 Origin Way Grimsby DN37 9TZ

⁴ Only representations made within this period will be taken into account by the Inspector as part of the examination (The Planning Inspectorate, (2013). *Examining Local Plans Procedural Practice*. 3rd edition v2).

You can download or request a copy of our consultation questionnaire	You can return your completed questionnaire to us
By email: By emailing us at: newlocalplan@nelincs.gov.uk	By email to: newlocalplan@nelincs.gov.uk

Table 1.1 Consultation questionnaire availability

How will your comments be handled?

1.29 All comments will be made available to view through our consultation portal as soon as practicably possible after receipt.

1.30 Following the consultation period, consideration will be given to all comments received on this our *Pre-Submission Draft Local Plan*, the *Sustainability Appraisal Report* and other technical assessments and a 'proposed modifications statement' prepared. This will set out where changes to the Plan are considered appropriate this will be submitted to the Secretary of State for consideration by the Planning Inspector at the examination.

1.31 A *Statement of Consultation and Engagement*, will be prepared. This will be published on the Council's website and submitted to the Secretary of State as part of the evidence base for the examination.

Contact information

1.32 If you require further information about this consultation, or any aspect of the preparation of the Local Plan please contact us:

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 North East Lincolnshire Planning
 Origin Two
 2 Origin Way
 Grimsby
 DN37 9TZ

Tel: 01472 324272

Email: newlocalplan@nelincs.gov.uk

Consultation portal: <http://nelincs-consult.objective.co.uk/portal>

Website: <http://www.nelincs.gov.uk>

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2.1 National Planning Policy is set out in the *National Planning Policy Framework* (NPPF)⁽⁵⁾, the *National Planning Policy for Waste* (NPPW)⁽⁶⁾, and *Planning policy for traveller sites*⁽⁷⁾.

2.2 The NPPF sets out that the overriding principal purpose of planning is to achieve sustainable development. The Plan should, therefore:

- positively seek opportunities to meet the development needs of the Borough; and,
- meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or,
 - specific policies in the NPPF indicate development should be restricted⁽⁸⁾.

2.3 The NPPF recognises that local plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Achieving each of the economic, social and environmental dimensions of sustainable development requires strategic priorities for the area to be established, and strategic policies to deliver:

- the homes and jobs needed in the area;
- the provision of retail, leisure and other commercial development;
- the provision of infrastructure for transport, telecommunications, waste management, water and energy (including heat);

- the provision of health, security community and cultural infrastructure and other local facilities; and,
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape⁽⁹⁾.

2.4 Crucially, local plans are required to:

- plan positively for the development and infrastructure requirement in the area to meet the objectives, principles and policies of the NPPF;
- proactively drive and support sustainable development;
- be drawn up over an appropriate timescale, preferably a 15 year time horizon, taking account of longer term requirements and be kept up to date;
- be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations;
- indicate broad locations for strategic development on a key diagram and land use designations on a policies map;
- allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;
- identify areas where it may be necessary to limit freedom to change the use of buildings, and support such restrictions with a clear explanation;
- identify land where development would be inappropriate, for instance because of its environmental or historic significance;
- support the transition to a low carbon future in a changing climate;

5 *National Planning Policy Framework*, March 2012.

6 *National Planning Policy for Waste*, October 2014.

7 *Planning policy for traveller sites*, August 2015.

8 *National Planning Policy Framework*, paragraph 14.

9 *National Planning Policy Framework*, paragraph 156.

- secure high quality design and a good standard of amenity; and,
- contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified⁽¹⁰⁾.

2.5 The NPPF also places a strong emphasis on viability and deliverability; stressing the need to ensure that there is a reasonable prospect that development, and any necessary infrastructure, is deliverable in a timely manner.

2.6 The NPPF sets out the Government's aim to ensure that resources are used in a sustainable and efficient manner. This means ensuring that sufficient facilities are provided for waste to be managed sustainably through the re-use, recovery, and, as a last resort, the disposal of waste in a manner which does not endanger human health and the environment.

2.7 *Planning policy for traveller sites* outlines the Government's aim to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of settled communities. In the same way as planning for housing need, the Government expects local planning authorities to undertake an assessment of need for pitches and plots to meet gypsy and traveller needs, and plan positively to meet this need through the identification of sites.

2.8 The Government has prepared National Policy Statements (NPSs) which outline the Government's objectives for the development of nationally significant infrastructure. These NPSs cover different types of infrastructure relevant to North East Lincolnshire, including ports and renewable energy.

10 National Planning Policy Framework, paragraph 157.

Working together



Local Plan
North East Lincolnshire

3.1 The Localism Act 2011 and the NPPF places a legal 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 preparations. The Duty to Co-operate is not a duty to agree, however, local planning authorities are required to make every effort to secure the necessary co-operation in order to produce effective and deliverable policies on strategic cross-boundary matters.

3.2 North East Lincolnshire has close ties with neighbouring authorities, and others further afield. The Borough is separated by the Humber Estuary from East Riding of Yorkshire and Kingston upon Hull along 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.

3.3 The Council has worked specifically with neighbouring authorities including East Riding of Yorkshire Council, Hull City Council, and North Lincolnshire Council to jointly prepare evidence. This has helped to bring about mutual understanding of the wider implications of potential policy approaches across the authorities. The Council is, however, committed to working closely with all neighbouring authorities as their respective Local Plans are progressed. This is to ensure that functional relationships are fully explored and addressed, with specific relationship to aspects of flood risk, housing, economic development, habitat protection, waste and minerals, transportation, landscape and ecology, and wider infrastructure delivery.

3.4 A separate Duty to Co-operate Statement has been prepared, which details the work that has been undertaken with neighbouring authorities

and other prescribed bodies during the development of this Plan. The paragraphs that follow provide an overview of the context in which the Duty to Co-operate mandate operates for North East Lincolnshire.

Functional Economic Area

3.5 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.

3.6 The cross-boundary nature of the functional economic area reflects the importance of communication and cooperation between neighbouring local authorities. Table 3.1 'Functional Economic Themes in North East Lincolnshire' provides an overview of the main functional economic themes that operate in the Borough.

3.7 The travel to work patterns demonstrate a high degree of self containment with over 86% of employed residents working within the Borough⁽¹¹⁾. Equally, over 80% of those who work in the Borough also live there. 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 or Yorkshire and Humber.

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

11 Annual Population Survey, 2013

Functional economic themes in North East Lincolnshire ⁽¹²⁾		
Theme	Comment	Strategic Relationships
Transport	Accessibility and connectivity are important determinants in functional economic geographies.	Lincolnshire, the Humber area and east Yorkshire.
Rural/Urban	Urban and rural areas often have separate economies and requirements.	North Lincolnshire and Hull.
Labour Markets	Significant degree of interdependence between local authority areas in the Humber area.	Hull, East Riding, North Lincolnshire, East Lindsey, and West Lindsey.
Housing Markets	Clear indication from the 2013 Strategic Housing Market Assessment of strong interactions between the economic and residential functions of adjacent authorities.	North Lincolnshire, East Lindsey and West Lindsey.
Administrative Boundaries	Key economic linkages north and south of the Humber estuary as result of the Borough's association with the Humber LEP and Greater Lincolnshire LEP.	Humber LEP: North Lincolnshire, Hull and East Riding. Lincolnshire LEP: County of Lincolnshire.

Table 3.1 Functional Economic Themes in North East Lincolnshire

3.9 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.

3.10 North East Lincolnshire Council is a member of two Local Enterprise Partnerships (LEPs). Both LEPs have produced Strategic Economic Plans (SEP). The SEP forms the basis of a Growth Deal with Government and will be a determinant of the allocation of the Local Growth Fund (LGF) to each LEP. Further details on the LEP priorities are provided in the following section.

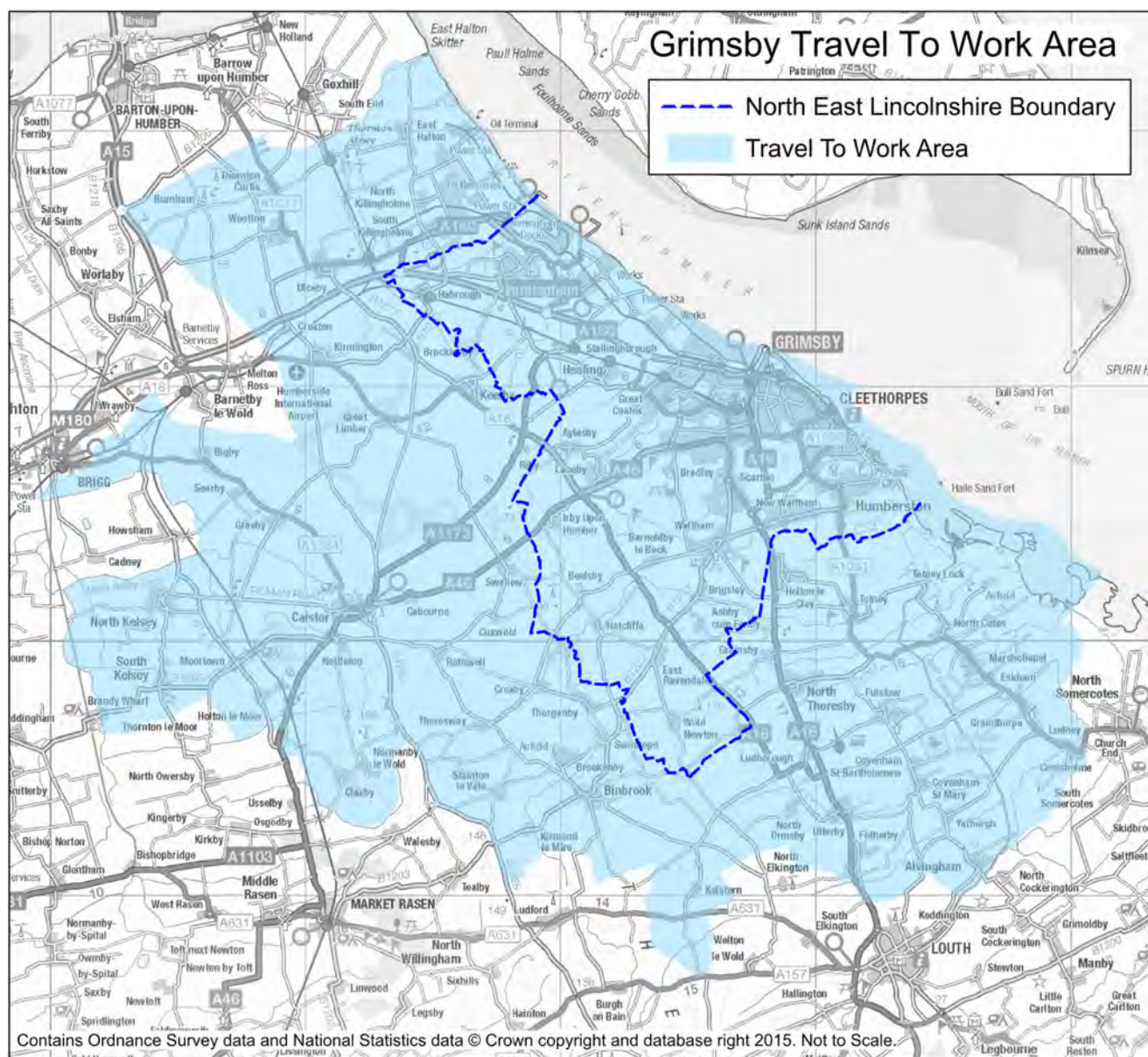


Figure 3.1 Travel to work area

3.11 If the scale of the opportunity reflected in the SEPs is fully realised and a step change in local economic performance is achieved the functional and strategic relationships with neighbouring authorities may be altered during

the lifetime of the Plan. As these changes are difficult to predict, the Local Plan needs to be flexible to accommodate this and react to future trends as they emerge.

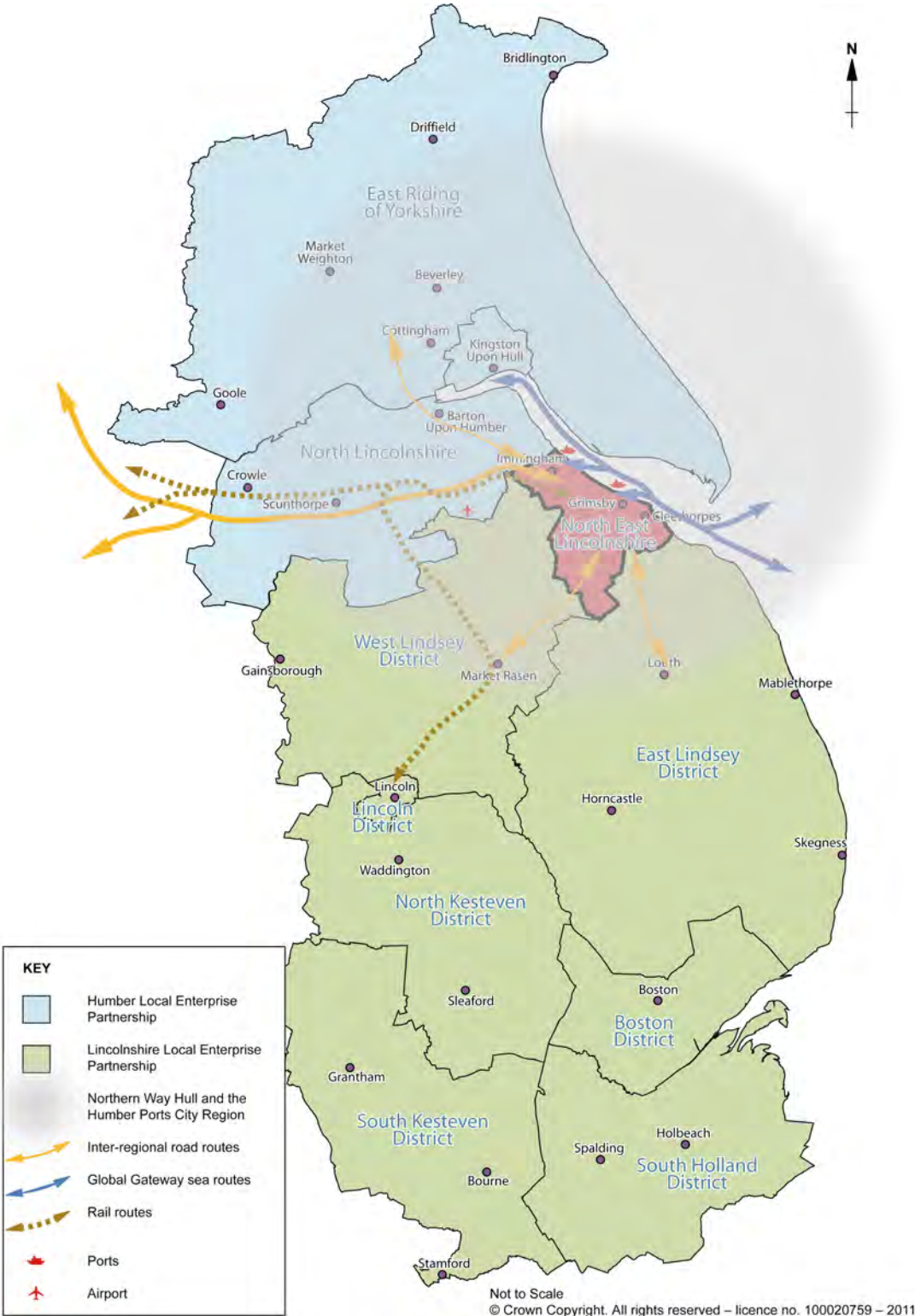


Figure 3.2 Local Enterprise Partnerships

Local Enterprise Partnerships

Humber Local Enterprise Partnership Strategic Economic Plan (2014-2020) (Humber SEP)

3.12 The Humber LEP comprises of North and North East Lincolnshire together with Hull and East Riding. The Humber SEP is an integrated plan for growth and is structured around five 'strategic enablers': infrastructure; business growth; sense of place; flood risk; and, environmental management.

3.13 The Humber SEP refers to the LEP's commitment to producing a *Humber Spatial Plan* as part of the Hull & Humber City Deal. This will not be a statutory plan and will not set out new policy. It takes as its basis the respective existing and emerging plans of the four local authorities and is intended to provide a single point of

reference for potential investors and developers as to the overall strategic planning framework in the Humber. It also identifies major infrastructure and other investment priorities which would facilitate growth.

3.14 The Humber LEP focuses on capturing the advantages offered by the estuary and the ports, and opportunities provided by large areas of developable land. There is also a strong focus on ensuring local people are able to take advantage of future employment opportunities. The *Strategic Economic Plan* includes a draft 'spatial plan key diagram', which recognises that housing of the right type, in the right areas, is important to attract new investment; and that accessibility and connectivity within the LEP area and beyond are important to the area's overall attractiveness and job opportunities.

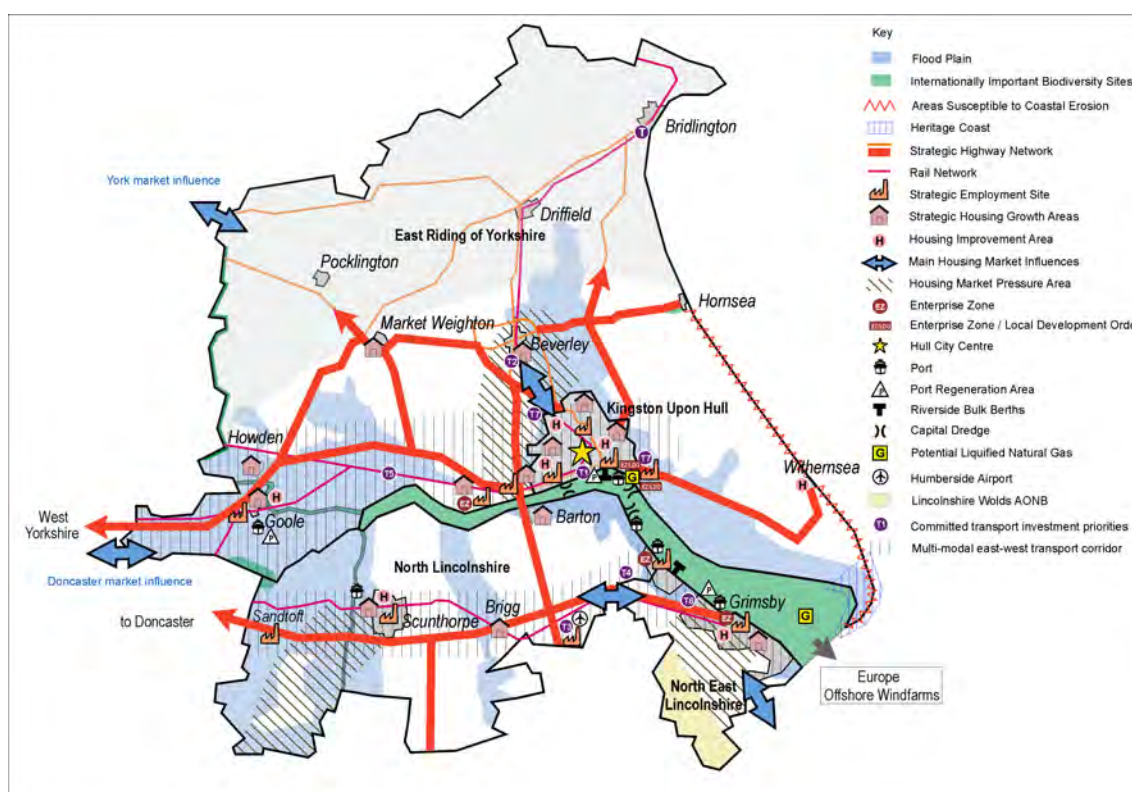


Figure 3.3 Draft Humber LEP spatial key diagram

Greater Lincolnshire Local Enterprise Partnership Strategic Economic Plan (Lincolnshire SEP)

3.15 The Greater Lincolnshire LEP comprises Lincolnshire County together with North and North East Lincolnshire. The Greater Lincolnshire LEP *Strategic Economic Plan* (2014) sets out Greater Lincolnshire's priorities for growth. These are focused on driving growth in the area's three strongest sectors - agri-food, manufacturing and visitor economy - and growing specific opportunities in health and care, low carbon and ports and logistics.

3.16 The Lincolnshire SEP recognises the important role that key projects play in meeting these strategic priorities. In North East Lincolnshire identified projects include Access to Employment Zones, which will deliver junction improvements on the A16 and A46 routes to and from Grimsby and support the development of new housing and employment sites. In addition, the LEP commits to promoting regeneration in Cleethorpes.

Neighbourhood plans

3.17 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/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.

3.18 At the time of publication no neighbourhood plans had been prepared in North East Lincolnshire. However, the Council will support any expressions of interest that come forward over the plan period.

Local Nature Partnerships

3.19 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 encouraging biodiversity:

- the Greater Lincolnshire Nature Partnership, which works across Lincolnshire, North Lincolnshire and North-East Lincolnshire operates within a global framework of biodiversity conservation; and,
- the Humber Nature Partnership, 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

3.20 As a coastal local planning authority the Council must take into account relevant marine plans prepared by the marine planning authority for England, 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.

3.21 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 provide guidance for sustainable development in English waters, and covers 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.







4.1 Positive planning is about understanding the relationship between people and places, meeting their needs and addressing the barriers to improved lives. In order to develop a strong plan for the future of the Borough, the characteristics of the place and the people whose lives are lived and shared there today must first be understood. **What is North East Lincolnshire like as a place? What is life like for the people**

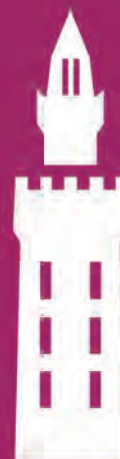
who live here? What changes need to be made? Answering those questions helps to make informed decisions about how to plan for the future.

4.2 In this section, the strengths and weaknesses, the opportunities for improvement and the threats to North East Lincolnshire's future wellbeing are explored.



Figure 4.1 North East Lincolnshire





What is North East Lincolnshire like as a place?

5.1 Geographically, North East Lincolnshire is a relatively small area, covering 74 square miles (192sq km), on the east coast of England, at the mouth of the Humber Estuary. Although quite a small Borough, this is a complex place.

5.2 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 meetings 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.

5.3 In broad terms, North East Lincolnshire can be sub-divided in to four “Spatial Zones” - areas with similar characteristics, which display close physical and functional relationships. Those zones are outlined verbally below, and graphically on Figure 5.1 'Spatial zones'.

Estuary Zone

5.4 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, giving rise to some particularly complex environmental planning issues and challenges. 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 and the estuary itself are the main influences on the character, appearance and form of this part of the Borough.

Urban Area

5.5 The Urban Area includes the port and town of Grimsby and the resort of Cleethorpes, two distinct and distinctive towns forming a continuous built-up area that extends along the estuary and coast for approximately 12kms, and about 4kms (average) inland. More than three-quarters of North East Lincolnshire’s population 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) which have developed successively 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 more recent high-rise and low-rise social and private housing; and larger houses and villas from the Victorian and Edwardian periods.

Western & Southern Arc

5.6 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, at present, about 15% of the Borough’s population. Some of these are villages that have grown but retain their older village cores (Waltham and Laceby); others are more recent suburban settlements with little remnant of an older village core (Humberston, New Waltham, Healing).



Rural Area

5.7 The largest of the Spatial Zones by area, the Rural Zone is the smallest by population. It is characterised by an attractive rural landscape of open fields, farms and woodlands, rising and

rolling in to the Lincolnshire Wolds (a designated Area of Outstanding Natural Beauty) in the south of the Borough. There are several small villages and hamlets within this Zone, together providing homes for about two percent of North East Lincolnshire's population.

Statement 2

Planning for the Spatial Zones

Recognising the varied geography of the Borough, the concept of 'Spatial Zones' has been developed, originally through the preparation of the Local Development Framework (LDF) Core Strategy, and then in the New Local Plan Initial Issues and Options Paper (2012).

Consultation has confirmed support for this as an approach that provides a logical basis for developing locally relevant policies. 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 5.1 'Spatial zones'. The area boundaries are deliberately not distinct as the issues pertinent to different areas in some cases overlap.

The Vision (Section 9 'A vision for North East Lincolnshire') on which this Local Plan is based describes a desired future for the whole Borough and for each Spatial Zone.

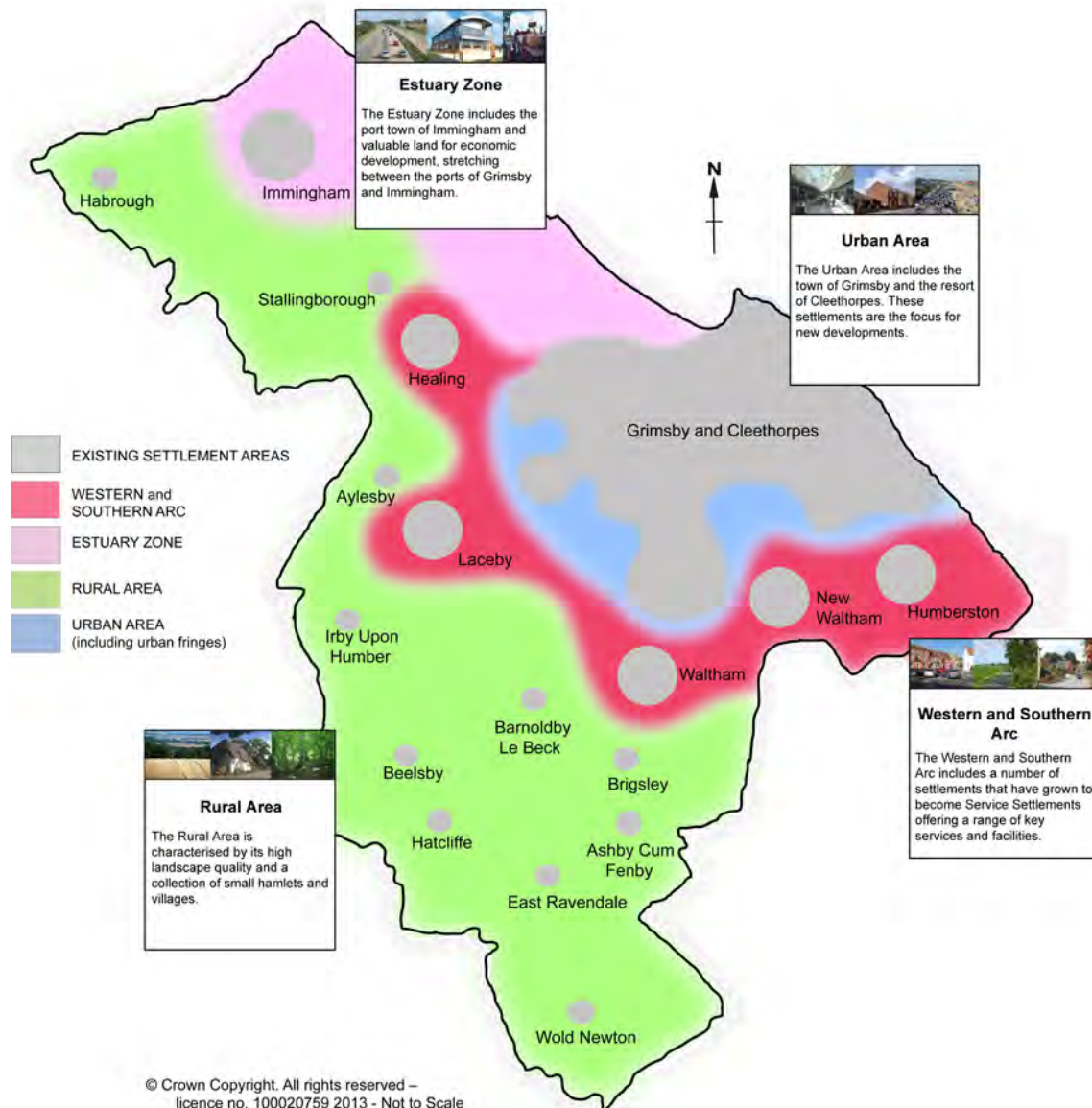


Figure 5.1 Spatial zones

What is life like in North East Lincolnshire?



Local Plan
North East Lincolnshire

6.1 Together with other strategies being pursued by the Council and its partners and the work of local people, this Plan is intended to support the future well-being of North East Lincolnshire's communities. To do so, it must take account of all the different elements that affect life, including health, learning, employment, homes, environment, travel and access. These factors should not be considered in isolation from each other: they interact and are interdependent. Strength in one area will have an effect on other areas, whilst weakness in one area will similarly impact on others. Life experienced by people living in North East Lincolnshire today is a result of the interaction of all these factors.

6.2 North East Lincolnshire is home to an estimated 159,804 people⁽¹³⁾, most of whom live in urban places. Population change in the Borough has been relatively static over recent years, with an increase of 1.1% in the decade 2004 – 2014, which compares to 8.2% nationally⁽¹⁴⁾. The net internal migration flows have been similarly static, with an outward trend recorded between the years 2011 to 2014. A large proportion of these movements can be attributed to outward migration amongst the 15 to 19 year age group and inward

migration in the 20 to 29 year age group, which is influenced by students going on to higher education out of the area and a smaller proportion returning afterwards.

6.3 The Borough's population is ageing. The number of young people living in the Borough is reducing and the proportion of older people (age 65 and over) is rising – and is predicted to continue to rise at a faster rate than the rest of the country during the plan period. There have been particularly sharp declines in the number of residents aged 5 to 15 and 30 to 40, which reflects historically weak training and employment opportunities and may also be attributed to shortcomings in the Borough's housing offer. The loss of economically active population is a particular challenge for the Plan, and one that must be reversed if economic growth aspirations are to be fully realised during the plan's timeframe.

6.4 The Plan must respond to these trends and forecasts by ensuring there is an appropriate mix of facilities, services and housing within and close to communities. Section 8 'Future development requirements' considers the growth trends and associated consequences for jobs and homes in more detail.

Key statistics: Area, population and demographics				
Area		192km ² (74miles ²)		
Population		159,616		
Age distribution	Year	0 to 19	20 to 64	65 and over
	2001	27.18%	56.28%	16.53%
	2011	24.2%	58.2%	17.6%
Population change (2001-2011)		+1.0%		

13 Office for National Statistics, 2015

14 Office for National Statistics, 2015

Key statistics: Area, population and demographics		
Net internal migration	2011	-300
	2012	-500
	2013	-130
	2014	-430
Males/Females (%)		49/51
Density		8.3 persons per hectare (3.4 persons per acre)
Percentage of population living in the three towns		83
Percentage of population living in 'Arc' settlements		15
Percentage of population 'white British'		95.4
Percentage of population born in England		93.7

Table 6.1 Key statistics: Area, population and demographics (Source: Office for National Statistics)

Doing business and working in North East Lincolnshire

6.5 The North East Lincolnshire economy currently comprises about 4,930 firms and employs some 64,650 people. There is a focus upon five key sectors - ports and logistics, renewables and energy, chemicals and processing, tourism and retail, and food processing. These collectively employ 19,230 people (30% of total) across 1,180 firms (27% of the total). The five sectors alone generate approximately 60% of the area's GDP⁽¹⁵⁾. The remaining 60% of all employment is split roughly equally between the public sector and other businesses.

Ports and Logistics

6.6 The Ports of Immingham and Grimsby combine to form the largest port complex in the UK by tonnage handled and the fourth largest in Europe. They are of international trading significance, providing a regional and national economic gateway and linking to European and other trading markets. Goods can be delivered to 75% of the UK population within a four-hour drive time, making the ports central to the UK's trade and communication links. As the movement of goods by sea remains the most economically efficient means of transportation, the Borough's logistics operations are set to remain strong for the foreseeable future.

Renewables and Energy

6.7 The Humber is now experiencing significant investment in the off-shore wind industry, arising primarily as a result of the further development of 4,000 wind turbines in the southern North Sea. It is forecast that by 2030 these turbines will generate 50% of the UK's offshore energy provision. Sites for the manufacture and assembly of turbines will also be developed within the plan period. The development of Greenport at Hull (nacelle⁽¹⁶⁾ and pre-installation assembly facility) is expected to generate around 700 jobs, whilst the ABLE Marine Energy Park at Killingholme will provide an offshore specific, port facility generating an estimated 5,000 jobs directly, and an estimated 10,000 jobs in the local supply chain.

6.8 The Port of Grimsby's location as the closest operating port to these new off shore developments has attracted significant interest from Operations and Maintenance (O&M) companies looking to serve the needs of the expanding off-shore wind energy sector with significant job numbers already created. The Port benefits from an Enterprise Zone and Simplified Planning Zone, which promotes investment from the renewables industry. This, together with the promotion of other low carbon energy schemes, such as bio-mass and fuel production is significant, but the rising pace of technological improvements mean that estimating forecasts of future growth is inherently difficult. What is apparent is that there are significant opportunities for economic growth in this sector.

Chemicals and Processing

6.9 The Phillips 66 and Total refineries located just outside the Borough, on the South Humber Bank, make up approximately 27% of the UK's refining capacity. Within the Borough, there is also a strong chemicals/process industry base with firms such as Novartis, BASF, BOC employing over 3,500 people. Whilst the *Economic Baseline*

Study identifies potential for some growth in the sector, it recognises that all of these operations are inextricably linked to global market changes, with investment decisions relating to these sites made on that basis.

6.10 A number of the abovementioned operations have land held to facilitate future business expansions, but this is very much dependent upon the area being able to compete successfully with other locations around the world.

Food Processing

6.11 Grimsby's association with the fishing industry dates back to the mid-19th century. Whilst the industry suffered from gradual decline since the mid-1970's, Grimsby has maintained its role and is recognised as one of the primary fish processing locations within Europe: 70% of all of the UK's fish is processed in Grimsby, and two firms have obtained Protected Geographical Indication (PGI) for Grimsby Smoked Fish. Key operators within the area include Young's (with the company HQ in Grimsby), Icelandic Seachill, and Morrisons. The sector employed around 4,000 people across 90 firms in 2013⁽¹⁷⁾.

6.12 Local food processing operations have diversified over recent years as consumer demand have changed. This has largely been the result of having cold store facilities within the Borough, good access to logistics, the right workforce skills and the close proximity to Lincolnshire's agricultural market. Ready meals, soups and pizzas are currently processed within North East Lincolnshire, including recognised brands such as The Covent Garden Soup Company. In recognition of the Borough's strengths in food processing, the Council and the Humber LEP recently signed an MOU with the Malaysian Government that seeks to secure a location for a UK production base for a specialist food operator (understood to be of significant size, up to 80ha/200 acres).

16 cover housing that houses all of the generating components in a wind turbine, including the generator, gearbox, drive train, and brake
17 *North East Lincolnshire Sector Study* (2014).

Tourism and Retail

6.13 The seaside town of Cleethorpes dominates the Borough's visitor economy, attracting both holiday makers and people visiting the area on business. Tourism also accounts for a significant number of local jobs equating to approximately 7.2%⁽¹⁸⁾ of those in the Borough. Jobs linked to the tourism industry are of particular importance to Cleethorpes, and generate income in the region of £0.5billion⁽¹⁹⁾.

6.14 Tourism is currently one of the UK's fastest growing sectors and recent investment in the Borough has delivered two national brand hotels: the Holiday Inn Express in Grimsby, and Premier Inn in Cleethorpes. A Direct Marketing Organisation (DMO) has also been established, which works to promote the area through Invest North East Lincolnshire and Discover North East Lincolnshire. It is important that the Local Plan provides the right framework to support additional tourism related activity and works towards enhancing the attractiveness of the Borough.



Figure 6.1 Economic structure

Challenges and Difficulties

6.15 Compared to its neighbours, North East Lincolnshire performs strongly in terms of economic output (GVA), reflecting the concentration of industrial activity. However, despite the good "headline" performance, GVA levels have fallen from similar to the national average in 1998, to approximately 85% today. This productivity gap is indicative of the Borough's low wage economy and is a symptom of the relatively low skills base.

6.16 In 2014, 13.7% of the Borough's working populations were employed in non-skilled trades occupations compared to 10.9% nationally. The figure for those employed as managers, directors and professional staff represented 18.9% of the population, substantially less than the national share at 30%⁽²⁰⁾. Firms in the Borough often, therefore, experience recruiting difficulties and this is demonstrated by the large number of contractors working within the area, particularly within the Offshore O&M operations.

6.17 Unemployment amongst the economically active working age population (16 to 74) was recorded at 9% between 2014 and 2015. This compares poorly to the regional average, at 7.2%, and the national average of 6%⁽²¹⁾. There are generally higher rates of employment amongst women than men in the Borough.

6.18 A number of other indicators show that North East Lincolnshire is under-performing against regional and national averages. These include rates of personal insolvencies, jobseeker's allowance claimants, and people of working age claiming other key benefits. The numbers of people falling into these categories is higher locally than regional and national averages. Those claiming out-of-work benefits tend to be residents

18 ONS Annual Business Enquiry Employee Analysis data reproduced in: Bridget Baker consulting Ltd *Hotel Study for North East Lincolnshire* (2013).

19 *Development and Growth Plan* (2012).

20 ONS Annual Population Survey

21 ONS Annual Population Survey

in inner areas of Grimsby and Cleethorpes, such as the East Marsh, West Marsh, South and Sidney Sussex areas.

6.19 A significant proportion of industrial accommodation within the Borough is classed as poor quality and nearing the end of its useful economic life. Along with the low rental values and high costs of refurbishment, this has served to deter investment in existing sites. Development opportunities on good quality serviced land is becoming increasingly limited too; Europarc is currently the only location within the Borough where land is readily available for development as the costs of bringing forward speculative commercial development within the Borough have long been unviable.

6.20 Employment opportunities are limited in the Borough's rural areas and access to employment can be difficult for those relying on public transport.

Learning and developing skills in North East Lincolnshire

6.21 The Council is committed to the transformation of learning and teaching environments throughout the Borough and will continue to work together with schools and partners to achieve its education goals.

6.22 Although the local skills base is improving, educational attainment remains lower than the regional and national average at present. However, the number of residents attaining a qualification equivalent to a NVQ at level 2 or 3 is increasing at a rate faster than the regional and national average. The number of residents who have attained a qualification equivalent to an NVQ at level 4 remains significantly lower than the regional average (23.3%) and national average (27.4%) at 16.2% of local residents⁽²²⁾. The

number of working age residents with no qualifications remains high, at 29.5%. This is significantly higher than the overall average for England, which stands at 22.5% of the population⁽²³⁾.

6.23 In 2010, just 8% of young people from low-income backgrounds progressed to Higher Education, compared to 18% nationally⁽²⁴⁾. Responding to this situation, the Grimsby Institute of Further and Higher Education (GIFHE) has recently been granted the power to award foundation degrees and has further plans to expand its higher education provision.

Moving around North East Lincolnshire - and beyond

6.24 **Grimsby** is a sub-regional centre, drawing on a catchment wider than North East Lincolnshire that stretches to the west and south. The Grimsby travel to work area extends across the Borough boundaries into areas of North Lincolnshire, West Lindsey and East Lindsey. Grimsby has over time coalesced with Cleethorpes and the settlements combined form the main urban area.

6.25 **Immingham** stands as an independent town serving the surrounding rural community including settlements in adjoining North Lincolnshire. The town's proximity to the expanding port presents challenges in relation to traffic movements and air quality.

6.26 **The 'Arc' settlements** around the southern and western edges of the main urban area offer differing levels of services and facilities. These settlements typically provide a good range of accessible services for local residents.

22 Census 2011, Office for National Statistics.

23 Census 2011, Office for National Statistics.

24 Department for Business, Innovation and Skills and Child Poverty Local Profile, Office for National Statistics.



6.27 The rural area includes a variety of small villages in rural surroundings. Service provision in these settlements is very limited with many settlements providing no amenities or services at all. In the rural area, household access to a car or van is much higher than in the urban area where residents can easily access services by walking, bike or public transport services. On average, there is one car or van for each household in North East Lincolnshire, however, settlements in the rural area typically see a rate of 1.5 cars per household.

Roads

6.28 North East Lincolnshire benefits from good strategic road infrastructure. The A180 provides a fast dual-carriageway link to the strategic highway network, connecting just outside the Borough with the M180 and the national motorway network.

6.29 The A180 provides access to the Port of Grimsby, and to the Port of Immingham via the A160. The area has dual-carriageway links to Scunthorpe via the A180, and Hull via the A180 and A15, and single carriageway main road links to Lincoln via the A46, and Louth via the A16.

6.30 Whilst there is high car dependency (69.2% of households with access to at least one car or van⁽²⁵⁾), congestion within the Borough tends to be localised and associated with peak travel times. Congestion “hot spots” are identified in the Local Transport Plan 3 (LTP3) at Tollbar Roundabout (A16), Westgate Roundabout (A180) and Cambridge St / Little Coates Rd junction. Traffic delays also occur during the summer and weekends along the A180 into Cleethorpes.

6.31 The area has marginally more people commuting into the area for work than out. North East Lincolnshire sees net outflows of people to North Lincolnshire, Leeds, and Lincoln. But the area sees a net inflow from a number of areas, particularly from East Lindsey and West Lindsey⁽²⁶⁾.

6.32 The A160 is a key route for traffic accessing the Port of Immingham. The dualling of this section of road, together with junction improvements and revisions to the port entrance, which are currently under construction as part of the A160/A180 highway scheme, is a response to the expected increase in traffic as the port expands. Significant improvements to the town centre and residential parts of Immingham are, however, expected as a result of the A18-A180 link, which will remove dock bound traffic along Pelham Road. Work on the link road is due to be completed in early 2016. It will also improve the linkage to the Port of Immingham from the south, and adjacent employment sites.

Trains

6.33 There are eight train stations in North East Lincolnshire. Frequent passenger rail services are provided to Grimsby and the resort of Cleethorpes, with local passenger rail connections available to settlements including Great Coates, Healing, Stallingborough, and Habrough. Grimsby Town and Cleethorpes stations have the greatest usage of all of the stations, but passenger numbers have declined between 2011 and 2014⁽²⁷⁾.

6.34 The freight network servicing the ports is one of the busiest in the country, with over 300 movements a week occurring on the lines in the Borough.

25 Census 2011, Office for National Statistics.

26 Census 2011, Office for National Statistics.

27 Estimates of station usage 2012-13, Office of Rail Regulation.



Figure 6.2 Transport network

Buses

6.35 Bus services dominate the public transport provision in the Borough. There are regular, frequent bus services across most parts of the urban core. Most of the smaller settlements are also connected, although frequency and operating times may be more restricted.

6.36 The opening of the new bus station in Grimsby town centre has greatly improved public transport access. It forms part of the aspirations for a Grimsby Area Integrated Transport Scheme that also includes park and ride facilities and rapid-bus-transit provision. With around 30% of the population without access to a car, continued investments in public transport provision will be

vital during the plan period. It is important that the Plan directs new job opportunities to accessible locations and, where possible, generates the critical mass of population needed to support viable transport services.

Air

6.37 Humberside Airport is located just outside the Borough, in North Lincolnshire, and is within easy reach of the A180. There are daily services to and from Amsterdam (with worldwide connections) and Aberdeen. Humberside Airport is an important base for helicopter services connecting offshore energy installations.

Freight

6.38 The Borough's economy is heavily reliant on good rail and road freight links, along with sea traffic. The LTP3 outlines a number of freight transport related issues, which have a direct bearing on the Borough's economic performance:

- local access to sites such as ports, affecting their day-to-day operation;
- transit routes that affect communities through high levels of HGV traffic and the severance, noise and pollution this can bring;
- access to main trunk routes, especially the motorway network;
- capacity constraints some distance from the area, such as constraints on the M1, A1 and East Coast Mainline; and,
- rail freight capacity in terms of train paths, line speeds and height restrictions.

A place to live in North East Lincolnshire

6.39 The need to provide more homes to meet the needs of a growing and evolving national population is reflected in North East Lincolnshire.

There are also a number of local factors that influence the Borough's housing need and make the challenge of meeting this need more complex:

- population growth due to birth rates remaining higher than mortality rates;
- demographic changes leading to smaller average household sizes (which would require more homes to be built even if there were no growth in overall population size);
- relatively low levels of house building in the past ten years; and,
- the need to replace some housing that no longer meets modern expectations.

6.40 Between the 2001 and 2011 Census there was a 5.6% increase in households in the Borough, and a 1% increase in population. The demographic changes occurring in the Borough, such as an ageing population with people living longer, is reducing the average number of people that live in each household. Almost a third (31% compared to 28% in 2001) of houses in the Borough are now inhabited as single person households⁽²⁸⁾ and a significant proportion are inhabited by a sole resident aged 65 or over. Between the 2001 and 2011 Census, the number of one person households comprising of people below the age of 65 increased significantly, from 14% of all households to 18% of all households.

6.41 House prices are relatively low in North East Lincolnshire. The average house price in the area, based on all sales transactions in 2013, is £119,500⁽²⁹⁾. At around £250,000 in 2013, the national average, therefore, stands at over double the local average house price. Prior to the economic downturn, average house prices grew steadily in the area, but have remained relatively stable since 2007. While house prices remain relatively low compared to other areas, there is still an affordability issues because 61% of North East Lincolnshire's households have a gross household income of less than £30,000 a year.

²⁸ Census 2011, Office for National Statistics.

²⁹ This data covers the transactions received at Land Registry in the period 1 January 2013 to 31 December 2013. Land Registry. © Crown Copyright 2014.

6.42 Despite the stability seen in house prices, the economic downturn had a dramatic effect on house sales with a sharp decrease in the number of transactions. In North East Lincolnshire, transactions dropped to a rate less than half of pre-recession levels, due in part to stricter lending and the removal of many 100%, 95%, and 90% mortgage offers from the market. Market signals show a general upward trend in transactions since 2009, and a noticeable increase between 2012 and 2013.

6.43 Locally, 66% of residents own their homes (either with a mortgage or outright) and more people in North East Lincolnshire own their home outright than the regional and national average.

6.44 The Borough has higher numbers of people in social rented accommodation than the regional and national averages. North East Lincolnshire has a particularly strong private rented sector, which has formed the second largest tenure in the Borough for some time. Average rents across all types of properties are around £412 a month. Rental values in the area are significantly lower than the national average, particularly in the case of larger properties. Where, on average, a four bedroom property in England has a rent of £1,100, in North East Lincolnshire it is £643 .

Housing completions					
Year	New build completions (a)	Conversions & Change of Use completions (b)	Gross completions (C)	Demolitions and losses (d)	Net completions (e)
2004/05	180	27	207	5	202
2005/06	190	39	229	28	201
2006/07	370	79	449	91	358
2007/08	303	143	446	104	342
2008/09	261	62	323	246	77
2009/10	213	101	314	61	253
2010/11	315	45	360	154	206
2011/12	297	49	346	59	287
2012/13	352	74	426	21	405
2013/14	311	53	364	50	314
2014/15	320	51	371	5	366

Table 6.2 Housing completions

6.45 Table 6.2 'Housing completions' presents the Borough's overall housing performance in the period from 1 April 2004 to 31 March 2014. Gross annual completions⁽³⁰⁾ have not risen above 450 in any of the previous ten years. The monitoring of performance against the Borough's housing requirement is, however, based on the number of net additional homes provided, known as net completions⁽³¹⁾. Net completions in North East Lincolnshire exceeded 400 homes in just one of the past ten years.

6.46 The number of net housing completions has been affected by significant numbers of demolitions and losses to stock in recent years. In particular, demolitions and losses from regeneration sites is evident in the period from 2010/11 to 2013/14, where demolitions from the Freshney Green and Guildford Street schemes (the latter is now known as 'Orchard Drive') accounted for 56% of all demolitions.

6.47 New build housing has accounted for 80.6% of all new homes built, and the remaining 19.4% accounts for new homes formed through conversion and change of use.

6.48 The Council transferred its social housing to Shoreline Housing Partnership, a registered provider of social housing, in 2005 and has since been working in partnership together with other registered providers, private developers and contractors, as well as local communities, to bring forward neighbourhood improvements. Some of the Borough's social housing areas are areas of significant levels of deprivation. Shoreline Housing Partnership has sought to identify the priorities that need to be tackled.

Health and well-being in North East Lincolnshire

6.49 In 2015, North East Lincolnshire was ranked 65th most deprived, out of 326 local authorities in England, with an average score of 30.9 on the Indices of Deprivation⁽³²⁾. This compared to a rank of 46th most deprived out of 325 local authorities in England with an average score of 29.8 of the Indices of Multiple Deprivation in 2010⁽³³⁾. Of the 106 Lower Layer Super Output Areas (LSOA) in North East Lincolnshire at the time of the IMD 2010⁽³⁴⁾, 27 were ranked amongst the 10% most deprived in England, compared to 31 in 2015. A LSOA within the East Marsh area in central Grimsby is ranked as the thirteenth most deprived area in England, compared to second in 2010.

6.50 The Local Plan can help to overcome deprivation across the Borough by improving access to education, employment, housing, health care and other factors, which, when combined together, will help improve the prosperity and sustainability of affected communities. However, this is set against recognition of continued welfare reform and cuts to public regeneration investments. With these issues likely to challenge the ways in which deprivation is combated, the role of the Plan is of increasing importance in this context and must work to ensure that the spatial relationships within the Borough maximise the opportunity for change.

6.51 In the past, North East Lincolnshire's residents have been more likely to suffer from certain types of health issues. However, in recent years the health of the area's population has improved considerably. Since 2007, infant mortality rates in the Borough have dropped and

30 Gross completions represents all new homes created and includes new build, conversions and change of use ($a + b = c$).

31 Net completions represents the additional homes provided, and is the gross completions minus demolitions and losses ($c - d = e$).

32 Indices of Deprivation 2015, Communities and Local Government (2015).

33 Indices of Deprivation 2010, Communities and Local Government (2011).

34 England is split up into Lower Layer Super Output Areas (LSOA) which are small geographical areas with constant boundaries allowing for the comparison of data across areas. LSOAs are the geographical data set used for formulating the Indices of Multiple Deprivation. Each LSOA has a population of approximately 1,000 people. The IMD presents relative deprivation and therefore a LSOA may not be any less deprived than previous IMDs even if its score increases.

are now amongst the lowest in the region. Life expectancy has increased in the area although

not at the same rate that it has across the rest of the country, widening the health inequality gap.

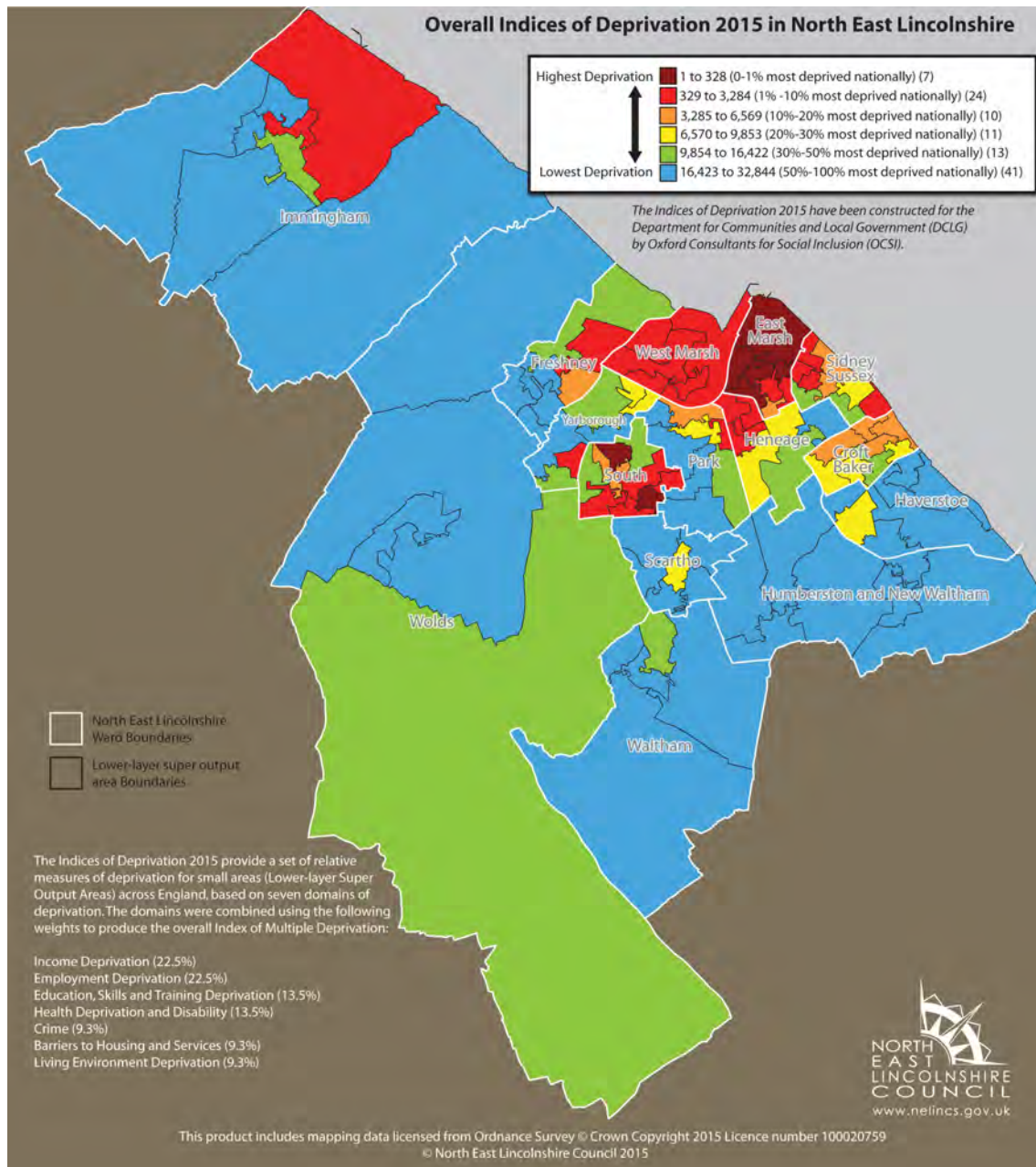


Figure 6.3 Map of Deprivation

6.52 Those living in the most deprived areas of the Borough have life expectancies 11.1 years (men) and 8.8 years (women) shorter than those in least deprived areas. Lifestyle choices such as smoking, poor diet and lack of exercise are often

related to avoidable deaths of people under 65. Adult obesity is high, with 29.3% of adults classed as obese (English local authorities range from 13.9% adults classed as obese in the best

What is life like in North East Lincolnshire?

authority, to 30.7% of adults classed as obese in the worst authority). 26.8% of children live in poverty compared to 20.6% nationally⁽³⁵⁾.

Key statistics: Health and deprivation	
North East Lincolnshire residents living in 10% most deprived areas in England (2015)	29%
Children in poverty	26.8%
Life expectancy at birth (2000/02 to 2010/12)(male) ⁽³⁶⁾	77.9
Life expectancy at birth (2000/02 to 2010/12)(female) ⁽³⁷⁾	80.1

Table 6.3 Key statistics: Health and deprivation

Built heritage in North East Lincolnshire

6.53 The Borough has many designated and undesignated heritage assets of note that contribute to its distinctiveness and character, including a unique legacy of buildings and structures associated with the fishing industry in Grimsby and traditional seaside resort of Cleethorpes.

6.54 In total, there are 219 Listed Buildings; 16 Conservation Areas; 10 Scheduled Ancient Monuments; and a Registered Park and Garden, the historic People's Park. The Grade I Listed Dock Tower, in Grimsby, is of particular note as an important local landmark. A number of historic assets, including listed buildings, scheduled ancient monuments and several conservation areas are identified on the national 'heritage at risk' register. The poor condition of some historic buildings has contributed to seven of the

Borough's conservation areas identified as being in a poor or very bad condition, with three of these identified as deteriorating further. However, two are considered to be showing signs of improvement.

6.55 Balancing the regeneration needs with the protection of the historic environment brings about considerable challenge, particularly in recent years where economic conditions and depressed property values have meant that achieving a viable use for a heritage asset and funding the repair and maintenance has been so significant that development opportunities have not materialised. For those buildings in extremely poor conditions such as the Grade II* listed Ice Factory and Grade II listed Garth Lane Mill (which has suffered fire damage), this situation is greatly exacerbated.

Key statistics: Heritage and the built environment	
Listed buildings	219
Conservation areas	16
Scheduled Ancient Monuments	10
Registered parks and gardens	1
Heritage assets at risk: Listed buildings Grade I and II*	2
Heritage assets at risk: Conservation areas	7
Heritage assets at risk: Scheduled Ancient Monuments	2

Table 6.4 Key statistics: Heritage and the built environment

35 2010 HMRC Data, Child Poverty Local Profile, Office for National Statistics.

36 Life expectancy at birth and at age 65 by local areas in the United Kingdom, 2000-02 to 2010-12, Office for National Statistics (Released: 24 October 2013).

37 Life expectancy at birth and at age 65 by local areas in the United Kingdom, 2000-02 to 2010-12, Office for National Statistics (Released: 24 October 2013).

Natural environment in North East Lincolnshire

Ecology and Geology

6.56 North East Lincolnshire features a diverse range of important natural environment assets. The Greater Lincolnshire Nature Partnership (GLNP) has recently selected 38 local sites of wildlife or geological value across the Borough.

6.57 The coastal area is a valued and attractive tourist and recreation destination. The Humber Estuary, which bounds the Borough to the northeast, is the second largest coastal plain estuary in the UK. It is internationally recognised as an important natural habitat and is a designated Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), Special Area of Conservation (SAC), and Ramsar site. These designations recognise the importance of the estuary and coastal area for migrating birds and waterfowl; the importance of the area's saltmarsh and intertidal mudflats; and, species such as grey seals and lamprey. Given the particular sensitivity of the coastal zone habitats, the development pressures around the Humber Estuary must be carefully managed to ensure that the integrity of these sites is safeguarded.

Flooding

6.58 Flooding is a particularly important issue in the Borough as much of the urban area is within the high flood risk zone and large parts of the Borough have witnessed severe flooding events in recent years that have affected many homes and businesses. In 2007, over 630 properties suffered river and surface water flooding. In 2012, 23 properties suffered surface water flooding in Immingham, and in December 2013 the port of Immingham and seafront properties in Cleethorpes suffered the consequences of a combined high tide and storm surge.

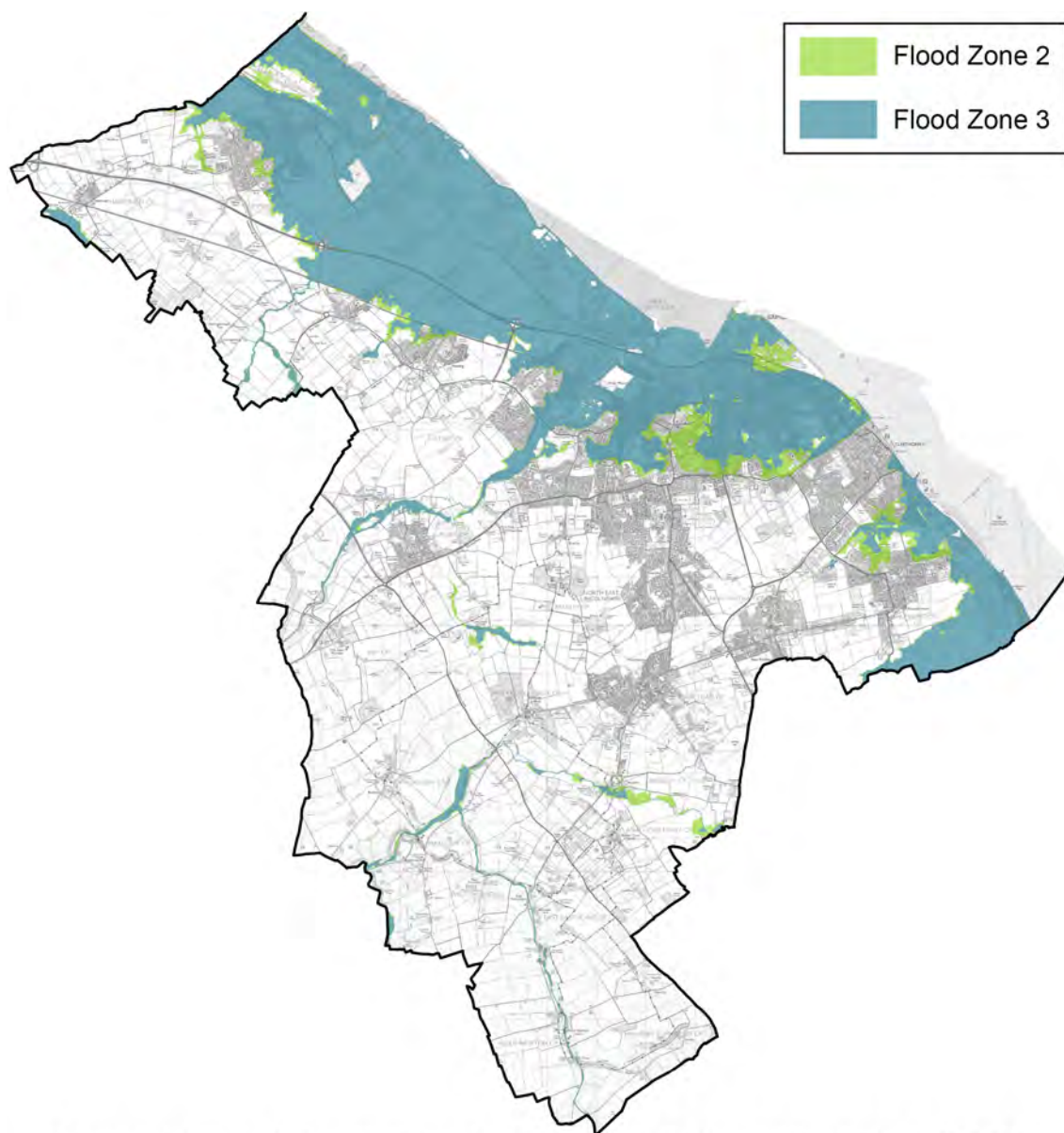
6.59 The Borough is vulnerable to the following forms of flooding:

- flooding from Ordinary Watercourses (fluvial flooding);
- surface water flooding (pluvial flooding);
- groundwater flooding;
- sewer flooding;
- coastal flooding and erosion; and,
- flooding from main rivers.

6.60 The consequences of flooding differ depending on the cause of the flood. However, climate change will see these impacts worsen as increased rain, peak river flows and rising sea levels have the potential to cause greater destruction. Flood zones 2 and 3 identified on the figure below (Figure 6.4 'Flood risk area') show those areas with medium or high probability of river or sea flooding. These zones are based upon the definitions set out in the Technical Guidance to the NPPF (2012).

6.61 Whilst the flood defences within the Borough are of a good standard, and have been subject to investment and improvement over recent years, it is estimated that approximately 27,000 homes are at risk of flooding if defences were breached. Large areas of land of economic importance around the South Humber Bank are also at risk of flooding. Continued commitment to maintaining these defences will be vital to the future prosperity of North East Lincolnshire.

6.62 The areas at greatest risk coincide with those areas suffering from the highest levels of deprivation. This presents a challenging dynamic that the Plan must consider responsibly. Supporting development that will bring about much needed regeneration benefits will have to be balanced with matters of safety and wider sustainability.



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Figure 6.4 Flood risk area

Landscape

6.63 The Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) stretches into the south west area of the Borough. The area is designated for its high landscape quality and numerous small villages are scattered throughout

it. The area also features numerous important archaeological deposits, including deserted medieval villages and important earthworks.

6.64 Strategic Gaps were identified in the North East Lincolnshire Local Plan 2003, and have helped to prevent coalescence of the Grimsby/Cleethorpes urban area with Humberston, Waltham and New Waltham to the

south and Bradley, Laceby and Healing to the west. Continued commitment to retaining the individual identity of settlements and preventing coalescence will be important over the plan period.

Minerals and Waste

6.65 The area features some mineral deposits of economic importance, however, no primary extraction occurs in the Borough. The Borough's role is limited to the production of secondary and recycled aggregates, and the importation and transportation of minerals through the Ports of Immingham and Grimsby.

6.66 The quantity of waste collected by the Council has reduced in recent years, to less than 80,000 tonnes per annum. North East Lincolnshire is an area that performs comparatively better than regional and national averages in the sustainable management of the waste it collects. It managed around 97% of this waste through recycling, composting, and recovery methods in 2013/14 with just three percent of waste was going to landfill. Recycling rates in the area need to increase over the plan period.

6.67 It is estimated that over 300,000 tonnes of commercial and industrial wastes; over 175,000 construction, demolition, and excavation wastes; and, over 75,000 tonnes of hazardous waste arose in North East Lincolnshire in 2013/14. It is estimated that much of the area's commercial and industrial waste is disposed of via landfill. While a significant proportion of construction and demolition wastes are also managed via landfill, much of this waste stream is inert, and a significant amount is re-used on construction sites, or recycled to become aggregate.



7.1 The preceding sections have sought to highlight a number of important issues, many of which can be addressed locally through the Local Plan. Table 7.1 'SWOT analysis (strengths and weaknesses)' and Table 7.2 'SWOT analysis (opportunities and threats)' provide an overview of the key strengths, weaknesses, opportunities and threats that exist within North East Lincolnshire.

7.2 The table draws together information presented in the wide range of evidence that has been prepared to inform the Local Plan. It indicates that, for North East Lincolnshire, a plan that simply supports and promotes 'business as usual' will do little to address the deep-rooted social and economic problems that communities face. Nor will it serve to break the vicious cycle of deprivation that is being witnessed in large pockets of the Borough, a result of a combination of linked and mutually reinforcing problems such as unemployment, poor skills, low incomes, poor housing, and poor health.

7.3 Within the region, North East Lincolnshire is relatively unique in respect of the complexity and scale at which the challenges operate. Equally, the scale of the Borough's economic opportunity, which is now building up momentum, is significant and differs greatly from nearby authorities, particularly to the south. These opportunities should stimulate wide ranging positive change within the Borough. The Plan must, therefore, do all it can to harness the potential by facilitating the right land use and development patterns to sustain the communities and help them to prosper.

SWOT analysis

Strengths	Weakness
Economy: Strong and established industrial base, built on natural comparative advantage of Humber Estuary. Economy: National significance of 5 key sectors. Infrastructure: including dock infrastructure, pipelines, road and rail freight infrastructure, and flood defences. Green Infrastructure: internationally significant wildlife sites, AONB and open space and recreational facilities. Minerals: Resources include aggregates (sand and gravel), silica sand, and chalk. Waste: Good record of sustainable waste management.	Demographics: An ageing population has implications for accommodation, health care and access to services for older people Demographics: Areas of concentrated deprivation. Economy: High unemployment, low wage economy and weak levels of entrepreneurship. Economy: Lack of readily available and good quality sites and premises in suitable locations to match business needs. Economy: Large number of land hungry operations e.g. Storage and processing plants. Economy: Limited employment opportunities within the rural area. Education: Low skills base a consequence of poor educational attainment. Housing: Supply incompatible with demand. Housing: Quality of the housing offer. Health and wellbeing: Home to some of the most deprived communities in England. Town Centres: Poor quality and lacking key facilities. Environment: Significant proportion of the urban area at high risk of flooding. Environment: Pockets of poor Air Quality in Grimsby and Immingham Transport: Car dependency and road congestion hotspots. Transport: Accessibility to employment for people with no car Heritage: Number of buildings on the Heritage at Risk Register.

Table 7.1 SWOT analysis (strengths and weaknesses)

Opportunities	Threats
Economy: Build on international significance of the ports and recent renewable energy related investments in the Humber.	Demographics: Increasingly aged population and loss of economically active population presents a challenge for achieving suitable labour supply to meet growth aspirations.
Economy: Niche development of the O&M market - builds on investment by Dong, Siemens, RWE etc	Education: Lack of higher education facilities and deficit of talented young people who leave to study elsewhere.
Economy: Ongoing role of the Ports within the UK import/export market.	Economy: Low value rents and land prices combine to impact upon commercial viability.
Economy: Links to the wider Lincolnshire agricultural economy to promote further innovation in food processing/food science and technology	Economy: Many key sectors forecast to grow in terms of GVA, but decline in employment numbers.
Economy: SHIP/Enterprise Zone designation provides opportunities to attract significant levels of business investment.	Economy: Public sector finance cuts threaten public sector jobs and targeted public sector investment in areas of weakness.
Heritage: Assets provide opportunities for heritage led regeneration.	Economy: International competition for investment, especially in chemicals/processing and food processing sectors
Housing: supply to be improved through changes in the local economy.	Economy: Legislative change, especially at the European level placing restrictions on process industries and ports
	Economy: Changing government policy, particularly related to ongoing support for renewable energy.
	Climate Change: Potential for stresses on habitats and species to increase.
	Climate change: Increase in flood risk and severity of flood events.
	Housing: Low demand for housing in areas where there is greatest potential for employment related development.
	Housing: Weak viability may limit opportunities on brownfield sites and inhibit affordable housing delivery.
	Heritage: Out of date Conservation Area Appraisals.

Table 7.2 SWOT analysis (opportunities and threats)





Key evidence has been prepared to inform the principle development requirements that need to be accommodated in the Borough over the plan period. This assessment has been undertaken in the context of the national policy framework set out in the NPPF.

This section of the Plan seeks to answer the question: **What are our future development needs?** It relates specifically to employment growth (the number of jobs and amount of employment land) and housing needs, with other development aspects considered in later sections of the Plan.

Jobs (land requirement)

8.1 Economic forecasts have been generated to assess the extent of growth that can be anticipated over the plan period (i.e. to 2032). Two models have been used in the assessment:

- the Regional Econometric Model (REM) (updated since the *Consultation Draft Local Plan* was issued); and
- the approach considered by Atkins in the Economic Futures Report⁽³⁸⁾

8.2 The REM model considers a range of factors along with economic activity trends, including population growth, and is, in effect, a labour market supply-led model⁽³⁹⁾. The latest application of the the model forecasts approximately 7,300 jobs being generated over the plan period.

8.3 The Economic Futures report takes a labour demand-led approach. It analyses the potential for growth by considering the current state of businesses within the area (derived from local business surveys), and considers a range of growth rates in order to ascertain the potential requirement for jobs from a business-led perspective. It also captures the extent of known projects and the impact of an economic development strategy in the forecasting calculations. The scenarios point to a range of between 4,000 and 14,000 jobs being created.

8.4 The Council is pursuing a scenario that will lead to approximately 8,800 jobs being generated. It is based on an expectation that the scenario will be supported by a moderately successful economic development and inward investment strategy. It is recognised that this level of growth is aspirational, but with commitments to both the South Humber Industrial Investment Programme (SHIIP), and the extension of the Humber Enterprise Zone from April 2016 (which will include a number of sites identified in this Plan), there is good evidence to support confidence in the deliverability of this level of growth.

8.5 Table 8.1 'Employment growth forecast by SIC code' shows the spread of the predicted 8,800 jobs across the whole economy, not just the Borough's five key sectors. However, it should be noted that the standard industrial classification (SIC) codes are not directly compatible with the nature of local industries. For example, food processing figures are incorporated largely within the manufacturing sector, but also feature in the wholesale retail, and, potentially, transportation and storage predictions.

38 North East Lincolnshire Economic Futures, Atkins (2014).

39 A model that applies local population growth (e.g. labour force) to economic trends to identify the supply of labour.

Medium growth employment forecast by SIC code		
Sector	% change	Jobs total
Accommodation and Food Services	24.4%	831
Administrative and Support Service Activities	15.8%	946
Agriculture, Forestry and Fishing	0%	0
Arts, Entertainment and recreation	12.8%	192
Construction	37.7%	908
Education	9.8%	619
Electricity, gas, steam and air conditioning supply	0	0
Financial and Insurance Activities	31.7%	253
Human Health and Social Work Activities	6.5%	669
Information and Communication	16.9%	118
Manufacturing	12.7%	1206
Other Service Activities	35.5%	284
Professional, Scientific and technical activities	16.6%	481
Public Administration and Defence, compulsory social security	0%	0
Real Estate Activities	16.6%	99
Transportation and Storage	21.5%	1,095
Water supply, sewerage, waste management and remediation activities	16.4%	82
Wholesale and retail trade, repair of motor vehicles and motorcycles	9.3%	1012
Total	13.6%	8,792

Table 8.1 Employment growth forecast by SIC code

Determining an Employment Land Requirement

8.6 To determine the employment land requirement, the business operations, defined by the above SIC codes, have been apportioned to Planning Use Classes. Traditionally, employment

land has related to Use Class B1, B2 and B8. The *North East Lincolnshire Economic Futures Report*, Atkins (2014) indicates that the number of jobs predicted to be generated within these industrial classifications relates to just 50% of the total jobs growth for the Borough. This is due to the fact that jobs growth in other parts of the economy, such as Wholesale and Retail Trade, would normally fall within Non-B use classes and, therefore, is not considered as part of the Employment Land Supply.

8.7 Analysis within the *Economic Futures Report*⁽⁴⁰⁾ applied the requirement for new jobs within Use Class B1,B2 and B8 to a land requirement based on standard floorspace and job densities. It identified a floorspace requirement of 151,773m², which equates to a total land requirement of 45ha.

8.8 However, due to the nature of the operations, many businesses within the Borough falling within use class categories B2 and B8 have exceptionally large building footprints. These uses typically have lower floorspace to job densities than the national standards would suggest. Local analysis⁽⁴¹⁾ has identified that, overall, the floorspace density (i.e. site coverage) tends to be greater (i.e. more floorspace is developed per ha), but that job densities (i.e. the number of sq. m. per job) tend to be significantly lower. Consequently, the application of standard calculations results in an under-estimate of the total floorspace requirement, and therefore the land requirement.

8.9 Evidence in the *Employment Land Technical Paper* (2015),⁽⁴²⁾ demonstrates that the floorspace requirements, and therefore land requirements, are as follows:

Industrial floorspace requirements	B1a	B1(c) and B2	B8	Total
Jobs generated 2013 - 2032	2,031	958	994	3,983
Average North East Lincolnshire Floorspace coverage	75%	50%	50%	
Average North East Lincolnshire job density (sq. m. Per job)	12m ²	117m ²	301m ²	
North East Lincolnshire Floorspace Requirement (sq. m.) 2013 - 2032	23,374m ²	112,539m ²	299,904m ²	412,443m ²
North East Lincolnshire Land requirement (ha) 2013 - 2031	3.2ha	21.8 ha	57.4ha	78.58ha
50% buffer	1.6ha	10.9ha	28.7ha	39.29ha
Total and land requirement: employment uses	4.8Ha	32.7Ha	86.1Ha	123.6Ha

Table 8.2 Industrial floorspace requirements

40 *North East Lincolnshire Economic Futures*, Atkins, (2014).

41 *Employment Land Technical Paper* (2015)

42 *Employment Land Technical Paper* (2015)

Statement 3

The employment land requirement

Between 2013 and 2032, provision will be made to accommodate the following development requirements to support the generation of 8,800 jobs, as follows:

A total of 123.6 ha of employment Land, comprising:

- 4.8ha of land for B1(a) use;
- 32.7ha of land for B1(c) and B2 uses; and,
- 86.1ha of land for B8 use.

In addition, provision will be made for approximately 24,415m² of non B-class floorspace within town centre opportunity sites.

8.10 It is important that there is sufficient flexibility and choice in the selection of sites made available for development. an additional allowance of up to 50% is recommended in the *Economic Futures Report* and, in light of the current restrictions on the availability of land and premises, a buffer of 50% has been applied to and incorporated in the overall land requirement.

Provision for Non-B Class uses

8.11 Traditional employment land provision will accommodate approximately half of the jobs anticipated to be generated over the plan period. The Local Plan needs to show how these additional jobs will also be accommodated. The details in Table 8.2 'Industrial floorspace requirements' show that anticipated growth within the Wholesale and Retail trade is expected to generate a further 1,012 jobs, which generates a requirement for a minimum provision of 18,734m² of A-Class floorspace. This compares to the *Retail, Leisure and Three Centres Study* which identifies an expenditure based requirement of 23,500m² of comparison floorspace, and 915m²

convenience floorspace⁽⁴³⁾. The higher requirement would ensure that the total anticipated jobs identified can be accommodated.

8.12 Support uses including finance and insurance are likely to be brought forward through mixed use schemes; whilst other uses, such as those for education and health which are not specifically defined by job density allowances, will be supported where required to meet growth in these sectors.

Homes (objectively assessed need)

8.13 The NPPF requires that local authorities establish their need for market and affordable housing through an objective assessment⁽⁴⁴⁾.

8.14 For the Plan to be found sound in terms of housing provision, it is necessary to have first identified the full objectively assessed need. It is then necessary to determine how that need can be met.

43 The Council has commissioned an update to the *Retail, Leisure and Three Centres Study* the outputs of this update are not available at the time of publication of this Plan.

44 Paragraph 47, *National Planning Policy Framework* (2012).

8.15 The Council has undertaken work to objectively assess the need for housing in North East Lincolnshire through the production of the *North East Lincolnshire Strategic Housing Market Assessment* (SHMA, 2013) and, an addendum, *Demographic analysis and forecasts* (2015), which updates the SHMA in light of the new economic growth forecasts available in the *Local Economic Assessment (Economic Futures report)* and new DCLG household projections.

8.16 The Council has considered a range of demographic and trend based scenarios, as well as a number of employment-led scenarios. These include scenarios based on the 'official' household projections prepared by DCLG, alternative trend-based scenarios which look at longer term migration rates, and four scenarios driven by forecast increases in jobs growth based on the LEA and Regional Econometric Model (REM) outputs. The Council has worked with demographic modelling specialists to translate all of the population growth forecasts generated by these scenarios into the need for housing that they would generate.

8.17 The Council examined a range of trend based scenarios. This included official sub-national population projections (SNPP) released by the ONS and corresponding official household projections, as well as scenarios which took account of longer term migration trends. Looking at the official SNPP scenario, this provides a starting point of 277 homes per annum migration, using a combination of the 2008-based and 2012-based household formation rates. When looking at migration trends over a longer term period, there is a minimum need for around 400 additional dwellings a year, before further adjustments are made for market signals and employment. Under these trend based scenarios, the jobs growth envisaged is minimal, or there would be a loss of jobs, which is substantially different to what market signals and independent forecasts indicate is achievable in North East Lincolnshire.

8.18 The assessment of likely economic development requirements identifies that significant economic growth will occur in North East Lincolnshire during the period to 2032. As discussed in Jobs (land requirement), the Regional Econometric Model (REM) indicates that circa 7,300 jobs would be generated over the plan period based on recent past trends in economic activity. The results of this projection has been translated to a need for new homes, resulting in a need for 12,300 new homes in the period from 2013 to 2032. This is a policy neutral scenario and reflects North East Lincolnshire full, objective assessment of the need for housing. On average, this would require around 680 net additional dwellings per annum across the plan period. As with all scenarios modelled, the jobs growth has been split down to three five year periods and one four year period. For the REM output, the highest level of housing growth required is within the first five years of the projection.

8.19 As detailed in 'Jobs (land requirement)', the 'medium growth' scenario is considered to be the most realistic indicator of likely future jobs growth having regard to the full range of relevant factors. The Council is implementing a range of policy measures with the intention of delivering the jobs growth envisaged in this scenario, including significant infrastructure investment through the South Humber Industrial Investment Programme (SHIIP) to deliver key employment sites. This scenario represents an uplift in the housing numbers required above the objectively assessed need (OAN) for housing, and the Council has adjusted its housing requirement upwards to reflect this scenario to ensure that sufficient homes are provided to meet the needs of North East Lincolnshire's existing population, and to ensure that the labour force required to achieve the economic growth aspirations outlined can be accommodated. This results in an overall requirement for 13,340 net additional homes to be provided over the plan period.

8.20 The housing requirement is therefore matched to a jobs growth forecast of around 8,800 additional jobs. This is driven particularly by

growth in the renewable energy, chemicals and process industries, and ports and logistics industries; but also sees employment growth in the retail, tourism, and food processing sectors. This seeks to ensure that an appropriate balance between new jobs and housing is created.

8.21 The scenario represents a significant increase in the number of new homes required to enable the area to accommodate the workforce needed to service these jobs, when compared to the target identified in the RSS. This scenario would see the reversal of trends in people leaving the area to retain working age people, plus additional inward migration to North East Lincolnshire to provide part of the labour force required. It also ensures that enough homes are provided to meet demographic changes occurring, including the needs of an ageing population.

8.22 The Council has aligned the economic and housing scenarios. In aligning the evidence, the Council has produced a stepped housing requirement, which increases the number of homes required as job opportunities come on-stream. This provides a requirement which is broken down to three five year periods from 2013 to 2028, and a final four year period from 2029 to 2032. For the medium growth scenario, the housing requirement increases in line with the forecast which would see an increase in the homes required from just over 500 net additions per annum in the first five years of the Plan, to almost 860 per annum at the highest point. On average, around 700 new homes would be required each year, which represents a small uplift on an annualised basis from the OAN figure.

8.23 The Council has tested its housing scenarios against three household formation rates: 2008-based rates, the 2011-based interim rates, and 2012-based rates. The recession depressed the rate at which people formed households. This is because the resulting credit crunch restricted finance for builders and buyers reducing the ability to build new homes and for people to buy them, due to unemployment, and due to the subsequent tougher criteria introduced with higher deposits

required to enter into a mortgage. The rate of household formation has started to increase but is not yet back to pre-2008 levels.

8.24 The Council is planning for new homes using an average of the 2008-based and 2012-based household formation rates. This has been selected to allow for the provision of sufficient homes to allow household formation to return to pre-recession trend levels, and reflects that increased employment in the area will allow more people to enter the housing market. Taking forward this approach ensures that there will not be an under-supply of homes which would reinforce 'forced choices' reflected in the 2011-based projections, which suggested that there would be a continued significant decline in younger people entering the housing market.

8.25 In light of the significant economic growth expected in North East Lincolnshire, it is reasonable to expect that household formation will start to return to previous rates, while accepting that it may not fully return. This approach acknowledges the latest 2012-based dataset whilst allowing for a return to pre-recession trends. Taking an average between 2012-based and 2008-based household forecasts ensures there will not be an under-supply of homes, while recognising that some constraints on finance availability may continue.

8.26 It is recognised that the North East Lincolnshire housing market has strong linkages with North Lincolnshire, and the districts of East Lindsey and West Lindsey. In determining the housing need, the Council has assumed that commuting ratios between the authorities will stay at current levels.

8.27 It is recognised that there was an under delivery of housing against the housing target outlined in the *Yorkshire and Humber Plan: Regional Spatial Strategy to 2026* (RSS). Delivery only exceeded the RSS housing target in two years; however, no account for any backlog against RSS targets has been taken forward into the housing requirement. This is because the

Council has assessed its housing need in an up to date objective assessment from a base date of 2013.

8.28 Since the 2013 base date, the Council has accumulated some shortfall in delivery against this new housing requirement. The shortfall is the

number of homes not met since the base date of the updated housing need work. This has been taken into account and will be met in the first five years of the plan, ensuring that sufficient supply is available.

Statement 4

The housing requirement

Between 2013 and 2032, provision will be made to meet the need for a minimum of 13,340 new homes in North East Lincolnshire. This represents an annualised requirement of 702 new homes per year. This will ensure that the needs of North East Lincolnshire's existing and future population are catered for.

The Council has directly modelled the housing growth scenario to the forecast increase in jobs. This creates a stepped housing requirement which increases during the plan period in line with the expected increases in jobs growth, realised through the delivery of key strategic development projects. The minimum number of new homes required to be delivered in each period is:

2013/14 to 2017/18 - 505 homes per year

2018/19 to 2022/23 - 657 homes per year

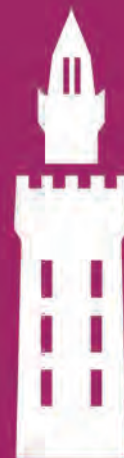
2023/24 to 2027/28 - 857 homes per year

2028/29 to 2031/32 - 811 homes per year

The Council will bring forward sufficient land supply in order to ensure that this housing requirement is met and will monitor the delivery of new housing.



Future development requirements



Section 5 'Spatial Portrait' and Section 6 'What is life like in North East Lincolnshire?' set out the range of issues that the Borough faces. It demonstrates 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.

9.1 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 well being 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 maintain 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 the constraints faced in relation to flooding, regeneration and biodiversity must also be respected.

9.2 The Plan's vision has been developed over a number of years. Initially, it was progressed through the LDF Core Strategy and then, later, through the *New Local Plan Initial Issues and Options Paper* (consultation in 2012). Whilst the consultation process identified strong support for taking forward the original vision, it has since been revised to reflect changing circumstances and aspirations.

9.3 A number of important local strategies and plans have also helped to shape and inform the vision, and ensure that the Plan is consistent with ongoing and future activity across the Council and the partners it works with. These include:

- the *Sustainable Community Strategy* (2010);
 - the Council's Partnership Board Plan: *Development and Growth Plan* (2012);
 - *Health and Well-being Strategy* (2013) and *Safer Stronger Communities Partnership Plan* (2014/17), and;
 - the *North East Lincolnshire Council Plan* (2014-2015).
-

The overall spatial vision

By 2032 North East Lincolnshire will be nationally and internationally recognised as a centre for off-shore renewables, focusing on operations and maintenance and contributing significantly to the Humber's 'Energy Estuary' status. Growth in key sectors, food, energy, chemicals, ports and logistics, will be matched by a strong tourism and leisure offer. Evident through increased jobs and diversity of skills, the barriers to accessing jobs will have been broken down. This will be facilitated through the establishment of facilities to improve education and skills, and measures implemented to address housing need and affordability, and health and service needs, including countering deprivation issues in specific wards. A platform for sustainable economic growth will have been created, with conditions to capture and sustain more and better jobs in the area well established.

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 steps taken to lift housing delivery to support economic growth, recognising the need to provide housing to address demographic change, and improve prospects for economic growth, whilst providing choice within the housing market, and being sensitive to the scale and character of settlements. Town centres will be successful, having developed their offer to support growth.

Environmental quality will be a source of pride, aspiration and confidence. The special character, biodiversity and distinctiveness of the Borough will continue to be protected and enhanced. The Borough's ecological and green infrastructure networks will have been improved, providing improved habitats and access to nature for local communities.

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

9.4 The following 'Place statements' complement the overall spatial vision clarifying the role of different settlements in meeting the overall vision.

Place statements

Urban Area (Grimsby and Cleethorpes)

9.5 By 2032 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, health care and education, open space and retail facilities.

9.6 Grimsby will have strengthened its role as the sub-regional centre, accommodating new retail and leisure expansion, including environmental enhancement of the townscape. Cleethorpes will have built upon its role as a regional tourist destination, 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)

9.7 The land adjacent to the Estuary in and around the ports, and adjacent to the deep water channel is a valuable economic resource. By 2032 opportunities will have been taken to strengthen key economic sectors, capturing local economic benefits and realising the full potential of off shore renewables operations. 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 for roosting, loafing and foraging birds as part of a sub-regional delivery plan.

9.8 Immingham will have strengthened its role as an independent town. The town centre will have been redeveloped to provide new retail facilities and community focus. Highway improvements will have helped to alleviate localised air quality issues. Other environmental improvements and enhancements to health care and education 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)

9.9 The arc of larger villages outside the urban area, have seen historic patterns of growth. By 2032, these settlements will have grown 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 on Hewitts Circus Business Park. The open countryside that separates settlements will have been protected to maintain the sense of separation; recognising the value and importance of environment corridors stretching 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 infrastructure.

Rural Area (Open Countryside including Rural Settlements)

9.10 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 and habitat sites will continue to be offered 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.

Strategic objectives

9.11 The objectives set out below relate directly to the spatial vision. They provide a framework for the Plan policies to facilitate the form and pattern of development necessary to ensure that the vision is fully realised by 2032. The objectives are mutually supportive and are not listed in order of priority.

9.12 Table 9.1 'Relationship between Strategic Objectives and Policies' that follows the list of objectives 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:

- delivered new jobs (c8,800⁽⁴⁵⁾) and new homes (c13,340⁽⁴⁶⁾) by 2032; and,
- 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 infrastructure in mitigating aspects of flood risk. Recognise the increased stress on habitats and species that climate change causes.

Critical success factors:

- reduced the waste generated and increased waste recycling;
- reduced the overall proportion of dwellings at risk from flooding; and,
- addressed the issue of poor air quality;
- reduced the number of declared Air Quality Management Areas in the Borough;
- increased usage of sustainable transport modes;
- delivered residential development in locations that provide easy connections by public transport to schools, employment, hospitals and health centres;
- delivered energy efficient housing stock; and,
- increased functional green infrastructure.

SO3 Economy

Support environmentally responsive local economic growth by promoting conditions that sustain an increase in the number of better paid jobs; removing barriers to investment and access to jobs; and, raising skills. Promote rural regeneration and diversification, including a strengthened tourism offer.

45 North East Lincolnshire Economic Futures Report (2014)

46 North East Lincolnshire Demographic analysis and forecasts

Critical success factors:

- reduced unemployment, through job creation and development of skills to support sector growth;
- reduced the proportion of population subject to social deprivation;
- delivered infrastructure to support economic development; and,
- strengthened rural economy.

SO4 Housing

Significantly boost housing supply to meet 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 travellers accommodation will be supported. A balanced supply of deliverable sites will be identified to achieve as a minimum, the objectively assessed needs of the Borough, identified overall housing target.

Critical success factors:

- boosted supply of housing through the allocation of deliverable sites, whilst seeking to avoid the coalescence of settlements;
- supported the delivery of affordable housing;
- identified suitable sites to meet the specific needs of gypsies and travellers;
- addressed the specific housing needs of an ageing population; and,
- brought empty properties back into use for residential or alternative use.

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:

- reduced deprivation, narrowing the gap in terms of social and health inequality; and,
- safeguarded and develop, open space and sport and recreation facilities to maintain or exceed local accessibility standards, promoting healthy lifestyles.

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. 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:

- safeguarded designated, landscape, and heritage assets, and protected important species and habitats;
- reduced the number of buildings on the Heritage at Risk Register;
- adopted up to date Conservation Appraisals for Conservation Areas;
- delivered net gains in biodiversity;
- maximised use of brownfield land; and,
- delivered development in locations of least environmental value.

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:

- delivered key transport infrastructure to support sustainable growth; and,
- improved sustainable transport options to reduce the dependency on the car.

SO8 Town centres and local facilities

Strength the vitality and viability of town centres, meeting the needs for retail, commercial and leisure uses, focusing appropriated uses on town centre sites, promote regeneration where appropriate and support the retention of local community and service facilities.

Critical success factors:

- delivered town centre growth and regeneration, improving vitality and viability widening choice and offer; and,
- sustained a network of local centres providing local day to day service needs.

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:

- lifted the quality of development, reducing crime and fear of crime issues.

SO10 Minerals and Waste

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

Critical success factors:

- safeguarded mineral resources;
- planned for the supply of minerals to accommodate future growth;
- delivered adequate provision for the management of waste arisings; and,
- achieved reduction in waste generation and increased waste recycling.

Strategic Objective and Policy relationship

Relationship between the Strategic Objectives and Plan Policies										
Policy	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10
Presumption in favour of sustainable development	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Development boundaries				✓					✓	
Infrastructure		✓			✓		✓	✓		
Employment allocations			✓		✓					
Existing employment sites			✓		✓					

Relationship between the Strategic Objectives and Plan Policies										
Policy	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10
Habitat Mitigation - South Humber Bank			✓		✓	✓				
Office Development			✓		✓					
Skills and training			✓		✓					
The Rural Economy			✓		✓					
Tourism and visitor attractions			✓		✓					
Housing allocations				✓						
Development of strategic housing sites				✓						
Housing Mix	✓			✓						
Provision for elderly person's housing needs	✓			✓						
Housing Density				✓		✓			✓	
Affordable Housing				✓	✓					
Housing - Rural exceptions				✓						
H4 Self Build Homes				✓						
Provision for gypsies and travellers				✓						
Good design in new developments									✓	
Town centres								✓		
Grimsby Town Centre Opportunity Sites								✓		

Relationship between the Strategic Objectives and Plan Policies										
Policy	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10
Cleethorpes Town Centre Opportunity Sites								✓		
Immingham town centre								✓		
Primary shopping frontages					✓			✓		
Freeman Street district centre								✓		
Local Centres					✓			✓		
Social and cultural places					✓					
Grimsby Town Football Club Community Stadium					✓					
Renewable and low carbon infrastructure		✓								
Energy and low carbon living		✓								
Flood risk		✓			✓	✓				
Water management		✓				✓				
Telecommunications			✓							
Promoting sustainable transport							✓			
Safeguarding transport infrastructure							✓			
Parking					✓		✓		✓	
Conserving and enhancing the historic environment						✓				
Developing a green infrastructure network		✓			✓	✓				

Relationship between the Strategic Objectives and Plan Policies										
Policy	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10
Biodiversity and Geodiversity						✓				
Landscape						✓				
Green space and recreation		✓			✓	✓				
Safeguarding minerals and related infrastructure										✓
Future minerals extraction										✓
Restoration and aftercare (minerals)										✓
Future requirements for waste facilities										✓
Safeguarding waste facilities and related infrastructure										✓
Restoration and aftercare										✓

Table 9.1 Relationship between Strategic Objectives and Policies

Monitoring

9.13 The objectives are linked to particular indicators and targets that the Council will monitor (see Appendix C 'Monitoring framework')⁽⁴⁷⁾. Monitoring is an integral part of the cyclical planning process of Plan-Monitor-Manage. It provides the basis for assessing the on-going performance of the Plan, which brings about opportunity for intervention if policies are shown to be failing or circumstances changed during the course of the plan period.

47 The critical factors set out in the objectives will form part of the monitoring framework.





10.1 The Plan as a whole sets out the spatial development strategy for the Borough, providing the basis for future planning decisions. It promotes sustainable development which seeks to improve the quality of life, bring forward quality development to meet identified needs and which delivers economic, social and environmental benefits.

10.2 The spatial strategy is represented graphically in Figure 10.1 'The Key Diagram'. This provides an overview of the key directions for growth, major constraints and areas of planning restraint.

Settlement hierarchy

10.3 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.

10.4 The settlement hierarchy is informed by the spatial portrait set out in Section 5 'Spatial Portrait', the preparation of *Settlement Profiles* (2013)⁽⁴⁸⁾, which provides a snapshot of individual settlements; and the more detailed *Settlement Accessibility Assessment* (2013)⁽⁴⁹⁾. 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, health care and recreation.

10.5 The defined 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.

48 A copy of the 2013 - *Settlement Profiles* document is available to download from the evidence base area of the Council's website, <http://www.nelincs.gov.uk/council/planning-policy/>.

49 A copy of the 2013 - *Settlement Accessibility Assessment* document is available to download from the evidence base area of the Council's website, <http://www.nelincs.gov.uk/council/planning-policy/>.

Defined 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. 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 adjacent to and beyond the 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 beyond the settlement edge.
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 immediately adjacent to the settlement edge.
Level 4 Minor Rural Settlements	Relates to the minor settlements of Ashby Cum Fenby, Aylesby, Barnoldby Le Beck, Beelsby, Bradley, 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 10.1 Defined Settlement Hierarchy

Distribution of development

10.6 New development will be distributed in relation to the following spatial strategy. This reflects the settlement hierarchy, locations of existing employment clusters, development constraints, accessibility and service provision. It specifically sets out that:

- employment development will be concentrated between and including the ports of Grimsby and Immingham; and,
- residential development will be commensurate with the scale of individual settlements and be reflective of their position in the settlement hierarchy.

10.7 The spatial strategy acknowledges the tensions that exist between different local plan objectives, key amongst these are:

- the desire to regenerate brownfield sites with the need to provide sufficient deliverable housing sites to meet future housing needs which necessitates large areas of greenfield development;
- 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;
- the need to foster and support economic growth, recognising the locational preferences and requirements of key sectors. This raises tensions with regard to designated habitats, flood risk and sustainable transport; and,
- the need to reconcile competing housing market pressures with the drive to promote sustainable transport choices.

Settlement Level	Settlement	Spatial Zone	Proportion of development (residential)
Level 1 - Urban Area	Grimsby	Urban area	In combination, approximately 61% of new homes will be constructed in and on the fringes of the urban area.
	Cleethorpes		
Level 2 - Local Service Centres	Immingham	Estuary Zone	Approximately 7% of new homes will be constructed in and on the fringes of Immingham.
	Healing	Western and southern arc	In combination, approximately 31% of new homes will be constructed in and on the fringes of the arc settlements.
	Humberston		
	Laceby		
	Waltham		
	New Waltham		
Rural Settlements	Habrough	Rural area	In combination, approximately 1% of new homes will be constructed in and on the fringes of the rural settlements.
	Stallingborough		
Minor Rural Settlements	All other settlements		Housing delivery in this area will comprise windfalls and exceptions only.

Table 10.2 Housing spatial distribution

Key diagram

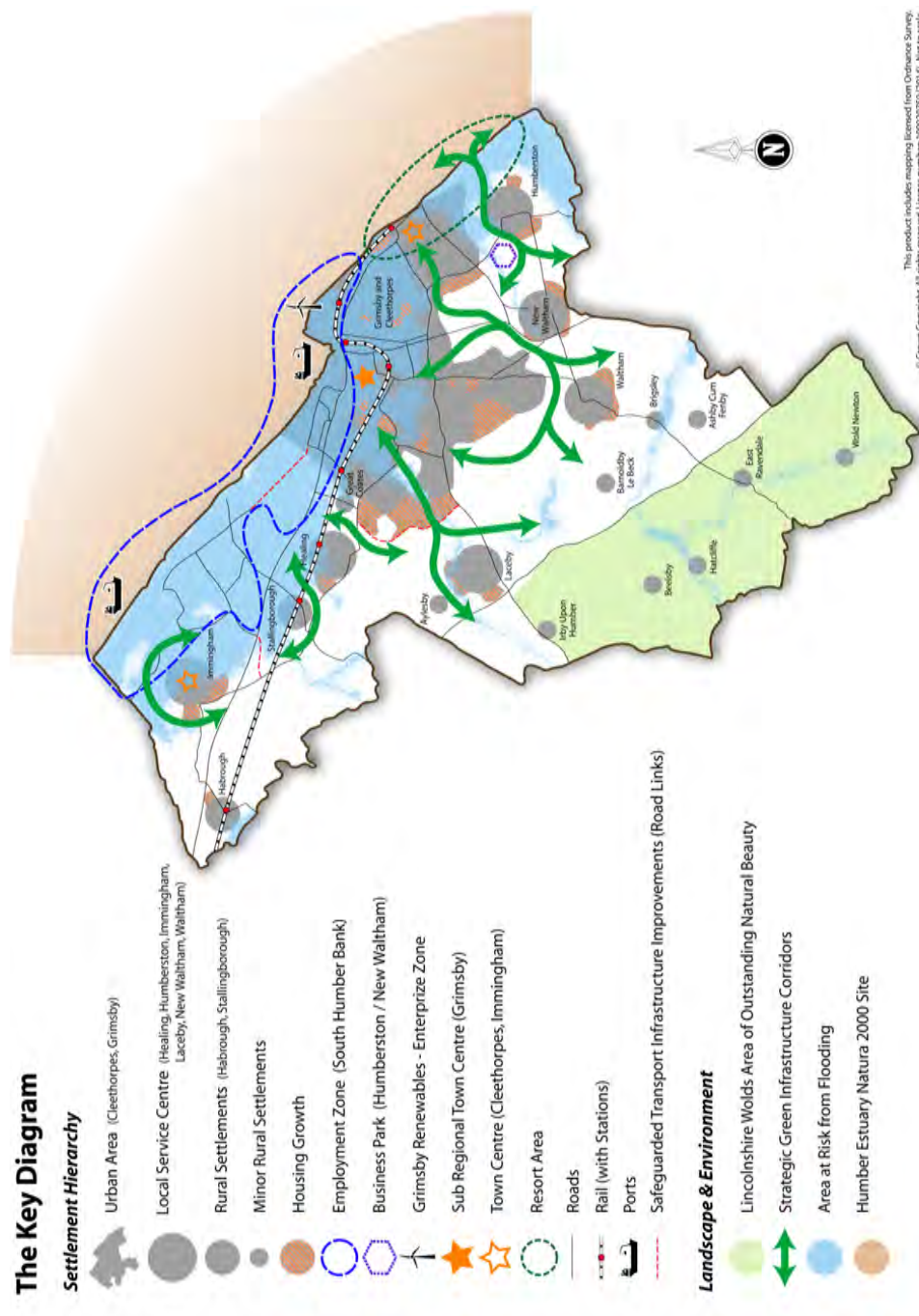


Figure 10.1 The Key Diagram







This section of the Plan includes a collection of policies which cover a range of subject areas. The subjects do not relate to specific land uses (such as housing, employment, or heritage), but have a general application across different aspects of planning. The policies relate to three important aspects:

- the presumption in favour of sustainable development;
- settlement boundaries; and,
- infrastructure.

Presumption in favour of sustainable development

The presumption in favour of sustainable development set out in the NPPF is recognised as the 'golden thread' that should run through the

development of the Plan . It is considered appropriate in this context to set out at this point in the Plan the local approach that will guide how the Council will work with developers to deliver sustainable development.

Policy 1

Presumption in favour of sustainable development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the *National Planning Policy Framework*. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area; working to deliver a strategy which seeks to meet development and infrastructure needs.

Planning applications that accord with the policies in this Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the *National Planning Policy Framework* taken as a whole; or,
- specific policies in that Framework indicate that development should be restricted.

Justification

11.1 Policy 1 'Presumption in favour of sustainable development' recognises that the presumption in favour of sustainable development should be applied locally (NPPF, paragraph 15).

11.2 The Planning Inspectorate has issued model wording that it considers will, if incorporated into a local plan submitted for examination, be an appropriate way of meeting this expectation.

11.3 The introductory text emphasises that consideration will need to be applied to other aspects of the Plan, which reflect and define the approach of the presumption, and are specific to meeting the development needs of North East Lincolnshire.

11.4 There will inevitably be tensions between different aspects of sustainable development that will need to be considered and addressed with regard to local circumstances. It is important that there is a clear appreciation of what this means in North East Lincolnshire, both in terms of what constitutes a sustainable community, and, what new development should look like on the ground.

11.5 Figure 11.1 'Sustainable community components' below, shows those elements which are considered to work together collectively to create sustainable communities. It emphasises the importance of an holistic and that simply addressing one component in isolation will fail to deliver sustainable communities.

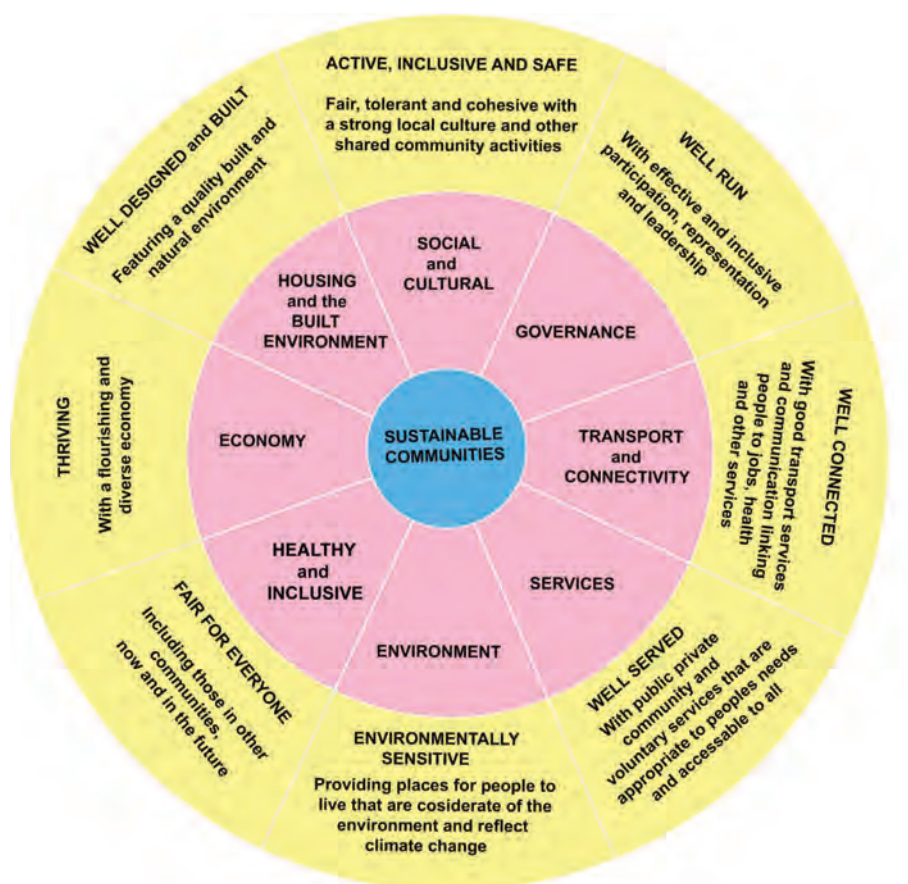


Figure 11.1 Sustainable community components

Presumption in favour of sustainable development relationship to:	Link to:
National Planning Policy Framework	Paragraphs 1 to 17
Local Plan Strategic Objectives	SO1 to SO10 inclusive
Evidence Base and other key documents and strategies	<i>North East Lincolnshire Pre-submission Local Plan Sustainability Appraisal Report (2015)</i>

Policy relationship

Development boundaries

11.6 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.

11.7 The nature and form of settlement edges is critical in determining settlement boundaries. The *Landscape Character Assessment* (2015) has provided an assessment of the sensitivity of landscape surroundings. This provides valuable evidence for:

- considering whether settlements include key characteristics or distinctive features which contribute to their sense of place;
- identifying features that define current settlement edges (determining whether they are 'strong' or 'weak'); and,
- assessing what opportunities there are for enhancement (considering; approaches and views, distinctive features, visual open space and sensitivity to change).

11.8 The methodology used to define the development boundaries applied the following principles :

- clearly defined physical features, including hedges, roads, and water courses have been followed;
- sites that contribute to the supply of housing over the plan period, (identified through the site allocation process, excluding any specific rural exceptions if identified) are included in the boundaries ;
- existing employment sites and sites which will contribute to employment site supply are included in the boundaries where they are integral to the form of the settlement;
- the gardens (curtilage) of properties are included, unless functionally separate from the dwelling, or, where the scale of the site is of a scale that could, through future development, lead to ribbon development or coalescence with a nearby settlement;
- recreation and amenity open space (including school playing fields), which is physically surrounded by the settlement or adjoining the settlement on three sides, is included within the boundary. Recreation or amenity open space, that extends into the countryside or primarily relates to the countryside, is excluded from the boundary;
- freestanding buildings, individual and small groups of dwellings, including farm buildings which are detached or peripheral to the main built-up area of the settlement are excluded from boundaries (recognising NPPF paragraph 55);
- areas of caravan, chalet and other temporary accommodation are excluded from the

defined boundary reflecting the area's temporary status;

- 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;
- boundaries are not drawn so tightly as 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; and,
- the defined boundaries are not drawn so as to “round off” or “straighten” settlement 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.

11.9 The development boundaries have been identified on the Policies Map. These boundaries take account of housing allocations. Where it is known that developments will incorporate extensive areas of perimeter landscaping at the edge of settlements, the development boundaries have been drawn to follow the extent of the built up development. The changes to development boundaries from those previously identified in the *North East Lincolnshire Local Plan* (2003) are identified in Appendix B 'Policy map changes'. Each boundary change has been given an individual reference for simple identification.

11.10 The Policy goes on to establish the nature of development that would be supported and approved, both within, and beyond the development boundaries, setting out the key considerations that would apply.

Policy 2

Development boundaries

Within the defined development boundaries development will be permitted subject to its suitability and sustainability, having regard to:

- the size, scale, and density of buildings, and their impact on the character and appearance of the area;
- the relationship to existing uses;
- access and traffic generation;
- provision of services;
- impact upon neighbouring land uses by reason of noise, air quality, disturbance or visual intrusion;
- advice from the Health and Safety Executive;
- flood risk;
- the quality of agricultural land;
- measures to address any contamination of the site;
- impact on areas of heritage, landscape, biodiversity and geodiversity value, including open land that contributes to settlement character; and,
- the requirements of other appropriate policies in the Plan.

When development is adjacent to defined boundaries particular regard should be paid to the nature and form of the settlement edge. Where possible and where appropriate, development should contribute to the network of green infrastructure, respecting the relationship between countryside and the settlement built form.

Development **beyond the defined boundaries**, and not provided for by a specific allocation, will be permitted only if:

- it is essential to the needs of agriculture, horticulture, forestry, mineral extraction, waste disposal or other land use which requires a countryside location; or,
- it reuses an existing rural building or buildings; or
- it meets a local employment need that cannot be provided for within a nearby settlements; or,
- it is for leisure and tourism purposes which required an open countryside location; or,
- it consists of affordable housing to meet specific local needs; or,
- it is to generate energy from renewable sources; or,
- it is telecommunication development; or,
- it is development that has been specifically defined and identified through the neighbourhood planning process.

The suitability and sustainability of development beyond the defined settlement boundaries will be assessed against the same criteria as development within the defined development boundaries, but additionally recognising the distinctive open character, landscape quality and role these areas play in providing the individual settings for independent settlements.

Justification

11.11 The Council has considered a number of key aspects in defining the development boundaries, these have included:

Key aspects considered in defining development boundaries	
The need for new development	Ensuring that sufficient sites are available to accommodate future requirements
The setting of the settlement	Considering the particular landscape and surrounding countryside features in the vicinity of the settlement edge
The existing form, character and pattern of development	Considering the impact of further development on the existing development pattern
Preventing coalescence of settlements	seeking to prevent the physical amalgamation of settlements to retain individual identity and character

Key aspects considered in defining development boundaries	
The presence of physical boundaries	Recognising that natural or man made features such as rivers, woodlands, or roads and railways can form logical defining boundaries
Safeguarding the character of open countryside	Recognising the sensitivity of particular landscape, noting in particular the Lincolnshire Wolds Area of Outstanding Natural Beauty designation
Avoiding ribbon or scattered development	Ensuring that development does not creep along road frontages in to open areas, or result in scattered development unrelated to existing development form
Retaining sites of heritage or biodiversity value	Ensuring that sites of heritage or biodiversity value are identified and not put at risk;
The presence of HSE consultation zones	Recognising that development opportunities may be limited or restricted in specific areas
Traffic noise	Road surface noise, particularly from the A180 exceeds acceptable noise levels to allow enjoyment of garden areas that lie within the 68dB (A) L10 contour
Accessibility to services and facilities	Referring specifically to the <i>Settlement Accessibility Assessment</i> (2013)

Table 11.1 Key aspects considered in defining development boundaries

11.12 Policy 2 '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 national planning policy. These generic considerations provide the basis for considering whether the development proposed should be supported and approved.

11.13 Policy 2 '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.

11.14 In accordance with the NPPF, paragraph 54 Policy 2 'Development boundaries' also makes provision for allowing some market housing where this would facilitate the provision of significant additional affordable housing to meet local needs in rural areas, for example, to enable the delivery of affordable units without grant funding. Policy 17 'Rural exceptions' provides further clarification.

Policy 2 'Development boundaries' relationship to:	Link to:
National Planning Policy Framework	Paragraphs 55, 58
Local Plan Strategic Objectives	SO4, SO9
Evidence Base and other key documents and strategies	<i>North East Lincolnshire, Landscape Character Assessment (2015)</i>

Policy relationship

Infrastructure

11.15 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.

11.16 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.

11.17 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.

Policy 3

Infrastructure

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

The Council will work with developers and partner organisations to ensure the delivery of infrastructure, services and community facilities necessary to develop and maintain sustainable communities; and will require provision of infrastructure and infrastructure improvements which are necessary to make development acceptable to be delivered in association with those developments. These improvements will be secured by planning condition, obligations or levy charges as appropriate.

Contributions towards infrastructure will be based on the demands created by the specific development. This includes provision of new, or enhancement of the existing infrastructure and facilities, including, but not necessarily limited to:

- physical infrastructure, including:
 - transport improvements, including highways, public transport, provision for cyclists and pedestrians;
 - drainage and surface water management (including SUDS maintenance where appropriate);
 - flood defences (where site specific requirements warrant such an approach)
- social infrastructure, including:
 - affordable housing;
 - education, including primary and secondary provision⁽⁵⁰⁾.
- green infrastructure, including:
 - green space, sport, recreation and play space, including future maintenance;
 - habitat mitigation provision and maintenance, particularly in association with South Humber Bank employment sites.

Existing infrastructure will be safeguarded, except where there is clear evidence that particular infrastructure is no longer required to meet current needs or can be delivered through alternative provision.

Where financial contributions are made, and in the event it is found that they exceed the cost of necessary works or the contribution remains unspent after an agreed period of time, the contributions will be returned, in part or entirely, as may be appropriate.

The Council will in addition support:

- proposals that deliver health infrastructure including doctor's surgeries and pharmacies, which offers improved services for their users; and,
- applications made by the emergency services which will deliver improved services for their users.

The Council will seek to ensure that all development is commercially viable and deliverable. Where the delivery of a proposed scheme is threatened on the basis of viability, the Council may consider a reduction in the extent of the obligations required to be met. In such circumstances, developers will be required to 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 will be subject to an independent assessment prior to the determination of the application.

50 Pupil generation is based upon pupil generation ratios of; one primary pupil/4 dwellings and one secondary pupil/5 dwellings.

Justification

11.18 The Council has produced an *Infrastructure Development Plan* (2015) (IDP) which sets out the infrastructure required to support sustainable communities over the plan period. The IDP identifies the following:

- Improvement/enhancement of the current transport network, including requirements for highway provision and improvements; improved pedestrian, cycle and public transport facilities.
- Requirement for improved education facilities for both primary and secondary provision throughout the area. In the majority of cases, additional school places can be made available either by take up of existing capacity, or through additional provision by extending existing school facilities. However, the scale of development proposed in certain locations requires new school provision for primary in the Cleethorpes and Waltham planning areas, and in secondary provision in Grimsby town centre and in association with the Grimsby West strategic housing site.
- Provision of green infrastructure. The standards identified in the Plan will apply to new development. A future Supplementary Planning Document will provide additional guidance on delivery and future management
- Provision of playing pitches. Provision of new facilities will be secured through a combination of on-site provision and off-site contributions towards enhanced provision and include management regimes
- Whilst there is sufficient electricity, gas and water supply to accommodate required growth, developers will be required to pay for local connections and substation upgrades to meet specific site requirements;
- Requirement to improve Flood Defences in certain areas in the period to 2032. Specific schemes will be identified in the updated Humber Flood Risk Management Strategy and identified by the Environment Agency accordingly. Flood Risk Assessments will be

required where appropriate, and mitigation strategies implemented where necessary.

- Potential provision of health services. Existing facilities are such that it is unlikely that specific new provision of new surgeries will be required over the plan period, although capacity may be improved by additional provision at existing facilities. Funding will be secured from government sources through higher patient numbers. Qualitative and efficiency improvements are the primary focus of primary care provision and as a result there is no specific need to ensure improved primary or secondary care facilities.
- There is currently sufficient capacity to address waste management requirements in the short to medium term.

11.19 The Strategic Ecological Mitigation requirements identified in Policy 6 'Habitat Mitigation - South Humber Bank' are considered to be essential requirements to deliver the anticipated level of economic growth. Under normal circumstances, developers would be required to undertake a site specific Appropriate Assessment and identify and implement all necessary mitigation measures. The approach identified in Policy 6 'Habitat Mitigation - South Humber Bank' supports a strategic approach to provision against which all developers within the Mitigation Zone will be required to make appropriate contributions in lieu of meeting site specific requirements.

11.20 Policy 3 '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.

11.21 The balance of contributions have been subject to viability assessment to ensure that the sum of contributions is not so great that it will place such a large burden on development so as

to prevent the delivery of the development. Details of the viability assessment that has resulted in the stated contributions can be found in the *North*

East Lincolnshire Local Plan Viability Assessment Update (2015).

Policy 3 'Infrastructure' relationship to:	Link to:
National Planning Policy Framework	Paragraph 162
Local Plan Strategic Objectives	SO2, SO5, SO7 and SO8
Evidence Base and other key documents and strategies	<i>North East Lincolnshire Infrastructure Development Plan (2015)</i> <i>North East Lincolnshire Local Plan Viability Assessment Update (2015)</i>

Policy relationship



The North East Lincolnshire economy is experiencing significant change, in part arising from the development of a new renewable energy sector, based primarily around the development of off-shore wind farms. Within Grimsby, the development of the supporting O&M operations is set to bring new life to the Port over the next 25 years.

There are also good expectations of growth within traditional employment sectors that are prevalent within the area, namely: ports and logistics, food processing, chemicals and process industries and the visitor economy.

12.1 There are, however, a number of challenges to be overcome if the full economic opportunities are to be realised, these are:

- **The land and premises** - The industrial accommodation within North East Lincolnshire includes a significant proportion of second hand, poor quality stock. Much of which is nearing the end of its useful economic life and in some cases fails to meet the requirements of modern day businesses.

The *Commercial Market Assessment* (2014) identifies the levels of available stock amounts to approximately 3% of the overall level of provision. It also identifies a mismatch between the size of available units and user requirements. As a result, there is restricted choice for investors. This acts as a key deterrent to investment when coupled with the relatively high costs of refurbishment and low rental values.

The lack of good quality serviced land that is readily available for development is also an issue. Europarc is the only quality serviced land currently available. The low land and rental values within the area, together with the costs of provision of key infrastructure to enable such land to come forward effectively results in commercial development being unviable on a speculative basis. Whilst there is developer interest in bringing forward sites, developers are seeking support from the public sector to enable their delivery.

12.2 To overcome this issue, the Council has developed a South Humber Industrial Investment Programme (SHIIP), which seeks to provide public sector support specifically to deliver land and premises. A number of actions are proposed within the Programme, including support for the delivery of key infrastructure to improve site accessibility and availability, support for development of speculative units and addressing ecological constraints.

- **The environmental constraints** - The Humber Estuary is designated as a Special Area of Conservation and Special Protection Area (SPA) under the European Habitats Directive. The Conservation of Habitats and Species Regulations 2010 (The Habitats Regulations) require consideration of the designations as well as consideration of the wetland as being of international importance under the Ramsar Convention.

The land adjacent to the estuary between the twin ports of Immingham and Grimsby is of strategic employment significance. As development has taken place there has been growing concern about the importance of the agricultural land being developed. Several bird species use this land for roosting and feeding and without appropriate mitigation future development would be put at risk.

12.3 The Council has worked with representatives from the unitary authorities of North and North East Lincolnshire, nature conservation bodies and industry representatives

as part of the South Humber Ecology Group to identify the requirements for strategic mitigation to safeguard the integrity of the designations. Once agreed, mitigation will be fully implemented through SHIP, with the costs being recouped through development contributions as appropriate. It is anticipated that the implementation of the strategic mitigation works will enable sites to come forward without further restrictions.

- **The low wage and low skill economy** - The skill base has traditionally been around relatively low skill process operations. As a result, wages remain significantly lower than the regional or national averages. The *North East Lincolnshire Sector Study* (2014) specifically identifies skills shortages as an issue for various sectors, particularly ports and logistics, renewables and energy and chemical and process industries.

Educational attainment levels are currently improving, with a three percent drop in the number of people with no qualifications between 2009 and 2013, and a rise of 2.6% attaining higher level qualifications (degree level or equivalent)⁽⁵¹⁾.

The Humber LEP has worked to bring together the needs of business and education provision for the Humber through the development of the Virtual College. This has seen joint working between local education providers and Renewable Energy providers. In addition, the Humber LEP have recently been successful in its bid to develop a National College for Renewable Energy within the LEP area.

12.4 A key part of the *Economic Development Strategy* (2015) is to stimulate economic investment that generates high value jobs, and ensure that the resident population have access to the necessary training to access those jobs.

- **The perception of the area** - North East Lincolnshire as an area has, historically, not promoted its assets and opportunities well. This has led to a perception of the area that has focused inwardly upon the negative aspects, rather than highlighting the positive aspects that create an improved perception.

12.5 The 'Discover North East Lincolnshire' and 'Invest North East Lincolnshire' brands are examples of two initiatives that seek to address this. These brands focus on the positive aspects that many local residents take for granted but which are important to building confidence with future investors.

12.6 The policies of the Plan specifically seek to ensure that investment opportunities are capitalised, and that the constraints to development, are addressed and where possible overcome.

Provision for employment

12.7 Section 8 'Future development requirements' establishes a requirement to identify a minimum of 123ha of employment land (Use Class B1, B2 and B8). In meeting this requirement, site specific allocations need to reflect the needs of modern day businesses.

12.8 The *Employment Land Review* (2014) identified a total potential supply of 758ha of land which could be considered suitable for employment uses. However, through the assessment process it was established that 332ha of land was constrained in some way and would, therefore, be unavailable to meet generic market needs. This includes:

51 *North East Lincolnshire Economic Baseline* (2014).

- the need to retain land to accommodate strategic habitat mitigation, relating to the Humber Estuary SPA (c118ha); and,
- landowners desire to hold large tracts of land for their own long term business purposes, including provision of appropriate buffer zones from neighbouring uses, but also to provide the potential to expand operations should the need arise in the long term (214ha).

12.9 The South Humber Bank, especially the area defined between the Ports of Immingham and Grimsby and situated along the A180 corridor, has traditionally been the main focus for employment operations. This has arisen due to the advantages of locating in close proximity to the Ports, the Estuary frontage and its relative

accessibility to the wider road, rail and pipeline networks. There has been little development of commercial activity within other areas of the Borough, except for a small amount of development in the south of the Borough at Wilton Road Industrial Estate and Altyre Way.

12.10 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.

12.11 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 12.1 'Sector distribution, South Humber Bank' below:

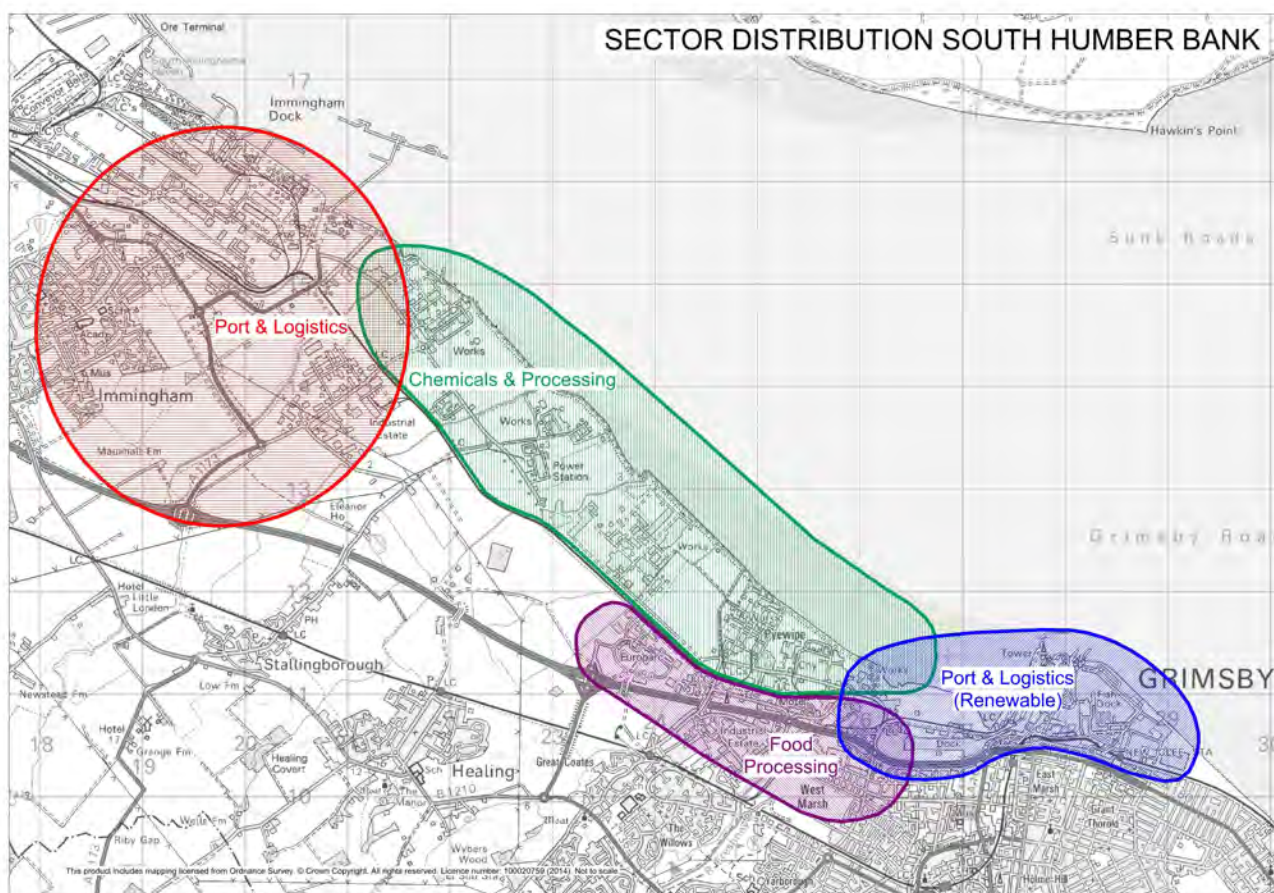


Figure 12.1 Sector distribution, South Humber Bank

Ports and Logistics

12.12 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.

12.13 Associated British Ports (ABP), the Port operator and landowner, have developed 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 under S17 of the Town and Country Planning General Development Order 1995.

12.14 The *Port of Immingham Masterplan 2010-2030* indicates that meeting trade demand forecasts will primarily be accommodated within the Port area. However, ABP have identified two sites within their ownership which lie outside the defined port operational area to accommodate further growth needs specific to the Port.

12.15 In addition to general cargo operations, the Port of Grimsby operates as a major car import and export terminal and has seen recent investment in the new Grimsby River vehicle terminal. It is anticipated that any future port requirements will be accommodated, as at present, within the operational Port area under the jurisdiction of ABP.

12.16 A key concern that was highlighted in the business surveys undertaken in the *North East Lincolnshire Sector Study* (2014) was the shortage of land for logistics operations outside of the control of ABP, for which a requirement of 86ha has been identified. In order to ensure appropriate provision of land, sites are required to be provided which are of sufficient size to accommodate large space but low volume job generators within close proximity to, but not necessarily directly related to the Ports.

Renewables and Energy

12.17 The Port of Grimsby is now firmly established as the base for the Offshore O&M operations servicing the windfarm developments within the North Sea. Recent investment in the Port by major companies including Dong, Centrica, Siemens, and Eon are expected to continue as the operations offshore continue to grow. An Enterprise Zone has been declared within The Port of Grimsby specifically to support the growing renewables sector.

12.18 The significant complementary activities by both ABLE UK (Killingholme) and Siemens (Hull) are anticipated to generate requirements within the overall supply chain, specifically in manufacturing and support operations. Enquiries from such companies are growing. Office, workshops and warehouse and storage facilities are widely anticipated to be required, either close to or within the Port of Grimsby.

12.19 Another significant area of growth is the development of Energy plants, including operations generating power through bio-mass processing, and waste. This activity sits primarily within the Chemicals and Processing Cluster identified in Figure 12.1 'Sector distribution, South Humber Bank'.

Chemical and Process Industries

12.20 Operators within this sector are primarily large space occupiers, requiring significant levels of on-site infrastructure, including, pipelines, extraction plants etc. They, consequently tend to have relatively low job densities. Industries are highly reactive and innovative across international markets. Decisions to invest are often taken elsewhere in the world, and considered against other opportunities on a world-wide scale.

12.21 Due to the nature of the processes, a number of industrial plants hold large tracts of land which serves 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

12.22 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. The *Commercial Property Market Assessment* (2014) identified a specific requirement to provide appropriate quality food grade accommodation as opportunities to find appropriate previously used accommodation are now in short supply.

12.23 The Humber LEP, together with Council have recently signed a Memorandum of Understanding (MOU) with the Malaysian Government, who are seeking to establish a UK base for food production. The MOU commits all parties to securing a location for a food business park, anticipated to be up to 80ha/200 acres. A Local Development Order for a Food Enterprise Park is in preparation for the site (ELR011) adjacent to the existing Europarc which could be considered to meet this need.

Visitor Economy and Retail

12.24 The accommodation requirements in relation to this sector are associated with the town centre and resort areas, and are therefore considered further in Section 14 'Building the places we need'.

Employment allocations

12.25 To ensure that appropriate land is identified which meets the needs set out in 'Jobs (land requirement)' in Section 8 'Future development requirements', the sites listed in Policy 5 'Existing employment sites', Table 12.1 'Employment Allocations B1, B2 and B8' have been identified.

12.26 A range of site sizes have been identified. The larger sites are anticipated to accommodate large scale operations and major investment opportunities to meet sector specific requirements, whilst the smaller sites are considered appropriate to accommodate smaller business needs across a range of sectors. Such operations are likely to all within the B1 and B8 Use Class categories and are therefore supported for these uses.

12.27 Additionally, the policy aims to ensure the protection of existing employment land and recognises that the existing industrial areas will remain an important part of the overall employment land supply. It is therefore important that, wherever possible, the existing industrial areas are protected from loss to alternative uses, unless it is uneconomic to retain them in that use.

12.28 The nature of the chemical and process sector is such that large tracts of land are held as buffer zones. Investment decisions made by these companies are taken in an international context, and often require a quick response. However, there is no certainty as to when such sites may come forward and the policy therefore provides sufficient flexibility should such opportunities arise.

Policy 4

Employment allocations

The following employment sites, identified on the policies map have been allocated for employment development, use classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution):

Settlement	Allocation Reference (ELR Ref)	Site Location	Site Area (Ha) (Net Developable Area)	Sector
Immingham	ELR001	Kings Road	21.6ha	Ports and Logistics
Stallingborough	ELR16 a&b	Stallingborough Interchange	20ha ⁽⁵²⁾	Ports and Logistics
Stallingborough	ELR003	Land South of Kiln Lane	16.9ha	Ports and Logistics
Immingham	ELR027	Land East of Queens Road	15ha	Ports and Logistics
Grimsby	ELR005	Former Huntsman Tioxide Site, Moody lane ⁽⁵³⁾	25ha ⁽⁵⁴⁾	Chemicals and Process Industries
Grimsby	ELR015 a&b	Great Coates Business Park, Moody Lane	22.6ha	Chemicals and Process Industries
Grimsby	ELR008 a-e	Europarc Phase III	14.9ha	Food Processing
Grimsby	ELR011	Europarc Phase IV	15ha ⁽⁵⁵⁾	Food Processing
Stallingborough	ELR020	RWE/Helios Site, Hobson Way	19.5ha	Renewables and Energy
Stallingborough	ELR019	Abengoa Site, Hobson Way ⁽⁵⁶⁾	20ha ⁽⁵⁷⁾	Renewables and Energy

Table 12.1 Employment Allocations B1, B2 and B8

52 Total area 64ha, of which 20ha expected to be delivered within the plan period, The ELR16b site has been reduced in area from that identified in the Employment Land Review

54 total 39.5ha of which 25ha expected to be delivered over the plan period

53 A section of the former Huntsman Tioxide site has been identified as a LWS.

55 Total 70ha of which 15ha expected to be delivered over the plan period

57 Total 31.7 of which 20 ha expected to be delivered over the plan period

56 The Abengoa Site is also identified as an SNCI. Previous proposals relating to development of this site under DC/70/07/IMM made specific provision to safeguard water voles and provide wetland habitat

The following employment sites, identified on the policies map have been allocated for employment development, use classes B1 (Business), and B8 (Storage and Distribution):

Settlement	Allocation Reference (ELR Ref)	Site Location	Site Area (Ha) (Net Developable Area)	Sector
Humberston	ELR010	Altyre Way (Hewitts Circus Business Park)	2.49ha ⁽⁵⁸⁾	Mixed
Immingham	ELR007	Land at Hall Park Way	1.21ha	Mixed
Stallingborough	ELR022	Plot Q, Kiln Lane	2.11ha ⁽⁵⁹⁾	Renewables and Energy
Grimsby	ELR024	Estate Road 1	2.3ha	Mixed
Grimsby	ELR036	Land at Westgate Park, Armstrong Street	0.61ha	Mixed
Immingham	ELR037	Land to rear of Marlin House	1.1ha	Mixed

Table 12.2 Employment Allocations B1 and B8

Operational Port Areas

Within the Operational Port Areas identified on the policies map development proposals for port related use will be actively supported. (Recognising, in many cases development of such a nature will not necessarily require planning permission by virtue of the provisions under Part 17 of the T&CP GDO 1995, as amended). Other port related development not covered by these provisions will be approved if the submitted scheme accords with other relevant policies in the Plan.

Land Reserved for Long Term Business Expansion

Land reserved for Long Term Business Expansion, as shown on the policies map will be safeguarded for future employment development, use classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution)

Planning applications for employment submitted in these areas, or on the defined employment sites, will be approved if the submitted scheme accords with other relevant policies in the Plan.

58 Office scheme currently under construction, application DM/107/14/FUL

59 Renewable energy plant under construction, application DM/0848/14/FUL



Justification

12.29 The justification for the site selection process is detailed in the *Employment Land Technical Paper* which provides commentary on the availability, suitability and deliverability assessments that have been undertaken. Consideration has also been given to the extent to which sites will meet specific sector requirements.

12.30 The assessment has identified a number of sites which are of significant size. Whilst it would be possible to just select a small number of these sites to accommodate the needs identified, this would not meet sector specific requirements in a number of cases. For example, it would be impractical to locate a food processing

operation on the same site or in the vicinity of a chemical/processing plant. As a result, the locational sector requirements have been considered on their individual merits and Table 12.1 'Employment Allocations B1, B2 and B8' indicates the sectors for which the selected site is considered most suitable.

12.31 It is unlikely that all sites will be completely developed over the plan period. In certain circumstances a proportion of a site has been identified as deliverable over the plan period and considered in the light of the proposed delivery strategy identified within SHIP. These are set out in the *Employment Land Technical Paper* and the *SHIP Non-Technical Summary Paper*.

Policy 4 'Employment allocations' Links to: relationship to:	
National Planning Policy Framework	Paragraphs 18 to 22
Local Plan Strategic Objectives	SO3 and SO5
Evidence Base	<i>Commercial Property Market Assessment (2014)</i> <i>Employment Land Review (2014)</i> <i>Employment Land Technical Paper (2015)</i> <i>North East Lincolnshire Economic Baseline Report (2014)</i> <i>North East Lincolnshire Economic Futures Report (2014)</i> <i>South Humber Industrial Investment Programme Non-Technical Summary Paper (2015)</i> .

Table 12.3 Policy relationships

Existing employment sites

12.32 In addition to undeveloped land allocated for employment uses, there are other existing employment sites identified on the Policies Map.

These areas are home to many successful businesses that contribute to North East Lincolnshire's economy. There will inevitably be a degree of change within these areas over the plan period as businesses form, expand, contract and close. This is a normal process and the Plan needs to be capable of accommodating this.

Policy 5

Existing employment sites

Existing employment sites will be safeguarded for employment uses. Proposals which promote development or re-use of vacant sites located within existing employment areas for employment use will be supported subject to other relevant policies in the Plan.

Proposals for the development of non employment uses on existing employment sites will not be permitted unless:

- there is evidence to show that the site/building has reached the end of its useful economic life by:
 - demonstrating that there is no demand for the re-use of the building/site, following a minimum period of 18months marketing for the existing use with a recognised commercial agent at a reasonable price reflecting typical local land values;
 - demonstrating that the physical adaptation or re-use of the building is uneconomic in commercial terms;
- the non employment use would not conflict with the operations of existing employment uses nearby; and,
- the proposed development accords with other relevant policies in the Plan.

Justification

12.33 Policy 5 'Existing employment sites' safeguards existing employment sites for employment uses. This approach provides support for existing business sectors that have established in the Borough. It recognises that businesses may need to expand over the plan period, depending on market conditions and working practices.

12.34 Policy 5 'Existing employment sites' also recognises that market conditions may see certain employment sites fall out of employment use. The former Birds Eye factory site in Ladysmith Road,

Grimsby is one such example. There is no justification for safeguarding sites in the long term where there is no prospect of future employment use. Such an approach is considered to be unsustainable. To promote speedy regeneration, the Policy allows for development of non employment uses subject to specific criteria being met. These criteria relate to evidence confirming there is no reasonable prospect of re-establishing employment use; and checks to ensure that the proposed new use is acceptable, and will not compromise the existing employment uses in the area.

Policy 5 'Existing employment sites' relationship to:	Links to:
National Planning Policy Framework	Paragraph 22
Local Plan Strategic Objectives	SO3 and SO5

Policy 5 'Existing employment sites' relationship to:	Links to:
Evidence base	<i>Employment Land Review</i> (2014)

Table 12.4 Policy relationships

South Humber Bank habitat mitigation

12.35 The Humber Estuary is designated as a Special Area of Conservation and Special Protection Area (SPA) under the European Habitats Directive. The *Conservation of Habitats and Species Regulations 2010* (The Habitats Regulations) require consideration of the designations as well as consideration of the wetland as being of international importance under the Ramsar Convention.

12.36 Specifically, it requires that an 'Appropriate Assessment' is undertaken to understand the implications of the site, and that, where for reasons of 'overriding public interest', (which include issues that are social or economic in nature), proposals for development are put forward that will have a negative impact upon the integrity of the designation, any necessary compensatory provisions are secured.

12.37 As development of the South Humber Bank has proceeded, concerns have been raised about the importance of the agricultural land. Several bird species, that use the South Humber Bank for roosting and feeding, are recognised as important features of sites of European and International conservation importance⁽⁶⁰⁾. These designations afford legal and policy protection to the estuary. Development is not acceptable in the context of the *Conservation of Habitats and Species Regulations 2010* (SI No 490), unless mitigation to address potential effects can be delivered.

12.38 Bird survey work undertaken between 2006 and 2011, has provided a good understanding of the nature and scale of the issue. This established the importance and function of the South Humber Bank to species such as curlew, golden plover and lapwing; and provided the basic justification for considering a mitigation strategy.

12.39 A South Humber Bank Ecology Group was formed, made up of representatives from the unitary authorities of North and North East Lincolnshire, nature conservation bodies and industry representatives. A Memorandum of Understanding was signed in 2010 between the unitary authorities and conservation bodies, which committed all to delivering a strategic mitigation solution.

12.40 Work progressed on providing strategic mitigation which would deliver sufficient land to provide adequate habitat for birds whilst allowing for the full economic development of the remaining land to be realised. The approach is considered to be the most effective way of meeting the requirements of the Habitat Regulations and reducing the risk of one development creating problems for others. An *Initial South Humber Gateway SPA Delivery Plan* (August 2010) was agreed between the local authorities, Natural England, RSPB, Lincolnshire Wildlife Trust and the Environment Agency. This set out a number of initial mitigation principles and provided the basis for exploring mitigation site options.

12.41 Within North East Lincolnshire, the patchwork of existing industrial uses and patterns of existing bird usage raises particular difficulties and considerations. A site options assessment was undertaken, and an 'Agreed Area of Search'

60 The Humber Special Protection Area (SPA) and Ramsar Site.

identified, within which it was agreed the mitigation could be provided. Further detailed consideration of specific sites based upon the Area of Search resulted in an 'initial Preferred Approach' being identified.

12.42 The *Initial South Humber Gateway SPA Delivery Plan* was reviewed in 2014 to reflect the latest position regarding mitigation proposals. This culminated in the production of the *South Humber Gateway Mitigation Strategy* (2015).

12.43 Subsequent discussions with landowners and environmental agencies have focused upon the delivery and management of the strategic mitigation sites and have refined the boundaries of individual sites⁽⁶¹⁾. Details of the delivery strategy are set out in *South Humber Bank Strategic Mitigation Delivery Options* (2015). The

final total gross area to be safeguarded and delivered as mitigation equates to circa 120ha. Figure 12.2 'Habitat mitigation - South Humber Bank' identifies the mitigation land that has currently been identified, and is also shown on the policies map. An area of complimentary grassland is also protected, shown on the plan below. The land adjacent to Old Fleet Drain is protected as part of an application granted for the development of the Great Coates Business Park Site (ELR015 a&b). Two additional areas of potential managed wetland relate to a triangular area of land at the former Huntsman Tioxide site (ELR005) and further land west of the largest area of proposed managed wetland. These areas of land, at the time of publication of this Plan, are subject to final discussions regarding safeguarded mitigation land.

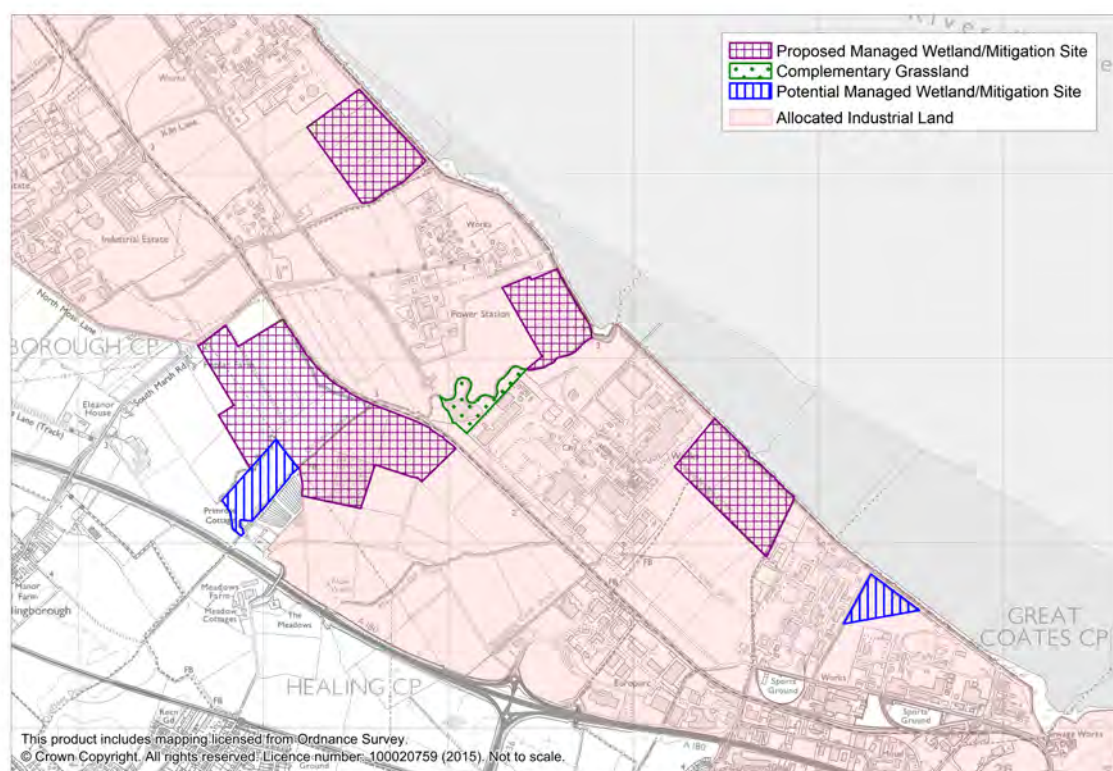


Figure 12.2 Habitat mitigation - South Humber Bank

61 As final details are confirmed there are likely to be some final adjustment to site boundaries

Policy 6

Habitat Mitigation - South Humber Bank

The Council will implement a strategic approach to preserve the integrity of Humber Estuary Natura 2000 sites, to allow future economic development to take place.

This comprises the identification of sites and proposed mitigation works, their implementation and future management of circa 120ha of land within the South Humber Bank as identified on the policies map. This identified mitigation land will be safeguarded and managed in accordance with an agreed long term mitigation strategy.

Development proposals within the Mitigation Zone identified on the policies map will be required to make contributions towards the provision and management of the sites identified in the agreed Strategic Mitigation Strategy. Where landowners have contributed to the implementation strategy through the donation of land, the required contribution will be reduced by an equivalent value.

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:

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

Where:

SA = 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 works, associated fees and maintenance costs)

TL = Total area of the Land included in the Strategic Mitigation Scheme

All other planning requirements will also be expected to be met.

In the event that the contribution is not met or is disputed, proposals for development within the Mitigation Zone will, in addition to all other normal planning requirements, be required to identify the impact of the proposed development on the Humber Estuary SAC together with details of the proposed mitigation to address such negative impacts. It will be a requirement of any planning consent that the mitigation strategy is implemented prior to the commencement of development.

Notwithstanding any other planning considerations, proposals not meeting these requirements will not be supported.

Justification

12.44 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 will identify and safeguard land to ensure that the integrity of the Humber Estuary Natura 2000 sites is maintained. After lengthy discussion and negotiation with landowners, industry and key conservation bodies a strategic solution has been identified.

12.45 The approach has 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 Humber Estuary Natura 2000 sites has been addressed and resolved. This is considered to be an exemplar approach to delivering mitigation on a strategic basis.

12.46 The Council has recognised that early implementation of the mitigation is vital to ensure that economic development is not delayed. Funding has been secured from the Greater Lincolnshire LEP and from the Council which will enable the early implementation of the full scheme, which will then permit economic growth to be realised over the plan period⁽⁶²⁾. Policy 6 '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.

Policy 6 'Habitat Mitigation - South Humber Bank' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 118,
Local Plan Strategic Objectives	SO3, SO5 and SO6
Evidence base	<i>South Humber Gateway Mitigation Strategy (2015)</i> <i>South Humber Gateway Mitigation Delivery Options (2015)</i> <i>South Humber Industrial Investment Programme, (2015)</i>

Table 12.5 Policy relationships

Office development

12.47 The *Economic Futures Report* (2014) indicates that there is likely to be growing demand for office accommodation (Use Class B1) in North East Lincolnshire, particularly for business-to-business services. However, the range and choice of office accommodation is

currently somewhat limited, and is concentrated mostly in Grimsby town centre, at Laceby Business Park and at Europarc III. A positive approach to providing new office development is required.

12.48 Offices make an important contribution to the vitality and viability of town centres. The people who work in offices in or near a town centre often shop there and use its other services,

62 South Humber Industrial Investment Programme, 2015

facilities and amenities too. Retaining and developing office accommodation in and around town centres can, therefore assist significantly in maintaining their economic and social “health” and their physical fabric, and supporting regeneration where necessary. By contributing to the spatial concentration of a range of complementary uses, the presence of offices can encourage linked trips to the town centre, helping to minimise the number of journeys being made overall and supporting the efficient provision of public transport services (which, put simply, work best when trips are focused, rather than dispersed). Businesses operating within the professional and financial services sectors may find town centre locations particularly beneficial,

but a good town centre can also provide a supportive environment for most types of office and the people who work in them.

12.49 Against that background, it is recognised that in seeking modern office accommodation with good accessibility, operators have often looked to more peripheral locations, such as at Europarc, where provision can sometimes more easily be made for buildings that meet current specifications and have large areas of car parking associated. The *Economic Futures Report* suggests that 3.2ha of land will be required to accommodate further office growth and some of this may need to be in appropriately located sites outside the town centres.

Policy 7

Office development

Provision of office accommodation will be encouraged within the defined town centres and on their edges (defined as 300m from the primary shopping area boundary). Planning permission will be granted for uses within Use Class B1(a) within those areas.

Outside those central locations, developments that include more than 500m² of floorspace for B1(a) office use will only be permitted when:

- 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;
- an impact test⁽⁶³⁾ which demonstrates that the proposal:
 - will not compromise existing, committed or planned investment in the town centre; and
 - will not have an adverse impact upon the vitality and viability of the town centre;
- the impact test will be specifically required to demonstrate the impact upon consumer choice, and the impact on trade in the town centre from the date of the application, or up to ten years where the proposal is for major development.

Developments that include accommodation for office B1(a) use ancillary to a B2 or B8 operation will be permitted provided that:

- the B1(a) element of the proposed scheme is a necessary part of the B2 or B8 operation; and,

63 The impact test should show the impact upon consumer choice, the impact on trade in the town centres from the date of the application, or up to 10 years where the proposal is for major development

- the floorspace provided for the B1(a) element comprises no more than 10% of the total floorspace of the B2 or B8 operation; and,
- where possible, the B1(a) element is physically integrated into the fabric of the building that accommodates the B2 or B8 use.

Justification

12.50 The Council will apply a “town centre first” approach in relation to B1(a) 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 (B1a) 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.

12.51 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 is considered to be appropriate to the local market conditions.

12.52 Policy 7 'Office development' 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. Policy 7 'Office development' acknowledges the nature of these uses and makes suitable provision to accommodate future growth.

Policy 7 'Office development' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 23, Annex 2
Local Plan Strategic Objectives	SO3 and SO5
Evidence base	<i>Economic Futures Report (2014)</i>

Table 12.6 Policy relationships

Skills and training

12.53 If local people are to benefit fully from future employment growth it is vital that they have the skills to match the opportunities. This is a key element of the *North East Lincolnshire Economic Strategy*, (2015).

12.54 Whilst academic institutions are yielding improving results, at a general level, the low level of skills within the workforce is identified as a key issue. The *North East Lincolnshire Sector Study* (2014) identified that a number of the key employment sectors highlighted a lack of skills within the workforce as a key barrier to future growth. This related to both trade skills and higher levels of senior/professional skills.

12.55 The *North East Lincolnshire Sector Study* (2014) identified the following specific challenges:

- relatively low qualification profile, leading to some skills shortages in the labour market.
 - Specifically, there are higher levels of people with no qualifications (11.3%) than comparator areas, and a low proportion of the population with qualifications at NVQ Level 4 and above (20.2%) compared to other areas. Evidence suggests that this latter figure has improved since 2007, but the gap with the national average has not reduced.
- a lack of senior managers leading to impacts including wage premiums and difficulties in recruiting senior staff.
 - Within North East Lincolnshire there is a lower proportion of managers, directors, senior officials and professional occupations than other areas (18.1%). Conversely, there is a higher proportion of people employed in elementary occupations and process, plant and machine operatives (27.8%). Average weekly wage levels for residents is £458.70, compared to £465 within Yorkshire and the Humber, and £508 nationally. (NOMIS, Dec 2013).
- the skills base is considered to be "reasonably well matched to future employment growth sectors", despite a relatively high proportion of low skilled workers, low wages and a general pattern of "brain drain".
 - The *National Employer Skills Survey* (2011) shows that 10% of businesses have a workplace vacancy. The UK Commission DOE Employment and Skills Survey shows that only 2% of businesses have found their vacancies hard to fill, which suggests capacity

within the workforce. However, despite this, a higher share of businesses than elsewhere (25%) have a skills gap in their workforce. This may reflect an underlying mismatch in skills demand relative to supply in some key industries and challenges in delivering training within business.

12.56 Whilst it is not for the 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 (multimodal logistics) training centre at Immingham, and the potential development of a Humber National Offshore College.

12.57 The 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.

Policy 8

Skills and training

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.

In addition, developers of major developments will be encouraged to contribute to local employment development, skills and training, including:

- making best efforts to employ local contractors, subcontractors, apprentices and trainees during construction; and,
- where appropriate, developing and implementing a business orientated 'employment and skills plan' to develop skills.

Justification

12.58 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.

12.59 A *19+ Skills Strategy for North East Lincolnshire* has been developed in collaboration with local education, skills and training providers. The approach set out in Policy 8 'Skills and training' is intended to support the priorities set out in this strategy and the overall aims of the *North East Lincolnshire Economic Strategy*.

Policy 8 'Skills and training' relationship to: Links to:	
National Planning Policy Framework	Paragraphs 33
Local Plan Strategic Objectives	SO3 and SO5
Evidence base	<i>North East Lincolnshire Sector Study (2014)</i> <i>19+ Skills Strategy 2011-2013</i> <i>North East Lincolnshire Economic Strategy (2015)</i>

Table 12.7 Policy relationships

Rural economy

12.60 The rural areas in the Borough are attractive places, but care must be taken to ensure that they remain economically and socially viable.

This means ensuring that there is a viable rural economy that is sensitive to the rural environment. Rural businesses tend to be small scale with a significant element of home working and self employment compared to the urban area.

12.61 The Plan's spatial approach focuses larger employment developments towards the South Humber Bank and the established employment areas in the urban area where the clusters of existing businesses are greatest. These areas also generally have better infrastructure and benefit from greater accessibility. The rural environment does of course remain important for food production, however, changes to subsidy regimes, changing markets and environmental regulations will bring about changes to agricultural practices.

12.62 Agricultural diversification can be vital to the continuing viability of agricultural businesses. This may include visitor accommodation, equestrian development, farm shops, processing

farm produce or letting farm buildings for office or commercial uses. The Council will generally be supportive of sensitive diversification schemes that secure long term benefits for rural communities.

12.63 Other development will also necessitate a rural or open countryside location. Policy 2 'Development boundaries' identifies a range of specific rural uses which are considered acceptable, and identifies the criteria against which development will be assessed. Development within the Lincolnshire Wolds Area of Outstanding Natural Beauty will need to have particular regard to the *Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan 2013-2018* (and subsequent updates).

Policy 9

Rural economy

Development in the countryside that strengthens rural communities by meeting local social and economic needs will be supported, where:

- it is essential to meet the needs of local communities, or meet the requirements of, agriculture, horticulture, forestry, mineral extraction, waste disposal or other identified needs that require a countryside location, and cannot be accommodated within a settlement;
- it safeguards and improves accessibility to, services or their geographic availability;
- it reduces social exclusion, improves access to social housing, and employment opportunities, and improves health and well-being; and,
- it does not cause harm to sites of biodiversity and geodiversity importance.

Development must be located, designed and constructed with, sensitivity to the location, scale and nature of development reflecting the characteristics of the rural settlements and surrounding landscape, having particular regard to the policies and objectives of the *Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan 2013-2018* (and subsequent updates).

Dwellings to meet the requirements of agriculture and forestry will be permitted provided that, in each case there is proven need for a dwelling in the location proposed and it is a type, size and design be appropriate to the requirement identified.

Development of equestrian centres should be sited to blend with their surroundings, provide adequate grazing land and provide good access to off road trails.

Intensive Livestock Units⁽⁶⁴⁾ should be located, designed and managed so as to:

- maintain a 400m buffer between the boundary of the intensive livestock unit site and development boundaries identified in this Plan or other occupied buildings⁽⁶⁵⁾, to protect residential amenity and provide for the economic operation of the unit;
- provide appropriate arrangements for the storage and disposal of manure and slurry, in a manner which protects residential amenity and which does not threaten the quality of ground or surface water;
- makes appropriate arrangements for vehicle movements in a manner which protects residential amenity; and,
- meets the requirements of other policies in the Plan.

Development of occupied buildings will not be permitted within 400m of an Intensive Livestock Unit unless they are directly associated with the intensive livestock unit.

Justification

12.64 Seventeen percent of the Borough population live in the arc settlements (15%) and the rural area (2%). It is important that the Plan recognises the importance of the rural economy to these communities. The Policy approach makes provision for appropriate development in the countryside which is sensitive to the characteristics of the rural settlements and surrounding landscape.

12.65 Policy 9 'Rural economy' recognises and makes provision for the essential needs of a rural worker, typically associated with agriculture or forestry, to live permanently at or near their place of work. Where this requires an open countryside location the Council will need evidence of proven need relating to the farm or forestry enterprise, not relating to personal preferences or individual circumstances. The siting of equestrian centres should have particular regard to the safety and welfare of riders and animals. This should include

providing adequate grazing land in accordance with the British Horse Society recommendations and have good access to off road rails.

12.66 Policy 9 'Rural economy' includes specific guidance with respect to intensive livestock units. These developments are an intrinsic part of the rural environment but specific problems can arise. Development of, or in close proximity to Intensive Livestock Units can cause conflicts unless thought has been given to providing some degree of separation between such units and development which is most sensitive. The approach set out is consistent with the policy approaches across neighbouring authorities. These policies are based on the former Humberside County Council's Intensive Livestock Units Local Plan, which was first adopted in 1984 and subsequently amended in 1992.

12.67 Policy 9 'Rural economy' seeks to control the development of, and development in close proximity to, intensive livestock units. This approach is specifically associated with larger units that require permits under the system of

64 An 'Intensive Livestock Unit' is defined as buildings and associated works (for which specific planning permission is required on application) for the permanent indoor housing of pigs, poultry or cattle and also those for housing such livestock indoors for only part of the time if a slurry system is to be adopted.

65 'Occupied Buildings' is defined as any permanent building or caravan site normally occupied by people, or intended for occupation by people, except a building or caravan within the same agricultural unit as the livestock unit.



Integrated Pollution Prevention and Control⁽⁶⁶⁾, however, dependent on local circumstances, there may be localised issues that could lead to specific

problems with smaller units; under these circumstances the Policy could apply to smaller units.

Policy 9 'Rural economy' relationship to:	Links to:
National Planning Policy Framework	Paragraph 28
Local Plan Strategic Objectives	SO3 and SO5
Evidence base	<i>Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan 2013-2018</i>

Table 12.8 Policy relationships

Visitor economy

12.68 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 make it a successful visitor destination. This includes:

- the quality of the natural environment; the beach, country parks, wetlands and open spaces and the Lincolnshire Wolds;
- 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,
- the services and cultural offer that caters for visitor needs (and local residents); restaurants, bars, leisure and cultural facilities and events.

12.69 A sustainable 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.

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

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

12.71 The *STEAM Final Trend Report 2009-2013* showed overall that there were 11,470 visitor trips of all types in 2013 within North East Lincolnshire, which boosted the local economy by £493m overall. The sector employs 4,558 people directly, making it the largest employer of all the key sectors. Evidence suggests that since 2009, overall visitor numbers and income

66 An application for an Integrated Pollution Prevention and Control Permit is required for pig and poultry rearing installations with more than, 40,000 places for poultry, or 2,000 places for production pigs (over 30kg); or 750 places for sows.

generated have been on an upward trend, following the general trend of growth within the visitor economy nationally⁽⁶⁷⁾. However, the competitive nature of the sector is such that continued investment is required in order that market share is maintained and enhanced.

12.72 The Plan must support developments that broaden the appeal to visitors, caters for their needs, and presents an attractive environment. Current attractions within the area are primarily focused in Cleethorpes, but also include the Fishing Heritage Centre, the Auditorium, Freshney Place Shopping Centre and the Leisure Centre in Grimsby and Waltham Windmill. In addition, the Lincolnshire Wolds AONB is partially located within the Borough, but extends further south into East and West Lindsey. Business visitors are also important to the local visitor economy, as this underpins the seasonal flow and ensures year round income for local businesses.

12.73 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 caravan and chalet parks supported by range of out of centre leisure and retail facilities in the south. However, like many Victorian seaside resorts, it suffers from a lack of investment in the physical fabric and public realm, and business is seasonal.

12.74 Cleethorpes has a distinct and individual character that it is important to maintain and promote. Sea View Street offers an attractive area of niche retail activity, attractive to visitors and residents. Recently, 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, Weatherspoons). The recent refurbishment of 'The Pier' to create a central facility offering a range of eating and drinking outlets as well as a Ballroom/Conference facility, which hosts major events, is a good example of a year round, all weather, visitor attraction. Its proximity to the town centre will enable opportunities for linked trips and its niche retail offer, particularly Sea View Street which provides a range of high-end niche products, sets Cleethorpes apart from other local visitor destinations. Opportunities 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 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.

12.75 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, (referred to collectively as Humber Natura 2000 sites). This has been identified as an issue in Natural England's Site Improvement Plan for the Humber Estuary. Visitor recreational activity is concentrated around the resort of Cleethorpes and to avoid the Humber Natura 2000 sites being adversely affected by an increase in visitor numbers appropriate management will be required. This will include improved onsite management and signage, appropriate landscaping and careful consideration of parking. The Council will need to consider potential impacts of development and incorporate improvements to visitor management as the visitor numbers increase considering in particular the management suggestions set out in the Footprint Ecology (2010) Desk Based Study on Recreation Disturbance to Birds on the Humber Estuary.

67 STEAM Final Trend Report 2009-2013, Global Tourism Solutions (2015).

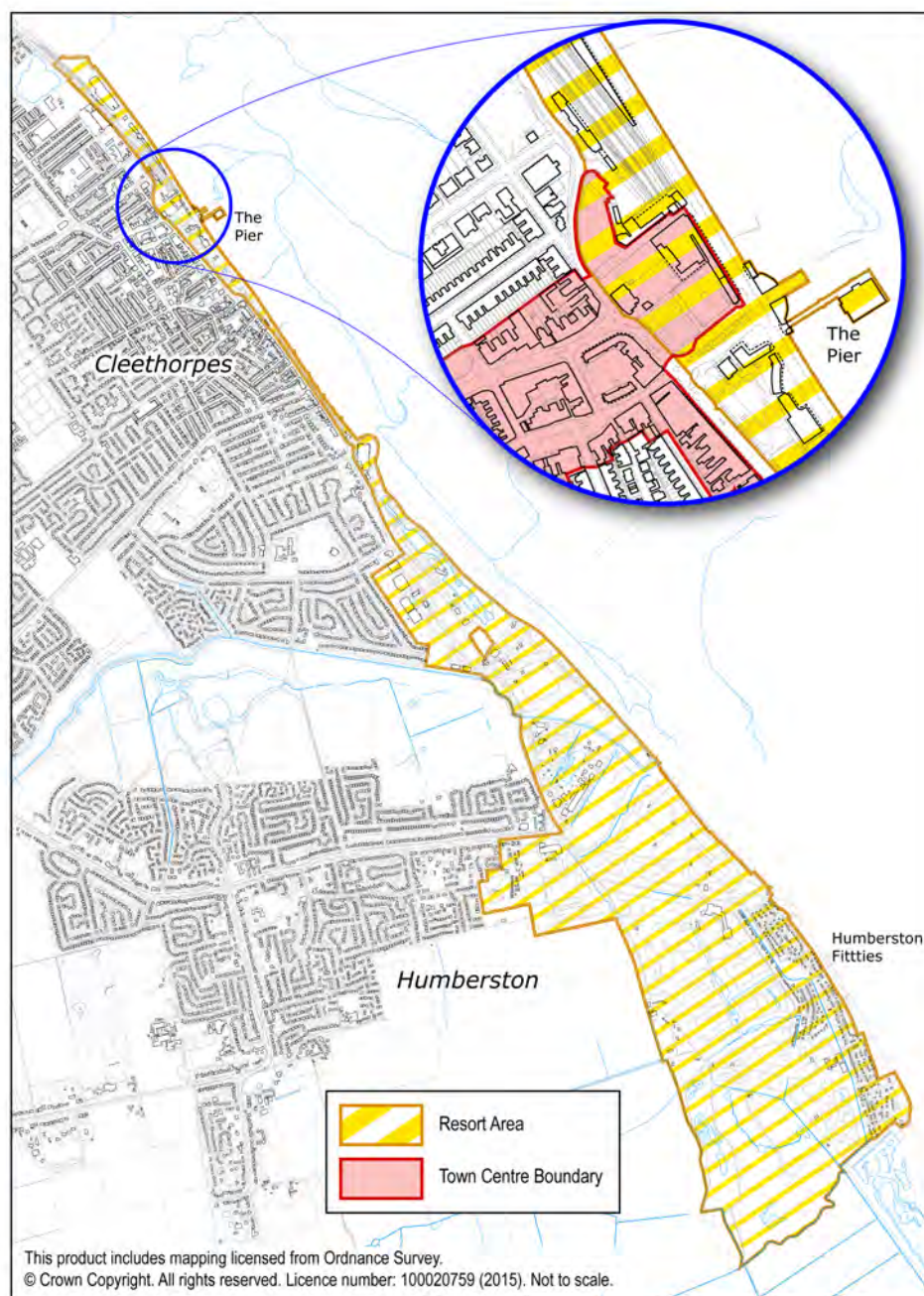


Figure 12.3 Cleethorpes Resort Area

12.76 The visitor economy is not just limited to activities within Cleethorpes. The STEAM Report 2012 identified that a significant part of the Visitor spend (£116m in 2012) was generated through

shopping, recreation and food and drink expenditure within Grimsby. This spending underpins Grimsby's role as a sub-regional centre. However, in order for it to continue to maintain

that role and attract visitors to it, further facilities will be required to be developed to overcome the challenges identified above. Opportunity sites which will assist with the development of the Visitor Economy in Grimsby are proposed in 'Vibrant town and local centres', as will the hosting of major events, such as the recently held World Sea Food Congress which attracted visitors from 17 different countries.

12.77 A Coastal Community Team has been established that will concentrate on the development of coastal activities. In addition, the Council and its partners are moving towards the

establishment of a Direct Marketing Organisation who will lead the development and implementation of a visitor strategy for the area. This aims to expand the range of visitor facilities, attractions and events for North East Lincolnshire as a whole, and has started this process with the DiscoverNEL campaign which aims to raise the profile of the area.

12.78 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 in other appropriate locations.

Policy 10

Tourism and visitor attractions

The Council will support development that is consistent with the following principles:

- safeguards, supports and enhances the growth of existing and new visitor, cultural and leisure attractions that are appropriate to their location, including the resort area and town centres;
- supports the provision of a wide range of attractions within the town centres of Grimsby and Cleethorpes;
- contributes towards the development of a year round all weather visitor economy;
- enhances the provision of support facilities for visitors, e.g. car parking, high quality accommodation, and signage;
- promotes rural 'green tourism' facilities and supports rural diversification where appropriate;
- safeguards and promotes local distinctiveness and cultural diversity;
- maintains the high water quality and attraction of Cleethorpes Beach;
- maintains the integrity of the designated Humber Estuary Natura 2000 sites and features of interest associated with the Humber Estuary SSSI;
- protects and enhances places of historic character and appearance; and,
- raises the profile of the area at a regional and national scale.

When developing within the AONB particular regard should be had to the criteria above and specifically the Lincolnshire Wolds AONB Management Plan.

Justification

12.79 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.

12.80 North East Lincolnshire's natural environment and ecology is also attractive to visitors and provides 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 and Special Protection Area (SPA) under the European Habitats Directive. The *Conservation of Habitats and Species Regulations 2010* (The Habitats Regulations) 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 Area of Outstanding Natural Beauty should respect the national designation of this area on the basis of its landscape quality and follow the approaches set out in the AONB Management Plan.

12.81 The Council will actively support tourism and cultural development proposals, granting approval to developments which accord with Policy 10 'Tourism and visitor attractions', putting in place local development orders to promote development opportunities, e.g. Grant Street Cleethorpes, and pursue heritage grant funding and other appropriate funding bids when available.

Policy 10 'Tourism and visitor attractions' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 17, 23, 28, 70 and 126
Local Plan Strategic Objectives	SO3 and SO5
Evidence base	<i>STEAM Final Trend Report 2009-2013</i> <i>Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan</i>

Table 12.9 Policy relationships



Building the homes we need



Local Plan
North East Lincolnshire

'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. The Plan sets out a minimum target, which is intrinsically linked to changes in economic performance across the Borough, and establishes a distribution for new homes to meet the identified need.

This section of the Plan identifies the most appropriate sites to accommodate the new homes needed in the Borough and to ensure that, where available and viable, land is used efficiently by utilising previously developed land. The most sustainable locations with respect to accessibility have been identified wherever possible to allow new residents access to a full range of facilities.

Three major extensions to the urban area form strategic allocations that will make a substantial contribution to meeting the area's need for housing and Policy 12 'Development of strategic housing sites' identifies particular considerations and requirements for each site. The Council's expectations for delivering housing to address the needs of residents, particularly older people, travellers, those that live in rural areas and those that cannot currently afford their own place to live are also set out within policy.

Provision of homes in North East Lincolnshire

Meeting North East Lincolnshire's need for housing

13.1 This section looks at how the identified level of new housing required (set out in Statement 4 'The housing requirement') will be delivered in North East Lincolnshire over the plan period. It outlines the sources of future land supply to meet this need and specific sites which will be needed to facilitate the required level of development.

13.2 Some development in the Borough is already committed and will continue to come forward from sites which have planning permission and which are under construction. Further supply will be provided by the allocation of specific sites which will be expected to deliver new homes

during the plan period. It is expected that there will be a significant contribution made to supply from small 'windfall' sites⁽⁶⁸⁾.

13.3 Policy 11 'Housing allocations' focuses on identifying existing committed sites and 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.

68 Small windfall sites are sites of nine dwellings or less.



13.4 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 *Housing Technical Paper*, and in the Council's Sustainability Appraisal documents.

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

- the Settlement Hierarchy set out in Table 10.1 'Defined Settlement Hierarchy';
- the relative sustainability of sites, as assessed through the accompanying Sustainability Appraisal;
- the availability of land;
- the suitability of land, including access and environmental constraints;
- ensuring that the use of brownfield land is maximised to bring forward wider regeneration benefits;
- 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 higher flood risk;
- market factors, notably viability and deliverability;

- community aspirations for development, expressed through consultation with the community, and representative bodies including parish councils;
- orientating growth more to the north of the Borough closer to employment opportunities; and,
- infrastructure delivery.

13.6 A number of the allocations are for mixed use developments and this chapter highlights their contribution to meeting housing needs only. Larger strategic sites listed in this policy are subject to site-specific policies (see Policy 12 'Development of strategic housing sites').

Housing delivery

13.7 Housing will be delivered in the Borough from a range of sources. Primarily, this will be from existing committed sites, new allocations made in this plan, and small windfall sites. Since the base date of the Council's housing modelling, 878 net additional homes have been added to North East Lincolnshire's housing stock. Table 13.1 'Housing requirement and delivery' outlines the remaining requirement to be met over the plan period, which equates to over 12,400 homes.

Housing requirement and delivery	
Requirement (1 April 2013 to 31 March 2032)	13,340
Delivered (1 April 2013 to 30 September 2015)	878
Remaining requirement to be met (1 October 2015 to 31 March 2032)	12,462

Table 13.1 Housing requirement and delivery

13.8 The remaining requirement includes shortfall accumulated between 2013 and 2015, which will need to be delivered in the first five years of the plan, from the year 2017/18 to 2021/22.

13.9 Table 13.2 'Estimated delivery to 2032' summarises the total estimated supply identified and likely to be delivered in North East Lincolnshire over the plan period. It provides the estimated number of homes to be delivered in the period to 2032, together with the estimated total capacity of sites identified. A significant proportion of the future housing supply is already identified

through outstanding planning permissions (included in committed sites). While the estimated deliverable capacity within the plan period is lower than the housing requirement, the overall capacity of sites exceeds the requirement. The estimated delivery is based on past trends and housing

delivery rates could increase in the future as job opportunities come online which will increase demand. Government initiatives such as the help to buy scheme and starter homes can help to further stimulate demand.

Estimated delivery to 2032		
Source of supply	Estimated Delivery in Plan Period	Total Capacity
Committed Sites	3,951	3,951
Allocations	7,354	9,178
Small Site Windfall Allowance	1,073	1,073
Total	12,378	13,129

Table 13.2 Estimated delivery to 2032

13.10 The Council has assessed historic windfall trends and found that the urban area and western and southern arc provide a consistent source of small site windfall completions. This trend has been taken forward across the remainder of the plan period. The estuary zone and rural area completions achieved historically have been removed from the trend. It therefore presents a cautious windfall allowance meaning that further supply from this source could be expected to be achieved over the plan period. The urban area and western and southern arc 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.

13.11 There is also the potential for some major windfall sites⁽⁶⁹⁾ to come forward during the plan period, however, no allowance has been made for these in the Council's provision from windfall figure. Historic major windfall completions show that it is not a consistent source of supply. There

are however a number of large sites with the potential to come forward for housing development during the plan period. This includes Council sites brought forward through further property and land rationalisation; potential residential development included as part of town centre mixed use development, identified within the town centre opportunity sites; and, regeneration of the wider Freeman Street area. Options for the redevelopment of the Freeman Street area were still being appraised when this plan was published.

13.12 These predicted major windfalls have been reflected upon when assessing the likely demolitions which would result in a reduction in the stock of homes and which must therefore be addressed. Shoreline Housing has current plans for the demolition of the Freeman Street tower blocks and adjacent maisonettes, a total of 638 homes. The Plan recognises these and possible future small scale demolitions. On balance the contribution from major windfalls, including further council asset rationalisation, residential development as part of mixed use town centre development, possible residential development

69 Sites of 10 dwellings or more which were not expected to come forward.

as an element of the regeneration of the Freeman Street area, and the possible reduction in empty Shoreline properties as a consequence of stock reduction and reinvestment, will offset the predicted demolitions.

13.13 The quantum of new housing required is significant and there is a lack of available brownfield land to meet this need. The Council has identified as many previously developed ('brownfield') sites as possible, however, many of

the identified previously developed sites are small due to their location within the built up urban area. The Council has therefore had to identify many greenfield sites for allocation to meet the area's housing need. Overall, it is estimated that 80% of new homes will be provided on greenfield land, and 20% will be provided on previously developed land. The Council has avoided allocating greenfield sites in flood zones 2 and 3, unless the area of a site affected is small and can be avoided in bringing forward a development scheme.

Policy 11

Housing allocations

Sites under construction

The following sites are committed and being implemented. The units remaining represents the number of units remaining to be delivered from 30 September 2015.

Settlement	Allocation Reference (SHLAA ref)	Site Location	Gross Site Area (Ha)	Units Remaining
Grimsby	HOU010A	Land to the rear of 86-102 Stallingborough Road	2.01	6
Grimsby	HOU062	Land to south of Cornwall Close, Diana Princess of Wales Hospital, Scartho	2.71	104
Grimsby	HOU076	Scartho Top	64.26	1,024
Immingham	HOU004	Land south west of Roval Drive	9.64	79
Laceby	HOU066	Land north of nursing home, Butt Lane	3.66	68
Waltham	HOU113	Golf Course site, Cheapside	4.92	5
New Waltham	HOU090	Land at Humberston Grange, Humberston Avenue	3.38	4

Settlement	Allocation Reference (SHLAA ref)	Site Location	Gross Site Area (Ha)	Units Remaining
New Waltham	HOU101B	Humberston Park Golf Club ('Par 3')	8.10	121
Humberston	HOU125	The Rose, Brooklyn Drive	1.23	43

Table 13.3

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.

Settlement	Allocation Reference	Site Location	Gross Site Area (Ha)	Estimated Yield to 2032	Total site capacity
Grimsby	HOU017	Land at 71-85 Hamilton Street and Cleethorpe Road, Grimsby	0.27	30	30
Grimsby	HOU018	Land at Macaulay Lane ('West Marsh Renaissance')	7.24	250	250
Grimsby	HOU037	Land to the west of Cartergate	0.18	14	14
Grimsby	HOU044	Land at Ladysmith Road (former Birdseye site)	4.16	177	177
Grimsby	HOU047	Claremont House, 7 Welholme Avenue	0.58	23	23
Grimsby	HOU059	Former Cedars Office, Eastern Inway	0.43	32	32
Grimsby	HOU074A, HOU074B, and HOU074C	Land west of Humberston Road	48.91	748	1,708

Settlement	Allocation Reference	Site Location	Gross Site Area (Ha)	Estimated Yield to 2032	Total site capacity
Grimsby	HOU118	Central Parade, Freshney Green (former Yarborough Estate)	9.95	165	165
Grimsby	HOU119	Cordage Mill, Convamore Road	3.22	113	113
Grimsby	HOU128	Land at former Western School and to the rear of Grange Primary School, south of Cambridge Road and east of Little Coates Road	10.38	390	390
Grimsby	HOU144	Land off College Street	0.43	14	14
Grimsby	HOU150	Land at the south of Diana Princess of Wales Hospital	6.66	233	233
Grimsby	HOU151	Land at the north west of Diana Princess of Wales Hospital	0.50	19	19
Grimsby	HOU231	Fletchers Yard, Wellowgate	0.18	12	12
Grimsby	HOU232	2-4 (Hazelmere House) and 2A Welholme Avenue	0.26	14	14
Grimsby	HOU249A	Land at corner of Park Street (65) and Brereton Avenue	0.18	14	14
Grimsby	HOU296	Land off Shaw Drive and Glebe Road	8.01	160	160
Grimsby	HOU302	2-6 Littlefield Lane	0.08	10	10
Grimsby	HOU303	29-31 Chantry Lane	0.09	11	11
Grimsby	HOU308	Land at Winchester Avenue	0.92	60	60
Grimsby	HOU316	Former Leaking Boot Public House, Grimsby Road and Suggitt's Lane	0.27	21	21

Settlement	Allocation Reference	Site Location	Gross Site Area (Ha)	Estimated Yield to 2032	Total site capacity
Grimsby	HOU342	Grimsby West Urban Extension	206.70	2,593	3,335
Cleethorpes	HOU034A, HOU034B, and HOU034C	Land at Pelham Road and Chapman's Pond	8.27	242	242
Cleethorpes	HOU042	Site of former Clifton Bingo, Grant Street	0.21	80	80
Cleethorpes	HOU057	Winter Gardens, Kingsway	0.41	25	25
Cleethorpes	HOU143	Former Poplar Road depot	1.19	48	48
Immingham	HOU001	Land at Waterworks Street	0.80	32	32
Immingham	HOU002	Land to the west of Pilgrims Way	5.81	178	178
Immingham	HOU006	Land to the east of Stallingborough Road	22.30	540	660
Immingham	HOU233	Land at Willows Farm	0.66	15	15
Immingham	HOU301	Land at Trenchard Close	0.32	18	18
Healing	HOU010B	Land north of Grampian Avenue and west of Larkspur Avenue	20.41	250	250
Laceby	HOU068A	Land off Blyth Way	3.94	100	100
Laceby	HOU075A	Land off Field Head Road and west of Charles Avenue	6.50	152	152
Waltham	HOU110 and HOU129	Land to the west of Cheapside	8.76	230	230
Waltham	HOU111	Land to the rear of Sandon House, Barnoldby Road and west of Brigsley Road	8.74	174	174



Settlement	Allocation Reference	Site Location	Gross Site Area (Ha)	Estimated Yield to 2032	Total site capacity
Waltham	HOU112	Land to the north west of Golf Course Lane and east of Cheapside	5.14	95	95
Waltham	HOU292	Land west of Bradley Road	3.40	70	70
New Waltham	HOU095A and HOU095B	Land west of Greenlands and north of Simpson's Fold Court	10.57	212	212
New Waltham	HOU104	Land at Louth Road	16.08	300	300
New Waltham	HOU105	Land west of Louth Road and south of Toll Bar School	23.07	400	400
New Waltham	HOU146	Land to the south of 32-66 Humberston Avenue ('Millennium Park')	21.74	385	385
Humberston	HOU082	Land at South View adjacent to Coach House Public House	1.50	17	17
Humberston	HOU084A	Land at Midfield Farm south of Sinderson Road and east of Cherry Close	9.41	198	198
Humberston	HOU092 and HOU147	Land to rear of 184 Humberston Avenue ('Keystone Development') and land at 184 Humberston Avenue	18.37	400	400
Humberston	HOU097	Land north of South Sea Lane	19.88	31	31
Humberston	HOU124	Land off Altyre Way	1.59	50	50
Humberston	HOU139	Land to the north of Humberston Avenue	14.81	311	311
Humberston	HOU295	Land off Forest Way	0.55	10	10
Habrough	HOU134	Land west of Station Road	5.28	118	118

Settlement	Allocation Reference	Site Location	Gross Site Area (Ha)	Estimated Yield to 2032	Total site capacity
Stallingborough	HOU294	Land off Station Road adjacent to Railway Station	0.59	25	25
Bradley	HOU131	Bradley Yard	0.85	12	12

Table 13.4 Housing allocations

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 5 year supply. The Council has made an assessment of the likely delivery of units on these sites in the period to 2032. 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.

Planning applications for housing submitted on these housing allocations, will be approved if the submitted scheme accords with other relevant policies in the Plan. This policy is supported by a Housing Implementation Strategy which demonstrates how the Council will ensure a rolling five year supply of land for housing is maintained throughout the plan period. The Council will monitor the delivery of new homes through its Authorities Monitoring Report to ensure the delivery and maintenance of a sufficient supply of sites for housing. The Council will monitor the progress in gaining planning permission for the delivery of these sites.

Justification

13.14 The sites allocated for housing development provide a range and choice of sites capable of meeting the future housing requirement, whilst recognising the contribution of predicted future windfalls. In allocating a site the Council is establishing the principle that development of the site for housing is acceptable⁽⁷⁰⁾.

13.15 When identifying sites the Council has considered the likely constraints and infrastructure requirements to deliver sustainable communities. If a site is not allocated, it may still be suitable for

development where it does not conflict with the overall strategy of the plan and subject to other relevant policies in the plan.

Maintaining a Five Year Supply of land for housing and Housing Trajectory 2013-2032

13.16 The policy sets out that housing delivery will be monitored, through the Authorities Monitoring Report (AMR) and managed to ensure that there remains an available land supply for housing over the plan period, maintaining at least a 5 year supply of deliverable housing land at all points in the plan period.

70 The list of housing allocations represents a particularly point in time, development will progress and planning decisions, including appeal decisions will be made which may alter the list of sites. The local plan will need to acknowledge these developments and decisions.

13.17 An assessment of the likely delivery on these sites has been made which has identified that a number of sites are not expected to complete within the plan period. The total allocated capacity of sites therefore 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. The housing supply trajectory is set out in Figure 13.1 'Housing trajectory' below.

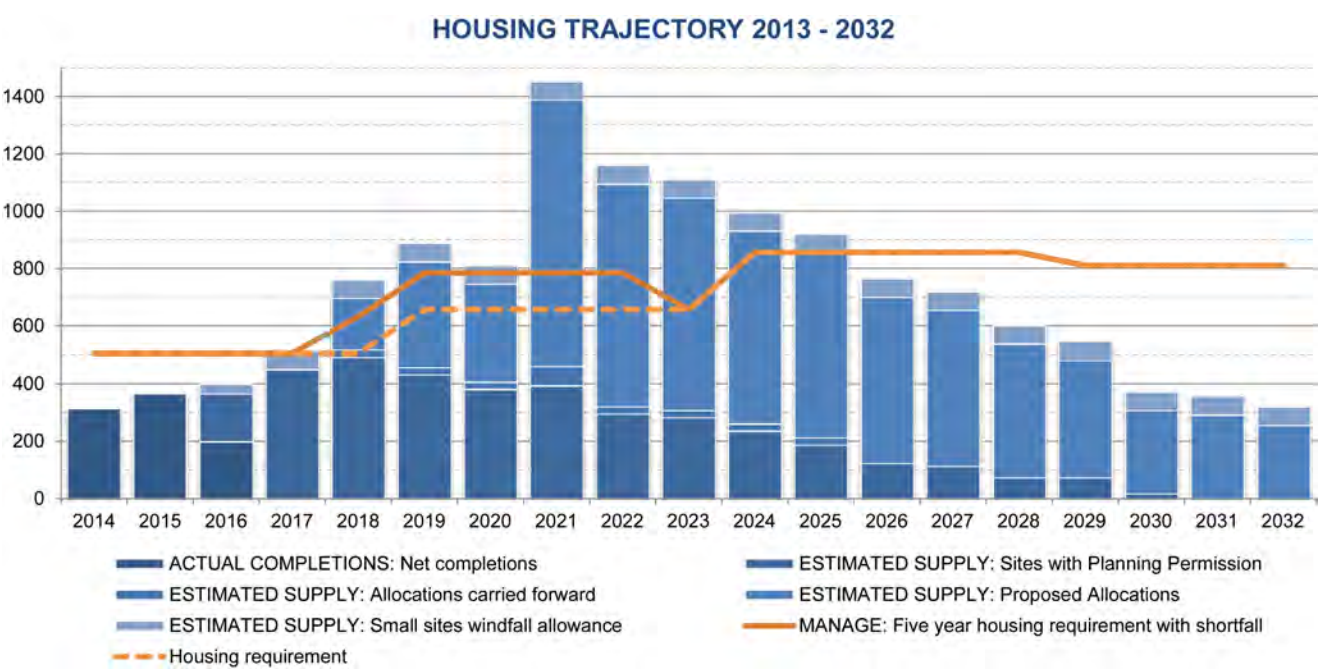


Figure 13.1 Housing trajectory

Housing allocations relationship to:	Links to:
National Planning Policy Framework	Paragraphs 47- 55
Local Plan Strategic Objectives	SO4
Evidence base	Strategic Housing Land Availability Assessment (2015) Housing Land Technical Paper (2015)

Table 13.5 Policy relationships

Development of strategic housing sites

13.18 The strategic housing sites all represent major extensions to the current urban area. These sites will make a significant contribution to meeting

the area's need for housing and are considered critical to the housing supply. Their estimated capacity and delivery expectations are set out in Table 13.6 'Capacity of Strategic Housing Sites' below:

Site Ref	Strategic Site	Estimated delivery to 2032	Potential total site capacity
HOU076	Scarcho Top, Grimsby	1,024	1,024
HOU342	Land west of Laceby Acres and Wybers Wood, Grimsby (Grimsby West)	2,593	3,335
HOU074	Land west of Humberston Road, Grimsby (Humberston Road)	748	1,708

Table 13.6 Capacity of Strategic Housing Sites

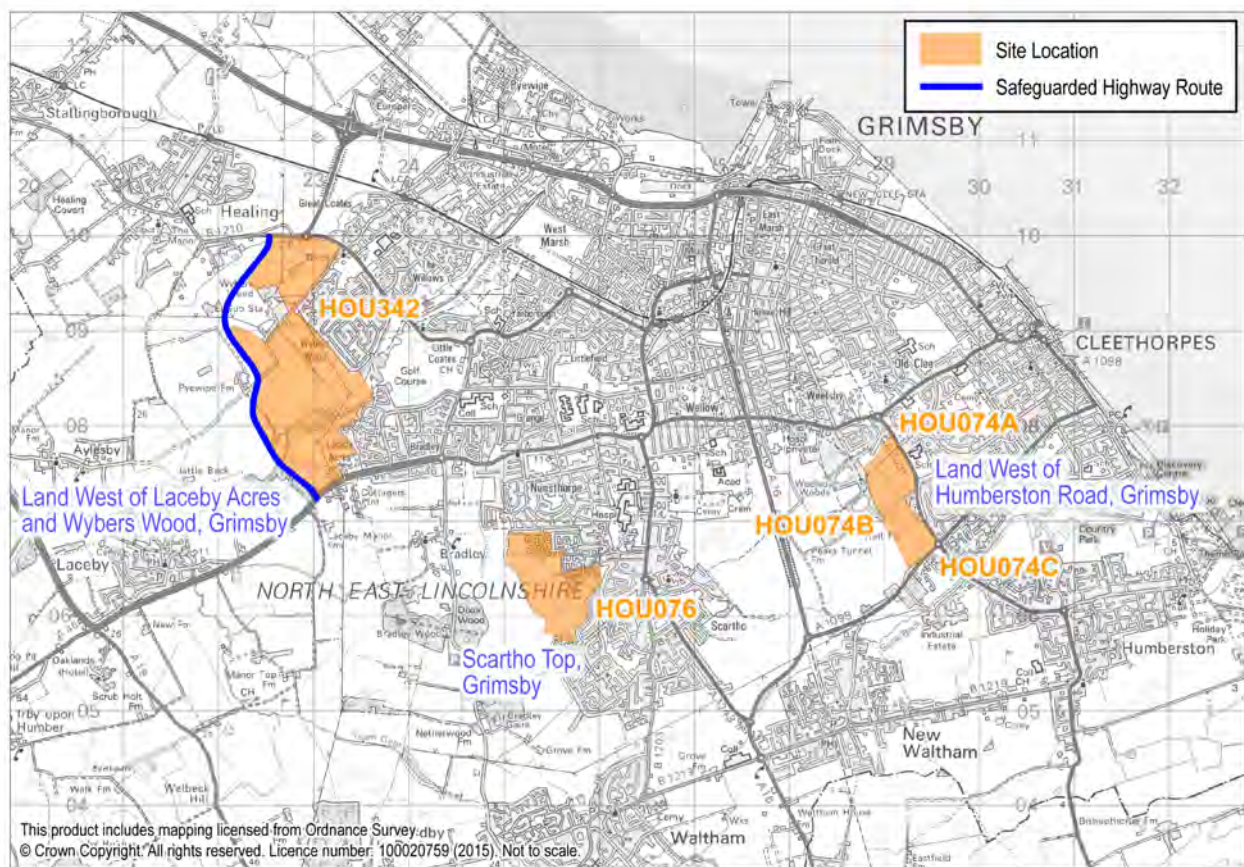


Figure 13.2 Strategic Housing site locations

13.19 Scarcho Top is a currently allocated and consented site which was identified in the 2003 Local Plan, and which will continue to develop over future years. An initial masterplan has guided the development of this site to date and provides the basis for future development phases.

13.20 The land west of Laceby Acres and Wybers Wood (Grimsby West), will once developed form a major strategic extension to the west of the Grimsby urban area. It will also establish a new road link between the A46 and A180, via the A1136. This overall site is

considered to be strategically well placed in relation to future economic growth on the South Humber Bank. The site offers the potential to provide a soft development edge in contrast to that which exists today, and connections and extensions to the network of green infrastructure, particularly extending the River Freshney green infrastructure corridor. The two landowners are working in partnership to promote this strategic site. A masterplan has been developed with assistance provided by the Advisory Team for Large Applications (ATLAS), which is part of a Homes and Communities Agency (HCA).

13.21 The land west of Humberston Road is again strategically well placed, its location within the urban area provides good accessibility to services and facilities. There is again an opportunity to soften the development edge by building on extensive areas of existing green infrastructure, whilst maintaining the principle of non coalescence.

13.22 Given the scale and timescale over which these strategic developments will happen, it is considered appropriate to set out the development principles that should be followed, and identify the key delivery elements.

Policy 12

Development of strategic housing sites

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:

- create balanced sustainable communities through provision of a range of housing types, sizes and tenures, including general market, affordable housing and housing for the young and elderly;
- 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;
- create high standards of design that create a specific sense of place which relates well to adjoining areas, recognising important views and connections;
- create safe and welcoming places which promote a strong sense of community;
- deliver development within a framework of green infrastructure, that maximises linkage to the wider green infrastructure network, promotes healthy lifestyles, ensures rights of way are protected and enhanced, and softens development edges;
- 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;
- deliver drainage and surface water infrastructure in a way that ties into green infrastructure provision, promotes a strong sense of place, and is coordinated with the phasing of the overall site;
- minimise environmental impact safeguarding and enhancing biodiversity value;
- take account of approved design guides, or other mechanisms to ensure high quality and locally distinctive design; and,
- explore through consultation with the community, and deliver arrangements for long term stewardship relating to drainage infrastructure, green infrastructure, open space and social infrastructure.

The following provision must be made in the development of the specific sites. Delivery will be secured through planning conditions and appropriate contributions:

Scartho Top

- secure delivery of circa 1,050 homes over the plan period;
- phased development in accordance with the agreed Scartho Top Masterplan;
- education contributions, (off site delivery);
- open space provision and long term stewardship arrangements;
- social infrastructure including community facilities, convenience store and other facilities compatible with a local centre; focused in a central hub with strong connections to the wider area;
- affordable housing;
- provision for self build/custom build homes;
- highways infrastructure, including public transport, cycle and pedestrian facilities; and,
- drainage and surface water management.

Grimsby West

- Prepare a Grimsby West Masterplan for the whole site which will provide the framework for 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;
- secure delivery of circa 3,500 homes, 2,600 homes over the plan period;
- phased development in accordance with a phasing and implementation plan included in the Grimsby West Masterplan;
- develop a Grimsby West design guide, and deliver high quality design in accordance with the approved guide.
- complete a heritage assessment which accords with the Masterplan, assesses the significance of identified historic assets, includes the potential impacts of development and opportunities to add value to the development. 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 assessment;
- education contributions, (on and off site delivery), specifically the provision on site of a 500 place secondary school, 1.5ha of land for primary school provision and a financial contribution for off site primary school expansion;
- open space play and recreation provision, specifically the provision of three equipped play areas, an area of no less than 2ha of allotments, provision of 3 adult sports fields including changing and parking facilities;
- green infrastructure, specifically including the expansion of the Freshney Parkway to the west to create a Freshney Valley Country Park, a network of green 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, avoid coalescence and mark a transition between the village of Healing and the development site;

- social infrastructure including, community facilities, convenience store and other facilities compatible with a local centre; focused in a central hub with strong connections to the wider development area;
- affordable housing;
- provision for self build/custom build homes;
- extra care and retirement homes;
- drainage and surface water infrastructure,
- delivery of a complete highway link between the A46 and A1136 including safeguarding capacity for the delivery of a strategic link in accordance with the indicative concept plan included in the Grimsby West Masterplan;
- provision of legible and permeable, public transport, cycle and pedestrian connections throughout the development, and connections to Wybers Wood, Grimsby town centre and the South Humber Bank employment area; and deliver appropriate highway infrastructure; and,
- complete, a renewable energy and digital energy 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.

Humberston Road

- Prepare a Humberston Road Masterplan for the whole site which will provide the framework for 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 further planning applications on the site and will form a material consideration, and the basis for determining subsequent planning applications;
- secure delivery of circa 1,750 homes, circa 750 in the plan period;
- phased development in accordance with an agreed Humberston Road Masterplan;
- education contributions, (off site delivery), specifically financial contributions for off site primary and secondary provision;
- open space and play provision, specifically the provision of two equipped children's play areas, an area of no less than 0.3ha of allotments, and provision of two adult sports fields including changing and parking facilities as part of the adjacent green infrastructure;
- green infrastructure specifically including; the expansion of Weelsby Woods to the south creating a strong and extensive area of green infrastructure between Weelsby Woods and Hewitts Avenue; forming green links that will connect to the wider countryside and through the development; softening of the western boundary to avoid an urbanising impact on the wider countryside;
- social infrastructure compatible with a local centre; focused in a central hub with strong connections to the wider development area;
- affordable housing;
- provision for self build/custom build homes;
- drainage and surface water infrastructure; and,
- provide legible and permeable, public transport, cycle and pedestrian connections throughout the development, and connecting specifically to Weelsby Woods and deliver appropriate highways infrastructure.

Justification

13.23 The delivery of strategic housing sites will be critical to achieving the Plan's vision and objectives. If their development were not to proceed, significant additional sites would be needed to replace them. These key sites have the potential to deliver exemplar sustainable development and it is important to establish the principles that will guide their development and delivery.

13.24 Scartho Top is a major housing development to the south west of Grimsby. It has been developing steadily over a number of years. Construction has historically been phased, with development progressing from north to south. The site was originally identified having a total capacity

of 2,100 homes, incorporating open space, and community facilities. The Council is keen to progress the 1,117 homes which remain to be completed, together with the development of the remaining community facilities; and is working with landowners and developers to sustain and accelerate delivery of new homes on this site through the plan period.

13.25 The Grimsby West strategic housing site is a major housing development to the west of Grimsby. It represents a merging of three major housing sites that were originally progressed through the *Strategic Housing Land Availability Assessment*, to develop linked but individual new communities. A vision for Grimsby West has been developed with landowners which stresses that:

Statement 5

Grimsby West will be a high profile location that creates an exceptional environment to live in and access skilled employment. It will be a place for all ages to live and prosper. Its overall character will be defined by four themes:

- sustainable movement; (encouraging healthy lifestyles, promotes alternatives to the private car, provide good access to employment sites and wider leisure and service needs);
- sustainable infrastructure; (promoting opportunities for generating renewable energy, ensuring well connected and supported by key infrastructure);
- 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);
- sustainable homes and places; (developing a range of high quality homes, providing a mix of densities and styles, developing a strong sense of community and creating a strong network of green infrastructure, building upon Freshney Parkway and linking to the wider countryside beyond).

13.26 The Council has worked with landowners, to ensure that the expectations for each site can be delivered within an economically viable development. Further details are set out in the initial *Grimsby West Concept Masterplan* documents. The Council is keen to ensure that the whole of the site is developed in a comprehensive and coordinated manner. The

policy sets out a specific requirement to prepare a Masterplan document that will form a material consideration, and the basis for determining subsequent planning applications. A brief for the Masterplan document shall be agreed with the Council at an early stage, the Masterplan shall be prepared in accordance with the agreed brief and

the final Masterplan agreed by the Council to form a material consideration, and the basis for determining subsequent planning applications.

13.27 The Humberston Road site provides an opportunity to build a large number of new homes within the heart of the urban area. It consists of three parcels of land in different ownership, two of which have planning consent, subject to signing

of 106 agreements⁽⁷¹⁾. The third and largest parcel is a high profile site close to existing community and service facilities. There is an opportunity to incorporate and strengthen the existing network of existing green infrastructure to the north/west of the site (Weelsby Woods) helping to promote healthy and active lifestyles whilst also providing a soft development edge.

Policy 12 'Development of strategic housing sites' relationship to:	Links to:
National Planning Policy Framework	Paragraph 52
Local Plan Strategic Objectives	SO4
Evidence base	<i>Strategic Housing Land Availability Assessment (2015)</i> <i>Grimsby West Concept Masterplan Documents (2015)</i>

Table 13.7 Policy relationships

Housing mix

13.28 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 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.

13.29 North East Lincolnshire's existing housing stock contains a significantly higher proportion of terraced properties than the national average at 33% compared to 25% nationally⁽⁷²⁾. Consequently the proportions of semi-detached

and detached properties are 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.

13.30 Most homes in the Borough are owned by their occupiers, either with a mortgage (35% of all households) or outright (31% of households). At 66% of all households, home ownership is higher than the regional and national averages at 64% and 63% respectively. The private rented sector accounts for 18% of households.

71 DM/0225/14/OUT - outline permission for up to 145 dwellings, open space and associated infrastructure; DM/0059/15/OUT - outline permission for up to 63 dwellings, open space and associated infrastructure.
72 Census 2011, Office for National Statistics.

13.31 The *Strategic Housing Market Assessment*, 2013 (SHMA) identified that the quality of housing stock is variable. It highlighted that 32% of private dwellings in 2011 did not meet the standard, compared to 32% nationally.

13.32 The Council has worked hard to bring empty homes back into use; since 2007 over 613 properties have been recovered. A range of initiatives have been brought forward, which the Council is intending to outline in an *Empty Homes Strategy*⁽⁷³⁾ to sustain this momentum. At present (April 2015) 4.3% of the total residential dwellings in the Borough are classed as empty homes. These are not distributed evenly but clustered in urban areas displaying high levels of deprivation. The Council has set a target of bringing a further 350 long term vacant properties back into use over the next 5 years.

13.33 Improving the quality of existing homes, and bringing empty properties back into use will promote and support wider regeneration initiatives, improve local health and wellbeing, and stimulate further investment.

13.34 The SHMA highlights sections of the population that are likely to have specific housing requirements. In particular the population

projections show an increasing number of older persons. Over the long term this will place increasing pressures on the existing housing stock and lead to a requirement for different forms of supported housing. Affordability is also an issue that has been highlighted which particularly affects younger households. This has led many to seek housing through private rented or social housing. Provision must also be made to accommodate people with specific housing needs, for example those with learning difficulties.

13.35 The SHMA has projected a significant change in the size of future households, based upon future growth projections. Most significant is the increase of single person households, a consequence of demographic and household change. However it is important to provide for people who will be attracted to live and work locally, building attractive homes in sustainable neighbourhoods that supports a good quality of life.

13.36 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.

Policy 13

Housing Mix

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.

Support will be given to developers seeking to improve or redevelop empty or derelict properties to provide new housing opportunities.

73 An Empty Homes Strategy is in preparation but is not yet available for publication.

On Larger 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 aftercare and supported homes.

Justification

13.37 It is important that the 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.

13.38 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.

Policy 13 'Housing Mix' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 50
Local Plan Strategic Objectives	SO1 and SO4
Evidence base	<i>Joint Strategic Needs Assessment (JSNA)</i> , (2013) <i>Strategic Housing Market Assessment (SHMA)</i> , (2013)

Table 13.8 Policy relationships

Provision for elderly person's housing needs

13.39 North East Lincolnshire has a rapidly ageing population. This has clear implications for the future delivery of housing. It is, therefore essential that a policy is established to ensure that the needs of older people are met over the plan period. The Plan aims to give all adults that require provision of care more choice and control over where and how they live and how they receive care.

13.40 Over the time frame 2012-2037 the 65+ age group is projected to increase from 18% of the population to 27%⁽⁷⁴⁾. The high level of growth in this age group has significant implications for the delivery of housing and future services.

13.41 As the population increases and ages, it will be increasingly important for homes to be adaptable to the changing needs of residents. The Lifetime Homes Standards provide a set of 16 design criteria that provide a model for building accessible and adaptable homes. Homes which are specifically designed for older people will be expected to meet these standards as a minimum.

74 North East Lincolnshire Demographic Analysis and Forecasts (2015).

13.42 There are a number of housing models that can play a part in providing specialist older persons housing. These include, extra care housing, retirement villages, registered care homes (with or without nursing care).

13.43 In addition to measures to enable more people to live independently for longer in their existing homes, the Council is currently working with North East Lincolnshire Clinical Commissioning Group and other partners developing Extra Care Housing schemes. This

type of housing is considered to be an attractive alternative to traditional residential care. It allows people to retain their own front door and independent address whilst having easy access to the care and support they will need to keep healthy and continue living independently. The Extra Care Housing being developed is for frailer older people. The homes are being built to high standards including Lifetime Homes. The first scheme to be constructed is located in Albion Street, Grimsby. Plans for further schemes are progressing.

Policy 14

Provision for elderly person's housing needs

The Council will support the provision of housing that maximises independence and choice for older people and other people with specific needs. When assessing the suitability of sites and/or proposals for the development of residential care homes, extra care housing and continuing care retirement communities, the Council will have regard to the following:

- the local need for the accommodation proposed;
- the ability of future residents to access essential services, including public transport and shops;
- whether the proposal would result in an undue concentration of such provision in the area; and,
- impact upon the local environment and the character of the area.

All new specialist homes designed for older people shall be built to current Lifetime Homes standards, (or subsequent replacements), as a minimum.

In addition to the provision of specialist accommodation, the Council aims to ensure that older people are able to secure and sustain on-going independence either in their own homes or with the support of family members. To enable this, the Council will:

- encourage the incorporation of Lifetime Homes Standards within all new residential development to enable new housing to be adaptable to meet household needs over time; and,
- support evidence-based proposals for self-contained annexes and extensions to existing dwellings in order to accommodate, for example, an elderly or disabled dependent.

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.

Where appropriate, the Council will consider the use of planning conditions to restrict occupancy and subsequent sale.

Justification

13.44 Accommodating the future housing needs of an increasingly elderly population will require changes to the types and mix of housing that has typically been delivered across the Borough. With a pattern of lower birth rates, smaller families, increased divorce and increasing mobility many people will continue to face old age on their own. This can result in increased pressure on social care if homes cannot be adapted to meet the needs of older occupiers. Simple adaptations to meet Lifetime Homes standards can extend the flexibility of homes to meet changing household needs over time. There will still be a growing requirement for more specialist elderly persons homes as well.

13.45 Policy 14 'Provision for elderly person's housing needs' provides support for a range of developments accommodating current and future needs of the ageing population. It recognises current approaches to delivering new homes with sufficient flexibility to accommodate changing delivery mechanisms.

13.46 Policy 14 'Provision for elderly person's housing needs' also includes specific considerations in relation to self contained annexes to sustain on-going independence either in a person's own home or with support from family members.

Policy 14 'Provision for elderly person's housing needs' relationship to:	Links to:
National Planning Policy Framework	Paragraph 50
Local Plan Strategic Objectives	SO1 and SO4
Evidence base	<i>Joint Strategic Needs Assessment (JSNA), (2013)</i> <i>North East Lincolnshire Demographic Analysis and Forecasts (2015)</i> <i>Strategic Housing Market Assessment (SHMA), (2013)</i>

Table 13.9 Policy relationships

Housing density

13.47 The density of development is a consideration that generates a lot of concern amongst residents of existing communities. Consultation responses have reflected a desire for a flexible approach that respects local character. A *Residential Density Study* (2013) looked at the density and character of existing housing areas across the Borough. Unsurprisingly,

the Study found that the urban areas of Grimsby, Cleethorpes and Immingham were the most dense; the Arc settlements presented lower densities and the rural villages presented very low densities, with the exception of the larger villages of Habrough and Stallingborough.

13.48 This evidence supports a flexible approach to the consideration of development density, where the individual characteristics of the site and immediate area provide the basis for determining what is appropriate.

Policy 15

Housing density

The Council will address density on a site-by-site basis through the development management process, utilising the information provided in design and access statements where appropriate. Sites should be developed efficiently, having regard to the generic density ranges set out that reflect existing variations in settlements.

Justification

13.49 The *Residential Density Study* (2013) provides clear evidence that density varies between different settlements and different character areas. It would, therefore, be inappropriate to impose a set density standard across the Borough. In broad terms, the particular characteristics of different settlements should be respected, and development densities should respond to the particular opportunities that individual sites present.

13.50 Policy 15 'Housing density' establishes the preparation of design and access statements as the basis for local considerations. It allows for optimum use of land whilst seeking to maintain the character and setting of settlements, and allows for lower density developments where this is clearly justified to maintain the character of an area.

13.51 It is, however, considered appropriate to define generic density ranges for different settlements as a guide to reflect key distinctions in their character, and to encourage the efficient

use of land. The following density ranges, informed by the data from the *Residential Density Study* (2013) will act as a guide:

Settlements	Density Range (Dwellings/Ha)
Urban Area (Grimsby Cleethorpes)	25-50
Immingham	20-40
Arc Settlements (Healing, Laceby, Waltham, New Waltham, Humberston)	15-40
Rural	10-20

Table 13.10 Settlement density ranges

13.52 The specific assessment of individual sites may warrant a variation from the guide. In such cases this must be justified in the design and access statement.

Policy 15 'Housing density' relationship to:	Links to:
National Planning Policy Framework	Paragraph 58
Local Plan Strategic Objectives	SO4, SO6 and SO9
Evidence base	<i>Residential Density Study</i> (2013)

Table 13.11 Policy relationships



Affordable housing

13.53 Affordable housing is provided for people who are unable to access or afford market housing. Eligibility is determined with regard to local incomes and local house prices. Provision should be made for affordable housing to remain at an affordable price for future eligible households or for the subsidy to be recycled to provide alternative affordable housing provision⁽⁷⁵⁾.

13.54 National Planning Policy lists the tenures which can be defined as affordable housing, both rented and affordable home ownership schemes. The properties are owned by local authorities and private registered providers, previously known as registered social landlords⁽⁷⁶⁾. Guideline target rents are determined nationally and affordable home ownership schemes are operated under the terms of the guidelines

13.55 Homes which do not meet these definitions, including low cost market housing, cannot be considered to be affordable housing for planning purposes. The recently published Housing and Planning Bill 2015 does, however, introduce several measures that are likely to have a significant impact on how affordable housing is provided in North East Lincolnshire. Key amongst these are the Government's starter homes proposals which includes the redefining of affordable housing to include starter homes, defined as, market housing for first time buyers under the age of 40 bought at no more than 80% of open market value subject to a £250,000 price cap outside London. At the time of publication of this Plan the Bill is still progressing through the House of Lords, it will be kept under review to determine whether any change to policy is necessary.

13.56 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.

13.57 The provision of affordable housing helps to ensure that there is an adequate supply of good quality housing for households who cannot afford 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.

13.58 Providing affordable housing in North East Lincolnshire raises a number of specific challenges. The key challenges are outlined below:

- locally, house prices are relatively low when compared to other parts of the country, but average household incomes are also relatively low;
- a high number of households do not have an income high enough to enable them to access market housing;
- for the rented sector, a household is considered to be able to afford rented accommodation where the rent payable is no more than 25% of gross household income. For North East Lincolnshire, an affordable private rental level is around £300 per month for a single income household, and £500 a month for a dual income household;
- the gross household income profile for North East Lincolnshire demonstrates that 61% of households have a gross annual income of less than £30,000. Moreover, almost 40% of households

75 Annex 2, *National Planning Policy Framework* (CLG, 2012).

76 Private Registered Provider is defined in Section 80 of the Housing and Regeneration Act 2008.

have a gross income below £20,000 per annum, creating a high demand for affordable housing and social rented homes.

- A household is considered to be able to afford a shared equity property where the rent and mortgage costs are no more than 30% of gross income:
 - only seven percent of household incomes are above the top qualifying threshold (£60,000) for shared ownership/rent to buy/shared equity, generating a significant demand for affordable housing and home ownership schemes;
- Changes to Local Housing Allowance and the benefits structure have further increased the demand for affordable homes;
 - under the changes to Local Housing Allowance (LHA) three in ten homes are now affordable for people on housing benefit. This compares to the previous five in ten. The new rates mean that the housing choice available for housing benefit recipients align more closely with the choice of housing affordable to low income working households not on benefits;
- the viability of development impacts on the delivery of affordable housing through section 106 contributions;
- Registered Housing Providers require central government funding, plus additional gap funding and/or transfer of land to support self-funding and enable the development of new housing stock; and,
- pressure on budgets has seen a progressive reduction in funding to support and deliver affordable housing.

13.59 The *Strategic Housing Market Assessment*, (2013) (SHMA) identified a net affordable housing need of at least 586 dwellings per annum over the next five years in order to clear the existing backlog of households in need and meet future arising household need. Future need is evidenced across each of the spatial zones. Based on this, 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.

13.60 From a planning perspective, the assessment of affordable housing need should not be referred to as a requirement as the planning system will be unable to provide sufficient affordable housing to meet this overall need. It is better to consider the need in terms of a "stock and flow approach" that recognises that the supply of homes (stock) will not match the requirements (flow) of those in affordable housing need. This is sometimes referred to in terms of a "Bathtub analogy".

13.61 In this analogy, those in current need (homeless or inadequately housed) are the current level of water in the bathtub, the newly arising need in the future is the flow from the taps and the supply of new homes is the flow through the plug-hole. Where steps can be taken to improve the flow by reducing homelessness or making better use of empty homes the backlog can be reduced possibly to a point where all the water in the bathtub is flowing. Alternatively, where improved economic opportunity results in higher incomes, the backlog may be reduced. Considering the schedule of identified housing allocations it is predicted that circa 2100 new affordable homes could be delivered over the plan period from these sites. This is based upon contributions from consented sites and future contributions delivered under the terms of this policy⁽⁷⁷⁾.

77 The actual contribution from allocated sites may vary from the predicted number as some sites will be granted under the terms of existing planning policy which sets out different thresholds and scales of contributions.



13.62 The analysis in the SHMA has shown that over the next five years, the greatest need for future affordable housing supply in North East Lincolnshire is for one and two bedrooms homes. Approximately 20% will need to be larger three and four-plus affordable properties.

13.63 Support for the delivery of new affordable homes has been made by working with Registered Providers (RPs), supporting Homes Communities Agency (HCA) and Government market development funding bids, 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.

13.64 The NPPF advises that councils should consider adjusting their housing requirement figures upward where this can help to deliver additional affordable housing. Given that a significant upward adjustment has already been made to the overall housing requirement to reflect market signals and incorporate jobs growth, it is considered that any further upward adjustment would not be grounded in realism, and would therefore be inappropriate.

Policy 16

Affordable housing

The Council will seek, in part, to address the scale of affordable housing need identified in the *Strategic Housing Market Assessment* (2013), by increasing the provision of affordable homes through the planning system.

The Council will require contributions to be made in accordance with the following qualifying thresholds and requirements:

Housing Market Zone	% of Housing Units required to be Affordable Housing		Housing Unit Threshold	Site Size Threshold (Ha) (To be applied only in specific cases)
	Greenfield	Brownfield		
High	25	25	10	0.33
Medium	10	5	10	0.33
Low	0	0	10	0.33

Table 13.12 Qualifying thresholds and requirements for affordable housing

In applying these requirements the Council will consider:

- the viability of site development;

- in circumstances where specific site viability is raised, the developer will be required to demonstrate, to the Council's satisfaction that the identified requirement could not be met;
- **the extent of housing need in the area;**
 - the Council will consider the type of property and tenure in relation to identified needs.
- **off-site contributions;**
 - where the Council considers that an off-site contribution (in total or in part) is justified, where supported by up to date evidence, the off -site contribution shall be of equivalent value and will be accepted in lieu of on-site provision.

Justification

13.65 Policy 16 'Affordable housing' seeks to maximise affordable housing delivery, whilst adopting a flexible approach that also recognises that viability may be challenging and varies across different sites.

13.66 Policy 16 '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 within the Policy to ensure that the contribution supports future growth.

13.67 The development threshold has been set at 10 dwellings. The Council has examined the likely delivery rates that this threshold is likely to generate. Evidence of past delivery over the period January 2004 to August 2015 has shown approval of 26 schemes for developments of between 10 and 15 dwellings. Of these three were specific affordable housing schemes. It is still considered appropriate to apply a 10 unit

threshold as it would capture a contribution from the smaller scale developments that have historically not made a contribution.

13.68 Applying a threshold of five units would bring more developments within the scope of the Policy however, it is apparent that many of those developments fell 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.

13.69 The Council will normally apply a 10 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 apply a site size threshold of 0.33ha.

13.70 The Council will determine the mix of rented/intermediate affordable housing and the size and type of homes to be delivered having regard to up to date evidence of housing need and discussions with registered affordable housing providers. This will ensure that delivery is well

matched to local needs at the time when development is being progressed, rather than an

approach which prescribes set standards through a formulaic approach.

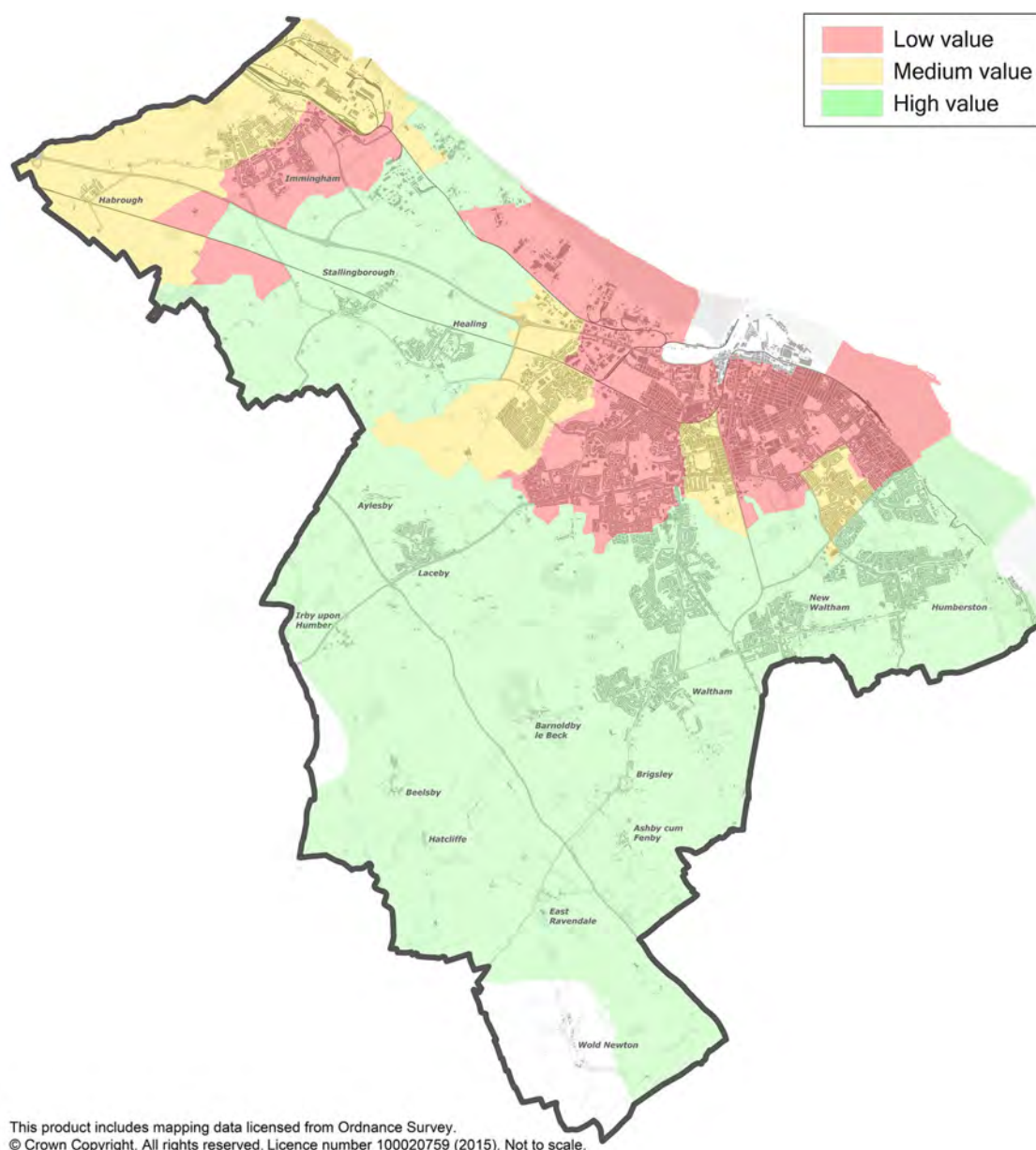


Figure 13.3 Housing Market Areas

13.71 *The North East Lincolnshire Viability Assessment*, (2015) has highlighted that there is significant variation in viability across the Borough. This is not matched to the locations of greatest affordable need identified in the SHMA. Policy 16 '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 13.3

'Housing Market Areas'. This identifies the housing market zones (referred to in Policy 16 'Affordable housing') that provide the basis for the variations in affordable housing requirement across the Borough.

Policy 16 'Affordable housing' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 47, 50, Annex 2
Local Plan Strategic Objectives	SO4 and SO5
Evidence base	<i>Strategic Housing Market Assessment (2013)</i> <i>North East Lincolnshire Viability Assessment (2015)</i>

Table 13.13 Policy relationships

Rural exceptions

13.72 Rural exception 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. They are defined in the NPPF as:

"small sites brought forward for affordable housing, in perpetuity, where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection⁽⁷⁸⁾."

13.73 The rural area has comparatively higher average house prices than the sub-urban 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.

13.74 There is an identified annual need for 69 net additional affordable homes to be provided across the rural area, equating to 345 over the next five years, comprising 45 intermediate properties, and 300 social rented properties⁽⁷⁹⁾. It is unlikely that this need would be met by the normal housing market.

13.75 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⁽⁸⁰⁾, for example, where essential to enable the delivery of affordable units without grant funding.

⁷⁸ Annex 2, *National Planning Policy Framework* (2012).

⁷⁹ *Strategic Housing Market Assessment* (2013).

⁸⁰ NPPF, CLG 2012, paragraph 54.

Policy 17

Rural exceptions

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:

- there is up to date local survey evidence of identified need for the housing proposed;
- the development is within or adjacent to an existing development boundary as identified on the Policies Map;
- the development is of a scale and is in keeping with the form and character of the settlement and meets the requirements of other relevant policies in the Plan; and,
- 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.

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 housing proposed, and that the benefit in providing the housing clearly outweighs any adverse environmental impact.

Justification

13.76 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.

13.77 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 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.

Policy 17 'Rural exceptions' relationship to:	Links to:
National Planning Policy Framework	Paragraph 54, Annex 2
Local Plan Strategic Objectives	SO4

Policy 17 'Rural exceptions' relationship to:	Links to:
Evidence base	<i>Joint Strategic Needs Assessment (JSNA) (2013)</i> <i>Strategic Housing Market Assessment (SHMA) (2013)</i>

Table 13.14 Policy relationships

Self build and custom build homes

13.78 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. The Self Build and Custom House Building 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⁽⁸¹⁾.

13.79 The Act states that regard to the register must be made in relation to the following functions:

- planning;
- housing;
- the disposal of any land by the authority; and,
- regeneration.

Policy 18

Self-build and custom build homes

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 large strategic sites, in combination with development partners will be expected to make provision for 1% of homes to be delivered on site by self builders. Plots should be made available and offered at competitive rates, to be agreed with the Council. These rates should be fairly related to the particular site and plot costs.

The large strategic sites to which this Policy applies are:

- HOU342 Grimsby West, Grimsby
- HOU074 Humberston Road, Grimsby
- HOU076 Scartho Top, Grimsby

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 builders, those plots may revert to delivery through conventional means.

81 The Government has said it will build on the legislative framework provided by the Act to introduce a Right to Build under which authorities will be required to bring forward plots of land for registered custom builders in a reasonable time. Measures to take forward the Right to Build will be included in the forthcoming Housing Bill.

Justification

13.80 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.

13.81 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.

13.82 Policy 18 'Self-build and custom build homes' 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.

Policy 18 'Self-build and custom build homes' relationship to:	Links to:
National Planning Policy Framework	Paragraph 50
Local Plan Strategic Objectives	SO4
Evidence base	North East Lincolnshire Register of Self Build Interest ⁽⁸²⁾

Table 13.15 Policy relationships

Provision for Gypsies and Travellers

13.83 *Planning Policy for Traveller Sites* (2015) sets out the Government's approach to 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.

13.84 The *North East Lincolnshire Gypsy and Traveller Accommodation Assessment* (2014) provides an objective assessment of future pitch requirements for gypsy 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.

13.85 There is currently only one location providing permanent gypsy and traveller facilities in the Borough. This is a location at Habrough, which actually forms two separate but adjacent

82 At the time of the publication of this Plan the Council is still in the process of establishing a Register of Self Build Interest.

sites for two separate but related families. The Accommodation Assessment undertaken in 2014 identified that there was likely to be additional household formation associated with the extended family group who occupy the site. The establishment of the second site in 2015 has met a substantial element of the identified need, and provides scope for further expansion in the future to meet additional household formation across the two family groups.

13.86 In addition to permanent provision, the Accommodation Assessment considered additional requirements generated by unauthorised developments and migration

patterns. The assessment identified an increase in unauthorised encampments, but more detailed analysis revealed that these encampments have been associated, in the main with two family groups who move from location to location. Most encampments occur during the Summer and are limited to a few days. The assessment highlighted the need for regular review particularly with regard to temporary pitch provision.

13.87 Table 13.16 'Future gypsy and traveller provision' provides a summary of the future pitch provision identified in the Accommodation Assessment⁽⁸³⁾.

Future Gypsy and Traveller Provision				
	2014-2019	2019-2024	2024-2029	Total
North East Lincolnshire Permanent Pitch Provision	9 ⁽⁸⁴⁾	2	1	12
North East Lincolnshire Temporary Pitch Provision	5 ⁽⁸⁵⁾	Future Review		5 ⁽⁸⁶⁾
North East Lincolnshire Travelling Showpeople Provision	No Requirement Identified			0

Table 13.16 Future gypsy and traveller provision

13.88 Figure 13.4 'Gypsy and Traveller Provision at Habrough' below identifies the two sites which currently have consent for permanent pitch provision, together with land and property

that is in the ownership of the two families and which provides, within it, scope for future needs to be accommodated.

83 Notes have been added, in the table, to reflect changes to pitch provision since the Accommodation Assessment was published, and recent trends regarding temporary encampments.

84 Planning Application DM/0362/15/FUL was granted approval on 17 June 2015. This authorised the development of a site for 4 residential pitches for one gypsy/traveller family.

86 Monitoring of unauthorised encampment since the Accommodation Assessment was completed has identified that some large groups of travellers have visited the Borough. It is considered appropriate to plan for future temporary with flexibility to accommodate future larger groups. The Council has therefore taken steps to make provision based upon analysis and assessment of sites with capacity to accommodate at least 15 pitches.

85 Monitoring of unauthorised encampment since the Accommodation Assessment was completed has identified that some large groups of travellers have visited the Borough. It is considered appropriate to plan for future temporary with flexibility to accommodate future larger groups. The Council has therefore taken steps to make provision based upon analysis and assessment of sites with capacity to accommodate at least 15 pitches.

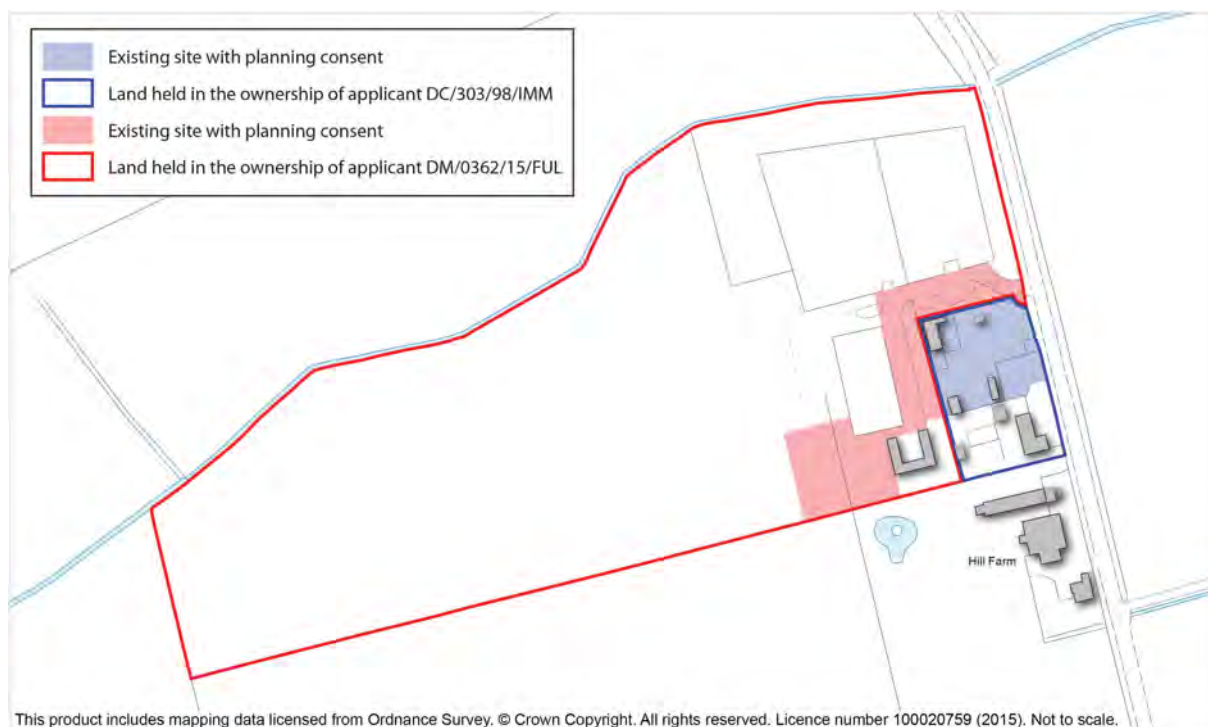


Figure 13.4 Gypsy and Traveller Provision at Habrough

Policy 19

Provision for gypsies and travellers

In determining proposals for new sites to accommodate gypsies, travellers and travelling showpeople, consideration will be given to whether:

- 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 showpeople site;
- the development is sensitive to the character and appearance of the landscape and the amenity of neighbouring properties;
- the site has safe and satisfactory vehicular and pedestrian access;
- there are no significant constraints to development in terms of flood risk, poor drainage or, land contamination;
- the site is suitable with regard to accessing local services and amenities; and,
- the site can be properly serviced and supplied with essential infrastructure, including water, power, sewerage, drainage and waste disposal.

Justification

13.89 *Planning Policy for Traveller Sites* (2015), requires that councils provide a criteria based policy in local plans. This will provide the basis for assessment of developments to address identified needs, and will also form the basis for consideration of other speculative applications that may come forward over the plan period.

13.90 The two adjacent permanent sites at Habrough provide pitches for the related but independent family groups. Discussions with the family groups have confirmed their desire to retain the two sites as private sites and accommodate future pitch needs, as this arises, within the boundaries of existing land within their ownership. The adjacent property Mill House is also occupied

by a gypsy family member associated with the adjacent two sites. The boundaries of the two gypsy/traveller sites have been identified on the policies map and will be safeguarded.

13.91 The Council has also sought to make provision for travelling groups who pass through the Borough and require temporary pitch provision. The Council has taken positive action to identify a suitable site for a designated stopover site. A designated stopover site is a piece of land that is used on a temporary basis for authorised short-term (less than 28 days) for all travelling communities. In the case of North East Lincolnshire the period within which the site will be in operation is likely to be from March to October.

Statement 6

Identifying a designated stopover site

At the time of the publication of this Plan, the Council has assessed and evaluated a range of different site options and is now pursuing the purchase/lease of land outside of current Council ownership. The Council intends to consult widely on site options before outlining and progressing to delivery of a site. This process is progressing in parallel to the Plan.

Policy 19 'Provision for gypsies and travellers' Links to: relationship to:	
National Planning Policy Framework	<i>Planning Policy for Traveller Sites</i> (2015)
Local Plan Strategic Objectives	SO4
Evidence base	<i>North East Lincolnshire Gypsy and Traveller Accommodation Assessment</i> (2014)

Table 13.17 Policy relationships



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 Plan by covering a range of considerations for managing development and spaces, as well as the protection and enhancement of existing assets across the Borough to achieve better places for everyone to live, work, learn and play.

Well designed places

14.1 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.

14.2 The Council has set out clearly its desire to lift the quality of development within the Borough and to create places that work well and are pleasant and distinctive. It recognises that new development can be the vehicle for building a strong sense of place and creating a positive impression of the Borough.

14.3 In 2008 an Urban Design Framework and Urban Realm 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...."

14.4 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. The

Council has taken a lead by delivering key projects embracing these principles, including major public realm and development projects in Grimsby town centre.

14.5 It is however, important to recognise that the need for 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.

Policy 20

Good design in new developments

A high standard of sustainable design is required in all developments. The Council will expect the design approach of each development to be informed by:

- a thorough consideration of the particular site's context (built and natural environment, and social and physical characteristics);
- the need to achieve:
 - resource efficiency;
 - climate change resilience;
 - sustainable transport;
 - accessibility and social inclusion;
 - crime and fear of crime reduction;
 - protection and enhancement of heritage assets, including character and local distinctiveness;
 - high quality public realm; and,
 - efficient use of land.
- Design Guidance for North East Lincolnshire published by the Council; and,
- where applicable and relevant;
 - the objectives and expectations of the *Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan 2013-2018* (and any subsequent updates);
 - Landscape Character Assessment; and,
 - Conservation Area Appraisals.

Where a Design and Access Statement is required, this should describe the specific considerations and rationale on which design proposals have been based.

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.

Proposals for express consent to display advertisements will be permitted unless the proposal will have a significant adverse effect on amenity and/or public safety, or will lead to an over abundance of advertisements.

Justification

14.6 Policy 20 '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.

14.7 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 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.

14.8 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.

14.9 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 scheme's

reviewed via this process. Locally, this key activity is currently undertaken by 'Integreat Plus', the design network member covering Yorkshire and Humberside.

14.10 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. Policy 20 '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, but this does not bar the incorporation of public art in other schemes.

14.11 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 efficient, effective and simple in concept and operation⁽⁸⁷⁾. A wide range of advertisements may be displayed with "deemed consent", e.g. 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. Policy 20 '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 over abundance of advertisements.

87 *Planning Practice Guidance, Requiring Good Design*, paragraph 67 (2015).



Policy 20 'Good design in new developments' relationship to:	Link to:
National Planning Policy Framework	Paragraphs 56 to 68
Planning Practice Guidance, Requiring Good Design (2015)	Paragraph 67
Local Plan Strategic Objectives	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 2013-2018</i> (and subsequent updates) <i>Landscape Character Assessment</i> (2015)

Table 14.1 Policy relationship

Vibrant town and local centres

14.12 Modern town centres are much more than the simple retail centres they used to be. To survive, they must be the heart of the local community they serve, providing a key focus for shopping, employment, leisure, civic and cultural activities as well as urban living. 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. These are as follows:

Grimsby

14.13 Grimsby is the highest order centre in the Borough and is the sub-regional centre. Located approximately 20miles from the nearest market towns, and 30miles from any major centres (e.g. Hull, Lincoln, Scunthorpe) it benefits from limited competition and high expenditure retention rates. It provides the main comparison shopping offer for residents of the Borough offering a range of multiple retailers and a limited range of business, leisure, civic and cultural activities. Over recent years the competition from out of town foodstores

particularly has weakened the convenience offer, resulting in a comparison shopping focus. It also suffers from weaknesses in the range of leisure and social facilities and a limited evening economy offer, which are below what would be expected for a centre of its status. It is therefore important that development which widens the town centre offer is encouraged to ensure the town remains strong and vibrant.

14.14 Recent investments have been implemented utilising Local Transport Programme (LTP) funding to enhance the public realm in the town. This included the re-location of the bus station from Riverhead Square and a number of streetscape improvements from which additional private sector investments have been generated. The Council has recently commenced development of the new office scheme on Cartergate, and private investment has secured a new hotel off Wellowgate. Proposals are now being progressed by the private sector which will widen the town's offer in terms of leisure and retail facilities. Such proposals are identified in the Sustainability Appraisal as having positive impacts generating a vibrant and viable town centre, providing job opportunities, promoting development on brownfield land and utilising sustainable transport modes.

14.15 The Plan seeks to support the continued role of Grimsby as a sub-regional centre, and as such the Plan will seek to support the widening of the town's offer and protection from inappropriate out of centre development.

Cleethorpes

14.16 Cleethorpes is a main town centre offering a dual role in meeting the day-to-day convenience needs of its local residents, as well as providing a niche and independent offer that is attractive to the resort's visitors. However, like most seaside towns, it has suffered from a lack of investment in its physical fabric and public realm, competition from out of town shopping and visitor attractions, and the seasonal nature of the visitor economy.

14.17 Opportunities exist within Cleethorpes to support the visitor experience whilst building on the town's unique character. Recent investment in the town centre by major operators such as Weatherspoons and Costa Coffee have contributed to a wide range of food and drink outlets, attracting both residents and visitors alike. The recent refurbishment of the Pier to create bars and restaurants together with a ballroom/conference centre supports the development of a year round visitor economy, and improves linkages between the town centre and

the seafront. Funding has now been secured to enable further investments, these will focus on vacant/derelict sites, improvements to the public realm and heritage assets.

14.18 The strategy for Cleethorpes town centre is to promote and develop the unique offer, building on its relationship with the resort area and drawing on the features that distinguish it from Grimsby. This relates specifically to extending the range of visitor facilities, especially those that overcome current issues of seasonality, improving dwell times, and improving the range of niche/independent retailers.

Immingham

14.19 In contrast, Immingham town centre provides the main convenience provision for its residents. The re-development of the town centre has been completed, and whilst some units have opened the main unit, anticipated to be occupied by Tesco early in 2015, remains empty. In the future Immingham has the opportunity to develop its role, and broaden its town centre function, capitalising upon its proximity to the employment growth proposed along the South Humber Bank and the ABLE UK Energy Marine Park. Policies in the Plan seek to ensure that the widening of functions in Immingham can be appropriately supported.

Policy 21

Retail Hierarchy and Town Centre development

Proposals for development within the defined Town Centres will be supported where the scale and nature of the proposed development will support and enhance the individual role of the town centre in accordance with the following retail hierarchy:

- **Sub Regional Centre - Grimsby**
 - where development that continues to support the centre's sub-regional role, and which extends the range and quality of facilities and services offered will be encouraged;
- **Main Town Centre - Cleethorpes**

- where 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 aim of broadening the town centre's appeal;
- **Small Town Centre - Immingham**
 - where 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;
- **District Centre - Freeman Street, Grimsby**
 - where 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,
- **Local Centres - As defined within the *Local Centres Study (2012)*, or subsequent review**
 - where development that respects the individual local scale and character of the centre will be supported.

Within the Grimsby, Cleethorpes and Immingham town centres, and identified town centre opportunity sites, the Council will encourage and support mixed-use development that adds to their vitality and viability; extends the range of offer to a broad spectrum of the population; and promotes an extension of the evening economy. The following uses will be acceptable, in principle:

- the use is an acceptable town centre use, i.e.
 - A1 Retail;
 - A2 Finance and Professional Services;
 - A3 Cafés and Restaurants
 - A4 Drinking Establishments
 - A5 Hot Food Take-aways
 - B1a Offices
 - C1 Hotels;
 - C3 Dwelling Houses (first floor and above)
 - D1 Non residential Institutions;
 - D2 Assembly and Leisure.
- the scale of development will not undermine the delivery of opportunity sites;
- the proposal will extend the range of offer of the town centre to a broad spectrum of the population;
- the proposal promotes and extends the developing evening economy;
- the proposal will contribute to improving town centre vitality and viability;
- the proposal will not impact upon other town centre uses in a negative way.

Within all centres, development will be expected to:

- enhance the centre's attractiveness, as a place to visit, work and socialise, in line with policies relating to primary shopping frontages;
- contribute to a mixture of mutually compatible and complementary uses;
- maintain and sustain the quality of historic environment;
- have particular regard to the desirability of retaining and improving traditional shop fronts;
- ensure the installation of security grilles and shutters does not detract from the visual amenities of the street scene; and,
- 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.

Proposals for main town centre uses, including retail, leisure and office uses comprising 200m² or more, in any location outside the defined town and district centre boundaries, will only be acceptable if it is demonstrated that:

- the development cannot be accommodated on a suitable site within, or closer to, the town centre boundary (sequential test); and
- the proposed site is accessible and well connected to the town centre; and,
- development will not adversely impact upon the vitality and viability of any of the town centres, (impact test) having regard to:
 - committed, planned or proposed public and private investment in the town centres;
 - the impact on town centre vitality and viability, including local consumer choice and trade in the town centres and the wider area, for up to five years, and, where the impact will not be realised in five years, this should also be assessed up to ten years from time of applications.

Any application failing to satisfy the sequential test, or having an adverse impact in relation to one or more of the above factors, will be refused.

Proposals for hot food take-aways (Use Class A5) will be considered acceptable subject to ensuring no loss of residential amenity to nearby residents, no adverse effects on highway safety, and that no hot food facility will be located within 400m of any school facility.

Justification

14.20 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 NPPF recognises this and advocates a strong town centre first approach to the development of

town centre uses. Policy 21 'Retail Hierarchy and Town Centre development' reflects this approach whilst acknowledging the scope of town centre uses that make up a vibrant and attractive town centre.

14.21 Policy 21 'Retail Hierarchy and Town Centre development' applies a sequential approach to safeguard the vitality of the town

centres applying a 200m² threshold, as recommended in the *Retail, Leisure and Three Centres Study* (2013). The Council will apply a robust approach to the sequential approach, seeking to avoid compounding damage that has resulted when out-of-centre development has drawn people and trade away from town centres, causing or contributing to their decline. The Sustainability Appraisal considered that this approach has a number of sustainability benefits.

14.22 The NPPF recognises 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. Locating interacting uses, e.g. homes, workplaces and shops, so that it is easy for people to walk or cycle between them, rather than depend on use of cars as part of a solution. In 2008 the Government published *Healthy Weight, Healthy Lives* which encouraged councils to use planning powers to control more carefully the rising numbers of fast food take-aways. It is appropriate, therefore to consider what steps can be taken here. A number of councils have restricted further development of hot food take-aways close to school premises by introducing a 400m 'exclusion zone'. It is considered appropriate, given the drive to improve health in the Borough, to adopt a similar approach.

14.23 Analysis of the current distribution of hot food take-aways in relation to school sites has highlighted that the majority of hot food take-aways 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 take-aways are located within 400m of schools. There is clearly a balance to identifying suitable locations for hot food take-aways and considering the health of school children.

14.24 The Council accepts that some A5 uses offer healthier alternative foods; however, the importance of promoting healthier lifestyles is a

key local objective. Whilst the Plan cannot influence the existing location of A5 uses, or ultimately the choices made by individuals, it is considered important not to compound existing unsatisfactory relationships by allowing further hot food take-aways close to schools.

The Scale of Growth in the Town Centres

14.25 A key aspect of maintaining a healthy and vibrant town centre is ensuring that provision is made to accommodate anticipated growth. The NPPF requires that local plans should identify the scale of development which needs to be accommodated, advising that:

"Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites⁽⁸⁸⁾."

14.26 The *Retail, Leisure and Three Centres Study* (2013) provides an assessment of the future quantitative capacity and qualitative need for additional retail and leisure floorspace across North East Lincolnshire. Focusing on the town centres of Grimsby, Cleethorpes and Immingham, the report considers recent past and current trends in retailing. These include, for example, increased use of the Internet for shopping, and requirements to change the format of stores as retailers respond to evolving conditions and circumstances.

14.27 The study considers the potential capacity based on population growth assumptions, which at the time of publication, related to those identified in the *Strategic Housing Market Assessment* (2013). Subsequent to that, the potential for economic growth in the area has been re-assessed. As a result, the proposed retail floorspace capacities could now be regarded as representing a minimum position. It is wise, therefore, to plan with some flexibility and look to an early review of the retail assessment. The Council has commissioned an update to the *Retail, Leisure and Three Centres Study* to factor

in the anticipated growth set out in the plan, this update has yet to be concluded at the time of publication⁽⁸⁹⁾.

Convenience retailing (food)

14.28 The study identified that the North East Lincolnshire catchment retained 98% of the overall retail expenditure for convenience shopping, meaning that the vast majority of people who live in North East Lincolnshire also do their food shopping in the Borough. This strong retailing position is considered to be indicative of the lack of competition from other centres.

14.29 The Study notes that all of the key national operators are represented within the Borough, primarily in edge-of/out-of-centre locations close to Grimsby town centre. Development of these large stores over recent times has resulted in a decline in the town centre convenience offer, particularly in Grimsby. All of

the stores trade off each other, and in retail policy terms none is provided greater protection than another.

14.30 Over the plan period, it is anticipated that the developing trend towards small food stores within town centres, and on busy transport routes, will continue. The 'Big 4' operators have been losing market share to smaller stores that offer more limited but price competitive ranges of produce and it is known that, as examples, Aldi and Lidl have quite ambitious plans for additional stores. The 'Big 4' have been responding to changing consumer behaviour and expectations with additional, smaller 'Local', 'Metro' and 'Express' stores, which can help to support town, district and local centres.

14.31 The capacity review forecast the following additional requirements for convenience floorspace over the plan period:

Convenience (mainstream food retailer)	2018	2023	2030
Grimsby Urban Area	c455m ² (gross)	c1,160m ² (gross)	c2,175m ² (gross)
Grimsby Urban Area (inc Tourist Inflow)	c510m ² (gross)	c1,290m ² (gross)	c2,380m ² (gross)
Grimsby Urban Area (post Tesco Immingham)	c-1,400m ² (gross)	c-620m ² (gross)	c470m ² (gross)
Cleethorpes Urban Area	c155m ² (gross)	c385m ² (gross)	c730m ² (gross)
Cleethorpes Urban Area (inc Tourist inflow)	c190m ² (gross)	c485m ² (gross)	c915m ² (gross)
Immingham	Commitment for 4,274m ² gross store (now constructed), therefore no requirement to plan for new development		

Table 14.2 Additional Convenience Floorspace Requirement 2013 - 2030

89 The Council has commissioned an update to the *Retail, Leisure and Three Centres Study* the outputs of this update are not available at the time of publication of this Plan.



14.32 Grimsby town centre has a relatively low market share in terms of convenience retailing. The results of the analysis would normally suggest scope for qualitative and quantitative improvements in order to address local needs. However, the vitality and viability of Grimsby town centre as a whole is not sustained by convenience retailing, and there is an over-supply of out of centre stores serving the catchment area (Tesco, Sainsburys and Asda in Grimsby, and Morrisons at Laceby), most of which under-perform. Consequently, there is no qualitative or quantitative need to actively plan for new convenience floorspace in Grimsby over the plan period.

14.33 Cleethorpes town centre retains a relatively small proportion of the market share of convenience retailing, this reflects its current role as a top up food shopping centre. The main market share goes to the out-of-centre Tesco Extra at Hewitts Circus, which is mainly a car-borne destination. Potential for development of a foodstore within Cleethorpes has therefore been identified, which would result in both qualitative and quantitative benefits for the town centre. Ideally, such a store would be best located in a town centre location, but if not, a location that is sequentially preferable to that of the Tesco store at Hewitts Circus, may be acceptable. Local Growth Funds have now been secured by the

Council to assist the developer of the site adjacent to the Dolphin Hotel to bring forward a retail led development. It is considered that such provision would ensure qualitative and quantitative improvements in the convenience offer.

14.34 Immingham town centre currently loses convenience trade, mainly to the big convenience stores in and around Grimsby. However, the town centre has recently been redeveloped, this included provision of a new convenience store. Whilst built, it has not been opened at the time of publication of this Plan. Tesco has withdrawn from operating the store, however, on opening, by Tesco or another operator, it will address the qualitative and quantitative deficiencies identified in the study. Consequently, the study concludes that there is no specific need to make provision for additional convenience floorspace provision within Immingham over the plan period.

Comparison retailing (non food)

14.35 Immingham offers relatively little comparison retailing, with the centre being primarily focused on convenience shopping. Most residents within the catchment look to Grimsby for comparison shopping.

14.36 The *Retail, Leisure and Three Centres Study* (2013) identified the following comparison floorspace capacities for the plan period

Comparison	2018	2023	2030
Grimsby Urban Area (Baseline)	c4,145m ² (gross)	c10,965m ² (gross)	c21,145m ² (gross)
Grimsby Urban Area (Inc Tourist Inflow)	c4,550m ² (gross)	c12,035m ² (gross)	c23,210m ² (gross)
Cleethorpes Urban Area	c750m ² (gross)	c1,975m ² (gross)	c3,815m ² (gross)
Cleethorpes Urban Area (inc Tourist inflow)	c1,205m ² (gross)	c3,190m ² (gross)	c6,150m ² (gross)

Comparison	2018	2023	2030
Immingham	c85m ² (gross)	c225m ² (gross)	c430m ² (gross)

Table 14.3 Additional Comparison Floorspace requirements 2013 - 2030

14.37 As the Borough's primary town centre, Grimsby performs a wider sub-regional role for comparison retailing, as well as for employment and services. It benefits from strong comparison expenditure retention (i.e. people who live in the area shop in Grimsby), particularly in fashion retailing. The main shopping offer is provided within the covered shopping centre Freshney Place offering a wide range of national retail outlets, which is enhanced by a range of small up-market boutique operators within the Abbey Gate development. In terms of comparison retailing, Grimsby town centre performs well, with good representation from multiple retailers and limited vacancies. However, evidence shows that it was not immune to the market pressures during the economic downturn, with a key weakness in the comparison retail offer being the high proportion of mid-range retailers.

14.38 The *Retail, Leisure and Three Centres Study* (2013) identified additional comparison floorspace requirements in the latter stages of the plan period. However, the mid-range nature of provision creates qualitative deficiencies which could be addressed by encouraging earlier provision by mid/high fashion retailers, improved department store provision, and niche independent retailers. Given the relatively low level of vacancies it is considered that early provision will therefore be required through the provision of new accommodation within the town centre boundary. This will enhance current vitality and viability, ensure long term sustainability and maintain the towns status as a regional centre.

14.39 Planning Permission has been granted for the re-modelling of part of the Freshney Place car park and provision of new retail accommodation. However, this will be insufficient to meet the identified needs for the plan period. The Garth Lane site has been identified as a site

for future growth. Whilst development in this area will be supported a key principle of any development on the Garth Lane site will be the requirement to ensure that there are strong visible and accessible linkages across Frederick Ward Way and the remainder of the town centre. Whilst anticipated over a longer timescale, the opportunity to develop the currently underused land to the south of Bethlehem Street would provide a logical and natural extension to the existing shopping area.

14.40 Cleethorpes is a secondary centre to Grimsby, with residents mostly looking to Grimsby to meet their main comparison shopping needs, and national retailers focusing on Grimsby as a result of its higher position in the retail hierarchy. Despite this, Cleethorpes is nevertheless a vibrant town centre, and is distinguished from Grimsby by its strong niche independent offer, especially the established cluster on Sea View Street which is now expanding.

14.41 The anticipated capacity for growth identified in Additional Comparison Floorspace Requirements 2013 - 2030 above, shows that additional comparison floorspace would be required in Cleethorpes towards the end of the plan period. The growth identified, however, is insufficient to provide any significant step-change in the role of the centre, which when coupled with the main comparison focus being on Grimsby, implies no immediate need to plan for comparison retail growth within Cleethorpes.

14.42 However, this approach supports the status quo, does not address current qualitative deficiencies, and limits the range of facilities Cleethorpes has to offer in comparison to similar destinations with which it competes. It is important

that investment in the town centre is undertaken to ensure that Cleethorpes maintains its role as a resort town.

14.43 A Local Development Order has been prepared, which is also supported by committed Local Growth Funds (LGF) which will secure the early re-development of the currently derelict former Clifton Bingo site on Grant Street for residential led mixed use development including retail, food and drink and leisure uses. This, together with the timely reuse of the Dolphin Hotel site is anticipated to be a catalyst for change within the town centre. The Council currently owns a significant area of land between Sea Road and the Promenade, and anticipates that longer term a comprehensive re-development of this area will also generate retail led mixed use activity, together with public realm enhancements in order to cement the relationship between the seafront and the town centre. Complementary funding is being sought to secure investment in the town's rich heritage buildings, particularly along Alexander Road and Sea View Street.

14.44 Immingham town centre currently has a limited comparison offer, most needs are met travelling to the sub-regional centre at Grimsby. However, the implementation of the town centre redevelopment has brought with it improvements to the wider town centre environment. It is anticipated this will provide the stimulus to further investment, enhancing the range and quality of comparison goods available for local residents. Anticipated future needs are expected to be met through this scheme. Given the limited extent of floorspace capacity identified over the plan period, and the completion (although currently stalled) of the Tesco scheme, it is considered that there is no need to make specific provision for future comparison floorspace within the town centre.

Office/Commercial Floorspace

14.45 Provision of commercial floorspace within each of the town centres is currently limited to mainly first floor "second-hand" stock, primarily within Grimsby. Further provision is mostly in out

of centre office business parks, such as Acorn Business Park, Laceby Business Park and Europarc.

14.46 The *Economic Futures Report* (2014) identifies that employment growth in key sectors is anticipated to generate new demand for business-to-business services (including legal, finance and insurance, information technology and communications, accountancy, engineering and other professional services), and considers that stimulation of the office market will potentially attract new investors and occupiers to the town centres, particularly Grimsby. Overall, the anticipated growth in the sector falling within the B1a/b use classes amounts to just over 2,000 jobs, which equates, on standard floorspace densities, to an increase in overall B1a/b floorspace of 23,374m².

14.47 Recent out-of-centre office developments (e.g. Europarc) have had a negative impact upon the town centre through the loss of footfall and diminution of the vibrancy that is created when a range of different uses interact in close proximity to each other. Whilst it is recognised that there will be some B1a/b operations required to support other employment development in the industrial areas, it is expected that any office accommodation intended for the provision of the range of services outlined above should be located within a town centre environment. As a result, any proposals for office development outside of the defined town centre boundaries will required to be fully justified on business grounds.

14.48 Given Grimsby's role as a sub-regional centre, most of the growth identified for office accommodation will be located here. The Cartergate site currently under construction will provide new town centre floorspace, and it is anticipated that this may lead to further proposals being developed in this area of the town, particularly close to St James Church, where enhanced public realm will also add to the overall quality of the environment.

Leisure

14.49 The *Retail, Leisure and Three Centres Study* (2013) suggests that Grimsby is very much a secondary location to Cleethorpes from a leisure perspective. The leisure facilities at Meridian Park, Cleethorpes offer a wide range of family oriented activities, including a cinema and bowling alley. The lack of any current family oriented leisure offer within Grimsby is identified as a key deficiency, and one which does not fit with its sub-regional status.

14.50 Recently, proposals to extend Freshney Place, and its offer to customers, were announced. The proposals comprise a multi-screen cinema, together with a range of food outlets fronting Riverhead Square. The Council has actively supported this scheme and is progressing negotiations in respect of its delivery.

14.51 The *North East Lincolnshire Hotel Study* (2013) assessed current levels of hotel provision in the Borough, and considered the potential capacity for further development. Recent developments have seen construction of the Holiday Inn at Wellowgate and Premier Inn at Meridian Park, together with a proposed extension to the Humber Royal. Despite these three schemes generating in the region of 200 new bedrooms, the study identified that there was additional capacity for a further 100 bed hotel. The Council has actively promoted its site at Cartergate in Grimsby as its preferred location for the provision of new hotel accommodation.

14.52 Cleethorpes' leisure offer is primarily oriented towards the visitor economy. Whilst there is a good range of pubs and restaurants in the town centre, the out-of-centre leisure facilities at Meridian Park detract from this, by meeting needs of visitors and residents alike, including those from Grimsby and Immingham. Whilst, there is no specific, quantitative need to plan for additional leisure provision in Cleethorpes, promotion of a stronger leisure mix especially where the resort and town centre merge would be of benefit, and encourage linked trips and longer dwell times.

The re-development of the Grant Street site, together with land at Sea Road would enhance the town centre offer, provide attractive visitor facilities and accommodate those using the beach.

14.53 Immingham town centre does not currently provide significant leisure facilities for local residents, although facilities are available close by at the Immingham Academy and Swimming Pool. Immingham will, however, be the closest town centre to the ABLE UK development located to the north of the town. It is therefore considered appropriate to ensure that opportunities can be taken to enhance Immingham's offer of social activities, including restaurants, cafés and bars, as developments like these will help to improve and sustain the town centre. A flexible approach to accommodating such uses will therefore be taken.

Accommodating identified town centre needs

14.54 The needs for each town centre are highlighted in Table 14.4 'Town centre requirements'. It is appropriate that sites are identified with a specific range of uses to ensure that the identified needs are being met, and many of the proposals identified which will support the various actions required for the town centres are sufficiently progressed to enable their delivery.



Town centre requirements		
Grimsby	Cleethorpes	Immingham
23,210 m ² new comparison retail floorspace (A1 use)	915 m ² new convenience retail floorspace (A1 use)	No specific needs identified but opportunities to develop further cafés, restaurants and bars (A3 and A4 uses)
Up to 3.2ha Office Accommodation (B1a use)	Limited improved comparison retail floorspace (A1 use)	
Leisure Quarter including Multi-Screen cinema and restaurants, cafés and bars (A3 and A4 use)	Cafés, Bars and Restaurants (A3 and A4 use)	
100 bed hotel	Residential (primarily first floor and above)	
Community facilities and opportunities for residential accommodation		

Table 14.4 Town centre requirements

14.55 The Grimsby town centre boundary has been drawn tightly, but provides scope to accommodate the identified future growth. To the south the railway, acts as a strong boundary and restricts pedestrian movements except at key crossing points. Cartergate forms the western edge, and marks the sharp transition to a residential environment. The eastern edge is formed by the Peaks Parkway, which again acts as a boundary and restricts pedestrian movements. The northern edge has been drawn so as to recognise the redevelopment potential of land adjacent to the River Freshney. This area offers great potential for future development, sitting between the Fishing Heritage centre and Freshney Place Shopping Centre, adjacent to the Alexander Dock.

14.56 The Cartergate office scheme is under construction, and proposals for Riverside Square, Garth Lane and the remainder of the Cartergate site are being progressed.

14.57 The 2003 Local Plan town centre boundary for Cleethorpes centred around the primary retail area of St Peters Avenue, High Street, Market Street and parts of Alexandra Road. The small retail area at Sea View Street was defined as a separate Local Centre. Both of these centres provide an attractive shopping environment primarily oriented towards the tourist market, and have a particularly strong niche and independent retail offer which contributes to the overall character of Cleethorpes. The town centre boundary has therefore been altered in order to ensure that the role that Sea View Street has as part of the wider town centre offer, although distinct from it, is recognised.

14.58 The town centre opportunity sites for Cleethorpes are located in areas where complementary resort/visitor led development can help to sustain the town centre. Given its role, no specific proposals for office development are

included for Cleethorpes. although, the strategy provides sufficient flexibility if a specific need were to arise.

14.59 No specific needs have been identified for Immingham, therefore no opportunity sites have been identified. The recently constructed re-development scheme was envisaged to meet all convenience needs for local residents, although Tesco's interest has waned. It is envisaged that an operator for the main store will be found soon, and this will re-address the balance in provision, supported by new comparison store provision.

14.60 Whilst Immingham has a range of community facilities, it is not well served by cafés and bars, and restaurants. The development at ABLE Marine Energy and Logistics parks will generate significant business in the area. Immingham will be the closest town centre (approximately five to ten minute drive time), and the potential to attract workers and shoppers remains strong. Immingham, therefore, has the potential to offer a wider range of services than it does at present, and Policy 21 'Retail Hierarchy and Town Centre development' is supportive of further mixed-use development that adds to the vitality and viability of the town centre, and extends the range of offer to a broad spectrum of the population.

Policy 22

Grimsby Town Centre Opportunity Sites

Within the defined Grimsby town centre, land has been allocated to accommodate at least:

- 23,210m² new comparison retail floorspace;
- 3.2ha B1 office accommodation;
- A new Leisure Quarter (Cinema and Restaurants);
- 100 bed hotel;
- community facilities; and,
- residential development, principally at first floor and above.

The boundary for the town centre, is shown on Figure 14.1 'Grimsby Town Centre Boundary and Opportunity Sites'

To meet future needs of the centre, the following opportunity sites capable of accommodating the range of uses listed, have been identified:

- **(A) Garth Lane/Alexandra Dock** - mixed use including retail((A1), leisure (A3, A4, D1, D2) and office (B1a/b), with potential for some residential (C3));
- **(B) Cartergate** - office (B1a/b) and hotel;
- **(C) Riverhead Square** - cinema, leisure incorporating restaurants, bars and cafés (A3 and A4 uses);
- **(D) Victoria Street South** - mixed use including office (B1a/b), leisure (A3/A4) and residential (C3); and,
- **(E) South of Bethlehem Street** - comprehensive retail (A1).

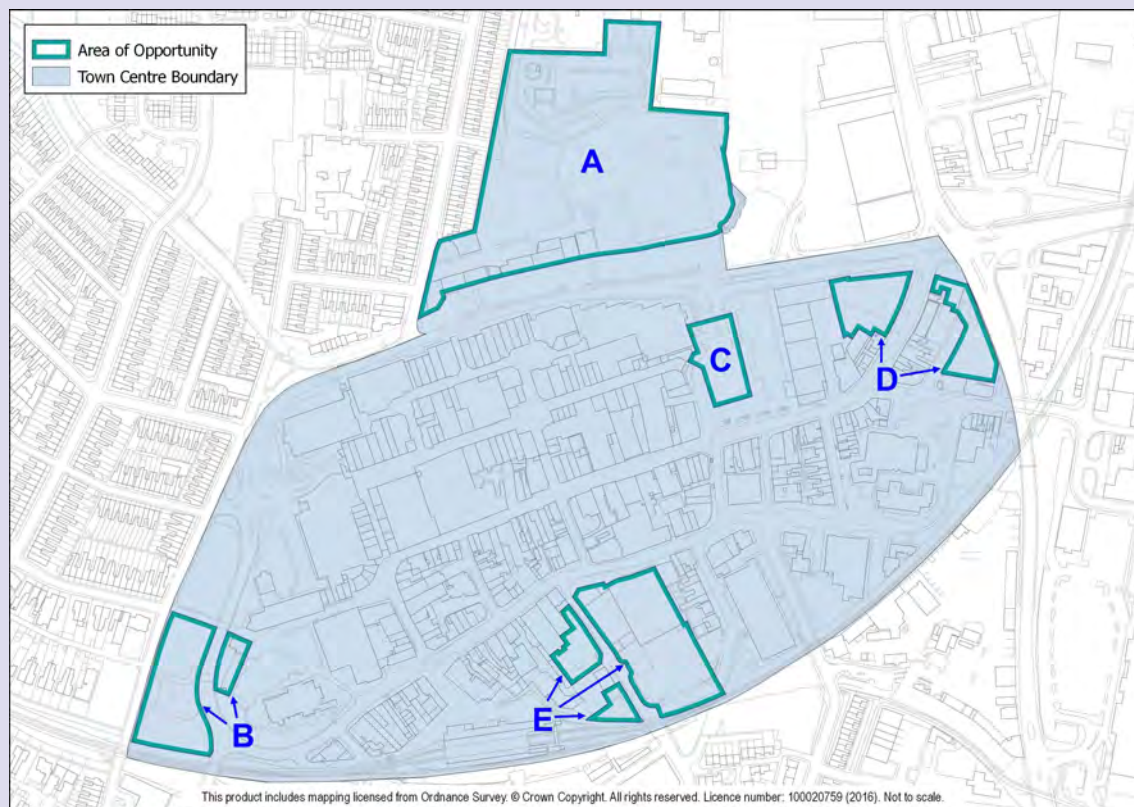


Figure 14.1 Grimsby Town Centre Boundary and Opportunity Sites

Policy 23

Cleethorpes Town Centre Opportunity Sites

Within the defined Cleethorpes town centre, land has been allocated to accommodate at least:

- 915m² convenience retail;
- limited comparison retail;
- cafés, bars and restaurants; and,
- residential (principally at first floor and above).

The boundary for the town centre, and the key development opportunities are as shown on Figure 14.2 'Cleethorpes Town Centre Boundary and Opportunity Sites'

To meet the future needs of the centre, the following opportunity sites capable of accommodating the range of uses listed, have been identified:

- **(A) Adjacent Dolphin Hotel** - retail (A1 (convenience), A3); and,
- **(B) Grant Street/North Promenade/Sea Road** - retail (A1, A3), leisure (D2) and residential (C3) (upper floors).

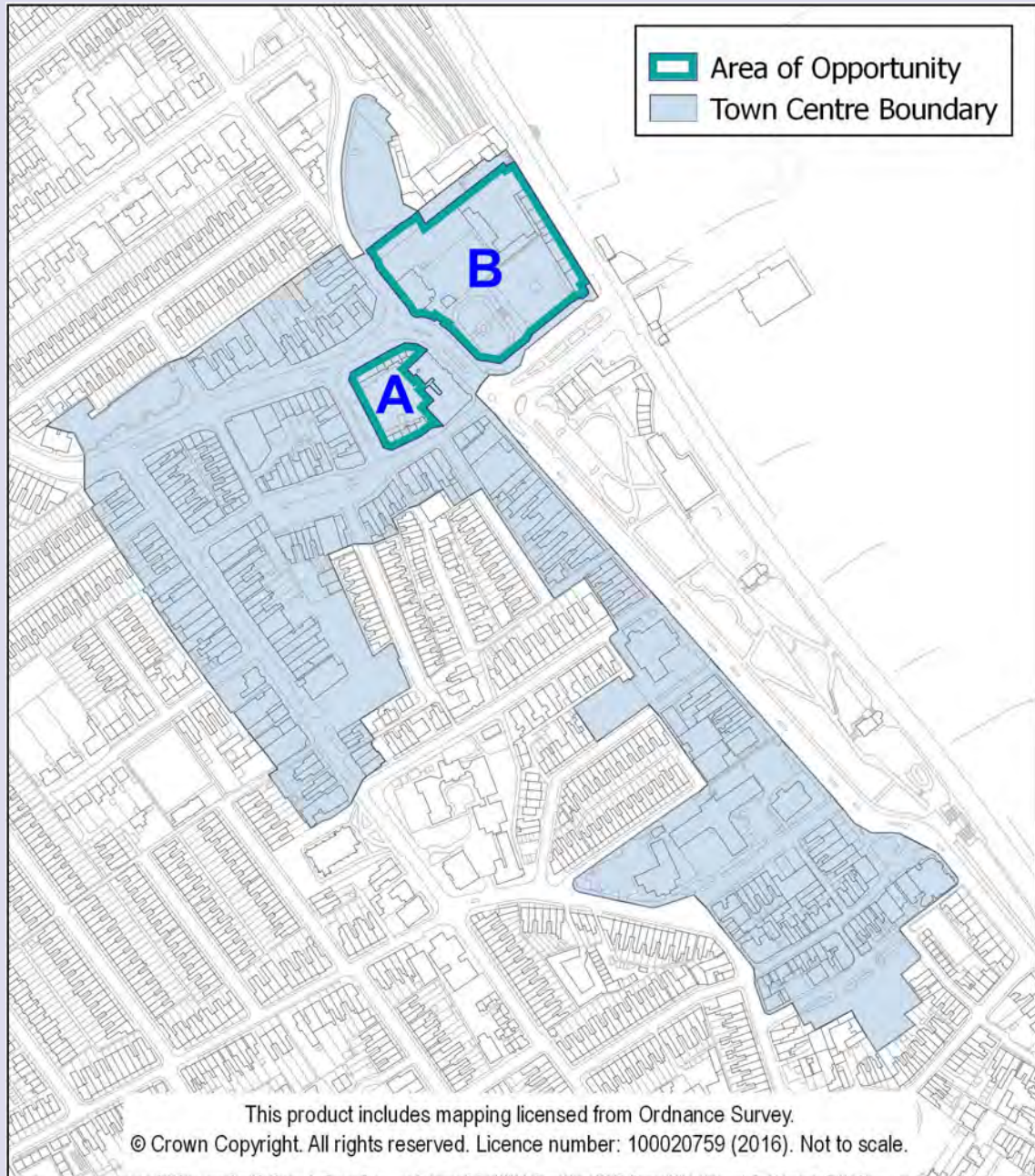


Figure 14.2 Cleethorpes Town Centre Boundary and Opportunity Sites

Policy 24

Immingham town centre

The boundary for the town centre is shown on Figure 14.3 'Immingham Town Centre Boundary'

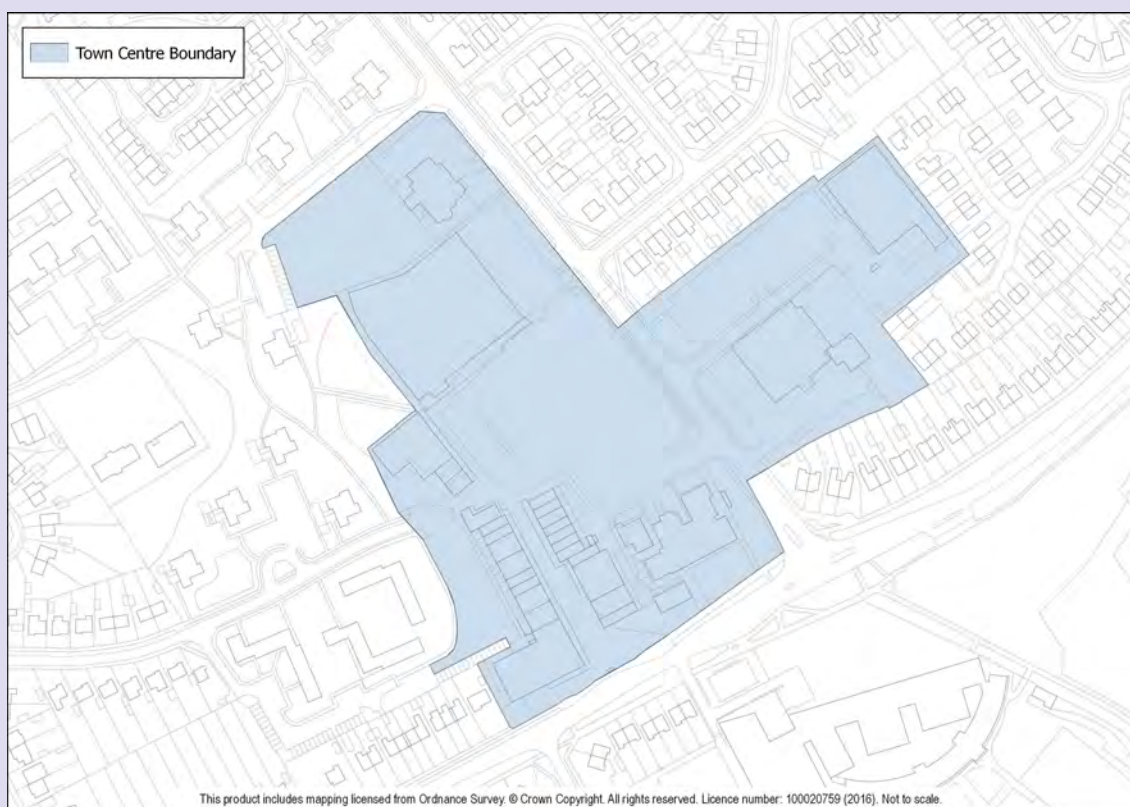


Figure 14.3 Immingham Town Centre Boundary

Justification

14.61 A requirement that is common to all three town centres is the need to improve them as places so that more people will want to spend more time there, more businesses will want town centre locations, and people will want to live, work, learn and enjoy cultural activities and leisure time in them. The Plan provides a policy framework,

including allocating opportunity sites; from which more detailed place-making strategies and plans will be developed and implemented through cooperation between the Council, other service providers, businesses, developers, property owners and local communities. The aim is to ensure that our town centres are restored to, and continue to maintain their proper position at the heart of our communities.

Policy 21 'Retail Hierarchy and Town Centre development', Policy 22 'Grimsby Town Centre Opportunity Sites', Policy 23 'Cleethorpes Town Centre Opportunity Sites' and Policy 24 'Immingham town centre' relationship to:	Link to:
National Planning Policy Framework	Paragraphs 23 to 27
Local Plan Strategic Objectives	SO8
Evidence Base and other key documents and strategies	<i>Cleethorpes Strategic Development Framework (2010)</i> <i>Local Centres Study (2012)</i> <i>North East Lincolnshire Hotel Study (2013)</i> <i>Retail, Leisure and Three Centres Study (2013)</i> <i>Strategic Housing Market Assessment (2013)</i> <i>Grimsby and Cleethorpes Town Centres Investment Plan (2016)</i> <i>Grimsby Town Centre Parking Strategy (2016)</i>

Table 14.5 Policy relationship

Primary shopping frontages

14.62 The primary shopping frontages are defined in the NPPF Glossary as those frontages which are likely to include a high proportion of retail uses, which may include food, drinks, clothing and household goods. The NPPF requires that primary shopping areas are identified, and that the range of uses considered acceptable in such areas is also clearly defined.

14.63 The primary shopping frontages apply to the most important retail frontages in the town centres, where the greatest pedestrian flows and concentration of A1 retail uses can be identified. Protection of such frontages is important in

ensuring the vitality and viability of the shopping area, and ensuring that new non retail uses are not introduced where they would detract from this. The area comprising these frontages is defined as the primary shopping area.

14.64 Given the strategy of encouraging a wider range of uses within Grimsby town centre, consideration has been given to the inclusion of A4 uses, which would add to the mix and diversity of the town centre in its primary locations. It is therefore proposed that the retail uses considered appropriate for Grimsby are A1, A2, A3 and A4. Similarly, a wider approach, although a slightly more restricted approach, is proposed for Cleethorpes and Immingham in order to promote a wider range of uses within the town centre.

Policy 25

Primary shopping frontages

Within the defined primary shopping frontages, non-retail development will be permitted at ground floor level only where the development would not result in more than a third of the individual units being used for non-retail uses. Retention of a display window will be required where the absence of this would otherwise have a detrimental impact on the nature and character of the shopping street.

The consideration of the proportion of units in Grimsby will be assessed with regard to, either:

- Freshney Place covered frontages; or,
- all other primary frontages in Grimsby Town Centre.

In Cleethorpes the consideration will be assessed with regard to, either:

- St Peters Avenue frontages; or,
- all other primary frontages in Cleethorpes Town Centre.

In Immingham the consideration will be assessed with regard to the proportion of units in all Immingham primary shopping frontages.

In any primary shopping frontage a cluster of non-retail uses shall not exceed three consecutive units.

Within Grimsby Town Centre, retail uses are defined as those falling within Use Class A1 (retail), A2 (finance and professional services), A3 (cafés and restaurants), A4 (drinking establishments).

Within Cleethorpes and Immingham Town Centres, retail uses are defined as those falling within Use Class A1 (retail) and A3 (cafés and restaurants).

Justification

14.65 The need to ensure that the Borough's town centres remain vital and viable is paramount to their long term sustainability. As a result, it is important that those parts of the towns where footfall and concentration of retail uses are the greatest are protected from inappropriate development.

14.66 There is a need to recognise the changing role of town centres, and ensure that there is sufficient flexibility to encourage a wider range of uses, particularly in relation to the provision of

facilities for food and drink. Policy 25 'Primary shopping frontages' recognises the variation in uses between the three centres, and will maintain the overall character of the primary retail area in each centre. The proportion of uses is based simply upon broad areas rather than individual street frontages.

14.67 In the past the consideration of what constitutes a 'frontage' has led to some confusion, with questions raised about whether street junctions or corners represent a break in

frontages. An approach based on areas is considered to be a simpler and easier to interpret,

whilst still fulfilling the desired objective.

Policy 25 'Primary shopping frontages' relationship to:	Link to:
National Planning Policy	Paragraph 23
Local Plan Strategic Objectives	SO5 and SO8
Evidence Base and other key documents and strategies	<i>Local Centres Study (2012)</i> <i>Retail, Leisure and Three Centres Study (2013)</i>

Table 14.6 Policy relationship

Freeman Street district centre

14.68 Traditionally the main thoroughfare linking Grimsby Docks with the town centre, Freeman Street was once a vibrant area benefiting from its association with the docks. Over time, its retail status has changed as key nationally renown 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).

14.69 Freeman Street is now physically detached from Top Town. It is, however, now forming a new identity, 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 with an ethnic focus. New sectors are emerging and beginning to grow, such as the digital hub.

14.70 Given the nature of the outlets within Freeman Street and its limited comparison offer, there is limited capability for it to substantially

improve its offer. However, recent investment in the public realm, and the actions of the regeneration partnership with Shoreline Housing and the Enrolled Freeman of Grimsby are driving forward catalytic projects that will transform the area both physically and perceptually. Freeman Street is therefore set to continue its transition and will increasingly concentrate its focus on the immediate community it serves and re-connecting to Grimsby Docks.

14.71 Given the area's increasingly local focus and convenience role, it is considered that the retail area is more in line with the definition of a Local Centre, although it is of more substantive scale and catchment. In recognition of this, Freeman Street is defined in the Plan as a District Centre.

14.72 The Freeman Street district centre is anchored by the indoor market in the north and the large Asda superstore in the south. The connections between the Asda store and the district centre are currently very poor and efforts will, therefore, be made to improve these links and strengthen the new centre.



Figure 14.4 Freeman St Regeneration Area

14.73 The East Marsh area within which Freeman Street is located is an area of high deprivation that will benefit regeneration activities. An initial *Freeman Street, Regeneration and Development Study* (2015) has been commissioned to examine options for the redevelopment of this area.

14.74 The study identifies the key drivers for change, and outlines the major constraints, existing land uses, connections and market conditions. It then sets out market-led and intervention-led options which, at the time of publication of this Plan, have yet to be fully evaluated. The study does, however, highlight a number of key drivers that should influence any future development here:

- an outward-facing approach;
 - Strengthening the relationship between the East Marsh and the wider growth opportunities presented by the port, town centre and community assets.
- a focus on economic growth;
 - Supporting growth ambitions, improving education, training and links to new employment opportunities.
 - a flexible approach to future landuse;
 - A mixed use approach will encourage investment and encourage diversity.
 - supporting health and wellbeing;
 - An approach which blends community and commercial assets in a way supports wellbeing and attracts business communities to the area.
 - new perceptions through place-making,; and,
 - On-going improvements and new development must support the 'rebranding' of the Freeman Street area.
 - a new definition for Freeman Street.
 - A clear definition in terms of its role, land use and boundaries.

Policy 26

Freeman Street district centre

Within the defined Freeman Street district centre boundary the Council will encourage and support mixed use development that adds to the vitality and viability of the town centre; extends the range of offer to a broad spectrum of the population. The following specific uses will be acceptable, in principle:

- A1 Retail;
- A2 Finance and Professional Services;
- A3 Cafés and Restaurants;
- A4 Drinking Establishments;
- A5 Hot Food Take-aways;
- B1a Offices;
- C1 Hotels;
- C3 Dwelling Houses (first floor and above)
- D1 Non residential Institutions;
- D2 Assembly and Leisure.

Proposals for other uses will be considered on their individual merits.

The Council will support and promote approaches which seek specifically to improve pedestrian connectivity between Freeman Street and the Asda superstore.

The boundary for the district centre is shown on Figure 14.5 'Freeman Street district centre'.

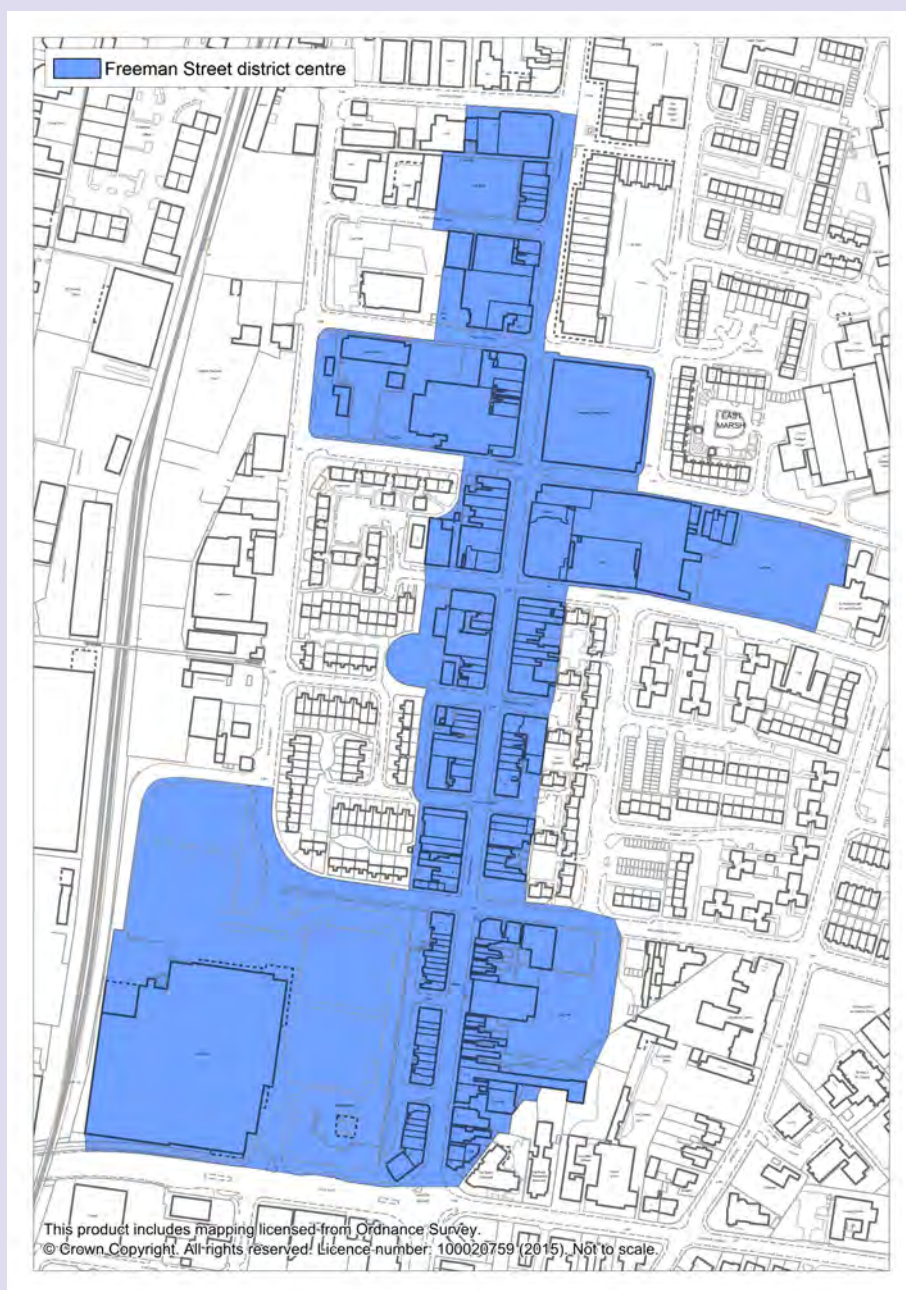


Figure 14.5 Freeman Street district centre

Justification

14.75 On the basis of the quantitative and qualitative assessment of Freeman Street centre set out in the *Retail, Leisure and Three Centres Study* (2013) Freeman Street has been defined as a district centre. This reflects:

- the extent of vacancies in the existing defined centre - there is a clear requirement to physically consolidate the shopping area into a viable entity which will encourage linked trips and activity;
- the decreasing importance of Freeman Street as a shopping destination in the Borough - the quantitative analysis in particular details that the centre performs a secondary role for comparison retail shopping in particular. The centre also has a limited services and leisure function; and,
- its geographical separation from Top Town and the requirement to distinguish both

centres in hierarchical terms so as to enable a viable centre-specific strategy to be developed for both Top Town and Freeman Street.

14.76 The designation as a district centre better reflects the type of retail and service uses now found in the area and the strategy for future options for the wider regeneration area. The boundary reflects that recommended in the *Retail, Leisure and Three Centres Study* (2013).

14.77 The northern section of Freeman Street, beyond the redefined district centre is seen as a mixed use development area. Further clarification regarding the development of this area will be forthcoming as the *Freeman Street, Regeneration and Development Study* (Oct 2015) is progressed.

Policy 26 'Freeman Street district centre' relationship to:	Link to:
National Planning Policy Framework	Paragraph 23
Local Plan Strategic Objectives	SO8
Evidence Base and other key documents and strategies	<i>Local Centres Study</i> (2012) <i>Retail, Leisure and Three Centres Study</i> (2013) <i>Freeman Street, Regeneration and Development Study</i> (2015) ⁽⁹⁰⁾

Table 14.7 Policy relationship

Local centres

14.78 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. The 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.

14.79 A *Local Centres Study* was undertaken in 2012. It sought to provide a clear definition of a Local Centre and assessed the compatibility of

90 At the time of the publication of this Plan, this study has yet to be published



centres with that definition. Specifically, having regard to the changes in policy brought about by the NPPF, the Study defined a local centre as:

"A group of five or more shops in one or more continuous rows serving a local catchment; largely retail based including at least one supermarket or convenience store with other retail elements and local services (hairdressers, café etc), typically including a high proportion of independent small or micro businesses⁽⁹¹⁾."

14.80 It is recognised that this definition may need to be interpreted more flexibly in relation to village centres, and areas with under provision, where a smaller centre might be recognised and further retail development supported.

14.81 The Study identified 33 local centres and recommended that 2 centres at Convamore Road and Ladysmith Road, both in Grimsby, were included on the basis of development that had taken place since the original centres were identified. Additionally, the study recommended the deletion of 9 previously identified local centres on the basis that they were not compliant with the revised definition, and that they made no additional contribution to the coverage of provision via walk zones. As a result, the previously

identified local centres at Beechwood Avenue, Carnforth Parade, Edge Avenue, Hainton Road, Heneage Road (all Grimsby), Fieldhouse Road (Humberston), Oxford Street (Cleethorpes), Pelham Road Central (Immingham) and Habrough were to be de-designated. Cleethorpes town centre boundary has also been reviewed and now includes Sea View Street, which was previously identified as a local centre.

14.82 Within the local centres, small scale retail development will be acceptable, provided that this is appropriate to the scale and character of the particular centre. Retail uses will be considered to be those falling within Class A of the Use Classes Order.

14.83 The *Retail, Leisure and Three Centres Study* (2013) identified a localised threshold of 200m² for assessing impact for development in out of centre locations. Given that this is intended to protect the retail operations of the town centre, it is considered appropriate to apply the same impact threshold to the local centre designations. Specifically, this will assist in retaining the integrity and purpose of the local centres, and ensure that proposed development within designated local centres does not undermine town centre vitality and viability.

Policy 27

Local centres

Within the defined local centres, small scale retail developments⁽⁹²⁾, will be acceptable, provided they are appropriate to the scale and character of the particular centre.

Where proposals involve development of floorspace of 200m² and over, they will be required to demonstrate that:

- there will be no adverse impact on the local centre in which it is located, or on a nearby town centre; and,

91 (Local Centres Study, 2012).

92 Retail development involving uses within Class A1-A5 of the Use Classes Order.

- that the development cannot be located on a suitable site within a town centre; and,
- that there will be no adverse impact on investment in the town centre and trading patterns over a five year period.

Proposals for hot food takeaways (Use Class A5) will be acceptable provided they do not harm the amenities that nearby residents may reasonably expect to enjoy, they have no adverse effects on highway safety, and are not located within 400m of any school facility.

Justification

14.84 The role of local centres is to provide appropriate facilities to meet the day-to-day needs of local residents based on a walking catchment area of approximately 800m. Changes need to be permitted if this role is to be sustained, but it is important that the scale of that change is appropriate to the local centre. It is considered that the use of the impact threshold will deter major redevelopment proposals which are more appropriate for town centre locations.

14.85 The application of an impact threshold of 200m² is recommended in the *Retail, Leisure and Three Centres Study* (2013). Whilst its primary justification was to ensure that appropriate protection was afforded to the town centres against the potential impact of large scale out of centre development, it is considered necessary to apply this threshold to the Local Centres as it provides appropriate controls over the scale of development within the Local Centres, and will also ensure that consideration of such proposals can also be measured in the context of the nearest town centre.

14.86 It is considered appropriate to control future development of hot food takeaways close to school premises in an effort to establish appropriate healthy eating habits and reduce childhood obesity. For the purposes of applying this approach, the 400m exclusion zone is to be measured from the boundary of the school.

14.87 Analysis of the current distribution of hot food takeaways in relation to school sites has highlighted that the majority of outlets 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.

14.88 The Council also accepts that some A5 uses offer healthier alternative foods, but, the importance of promoting healthier lifestyles is a key local objective. Although the Plan can not influence the existing location of A5 uses, or ultimately the choices made by individuals, it is considered prudent to restrict the further development of A5 uses close to schools.

Policy 27 'Local centres' relationship to:	Link to:
National Planning Policy Framework	Annex 2 Glossary
Local Plan Strategic Objectives	SO5 and SO8

Policy 27 'Local centres' relationship to:	Link to:
Evidence Base and other key documents and strategies	<i>Local Centres Study (2012)</i> <i>Retail, Leisure and Three Centres Study (2013)</i>

Table 14.8 Policy relationship

Social and cultural places

14.89 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 events such as Liverpool's year as European City of Culture in 2008 and Hull's impending 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.

14.90 At a smaller scale cultural events such as the annual Grimsby Jazz festival, farmers' markets and individual community events can also play a part in building local confidence, instilling a sense of pride and creating a sense of 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.

14.91 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⁽⁹³⁾ introduced the new '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 wellbeing. 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 'listing' of a community asset can be a material consideration in the determination of planning applications.

Policy 28

Social and cultural places

The Council will support existing assets of social and cultural value and support the development of new facilities and cultural places by:

- supporting developments to extend or broaden the appeal of social and cultural facilities, including proposals to co-locate facilities;
- supporting the development of new social and cultural facilities;

- developing and enhancing areas of public realm, providing safe and accessible venues for cultural activities;
- promoting development that provides opportunities for social interaction, including through mixed use development, and active street frontages; and,
- promoting elements of public art that serve to enrich the wider area in accordance with Policy 20 'Good design in new developments'.

The Council will have regard to the listing of community assets under the provisions of the Localism Act 2011 when considering planning applications.

Justification

14.92 Policy 28 '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 or service delivery which are addressed under Policy 3 'Infrastructure'.

14.93 Policy 28 '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.

Policy 28 'Social and cultural places' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 70, 156
Local Plan Strategic Objectives	SO5
Evidence base	http://www.discovernel.co.uk/#/ ⁽⁹⁴⁾

Table 14.9 Policy relationships

Grimsby Town Football Club Community Stadium

14.94 For many years now, Grimsby Town Football Club (The Club) have looked to relocate to a new modern stadium that would provide a sustainable future for the Club. The Council supports the Club's desire to relocate, and has acknowledged the significant role that the Club

plays in the community through the football activities and more broadly through activities such as the National Citizen Service Programme (NCS).

14.95 Whilst the Club and its supporters would be the main beneficiaries of a new stadium, there would also be wider community benefit. Success on the pitch has been proven to contribute to increased local investment and productivity, and also indirectly to an enhanced local identity and positive image. The Council has confirmed its in principle support for a community stadium in the

94 DiscoverNEL aims to attract (and keep) the workforce in the local area to support investment and business growth. DiscoverNEL is a sister brand to InvestNEL see <http://investnel.co.uk/>.



Grimsby Town Football Club, Social and Community Impact Study (2015). It is also working with the Club to identify and consider possible sites where a new stadium could be located, and to understand and overcome any barriers to delivery.

14.96 Although a site was identified and allocated in the 2003 Local Plan, it has not been possible to deliver a new stadium on that site. The viability of enabling development at the Great Coates site has changed over the years, as has the Clubs commercial status.

14.97 However, given the established benefits of a community stadium, it is important that this plan provides flexibility and support for a future proposal, once a development package has been brought together. This needs to provide sufficient flexibility as to how the development might be funded, whilst ensuring that the development addresses the additional pressures it will have on existing infrastructure.

Policy 29

Grimsby Town Football Club Community Stadium

The Council will support the development of a new football stadium together with necessary and appropriate enabling development, subject to:

- a sequential approach being followed in the selection of the stadium site; with first preference being for town centre and edge of centre sites, then commercial areas and finally, if no suitable, available site can be identified and acquired, within other locations out of centre;
- satisfactory justification for the scale of the stadium proposed, recognising that reasonable provision may be included for the stadium and associated development to grow over time dependent on the Club's commercial success;
- justification for associated, leisure and community facilities, including training pitches; recognising that the stadium should act as a community hub;
- satisfactory justification for the scale of enabling development, having regard to the need for:
 - the scale and form of any retail and/or leisure development; to be consistent with the relevant sequential test and to avoid harmful impacts on the vitality and viability of the town centres and on existing and planned public and private town centre investment; and/or,
 - the scale, form and delivery of any housing development to be consistent with the plan's overall spatial approach and other relevant plan policies.

All significant infrastructure requirements arising from the development of the stadium, associated enabling development must be addressed satisfactorily and, in addition, the developer will be expected to enter into legal agreements or meet conditions relating to the provision of:

- a satisfactory landscaping and planting scheme;
- access and parking, including measures to control off-site parking;
- off-site stewarding and measures to protect the amenity of neighbouring land uses;

- a satisfactory green transport plan, and appropriate measures to secure its implementation; and,
- facilities to maximise public transport patronage.

Given the likely prominence of a new stadium, the Council will expect its design to be of high quality, specifically respecting the distinctive character and context of the site's location.

Justification

14.98 The Council is keen to support the Club's ambitions to develop a new stadium, but must ensure that this is not at a cost to the public purse or delivered in a way that is damaging to the Borough's town centres or wider growth aspirations. Due to the need for a significant financial subsidy of the stadium building costs, the scheme, stadium and enabling development must be considered as a total package, which stands or falls together.

14.99 To date it has not been possible to put together a package of development that is viable and acceptable. However, commercial factors,

availability of funding packages and economic considerations will change over the plan period which may make the delivery of the stadium more favourable. Policy 29 'Grimsby Town Football Club Community Stadium' recognises this and sets out the basis for considering specific exceptional development proposals.

14.100 If the Club were able to put together a package for delivering a new stadium, the current stadium site, which is located off Grimsby Road Cleethorpes within a predominantly residential area, is likely to be developed for residential development which would contribute further to the windfall housing supply.

Policy 29 'Grimsby Town Football Club Community Stadium' relationship to: Links to:	
National Planning Policy Framework	Paragraphs 23, 26
Local Plan Strategic Objectives	SO5
Evidence base	<i>Grimsby Town Football Club, Social and Community Impact Study (2015)</i>

Table 14.10 Policy relationships

Renewable and low carbon infrastructure

14.101 The UK has committed to meeting a greater proportion of its future demand for energy through renewables, and this is reflected in recent legislation. EU Directive 2009/28/EC requires the UK to source 15% of its energy from renewable sources by 2020.

14.102 The energy sector in North East Lincolnshire is not only important to both the UK and local economy, but also plays a significant role in ensuring the UK's fuel security. The Borough is already recognised as an operations and maintenance base for offshore wind farms and additional sites are very likely to be developed around the Humber during the plan period to



facilitate the deployment of around 3,000 wind turbines in the southern North Sea, which are needed to meet the national energy targets.

14.103 The presence of the port, combined with the Borough's infrastructure network associated with a long history of industry and energy production provides excellent foundations for a range of onshore renewable energy technologies to continue to be developed.

14.104 The *Low Carbon and Renewable Energy Capacity in Yorkshire and Humber Study* (2011) specifically recognised the potential for additional large scale biodiesel and biomass power plants to be developed. 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 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. The *Low Carbon and Renewable Energy Capacity in Yorkshire and Humber Study* (2011) highlights the potential for the new renewable power facilities in the Borough to utilise this heat source (that would otherwise be wasted through cooling towers). The growing interest in combined heat and power (CHP) builds on the success of the Immingham Combined Heat and Power plant which, together with the nearby Humber refinery (to which the steam and electricity is supplied) is part of an ultra-low-carbon integrated energy hub.

14.105 Other renewable energy technologies such as solar/photovoltaics and heat pumps, are expected to become more affordable and popular over the plan period and community schemes have the potential to play an increasing role in delivering renewable energy. The Borough has also been identified as one of three 'hot spots' 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.

Policy 30

Renewable and low carbon infrastructure

The Council will support opportunities to maximise renewable energy capacity within the Borough and seeks to deliver at least 75MW of installed grid-connected renewable energy by 2032.

Proposals for renewable and low carbon energy generating systems 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 subject to the following impact considerations:

- the scale and nature of the impacts on landscapes and townscapes, particularly having regard to the Landscape Character Assessment and impact on the setting and scenic beauty of the AONB (taking into account both individual and cumulative effects of similar existing and proposed developments);
- local amenity, including noise, air quality, traffic, vibration, dust and visual impact;
- Biodiversity, geodiversity and nature, particularly in relation to designations, displacement, disturbance and collision and the impact of emissions/contamination;
- the historic environment, including individual and groups of heritage assets;

- 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;
- highway safety and network capacity;
- increasing the risk of flooding; and,
- the land, including land stability, contamination, soils resources and loss of agricultural land.

Where appropriate, proposals should include provision 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.

Proposals for onshore wind energy development will be permitted if:

- the proposal is located in an area that has been identified as suitable for wind energy development by the Council in a Supplementary Planning Document or in an adopted Neighbourhood Plan; and,
- the proposal demonstrates that the impacts identified through consultation with the local community have been satisfactorily addressed.

Justification

14.106 Applications for nationally significant infrastructure, including energy developments over 50MW and off-shore developments (and their associated on-shore infrastructure) are not determined by the Council. They are examined by the Planning Inspectorate and determined by the Secretary of State, but the Plan is a material consideration in this decision making process.

14.107 Policy 30 '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 (on-shore and on-shore facilities

required for the manufacture, commissioning, installation and servicing of off-shore wind farms), hydropower and micro-generation.

14.108 Renewable energy assessments ⁽⁹⁵⁾ suggest that the Borough has the potential to produce at least an additional 16MW of electricity by renewable energy (excluding onshore wind). With installed capacity already amounting to 12MW ⁽⁹⁶⁾ and 48MW consented through applications for large-scale solar farm projects at Laceby and Bradley, the Borough is on course to meet the target figure of 75MW. However, national policy indicates that meeting the target is no reason to not grant further proposals. The target is therefore a minimum figure and will be periodically reviewed.

14.109 Policy 30 'Renewable and low carbon infrastructure' reflects National Planning Practice guidance on wind energy developments, which requires local planning authorities to only permit applications if:

95 *Low Carbon and Renewable Energy Capacity in Yorkshire and Humber Study* (2011).

96 *Renewable Electricity by Local Authority*, DECC, 2014



- the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and,
- following consultation, it can be demonstrated that the planning impacts identified by affected communities have been fully addressed and therefore the proposal has their backing.

14.110 The Council will, therefore, prepare a Supplementary Planning Document (SPD) to identify areas within the Borough that are considered suitable for wind energy development. The SPD will be consistent with the Plan.

14.111 The deployment of larger scale low carbon and renewable energy schemes 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 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.

14.112 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 and 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 visual intrusion, noise, dust and odour and traffic generation.

14.113 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 development 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 Policy 41 'Landscape' and the *Landscape Character Assessment*.

14.114 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 Policy 40 '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 SPA birds caused by the loss of suitable feeding, roosting and loafing sites or have the potential for damage or distance to the Humber Estuary Special Area of Conservation (SAC).

Policy 30 'Renewable and low carbon infrastructure' relationship to:		Links to:
National Planning Policy Framework		Paragraphs 97, 98
Local Plan Strategic Objectives		SO2

Policy 30 'Renewable and low carbon infrastructure' relationship to:	Links to:
Evidence base	<i>Landscape Character Assessment (2015)</i> <i>Low Carbon and Renewable Energy Capacity in Yorkshire and Humber Study (2011)</i>

Table 14.11 Policy relationships

Energy and low carbon living

14.115 It is widely accepted that the burning of fossil fuels makes a significant contribution to climate change. Reducing greenhouse gas emissions is, therefore, a key part of the global response to minimising climate change.

14.116 The requirement for North East Lincolnshire to reduce carbon emissions is set out in Government policy and legislation: The *Climate Change Act* (2008), requires an 80% reduction in greenhouse gas emissions compared to 1990 levels by 2050, with a reduction of at least 34% by 2020 as an interim step. Data released in March 2015 by the Department of Energy and

Climate Change indicated that the interim target has been met six years early. This has largely been attributed to continued reductions in energy demand and shifts to low carbon living.

14.117 Low carbon living means reducing the carbon emitted as a result of direct and indirect lifestyle choices such as avoiding car travel and purchasing locally sourced food. Whilst the UK appears to be on course to meet the greenhouse gas emissions target, continued change is needed across society and the economy. The planning system will play a key role in facilitating and delivering this process and the policies throughout this Plan are intended to work together to ensure that energy demands and usage are reduced at every opportunity.

Policy 31

Energy and low carbon living

The energy hierarchy should be followed in order to achieve energy efficient and low carbon development. Development proposals should be accompanied by 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 of the Plan:

- considerations of landform, layout, building orientation, massing and landscaping;
- the use of materials, both in terms of embodied carbon and energy efficiency; and,
- the minimisation of waste and re-use of material derived from excavation and demolition.

Justification

14.118 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⁽⁹⁷⁾ Policy 31 'Energy and low carbon living' works towards ensuring that this situation is not exacerbated as new development is delivered across the Borough and promotes low carbon living.

14.119 The energy hierarchy (see Table 14.12 '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.

14.120 Proposals will not be expected to contribute to all aspects of the hierarchy, but must demonstrate that measures to reduce demand and encourage energy efficiency (levels 1 and 2) have been considered as part of the design process.

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

Table 14.12 Energy hierarchy

97 Home Energy Conservation Act, Draft HECA Report (2013)

Policy 31 'Energy and low carbon living' relationship Links to: to:	
National Planning Policy Framework	Paragraphs 95
Local Plan Strategic Objectives	SO2
Evidence base	<i>Home Energy Conservation Act, Draft HECA Report (2013)</i>

Table 14.13 Policy relationships

Flood risk

14.121 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.

14.122 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.

Policy 32

Flood risk

The Council will consider all development proposals against the requirements of the sequential test and, if necessary, the exception test, in accordance with the Council's *Guidance Note on the application of the Sequential Test in North East Lincolnshire*.

In order to minimise flood risk impacts and mitigate against the likely effects of climate change, development proposals should demonstrate that:

- 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;
- there is no unacceptable increased risk of flooding to the development site or to existing properties;
- the development will be safe during its lifetime;
- Sustainable Drainage Systems (SuDS) have been incorporated into the development unless their use has been deemed inappropriate;
- opportunities to provide natural flood management and mitigation through green infrastructure have been assessed and justified, based upon sound evidence, and, where appropriate, incorporated, particularly in combination with delivery of other aspects of green infrastructure in an integrated approach across the site;

- arrangements for the adoption, maintenance and management of any mitigation measures have been established and the necessary agreements are in place;
- access to any watercourse or flood defence asset for maintenance, clearance, repair or replacement is not adversely affected; and,
- the restoration, improvement or provision of additional flood defence infrastructure represents an appropriate response to local flood risk, and does not conflict with other Plan policies.

Justification

14.123 The Council recognises that the 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.

14.124 The application of the sequential test within the Borough will be expected to follow the methodology set out in the Council's Guidance on the application of the Sequential Test which takes a rational approach to identifying the area of search for alternative sites with a lower probability of flooding, within defined regeneration areas⁽⁹⁸⁾. 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 guidance 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 (paragraph 102, NPPF). Compliance with the second part of the exception test requires the development's safety to be demonstrated.

14.125 The Plan employment and housing allocations have been subject to the sequential assessment and this has ensured that no housing development has been identified on greenfield sites within flood risk zones 2 or 3, unless these areas can be avoided on site.

14.126 The *Strategic Flood Risk Assessment* (2011)(SFRA), supplemented by additional flood risk data (collected by the Council as the Lead Local Flood Authority, the Environment Agency and IDBs), supports the planning process and provides a better understanding of flood risk in the Borough. Other documents that inform the Plan include:

- *Grimsby and Ancholme Catchment Flood Management Plan* (2009);
- *Preliminary Flood Risk Assessment* (2011);
- *Humber Flood Risk Management Strategy* (2008);
- *Flamborough Head to Gibraltar Point Shoreline Management Plan* (2010);
- *Local Flood Risk Management Strategy* (2015);
- *Draft Humber Flood Risk Management Plan* (2014); and,
- *North East Lincolnshire SuDS Guide* (2015).

14.127 Collectively, these strategies and plans provide the basis for flood and coastal erosion management across the Borough. They 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

98 Regeneration areas have been defined based on the 20% most deprived lower layer super output areas (LSOA) identified in the Indices of Multiple Deprivation 2015 and successor datasets.

in the *Shoreline Management Plan* "to hold the line" along 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.

14.128 Surface water runoff is very likely to increase over the plan period as a result of more intense rainfall and further 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.

14.129 Sustainable Drainage Systems (SuDs) slow the rate of surface water run-off 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 SuDs are provided in the *North East Lincolnshire SuDs Guide* (2015).

14.130 The provision of green infrastructure on a site can also reduce the risk of flash flooding by controlling surface water run off. Features include green roofs, green walls and soft borders and landscaping, particularly large canopied trees.

14.131 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.

Policy 32 'Flood risk' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 94, 99 - 105
Local Plan Strategic Objectives	SO2, SO5, SO6
Evidence base	<i>Flamborough Head to Gibraltar Point Shoreline Management Plan</i> (2010) <i>Grimsby and Ancholme Catchment Flood Management Plan</i> (2009) <i>Draft Humber Flood Risk Management Plan</i> (2014) <i>Humber Flood Risk Management Strategy</i> (2008) <i>Local Flood Risk Management Strategy</i> (2015) <i>North East Lincolnshire SuDs Guide</i> (2015) <i>Preliminary Flood Risk Assessment</i> (2011) <i>Strategic Flood Risk Assessment</i> (2011)

Table 14.14 Policy relationships



Water management

14.132 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.

Policy 33

Water management

Development must not prejudice the delivery of the actions and targets of the *Humber River Basin Management Plan*.

The Council will require developers to consider how water will be used on the site and ensure that appropriate methods for its disposal are incorporated into the design. Development proposals will need to demonstrate that:

- adequate and sustainable water supplies are available to support the development proposed;
- provisions are made for the efficient use of water, including its re-use and recycling; and,
- appropriate and sustainable sewerage systems are provided for the disposal of foul and surface water, which minimises the need to discharge water into sewers, particularly combined sewers.

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.

Justification

14.133 The European Water Frameworks Directive was issued in 2000 to improve the quality of water bodies across the European Union. The *Humber River Basin Management Plan* (2009) was prepared to meet the requirements of this directive, which focuses on the protection, improvement and sustainable use of water. The Council and its partners (including the Environment Agency) have a duty to ensure that these obligations are not compromised by new development and will need to be satisfied that it does not adversely effect the status of a water body or prohibit future ecological improvement from being made. Where there are clear

opportunities for a development to contribute to improvements in the ecological status of a water body this will be supported.

14.134 Currently the supply of both potable and non-potable water in the Borough is satisfactory. The Council's growth aspirations for the next twenty years are, however, likely to generate increased demands for water, especially non-potable water. Whilst the recent investment in the Elsham Water Treatment Works has ensured that there is capacity in the short and medium term, 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.

14.135 Although North East Lincolnshire is not in an area of serious water stress, 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. Developments should fully explore the scope to incorporate measures to conserve and re-use water, such as water butts and rain/grey water harvesting.

14.136 In most parts of the urban area rainwater drains into surface water sewers or sewers containing both surface and waste water, 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.

14.137 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 and New 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.

14.138 Given the vulnerability of the sewer systems and likelihood of rainfall amounts and frequencies increasing due to climate changes, 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 sewerage treatment methods, such as wetland/reed beds, will be encouraged and supported where it is practicable.

14.139 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. A large area of North East Lincolnshire is designated as a Groundwater Source Protection Zone (See Figure 14.6 'Groundwater 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.

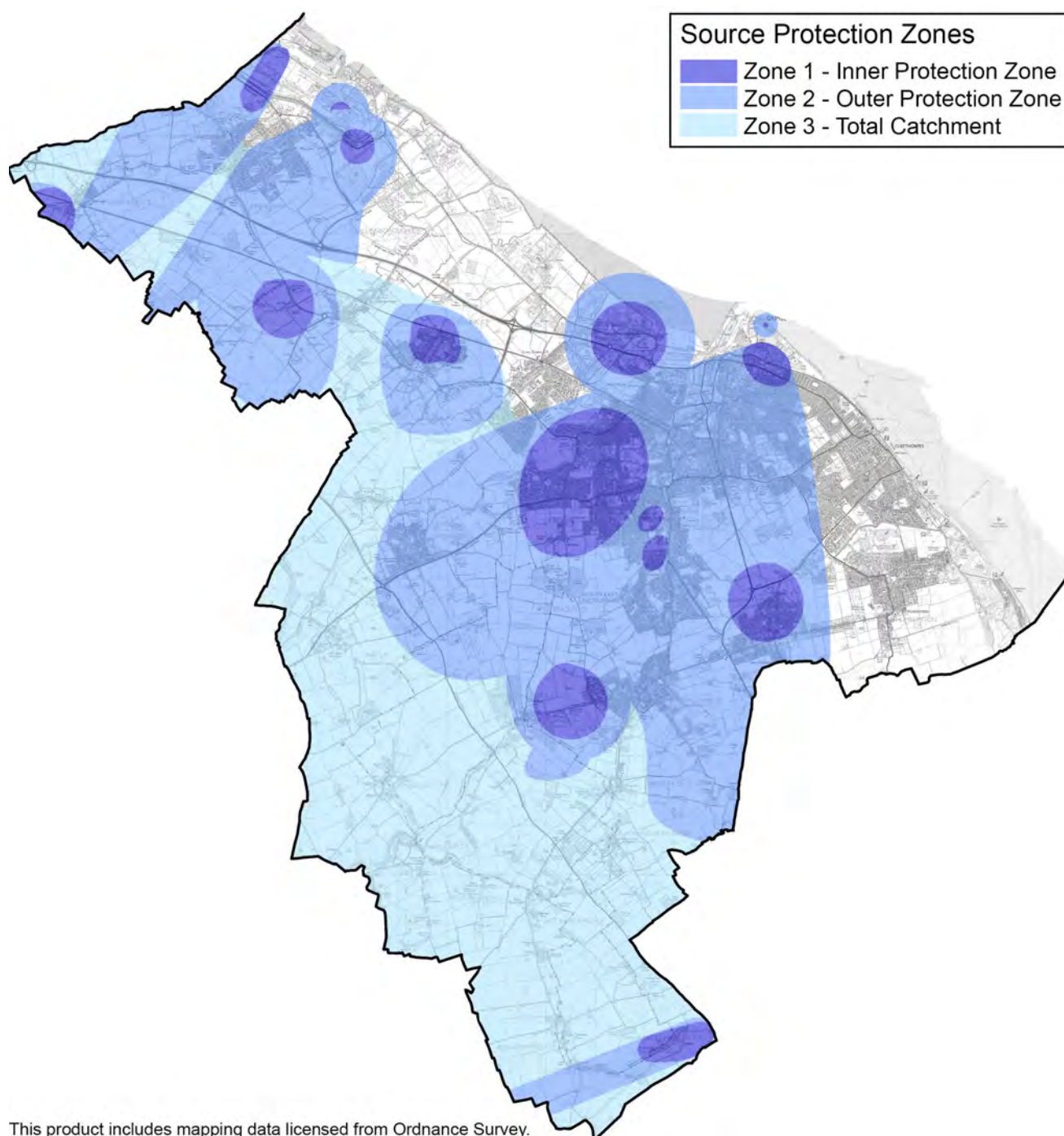
14.140 Where development potentially impacts on groundwater, relevant site investigations, risk assessments and necessary mitigation measures for source protection zones will need to be agreed with the relevant bodies. The Environment Agency advocates a risk-based approach to the protection of groundwater resources⁽⁹⁹⁾, and the Council will support this. Where potential risks to groundwater exists, especially close to water supply abstractions, the Council will consult the Environment Agency at an early stage.

14.141 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 (the Environment Agency and relevant water companies). Any investigation should be undertaken in accordance with the

99 *Groundwater Protection: Policy and Practice (GP3) (2013).*

Environment Agency guidance document *CLR 11
Model Procedures for the Management of Land*

Contamination.



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Figure 14.6 Groundwater Source Protection Zones

Policy 33 'Water management' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 99, 109, 110, 111, 120, 121
Local Plan Strategic Objectives	SO2, SO6
Evidence base	<i>Local Flood Risk Management Strategy, (2015)</i> <i>River Basin Management Plan Humber River Basin District, (2009)</i>

Table 14.15 Policy relationships

Telecommunications

14.142 Effective telecommunications play an essential role in modern life. Mobile telecommunications and access to high speed, reliable broadband are essential to the efficient operation of modern business and to individual lifestyles. As technology advances the demand for new telecommunications infrastructure will continue to grow.

14.143 The Northern Lincolnshire Broadband project; a partnership between North and North East Lincolnshire Councils, was established to upgrade broadband across northern Lincolnshire. Phase 1 has seen over 31,000 premises up-graded to fibre-optic service. The second phase sees a further £1.99m being invested up to 2017 to take fibre-optic coverage to 97.3% of Northern Lincolnshire.

14.144 The Council is keen to support this growth whilst seeking to ensure that visual and environmental issues are given appropriate consideration.

Policy 34

Telecommunications

Proposals for telecommunications development, including appropriate prior approval applications will be permitted provided that:

- 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;
- applicants demonstrate a sequential approach to show that development cannot be accommodated with less visual intrusion:
 - on an existing building, mast or other structure; or,
 - on a site that already contains telecommunications equipment; before new sites can be considered;

- adequate screening and/or landscape, measures are included; and,
 - 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.
- Where applicable and relevant development should have regard to:
- the objectives and expectations of the *Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan 2013-2018* (and any subsequent updates);
 - Landscape Character Assessment; and,
 - Conservation Area Appraisals.

Justification

14.145 Access to mobile telecommunications and high speed, reliable broadband is now considered essential to the efficient operation of modern business and to individual lifestyles. Much of the urban area has good access and recent investments by Virgin in infrastructure at Habrough and Stallingborough have brought significant improvements to these rural settlements; connecting the village residents to the superfast broadband fibre optic network. There is however,

still poor broadband coverage in much of the rural area. Policy 34 'Telecommunications' supports further improvements across the wider area.

14.146 Whilst most telecommunications infrastructure is unobtrusive, and often permitted development, some telecommunications infrastructure has the potential to be obtrusive, and can lead to adverse impacts on the surrounding area. Policy 34 'Telecommunications' seeks to ensure that development requiring consent does not intrude into or detract from the landscape or urban character of the area, and seeks to minimise visual impacts.

Policy 34 'Telecommunications' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 42 to 46
Local Plan Strategic Objectives	SO3
Evidence Base and other key documents and strategies	<i>Infrastructure Delivery Plan</i> (2015)

Table 14.16 Policy relationship

Sustainable transport choices

14.147 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.

14.148 The Council's approach as advocated in the *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 business as 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 up skill 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.**

Overall the health of local residents in North East Lincolnshire is improving but life expectancy is lower and early deaths from preventable causes are higher than national averages. Less than one in five people are getting enough exercise each week and more than 25% of people are classed as obese. 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.

- **Ensuring 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.

Whilst overall North East Lincolnshire has good air quality, there are a few key locations which exceed European guidelines and have been declared Air Quality Management

Areas (AQMAs). It is important that the Council continues to manage and monitor air quality at these and other sites.

14.149 The Council's approaches and actions set out to address these locally identified challenges.

14.150 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:

- TravelLincs - a car sharing initiative, which puts people in touch with like minded car sharers;
- Community Transport Services,
 - Phone n Ride - an on demand responsive bus service;
 - Wheels to Work - a scooter based scheme facilitating access to employment, training and education;
 - Dial a Ride - a scheme providing accessible transport for those who find it difficult to use public transport due to illness or disability.

Policy 35

Promoting sustainable transport

To reduce congestion, improve environmental quality and encourage more active and healthy lifestyles, the Council will support measures that promote more sustainable transport choices. Specifically developers should:

- focus development which generates significant movements in locations where the need to travel will be minimised;
- prioritise pedestrian and cycle access to and within the site;
- protect and improve public transport provision and/or facilities, adopting a 400m walk to bus stop standard;
- make suitable provision to accommodate the efficient delivery of goods and supplies; and,
- make suitable provision for electric vehicle charging, car clubs and car sharing when considering car park provision.

The significant impacts of any remaining traffic growth expected, shall be mitigated through improvements to the highways network where necessary; to ensure that development has an acceptable impact on the network's functioning and safety.

Any necessary 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.

The priority areas where combinations of sustainable transport measures and highway improvements will be focused are:

- Grimsby town centre;
- Cleethorpes town centre and resort area;
- A180 corridor, (urban and industrial); and,
- urban area congestion hot spots and defined air quality management zones.

Justification

14.151 Policy 35 '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.

14.152 Policy 21 'Retail Hierarchy and Town Centre development', 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.

14.153 Policy 35 'Promoting sustainable transport' also seeks to prioritise pedestrian and cycle access. 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. Policy 39 'Developing a green infrastructure network'

specifically seeks out opportunities to improve the overall connectivity of green spaces, including improvements to access to the countryside and permeability of the urban area, for pedestrians, cyclists and horse riders.

14.154 Policy 35 '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.

14.155 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.



14.156 The Council has identified through monitoring, modelling and alignment with regeneration priorities and number of priority areas were 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; urban area hot spots identified through monitoring and modelling and defined air quality management zones.

Policy 35 'Promoting sustainable transport' relationship to:	Link to:
National Planning Policy Framework	Paragraphs 29 to 41
Local Plan Strategic Objectives	SO7
Evidence Base and other key documents and strategies	<i>Local Transport Plan 2011-2026 (LTP3) (2011)</i> <i>Retail, Leisure and Three Centres Study (2013)</i>

Table 14.17 Policy relationship

Safeguarding transport infrastructure

14.157 In total there are about 1,150kms of urban and rural highway in North East Lincolnshire. A proportion of this network is defined as the strategic highway network. The Borough is also served by both passenger and freight rail facilities. As future growth occurs, further investment in the transport infrastructure will be required.

14.158 The planning and construction of major new transport infrastructure can take many years, due to the time taken to evaluate and design schemes, secure land ownership and construct the final works. It is, therefore, necessary to ensure where schemes have been identified, and a level of commitment made to securing their delivery that the routes are safeguarded. This is to ensure that development that would prejudice the delivery of the schemes is not permitted. Where land is required to deliver the identified schemes the routes have been identified on the policies map.

14.159 Two major highway schemes commenced construction in 2015. Once complete these will provide significant improvements to the strategic highway network. The A180/A160 (dualling of the A160) upgrades the link from the A180 to the port of Immingham. It includes improvements to the port entrance and accommodates improved access to the ABLE UK employment site at Killingholme. The second scheme is the A180/A18 link road. Once complete this link will provide a direct link for commercial traffic heading to the port of Immingham. This will provide the opportunity to impose a weight restriction through Immingham which will transform the local environment by removing HGV traffic.

14.160 The Council will continue to work hard to maintain the direct rail link between Manchester Airport and Cleethorpes, and connectivity to core northern cities; lobby specifically for a direct rail link to London; and maintain and highlight the importance of freight connections to the Humber ports. In addition, the Council will continue to lobby for electrification of the South Humber rail line and additional improvements to enable trains to run faster.

14.161 Recent planned freight rail improvements include a scheme to improve container movements. The scheme is based around W10 and W12 rail gauge enhancements between Immingham and Doncaster. These gauge enhancements will allow 'high cube' containers

to be transported out of the South Humber Ports and will result in a one third increase in capacity for containers. The scheme will allow more freight to be transported for less cost and will support the local economy. It is anticipated this scheme will be completed by mid-2016.

Policy 36

Safeguarding transport infrastructure

The Council will safeguard the routes of, and support measures which deliver, maintain and improve, key transport infrastructure, including particularly:

- South Humber Bank Link Road;
- Grimsby West Link Road; and,
- Network Rail Improvements, and station improvements between Cleethorpes and Doncaster.

Justification

14.162 The delivery of new transport infrastructure is critical to supporting the Council's growth ambitions. The three identified projects represent the major schemes expected to be delivered during the plan period.

14.163 The South Humber Bank Link Road has been identified in the *South Humber Industrial Investment Programme* (SHIIP). This link road between Hobson Way and Moody Lane will provide a new direct link between the Ports of Immingham and Grimsby. It will improve accessibility to potential development sites, improve business efficiency in terms of travelling times and associated costs, and reduce traffic pressures on the A180 between the Stallingborough Interchange and Pyewipe. Improvements will also be made to the standard of Moody Lane, and the whole link will be of a standard to be publicly adopted upon completion, providing a new through route with unrestricted access.

14.164 Outline planning consent for the development of the Great Coates Industrial Park identified the link road (the land being within the same ownership), but suggested that it would be retained for private access for those operators on the site. Additionally, no timescale or commitment to the delivery of the road was given.

14.165 Funding has however, been secured, through SHIIP, and the Greater Lincolnshire LEP, which will enable the link road to be constructed to an adoptable standard, ensuring that all businesses within that area benefit from improved access arrangements. This will also improve the attractiveness of the proposed Great Coates Industrial Park as well as other development sites along the South Humber Bank. It is anticipated that SHIIP will forward fund the works necessary to secure early implementation of the scheme, with appropriate contributions from the adjacent developer towards the scheme's implementation.

14.166 The Grimsby West Link Road will form an integral part of the development of the Grimsby West strategic housing site (HOU342) It is required to deliver the housing necessary to meet future requirements. It will also provide an

important link in the highway network. This link will be designed as an integral element of the strategic housing site and not as a 'bypass.' Provision has been made within the Development of Strategic Sites policy, referring specifically to the development of the Grimsby West site for delivery of a complete highway link between the A46 and A1136, including safeguarding the capacity for the delivery of a strategic link

(identified on the Policies Map), in accordance with the indicative concept plan included in the Grimsby West masterplan.

14.167 Improvements already made to rail infrastructure have included better rail station facilities with, increased passenger comfort and information, and improved safety at rail crossings. However, there is further scope for improvements over the plan period. This is particularly relevant at Cleethorpes station, as part of wider regeneration proposals.

Policy 36 'Safeguarding transport infrastructure' relationship to:	Link to:
National Planning Policy Framework	Paragraph 41
Local Plan Strategic Objectives	SO7
Evidence Base and other key documents and strategies	<i>Local Transport Plan LTP3 (2011)</i> <i>Infrastructure Delivery Plan (2015)</i> <i>South Humber Industrial Investment Programme (2015)</i>

Table 14.18 Policy relationship

Parking provision

14.168 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.

14.169 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. Much evidence now exists to suggest that the over-restriction of residential parking approach taken by local authorities in response to Planning Policy Guidance 3: Housing (PPG3), has had a negative impact on highway safety and good urban design.

14.170 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.

14.171 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.

Policy 37

Parking

To meet expected demand whilst making the most efficient use of land and maintaining the principles of sustainable development, the form and scale of off-street parking provision to be provided in association with development that will generate additional parking demand will be determined with reference to:

- the accessibility of the development;
- the type, mix and use of the development;
- the availability and frequency of public transport services; and,
- local car ownership levels.

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.

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.

Where 100 or more parking places are to be provided to serve a commercial development, a minimum of three charging points should be provided for electric vehicles.

Appropriate low-maintenance landscaping should be included as an integral component of the design and construction of larger areas of surface parking.

Justification

14.172 Policy 37 'Parking' sets out a flexible approach outlining key considerations to be taken in to account with the aim of identifying the extent to which provision of additional off-street parking space 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.

14.173 Policy 37 'Parking' makes specific provision for people with mobility impairments. The requirement of five percent is representative of the national average of those with mobility impairments who have potential need for parking. The policy also supports the drive towards cleaner vehicles by seeking provision of charging points for electric vehicles in larger commercial schemes. The requirement for three charging points is considered reasonable in car parks of 100 vehicles or more, and reflects the likely increase in ownership of electric vehicles over the plan period.

Policy 37 'Parking' relationship to:	Link to:
National Planning Policy Framework	Paragraphs 39, 40
Local Plan Strategic Objectives	SO5, SO7, SO9
Evidence Base and other key documents and strategies	<i>Local Transport Plan LTP3 (2011)</i>

Table 14.19 Policy relationship

Historic places

14.174 North East Lincolnshire's historic environment is an asset of great social, cultural, economic and environmental value. This needs to be understood and taken fully in to account as developments and changes are being planned, designed and implemented. The Council wishes to conserve and make the most of the best buildings and places inherited from previous generations, as it seeks to meet the needs of people living here now and in the future.

14.175 North East Lincolnshire's historic environment plays a significant role in defining the character and setting of the Borough's settlements. Heritage assets contribute to a sense of community identity and local distinctiveness, and enhance the aesthetic, social and cultural quality of life available to residents. They can 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.

14.176 The NPPF (paragraph 126), 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 or other threats. In doing so, careful consideration should be given to:

- "the desirability of sustaining and enhancing the significance of heritage assets and

putting the 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".

14.177 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.

14.178 Within North East Lincolnshire there are currently:

- 219 nationally listed buildings;
- 11 nationally registered Scheduled Monuments;
- one nationally registered Park and Garden, (Peoples Park Grimsby);
- 16 Conservation Areas;
- local lists of local heritage assets, comprising;
 - a local list for Grimsby, including Grimsby villages adopted 2009, under review;

- a local list for Cleethorpes, adopted 2013;
- a local list for Immingham and the villages, draft.
- in addition, there are many non-designated assets which are widely recognised as being of local heritage significance.

14.179 Of particular note are the historic docks areas including the Dock Tower (Grade 1 listed), Kasbah, Ice Factory and smokehouses of Grimsby Dock; those related to the seaside development in Cleethorpes, including the Pier, and

promenades; and those archaeological deposits relating to the medieval town and port of Grimsby and the settlement of Stallingborough. There are also many fine buildings in the Borough, including ancient churches and highly distinctive industrial buildings, such as Waltham Windmill.

14.180 An up to date register of heritage assets, including listed buildings, scheduled monuments, national parks and gardens, conservation areas and locally listed heritage assets can be found on the council's web site⁽¹⁰⁰⁾. As these records are subject to continuous review and change these assets have not been shown on the Policies Map.

Policy 38

Conserving and enhancing the historic environment

The Council will require development proposals to be informed by, and respond accordingly, to:

- the need to safeguard and where possible enhance, the character, setting and integrity of identified heritage assets, including Listed Buildings, Scheduled Ancient Monuments and Conservation Areas, and the assessment of the value of non-designated heritage assets; and,
- the assessment of any development site that may contain hidden or unidentified heritage assets.

The Council will expect development proposals to be accompanied by statements describing the historic context of the site, identifying heritage assets and explaining the ways in which these are to be affected by the proposed development. Where development would affect the character or appearance of a heritage asset or its setting, the statement should include clear explanation and justification of the changes proposed, to enable the Council to make appropriate judgements.

Where enabling development is proposed to secure the future conservation of a heritage asset, the Council will assess whether the benefits of development, would outweigh any dis-benefits of departing from other planning policies.

To secure and facilitate conservation of the historic environment and the Borough's heritage assets, the Council will pursue an integrated approach:

- seeking to update existing; Conservation Area Appraisals and Management Plans to identify the qualities and interests of each area and management guidelines to guide future development;
- taking a positive and proactive approach to addressing Heritage at Risk (including those assets on the national and Lincolnshire Heritage at Risk Registers), where necessary using statutory

100 Further information is available at: <http://www.nelincs.gov.uk/resident/planning-and-development/heritage-and-conservation/>.

powers to issue enforcement, urgent works and repair notices where there is immediate threat or serious risk to a heritage asset;

- considering the use of Article 4 Directions to remove permitted development rights in all or part of conservation areas where it is considered that important features at risk of being degraded;
- supporting the development of Listed Building Heritage Partnership Agreements, where appropriate;
- supporting heritage led regeneration;
- encouraging sympathetic uses, and repair, maintenance and restoration of heritage assets, and,
- considering the use of Local Listed Building Consent Orders.

Development will be supported, and planning permission granted, where it:

- protects the significance of heritage assets, including their setting; through consideration of scale, design, materials, siting, mass, use and views;
- protects, where appropriate, architectural and historic character, historic associations and historic landscape and townscape features;
- makes appropriate provision to record, and where possible preserve in situ features of archaeological significance; and,
- captures any opportunities to better reveal the significance of heritage assets.

Justification

14.181 Policy 38 '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 locally identified heritage assets. This includes understanding, safeguarding and where possible enhancing, the character, 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.

14.182 Policy 38 '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, how it has and will continue to implement that strategy over the plan period.

14.183 There is a particular challenge in finding viable uses for heritage assets particularly where they are located within those parts of the Borough, where there are particularly demanding economic and social conditions that suppress property values. The 2014 record of 'Buildings at Risk' on the national register identifies two listed buildings, two scheduled monuments and seven conservation areas at risk. In addition there is current survey work being undertaken by the Heritage Trust for Lincolnshire seeking through a network of trained volunteers, to complete surveys of historic buildings, war memorials, archaeological sites, historic parks and gardens and conservation areas. This will provide important information as part of the overall heritage strategy.

Policy 38 'Conserving and enhancing the historic environment' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 126 to 141
Local Plan Strategic Objectives	SO6
Evidence base	Heritage at Risk Register Historic Environment Record (HER)

Table 14.20 Policy relationships

Green infrastructure

14.184 Green infrastructure is a phrase used to describe 'green and blue spaces' in and around built up areas. The elements that make up green infrastructure include, parks, playing fields, gardens, agricultural fields, 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.

14.185 In the past these green and blue spaces have generally been valued for single uses, for instance, for recreational use, ecological value or

simply for their aesthetic appeal. In reality, though, these spaces can deliver a number of different functions.

14.186 Applying a green infrastructure approach (using the term to encompass both green and blue space) can recognise different functions, and importantly, can meet numerous wider objectives. The NPPF states that it is:

"a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities."

14.187 This is an approach which the Council is keen to foster and promote.

Policy 39

Developing a green infrastructure network

Development will be expected to maintain and improve the network of green infrastructure. Appropriate opportunities should be taken to improve the overall connectivity of green spaces, including improvements to access to the countryside and permeability of the urban area, for pedestrians, cyclists and horse riders.

Proposals that would result in the loss or reduction in quality of existing public rights of way (PROWs) will not be permitted unless acceptable equivalent alternative provision is made. Where diversions are proposed, these should be convenient and attractive to users and not increase disturbance on protected wildlife sites.

The multiple value and functionality of green space should be recognised in the planning, design and implementation of developments, and particular attention should be given to planning positively for biodiversity and sustainable water management, including climate change mitigation, when considering the layout of development.

In pursuance of a principle of maintaining strategic gaps the Council will protect the setting and separate identity of settlements; require buffers between potentially conflicting uses; prevent coalescence of settlements; retain the openness of land; and control the nature and scale of urban and rural development. Specific protection will be afforded to the open areas between:

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

These predominantly open areas link with areas of formal and informal green space to form strategic green infrastructure corridors which are shown on the *Policies Map*.

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. Where possible and where appropriate, development should contribute to enhancing the network of green infrastructure, respecting the relationship between countryside and the settlement built form, particularly avoiding hard settlement edges.

Justification

14.188 Policy 39 'Developing a green infrastructure network' acknowledges the value of promoting a green infrastructure network, providing accessible green corridors, forming healthy traffic free links, connecting formal and informal green space, softening development edges, and maintaining the independent status and perception of individual settlements. These green corridors can provide access from the heart of the urban area to the open rural environment, as well as providing additional benefits.

14.189 Policy 39 'Developing a green infrastructure network' outlines broad strategic gaps where the principle of maintaining the openness of land shall be maintained. These areas are identified to prevent the coalescence

of the Grimsby/Cleethorpes urban area with the settlements of Humberston, New Waltham, and Waltham to the south and Laceby, Healing and Bradley to the west.

14.190 These predominantly open areas link with areas of formal and informal green space to form strategic green infrastructure corridors.

14.191 The *Landscape Character Assessment* (2015) provides an important evidence base that should be used to inform future decisions. In addition to providing an independent assessment of landscape character, an assessment on the sensitivity of the landscape, and the capacity for the landscape to absorb change in the form of new development; it has identified a range of key issues that have informed the Plan preparation process. This includes, outlining principles for the

siting and design of new development, including the pattern, form and scale of built development. The provision of Green Infrastructure in order to reinforce and enhance landscape character is identified. This also includes specific consideration of the potential for coalescence of settlements.

14.192 Conflict can arise between different uses by virtue of noise, odours, dust, and light intrusion. Green infrastructure 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.

Policy 39 'Developing a green infrastructure network' Links to: relationship to:	
National Planning Policy Framework	Paragraphs 114, Annex 2
Local Plan Strategic Objectives	SO2, SO5 and SO6
Evidence base	<i>Landscape Character Assessment</i> (2015)

Table 14.21 Policy relationships

Biodiversity and Geodiversity

14.193 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.

14.194 "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 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"⁽¹⁰¹⁾.

14.195 "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.

14.196 The importance of biodiversity and geodiversity is reflected in the wealth of national and international legislation that exists to protect these assets. The 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:

- minimise the impact of development on biodiversity and seek to provide net gains in biodiversity where possible;

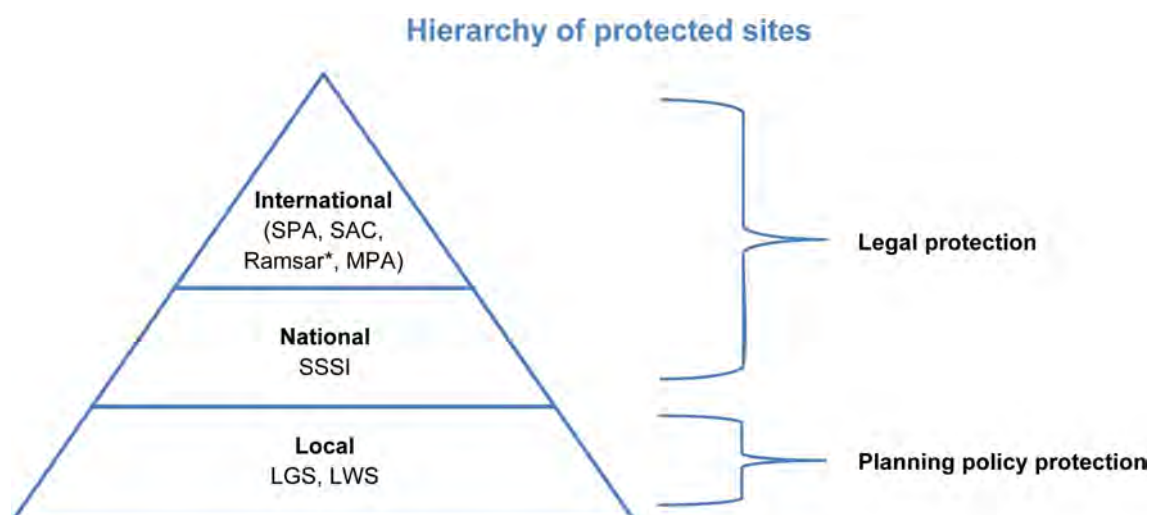
101 Convention on Biological Diversity, United Nations (1992).

- allocate land for development with the least environmental or amenity value and seek to re-use brownfield land where it is not of high environmental value;
- plan for biodiversity across local authority boundaries, at a landscape- scale;
- apply criteria-based policies against which planning applications affecting designated biodiversity and geodiversity sites will be judged;
- follow a strategic approach to protecting, creating, enhancing and managing positively biodiversity and green infrastructure; and,
- promote the preservation, restoration, and re-creation of priority habitats and the

protection and recovery of priority species populations.

14.197 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⁽¹⁰²⁾.

14.198 North East Lincolnshire is a diverse area displaying a wide variety of natural habitats, landscape and geological/geomorphological interest. Figure 14.7 'Site hierarchy' provides an overview of the hierarchy of sites relevant to the Borough.



*Ramsar sites do not provide legal protection but are always underpinned with a SSSI designation

Figure 14.7 Site hierarchy

14.199 The biodiversity of the Humber Estuary is of international significance, particularly with regard to migratory and overwintering wading birds that feed on the saltmarsh and mudflats and move inland to roost. These designations are collectively referred to as Natura 2000 sites. In addition to these international designations, the

Humber Estuary is also designated as, the Humber Estuary Site of Special Scientific Interest (SSSI).

14.200 Over a number of years, surveys of local biodiversity and geodiversity sites have been carried out in the Borough. These have been funded by a number of organisations including the Council. A process is now in place where the

102 NPPF paragraph 118.

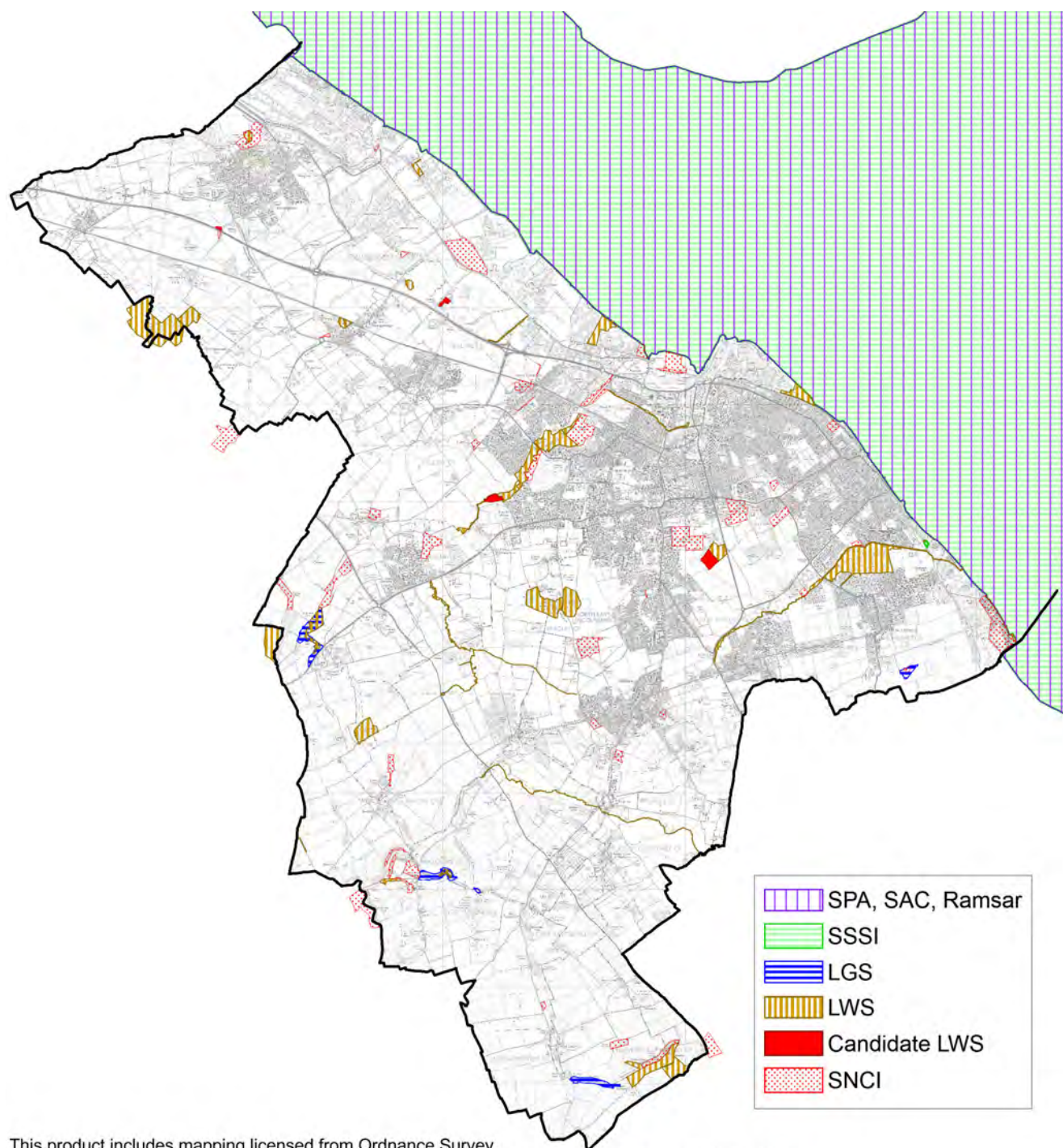
Greater Lincolnshire Nature Partnership (GLNP) processes the data from the surveys against specified criteria for selecting local geological sites (LGSs) and Local Wildlife Sites (LWSs). Those sites which are identified as meeting the required criteria are then identified for possible designation. It is the Council which formally designates these sites⁽¹⁰³⁾.

14.201 The Council has recently undertaken a review of a number 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. The sites which are currently designated as LGSs and LWSs have been identified on the policies map, together with remaining SNCIs⁽¹⁰⁴⁾.

103 There are still a number of Sites of Nature Conservation Interest (SNCIs) that were originally identified in the North East Lincolnshire Local Plan 2003 which have yet to be reviewed. These sites still maintain their original protection as local sites.

104 Applicants should check, to determine whether any changes to local designations have been made.



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 © Natural England copyright. Data supplied by the Greater Lincolnshire Nature Partnership (GLNP). Not to scale.

Figure 14.8 Local network of biodiversity /geodiversity sites (international, national and local designations)

Policy 40

Biodiversity and Geodiversity

The Council will have regard to biodiversity and geodiversity when considering development proposals, seeking specifically to:

- establish and secure appropriate management of, long term mitigation areas within the Estuary Employment Zone, managed specifically to protect the integrity of the internationally important biodiversity sites (See Policy 6 'Habitat Mitigation - South Humber Bank');
- designate Local Wildlife Sites (LWSs) and Local Geological Sites (LGSs) in recognition of particular wildlife and geological value;
- protect manage and enhance international, national and local sites of biological and geological conservation importance, having regard to the hierarchy of designated sites, and the need for appropriate buffer zones;
- minimise the loss of biodiversity features, or where loss is unavoidable and justified ensure appropriate mitigation and compensation measures are provided;
- create opportunities to retain, protect, restore and enhance features of biodiversity value, including priority habitats and species; and,
- take opportunities to retain, protect and restore the connectivity between components of the Borough's ecological network.

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.

Justification

14.202 Policy 40 'Biodiversity and Geodiversity' sets out a strategic approach which positively plans for the creation, protection, enhancement and management of sites of biodiversity and geodiversity. It acknowledges the hierarchy of international, national and locally designated sites and refers specifically the designation process for local sites, linked to processes of monitoring and review undertaken in partnership with the Greater Lincolnshire Nature Partnership.

14.203 Recognition is made that sites identified, to compensate for adverse effects on European sites should be given the same protection as the European site. This is significant in relation to the habitat mitigation provided within the South Humber Bank.

14.204 The Council will seek to capture opportunities to develop ecological networks, incorporating biodiversity in and around new developments through thoughtful design approaches, and will specifically support proposals which seek directly to conserve or enhance biodiversity.

14.205 In accordance with the NPPF, if significant harm resulting from a proposed development cannot be avoided (through locating on an alternative site with less harmful effects), adequately mitigated, or as a last resort, compensated for, then planning permission will be refused.

Policy 40 'Biodiversity and Geodiversity' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 109, 117, 118
Local Plan Strategic Objectives	SO6
Evidence base	Natural England datasets Greater Lincolnshire Nature Partnership datasets

Table 14.22 Policy relationships

Landscape

14.206 One of the core principles of the NPPF is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes such as the Lincolnshire Wolds Area of Outstanding Natural Beauty but also the wider countryside.

14.207 A *North East Lincolnshire Landscape Character Assessment* (2015) has been prepared which provides a useful aid to understand the character and local distinctiveness of the landscape, and helps to identify the features that give it a sense of place. It also provides information regarding the sensitivity of areas, and information as to how change can be accommodated. Mapping is also available relating to the historic landscape character, which has been collated through the *Lincolnshire Historic Landscape Characterisation Project*.

14.208 The Lincolnshire Wolds Area of Outstanding Natural Beauty designation puts it on a par with the protection offered to National Parks. A management plan⁽¹⁰⁵⁾ has been prepared for the AONB identifying the value and special qualities of the designation. The management plan does not carry the same planning weight as the local plan, but does establish key principles. For developments within the boundaries of the Lincolnshire Wolds AONB, the management plan will be a material consideration.

14.209 When considering landscape character and designing landscaping 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 wider functional purposes. Trees and hedges can provide important shade, aid drainage 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.

105 Lincolnshire Wolds Management Plan 2013-2018.

Policy 41

Landscape

Landscape character should be given due consideration in the nature, location, design and implementation of development proposals. Developers should:

- have regard to the landscape context and type within which the development is to be located, (as identified in the *Landscape Character Assessment*); 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 Area of Outstanding natural Beauty (AONB);
- complete a site specific landscape appraisal, and submit a landscaping scheme for all development where this is appropriate, which complements the character and appearance of the site, responds to climate change and flood alleviation where appropriate, and improves local biodiversity and levels of amenity;
- seek opportunities, when incorporating landscape buffers to offset development impacts, to enhance landscape quality, including opportunities to incorporate suitable landscape planting;
- retain and protect trees and hedgerows which offer value for amenity and biodiversity; and,
- take opportunities where appropriate, to retain, protect and restore elements that contribute to historic landscape character.

Justification

14.210 Landscape plays an important role in defining the character and appearance of the environment and importantly, the settling of new development within the environment. 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.

14.211 The presence and significance of mature trees and hedgerows should be recognised. Trees not only provide a living element in the environment that lasts for generations, they also provide important natural habitats, filter dust and emissions, suppress noise and form familiar landmarks. Hedgerows possess many of the qualities common to trees and are just as viable, with many also having historical significance.

14.212 The Council will seek to protect 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 seek, through conditions to safeguard important landscape assets, 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.

14.213 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 Policy 42 'Green space and recreation'.



Policy 41 'Landscape' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 113, 115
Local Plan Strategic Objectives	SO6
Evidence base	<i>Landscape Character Assessment (2015)</i> <i>Lincolnshire Historic Landscape Characterisation Project (2011)</i>

Table 14.23 Policy relationships

Healthy green places

14.214 Green space serves many functions and can be in either public or private ownership, together these spaces form a multi functional network of open space. Such networks need to be planned and managed to deliver a combination of environmental and social benefits. This includes conserving and enhancing biodiversity, landscape enhancement, water management, recreation and play, social and cultural enhancement and community health and well being. It is important that everyone, wherever they live, should have access to a range of accessible green space.

14.215 The Council has identified the main green space assets within the Borough through a series of audits and local evidence, and assessed local provision against established national and current local standards. The audits and evidence has illustrated that there are some localised deficiencies in the provision of facilities, which can be worsened by the presence of busy roads which act as barriers particularly hindering young children free access to green space. The Council will continue to monitor provision and review standards against identified needs through the plan period. It recognises that standards should be matched to local circumstances.

14.216 Informal natural green space is used for a variety of pursuits including walking, dog-walking, exercising and casual play. Within the Borough the majority of large areas of natural

green space are concentrated in areas such as Freshney Parkway and Weelsby Woods Grimsby, Cleethorpes Country Park, Coombe Briggs Meadows Immingham, and Bradley and Dixon Woods. The Council recognises the visual importance of these areas in addition to their obvious value for active pursuits. Such areas provide a valuable role particularly where they stretch well into the urban area.

14.217 The Council is the main custodian of the significant areas of natural green space although this stance is shifting as the Council moves to a more integrated community based approach. In addition to the major sites it is important to recognise the value of smaller areas of informal green space that contribute to the character, visual appearance and amenity of local neighbourhoods.

14.218 Cemeteries also provide valuable pockets of green space. The older cemeteries, such as Scartho cemetery, provide important mature habitat within the urban core. The Scartho Road Cemetery was opened in the late 19th century and contains many mature trees dating from that time in addition to a diversity of ground flora which has evolved over the years. The combination of features has led to the designation of part of the cemetery as a local wildlife site.

14.219 Outdoor playing space comprises a mix of playing pitches, greens, courts, athletics tracks and children's equipped play areas. These facilities 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 the parish councils. In addition education sites include indoor/outdoor playing space which is increasing being used for wider community use through the establishment of formal community use agreements. The Council has recently commissioned a new Playing Pitch Strategy which will examine the distribution and quality, and usage of existing facilities and examine future requirements. This Strategy and its accompanying action plan will inform the future approach to playing pitch location and future management.

14.220 Guidance has been produced regarding "kids play" with two main sources of information: Fields in Trust (FIT), formally NPFA, and Play England. Play England provides advice on the quality of the play space and the philosophy of children's play, whilst FIT continues to provide quantitative advice on the type and number of provision. New FIT guidelines were introduced in August 2008 to update 'The Six Acre Standard'. The existing equipped play area sites have been identified on the policies map.

14.221 The current standards identified are based upon strategies which are now considered to be in need of review. The Council has commissioned work to update these strategies providing the basis for possible revision to the standards to be applied locally. (Any subsequent change to current standards will be set out in a Supplementary Planning Document following consultation and viability assessment). It is important that the local standards identified reflect

local participation rates reflected in assessments which are subject to regular review; and assess the social impact and value that each green or play space contributes to an area when making decisions about resources and funding.

14.222 Allotments also make a valuable contributions to meeting community and leisure needs, and can bring added benefits from a health and well being stance as well as providing added green space in built up areas. Current house building trends are towards smaller gardens, as pressure increases to optimise building land. Those who live in flats often have no individual garden. These circumstances disadvantage those on lower incomes. Allotments provide an opportunity to redress this imbalance and have an important role in promoting healthier life.

14.223 The Council has prepared an Allotment Strategy⁽¹⁰⁶⁾ which sets out the Council's approach to delivering and managing allotment facilities. The strategy examines issues such as perceived under utilisation of allotment land, alternative uses of vacant allotment land, security and vandalism on all allotment sites and includes methods of encouraging an increased number of allotment tenants. The strategy offers long-term direction to allotment provision in the Borough. It is clear that the successful implementation of the strategy will be dependent on the ability to rationalise some sites and reinvest in improved sites. Capital receipts received from rationalisation will be used to improve allotment sites and support self-management and community improvement initiatives. The existing allotment sites are identified on the policies map.

Current green space standards ⁽¹⁰⁷⁾					
Open space type	National standard, or recognised established guidance	Local evidence	Current local standard (provision)	Current local standard (accessibility)	Contribution trigger
Natural green space	1ha/1,000 population (ANGSt) Access to green space: - at least one 20ha site within 2km of home; - one 100ha site within 5km of home; - one 500ha site within 10km of home.	<i>Green Space Strategy</i> (2011), (review 2015)	1ha/1,000 population (in addition, sites will be required to provide boundary landscaping where appropriate)	Informal amenity space - Within 200m Local recreational area - Within 400m District park - Within 1,000m Major park - Within 3,000m	All development of 10 units or more
Children's play	0.8ha/1,000 population, of which 0.25ha should be designated equipped playing space ⁽¹⁰⁸⁾	<i>Play Strategy</i> (2008), (review 2015)	0.8ha/1,000 population of which 0.1ha should be designated equipped playing space	Within 800m	All development of 50 units or more (on or off site)
Outdoor sports	1.6ha/1,000 population	<i>Playing Pitch Strategy</i> (2011)	1.6ha/1,000 population	Within 1,200m	All development 250 units or more (on or off site)
Allotments	0.5ha/1,000 households (National Society of Allotment and Leisure Gardeners)	<i>Allotment Strategy</i> (2011)	0.2ha/1,000 population	No local standard has been set	All development of 250 units or more (on or off site)

¹⁰⁷ Standards will be reviewed and revised when evidence is reviewed taking account of development viability and management practices, Revised standards will be published in a Supplementary Planning Document.

¹⁰⁸ FIT Fields in Trust

Current green space standards ⁽¹⁰⁷⁾					
Open space type	National standard, or recognised established guidance	Local evidence	Current local standard (provision)	Current local standard (accessibility)	Contribution trigger
Woodland	Access to woodland - 2ha within 500m, 20ha within 4km ⁽¹⁰⁹⁾	N/A	No local standard has been set	No local standard has been set	No trigger identified

Table 14.24 Current green space standards

Scale of development	Open space type to be delivered	Delivery
0-9	No specific requirement	N/A
10-49	Natural green space	On site or off site if meets accessibility standards
50-249	Natural green space and children's play	On site or off site if meets accessibility standards
250 +	Natural green space, children's play, outdoor sports and allotments	On site or off site if meets accessibility standards

Table 14.25 Green space delivery

What does this mean for a developer?

14.224 Assuming:

- 1,000 population equates to 455 homes based upon average occupancy rate of 2.2 people/home, across the Borough;
- 455 homes developed at 30dph equates to 15.2ha;
- 70% net developable area equates to gross development site area of 22ha; and,
- Local Standards/1,000 population apply to a gross development site of 22ha.

14.225 A 22ha site would therefore need to provide, based on current standards:

- 1ha of green space;
- 0.8ha of children's play space of which 0.1ha should be equipped play;
- 1.6ha of outdoor sports; and,
- 0.2ha of allotment provision.

14.226 Developers of smaller sites would need to provide green space based upon the identified standards and the triggers identified. The Council will discuss off-site contributions based upon location and neighbouring facilities and the strategy set out in the Council's relevant strategy documents.

107 Standards will be reviewed and revised when evidence is reviewed taking account of development viability and management practices, Revised standards will be published in a Supplementary Planning Document.

109 Woodland Trust

Policy 42

Green space and recreation

The Council will safeguard against any loss of public or private green spaces, sport and recreation and equipped play facilities in recognition of their importance to the health and well being of residents and visitors to the Borough, and their importance to biodiversity. The green spaces, sport and recreation and equipped play facilities 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⁽¹¹⁰⁾.

Loss of these areas will only be supported where:

- there is evidence that the facility is surplus to green space and recreation requirements, and has been assessed in terms of biodiversity value; or,
- alternative replacement provision of at least equivalent size, usefulness, attractiveness and quality can be provided, meeting current standards of provision and accessibility, (recognising any subsequent review and revision).

Developers will be required to make provision for green space, sport and recreation facilities in accordance with current standards of provision and accessibility, (recognising any subsequent review and revision). Delivery will be secured through planning conditions, obligations or charging levy as appropriate.

Where existing facilities already meet current accessibility standards, the Council will seek a commuted sum towards the improvement and maintenance of off-site facilities, reflecting the future intensification of use of these facilities.

Where new green infrastructure is provided, the Council will expect proposals to include details to cover future long term maintenance. This may include, where accepted by the Council, provision of a commuted sum for maintenance, calculated on the basis of typical maintenance costs per m² for a 10 year period. Alternatively, the developer may make arrangements for the land to be maintained by a body other than the Council.

Where appropriate, the specific historic interest of open space sites should be accommodated and where possible enhanced, particularly where they contribute to the Borough's heritage assets.

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.

¹¹⁰ The policies map identifies existing provision, and proposed sites/areas where detail on the green space and recreation provision is known and there is a commitment to its delivery. This includes sites/areas which are set out in planning approvals. Where the delivery of green space and recreation provision is uncertain, as is the case with some proposed housing allocations, the future green space and recreation areas have not been identified as these are unknown at this time.

Justification

14.227 The safeguarding and provision of accessible green space is a key element in creating sustainable communities, and promoting healthy lifestyles. Good provision of recreation and open space can also have positive economic and environmental benefits. Policy 42 'Green space and recreation' recognises the value of both public and private facilities, and sets out criteria to guard against the loss of facilities where they are valued.

14.228 Developers are required to provide new open space and recreation facilities to meet the needs of new residents, based upon generic accessibility standards which are considered relevant to the Borough based upon walkable limits. Where facilities are already available within the walkable catchment of a site the Council will

seek a commuted sum towards the improvement and maintenance of off site facilities reflecting the future intensification of use of these facilities.

14.229 Policy 42 'Green space and recreation' is based around standards of provision and accessibility which are informed by local evidence of the Borough's existing provision and future requirements. Over the plan period the assessments of open space, sports and recreation, play space, and allotment provision will be subject to periodic review. The policy recognises this and provides flexibility to accommodate variations in the standards.

14.230 The Council will set out any revisions to standards in a Supplementary Planning Document which will be subject to consultation and viability assessment.

Policy 42 'Green space and recreation' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 73
Local Plan Strategic Objectives	SO2, SO5 and SO6
Evidence base	<i>Playing Pitch Strategy Final Assessment Report (2011)</i> ⁽¹¹¹⁾ <i>Play Strategy Review (2015)</i> <i>Playing Pitch Strategy (2011)</i> ⁽¹¹²⁾ <i>Allotment Strategy (2011)</i>

Table 14.26 Policy relationships

¹¹¹ At the time of the publication of this Plan a *Green Space Strategy Review 2016-2021* is in preparation

¹¹² At the time of the publication of this Plan a new *Playing Pitch and Built Facilities Strategy* is in preparation





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* (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; consider 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⁽¹¹³⁾.

Additionally, MPAs are required to plan for a steady and adequate supply of aggregates⁽¹¹⁴⁾, and industrial minerals⁽¹¹⁵⁾. They should prepare a Local Aggregates Assessment (LAA) to consider the future need for aggregates⁽¹¹⁶⁾.

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

- **Aggregate minerals** - these are necessary to support construction activity and include sand and gravel, and crushed rock;
- **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,
- **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.

15.2 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.

15.3 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.

113 Paragraph 143, NPPF.

114 Paragraph 154, NPPF.

115 Paragraph 146, NPPF.

116 Paragraph 145, NPPF.

15.4 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⁽¹¹⁷⁾.

Safeguarding minerals and related infrastructure

15.5 The Plan recognises important mineral resources by safeguarding them for the benefit of future generations. This recognises that while North East Lincolnshire's minerals resource is 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 resource may become viable to extract.

15.6 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, this can then be taken into consideration

to determine whether non-mineral development overlying, or situated close to, the mineral resource should proceed.

15.7 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.

15.8 The Port of Immingham, plays a significant infrastructure role in bringing energy minerals, including coal and oil, to the UK market. The port estate benefits from extensive permitted development rights, granted to Associated British Ports (ABP) as a statutory undertaker.

15.9 In addition, there are three sites producing secondary and recycled aggregates in North East Lincolnshire. These are located at:

- Brianplant - South Humberside Industrial Estate, Grimsby;
- H. Cope & Sons - Moody Lane, Grimsby; and,
- Stoneledge - South Humberside Industrial Estate, Grimsby.

Policy 43

Safeguarding minerals and related infrastructure

The Council will safeguard mineral deposits of sand and gravel, and blown sand (silica sand) within the identified Minerals Safeguarding Areas identified in Figure 15.1 'Minerals Safeguarding Areas'.

Prior extraction of the mineral should take place, unless it is not feasible or environmentally acceptable to extract the mineral.

Non-mineral development proposals within minerals safeguarding areas, which do not allow for the prior extraction, will be permitted where:

- the need for the development outweighs the need to safeguard the site for future mineral extraction;

117 ABP (2012). *Port of Immingham Master Plan 2010-2030*. ABP: Immingham, England.

- 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
- the proposed development is temporary in nature and would not prevent minerals extraction taking place in the future.

This policy would not apply to the following:

- applications for household development or applications to extend existing commercial premises;
- minor developments and 'infill' schemes; or,
- applications for Conservation Area Consent, Listed Buildings Consent, Advertisement Consents, Tree Works, Prior Notifications, or Certificates of Lawfulness of Existing or Proposed Use of Development.

Significant infrastructure 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.

Justification

15.10 The Plan safeguards all mineral resource 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).

15.11 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 500

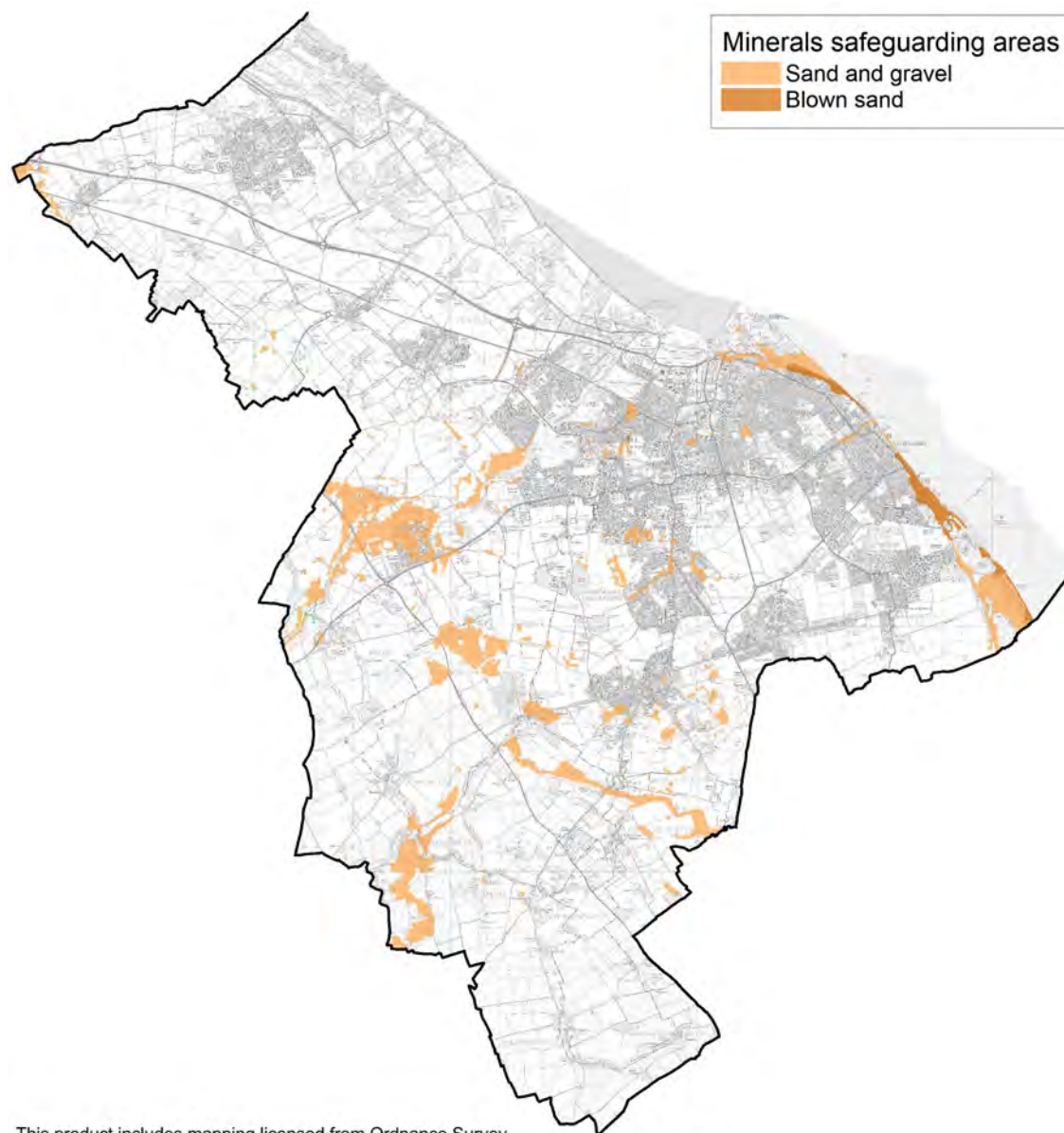
metres. The Coal Authority has confirmed that there are no surface coal resources present which would need to be protected.

15.12 Brick clay has been worked in North East Lincolnshire in the past, however, the British Geological Survey (BGS) only identify 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.

15.13 There are no sources of building stone in North East Lincolnshire, and it has been of limited use in the local vernacular building construction.

Policy 43 'Safeguarding minerals and related infrastructure' relationship to:	Link to:
National Planning Policy Framework	Paragraphs 142-149
Local Plan Strategic Objectives	SO10
Evidence Base and other key documents and strategies	<i>Minerals Issues Paper (2014)</i> <i>Mineral Safeguarding in England Good Practice Advice, BGS 2011</i>

Table 15.1 Policy relationship



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 Based upon BGS Mineral Resources data @ 1:50,000 (2014) with the permission of the British Geological Survey.

Figure 15.1 Minerals Safeguarding Areas

Future mineral extraction

15.14 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.

15.15 The Council has worked collaboratively with neighbouring authorities to produce a Local Aggregates Assessment (LAA) as required by the NPPF. The draft *Humber Area Local Aggregate*

Assessment (Humber Area LAA), which provides an assessment of the need for aggregates across the Humber authorities in the period to 2030, was published for consultation in late 2013. The authorities are working to finalise the LAA, taking into consideration comments made during the consultation.

15.16 The Humber Area LAA has been prepared using a rolling average of ten years sales data, which is the method outlined in the NPPF. The Humber area has an aggregate requirement of 1.41 million tonnes per annum, of which 0.97 million tonnes comprises sand and gravel sales,

0.26 million tonnes comprises marine dredged aggregates, and 0.18 million tonnes is crushed rock.

15.17 It concludes that existing sites and reserves within the area will not provide the quantity of sand and gravel aggregate required in the period to 2030, and that additional sand and gravel will be required from either the expansion of existing sites, or the identification of new sites. However, it also concludes that current reserves of crushed rock are capable of meeting and surpassing the identified need for this aggregate.

Aggregate Requirements for the Humber Area from 2013 to 2030 (Million Tonnes) ⁽¹¹⁸⁾		
	Sand & Gravel	Crushed Rock
Aggregate Requirement (2013 to 2030)	16.49	3.91
Current Reserves	7.14	7.11
Surplus/(Shortfall)	(9.35)	3.2

Table 15.2 Aggregate requirements for the Humber Area from 2013 to 2030

15.18 The Council participates in the Yorkshire and Humber Aggregate Working Party (AWP). The Humber Area LAA is due to be considered by the AWP in the near future. Until this time, there is no formal agreement between the authorities on how the future need for aggregates should be met. Historically, North East Lincolnshire did not have an apportionment under the Regional Spatial Strategy (RSS), in recognition that the area does not have any sites contributing primary land-won aggregates to supply. Further discussion is required with the other Humber authorities and the Yorkshire and Humber AWP regarding North East Lincolnshire's role in future supply.

15.19 There are no active sites in North East Lincolnshire contributing to primary aggregate production. The Council has written to minerals

site operators in neighbouring authorities (East Riding of Yorkshire, Lincolnshire, and North Lincolnshire) and responses indicated a lack of interest in North East Lincolnshire's resource at this stage. The Council's call for sites has not identified any potential minerals sites.

15.20 The Plan seeks to promote the use of aggregates from renewable sources, such as secondary and recycled aggregates, which minimise the need for primary extraction. The potential for an increase in the landing of marine dredged aggregates also has the potential reduce reliance on primary sources.

15.21 Sites within the North Lincolnshire area have historically provided aggregates to meet demand across the joint area. At present North Lincolnshire have yet to progress a Minerals Plan

and are therefore unable to confirm that future need across the joint area would be met from sites within North Lincolnshire.

15.22 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.

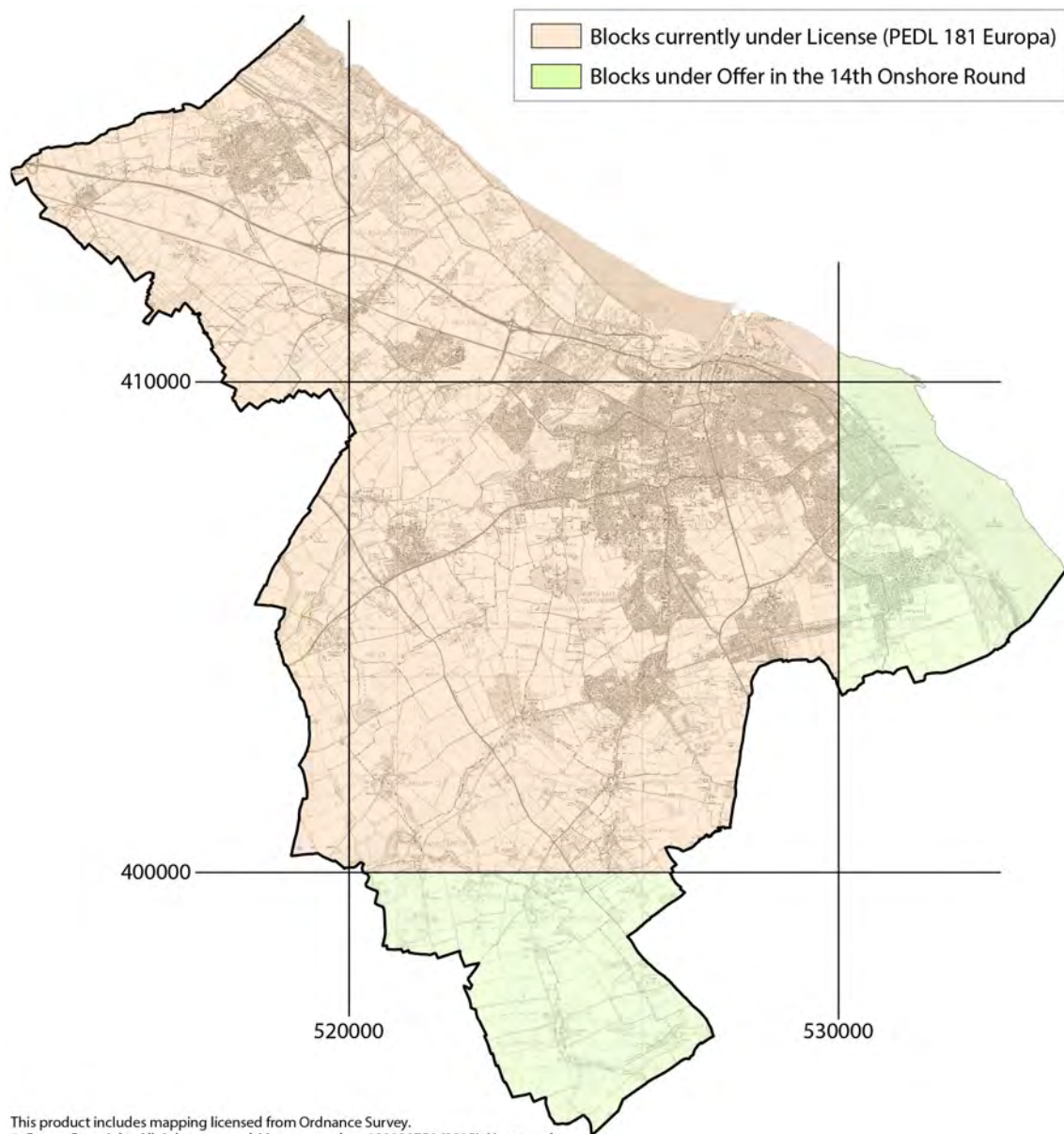


Figure 15.2 Petroleum Licensed Area within North East Lincolnshire

15.23 The Plan does recognise the possibility of future mineral extraction and therefore sets out the basis for considering such proposals.

Policy 44

Future mineral extraction

When considering proposals for the extraction of minerals⁽¹¹⁹⁾ the Council will consider whether:

- the resource is of a quantity and quality to justify extraction, taking account of supplies from existing sites;
- the arrangements for the extraction and transportation of the mineral would be seriously detrimental to conditions on the public highway, and/or seriously detrimental to the environment and local amenities, considering:
 - visual intrusion;
 - noise;
 - blast vibration;
 - dust;
 - air emissions;
 - lighting;
 - vehicle movements;
 - proximity of sensitive neighbouring uses;
 - stability of land; and,
 - quality of groundwater supplies.

Proposed development located within the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) will be required to demonstrate that that the proposed mineral cannot be viably extracted from sources outside of the designated area. Minerals developments in the AONB which are likely to damage the quality or intrinsic character of the landscape will not be granted planning permission unless it has clearly been demonstrated that the need for the extraction of the mineral clearly outweigh the detrimental impact.

The Council will support developments that can make a contribution to secondary aggregate supplies through the processing of Construction Demolition and Excavation (CD&E) waste. Development of this nature should accord with Policy 46 'Future requirements for waste facilities'.

¹¹⁹ This policy approach applies to all aspects of mineral extraction including all phases of hydrocarbon extraction, exploration, appraisal(testing) and production.

Justification

15.24 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. Policy 44 'Future mineral extraction' sets out criteria to ensure that proposals for the extraction of minerals are subject to appropriate detailed assessment.

15.25 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 (EIA) Regulations 2011.

15.26 The Council will support developments that can make a contribution to secondary aggregate supplies through the processing of Construction Demolition and Excavation (CD&E) waste. The European Waste Framework Directive (WFD) has set a target for 70% recycling of construction, demolition and excavation waste across Europe by 2020. Best practice in Europe has shown that recycling rates over 80% and 90% are feasible. This approach is supported by measures for recycling and recovery set out in Policy 46 'Future requirements for waste facilities'.

Policy 44 'Future mineral extraction' relationship to:	Link to:
National Planning Policy Framework	Paragraphs 142-149
Local Plan Strategic Objectives	SO10
Evidence Base and other key documents and strategies	<i>Humber Area Local Aggregate Assessment (Humber Area LAA) (2014)</i>

Table 15.3 Policy relationship

Restoration and aftercare - minerals

15.27 Responsible restoration and aftercare of minerals 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.

15.28 General principles for the restoration of minerals sites are set out in the NPPG. 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.

15.29 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 BAP targets 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.

Policy 45

Restoration and aftercare (minerals)

All applications for mineral related development should be accompanied by detailed proposals for subsequent reclamation of the extraction site. The proposals should include detailed plans for restoration. This should include:

- taking account of the former use of the site;
- ensuring land is reclaimed at the earliest opportunity, and to a high quality recognising key biodiversity objectives;
- providing specific details relating to:
 - stripping of soils and soil -making materials, and either their storage or their direct replacement on another part of the site;
 - storage and replacement of overburden;
 - achieving the landscape and landform objectives for the site, (to be agreed taking account of local topography and filling proposals);
 - restoration, including soil placement, relief of compaction and provision of surface features; and,
 - aftercare.
- a phasing plan for restoration which seeks to minimise local disturbance and impacts, and which represents a rolling programme of restoration.

Justification

15.30 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 expect 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.

15.31 Restoration should take account of the landscape of the wider area, take opportunities for mitigating climate change, and re-create/enhance important habitats.

15.32 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 ⁽¹²⁰⁾.

15.33 The period of aftercare should be given detailed consideration. This is to maintain and improve the structure and stability of soils and

120 NPPG, Minerals, 2014

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 case

longer term management may be required, in such cases a management organisation will need to be identified.

Policy 45 'Restoration and aftercare (minerals)' relationship to:	Link to:
National Planning Policy Framework	Paragraphs 142 to 149
Local Plan Strategic Objectives	SO10
Evidence Base and other key documents and strategies	

Table 15.4 Policy relationship

Providing for waste



In England, we generate around 177 million tonnes of waste every year⁽¹²¹⁾. 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 won't be generated, but it does mean that all waste will be treated as a resource. This means that waste products would 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.

16.1 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.

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

- **Local Authority Collected Municipal Waste (LACMW)**⁽¹²²⁾ - this waste stream is collected by the Council, in its role as the area's waste collection authority (WCA), and is primarily composed of waste from households. It also includes waste from street cleaning and civic amenity sites;
- **Commercial and Industrial Waste (CIW)** - this waste stream is produced by businesses. It is collected and managed on a commercial basis by private waste management companies;
- **Construction, Demolition and Excavation Waste (CDEW)** - 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 re-used on site;

- **Hazardous Waste** - this is the waste stream formerly referred to as 'specialist waste'. Hazardous waste is waste considered harmful, or potentially harmful, to humans or the environment. This waste stream includes items such as batteries, solvents, and products which contain harmful material or substances, such as fridges;
- **Agricultural Waste** - this is waste produced on premises used for agriculture⁽¹²³⁾. Some wastes produced on farms will be classified as hazardous wastes, for example, containers which have contained pesticides;
- **Waste Water** - this waste stream includes dirty water and sewerage; and,
- **Low Level Radioactive Waste (LLRW)** - this includes items which are contaminated by radioactive particles from the non-nuclear industry, for example, waste from hospital x-ray departments.

¹²¹ Available at: <https://www.gov.uk/government/policies/reducing-and-managing-waste>.

¹²² This waste stream has previously been referred to as 'Municipal Waste'.

¹²³ Based on the definition of agriculture provided in the *Agriculture Act 1947*.

16.3 Waste from Mines and Quarries⁽¹²⁴⁾ is not considered because no primary mineral extraction takes place in North East Lincolnshire.

16.4 The quantities of **agricultural waste**, and **low level radioactive waste** generated in North East Lincolnshire are considered to be small.

16.5 The *Waste Management Plan for England* (2013) and *National Planning Policy for Waste* (2014) set out the national planning policy context for the management of waste. However, while the *National Planning Policy Framework* (2012) does not contain specific waste policies, its principles are still relevant.

16.6 The *Waste Management Plan for England* re-affirms the Government's key commitments, including meeting a series of targets, such as for at least 50% of the waste from households to be re-used or recycled by 2020; and at least 70% of construction and demolition waste to be recovered by 2020.

16.7 The recently published *National Planning Policy for Waste* (NPPW) seeks to secure the adequate provision of new waste management facilities to ensure that the need for waste management capacity is met.

16.8 The NPPW 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⁽¹²⁵⁾. 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⁽¹²⁶⁾. WPAs should also have regard to any nationally identified waste management requirement, including the Government's advice on forecasts⁽¹²⁷⁾. 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.

16.9 Both the *Waste Management Plan for England* (2013) and *National Planning Policy for Waste* (2014) outline the importance of three key principles in waste management, which were established in the European Union's *Waste Framework Directive*⁽¹²⁸⁾: the waste hierarchy, the principle of self-sufficiency, and the proximity principle.

16.10 The waste hierarchy is established in law⁽¹²⁹⁾ and sets out the priority order for the management of waste, and the local plan will need to outline how the waste hierarchy will be met. There are five stages to the hierarchy:

- **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;
- **re-use:** This means cleaning, repairing and refurbishing products so that they can be re-used;
- **recycling:** This means turning waste into a new product, material or substance, and includes composting;
- **other recovery:** Waste can replace other materials that would otherwise have been

124 This comprises non-valuable material produced during extraction and processing.

125 CLG (2014). *National Planning Policy for Waste*. CLG: London, England. p.3

126 CLG (2014). *National Planning Policy for Waste*. CLG: London, England. p.4

127 CLG (2014). *National Planning Policy for Waste*. CLG: London, England. p.4

128 Directive 2008/98/EC of the European Parliament and of the Council of 19 November 2008 on waste and repealing certain Directives.

129 *The Waste (England and Wales) Regulations 2011* (S.I. 2011/988).

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,

- **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.

16.11 The best solution for managing waste may vary by the type of waste. For some types of waste, for example, some hazardous wastes, disposal may be the only appropriate method.

16.12 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.

16.13 However, extensive movements of waste occurs 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.

Future waste facilities

16.14 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.

16.15 Evidence has been prepared⁽¹³⁰⁾ 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 are also preparing a revised *Municipal Waste Management Strategy*. 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?

16.16 Forecasts of waste arisings in the period to 2032 have been closely aligned to key local plan evidence documents. This includes the findings of the *Strategic Housing Market Assessment* (2013), *Local Economic Assessment* (2014), and *Demographic analysis and forecast* (2015) with regards to the potential for population growth (and the resulting household growth) linked to economic growth forecasts.

130 North East Lincolnshire Waste Needs Assessment (2015).

16.17 Waste in the local authority collected stream is expected to decline in the first few years of the plan period, due to a reduction in the quantity of waste produced per person. However, it is expected to increase in later years of the plan period due to the rate of population growth. 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.

16.18 Some growth is expected in the commercial and industrial waste stream, due to the expansion of the commercial and particularly, the industrial sector, in North East Lincolnshire. These forecasts are aligned to jobs growth forecasts, but also incorporate adjustments for both the commercial and industrial sectors to represent resource efficiency changes. Over the plan period, the commercial and industrial waste stream is expected to grow by just over 9%. It is estimated that around 175,500 tonnes per annum is currently produced, and that arisings in this waste stream will remain static across the plan period.

16.19 The Council's draft *Waste Needs Assessment* (2015) suggests that no additional capacity is required to meet North East

Lincolnshire's waste management needs. While a shortfall of waste management capacity is identified for the hazardous waste stream, this is not significant enough to enable an economically viable facility to be brought forward. The Council will work with other regional authorities through the Yorkshire and Humber Waste Technical Advisory Body (WTAB) to identify how the identified shortfall can be met in regional facilities.

16.20 Forecasts are not provided for agricultural waste, low-level radioactive waste, and waste water. 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 health care premises in North East Lincolnshire, and there is not expected to be an significant increase in production requiring treatment capacity to be identified. Waste water 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 (IDP).

Waste Management Requirement to 2032					
Waste Stream	Tonnes to be managed per annum ⁽¹⁾				
	Baseline	2016/17	2021/22	2026/27	2031/32
Local Authority Collected Municipal Waste	77,400	76,100	75,500	79,000	82,300
Commercial and Industrial Waste	310,200	314,900	322,900	331,000	339,300
Construction, Demolition and Excavation Waste	175,500	175,500	175,500	175,500	175,500
Hazardous Waste	76,000	76,000	76,000	76,000	76,000

Waste Management Requirement to 2032					
Waste Stream	Tonnes to be managed per annum ⁽¹⁾				
	Baseline	2016/17	2021/22	2026/27	2031/32
Total	639,100	642,500	649,900	661,500	673,100

Table 16.1 Waste Management Requirement to 2032

1. All figures have been rounded to the nearest 100.

16.21 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. 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.

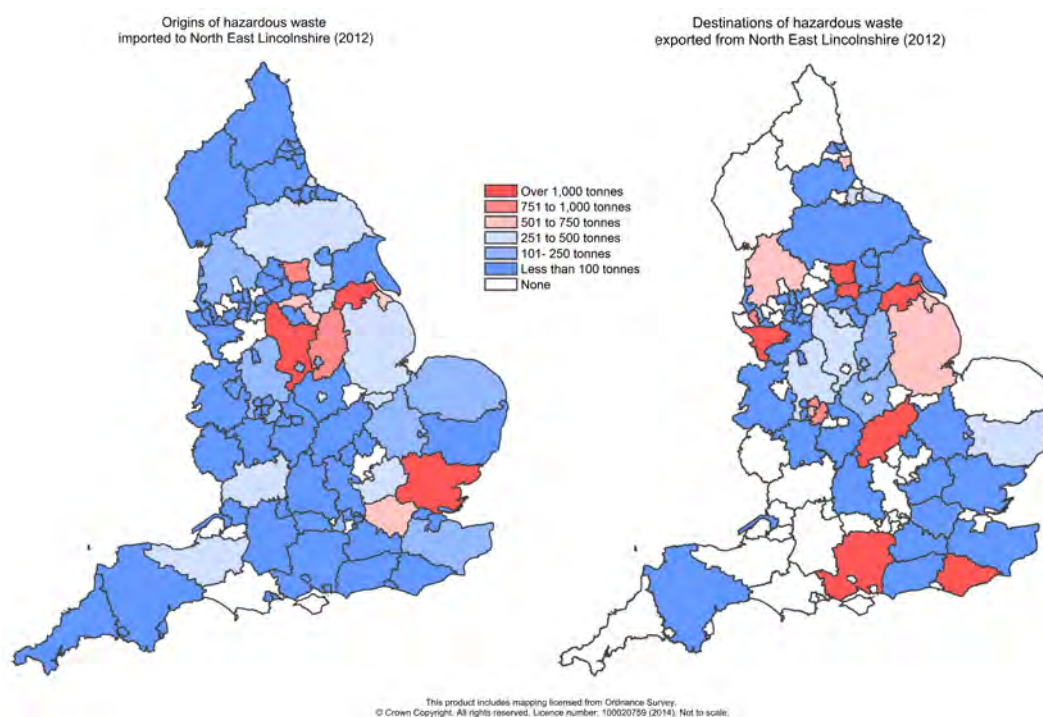


Figure 16.1 Hazardous waste movements

16.22 The areas from which North East Lincolnshire receives the highest quantity of hazardous waste is 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 Cheshire West and Chester, Leeds, and North Lincolnshire play significant roles.

Policy 46

Future requirements for waste facilities

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

Waste Management Facility	Locational Preference
Landfill/landraise and associated management	Adjacent to existing landfill/landraise operations.
Materials recycling facilities, Waste transfer facilities, Civic amenity sites, Waste treatment and recovery facilities, (including energy from waste, and biological/mechanical treatment)	Existing employment land at; - Kiln Lane Industrial Estate, Stallingborough; - South Humberside Industrial Estate, Grimsby; - Wilton Road industrial Estate, Humberston; or Allocated employment sites at: - ELR005 Former Huntsman Tioxide Site, Moody Lane Grimsby - ELR015 a&b Great Coates Business Park, Moody Lane, Grimsby 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 Policy 2 'Development boundaries').
Waste water treatment facilities	Adjacent to existing sites, or new sites where it can be demonstrated that expansion of existing facilities is not feasible.

Table 16.2 Locational Criteria

The Council will need to be satisfied that the waste proposal will not result in adverse environmental impacts, detriment to human health or quality of life. Development should be located, designed and operated to minimise impacts, and seek where possible and practical to achieve a net gain in biodiversity; having specific regard to:

- visual intrusion;
- noise;
- dust;
- air Emissions;
- lighting;
- vehicle movements;
- proximity of sensitive neighbouring uses;
- stability of land; and,
- quality of groundwater supplies.

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.

The Council will also seek to secure the recycling of Construction Demolition and Excavation (CD&E) waste at the locations where waste is produced, including the temporary provision for recovery, separation and where appropriate processing of on-site materials.

Justification

16.23 Policy 46 'Future requirements for waste facilities' sets out precise locational criteria to ensure that proposals for waste management facilities will not cause harm to amenity or the natural environment. The approach generally seeks to locate waste management facilities away from residential areas, except where there would be a clear benefits to the residential communities.

16.24 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 of the strategic road network, particularly the

A180(T). The Council has historically been successful in locating major waste facilities within the existing employment areas.

16.25 Policy 46 'Future requirements for waste facilities' 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 chapters of this plan. This refers specifically to composting or waste water treatment facilities.

16.26 Policy 46 'Future requirements for waste facilities' supports the co-location of facilities, to maximise efficiency and minimise adverse impacts, and promotes co-location where use of the output of a waste facility, such as a district-heating scheme, or industrial process. The exiting 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.

Policy 46 'Future requirements for waste facilities' relationship to:	Link to:
National Planning Policy Framework	Paragraphs (see NPPF principles)
Local Plan Strategic Objectives	SO10
Evidence Base and other key documents and strategies	<i>Municipal Waste Management Strategy 2009⁽¹³¹⁾</i> <i>North East Lincolnshire Waste Needs Assessment (2015)</i>

Table 16.3 Policy relationship

Safeguarding waste facilities and related infrastructure

16.27 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 in the Borough, identified in Figures 17.2 Waste facilities⁽¹³²⁾. This does not include the numerous small small recycling bring sites that are located across the Borough or sites granted a waste licence on a temporary basis related to a specific development.

Policy 47

Safeguarding waste facilities and related infrastructure

The Council will safeguard the exiting waste facilities identified in Figure 16.2 'Waste facilities' and listed in the accompanying 'Licensed Waste Operators and Site Locations'

131 A review of this strategy is in preparation but is not yet available at the time of the publication of this Plan

132 The table is derived from the Environment Agency's record of environmental permits (waste operations).

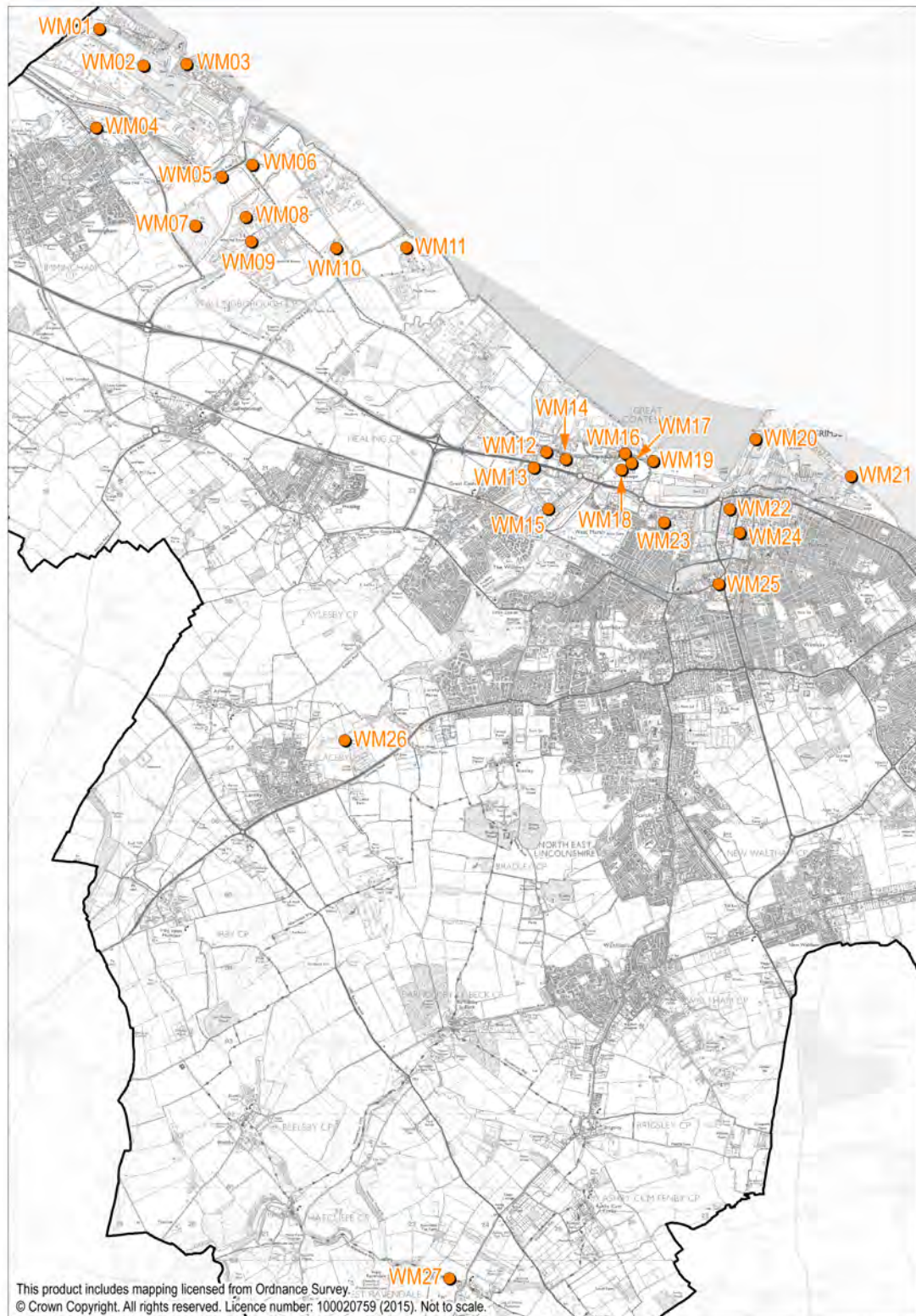


Figure 16.2 Waste facilities

Ref No.	Operator	Site Location
WM01	Mettalis Recycling Ltd	Mineral Quay, Immingham Docks, Immingham
WM02	Immingham Storage Company Ltd	Immingham Oil Storage, West Riverside, Immingham Dock, Immingham
WM03	Associated British Ports	Immingham Dock Olive Residue Storage
WM04	SAR Recycling Ltd	Pelham Ind Est, Manby Road, Immingham
WM05	Grimsby Operations Ltd	Household Waste Recycling Centre, Queens Road, Immingham
WM07	Integrated Waste Management Ltd	Queens Road, Immingham
WM08	Selvic Shipping Services Ltd & FBM Metals (UK) Ltd	Kiln Lane Treatment Plant, Netherlands Way, Stallingborough
WM09	SJP Trading Ltd	Huckers Yard, Netherlands Way, Stallingborough
WM10	BOC Ltd	Hobson Way, Stallingborough
WM11	Newlincs Development Ltd	Stallingborough Transfer Station, South Marsh Road, Stallingborough
WM12	Metropes (Metals) Ltd	Estate Road No 3, South Humberside Industrial Estate, Grimsby
WM13	Environmental Expressions Recycling Ltd	Estate Road 5, South Humberside Industrial Estate, Grimsby
WM14	Jonathan Potts Ltd	Estate Road 1, South Humberside Ind Est, Grimsby
WM15	Brianplant (Humberside) Ltd	Estate Road No 2, South Humberside Industrial Estate, Grimsby
WM16	H Cope & Sons Ltd	Moody Lane, Grimsby
WM17	UK Waste Management Ltd	Gilbey Road Transfer Station, Gilbey Road, Grimsby
WM18	Cleanaway Ltd	Household Waste Recycling Centre, Estuary Way, Grimsby
	Grimsby Operations Ltd	

Ref No.	Operator	Site Location
WM20	Freshney Cargo Services Ltd	Westside Road, Royal Dock, Grimsby
WM21	Brianplant (Humberside) Ltd	Rear Of No's 2 & 3 Cold Stores, Wickham Road, Fish Docks, Grimsby
WM22	W Bloy Ltd	King Edward Street, Grimsby
WM23	Messrs Charles Anthony Booth & Edward Taylor	Estate Road No 4, South Humberside Industrial Estate, Grimsby
WM24	Rimar Salvage	Railway Street, Grimsby
WM25	North East Lincolnshire Council	Works Dept, Doughty Road, Grimsby

Licensed Waste Operators and Site Locations

Ref No.	Operator	Site Location
WM06	Anglian Water Services Ltd	Queens Road, Treatment Facility, Immingham
WM19	Anglian Water Services Ltd	Pyewipe Treatment Facility, Gate Way, Grimsby
WM26	Anglian Water Services Ltd	Grimsby Road, Treatment Facility, Laceby
WM27	Anglian Water Services Ltd	East Ravendale Treatment Facility

Table 16.4 Wastewater treatment facilities

These sites will be safeguarded for waste uses until such time as the planning permission or waste licence expires; unless it can be demonstrated that the site is no longer required.

As part of the annual monitoring process, the safeguarding of these sites will be reviewed to determine if it is still necessary in terms of meeting the North East Lincolnshire's capacity requirements, or if a more suitable site has become available (e.g. through planning applications).

Justification

16.28 To avoid the loss of existing facilities, the Council acting in its capacity as Waste Planning Authority, will protect existing waste facilities and sites by safeguarding them. This protects the sites from being developed for alternative non waste use until such time as the planning permission or waste licence expires; unless it can be demonstrated that the site is no longer required.

It also ensures that any new development in proximity to the waste site would not be incompatible with the waste operations. The vast majority of waste sites and facilities are located within employment areas. In such areas there is unlikely to be any compatibility concerns. However, waste facilities can be considered as bad neighbours where neighbouring uses are more sensitive for example, residential.

16.29 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 to 250 metre suggested buffer distance between waste facilities and sensitive receptors⁽¹³³⁾. Therefore, the buffer which the Council will apply will normally cover and extend for up to 250

metres beyond the boundary of safeguarded sites. However, each site will be considered individually, and if circumstances suggest the depth of the 250 metre zone from the edge of the site should be varied, e.g. due to mitigation measures proposed, then this will be taken into account. 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.

Policy 47 'Safeguarding waste facilities and related infrastructure' relationship to:	Link to:
National Planning Policy Framework	Paragraphs (see NPPF principles)
Local Plan Strategic Objectives	SO10
Evidence Base and other key documents and strategies	<i>North East Lincolnshire Waste Needs Assessment (2015)</i>

Table 16.5 Policy relationship

Restoration and aftercare - waste

16.30 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.

16.31 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.

16.32 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 BAP targets 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.

133 Health and Safety Executive (HSE) (2010) Bioaerosol emissions from waste composting and the potential for workers' exposure. Prepared by the Health and Safety Laboratory for the Health and Safety Executive.

Policy 48

Restoration and aftercare (waste)

All landfill/landraise waste applications should be accompanied by detailed proposals for subsequent reclamation of the extraction site. The proposals should include detailed plans for restoration. This should include:

- taking account of the former use of the site;
- ensuring land is reclaimed at the earliest opportunity, and to a high quality recognising key biodiversity objectives;
- providing specific details relating to:
 - stripping of soils and soil -making materials, and either their storage or their direct replacement on another part of the site;
 - storage and replacement of overburden;
 - achieving the landscape and landform objectives for the site, (to be agreed taking account of local topography and filling proposals);
 - restoration, including soil placement, relief of compaction and provision of surface features; and,
 - aftercare.
- a phasing plan for restoration which seeks to minimise local disturbance and impacts, and which represents a rolling programme of restoration.

Justification

16.33 The restoration of landfill/landraise 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 expect 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.

16.34 Restoration should take account of the landscape of the wider area, take opportunities for mitigating climate change, and re-create/enhance important habitats.

16.35 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.

16.36 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.

Policy 48 'Restoration and aftercare (waste)' relationship to:	Link to:
National Planning Policy Framework	Paragraphs (See NPPF Principles)
Local Plan Strategic Objectives	SO10
Evidence Base and other key documents and strategies	<i>North East Lincolnshire Waste Needs Assessment (2015)</i>

Table 16.6 Policy relationship



Providing for waste



Testing the viability and deliverability



Local Plan
North East Lincolnshire

17.1 Paragraph 173 of the NPPF requires that local plans are deliverable. The sites and scale of development should not be subject to such policy obligations that their ability to be delivered is threatened, and in terms of viability the key tests should ensure competitive returns for both developers and landowners.

17.2 In developing planning policy, the NPPF also requires that local authorities consider the likely cumulative effects of development, and seek to ensure that such requirements should not put implementation of the plan at risk. It also advocates that Community Infrastructure Levy (CIL) charges should also be considered at the same time.

17.3 An initial local plan viability and CIL assessment was undertaken by GVA in 2013⁽¹³⁴⁾. This considered the baseline planning obligation requirements as set out under the North East Lincolnshire Local Plan 2003. It indicated that there are a number of locations across the Borough, where deliverability would be challenged. It also identified that the contribution of 20% for affordable housing was unsustainable across all parts of the Borough, and identified that a CIL could be introduced at variable levels across the area.

17.4 The *Local Plan Viability Assessment Update* (2015) has further considered the findings of the 2013 report. Specifically, it has through detailed analysis outlined a refinement of the value areas. This considers current prices in respect of development costs and values, and considers the broad range of sites identified within the Plan. As a result the value areas identified differ from those identified in the earlier assessment, but this provides a more refined approach to consideration of the impact of planning obligations throughout the area. In addition, further refinement of the assumptions has been made regarding site delivery, to further add to the robustness of the assessment.

17.5 Further testing of the policies and obligations set out in the Plan have been considered and are detailed in the *Local Plan Viability Assessment Update* (2015). This shows that development in the low value areas, specifically for housing has little potential to support any planning obligations. However, contributions can be sought on development within the medium value and high value zones to varying degrees.

17.6 The *Local Plan Viability Assessment Update* (2015) also considered differing approaches to delivery of other planning obligations, and shows the opportunity for contributions to be obtained through the introduction of the CIL, albeit with variable contributions to reflect differing levels of viability across the area. The introduction of a possible CIL would be subject to a separate consultation and adoption process.

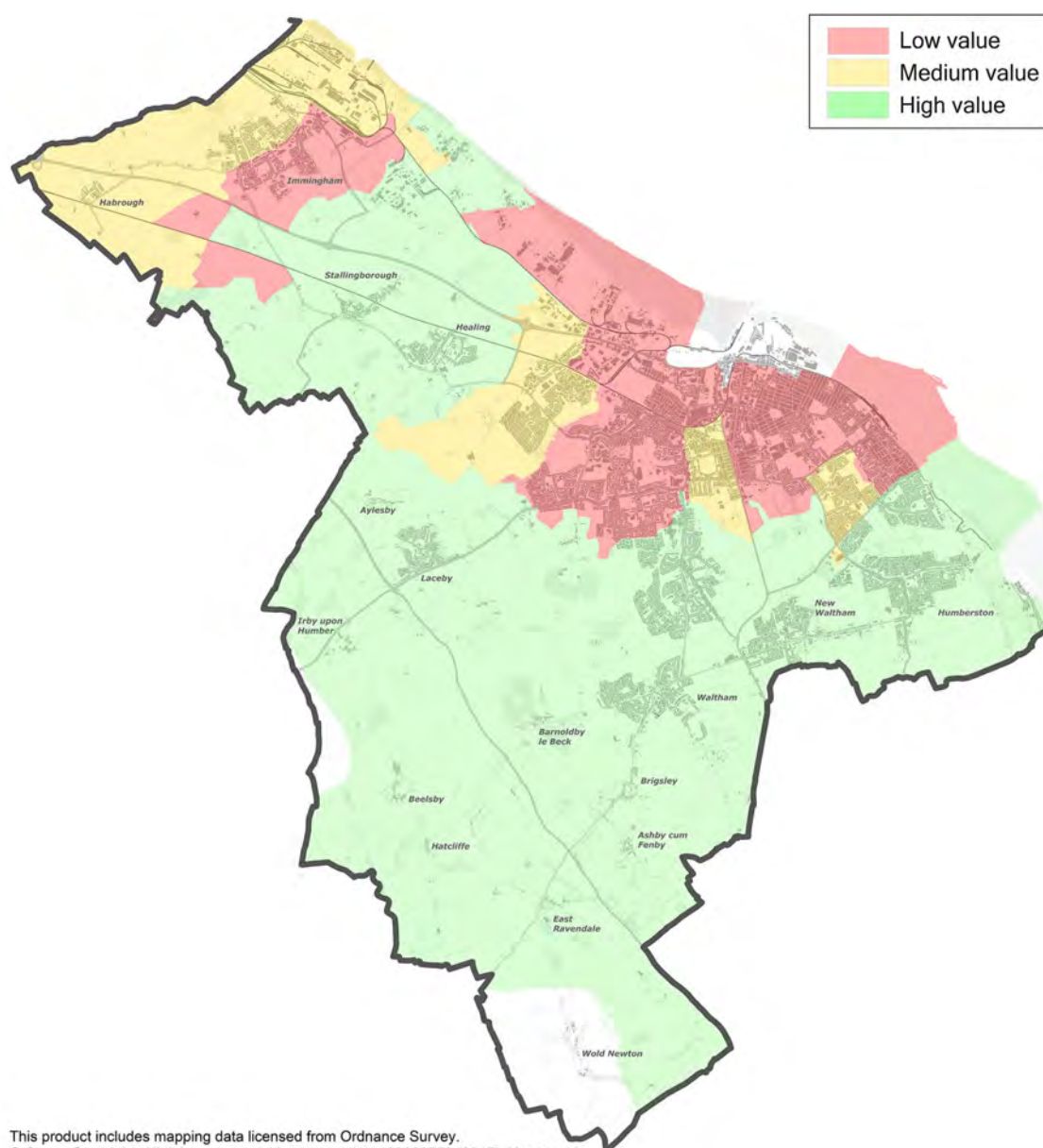
17.7 The proposed approach therefore seeks a variable affordable housing threshold and option for a possible CIL charging levy to ensure that appropriate infrastructure provision, as detailed in Policy 3 'Infrastructure' is secured without impacting negatively on site deliverability and viability. Of particular note is the fact that, the total reduction of all obligations within the low value areas is anticipated to effectively "level the playing field" for sites in these areas, when considered against more viable sites. This should result in the delivery of urban regeneration, potentially unlocking a number of stalled sites.

17.8 Employment development is generally considered to be unviable. However, it is necessary to ensure that developers make appropriate contributions towards meeting the mitigation requirements as required by the Habitats Regulations. The scale of contributions seek to ensure the delivery and maintenance of habitat mitigation whilst having regard to development viability.

134 North East Lincolnshire: Local Plan and CIL Viability Assessment (2013).

17.9 Retail and Leisure development is considered to be viable, although overall will represent a small part of the overall growth anticipated in the area. They are considered to put additional requirements on infrastructure

provision, and as a result will be expected to make appropriate contributions towards infrastructure provision as identified in the *Local Plan Viability Assessment Update* (2015).



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Figure 17.1 Breakdown of areas by value

Schedule of Saved Local Plan Policies to be replaced



Schedule of Saved Local Plan Policies to be replaced

The current *North East Lincolnshire Local Plan, including Minerals and Waste Policies* was adopted 23 November 2003.

In 2007, the policies set out in Saved local plan policies to be replaced were saved via a Direction under Paragraph 1(3) of Schedule 8 to the *Planning and Compulsory Purchase Act 2004* from the Secretary of State for Communities and Local Government on 17 September 2007.

Once adopted, the new Local Plan will replace the saved policies. Table A.1 'Saved local plan policies to be replaced' provides an overview of which of the saved policies will be replaced along with the title of the replacement policy, and a justification for those which are no longer required.

Saved local plan policies to be replaced		
Saved local plan policy	To be replaced	Replacement policy set out in this Plan or reason why no longer required
GEN1 Development Areas	Yes	Policy 2 'Development boundaries'
GEN2 Development in the Open Countryside	Yes	Policy 2 'Development boundaries'
GEN3 Development and Landscaping	Yes	Policy 41 'Landscape'
GEN6 Intensive Livestock	Yes	Policy 9 'Rural economy'
GEN7 Development Neighbouring Intensive Livestock Units	Yes	Policy 9 'Rural economy'
GEN8 Protection of Water Resources	Yes	Policy 33 'Water management'
GEN17 Advertisements	Yes	Policy 21 'Retail Hierarchy and Town Centre development'
GEN19 Public Art	Yes	Policy 20 'Good design in new developments'
T4 Safeguarding Road Lines	Yes	Policy 36 'Safeguarding transport infrastructure'
T6 Development Proposals and the Provision of Parking	Yes	Policy 37 'Parking'
T7 Car Parking Provision for those with Mobility Impairments	Yes	Policy 37 'Parking'
E1 Industrial Land	Yes	Policy 4 'Employment allocations'
E2 Estuary Related Land	Yes	Policy 4 'Employment allocations'
E3 Operational Port Land	Yes	Policy 4 'Employment allocations'

Saved local plan policies to be replaced		
Saved local plan policy	To be replaced	Replacement policy set out in this Plan or reason why no longer required
E4 Land adjacent Railway Habrough	No	This policy referred to two small sites either side of the Habrough railway station. Planning approval was granted DC/197/11/IMM to erect eight industrial units on the site adjacent to the station yard. No development has, however, progressed and consent has now expired. Given the lack of progress it is not proposed to retain this allocation.
E5 Manby Hall Park Business Park, Immingham	Yes	Policy 4 'Employment allocations'
E6 Europarc	Yes	Policy 4 'Employment allocations'
E7 Convamore Road, Grimsby	No	The site is now within an area that has seen development for residential use, it is not considered appropriate to retain the employment allocation
E8 Station Road, Great Coates	No	The site has now been developed and is therefore unavailable
E9 Former Bass Site, Birchin Way, Grimsby	No	This site has been substantially redeveloped. Included within existing employment area.
E10 Macaulay Lane, Grimsby	No	This site is subject to development proposals for a solar farm.
E11 Grimsby District Hospital	Yes	Policy 11 'Housing allocations'
E12 Peaks Lane, Grimsby	No	The <i>Employment Land Review</i> (2014) identified that the site would be more suitable for C1, D1 or D2 use and was not considered to be a suitable employment site.
E14 Hewitts Avenue Business Park, New Waltham	Yes	Policy 4 'Employment allocations' Policy 11 'Housing allocations'
E15 Wilton Road, Humberston	Yes	Policy 4 'Employment allocations'
E16 Waltham Airfield	No	The <i>Employment Land Review</i> (2014) identified that development of the site would be demand

Schedule of Saved Local Plan Policies to be replaced

Saved local plan policies to be replaced		
Saved local plan policy	To be replaced	Replacement policy set out in this Plan or reason why no longer required
		led, access to the strategic transport network is poor, as is existing infrastructure on the site. The site has seen very little development since its initial allocation. It is therefore not retained.
E17 Other Sites for Employment Sites	Yes	Policy 2 'Development boundaries'
E19 Farm Diversification	Yes	Policy 2 'Development boundaries'
E20 Strategic Employment Exceptions	Yes	Policy 4 'Employment allocations'
H1 Proposed Housing Sites	Yes	Policy 11 'Housing allocations'
H2 Housing Monitoring	No	Monitoring Framework, but no trigger related to brownfield completions
H3 Scartho Top	Yes	Policy 11 'Housing allocations'
H5 Local Needs Housing	Yes	Policy 17 'Rural exceptions'
H7 Agricultural Forestry Dwellings	Yes	Policy 2 'Development boundaries'
H8 Removal of Agricultural and Forestry Occupancy Conditions	Yes	Policy 2 'Development boundaries'
H9 Replacement or Restoration of Dwellings in the Countryside	Yes	Policy 2 'Development boundaries'
H10 Development of Dwellings in Gardens Adjoining Land and Infill	No	The criteria set out under Policy 2 'Development boundaries' covers the same aspects that were covered in Policy H10.
H13 Conversion of Properties to Flats and Houses in Multiple Occupation	No	Saved Policy H13 has been substantially superseded by planning legislation changes , which brought in the ability to convert properties under Permitted Development. However, the Council may consider the application of Article 4 in areas where the number of properties being converted becomes excessive.
H15 Residential Institutions	Yes	Policy 14 'Provision for elderly person's housing needs'

Saved local plan policies to be replaced		
Saved local plan policy	To be replaced	Replacement policy set out in this Plan or reason why no longer required
H16 Gypsies	Yes	Policy 19 'Provision for gypsies and travellers'
S1 Shopping Hierarchy	Yes	Policy 21 'Retail Hierarchy and Town Centre development'
S2 Shopping Areas	Yes	Policy 25 'Primary shopping frontages'
S4 Primary Shopping Frontages	Yes	Policy 25 'Primary shopping frontages'
S5 Continuity of Display Windows	No	There is no longer considered to be a need for this policy.
S6 Out of Town Shopping Areas	Yes	Policy 21 'Retail Hierarchy and Town Centre development'
S7 Local Centres	Yes	Policy 27 'Local centres'
S9 Villages Shops	Yes	Policy 27 'Local centres'
S10 Farm Shops	Yes	Policy 9 'Rural economy'
S13 Shop Fronts	Yes	Policy 21 'Retail Hierarchy and Town Centre development'
S14 Security Grilles and Shutters	Yes	Policy 21 'Retail Hierarchy and Town Centre development'
S15 Security Grilles and Shutters in Visually Sensitive Areas	Yes	Policy 21 'Retail Hierarchy and Town Centre development'
LTC1 Amenity Open Space	Yes	Policy 42 'Green space and recreation'
LTC2 Loss of Amenity Open Space	Yes	Policy 42 'Green space and recreation'
LTC3 Proposed Amenity Open Space	No	The Plan does not identify any proposed amenity open space. Future provision will be made through Policy 42 'Green space and recreation'
LTC4 Children's Equipped Play Areas	Yes	Policy 42 'Green space and recreation'
LTC5 Assembly and Leisure, Outdoor Sport and Recreation Facilities	Yes	Policy 42 'Green space and recreation'

Schedule of Saved Local Plan Policies to be replaced

Saved local plan policies to be replaced		
Saved local plan policy	To be replaced	Replacement policy set out in this Plan or reason why no longer required
LTC6 Football Stadium Relocation	Yes	Policy 29 'Grimsby Town Football Club Community Stadium'
LTC8 Equestrian Centres	Yes	Policy 9 'Rural economy'
LTC9 Tourism Facilities	Yes	Policy 10 'Tourism and visitor attractions'
LTC11 Caravan and Camping Sites	No	Policy 10 'Tourism and visitor attractions'
LTC13 Educational Areas	No	The loss of school playing fields is addressed under Policy 42 'Green space and recreation'. Ancillary development would be covered under the criteria identified under Policy 2 'Development boundaries'.
LTC14 Community Use Areas	No	Cemeteries have been identified on the Policies Map and referred to under Policy 42 'Green space and recreation'.
BH1 Development within Conservation Areas	Yes	Policy 38 'Conserving and enhancing the historic environment'
BH5 Alterations to Listed Buildings	Yes	Policy 38 'Conserving and enhancing the historic environment'
BH6 New Uses for Listed Buildings	Yes	Policy 38 'Conserving and enhancing the historic environment'
BH8 Locally Listed Buildings	Yes	Policy 38 'Conserving and enhancing the historic environment'
BH9 Traditional Farm Buildings	No	The NPPF now includes new policy regarding sustainable development in rural areas which refers specifically to re-use of redundant or disused buildings. Policy BH9 is no longer consistent with this new policy approach.
BH11 Retention of Important Archaeological Remains	Yes	Policy 38 'Conserving and enhancing the historic environment'
BH12 Evaluation of Archaeological Remains	Yes	Policy 38 'Conserving and enhancing the historic environment'

Saved local plan policies to be replaced		
Saved local plan policy	To be replaced	Replacement policy set out in this Plan or reason why no longer required
NH1 Sites of International and National Nature Conservation Importance	Yes	Policy 40 'Biodiversity and Geodiversity'
NH2 Sites of Local Nature Conservation Importance and Value	Yes	Policy 40 'Biodiversity and Geodiversity'
NH3 Protected Species	Yes	Policy 40 'Biodiversity and Geodiversity'
NH4 Natural Heritage - Site Management and Interpretation	No	Saved Policy NH4 is no longer considered necessary. The management of sites is normally addressed through conditions. The policy serves only to encourage the implementation of management plans.
NH5 Protection of Trees	Yes	Policy 41 'Landscape'
NH6 Protection of Hedgerows	Yes	Policy 41 'Landscape'
NH7 Regionally Important Geological/Geomorphological Sites	Yes	Policy 40 'Biodiversity and Geodiversity'
NH8 Area of Outstanding Natural Beauty	Yes	Policy 41 'Landscape'
NH9 Landscape Areas of Strategic Importance	Yes	Policy 39 'Developing a green infrastructure network'
MW1 Determination of Applications for Minerals Extraction	Yes	Policy 44 'Future mineral extraction'
MW2 Transportation of Minerals	Yes	Policy 43 'Safeguarding minerals and related infrastructure'
MW4 Restoration and Aftercare (Mineral Workings)	Yes	Policy 45 'Restoration and aftercare (minerals)'
MW5 Oil and Gas Operations	Yes	Policy 44 'Future mineral extraction'
MW6 Safeguarding Mineral Deposits	Yes	Policy 43 'Safeguarding minerals and related infrastructure'
MW7 Waste Management Facilities	Yes	Policy 46 'Future requirements for waste facilities'



Saved local plan policies to be replaced		
Saved local plan policy	To be replaced	Replacement policy set out in this Plan or reason why no longer required
MW8 Development of Waste Facilities	Yes	Policy 46 'Future requirements for waste facilities'
MW10 Recycling of Industrial and Commercial Waste	Yes	Policy 46 'Future requirements for waste facilities'
MW11 Recycling of Household Waste	Yes	Policy 47 'Safeguarding waste facilities and related infrastructure'
MW12 Transportation of Waste	Yes	Policy 47 'Safeguarding waste facilities and related infrastructure'

Table A.1 Saved local plan policies to be replaced

Supplementary Planning Guidance

The following Supplementary Planning Guidance (SPG) were prepared and adopted to support and provide additional guidance for developers:

- Conversion of Properties to Flats and Houses in Multiple Occupation (2002);
- Mobility and Parking Standards (2004);
- Contributions to Education Facilities (2005);
- Investment through Growth (2005);
- Landscape Design (2005); and,
- The Grimsby Strategic Framework Plan (2005).

On the adoption of the Plan these SPG will be deleted along with the saved local plan policies.

Where it is identified that additional guidance is required to provide greater detail on the policies set out in the Plan, so as to support applicants in making successful applications or to aid infrastructure delivery, then Supplementary Planning Documents (SPD) will be prepared.



Schedule of Saved Local Plan Policies to be replaced



Table B.1 'Policies Map changes' identifies all allocations identified in the North East Lincolnshire Local Plan, Saved Policies, and sets out whether the allocations have been taken forward. Where changes have been made these are set out in the table.

Policies Map changes			
Local plan allocation	Taken forward	Not taken forward	Explanatory text
GEN1 Development Area Boundaries GEN2 Development in Open Countryside		✓	The changes to development boundaries are shown on the inset maps below.
T4 Safeguarded Road Lines		✓	The South Humber Bank Link Road is not being taken forward along the route shown in the Local Plan. The route of the 'Stallingborough bypass' has changed from the route shown in the local Plan. The A180/A18 link road is currently under construction.
E1 Industrial Land (E1/1 - E1/15)	✓		The plan retains previous employment allocations with the exception of; sites that have been developed out, and the site now allocated for education and training E1/4 . Revisions to some site boundaries have also been made.
E2 Estuary Related Land (E2/1 - E2/5)		✓	The plan now identifies the majority of the former estuary related land as 'Land Reserved for Long Term Business Expansion'. This reflects more accurately the position regarding the availability of the land for future development. Some land is also now identified as part of the South Humber Bank habitat mitigation.
E3 Operational Port Area (E3/1 - E3/13)	✓		The individual sites identified in the local plan have not been taken forward. The operational port areas have been identified as broad development areas for port related uses.



Policies Map changes			
Local plan allocation	Taken forward	Not taken forward	Explanatory text
E4 Land adj to railway, Habrough		✓	This policy referred to two small sites either side of the Habrough railway station. Planning approval was granted DC/197/11/IMM to erect eight industrial units on the site adjacent to the station yard. No development has, however, progressed and consent has now expired. Given the lack of progress it is not proposed to retain this allocation.
E5 Manby Hall Business Park, Immingham	✓		Revision to site boundary.
E6 Europarc	✓		Revisions to site boundary.
E7 Convamore Road, Grimsby		✓	The site is now within an area that has seen development for residential use, it is not considered appropriate to retain the employment allocation.
E8 Station Road, Great Coates		✓	The site has now been developed and is therefore unavailable.
E9 Bass Distribution Depot, Birchin Way, Grimsby	✓		Revisions to site boundaries.
E10 Macauley lane, Grimsby		✓	This site is subject to development proposals for a solar farm.
E11 land at Grimsby Hospital		✓	This site is now being developed as a housing site.
E12 Peaks Lane, Grimsby		✓	The <i>Employment Land Review</i> (2014) identified that the site would be more suitable for C1, D1 or D2 use and was not considered to be a suitable employment site.
E14 Hewitts Avenue Business	✓		Revisions to site boundaries.
E15 Wilton Road Ind Est, Humberston		✓	Only a small area of the site is remaining, it is the site of a former landfill. It is included within the development boundary but is

Policies Map changes			
Local plan allocation	Taken forward	Not taken forward	Explanatory text
			considered to present limited development opportunities within the plan period.
E16 Waltham Airfield		✓	The <i>Employment Land Review</i> (2014) identified that development of the site would be demand led, access to the strategic transport network is poor, as is existing infrastructure on the site. The site has seen very little development since its initial allocation. It is therefore not retained.
E20 Strategic Employment Exceptions	✓		The site is retained but is identified as a generic employment site.
H1 Housing Sites (Sites 1-54)	✓		The plan retains previous housing allocations with the exception of sites that have been developed out, and sites H1/6, H1/41, H1/48, which have not been taken forward.
H2 Housing Monitoring		✓	A reserve housing site was identified under this policy. The site is now identified as a housing allocation.
H3 Scartho Top Proposed Housing Site	✓		Revisions to the site boundary.
S1 Shopping Hierarchy	✓		Whilst the hierarchy has been retained the hierarchy itself has changed so that it now includes a district centre (Freeman Street).
S2 Shopping Areas		✓	The plan now identifies town centre boundaries which differ from the shopping areas previously identified.
S4 Primary Shopping Frontages	✓		Revisions to identified frontages.
S7 Local Centres	✓		The location and extent of local centres has been reviewed utilising evidence from the <i>Local Centres Study</i> , 2012.

Policies Map changes			
Local plan allocation	Taken forward	Not taken forward	Explanatory text
LTC1 Amenity Open Space	✓		The location and site boundaries of different form of amenity open space have been identified.
LTC3 proposed Amenity Open Space		✓	No proposed areas of amenity open space have been identified, the plan makes provision for new areas through policy.
LTC6 Relocation of Football Stadium		✓	Whilst the Council remains supportive of the football club's desire to relocate, the Club have been unable to secure development of the Great Coates site. The plan now puts forward a non site specific criteria based policy.
LTC9 Tourism Facilities	✓		The plan still defines a resort although small adjustments have been made to the boundary.
LTC13 Educational Areas	✓		The sites of education establishments have been defined in the plan. The identified sites reflect the changes to the sites and also now includes the location of training facilities.
LTC14 Community Use Areas	✓		The plan still defines the sites of hospital, crematorium and cemetery sites, Changes to site boundaries have been made to reflect the latest position.
BH1 Development within Conservation Areas		✓	The plan does not identify conservation area boundaries but does identify them within the text of the document. The previous local plan did identify boundaries but could not take account of revisions to boundaries when these were amended.
BH5 Alterations to Listed Buildings		✓	The plan does not identify listed buildings but does identify them within the text of the document. The previous local plan did identify them but could not take account of revisions to listings when these were amended.

Policies Map changes			
Local plan allocation	Taken forward	Not taken forward	Explanatory text
BH11 and BH12 Scheduled Ancient Monument		✓	The plan does not identify Scheduled Ancient Monuments but does identify their locations within the text of the document.
NH1 Sites of International and national nature Conservation Importance	✓		The plan identifies Sites of International and national nature Conservation Importance.
NH2 Sites of Local Conservation Importance	✓		The plan identifies Sites of Local Conservation Importance using updated information.
NH7 Regionally Important Geological/Geomorphological Sites	✓		The plan identifies Regionally Important Geological/Geomorphological Sites.
NH8 Area of Outstanding Natural Beauty	✓		The plan identifies the land designated as part of the Lincolnshire Wolds Area of Outstanding Natural Beauty.
NH9 Landscape Areas of Strategic Importance		✓	The plan does not take forward the identification of broad landscape areas, instead it promoted a concept of green infrastructure corridors seeking to prevent settlement coalescence, but importantly building upon and extending networks of green infrastructure, and softening development edges.

Table B.1 Policies Map changes

Development boundary revisions

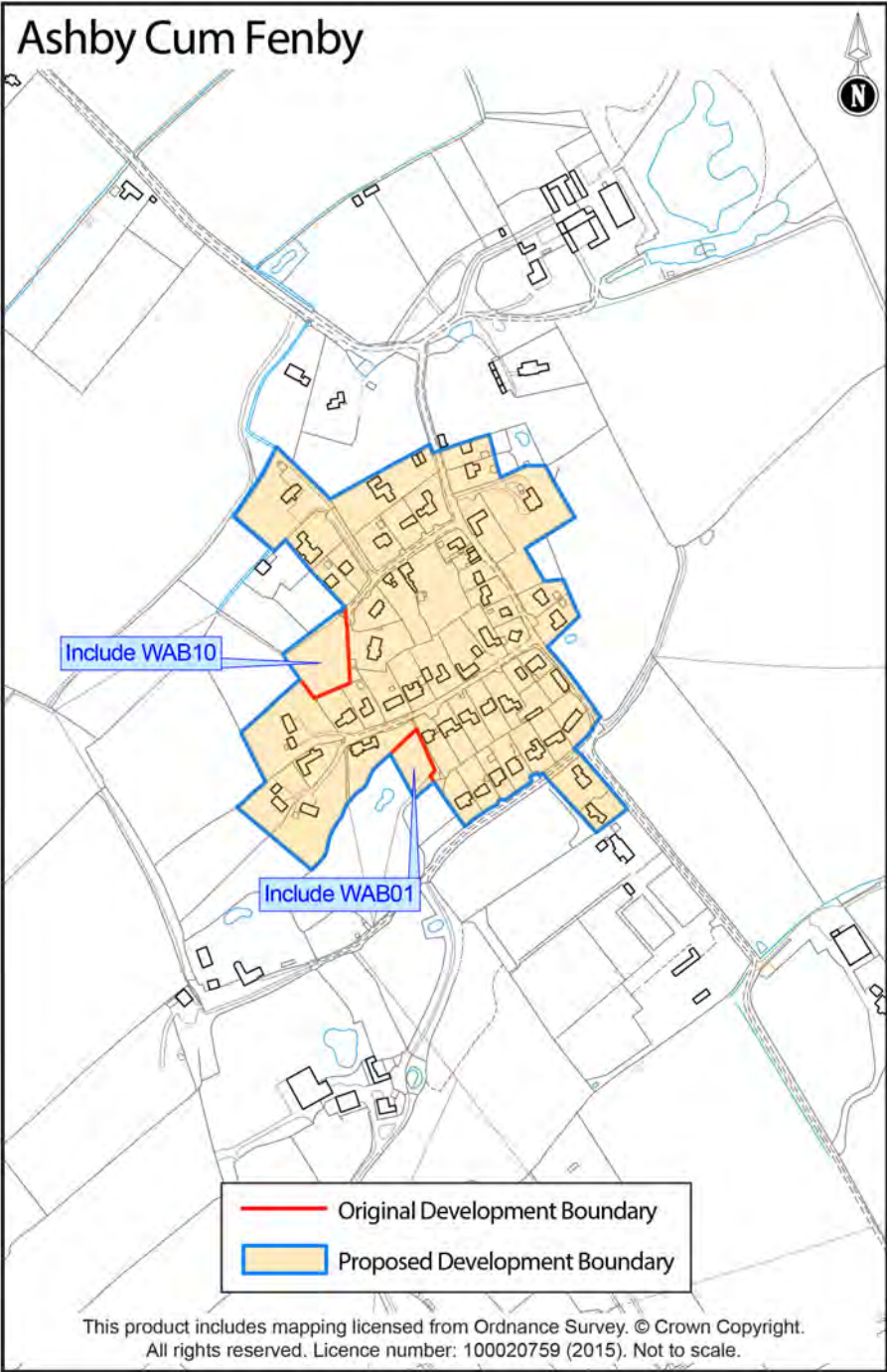


Figure B.1 Ashby cum Fenby.

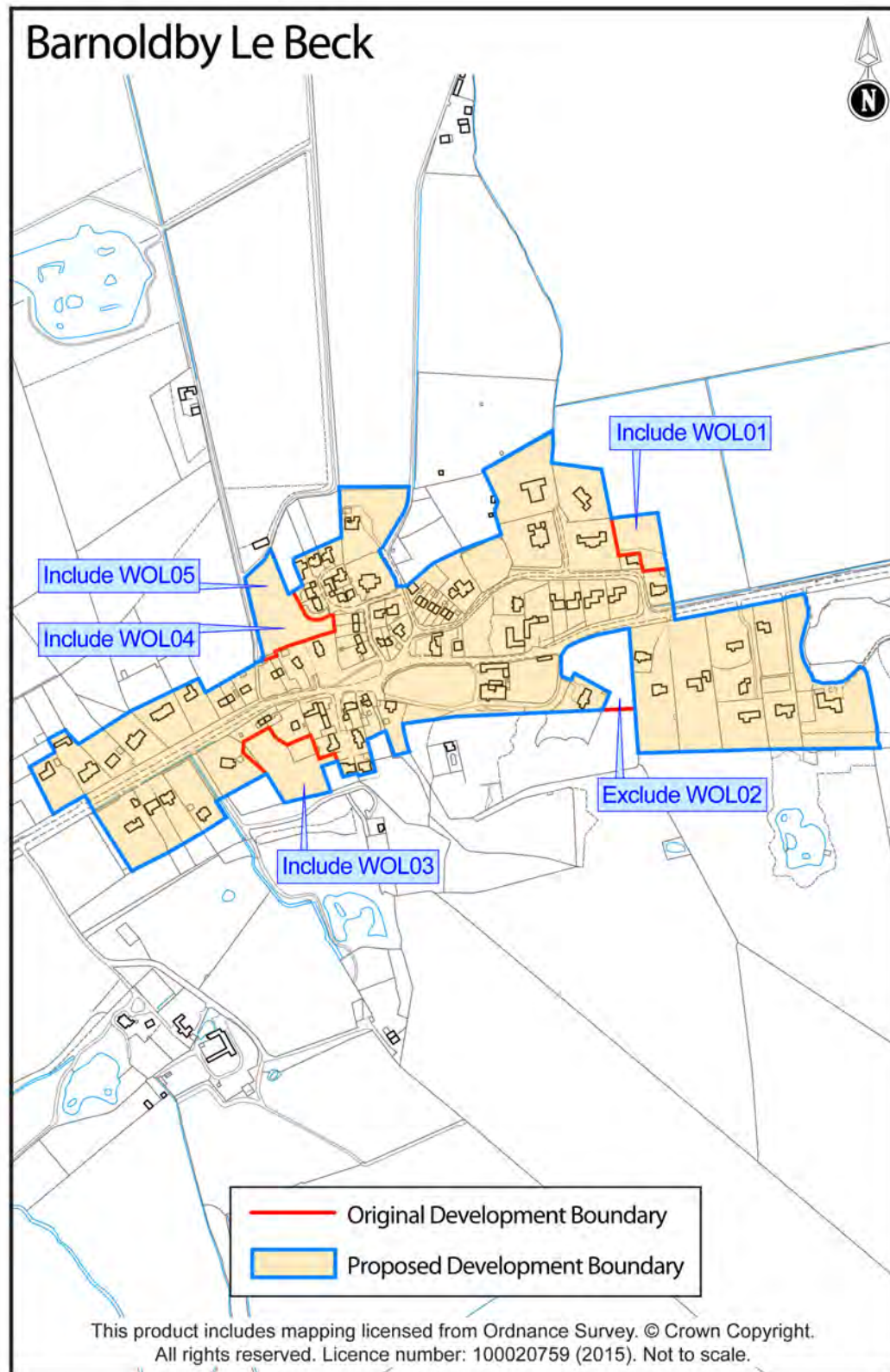


Figure B.2 Barnoldby Le Beck.

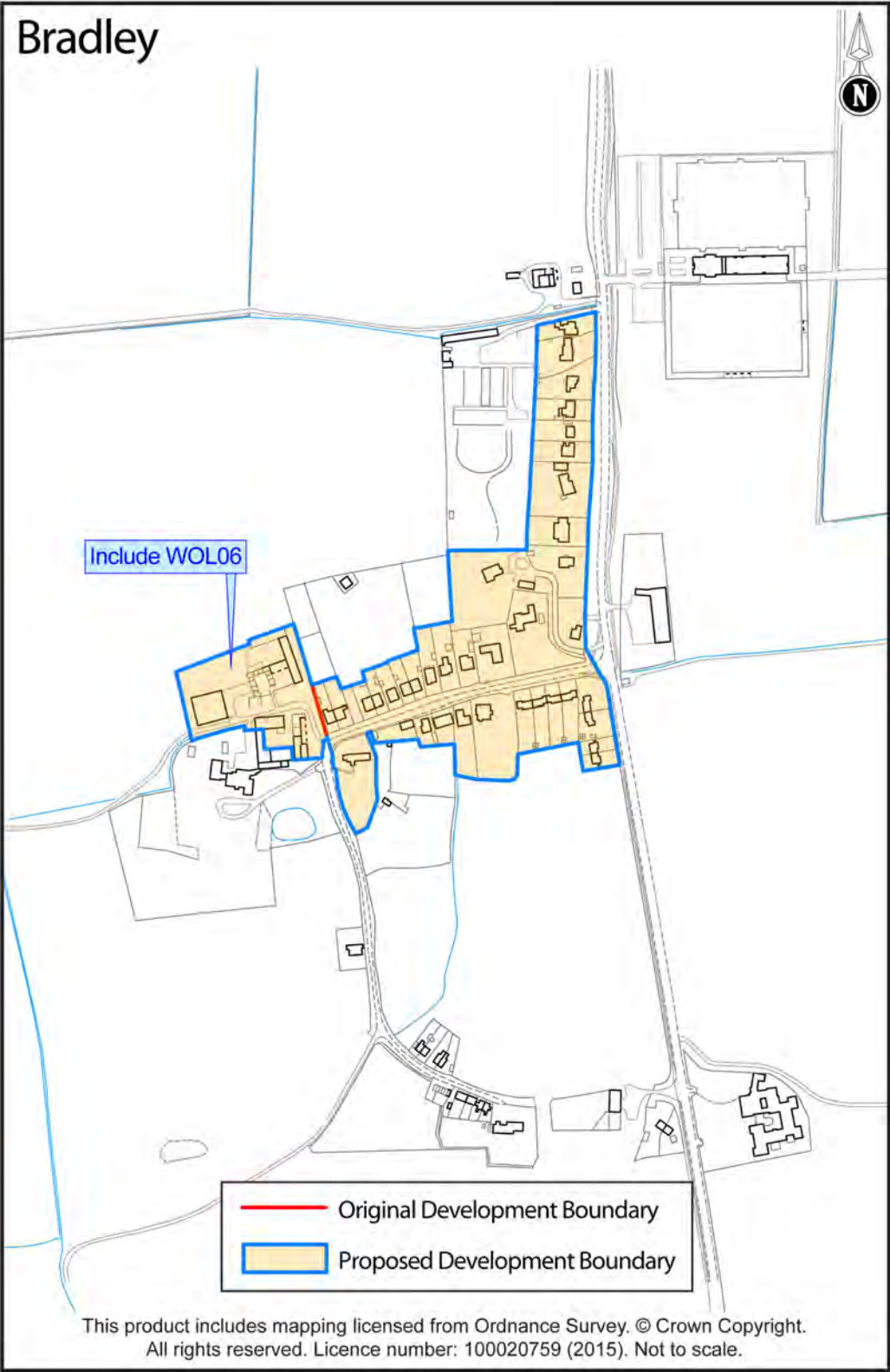


Figure B.3 Bradley

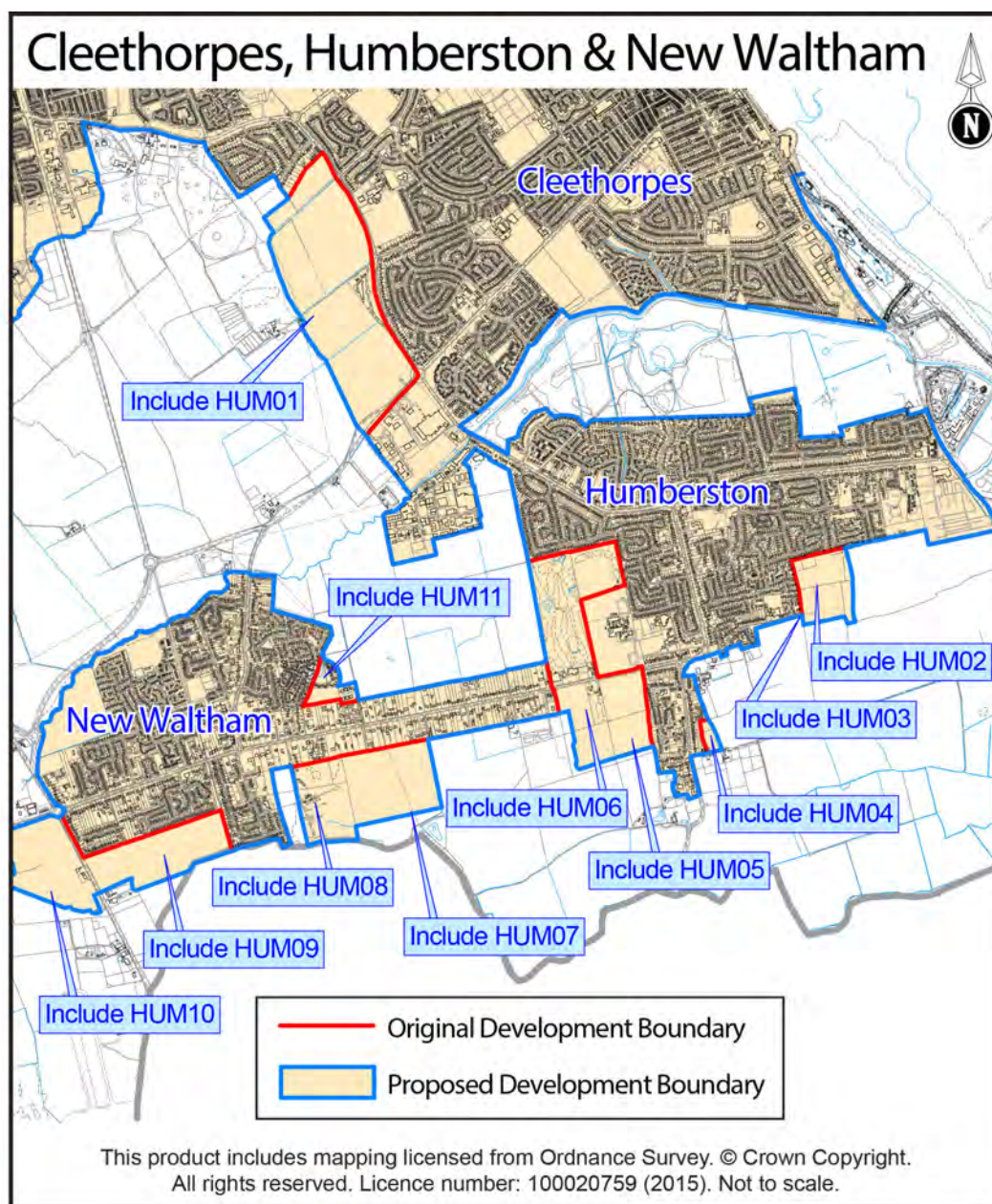


Figure B.4 Cleethorpes, Humberston & New Waltham

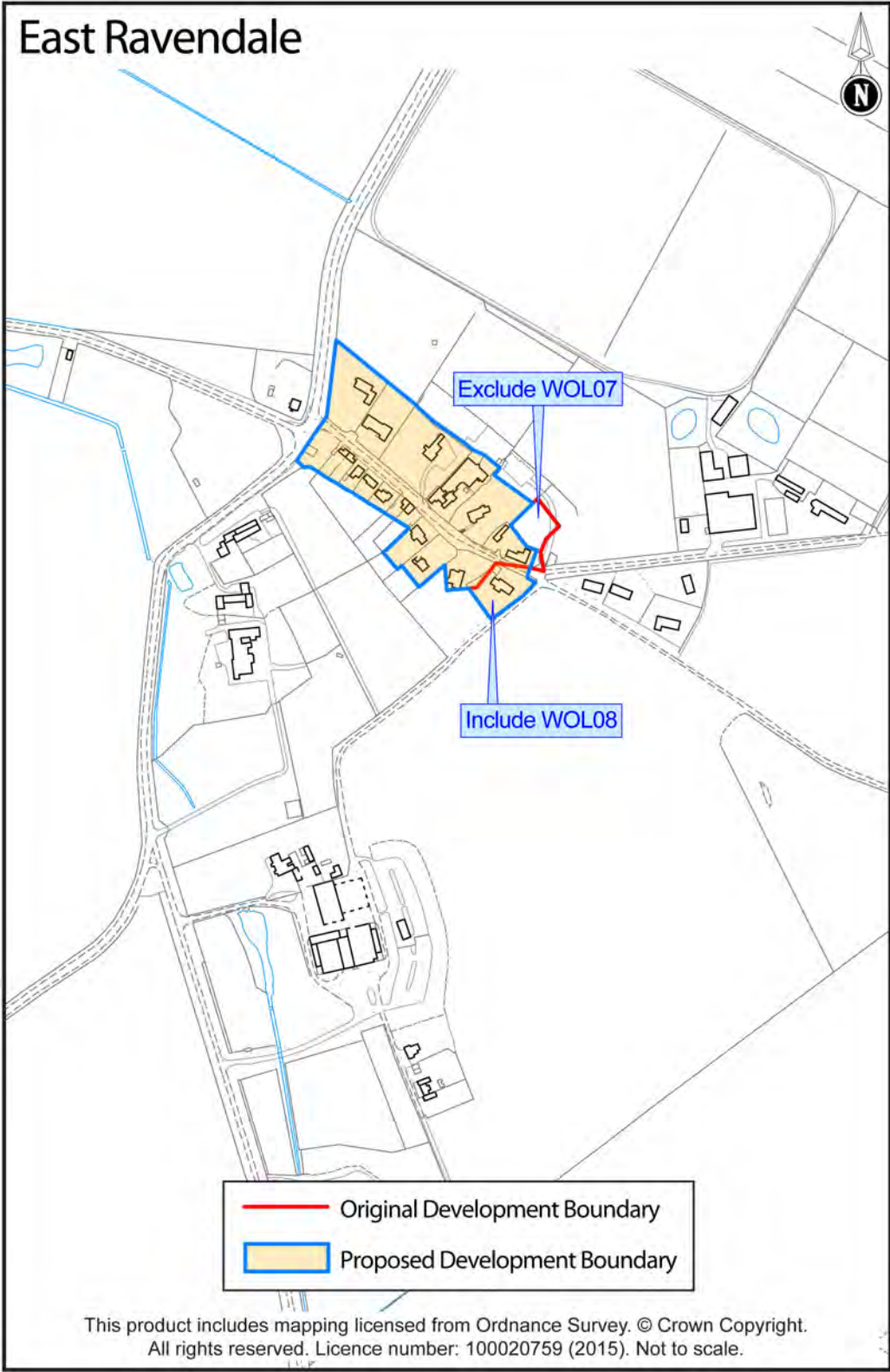


Figure B.5 East Ravendale.

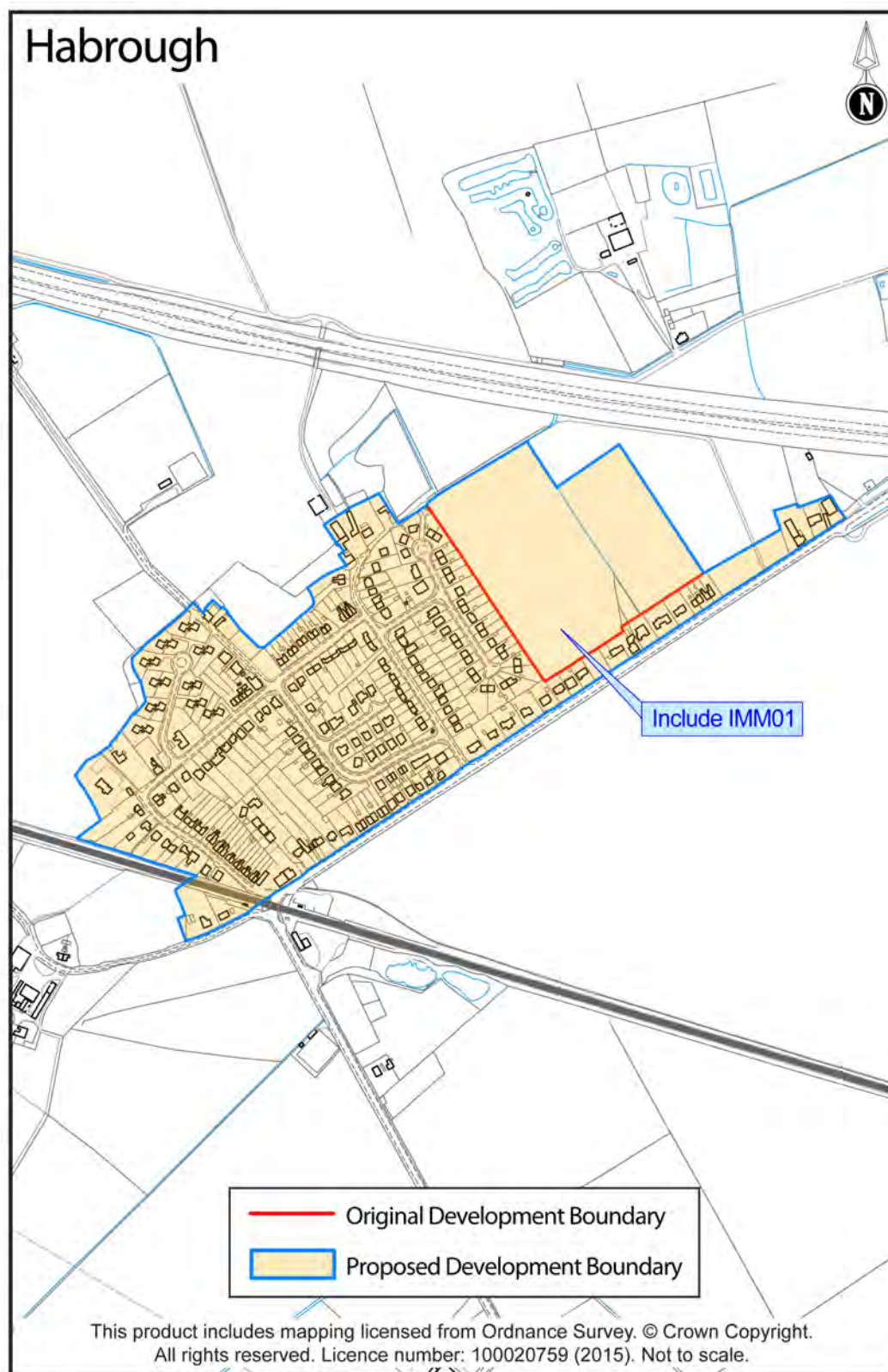


Figure B.6 Habrough.

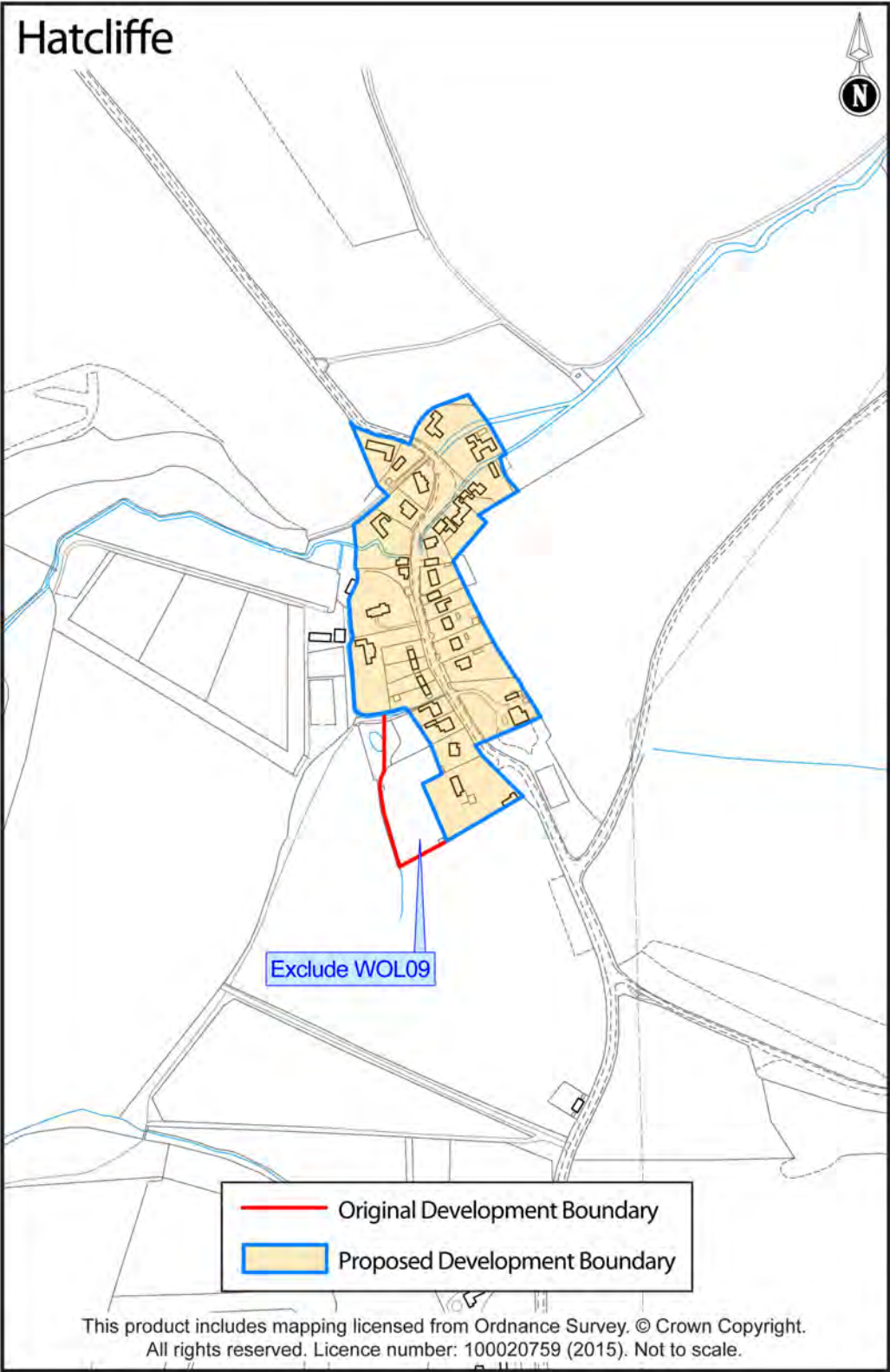


Figure B.7 Hatcliffe.

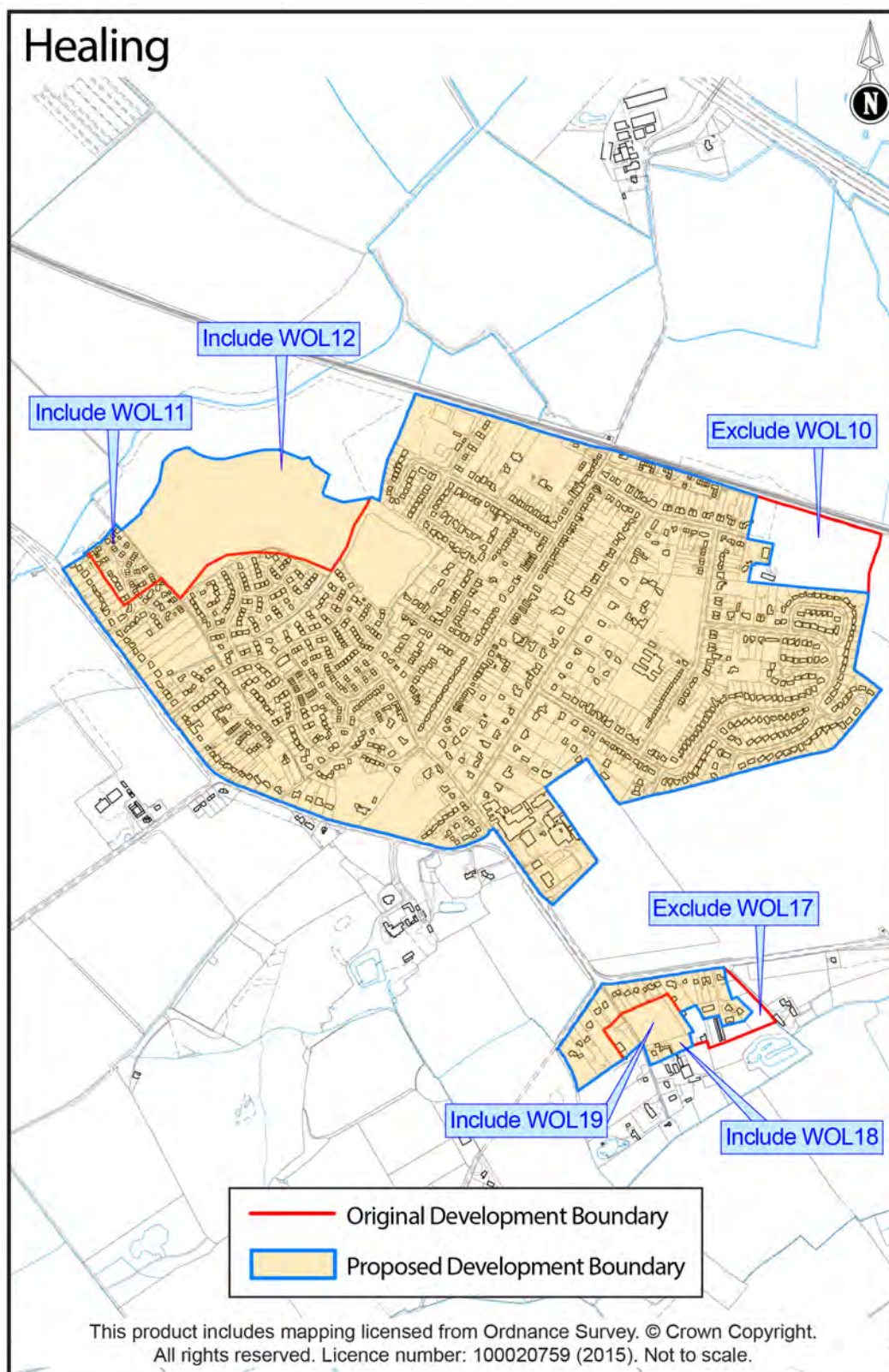


Figure B.8 Healing.

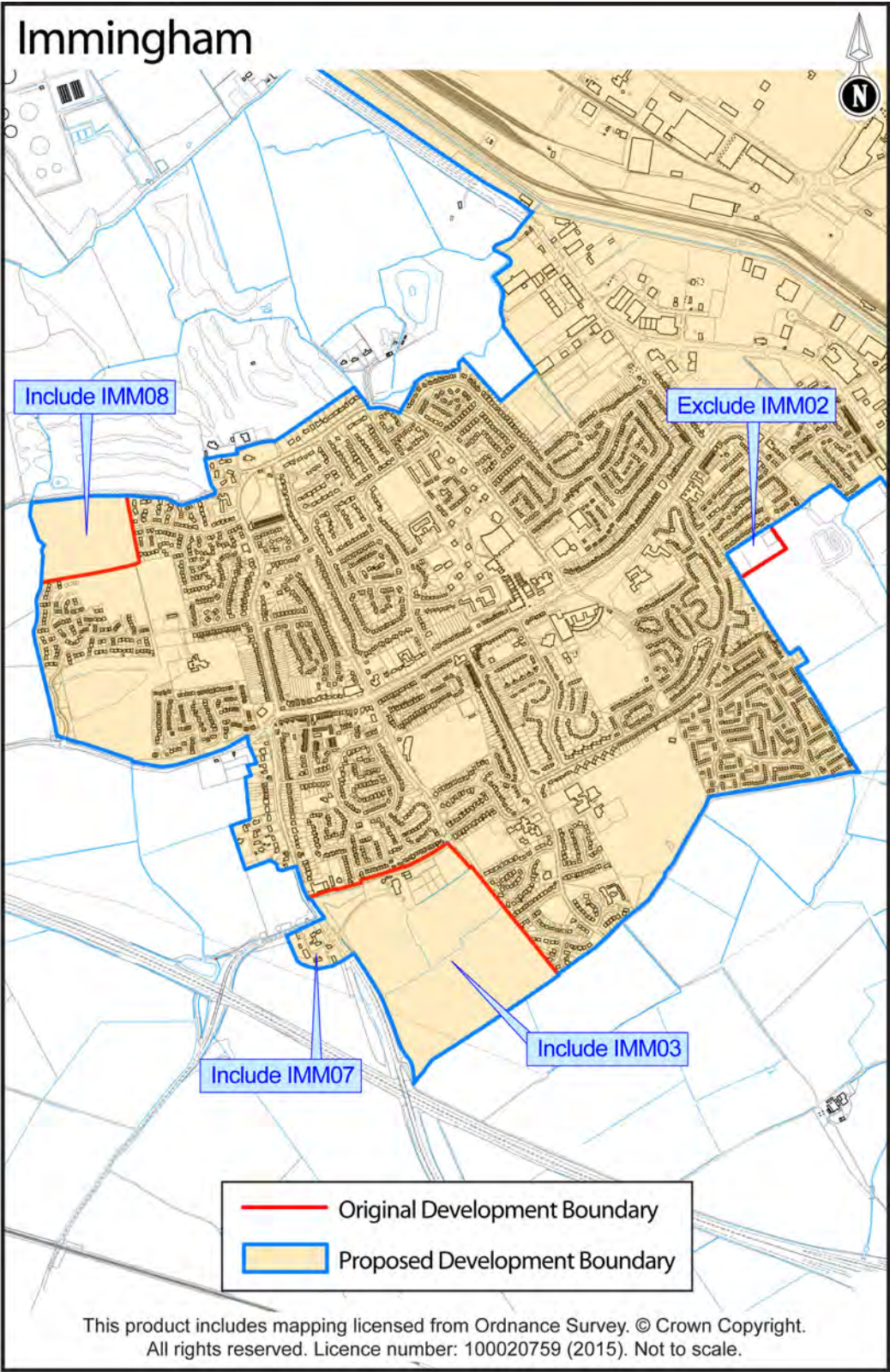


Figure B.9 Immingham.

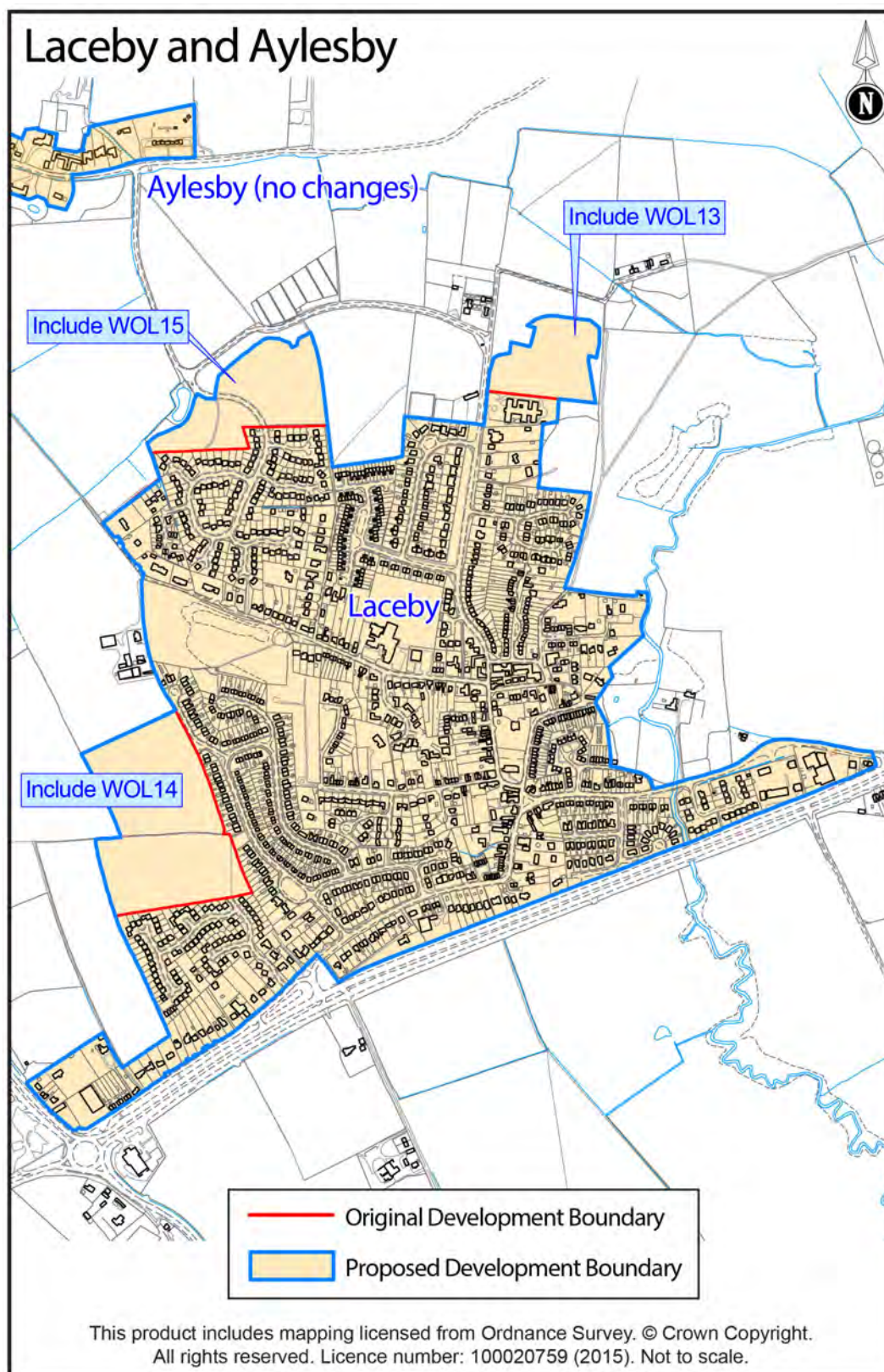


Figure B.10 Laceby and Aylesby.

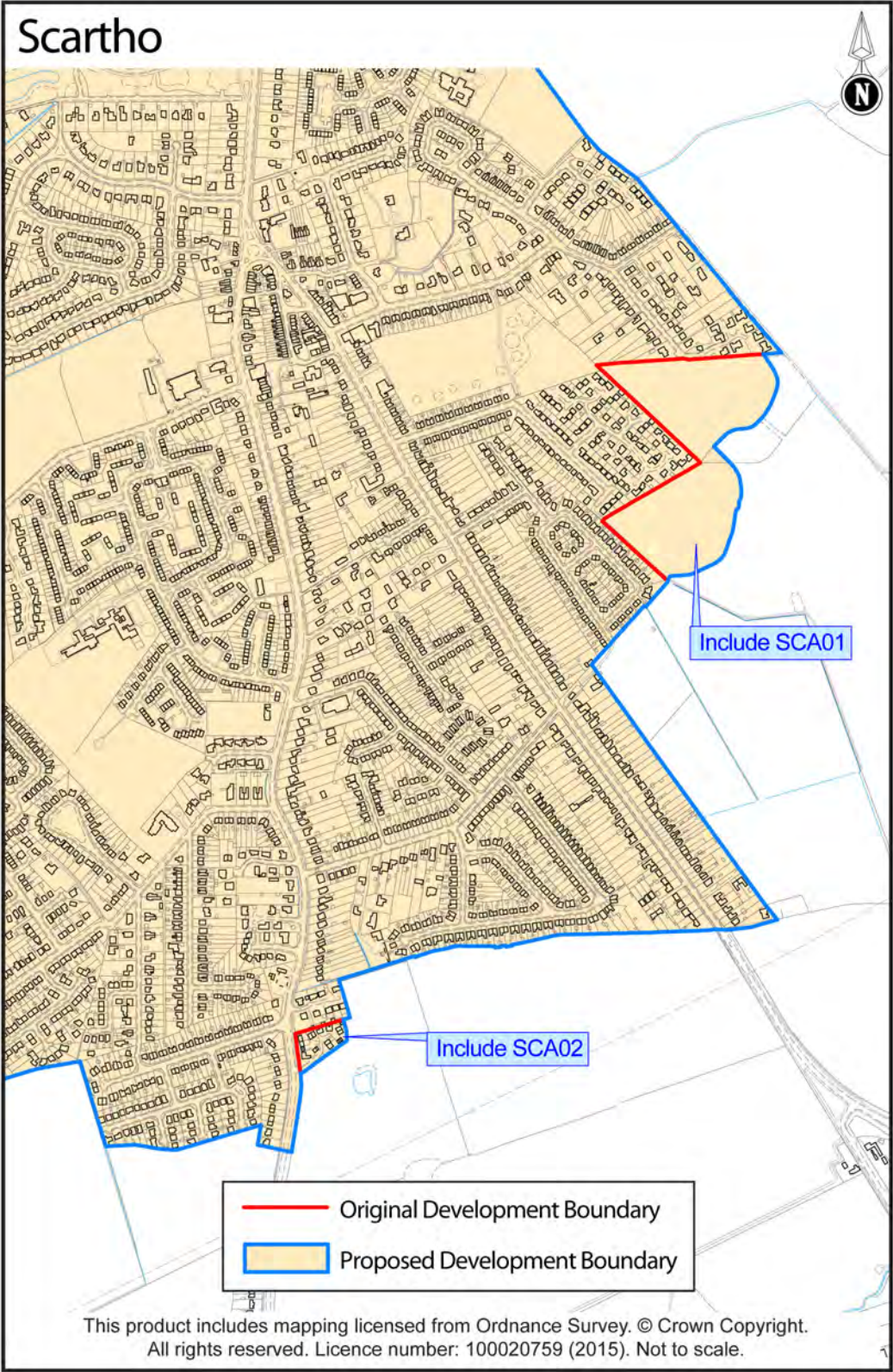


Figure B.11 Scartho.

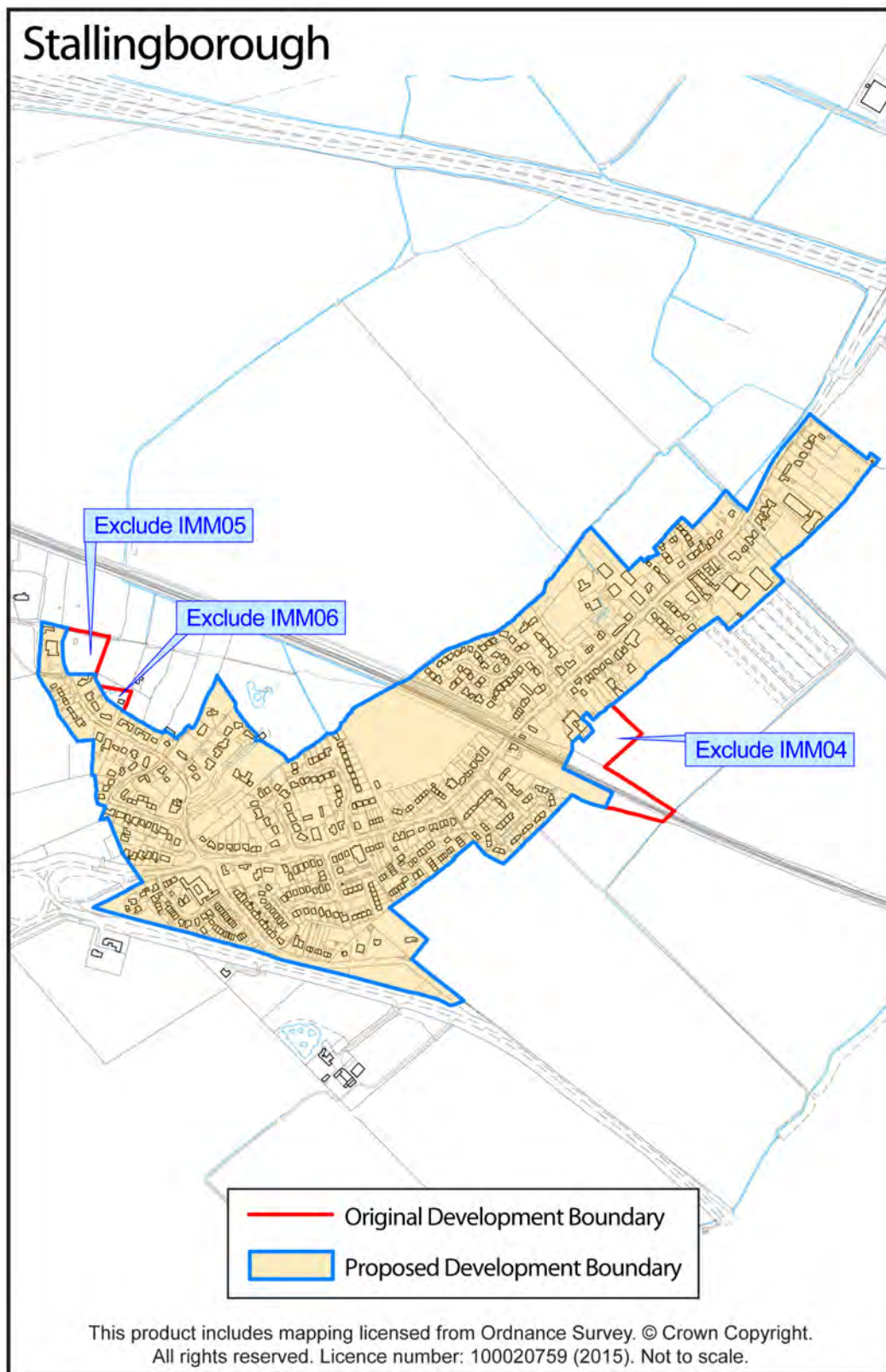


Figure B.12 Stallingborough.

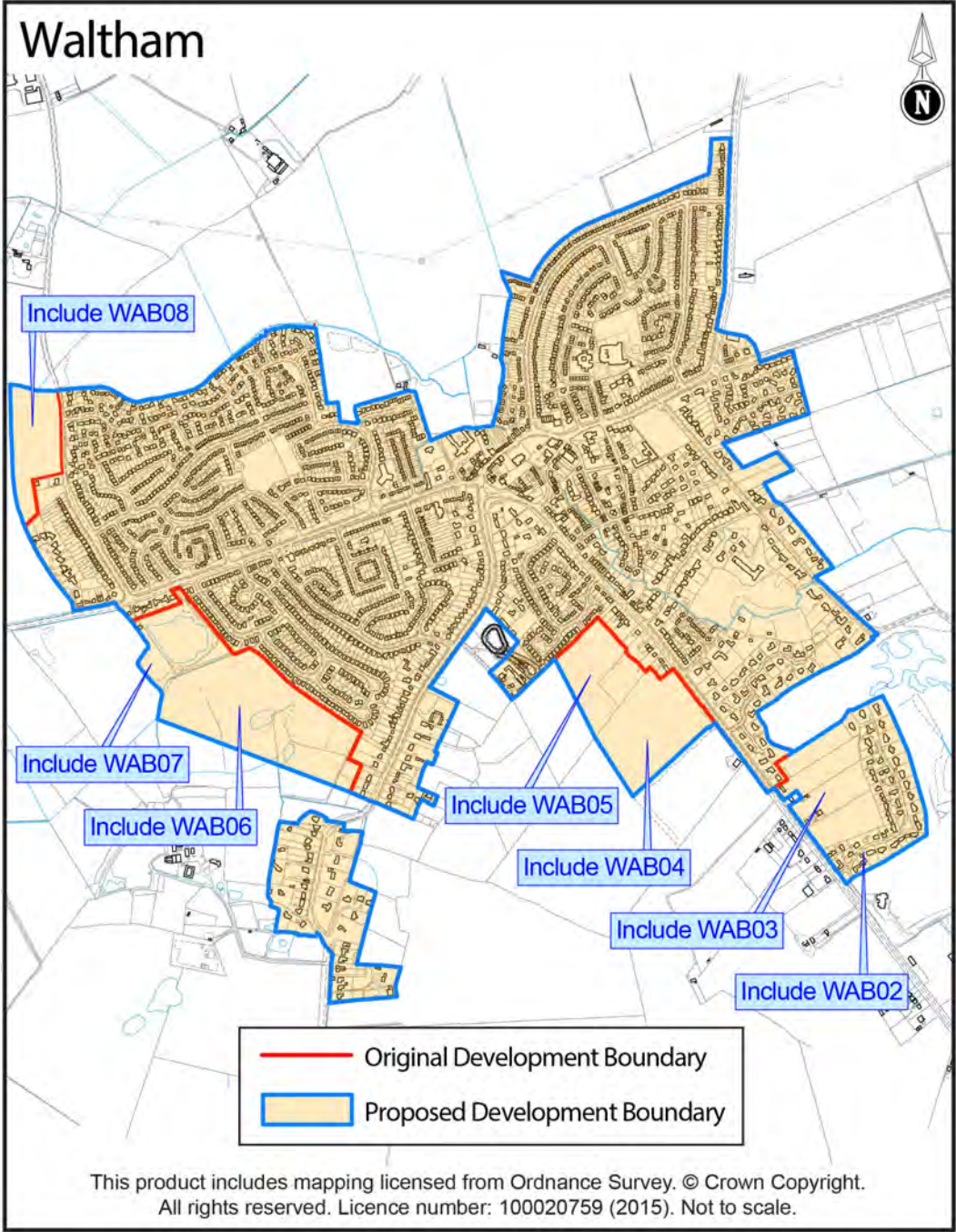


Figure B.13 Waltham.

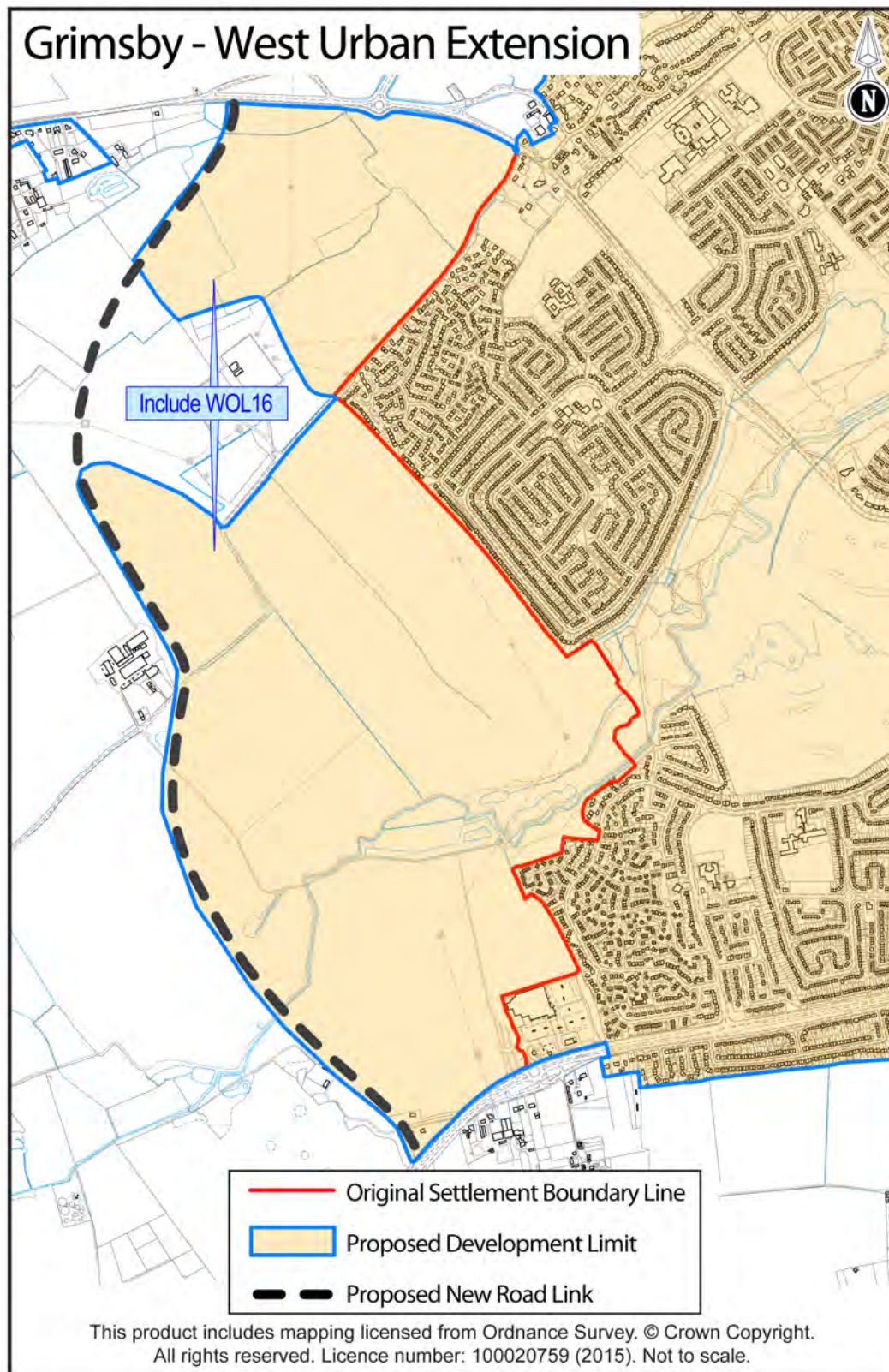


Figure B.14 Grimsby West.



Reviewing and monitoring how well the Plan is performing is an essential element of the planning system. A set of core indicators have been proposed as the basis for future monitoring, and are set out in this appendix.

The monitoring framework focuses on indicators that would identify trends and provide a picture and means of assessing how the policies set out in the Plan are performing. These indicators are drawn from many different areas and may include data from the Single Data List (SDL)⁽¹³⁵⁾.

The indicators are structured around the main policy themes of the Plan. Each indicator is linked to relevant principle Plan objectives and Sustainability Appraisal objectives to ensure that the monitoring process captures progress against all aspects of the Plan and, ultimately the delivery of the vision.

Targets for monitoring some indicators are yet to be finalised as some strategies do not identify targets or appropriate monitoring mechanisms, while others identify initial targets which are subject to periodic review. The monitoring framework should therefore be regarded as a 'live document' recognising that some indicators may change over time.

The Authority's Monitoring Report (AMR) will review the indicators as data becomes available⁽¹³⁶⁾, including the significant social, environmental and economic effects of the policies, and will as a minimum provide:

- a list of planning documents that the Council is working on, the progress being made in preparing the documents and the date of adoption or approval of the documents;
- a list of any local plan policies that are not being implemented with a list of supporting reasons;
- figures showing the number of additional homes and additional affordable homes built in the Borough;
- a list and details of any neighbourhood development orders or neighbourhood development plans made within the area;
- details of the potential implementation of a Community Infrastructure Levy (CIL), if progressed, and any charges collected; and,
- details of where and how the Council has worked with other local planning authorities, county councils and other public bodies under the 'Duty to Co-operate' introduced by the *Localism Act 2011*.

The following core indicators have been identified:

135 The Single Data List is published by the Department of Communities and Local Government (CLG) and is updated as and when new data requirements are identified, and when ongoing collections are reviewed. Further information about the Single Data List can be found on the CLG website at: <https://www.gov.uk/government/publications/>.

136 The Authority's Monitoring Report will be published as a minimum every 12 months, and will be made available on the Council's website at: <http://www.nelincs.gov.uk/council/Planning-policy>.

Monitoring framework - Strategic indicators

Strategic indicators								
Indicator	Source	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners	
Overall population growth	ONS	Annually		Increase population	SO1	N/A	N/A	
Demographic - age profile	ONS	Annually			SO1	N/A	N/A	
Deprivation	DCLG	Every 2 or 3 years		Reduce deprivation levels	SO5	SA10		
Life expectancy at birth	Local authority health profiles (Public Health England)	Annually		Increase life expectancy	SO5	SA11		
Obesity rates - adults and children	Local authority health profiles (Public Health England)	Annually		Reduce obesity rates	SO5	SA11		
Crime - numbers reported	Humberside Police	Annually		Reduce crime	SO9	SA12		
Applications for Neighbourhood Forum Designation	Local authority planning records	Annually	No applications for designation (2015)	N/A	SO5, SO9	SA13		

Strategic indicators								
Indicator	Source	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners	
Progress with Neighbourhood Development Plans	Local authority planning records	Annually	No designated neighbourhood forums (2015)	N/A	N/A	SA13		
Percentage of new development on brownfield land	Local authority planning records	Annually			SO2	SA1		
Planning applications <i>Received and percentage permitted</i>	Local authority planning records	Quarterly			N/A	N/A	North East Lincolnshire Council	
Planning appeals <i>Lodged and percentage allowed</i>	Local authority planning records	Quarterly			N/A	N/A	North East Lincolnshire Council	
Determination of planning applications	Local authority planning records	Quarterly			N/A	N/A	North East Lincolnshire Council	

Table C.1 Core indicators - Strategic

Monitoring framework - Building the economy we need

Economy and employment: core indicators							
Indicator	Source of Information	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners
Total employee jobs <i>Total number of jobs in North East Lincolnshire</i>	ONS Annual Population Survey	Annually	65,800	Increase by 8,800	SO3, SO5	SA20, SA22	North East Lincolnshire Council Local, regional and national businesses
Job density <i>The level of jobs per resident aged 16 to 64</i>	ONS	Annually	0.71	Increase job density	SO3, SO5	SA20, SA22	Developers Landowners
Employee jobs by Sector	ONS	Annually		Increase number of jobs in key sectors	SO3, SO5	SA20, SA22	Local Enterprise Partnerships (LEPs)
Unemployment rate <i>Unemployed as a percentage of the economically active population of the Borough</i>	ONS	Annually	8.6%	Reduce unemployment	SO3, SO5	SA10, SA20, SA22	Local and regional Chambers of Trade and Commerce
Employment rate	ONS	Annually	69.4%	Increase employment	SO3, SO5	SA10, SA20, SA22	Service and utilities providers

Economy and employment: core indicators							
Indicator	Source of Information	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners
<i>Percentage of the economically active population of the Borough in training, education or employment</i>							Transport operators Training and education providers including local colleges and universities
Resident qualifications <i>NVQ2 equivalent and above of residents ages 16 to 64</i>	ONS	Annually	67.2%	Increase qualifications	SO3, SO5	SA10, SA20, SA21, SA22	
Apprentices/trainees secured <i>Number of apprentices/trainees secured through S106 and planning obligations</i>	Local authority planning application records	Annually	No baseline until adoption of the Local Plan	Increase in apprentices/trainee placements	SO3, SO5	SA10, SA20, SA21, SA22	
Percentage of 16 to 19 year olds not in education or training	ONS	Annually			SO3, SO5	SA21	

Economy and employment: core indicators							
Indicator	Source of Information	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners
Developed additional employment floorspace <i>Additional employment floorspace by use class (B1a, B1b, B1c, B2 and B8) developed within the Borough</i>	Local authority planning application, and Approved Inspector and Building Control records	Biannually		123.6Ha	SA3	SA20, SA22	
Pipeline additional employment floorspace <i>Approved and pending employment floorspace planning applications</i>	Local authority planning application records	Quarterly		Delivery of c120ha	SO3	SA20, SA22	
Available employment land	Local authority planning application, and Approved Inspector and Building	Annually			SO3	SA20, SA22	

Economy and employment: core indicators								
Indicator	Source of Information	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners	
	Control records							
Allocated employment land	Local authority planning application, and Approved Inspector and Building Control records	Annually			SO3	SA20, SA22		
Delivery of Mitigation sites	Local authority planning application records	Annually						
Tourism - visitor revenue <i>Number of visitors and assessment of expenditure</i>	Scarborough Tourism Economic Activity Monitor (STEAM)	Annually			SO3, SO8	SA20, SA22		

Table C.2 Core Indicators - Economy and employment

Monitoring framework - Building the homes we need

Core indicators for housing							
Indicator	Source	Frequency	Baseline (where appropriate)	Target	Local Plan Objectives	Principal Sustainability Appraisal Objectives	Key agencies and partners
Allocated site delivery <i>Progress on delivery of individual allocation sites</i>	Valuation Office alternations to the Valuation List (VOA Weekly List), Approved Inspector Notifications, and Building Control completion records.	Annually			SO1, SO4	SA18	North East Lincolnshire Council Developers Landowners Registered social Landlords (RSLs) Private landlords
Allocated sites with planning permission or applications submitted <i>Number of units approved and with planning applications submitted on allocated sites</i>	Local authority planning application records	Annually		Maintaining a 5 year supply	SO4	SA18	Public sector agencies and partners Service and utilities providers

Core indicators for housing							
Indicator	Source	Frequency	Baseline (where appropriate)	Target	Local Plan Objectives	Principal Sustainability Appraisal Objectives	Key agencies and partners
Progress on stalled sites	Local authority planning application records	Annually		Maintaining a 5 year supply	SO4	SA18	
Gross number of homes delivered <i>The total number of new homes built, including breakdown for Spatial Zones</i>	Valuation Office alternations to the Valuation List (VOA Weekly List), Approved Inspector Notifications, and Building Control completion records.	Monthly		N/A	SO1, SO4	SA18	
Gross number of homes delivered by type (including specific self build and custom build homes) <i>The mix of homes built by size and type</i>	Development management records	Annually			SO4	SA18	

Core indicators for housing							
Indicator	Source	Frequency	Baseline (where appropriate)	Target	Local Plan Objectives	Principal Sustainability Appraisal Objectives	Key agencies and partners
Demolitions and losses <i>Number of demolitions and losses in the existing housing stock</i>	Valuation Office alternations to the Valuation List (VOA Weekly List), Approved Inspector Notifications, and Building Control completion records.	Monthly		N/A	SO1, SO4	SA18	
Net number of homes delivered	Valuation Office alternations to the Valuation List (VOA Weekly List), Approved Inspector Notifications, and Building Control completion records.	Monthly		Delivery of c13,340 new homes (2013 to 2032)	SO2	SA18	

Core indicators for housing							
Indicator	Source	Frequency	Baseline (where appropriate)	Target	Local Plan Objectives	Principal Sustainability Appraisal Objectives	Key agencies and partners
Gross new build homes and conversions/change of use <i>New build homes constructed, compared to the number of homes created through conversion and change of use.</i>	Valuation Office alternations to the Valuation List (VOA Weekly List), Approved Inspector Notifications, and Building Control completion records.	Monthly		N/A	SO2	SA18	
Brownfield/greenfield delivery to date <i>Gross completions built on previously developed land, compared to those built on previously undeveloped land.</i>	Valuation Office alternations to the Valuation List (VOA Weekly List), Approved Inspector Notifications, and Building Control completion records; Strategic	Annually		N/A	SO4	SA18	

Core indicators for housing								
Indicator	Source	Frequency	Baseline (where appropriate)	Target	Local Plan Objectives	Principal Sustainability Appraisal Objectives	Key agencies and partners	
	Housing Land Availability Assessment							
Small Site Windfall completions <i>Gross and net housing windfall completions as a percentage of all completions.</i>	Valuation Office alternations to the Valuation List (VOA Weekly List), Approved Inspector Notifications, and Building Control completion records.	Annually		1,073 (2015 to 2032)	SO4	SA18		
Large Site Windfall completions <i>Gross and net housing windfall completions as a percentage of all completions.</i>	Valuation Office alternations to the Valuation List (VOA Weekly List), Approved Inspector Notifications, and Building	Annually		N/A. This target helps to identify additional supply brought forward above and beyond allocations and	SO4	SA18		

Core indicators for housing							
Indicator	Source	Frequency	Baseline (where appropriate)	Target	Local Plan Objectives	Principal Sustainability Appraisal Objectives	Key agencies and partners
	Control completion records.			predicted windfalls.			
Housing transactions <i>The number of housing sales made in each year.</i>	Land Registry	Annually		N/A	SO4	SA18	
Average house prices and lower quartile house prices	Land Registry	Annually		N/A	SO4	SA18	
Housing density of major housing schemes	Valuation Office alternations to the Valuation List (VOA Weekly List), Approved Inspector Notifications, and Building Control completion records; Planning	Annually		N/A	SO2	SA18	

Core indicators for housing								
Indicator	Source	Frequency	Baseline (where appropriate)	Target	Local Plan Objectives	Principal Sustainability Appraisal Objectives	Key agencies and partners	
	Application records.							
Reoccupation of empty homes	Housing Improvement Team Records	Annually		60 empty homes returned to residential use / year	SO2, SO4	SA1, SA18		
Affordable housing delivery <i>The total number of affordable homes built, including breakdown for Spatial Zones</i>	Valuation Office alternations to the Valuation List (VOA Weekly List), Approved Inspector Notifications, and Building Control completion records; Planning Application records.	Monthly		A target has yet to be defined	SO4	SA18		
Affordable homes delivered by type	Valuation Office alternations	Monthly		A target has yet to be defined	SO4	SA18		

Core indicators for housing							
Indicator	Source	Frequency	Baseline (where appropriate)	Target	Local Plan Objectives	Principal Sustainability Appraisal Objectives	Key agencies and partners
Housing delivered by whether they are intermediate or social rented properties.	to the Valuation List (VOA Weekly List), Approved Inspector Notifications, and Building Control completion records; Planning Application records.						
Percentage of affordable homes delivered from major housing schemes	Planning Application Records	Monthly		N/A	SO4	SA18	
Self-build housing completions	Local authority planning application records	Annually		N/A	SO4	SA18	
Specialist housing completions	Local authority planning	Annually			SO4	SA18	

Core indicators for housing								
Indicator	Source	Frequency	Baseline (where appropriate)	Target	Local Plan Objectives	Principal Sustainability Appraisal Objectives	Key agencies and partners	
	application records							
Additional gypsy and traveller pitches	Local authority planning application records and Enforcement records.	Annually		12 permanent pitches, 15 temporary pitches	SO4	SA18		
Count of traveller caravans <i>Reports on single data list indicators 013-01 to 013-03.</i>	DCLG	Annually(collected every 6 months)		N/A	SO4	SA18		

Table C.3 Core Indicators - Housing

Monitoring framework - Building the places we need

Town centres: core indicators							
Indicator	Source	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners
Convenience floorspace delivery	Local authority planning application records, and Approved Inspector and Building Control records	Annually		Cleethorpes Town Centre: 915m ²	S08	SA13	North East Lincolnshire Council Local, regional and national businesses Developers Local and regional chambers of trade and commerce Local Enterprise Partnerships (LEPs)
Comparison floorspace delivery	Local authority planning application records, and Approved Inspector and Building Control records	Annually		Grimsby Town Centre: 23,210m ² ; Cleethorpes Town Centre: 6,150m ²	S08	SA13	
Retail development - town and defined centres	Town Centre Vacancy Count, Local Authority Spatial Planning Team and Local authority planning application records	Annually		Increase retail development in town/defined centre	S08	SA13	

Town centres: core indicators							
Indicator	Source	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners
Retail development - other locations <i>The number and scale of proposals over 200m² permitted in locations outside of town centre boundaries</i>	Local authority planning application records	Annually		N/A	S08	SA13	

Table C.4 Core Indicators - Town Centres

Social and cultural places: core indicators							
Indicator	Source	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners
Social and cultural facilities <i>The number and scale of social and cultural facilities permitted (D1 and D2 uses)</i>	Local authority planning application records	Annually		N/A	SO8	SA14	North East Lincolnshire Council Local, regional and national businesses Local Enterprise Partnerships (LEPs)

Table C.5 Core Indicators - Social and cultural places

Resilient and sustainable places: core indicators							
Indicator	Source	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners
Development in flood risk areas <i>Number of planning permissions</i>	Local authority planning application records	Annually		Zero applications permitted contrary to advice	S02	SA9	North East Lincolnshire Council Environment Agency

Resilient and sustainable places: core indicators							
Indicator	Source	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners
<i>granted contrary to the advice of the Environment Agency on flooding grounds</i>							Developers
Proportion of new homes constructed by flood risk zone	Local authority planning application records	Annually			S02	SA9	
Flooding - instances and events	Lead Local Flood Authority	Annually		Reduce flooding instances and events	S02	SA9	
Development affecting water quality <i>Planning applications granted contrary to the Environment Agency advice on water quality grounds</i>	Local authority planning application records	Annually		Zero applications permitted contrary to advice	S02	SA8	

Resilient and sustainable places: core indicators							
Indicator	Source	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners
SUDs (SDL)	Local authority planning application records	Annually			S02	SA9	
Carbon emissions	DEFRA	Annually		Reduce emissions	S02	SA4	
Renewable energy generation	Local authority planning application records; Approved inspector notifications & Building Control completion records	Annually		75MW of installed grid-connected renewable energy	S02	SA6	
Renewable energy schemes permitted	Local authority planning application records	Annually		75MW of installed grid-connected renewable energy	S02	SA6	

Table C.6 Core Indicators - Resilient and sustainable places

Well connected places: core indicators							
Indicator	Source	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners
On-site parking for people with mobility impairments <i>Percentage of parking bays provided for people with mobility impairments in new developments which provide on-site parking</i>	Planning Application Records	Annually		5%	SO1, SO7	SA10	North East Lincolnshire Council Strategic network providers Public transport operators Sustrans Service providers Developers Landowners
Bus patronage <i>The number of bus passenger journeys originating within the North East Lincolnshire boundary</i>	Local authority records	Annually	7.01m (2013/14)		SO7	SA16	
Car ownership	ONS	Census update		Increased travel by sustainable modes	S02, SO7	SA16	
Travel to work - location	ONS	Census update		Increase self-contained commuting	S02, SO7	SA16	
Travel to work - mode of travel	ONS	Census update		Increased travel by	S02, SO7	SA16	

Well connected places: core indicators							
Indicator	Source	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners
				sustainable modes			
Traffic flows		Annually	The average journey time per mile during morning peak.				
Access to services (Phone-n-ride) <i>Number of trips available per calendar year</i>	Local authority records	Annually	30,699	Increase number of trips			
Rural footpaths <i>The percentage of inspected public rights of way that are easy to use</i>	Local authority records	Annually	76%	Increase percentage	SO5, SO7	SA14, SA17	

Well connected places: core indicators							
Indicator	Source	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners
Air Quality Management Areas <i>Number of Air Quality Management Areas (AQMAS) and population living within designated areas</i>	Local authority records	Annually	Two AQMAS	No increase in AQMAS	SO2	SA5	

Table C.7 Core Indicators - Well connected places

Historic places: core indicators							
Indicator	Source	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners
Conservation areas <i>With an up to date and adopted character assessment</i>	Local Authority records	Annually			SO6, SO9	SA2	North East Lincolnshire Council Developers
Conservation areas <i>With an up to date and adopted management plan</i>	Local Authority records	Annually			SO6	SA2	Landowners Historic England

Historic places: core indicators							
Indicator	Source	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners
Conservation areas <i>Identified in the Heritage at Risk register</i>	Historic England	Annually	Seven conservation areas (2014)	Reduce the number of conservation areas on the register	SO6	SA2	Grimsby, Cleethorpes and District Civic Society
Listed buildings <i>Percentage of Listed Grade I and II* buildings on the Heritage at Risk register</i>	Historic England	Annually	Two listed buildings (2014)	Reduce the number of buildings on the register	SO6	SA2	
Scheduled Ancient Monuments (SAMs) <i>Percentage of Scheduled Monuments of the Heritage at Risk register</i>	Historic England	Annually	Two SAMs (2014)	Reduce the number of SAMs on the register	SO6	SA2	

Table C.8 Core Indicators - Historic places

Natural places: core indicators							
Indicator	Source	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners
Local nature sites (Former NI197 - the proportion of sites with positive conservation managements <i>The management of identified local nature sites</i>	Local authority records	Annually		Increase percentage of sites in positive management	SO6	SA3, SA19	North East Lincolnshire Council Natural England RSPB Greater Lincolnshire Nature Partnership (GLNP) Local community groups Developers Landowners
SPA, SAC and Ramsar - locations, area (ha) and designation	Natural England	On review of designations	Designated Humber Estuary site	Maintain and enhance quality and size of SPA, SAC and Ramsar	SO6	SA3	
SSSI - locations, area (ha) and designation	Natural England	On review of designations	Designated Humber Estuary site	Maintain and enhance quality and size of SSSI	SO6	SA3	
LGS - locations, area (ha) and designation	Local authority records, GLNP	On update of BAP	???? Sites	Maintain and enhance quality and size of LGS	SO6	SA3	
LWS - locations, area (ha) and designation	Local authority records	On update of BAP	??? Sites	Maintain and enhance quality	SO6	SA3	

Natural places: core indicators							
Indicator	Source	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners
				and size of SNCI			
SNCI - locations, area (ha) and designation	Local authority records	On update of BAP	??? Sites	Maintain and enhance quality and size of SNCI	SO6	SA3	
Provision of play space <i>The number of new or improved play sites approved</i>	Local authority planning application records	Annually		No target has been set	SO5	SA11, SA14	
Playing pitch provision <i>The number of additional playing pitches approved or made available for community use</i>	Local authority planning application records	Annually		No target has been set	SO5	SA11, SA14	
Green space provision	Local authority planning	Annually		No target has been set	SO5, SO6	SA3, SA11, SA14, SA19	

Natural places: core indicators							
Indicator	Source	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners
<i>The amount of additional green space</i>	application records						
Allotment provision <i>The number of allotment plots approved</i>	Local authority planning application records	Annually		No target has been set	SO5	SA3, SA11, SA14	

Table C.9 Natural places

Monitoring framework - Minerals and Waste

Minerals

Minerals: core indicators								
Indicator	Source	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners	
Quantity of primary aggregates produced <i>Quantity of aggregates produced from primary land-won sources.</i>	Site Operators Survey	Annually		N/A	SO10		Private operators	
Quantity of secondary and recycled aggregates produced	Site Operators Survey	Annually		N/A	SO10			
Quantity of marine landed aggregates imported through North East Lincolnshire	Site Operators Survey	Annually		N/A	SO10			
Number of applications for non-mineral development approved in minerals safeguarding areas (MSAs)	Local authority planning application records	Annually		N/A	SO10			

Minerals: core indicators							
Indicator	Source	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners
Number of facilities and sites gained or lost	Local authority planning application and enforcement records, Operator Surveys	Annually		N/A	SO10		

Table C.10 Core Indicators - Minerals

Waste

Waste: core indicators							
Indicator	Source	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners
Local Authority Collected Waste arising and management method	Local authority waste management team	Annually		N/A	SO10		North East Lincolnshire Council
Local Authority Collected Waste arising per capita <i>Quantity of waste produced per person in the Borough</i>	WasteDataFlow, local authority waste management team	Annually		N/A	SO10		Environment Agency Private operators

Waste: core indicators							
Indicator	Source	Frequency	Baseline (where applicable)	Target	Local Plan Objectives	Sustainability Appraisal Objectives	Key agencies and partners
Quantity of Hazardous Waste arisings	Hazardous Waste Data Interrogator, Environment Agency	Annually		N/A	SO10		
Waste managed at facilities in the Borough, and waste arising and managed in facilities outside of the Borough <i>Seeks to provide an indication of the level of self-sufficiency attained in waste management</i>	Waste Data Interrogator, Environment Agency	Annually		N/A	SO10		
Number of facilities and sites gained or lost	Licence records, Environment Agency, Waste Data Interrogator, Environment Agency, Local authority planning application records	Annually		N/A	SO10		

Table C.11 Core Indicators - Waste



The list of documents below forms the evidence base which informed the preparation of this *Pre-Submission Draft Local Plan*.

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	Short name/Acronym	Bibliography
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Cleethorpes Strategic Development Framework (2010)	Cleethorpes Strategic Framework	Yorkshire Forward, NELC., John Thompson & Partners. (2010). <i>Cleethorpes Renaissance Strategic Development Framework</i> . North East Lincolnshire Council: Grimsby, England.
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Design North East Lincolnshire places and spaces renaissance (2008)	Urban Design Framework and Urban Realm Strategy	Gillespies. (2008). <i>Design north east lincolnshire places and spaces renaissance</i> . North East Lincolnshire Council: Grimsby, England.
Discover North East Lincolnshire	DiscoverNEL	VESR. (2015). <i>Discover North East Lincolnshire</i> . Visitor Economy Services & Retail. Available at: http://www.discovernel.co.uk/#/
Flamborough Head to Gibraltar Shoreline Management Plan (2010)	Shoreline Management Plan	Scott Wilson. (2010). <i>Humber Estuary Coastal Authorities Group Flamborough Head to Gibraltar Point Shoreline Management Plan</i> . Scott Wilson: Basingstoke, England.
Freeman Street/East Marsh Regeneration and Development Study (2015)	Freeman Street Regeneration and Development Study	See http://www.nelincs.gov.uk/council/planning-policy/evidence-base for further information.
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Document title	Short name/Acronym	Bibliography
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Grimsby West Concept Masterplan documents		See http://www.nelincs.gov.uk/council/planning-policy/evidence-base for further information.
Gypsy and Traveller Accommodation Assessment (2014)	Accommodation Assessment	<i>Opinion Research Services. (2014). NE Lincolnshire Gypsy and Traveller Accommodation Assessment. North East Lincolnshire Council: Grimsby, England.</i>
Heritage at Risk Register		Available at: https://historicengland.org.uk/
Historic Environmental Record	HER	Available at: http://www.nelincs.gov.uk/resident/planning-and-development
Home Energy Conservation Act, Draft HECA Report (2013)	HECA Report	NELC. (2013). <i>Home Energy Conservation Act (Heca) Draft HECA Report March 2013</i> . North East Lincolnshire Council: Grimsby, England.
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Document title	Short name/Acronym	Bibliography
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Humber Area Local Aggregate Assessment (Draft) (2014)	Draft LAA	East Riding of Yorkshire Council, Hull City Council, North East Lincolnshire Council & North Lincolnshire Council (2014). <i>Humber Area Local Aggregate Assessment (Draft)</i> . North Lincolnshire Council: Scunthorpe, England.
Humber River Basin District Consultation on the draft Flood Risk Management Plan (2014)	Humber Flood Risk Management Plan	Environment Agency. (2014). <i>Humber River Basin District Consultation on the draft Flood Risk Management Plan</i> . Environment Agency: Bristol, England.
Joint Strategic Needs Assessment, The health and well-being of people in North East Lincolnshire (2013)	Joint Strategic Needs Assessment (JSNA)	NHS. (2013). <i>Joint Strategic Needs Assessment 2012</i> . North East Lincolnshire Clinical Commissioning Group: Grimsby, England.
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Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan 2013-2018		Lincolnshire Wolds. (2013). <i>Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan 2013 - 2018</i> . Lincolnshire Wolds Countryside Service and Lincolnshire Wolds Joint Advisory Committee: Louth, England.
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Low Carbon and Renewable Energy Capacity in Yorkshire and Humber (2011)		AECOM. (2011). <i>Local carbon and renewable energy capacity in Yorkshire and Humber Final Report</i> . AECOM: London, England.

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Table D.1 Key evidence





The Plan is a technical and statutory document which is written to help local planning authorities to determine where and how future development can be achieved in a way that protects and enhances the area. Because of this, some of the language and terms used are, by necessity, technical and aimed at the informed reader. In order to make this Plan easier to understand this glossary is included, so as to explain these technical terms.

Glossary of technical terms		
Technical term	Acronym	Explanation
Accessible, Accessibility	-	These terms, in relation to transport and other services, refer to both the proximity of services and the ability of the community to use those services.
Affordable housing	-	Housing provided with a subsidy, for people unable to resolve their housing requirements in the private sector housing market.
Aggregate minerals	-	Aggregate minerals are those that are used by the construction industry, for example in road building, house construction, manufacture of concrete and railway ballast. They include limestone, sandstone and sand and gravel.
Arc Settlements	-	The 'Arc Settlements' consist of the villages of Healing, Humberston, Laceby, New Waltham and Waltham. They form the Western and Southern Arc Spatial Zone.
Area of Outstanding Natural Beauty	AONB	Areas of land having a national landscape importance, designated under the <i>National Parks and Access to the Countryside Act 1949</i> .
Authorities Monitoring Report	Authority's Monitoring Report AMR	The process of reviewing and monitoring the development plan is crucial to the successful delivery of the development plan for an area. A document to be produced as a minimum annually showing progress in achieving the objectives of the development plan.
Best and most versatile agricultural land	-	Land in grades 1, 2 and 3a of the Agricultural Land Classification. North East Lincolnshire does not have any grade 1 agricultural land.
Biodiversity	-	The whole variety of life encompassing all genetic, species and ecosystems variation.
Biodiversity Action Plan	-	Strategies for conserving, restoring enhancing and creating habitats of importance for wildlife.

Glossary of technical terms		
Technical term	Acronym	Explanation
Biomass	-	Also known as biofuels or bioenergy, is obtained from organic matter either directly from plants or indirectly from industrial, commercial, domestic or agricultural products. The use of biomass is classed as a 'carbon neutral' process because the carbon dioxide released during the generation of energy from biomass is balanced by that absorbed by plants during their growth.
Brownfield land	-	Land that has or had some form of built development on it.
Building Research Establishment Environmental Assessment Method	BREEAM	BREEAM standards are a method for rating the performance of new and converted or renovated non residential developments such as offices, schools and retail buildings. The assessment provides a rating level based upon a buildings performance which is set against established benchmarks to evaluate a building's specification, design, construction and use. The benchmark criteria include a broad range of environmental categories to determine the buildings environmental impact. The BREEAM UK Non-Domestic Refurbishment and Fit-Out scheme was launched in 2014.
Candidate Special Areas of Conservation	cSAC	Sites that have been submitted to the European Commission, but not yet formally adopted.
City Region	-	A term recognising that large towns and cities act as the focus for jobs, services and facilities for extensive hinterlands. North East Lincolnshire forms part of the Hull and Humber City's Region.
Climate Change	-	A changing climate, which can be attributed directly or indirectly to human activity, which alters the composition of the global atmosphere.
Coastal defences	-	Refers to sea defences against flooding and erosion. Hard defences are generally expensive short-term options (often up to 30 years), such as sea walls. Soft defences are often less expensive long-term options and are usually more sustainable, such as sand dunes.
Code for Sustainable Homes	-	The Code for Sustainable Homes is an environmental assessment for rating the performance of new residential developments,

Glossary of technical terms		
Technical term	Acronym	Explanation
		providing a code level rating from Code Level 1 through to Code Level 6.
Community facilities	-	Community facilities are those used by local communities for leisure and social purposes including local shops, post offices, community centres, village halls, youth centres, sports venues, cultural buildings, cinemas, swimming pools, gymnasiums, bowling facilities, pubs and places of worship.
Community Infrastructure Levy	CIL	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building in their area. The money can be used to fund the infrastructure needed as a result of development.
Comparison goods	-	The provision of items not purchased on a frequent basis (e.g. Clothing, footwear and household goods).
Conservation areas	-	A statutory designation made by the local planning authority for areas which are considered of special architectural or historic interest, the character of which it is desirable to preserve or enhance.
Convenience goods	-	The provision of everyday essential items (e.g. Food, drinks and newspapers).
Conversions	-	In general means the change of use of a building from a particular use, classified in the use classes order, to another use. The term can also mean the sub-division of residential properties into self-contained flats or maisonettes.
Development	-	Legally defined in Section 55 of the <i>Town and Country Planning Act 1990</i> as: "the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land".
Development Boundaries	-	Development boundaries provide a high degree of clarity in indicating where development will usually be acceptable, subject to meeting normal development management criteria.
Duty to Co-operate	-	The duty to cooperate was created in the <i>Localism Act 2011</i> . It places a legal duty on local planning authorities to engage constructively, actively and on an on going basis to maximise the

Glossary of technical terms		
Technical term	Acronym	Explanation
		effectiveness of Local and Marine Plan preparation in the context of strategic cross boundary matters.
Employment land	-	Land allocated in development plans for business, industrial and storage/distribution uses (B1, B2 and B8 use classes).
Employment uses	-	Any undertaking or use of land that provides paid employment (usually related to the 'B' use class).
Enterprise Zone	-	Enterprise Zones allow areas with economic potential to create the new business and jobs that they need, with positive benefits across the wider economic area. Simplified planning and business rates discounts apply in Enterprise Zone area, giving the capacity to develop innovative ways to address specific local challenges.
Estuary Zone	-	The Estuary Zone is one of four Spatial Zones in North East Lincolnshire and includes the port town of Immingham and valuable land for economic development, stretching between the ports of Grimsby and Immingham.
Examination in Public	EiP	This is designed to test the soundness of the documents produced to form the development plan for the area.
Exception Test (flood risk)	-	If, following application of the Sequential Test, it is not possible for development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate.
Farm diversification	-	The development of a variety of economic activities linked to working farms, designed to support farm income and use surplus land (e.g. Forestry, leisure, tourism).
Flood Risk Assessment	-	An assessment of the likelihood of flooding in a particular area in order that development needs and mitigation measures can be carefully considered.
Foul water	-	Kitchen, bathroom and trade waste that enters the sewer system.
Geodiversity	-	The variety of rocks, minerals, soils, fossils, landforms and natural processes.
Green Infrastructure	GI	The network of natural environment components and green and blue spaces, including (but not limited to): outdoor sports facilities, coastal habitat, grassland and heathland, hedges, cemeteries, churchyards and burial grounds, agricultural land, allotments, community gardens and urban farms, moorland, village greens,



Glossary of technical terms		
Technical term	Acronym	Explanation
		open spaces, degraded land, private gardens, wildlife habitats, parks, fields, open land outside settlement boundaries, woodlands, street trees, ponds, lakes and waterways.
Greenfield land	-	Land that has never had any built development on it.
Groundwater	-	Water that exists beneath the earth's surface in underground streams and aquifers.
Gross Domestic Product	GDP	The monetary value of all the finished goods and services produced within a country's borders in a specific time period through GDP is usually calculated on an annual basis.
Gypsies and Travellers	-	As defined in planning policy for Gypsies and Travellers, 'gypsies and travellers' are persons of nomadic habit of life whatever their race or origin, including such persons who on grounds of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
Habitats	-	Ecological or environmental areas that are inhabited by a particular species of animal, plant or other type of organism.
Habitats Regulations Assessment	HRA	An assessment of any proposals in an emerging plan on their likely significant effect on sites designated as being of European (and International) importance for their wildlife and ecological value.
Historic Parks and Gardens	-	Sites included on the national Register of Parks and Gardens of Special Historic Interest, (not a statutory designation).
Housing land availability	-	The total amount of land reserved for residential use awaiting development.
Housing Needs Assessment	-	A survey that estimates the number of households within an area that are in need of affordable housing and/or housing that meets their specific requirements.
Infrastructure	-	Services necessary to serve development (e.g. Roads and footpaths, electricity, water and sewer services).
Infrastructure Delivery Plan	IDP	The IDP is a supporting document to the Local Plan. Its purpose is to provide background evidence regarding the physical and social infrastructure likely to be needed to support identified

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Technical term	Acronym	Explanation
		development in the Borough over the plan period. It sets out a baseline assessment of existing infrastructure provision and provides an indication of the existing capacity and shortfalls of all types of infrastructure. The document will be updated and monitored regularly and will assist in future delivery of infrastructure requirements.
Intensive Livestock Units		Building and associated works (for which specific planning permission is required on application) for the permanent indoor housing of pigs, poultry or cattle and also those for housing such livestock indoors for only part of the time if a slurry system is to be adopted.
Inward investment	-	New business investment or expansion of an existing investment into an area from outside.
Issues, Options and Preferred Options	-	Stages of consultation undertaken with the objective of gaining public consensus on proposals ahead of submission a local plan to government for independent examination.
Key diagram	-	A diagram to illustrate the spatial strategy as set out in the local authority's Local Plan.
Listed buildings	-	A buildings of special architectural or historic interest listed by the Secretary of State for Culture, Media and Sport on the advice of English Heritage. Buildings are graded to indicate their relative importance.
Local Aggregates Assessment	LAA	National Planning Policy Framework requires Mineral Planning Authorities (MPA) to plan for a steady and adequate supply of aggregates by determining their own levels of aggregate provision. The Local Aggregates Assessment (LAA) should be prepared annually and monitors the patterns and trends in aggregate supply for an area.
Local Authority Collected Municipal Waste	LACMW	Refers to the previous 'municipal' element of the waste collected by local authorities. That is household waste and business waste where collected by the local authority and which is similar in nature and composition as required by the Landfill Directive. This is the definition that will be used for the Landfill Allowance Trading Scheme allowances (the agreed terminology arises from DEFRA's response to the 2010 consultation on meeting the EU Landfill Diversion Targets in England).



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Local Authority Collected Waste	LACW	All waste collected by the local authority. This is a slightly broader concept than LACMW as it would include both this and non municipal fractions such as construction and demolition waste. LACW is the definition that will be used in statistical publications, which previously referred to municipal waste (the agreed terminology arises from DEFRA's response to the 2010 consultation on meeting the EU Landfill Diversion Targets in England).
Local Development Framework	LDF	A Local Development Framework is the spatial planning strategy introduced in England and Wales by the Planning and Compulsory Purchase Act 2004.
Local Development Order	LDO	An order made by a local planning authority extending permitted development rights for certain forms of development (with regard to a relevant development plan).
Local Development Scheme	LDS	Identifies which documents the Council will prepare as part of the development plan for the area, along with a timetable for their production.
Local Enterprise Partnerships	LEPs	A partnership between local authorities and businesses to help determine local economic priorities and lead economic growth and job creation within its local area. They carry out some of the functions previously carried out by the regional development agencies which were abolished in March 2012. North East Lincolnshire is a member of the Humber Local Enterprise Partnership and also the Greater Lincolnshire Local Enterprise Partnership.
Local Geological Site	LGS	Local Geological Sites (formerly known as RIGS - Regionally Important Geological and Geomorphological Sites) exhibit important geological and geomorphological features, including rock outcrops and geological faces in quarries.
Local Growth Fund	LGF	Growth Deals provide funds (Local Growth Funds) to local enterprise partnerships or LEPs for projects that benefit the local area and economy.
Local housing needs	-	These apply when employment, social and economic consequences lead people to choose or demonstrate a need to live or remain in a locality where accommodation is not available to them. Categories of need could include:

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		- Existing residents who need separate accommodation in the area (e.g. Newly married couples, people leaving tied accommodation on retirement); - People who need to live in proximity to the key local services they provide; - People who have long-standing links with the local community such as the elderly, who need to be close to relatives; and, - People with the offer of a job in the locality.
Local Nature Reserve	LNR	Sites designated under the terms of the <i>National Parks and Access to the Land outside settlement boundaries Act 1949</i> and owned, leased or managed under agreement by local authorities. They are places with wildlife or geological features that are of special interest.
Local Plan	-	A development plan prepared by district and other local planning authorities.
Local planning authority	LPA	The local authority or council that is empowered by law to exercise planning functions in an area.
Local service centre	-	Towns or villages which provide a more limited range of services to the local community.
Local Strategic Partnership	LSP	An overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.
Local Transport Plan	LTP	A five year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy.
Local Wildlife Site	LWS	Sites assessed by the Greater Lincolnshire Nature Partnership and selected as being of local wildlife or geological value.
Main town centre uses	-	The <i>National Planning Policy Framework (2012)</i> defines main town centre uses as "Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and

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		bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Major development	-	Major development as defined in <i>The Town and Country Planning (Development Procedure) (England) Order 2010</i> means development involving any one or more of the following: - The winning and working of minerals or the use of land for mineral-working deposits; - Waste development; - The provision of dwelling houses where: - The number of dwelling houses to be provided is 10 or more; or, - The development is to be carried out on a site having an area of 0.5ha or more and it is not known whether the development falls within sub paragraph (c)(i); - The provision of a building or buildings where the floor space to be created by the development is 1,000m² or more; or, - Development carried out on a site having an area of 1ha or more.
Municipal Waste	MW	Previously the term 'Municipal Waste' as used in the UK was used in waste policies and nationally reported data to refer to waste as described in the Landfill Directive includes both household waste and that from other sources which is similar in nature and composition, which will include a significant proportion of waste generated by businesses and not collected by local authorities. In 2010, negotiations with the EU Commission and consultation with the waste community redefined national targets and the effects of this change in relation to the EU Landfill Directive targets. The review of waste policies will clarify any consequences for the Landfill Allowance Trading Scheme (LATS). To remove ambiguity, in the future references to 'Municipal Waste' will refer to the new definition. Therefore there is a need to define a new term to describe the data collected by WasteDataFlow. The agreed terminology arises from DEFRA's response to the 2010 consultation on meeting the EU Landfill Diversion Targets in England.

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Technical term	Acronym	Explanation
National Planning Policy Framework 2012	NPPF	The NPPF sets out the Government's planning policies for England and how they are expected to be applied. It is part of the development plan for an area and must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
Nature conservation	-	The protection, management and promotion of wildlife habitats for the benefit of wild species, as well as the communities that use and enjoy them.
Neighbourhood Development Plans	-	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area.
Open countryside	-	Area outside towns and villages.
Parish Plan	-	A comprehensive strategy produced by a local community setting out a vision for how the community should develop, identifying actions needed to tackle areas of concern. They have replaced village appraisals.
Plan, Monitor, Manage	-	An approach to housing provision involving: • Plan for an overall annual rate and distribution of housing; • Monitor the proposed provision against targets and indicators; and, • Manage the process by making adjustments to the planned provision in light of the monitoring.
Planning Advisory Service	PAS	An independent organisation grant funded by the Department for Communities and Local Government which provides free impartial advice, consultancy and peer support, training sessions and online resources to help local authorities understand and respond to planning reform.
Planning Inspectorate	PINS	The Planning Inspectorate deals with planning appeals, national infrastructure planning applications, examinations of local plans and other planning-related and specialist casework in England and Wales.
Planning Policy Guidance	PPG	Guidance published by the Government setting out its policy (no longer being issued).
Planning Policy Statement	PPS	A statement published by the Government setting out its policy (superseded by the NPPF).



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Technical term	Acronym	Explanation
Policies map	-	A map to illustrate specific policies such as development sites for housing, employment.
Previously Developed Land	PDL	See Brownfield land.
Primary Care	-	Medical services provided at community level, such as doctors' surgeries and community hospitals.
Public Open Space	-	Urban space, designated by a Council, where public access may or may not be formally established, but which fulfils a recreational or non-recreational role (e.g. Amenity, ecological, educational, social or cultural uses).
Ramsar	-	Wetland sites of international importance designated under the <i>International Convention on Wetlands of International Importance</i> especially as Waterfowl Habitat (the Ramsar Convention).
Regionally Important Geological Sites	RIGs	A non-statutory designation given to sites with an identified geological importance.
Regional Spatial Strategy	RSS	A strategy for how a region should look in 15 to 20 years time and possibly longer. The Regional Spatial Strategy identified the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. The <i>Yorkshire and Humber Regional Spatial Strategy to 2026</i> (2008) was partially revoked by the Regional Strategy for Yorkshire and Humber (Partial Revocation) Order 2013 (S.I. 2013/117) on the 22 February 2013. Policies relating to the Green Belts around the City of York were retained.
Regional Transport Strategy	-	Part of the RSS, informing local transport plans, and providing a strategic overview of transport strategies and investment priorities.
Renewable and Low Carbon Energy	-	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment, from:

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Technical term	Acronym	Explanation
		• The wind; • The fall of water; • The movement of the oceans; • The sun; • Biomass; and, • Deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
Rural Area	-	An area containing open land outside settlement boundaries and villages. The Rural Area is one of four Spatial Zones in North East Lincolnshire it is characterised by its high landscape quality and a collection of small hamlets and villages.
Rural diversification	-	The expansion, enlargement or variation of the range of products or field of operation of a rural business (branching out from traditional farming activities, e.g. New income generating enterprise like renewable energy, tourism and food processing).
Saved policies of plans	-	Policies to be continued from the adopted Local Plan, that are saved for a time period during preparation of a replacement Local Plan.
Scheduled Monument	-	A statutory designation for structures of national archaeological importance. Designated by the Government under the Ancient Monuments and Archaeological Areas Act 1979 (as amended by the National Heritage Act 1983).
Section 106 Agreement	s106	Section 106 agreements (Section 106 of the <i>Town and Country Planning Act 1990</i>) are legal agreements between a planning authority and developer, or undertakings offered unilaterally by a developer, that ensure certain extra works related to a development are undertaken. For example, affordable housing, landscaping, school.
Sequential test	-	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield housing sites before greenfield sites, or town centre retail sites before out of centre sites.

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Technical term	Acronym	Explanation
Sequential Test (flood risk)	-	Aims to steer new development to areas with the lowest probability of flooding.
Serviced accommodation	-	Serviced accommodation refers to tourist accommodation and includes hotels, guest houses, B&B's and Inns.
Sites of Community Importance	SCIs	Sites that have been adopted by the European Commission but not yet formally designated by the Government of each country.
Site of Nature Conservation Importance	SNCI	A non-statutory area identified by the Greater Lincolnshire Nature Partnership as being of county or regional wildlife value,
Site of Special Scientific Interest	SSSI	Statutory designated site with national importance for wildlife, can relate to habitats or species of plants, birds, animals, insects etc.
Site specific allocations	SSAs	The allocation of land for a specific purpose such as housing sites, employment sites etc. The sites must be suitable and sustainable.
Soundness (of plan)	-	A Local Plan is considered sound if it is based upon good evidence and has been prepared in accordance with all the necessary procedures including the measures set out in the authority's Statement of Community Involvement.
Spatial planning	-	Spatial planning goes beyond traditional land use planning to bring together policies for the development and use of land with other programmes which influence the nature of places and how they function.
Spatial Strategy/Vision	-	The strategy that determines the broad location of development within a geographic area. Providing a brief description of how the area will be changed at the end of a plan period.
Spatial Zones	-	To build on the overall vision for North East Lincolnshire four distinct zones have been identified. The zones reflect broad locations and areas of similar characteristics, and include the: • Urban Area; • Estuary Zone; • Rural Area; and, • Western and Southern Arc.
Special Area of Conservation	SAC	Sites that have been adopted by the European Commission and formally designated by the Government of each country in whose territory the site lies.

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Technical term	Acronym	Explanation
Special housing needs	-	Housing to meet the needs of groups of people who may be disadvantaged, such as the elderly, the disabled, students, young single people, the homeless, those needing hostel accommodation, key workers, travellers and occupiers of mobile homes and houseboats.
Special Protection Area	SPA	An site designated under the <i>EC Directive on the conservation of wild birds</i> (1979) (79/409/EEC) and strictly protected in accordance with the <i>EC Birds Directive</i> . Identified as being of international, European and national importance for rare and vulnerable birds and for regularly occurring migratory species.
Standard Industrial Classification of Economic Activities	SIC	A Standard Industrial Classification first introduced in the UK in 1948 providing a framework for the collection, tabulation, presentation and analysis of data, by the type of economic activity in which they are engaged. Further information is available on the Office for National Statistics website.
Statement of Community Involvement	SCI	The Statement of Community Involvement sets out the processes to be used by the local planning authority in involving the community in the preparation, alteration and continuing review of all local plan documents and development management decisions.
Statement of consultation and engagement	-	A statement setting out the consultation and engagement activities undertaken during the preparation of the Local Plan, containing an overview of the activities and summary of the comments made.
Strategic Environmental Assessment	SEA	An assessment of the potential impacts of policies and proposals on the environment, to include proposals for the mitigation of impacts, required by European Directive (EU Directive 2001/42/EC). The environmental assessment involves the: • Preparation of an environmental report; • Carrying out of consultations; • Taking into account of the environmental report and the results of the consultations in decision making; • Provision of information when the plan or programme is adopted; and, • Showing that the results of the environment assessment have been taken into account.
Sub-Region	-	An area covering more than one local authority area.

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Technical term	Acronym	Explanation
		The Humber Sub-Region covers an area on both sides of the River Humber and is made up of four local authority areas. These include North East Lincolnshire Council, North Lincolnshire Council, Hull City Council and the East Riding of Yorkshire Council. Further information about the Humber Sub-Region can be found on the Humber Data Observatory website at: http://www.humberdataobservatory.org.uk/ .
Supplementary Planning Document	SPD	A document that may cover a range of issues, thematic or site specific and includes community involvement. It provides further detail of policies and proposals set out in the Local Plan. It can not and does not set policy or allocate land.
Sustainability Appraisal	SA	An appraisal of the impacts of policies and proposals on economic, social and environmental issues - incorporates the Strategic Environmental Assessment.
Sustainable Community Strategy (also known as the Community Strategy)	-	Prepared by the Local Strategic Partnership with the aim of improving the social, environmental and economic wellbeing of the local authority area, and should inform the Local Plan.
Sustainable development	-	The 1987 World Commission on Environment and Development defines sustainable development as: "development which meets the needs of the present without compromising the ability of future generations to meet their own needs". Five guiding principles of sustainable development as set out in the UK Sustainable Development Strategy Securing the Future are: • Living within the planet's environmental limits; • Ensuring a strong, healthy and just society; • Achieving a sustainable economy; • Promoting good governance; and. • Using sound science responsibly.
Sustainable Drainage Systems	SuDs	A means of controlling surface water run-off as close as possible to its origin before it enters a watercourse.

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Technical term	Acronym	Explanation
The Conservation of Habitats and Species Regulations 2010	-	The Conservation of Habitats and Species Regs 2010 transposes European Directive 92/43/EEC on the conservation of natural habitats and of wild flora and fauna into national law.
The Localism Act 2011	-	The Localism Act sets out a series of measures with the potential to achieve a substantial and lasting power away from central government and towards local people.
The Planning Act 2008	-	The Planning Act 2008 was intended to speed up the process for approving major new infrastructure projects.
The Planning and Compulsory Purchase Act 2004	-	The Act updates elements of the 1990 Town & Country Planning Act. It introduced: • A statutory system for regional planning; • A new system aimed at standardising local planning; • Reforms to the development control and compulsory purchase and compensation systems; and, • The removal of crown immunity from planning controls.
The Town and Country Planning (Local Development) (England) Regulations 2004	-	These regulations set out the specific local development documents which local authorities are required to prepare and how that should be done.
Top tier authorities	-	A 'top tier' authority is one which provides all local authority services to the population in their area.
Transport assessments	-	A Transport Assessment is a comprehensive and systematic process which sets out transport issues relating to a proposed development. It identifies what measures will be taken to deal with the anticipated transport impacts of the scheme and to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport.
Travel Plan	-	A plan produced, normally to accompany a planning application that demonstrates how the occupiers will be encouraged or supports to travel by means other than the private car.

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Technical term	Acronym	Explanation
		Schools and employers also produce a travel plan not related to development proposals which provide a package of measures produced by employers to encourage staff to use alternative means of transport than single occupancy car-use (e.g. Car sharing schemes, improving cycle facilities, dedicated bus services or restricting car parking spaces).
Travelling showpeople	-	As defined in planning policy for Traveller sites, 'travelling showpeople' are members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This included such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers.
Urban Area	-	The Urban Area is one of four Spatial Zones in North East Lincolnshire and includes the town of Grimsby and resort of Cleethorpes.
Village	-	A group of houses in a predominantly rural area with some community facilities and employment activity, but smaller than a town.
Vitality and Viability	-	The factors by which the economic health of a town centre can be measured.
WasteDataFlow Statistics	-	From 2011, statistical releases and output from WasteDataFlow will be branded as Local Authority Collected Waste. This reflects the coverage of the data collected. Previous outputs may be found which described as 'municipal waste' but will purely reflect the old description - the data will not have changed and will only cover local authority activity (the agreed terminology arises from DEFRA's response to the 2010 consultation on meeting the EU Landfill Diversion Targets in England).
Western and Southern Arc	-	The Western and Southern Arc is one of four Spatial Zones in North East Lincolnshire and includes a number of settlements that have grown to become Service Settlements offering a range of key services and facilities. These settlements include: Healing; Laceby; Waltham; New Waltham and Humberston.

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Technical term	Acronym	Explanation
Windfall development	-	A site that becomes available for housing as a result of planning permission, granted on land which has not been previously identified within the development plan.

Glossary of technical terms

Where can I find out more and get my views heard?

This guide only provides an overview of what the Local Plan contains. If you have an interest in a particular place or topic it is advisable that you refer to the full Pre-Submission Draft Local Plan document. Further information and a copy of the Local Plan can be viewed and downloaded at:

 www.nelincs.gov.uk

We are seeking your views, based on the questions the Planning Inspector will ask during the examination, on the Pre-Submission Draft Local Plan. This consultation period runs from 29 February to 13 April 2016.

How to make your comments

You may find it easier and quicker to make your comments via our online consultation portal at:

 <http://nelincs-consult.objective.co.uk/portal>

Your comments must relate to relevant policies in the Local Plan and will be considered by the Planning Inspector when the Local Plan is formally examined. Comments should:

- Include your name and contact details;
- Include your agent's name and contact details, where appointed;
- Say precisely how the Local Plan should be changed;
- Be supported by evidence showing why the Local Plan should be changed;
- Include all information and evidence necessary to support the representations; and,
- Indicate if you wish to participate at the oral part of the examination, outlining why you consider this to be necessary.

Comments can also be made using the consultation questionnaire. Paper copies of the consultation

documents are available, during normal opening hours, from the following venues:

- The Council's Customer Access Point, Municipal Offices, Grimsby
- The Council's temporary office in Immingham Library
- The four Lincs Inspire Libraries in Grimsby, Cleethorpes, Immingham and Waltham
- The Gingerbread House community hub, Humberston.

The questionnaire is available to download from the online addresses provided above.

You can email your complete questionnaire to us at:

 newlocalplan@nelincs.gov.uk

or post it to us at: Local Plan,
Origin Two, 2 Origin Way,
Grimsby, DN37 9TZ.

Your comments should be received by us by 5pm on
Wednesday 13 April 2016.

**CLOSING
DATE
13 APRIL
2016**

Council officers will be available to discuss the Pre-Submission Draft Local Plan with you at a number of drop-in events, details of which will be advertised in the local press and on the Council's website at:

 www.nelincs.gov.uk

Links and contact details



Spatial Planning

ENGIE, Origin Two, 2 Origin Way, Grimsby,
North East Lincolnshire, DN37 9TZ.



Our Local Plan

www.nelincs.gov.uk



Contact: newlocalplan@nelincs.gov.uk



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North East Lincolnshire Council and ENGIE, working in partnership
to deliver a stronger economy and stronger communities