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19th August, 2016

Dear Councillor,

Cabinet – 31st August 2016

Please find attached the Appendices for Item 9 – Community Stadium Cabinet Report.

Please contact me if you have any queries,

Yours sincerely,



Beverly Stanton
Scrutiny and Community Advisor
For Rob Walsh, Chief Executive

Grimsby Town Football Club

Community Impact and Social Value Assessment

SLR Ref : 404.01679.00002

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Appendix A **Grimsby Town Sport and Education Trust- School Outreach Programme**

Appendix B **Geographical Scope of the current work undertaken by the Trust**

1.0 INTRODUCTION

Grimsby Town Football Club (GTFC) is looking to relocate from their existing site at Blundell Park and develop a new stadium and associated enabling development on a new site at Peaks Parkway.

The North East Lincolnshire Council (NELC) has set out a 'gateway' approach which requires the delivery of a community impact and social value benefits study to better inform NELC of the advantages and disadvantages of a Community Stadium.

SLR Consulting Ltd (SLR) was commissioned to undertake this study and presents the findings in this report.

1.1 Purpose of the Report

Blundell Park was built in Victorian times and is now uneconomic, outdated, unsuitable for modern-day football and wholly unsustainable. The Club has no financial reserves and does not have sufficiently wealthy benefactors who can provide the full extent of the funds necessary to enable a vital relocation to ensure the future of GTFC. For this reason, it is essential that the current proposals be facilitated by an essential enabling development, which will likely consist of a housing retail mix of sufficient scale to catalyse the delivery of the proposed scheme.

This approach is consistent with several other successful relocations of other clubs and GTFC is at risk of going out of business unless it follows the pattern of other clubs that have successfully achieved relocation and subsequent sustainability.

GTFC are seeking an allocation in the emerging local plan[1] for its scheme to include the following:

- Community Stadium and Leisure Complex comprising:
  - 14,000 seat stadium with potential expansion to a capacity of 20,100;
  - all weather multi-use pitches;
  - health and wellbeing centre;
  - education and training centre;
  - multi-sport potential for rugby, netball, cricket;
  - car parking (street sports);
  - Grimsby Town Sports & Education Trust centre - 2000sqm.

- Mixed retail and housing essential enabling development comprising:
  - hotel and restaurants;
  - petrol filling station;
  - open A1 retail (subject to justification);
  - new homes (subject to justification).

The community stadium complex will also house the Grimsby Town Sports & Education Trust (the Trust) centre in a 2,000sqm facility. The Trust has been one of Grimsby's greatest assets and provides contact with thousands of children and families. Through its work with the GTFC, the Trust has established a reputation within the community sports sector as a leading and innovative organisation. These proposals extend considerably beyond simply providing a community stadium that can house 14,000 spectators. It will allow for further and

[1] The Local Plan is expected to be published later in 2015

enhanced provision of sporting facilities and community development programmes across health promotion, social inclusion, sports participation and education; and an expansion of the GTFC's and the Trust's work.

1.2 Methodology

The assessment of the community and social value effects has entailed the following key steps:

- A policy review to provide an outline of the relevant social and economic objectives for the area;
- A desk-top review of relevant available information on current socio-economic conditions in the assessment area, including the prevailing baseline conditions to establish the base case;
- An assessment of the construction and operational impacts of the scheme;
- Appraisal of the additional benefits resulting from the proposed development that will be provided within the proposed scheme; and
- Benchmarking the overall project aims against a variety of socio-economic indicators, such as physical wellbeing and deprivation statistics, for the users of the site. The assessment includes initiatives that benefit members of the community with protected characteristics, as defined by the Equality Act 2010 and explores how these meet established social and economic policy objectives.

Following this Introduction, the report is set out as follows:

- Chapter 2 - Policy context
- Chapter 3 - Baseline conditions
- Chapter 4 – Construction Effects
- Chapter 5 – Operational Effects
- Chapter 6 – Community and Social Value Effects
- Chapter 7 – Conclusions
- Chapter 8 - Closure

2.0 POLICY CONTEXT

A number of social and economic policy documents and strategies have been produced by a range of organisations, which together set the social and economic policy context for the proposed scheme. The key policy documents relevant to the proposed community stadium are set out below in section 2 and are categorised into the following groups:

- Planning;
- Physical Wellbeing & Health;
- Education & Skills;
- Sport & Recreation;
- Housing; and
- Economics.

2.1 Planning Policy

2.1.1 National Planning Policy Framework

The National Planning Policy Framework[2] (NPPF) was published on the 27th March 2012. It replaces most existing national planning policy previously contained in Planning Policy Statements and Planning Policy Guidance.

The NPPF sets out the three dimensions to sustainable development, requiring equal weight to be given to the economic, social and environmental roles that the planning system should play. Of specific relevance to this report are:

- An economic role: ensuring that the right amount of land is available in the right time and place in order to support growth and innovation;
- A social role: providing the supply of housing and local services required to meet the needs of present and future generations and supporting health, social and cultural well-being; and
- An environmental role: contributing to protecting and enhancing our natural, built and historic environment.

At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 14 states that:

> *"Local authorities should positively seek opportunities to meet the development needs of their area".*

As such, every effort should be made to objectively identify and then meet the community, housing, business, and other development needs of an area.

The NPPF sets out thirteen key objectives that will 'deliver sustainable development.' Those objectives that are most relevant to the proposed development are as follows:

- 1. Building a strong, competitive economy – Local Authorities (LAs) are required to:
  - 'Support existing business sectors and identify and plan for new and emerging sectors;
  - Facilitate flexible working practices such as the integration of residential and commercial uses within the same unit'.

[2] Available at: https://www.gov.uk/government/publications/national-planning-policy-framework--2

- 6. Delivering a wide choice of high quality homes – LAs are required to:
  - ‘Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families, and people wishing to build their own homes);
  - Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand’;

- 7. Requiring good design – LAs should aim to ensure that developments:
  - ‘Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
  - Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks’;

- 8. Promoting healthy communities – LAs should seek to achieve places which:
  - ‘Promote opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;
  - Ensure safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion;
  - Provide safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas;
  - Ensure the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
  - Promote an integrated approach to the location of housing, economic uses and community facilities and services;
  - Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day- to- day needs;
  - Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community;
  - Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services;
  - Ensure a sufficient choice of school places are available to meet the needs of existing and new communities; and
  - Ensure access to high quality open spaces and opportunities for sport and recreation, which can make an important contribution to the health and wellbeing of communities’.

2.1.2 Emerging Local Plan

The development of a new Community Stadium project is acknowledged in the emerging 2015 Consultation Draft Local Plan. The final plan is anticipated to be published later in 2015.

2.2 Physical Wellbeing & Health

2.2.1 Health and Wellbeing Board, Health and Wellbeing Strategy - "healthy people in healthy places" (2013-2016)

The Health and Wellbeing Strategy is a new joint strategy, developed under the leadership of the Health and Wellbeing Board (HWBB) which is designed to set out how partners in North East Lincolnshire will work together across the health and social care system to improve health and wellbeing for the local population.

The new strategy sets out the local vision for improving health in the borough, against a backdrop of long standing health inequalities. Whilst health overall has improved, the gap in life expectancy between the more affluent and least affluent areas of the borough has widened. Following the 2011/12 Public Health Annual report which highlighted the inextricable link between poverty, poor living conditions and poor health, the strategy recognises the need to work in partnership with communities and organisations to ensure that these key issues are tackled. This is aligned very clearly to the Council's emerging vision around Stronger Communities, Stronger Economy.

This strategy seeks to move from addressing symptoms to addressing the causes of ill-health and acknowledge that the key drivers that account for people's poor health largely lie in the 'conditions in which people are born, grow, live, work, and age'. The Strategy acknowledges that healthy places grow healthy people, and that factors such as - fair employment, income shortfalls, housing - contribute greatly to health and well-being.

To achieve sustainable improvements to health and wellbeing, the Strategy focuses on creating:

- Healthy Places – by reducing poverty and impacting on wider determinants of health
- Healthy Services – by commissioning more "joined up" and aligned equitable services and solutions
- Healthy Lifestyles – through a much greater focus on prevention and earlier detection.

Over the next three years, the HWBB wish to focus on:

1. Securing a better future for our children and young people
2. Keeping People well by a greater focus on prevention and early detection
3. Taking wider action on health and well-being by fostering healthy and sustainable places
4. Improving access to high quality, integrated and equitable services
5. Maintaining and enhancing independence of vulnerable groups, with particular focus on healthy ageing, mental health

The North East Lincolnshire Clinical Commissioning Group has allocated a reserve of around £1.6m of non-recurrent funding to support the delivery of the strategy. The aim is to encourage funding bids which encourage innovation and community participation.

2.2.2 North East Lincolnshire Council and Clinical Commissioning Group (2012) Joint Strategic Needs Assessment

The Joint Strategic Needs Assessment (JSNA) 2012 is an overarching needs assessment and is the fifth annual JSNA to be produced in North East Lincolnshire. A wide range of information has been reviewed to identify key issues for the area's population to be used in planning, commissioning and providing programmes and services to meet identified needs.

The JSNA has been shaped around the themes of the Marmot Review- Fair Society, Healthy Lives, reflecting the fact that the health and wellbeing of the population is influenced by a wide range of social, economic and environmental determinants throughout all the stages of the life course. The JSNA records data on the following themes:

- Demographic Profile
- Give Every Child the Best Start in Life
- Maximise Capabilities
- Fair Employment and Healthy Standard of Living
- Sustainable Communities
- Preventing Ill Health

Key socio-economic data extracted from the JSNA pertinent to the study area is summarised in the Socio-Economic Baseline section of this paper.

2.2.3 North East Lincolnshire Clinical Commissioning Group, 'Strategic Plan 2014 – 2019'

North East Lincolnshire Clinical Commissioning Group's (CCG) Strategic Plan sets out the CCG's vision for the future of health and health care in North East Lincolnshire. The Strategy provides the underpinning context for how the CCG will develop safe, high quality, affordable health and social care services for local communities during the period 2014-2019.

The CCG's strategic aims are to:

- Empower People
- Support Communities
- Deliver Sustainable Services

The Strategy describes an ambitious programme of work which will realign their services to focus on maintaining good health, preventing illness and enabling local communities to care effectively for themselves. It endorses the concept of the "shift to the left[3]" which underpins the CCG's transformational change programme, '*Healthy Lives, Healthy Futures'*.

The Strategy highlights and proposes measures to address a series of socio-economic challenges pertinent to the area, including:

- a community that is made up of a mixture of affluent and deprived areas;
- a population which is set to increase its proportion of older people; and
- a geographical location that struggles to achieve economic growth.

The transformation programme, '*Healthy Lives, Healthy Futures'*, is aimed at developing and delivering clinical models and care pathways that will shift the emphasis to self-care and independence, with care in the home and community rather than hospitals or other care facilities. In order to achieve this change, 24 hour/ 7 day services will be required across the range of primary, secondary and social care services; and urgent/unplanned care services will be transformed to ensure that services are responsive to unplanned care needs, across a range of environments, so that patients are supported outside of traditional hospital settings.

[3] The "shift to the left" refers to the move from hospital care as the default delivery mechanism for healthcare to the increased emphasis on self- care and independent living.

The Strategy maintains that efficiencies released as a result of streamlining can be used to further invest in redesign and improvement via the Better Care Fund.

2.2.4 'A Good Place to Grow Older, North East Lincolnshire's Strategy for Later Life 2009-2012'

The Strategy for Later Life sets out five main aims to improve quality of life of older people, through improved environment, better health and well-being, enabling them to enjoy full and active citizenship.

An outcome framework brings together themes and issues that are not necessarily found in service led strategies and are not the direct responsibility of one particular agency. The outcomes are universal ambitions for older people and are mutually reinforcing.

The outcomes include:

1. Making a positive contribution.
2. Accessing good information, advice and advocacy.
3. Maintaining physical, mental and emotional health and well-being.
4. Living in good, safe neighbourhoods and able to get out and about.
5. Maintaining economic well-being.

2.3 Education & Skills

2.3.1 North East Lincolnshire Council's Education Strategy, A Strategic Vision and Policy for Learning and Education in North East Lincolnshire, 2013-2016

The Education Strategy is the overarching strategic vision for learning and education within North East Lincolnshire Council's (NELC) administrative boundary.

The Strategy supports the overall aims of the Council Plan of achieving a
Stronger Economy and Stronger Communities and supports the delivery of the priorities:

- All people in North East Lincolnshire benefit from a strong economy;
- All children, young people and adults are ready for work and have skills for life;
- All people in North East Lincolnshire enjoy good health and wellbeing;
- In addition to supporting the Council Plan this strategy supports the delivery of the following Children and Young People's Plan priority areas;
- Attainment levels and achievement for all children and young people are raised;
- The gap in educational attainment between vulnerable groups and average attainment levels is reduced;
- All children and young people to progress to further education, training or employment; and
- The gap in educational attainment for looked after children are reduced.

To realise the strategic vision, the Strategy aligns the following three programmes:

1. An 'Improve Strategy'
2. A '14-19 Strategy'; and
3. A 'SEN Strategy'

The '14-19 Strategy' is of particular note and includes provisions for the development of engagement and pre-apprenticeship provision to enable young people to access apprenticeships and the world of work; while also working with employers and industry leaders to align the skills delivery to young people with the needs of local employers.

2.3.2 19+ Skills Strategy for North East Lincolnshire 2011-2013

The rationale for the 19+Skills Strategy stems from the deep rooted challenges facing North East Lincolnshire, including deprivation, unemployment, and lower skills levels than national averages.

Developed by the Adult and Community Learning Strategic Group, the Strategy focuses on a range of objectives, in line with the Group's assessment of community stakeholder and employer needs, Government ambitions and funding requirements. In shaping a 19+ Skills Strategy rather than a workforce development strategy, this document is focused on the collaborative actions learning and skills providers will take to address community need.

To set the context, the Strategy highlights the following notable characteristics of the local area:

- North East Lincolnshire has a higher proportion of residents qualified to NVQ Level 2 than the national average and has a comparable profile for Level 3 qualifications. There are, however, a significantly lower number of Level 4's than the regional and national averages (17.3% have NVQ Level 4 compared to 29.5% nationally).
- In terms of the generic local skills gaps, 62.4% of employers surveyed state there are gaps in customer handling, 60% cite effective team working and oral communication skills and 59% highlighted technical, practical or job-specific vocational skills shortages.

The Strategy aspires to provide all adults within the area with access to a range of education and skills provision, at the appropriate level, who are supported to plan their own learning journey, and achieve their personal and economic goals supported by clear, accessible and transparent information and impartial careers advice.

The partners to this Strategy[4] will focus on the following priorities in line with their assessment of community, stakeholder and employer needs, Government ambitions and funding requirements.

1. Align The Strategy with the Skills Minister, John Hayes' vision of Further Education;
2. Increase employment and employability;
3. Implement the Skills for Life programme which supports those with low levels of basic skills to attain at least the minimum functional levels of Entry Level 3 for Numeracy and Level 1 for Literacy;
4. Offer a start on the learner journey towards qualifications at Level 2 and above;
5. In anticipation of future sector needs, increase the number of adults who achieve the following qualifications (at Level 2 and Level 3);
6. Provide progression opportunities to Further and Higher Education:
7. Engage under-represented groups and widen participation in learning.

   This priority includes:
   - Ensuring all communities, including those that are most disadvantaged, have access to a wide curriculum, high quality, responsive provision and progression in learning

[4] Change Programme, Children's Centres, Franklin College, Grimsby Institute of Further and Higher Education, Humber Learning Consortium, Humber Chemical Focus, Job-Centre Plus, North East Lincolnshire Council Community Learning Services, Skills Funding Agency and Voluntary Action North East Lincolnshire

- Undertaking consultation and a mapping exercise with communities to identify wider benefits for individuals and their learning needs in respect of personal and community development learning
- Undertaking capacity building with identified potential providers to establish and develop learning links with individuals and their communities
- Undertake an initiative to raise aspirations and self-esteem within communities
- Utilise existing voluntary and community networks to promote learning and publicise success stories.

The Employment and Skills Sub-Group of the North East Lincolnshire Strategic Partnership are committed to drafting and monitoring a rolling delivery plan, which specifies the ways in which the partners will work together to achieve the outcomes and success measures.

2.4 Sport and Recreation

2.4.1 North East Lincolnshire Council Play Strategy 2008

The Play Strategy acknowledges the importance of play across the generations and the role that play can have in contributing to the social well-being and quality of life of the 42,945[6] children and young people aged 0-19 years that make up over 27% of the population in North East Lincolnshire.

The Strategy also aims to minimise the barriers to play, whilst recognising the difficulties of providing services that meet the needs identified within this Play Strategy. It marks a 'spring board' for a new and exciting stage of future play development drawing on the value and significance of play and the contribution that play can make to wider agendas including 'Every Child Matters'.

The definition of Play[5] used within this strategy recognises that: *"Play is freely chosen, personally directed, intrinsically motivated behaviour that actively engages the child... Play can be fun or serious. Through play children explore social, material and imaginary worlds and their relationship with them, elaborating all the while a flexible range of responses to the challenges they encounter."*

Section 3.2 'Contribution Play Makes to the Wider Agendas' acknowledges the multi-faceted benefits associated with Play and its subsequent contribution to the wider agendas include its influence and contribution it has to the following policy areas:

- Health and fitness - the chief medical officer advises that 'children and young people should achieve a total of at least 60 minutes of at least moderate intensity physical activity each day'. There is growing research evidence that increased opportunity for free play is the most effective way to ensure this for children, and that a range of increasing health problems are associated with the decline in play opportunities.
- Childhood obesity - this is a serious problem with profound health and social consequences. It is estimated that up to 15 per cent of children in the UK are overweight or obese, a figure that has been rising steadily over the past 20 years. Play encourages physical activity in children, building a healthy heart and developing strong muscles and bones. Increased physical activity amongst children burns more calories and has additional health benefits such as improved cardiovascular and gross motor benefits.

[5] Source: Best Play - What Play Provision Should Do for Children NPFA/PLAYLINK/Children's Play Council (2001)

- Mental Health - The Mental Health Foundation estimates that at any one time some 20% of children and young people experience psychological problems. Play is now widely recognised as being beneficial in the emotional development of children and can lead to improvements in the cognitive, emotional and social well-being of children who play.
- The Environment – Research conducted by Demos and the Green Alliance has found that there is a big gap between children from rural and urban backgrounds in their level of access to natural environments and that this is detrimental to children living in cities. By allowing children access to the outdoors, the child's confidence in moving through the larger world is much improved. Children's out of school experiences play a critical role in shaping lifelong attitudes, values and patterns of behaviour toward natural environment, whereas fear of their environment means that children are much less likely to connect with wider 'green' environmental problems.
- Education - Play contributes to the learning process, as during play children repeat, adapt and refine all types of movement in various combinations, thereby improving not only their physical skills but also their social and educational. Play is recognised[16] as a major route to learning, particularly in children's early years. Play can support and consolidate learning from both informal and formal school settings and is widely seen as having an important role in children's cognitive development, although it must be noted that much of the existing evidence relates to the pre-school age group.
- Transport - 'Many children appear to have less time being physically active because of the increase in car use and the heightened concern about potential risks of unsupervised play outdoors'. Furthermore with a shift from unstructured to structured events children are walking less and according to the Centre for Transport Studies18, 'play is one of the best things that parents can do for their children's health'.
- Inequality and exclusion – Play provides social benefits for children and young people. At an individual level it allows them to mix with their peers, exercise free choice (to some extent) and by doing so improve their self-confidence and feelings of self-worth. However Play can also have a benefit at a community level through encouraging the use and development of local community facilities, play provision can have a strategic use in bringing more widespread social benefits including greater social cohesion improving and the building of community networks. For example, Play opportunities can create more inclusive play, opening up the environment to disabled and non-disabled children and children from different ethnic communities.
- Crime and anti-social behaviour - Anti-social behaviour covers a vast list from environmental issues including litter, graffiti, abandoned cars through to people begging, drinking or causing a problem in the city centre at night, including problems in neighbourhood areas such as 'neighbours from hell'. Play opportunities can assist in promoting community cohesion and support regeneration particularly through an inclusive approach to developing Play opportunities that create attractive and welcoming parks and public spaces which cater for children, young people and families.

North East Lincolnshire Council recognises that children and young people in North East Lincolnshire have the right to inclusive, quality, safe, accessible and stimulating play provision and aims to work with partners to improve and deliver play opportunities for its children and young people.

The Play Strategy sets out the following key priorities and aims:

Key Priorities	Key Aims
Priority 1: Improving access and opportunities for play.	• To ensure every child and young person in North East Lincolnshire has access to good quality playgrounds and play areas which meet their needs for variety, accessibility, choice, open space, adventure and play aspirations. • To improve and increase the opportunities for play thatfully meet the needs of all children and young people.
Priority 2: Staying safe	• To reduce incidents of bullying and anti-social behaviour to zero. • To address issues of vandalism, unsafe and dirty play areas and facilities used by children and young people.
Priority 3: Promote and support a range of quality provision for year round local supervised open access play.	• To increase local play provision. • To increase local partnership working. • To increase the provision of year round play provision and activities. • To increase play opportunities through extended schools.
Priority 4: Promote and support the increased use of local unsupervised spaces and play facilities.	• All children and young people to have easy access to the widest possible range of play experiences and play environments both inside and outside.
Priority 5: Promote and support access to play for children whose play needs are not being met because of their current circumstances	• To promote inclusion and access for disadvantaged and disabled children and young people.
Priority 6: Promote and support quality standards across play, including access to education and training.	• To address issues of quality and the condition of existing play areas and facilities. • To ensure future investment in play facilities and activities is based on strategic need and a co-ordinated approach. • To develop people working in play increasing the workforces' skills and incorporating play principles to ensure a well-trained and quality workforce that can deliver and support good quality play opportunities and practice.

The strategy will be delivered through a Play Partnership formed from the existing Steering Group. This is to be made up of members from the voluntary, community sector, the local authority, Shoreline Housing Partnership, Neighbourhood workers and most importantly children and young people from the Youth Council.

A detailed action plan commits partners and the local authority to action and the children and young people both as members on the Play Partnership and through further consultation will play an active role in ensuring the on-going development and review of actions to develop play fully meet the needs of children and young people in the area.

2.4.2 North East Lincolnshire Council Playing Pitch Strategy Final Assessment Report, September 2011

The Assessment Report summarises the key issues affecting the playing pitches throughout NELC's administrative area. With particular reference to football pitches, the assessment notes:

- There are a total of 228 teams playing in North East Lincolnshire.
- Football Association demand trend analysis and team generation rates (TGRs) highlight that participation rates in North East Lincolnshire are significantly higher than national and regional averages.
- The audit identifies 128 pitches as available for community use. In addition, there are a further 70 pitches, which are not currently accessible to the community.
- Nine sites are overplayed by 12.5 matches each week. However, several sites offer spare capacity and should be considered as options for diverting play.
- A number of clubs in North East Lincolnshire report latent demand. In the main this relates to the provision of changing accommodation of a good quality.
- The most likely future increases in the number of teams are identified in the category of senior men for which there will be an anticipated further 13 teams by 2026.
- The current playing pitch stock should be protected and consideration should be given to changing the designation of some senior pitches to cater for junior football as well as protecting spare capacity to help to improve the quality of pitches in the area.

The Assessment also notes that the area experiences an undersupply of junior pitches and suggests that this issue should be rectified through the conversion of senior pitches into junior pitches. It is also important to note that a significant proportion of the poor quality junior and mini pitches are not available for community use as they are located on school playing fields.

In terms of pitch quality, site assessments suggest that the general quality of pitches in the area is good which is also reinforced by the consultation exercises which formed part of the commission. The assessment rated two-thirds of the pitches as good, one quarter as average and one tenth as poor quality. For many clubs, it is the poor quality of changing accommodation which is the main issue.

- Consultation suggests that improvements to changing accommodation have not kept pace with improvements to pitches and that there has been little/no investment in the facilities and hence the buildings have become dilapidated and poor quality. Whilst stakeholders recognise that pitch improvements are the main priority, wherever possible, this should be supported by improvements to the changing accommodation. There is a need to address poor changing facilities, in particular, to support the retention of adult players and also to recruit more women and girls for whom many sites are currently inaccessible because of the poor quality of facilities.

- Clubs also stress the importance of offering good quality changing accommodation to support the recruitment and retention of players at both senior and junior levels. In particular, junior clubs wishing to introduce girls' teams highlight the need for better

changing facilities. In particular, this relates to increasing quality, the need for segregated changing and larger changing rooms.

- Full condition surveys have been completed for each pavilion. They highlight that the quality of this stock is regarded as poor. There is a £0.5 million backlog maintenance schedule for the pavilions.

Despite being a relatively dry area of the Country, a number of pitches such as at Hardys Recreation Ground, are prone to waterlogging. This is due to the lack of long term ongoing maintenance of pitch drainage systems as there is little evidence to suggest that systems have been maintained on a regular basis.

Public access to pitches is a problem which can impinge on the quality of sites. This is the case for a large number of sites in the area. It leads to corresponding problems with dog foul, litter and unofficial use.

In terms of assessing demand, the stakeholder consultation work suggested that the number of pitches in North East Lincolnshire is sufficient to meet demand. In the main clubs are able to access pitches at appropriate times. However, issues are noted in locating training facilities across the area. NELC neighbourhood operations teams believe that the current level of play is acceptable and that any significant increase in the number of teams would have a detrimental effect on the quality of the pitches across the area.

2.4.3 Knight Kavanagh & Page, North East Lincolnshire Council Final Playing Pitch Strategy, December 2011

The Playing Pitch Strategy for North East Lincolnshire Council (NELC) builds upon the preceding Assessment Report (see section 3.4.2 above) and the ensuing Strategy proposes a strategic framework for the maintenance and improvement of existing playing pitches, outdoor sports facilities and ancillary facilities. This is adopted council policy and therefore acts as supplementary guidance in terms of planning proposals up to 2026.

The proposed vision for playing pitches and outdoor sports facilities (including ancillary facilities) is based on the themes within North East Lincolnshire Community Strategy and proposes that:

'*North East Lincolnshire work to create a carefully planned network of playing pitch facilities that are well managed and maintained and which through community participation contribute to enhancing the quality of life and sense of well-being of all sections of the community."*

The proposed vision is based upon a three-tiered framework of objectives including:

1. Strategic Objectives;
2. Management Objectives ; and
3. Sport Specific Objectives.

The Strategic Objectives include:

Strategic Objective	Description
Objective 1	To maximise community access to all outdoor facilities across North East Lincolnshire

Objective 2	To address quantitative deficiencies to meet existing unmet demand and plan for new provision (as and where required)
Objective 3	To address qualitative deficiencies and enhance existing provision to support high levels of participation
Objective 4	To support the development of local leagues and clubs to meet their needs within North East Lincolnshire

The adopted Management Objectives are a wide-ranging; however those most relevant to the current proposal are:

Management Objective	Description
F	Rectify inadequacies and meet identified shortfalls as outlined in the Assessment Report through improvements to the current pitch stock and ancillary facilities in line with the Action Plan.
G	Identify opportunities to add to the overall pitch stock in the Borough to accommodate both latent and potential future demand.
I	Work with facility providers to establish an approach to co-ordinate investment to address the community's needs, to target priority areas and to reduce duplication of provision.
P	Use the receipt from the disposal of facilities to invest in ancillary facilities
R	Work with local clubs which have achieved the quality accreditation to, where relevant, identify and secure facility improvements, appropriate sites for new facility development and funding opportunities.
S	Support local clubs to demonstrate sustainability.

The Strategy Sport specific objective relating to Football is to meet the identified deficiencies in junior and mini football provision. Identified projects include:

- Investing in central venue sites able to accommodate anticipated growth in girls' football.
- Increasing the quality and standard of changing rooms to accommodate segregated changing.
- Working to engage landowners/managers of sites which are not currently available (i.e. primary schools) to encourage greater community use to meet identified deficiencies in local provision.
- Utilising senior pitches in areas of oversupply and create more pitches where land is available.

The Strategy and Action Plan recommend a number of priority projects for North East Lincolnshire, which should be implemented from 2011 to 2026. The Strategy identifies a need to build key partnerships with education establishments, community clubs and private landowners to maintain and improve playing pitch and outdoor sports facility provision.

2.5 Housing

2.5.1 North East Lincolnshire Local Plan 2003

North East Lincolnshire's development plan currently comprises the saved policies of the North East Lincolnshire Local Plan, adopted in November 2003. A direction made by the Secretary of State under Paragraph 1(3), of Schedule 8 of the Planning and Compulsory Purchase Act 2004 saved a number of policies which relate to housing

A key saved policy relevant to the proposed site is ***Policy GEN2: Development in the Open Countryside*** which states proposals requiring planning permission on areas outside the defined development boundaries under Policy GEN1 will be permitted provided:-

(i) it is essential to the needs of agriculture, horticulture, forestry, mineral extraction, waste disposal or other land use which requires a countryside location; or

(ii) it consists of the use of a rural building or buildings; or

(iii) it consists of development to meet a local employment need; or

(iv) it is for leisure and tourism purposes requiring an open countryside location, or

(v) it consists of the rebuilding, alteration or extension of an existing dwelling where the residential use of the property is not considered to have been abandoned; or

(vi) it consists of affordable housing for local needs, or

(vii) it consists of proposals to generate energy from sources of renewable energy; or

(viii) it consists of telecommunications development.

2.5.2 North East Lincolnshire New Local Plan Issues Paper: Housing, October 2014

The North East Lincolnshire New Local Plan, Housing Issues Paper is one of a series of background reports prepared to support the progression of a new Local Plan for North East Lincolnshire. It summarises the evidence gathered and the key issues and challenges arising in relation to housing that will lead to the identification and appraisal of options in the new Local Plan.

The Issues Paper asserts that the need for homes is directly linked to economic growth and that there is significant opportunity for job creation in North East Lincolnshire, which has the potential to change the dynamics of the local housing market, by enabling the area to retain its existing population and attract new people to help form the larger labour force needed to service these jobs.

What is clear from the modelling work undertaken is that even if existing trends were to continue, a significant level of additional homes would be needed to cater for the existing population, due to the impact of natural change. The trend based picture also shows that, in the long-term, the rate of outward migration will slow considerably.

Paragraphs 5.43 states that based on trends alone, official projections suggest that, as a minimum, just over 300 new homes are needed each year. Further analysis of historic trends, over a longer period, suggests that just less than 430 new homes are needed each year as a minimum.

2.5.3 North East Lincolnshire Council Housing Assistance Policy 2010 – 2013

The most recent North East Lincolnshire Council Housing Assistance Policy was introduced on the back of the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 which came into force in July 2002. The order repealed most of the existing prescriptive legislation governing the provision of grants to homeowners and replaced it with discretionary powers to offer a wide range of assistance for housing renewal.

The policy document identifies 10 no. key priorities where it is Council policy to will provide financial assistance and support in order their delivery. Those most relevant to the proposed scheme include:

- Help older and disabled persons to remain independent, safe and secure in their own homes
  - The aim of The Council is to enable the elderly and disabled to remain living in a home of their own, living as independently as possible, for as long as is reasonably practicable in suitably designed or adapted housing, along with appropriate health and social care.
- Support the Council's Private Sector Enforcement Programme tackling unsafe, sub-standard properties
  - The Council's Private Sector Enforcement Policy was agreed in June 2007. The Council will use all available legislation to ensure that the private sector housing stock of North East Lincolnshire is safe and well managed.
- Maximise the use of the housing stock in North East Lincolnshire through encouraging long term empties to be brought back into use or demolishing those without a long term future
  - It is recognised that some residential properties cannot be returned to use due to their condition or situation. Consequently it may be necessary to demolish or convert them to other uses.
- Promote opportunities for securing investment in private sector housing and maximise the use of subsidy:
  - The Council's aim is to seek to secure maximum investment in private sector housing. This will be achieved through: -
    - Partnerships, i.e. Health Through Warmth Schemes and working with the Care Trust Plus, NHS, Police and Fire Authorities;
    - Looking for alternative sources of funding e.g. the Housing Corporation, English Partnerships, the Regional Housing Board, European Regional Development Fund, Community Energy Saving Programme (CESP) and Carbon Emissions Reductions Target (CERT) funding. There may be other initiatives that the Housing Renewal Team may wish to access to gain extra funding into the area;
    - Ensuring those conditions for providing financial assistance are complied with and securing repayment when necessary;
    - Encouraging responsible home ownership.
- Work with partners to reduce crime, ill health, inequalities and worklessness:
  - The Council aims to work with partner Social Landlords to increase the supply of affordable housing and to bring about the regeneration of mixed tenure estates. In order to do so it made be necessary to work in an imaginative and innovative way to ensure the efficient use of funds.
- Deal with areas of housing stress through the targeting of resources and the adoption of an area based approach:
  - The Private Sector Stock Conditions Survey 2007 highlighted the areas of older terraced properties in the centre of the Borough having the highest levels of poor conditions, as measured by the amount of Category 1 Hazards,

dwellings failing the Decent Homes standard, disrepair and households suffering from fuel poverty. In addition, a Neighbourhood Renewal Assessment was conducted in the eastern part of the East Marsh Ward, an area containing 4000 older terraced properties exhibiting problems of housing stress including empty homes. In response to these pieces of research the Council has declared a Statutory Renewal Area committing it to a 10 to 15 year programme of investment.

2.5.4 North East Lincolnshire Homelessness Strategy, Preventing Homelessness Actions for All 2012-2015

The extant Homelessness Strategy builds on the success of the previous strategy which focuses on:

- Early intervention
- Pre-crisis intervention
- Preventing homelessness re-occurring.

The new policy direction focuses on preventing homelessness occurring by helping people resolve their housing problems and tackling barriers to obtaining accommodation.

The Strategy notes that homelessness still exists and increasing numbers of people are threatened with homelessness. This does not relate solely to people defined as statutorily homeless (a legal definition relating to eligible people who are unintentionally homeless and in priority need). Furthermore the Strategy identifies categories of people who are most likely to become homeless. This includes:

- young people leaving or having left the care of the Local Authority;
- hose leaving prison;
- people suffering from domestic violence;
- those with mental health issues; and
- people who have problems with debt.

The Strategy contends that merely providing housing accommodation is not enough,- particularly for vulnerable people there is a need to provide support to help build life skills, independence and the ability to attain and retain a settled home.

The accompanying action plan provides timescales and commentary on each of the areas of focus and introduces measures to enable progress and performance to be monitored in a living document that will develop. Key areas of focus include:

- Preventing Homelessness
- Understanding our Customers
- Life Skills
- Understanding our Environment, and
- Partnerships that work

The Strategy acknowledges that there are challenges that face all homeless services in light of cutbacks at a time when more people could face homelessness. There is a pressing need to secure investment for accommodation and services relevant to homeless people and to monitor changes in policy and funding streams that may be available.

There is a recognised shortage of affordable housing in the area. To tackle this issue the Strategy supports the need to increase the availability of housing that people can afford,

want, is safe and that they feel happy to call home. To implement this measure the Homelessness Forum Strategic Partnership will endeavour to:

- Work together to develop a wider, common, shared evidence base
- Bid for new schemes/funding to ensure continued investment and improvement to our services
- Monitor the success of Home Choice Lincs in offering people choices in where they live and the impact of Government proposals such as changes to lettings policies and Affordable Rent schemes – taking action to change things if needed
- Ensure that the requirement for more housing is recognised as a priority and that homes are provided – including bringing empty homes back in to use
- Understand the types of accommodation needed.

2.6 Economic

2.6.1 Greater Lincolnshire Local Enterprise Partnership, Strategic Economic Plan, 2014

The Greater Lincolnshire Local Enterprise Partnership (LEP) Strategic Economic Plan is a business investment programme across Lincolnshire, North Lincolnshire and North East Lincolnshire which aims help create 13,000 new jobs, support the building of 100,000 new homes and help 22,000 businesses grow.

The Greater Lincolnshire LEP recognises that economic growth must be enabled with the facilitation of projects that give businesses the confidence to invest. Projects of varied scope and scale are being developed but the current focus is on projects that meet the LEP's immediate strategic priorities and can be delivered in 2015/2016 and 2016/2017.

The proposed Community Stadium in North East Lincolnshire is not listed as a specific project in the extant plan, but there is scope to introduce this project in the next iteration of the Strategic Economic Plan. The shortlist of prioritised programmes and projects go through a robust assessment process that considers the following factors:

- Deliverability – does a project have match funding and planning permission in place?
- Whole area – will the whole of the LEP area benefit from the overall package of schemes?
- Growth deal – does a project offer substantial direct outcomes that support economic growth? Do the outcomes represent good value for money, will the Single Local Growth Fund (SLGF) lever other funding, and is there a clear plan in place to realise the benefits of the project?
- Priority sectors – does a project directly support agri-food, tourism, engineering, care, ports, and low carbon? Is there a project that is available to all businesses?
- Housing – does a project directly create housing growth?
- Infrastructure – does a project provide critical infrastructure for growth?

3.0 BASELINE CONDITIONS

3.1 Population Demographics

The population of North East Lincolnshire, as estimated by ONS mid-year population estimates, amounted to 159,800 in 2013 and the area has exhibited low rates of growth over recent years, with an annual growth rate (0.12%) in the period between 2008 and 2013[6].

The area's local population is characterised as having an ageing workforce and a relatively low economically active population. A significant proportion of economically inactive residents in North East Lincolnshire are categorised as long term or temporarily sick or as looking after family members on a full time based. The ONS forecast that the Borough will see a decline in its working age population by nearly -5,000 in the period up to 2021 on the basis of structural demographic changes as well as historical trends of relatively high out-migration of economically active residents to other areas[7].

3.2 Labour Market and Employment

Compared to the national picture, North East Lincolnshire has a relatively high concentration of employment in the manufacturing, motor trades, retail, transport and storage and health sectors. This in part reflects the significant role of manufacturing across the region, as well as the area's particular strengths, for example in raw food product handling, transport and storage. Employment is relatively low in the information and communication, financial and insurance and business, scientific and technical sectors[8]. Given the role of Grimsby and Immingham ports, the Borough has a prominent transport and storage sector.

In 2013 just over 25% of North East Lincolnshire's residents were employed in three upper tier occupational groups including managers, professionals and associate professional. This is significantly less compared to the national average (44.7%). Since 2009, the North East Lincolnshire labour market has seen a decline in associate professional & tech occupations (-3.2%). Declines were also observed in North Lincolnshire (-2.4%) and Hull (-0.4%). However, this contrasts with national trends where the proportion has increased[9].

With an economic activity rate of 76.5%, North East Lincolnshire has a marginally lower economically active proportion of the population compared to the national average of 78.6%. This lower rate of economic activity is accompanied by a relatively high incidence of unemployment, which measured 10.4% in July 2014 compared to the national average of 6.4%[10]. The Council's most recent Economic Baseline report[11] comments that these

[6] ONS, Population Estimates for UK, England and Wales, Scotland and Northern Ireland, Mid-2013
Accessed on: http://ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcm%3A77-322718 (11 February 2015)

[7] Atkins (2014) North East Lincolnshire Economic Baseline, North East Lincolnshire Council
Accessed on: http://www.nelincs.gov.uk/council/planning-policy/evidence-base/local-documents/economy/local-economic-assessment/ (11 February 2015)

[8] Business Register and Employment Survey (BRES) 2011

[9] Atkins (2014) North East Lincolnshire Economic Baseline, North East Lincolnshire Council
Accessed on: http://www.nelincs.gov.uk/council/planning-policy/evidence-base/local-documents/economy/local-economic-assessment/ (11 February 2015)

[10] ONS Annual Population Survey: % of those aged 16-64. Percentages are the proportion of economically active population

[11] Atkins (2014) North East Lincolnshire Economic Baseline, North East Lincolnshire Council

statistics are characterised by a persistently high rate of unemployment among young people (i.e. 16 - 24 year olds) and those that are long-term unemployed. The Economic Baseline also recognises that the gap between unemployment and economic inactivity in North East Lincolnshire and the national averages is growing.

The Economic Baseline report acknowledges that a larger share of the economically inactive population in North East Lincolnshire are long term sick and temporarily sick (at 24% and 4% respectively) compared to the national average of 21% and 2% correspondingly, demonstrating the strong links between health and economic inclusion in North East Lincolnshire.

3.3 Education and Skills

The proportion of those with no qualifications in the defined study area has dropped by 3% between 2009 and 2013 and the proportion with Level 4 qualifications has risen from 17.3% to 19.9%. Despite this improvement North East Lincolnshire has maintained a lower proportion of residents with higher level qualifications (degree level or equivalent) between 2009 and 2013, compared with neighbouring local authorities and the national average. Furthermore the gap between North East Lincolnshire's and England's proportion of workforce with level 4 qualifications has increased (6.9% in 2009 and 11.5% in 2011)[12].

At least 7% of North East Lincolnshire residents aged 16-18 are classified as NEETs (Not in employment, education or training). This is higher than the national rate (6.7%) and the rate for the Yorkshire and the Humber region (6.3%), and nearby North Lincolnshire (5.7%)[13].

Sports Apprenticeships

North East Lincolnshire Council's Sports Development Unit works in partnership with Local and National Organisation's in order to improve the quality and quantity of Sporting opportunities across North East Lincolnshire[14]. The Sports Development Team consists of a number of Sports Development officers who work in the following areas:

- Community Sports Coaching Scheme
- Volunteering in Sport
- Sports Coaching
- Sports Clubs
- Positive Futures/Sport Lincs

Accessed on: http://www.nelincs.gov.uk/council/planning-policy/evidence-base/local-documents/economy/local-economic-assessment/ (11 February 2015)

[12] Source: Annual Population Survey 2014

Accessed on: https://www.nomisweb.co.uk/reports/lmp/la/1946157110/report.aspx?town=North%20East%20Lincolnshire (12 February 2015)

[13] Atkins (2014) North East Lincolnshire Economic Baseline, North East Lincolnshire Council

Accessed on: http://www.nelincs.gov.uk/council/planning-policy/evidence-base/local-documents/economy/local-economic-assessment/ (11 February 2015)

[14] Further information on North East Lincolnshire's Sports Development Unit can be found here: http://www.nelincs.gov.uk/resident/sport-and-leisure/sports-development/

- Equality in Sport

The Sports Development Unit has a commitment to ensuring sport is equally accessible to all individuals in the area irrespective of age, ability, ethnicity, gender, race, culture or social status. Work is undertaken to ensure that a number of target groups, identified as being under represented in sports participation, are provided with specific opportunities to take part in sport.

3.4 Physical Well-Being & Health

The most recent Joint Strategic Needs Assessment[15] (JSNA) produced evidence of overall improvement in the health of North East Lincolnshire's population but little evidence of improvement in the areas of North East Lincolnshire where health is poorest and where social and economic challenges are greatest. Furthermore, JSNA highlights that the health inequality gap between the most affluent areas and the poorest areas within the study area remains as wide as ever.

The North East Lincolnshire Health Profile 2014[16] emphasises the following key issues:

- The health of people in North East Lincolnshire is generally worse than the England average.
- Deprivation is higher than average and about 28.6% (8,600) children live in poverty.
- Life expectancy for both men and women is lower than the England average.
- Life expectancy is 12.9 years lower for men and 7.9 years lower for women in the most deprived areas of North East Lincolnshire than in the least deprived areas.

Key Indicators relating to Child Health:

- In Year 6, 19.1% (311) of children are classified as obese.
- The rate of alcohol-specific hospital stays among those under 18 was 71.8 (rate per 100,000 population), worse than the average for England.
- Levels of teenage pregnancy, GCSE attainment, breastfeeding and smoking at time of delivery are worse than the England average.

Key Indicators relating to Adult Health:

- In 2012, 27.4% of adults are classified as obese, worse than the average for England. The rate of alcohol related harm hospital stays was 683 (rate per 100,000 population), worse than the average for England.
- The rate of self-harm hospital stays was 201.4 (rate per 100,000 population). This represents 323 stays per year.

[15] The Joint Strategic Needs Assessment is an assessment of current and future health and social care needs. North East Lincolnshire Council and the Clinical Commissioning Group have a joint duty to prepare the JSNA and resulting Joint Health and Wellbeing Strategy (JHWS) through the Health and Wellbeing Board.

[16] Information extracted from the North East Lincolnshire Health Profile 2014
Accessed on www.healthprofiles.info (11 February 2015)

- The rate of smoking related deaths was 371 (rate per 100,000 population), worse than the average for England. This represents 334 deaths per year. Estimated levels of adult smoking are worse than the England average.

- The rate of people killed and seriously injured on roads is worse than average.

3.5 Social Exclusion and Deprivation

The Indices of Deprivation 2010 is made up of ten indices which measure different aspects of deprivation[17]. The average score of the LSOAs within North East Lincolnshire in the Indices of Deprivation 2010 was 29.30 which ranks North East Lincolnshire the 46th most deprived local authority area in England.

According to the Indices of deprivation 2010 local authority summary report[18]:

- 27 LSOAs in North East Lincolnshire are ranked in the 10 per cent most deprived areas in England.

- A further 15 are ranked in the 20 per cent most deprived and a further eight in the 30 per cent most deprived.

- 50 LSOAs in North East Lincolnshire are ranked within the 30 most deprived LSOAs in England.

Of particular note is the East March ward which features a LSOA ranked as the second most deprived area in England in the index of multiple deprivation. Rankings in North East Lincolnshire range from two to 30,609.

[17] The Indices of Deprivation 2010 is a lower layer super output area (LSOA) level measure. LSOAs are small areas which contain a minimum of 1000 people and an average of 1500 people. There are 32,482 LSOAs in England. North East Lincolnshire has 107 LSOAs in total.

[18] Accessed on: http://www.nelincsdata.net/IAS/Custom/Resources/Core9.pdf (12 February 2015)

4.0 CONSTRUCTION PHASE EFFECTS

4.1 Introduction

This section considers the potential temporary construction phase impacts of the proposed development of a new stadium for Grimsby Town Football Club (GTFC) at Peaks Parkway. It also considers the potential impacts of the construction of the enabling development that is required to generate financial receipts that would enable the development of the new football stadium associated facilities.

The chapter first of all sets out the assumptions that have been used in undertaking the assessment, and secondly provides the results.

4.2 Development Scenarios Introduced

Two alternative future development scenarios have been proposed by GTFC in order to enable the development of a proposed 14,000 seat capacity stadium at Peaks Parkway. These are:

- Scenario A: a 14,000 stadium with associated facilities (i.e. community sports pitches) that would be developed in several stages and enabled by the development of housing on five development sites in the vicinity of the proposed stadium. Under this scenario, it is proposed that a total of 1,488 new dwellings would be developed. In addition, there may also be some ancillary retail development associated with serving the needs of the residential population that would be accommodated by the new housing, but this retail development would be relatively modest in scale.
- Scenario B: a 14,000 seat stadium with associated facilities (i.e. community sports pitches) that would be developed in a single stage and that would be enabled by commercial retail and leisure development as well as housing (848 dwellings).

Although we understand that the Club's preference is for the stadium to be delivered in a single-stage (i.e. under Scenario B) we understand – but have not verified – that the development of the stadium is financially viable under both routes. In this chapter we therefore consider the potential development phase impacts under each of the scenarios.

The following table 4-1 sets out the specification of each development scenarios examined in this chapter.

Table 4-1: Specification of the two development scenarios

Element of scheme	Scenario A	Scenario B
Stadium etc.	14,000 seat capacity and community pitches, built in three stages: 1. 10,000 seats plus community pitches 2. additional 2,000 seats 3. final 2,000 seats	14,000 seat capacity and community pitches, built in a single stage over 14 months
Housing	1,488 dwellings including affordable housing	848 dwellings including affordable housing
Retail	13,000 sqft (1,200 sqm) of ancillary retail associated with residential development only	100,000 sqft (9,290 sqm) supermarket plus petrol filling station
Hotel	60 bed travellers style hotel	60 bed travellers style hotel
Commercial leisure	n/a	Pub/restaurant plus two fast food units

The source of information used in the specification of the two alternative scenarios has been GTFC. This information included a financial appraisal for each option and associated summary supporting documentation. Clarification on a number of points was achieved through email and telephone exchanges with appropriate representatives of the Club

The assumed phasing of the development of the stadium under Scenario A is as follows:

- Year 1: community pitches and two stands (10,000 seat total capacity and providing players' and officials changing rooms, club offices, club shop hospitality facilities) along each long side of the pitch plus associated parking.
- Year 5: third stand constructed at one end of the ground providing an additional 2,000 seats
- Year 9: fourth and final stand constructed providing an additional 2,000 seats and raising the capacity to 14,000.

Note: usually when we consider the construction phase impacts of major residential developments we usually also take into account the likely impact of the development of associated community facilities, such as schools, medical centres, community meeting places, etc. However, in this case we have not seen any information on whether any additional facilities of this type are likely to be required in Grimsby under either Scenario A or Scenario B so this potential element has been excluded.

4.2.1 Approach to Estimating Construction Phase effects

The estimation of the economic impacts associated with the development – including the temporary construction phase impacts – is a two-stage process:

- the estimation of gross impacts; followed by
- the estimation of net additional impacts, after making allowances for displacement, leakage and multipliers.

Each stage in this process is set out below, together with the results of the assessment.

Gross Construction Phase effects

The approach taken to estimating the potential gross temporary employment impacts associated with the development of the proposed stadium and accompanying enabling development is based on the anticipated levels of capital expenditure needed for the provision of infrastructure and the building of the stadium, housing, commercial buildings and associated facilities.

The table 4-2 below sets out the assumptions about the levels of construction expenditure needed to build out each of the elements of the scheme itemised in the table 4-1 above. All construction expenditure estimates use a 2015 price base.

Table 4-2: Assumed financial expenditure under each development scenario (£m, 2015 prices)

Element of scheme	Estimated construction expenditure (£m) Scenario A	Estimated construction expenditure (£m) Scenario B
Stadium and community pitches	25.3m	22.0m
Housing and associated infrastructure	166.7m	95.0m
Retail	3.8m	20.4m
Hotel	2.4m	2.4m
Commercial leisure	n/a	6.5m
Total	**198.2m**	**146.3m**

Estimates of the financial costs associated with the stadium and community pitches has been supplied by GTFC for Scenario B (single phase construction). With the agreement of the Club we have assumed that there would be an additional 15% of construction phase expenditure needed to account for additional costs associated with a multi-phase approach to construction under Scenario A.

Construction phase expenditure estimates for each of the other elements (housing and commercial development) have been determined by Development Economics based on unit cost estimates obtained from the BCIS with refinements based on our experience of similar projects elsewhere.

As already stated, under Scenario B the construction of the stadium in its entirety in a single stage is expected to take 14 months. Under Scenario A the construction of the stadium would occur in three phases, with the final stage not taking place until Year 9.

In terms of the assumed timeframe for the enabling development, under Scenario A it is assumed that:

- housing development occurs over years 1-10, with at an average rate of nearly 85 dwellings per annum
- the development of the hotel occurs in Year 1
- the development of the ancillary retail occurs in Year 3.

It should be stressed, however, that the results presented in this Chapter are not particularly sensitive to the timing of the different elements, as the focus is on presenting the cumulative number of person-years construction employment estimated as being likely to accrue. A slower pace of development would result in a lower average annual number of jobs, but these would be extended over a longer period of time.

Under Scenario B the assumed timing of the enabling development is as follows:

- housing development occurs over years 1-10, with at an average rate of nearly 149 dwellings per annum
- the development of the hotel occurs in Year 1
- the development of the supermarket and other commercial development (pub/restaurant and A3 restaurants) also occur in Year 1.

Estimates for gross construction phase employment are obtained by use of benchmark aggregate amounts of expenditure in the construction sector required to support overall levels of employment.[19] Specifically, it is assumed that:

- £183,750 of construction spend on site infrastructure and commercial developments would support an average of 1 person-year of construction sector employment; and
- £93,190 of construction expenditure on housing development would support an average of 1 person-year of construction sector employment.

The difference in the two assumptions is due to the fact that infrastructure expenditure is generally more capital intensive than housing development expenditure.

[19] The specific assumptions used here are estimated based on data on average revenues per employee for the UK as a whole for sub-sectors of the construction industry, based on turnover and employee data derived from the Office for National Statistics (including the Business Register and Employment Survey, 2009-2013). Having obtained the relevant data, the next step was to convert these to 2014 prices using the HM Treasury GDP deflator series

The results of this assessment for each Scenario are set out in the table 4-3 below (note: column totals may not add exactly due to rounding).

Table 4-3: Expected gross construction phase employment (person-years)

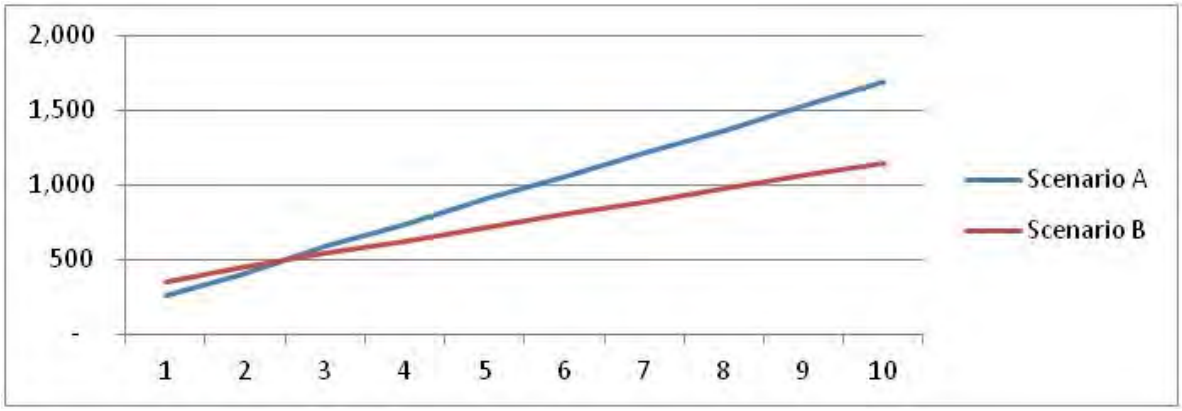
Element of scheme	Estimated gross construction employment (person-years) Scenario A	Estimated gross construction employment (person-years) Scenario B
Stadium and community pitches	138	120
Housing and associated infrastructure	1,524	868
Retail	20	111
Hotel	13	13
Commercial leisure	0	35
Total	**1,695**	**1,148**

In summary, the estimate is that under Scenario A a total of 1,695 gross person-years of construction phase employment would be expected to be supported throughout the 10-year development period, with by the anticipated infrastructure expenditure, with about 90% of these associated with the enabling housing development.

Under Scenario B the total amount of construction phase employment would be expected to be 1,148 person-years, which is about 33% less than for Scenario A.

The figure below summarises the time profile of the cumulative effects of the expected temporary construction phase impacts under each of the two scenarios[20]:

Figure 4-1: Expected gross cumulative construction phase employment effects (person-years)



4.2.2 Net Additional Construction Phase effects

So far the focus has been on the potential for gross employment creation. In order to estimate the potential for net additional construction phase impacts it is necessary to make adjustments for leakage and displacement, and to account for the potential for multiplier impacts in the local economy. For the purpose of estimating these additionality factors, the 'local economy' is defined by the spatial area covered by the unitary authority of North East Lincolnshire.

[20] Business Register and Employment Survey, 2009-2013). Having obtained the relevant data, the next step was to convert these to 2014 prices using the HM Treasury GDP deflator series

The calculation of net additional construction phase impacts is based on estimating the additionality of the development (i.e. the conversion of gross impact estimates into net impact estimates) covering the following additionality factors:

- Leakage: is the proportion of project outcomes that benefit individuals or organisations located beyond the 'intended' area of impact (i.e. North East Lincolnshire). Leakage is generally higher at a local level, although it also varies by the nature of development type.
- Displacement: is an estimate of the economic activity hosted by the site that would be diverted from other businesses in the local (North East Lincolnshire) area. This again varies by the nature of development type. For construction activities displacement rates are usually considered to be quite low, because of the temporary, 'one-off' nature of the activities.
- Multipliers: composite employment multipliers measure the employment benefits created through the indirect and induced effects of subsequent rounds of direct expenditure in the local (North East Lincolnshire) economy. Values for multipliers vary according to the size and complexity of the economy under consideration, and are generally lower at a more localised level.

Estimates of leakage, displacement and multiplier effects have been applied at a project level based on our assessment of the likely effects for each development.

In the case of leakage, the assumption is based on the proportion of jobs in North East Lincolnshire filled by non-residents of the Borough (18.9%): this assumption is based on the evidence on in-commuting obtained from the 2011 Census. In the case of displacement and multipliers, assumptions are sourced from guidance published by the Homes and Communities Agency[21]. The specific assumptions for each of the relevant additionality factors applied to each development type are set out in detail in table 4-4 below.

Table 4-4: Additionality Assumptions (at the spatial level of North East Lincolnshire)

Leakage	**18.8%**
Displacement – construction	38.0%
Multipliers – construction	0.21

Based on the application of assumptions as set above for leakage, displacement and multipliers, the expected employment impacts associated with each scenario are presented in the two tables 4-5 and 4-6 that follow (note: column totals may not add exactly due to rounding).

[21] English Partnerships (now HCA): Additionality Guide, Third Edition, October 2010

Table 4-5: Scenario A - Expected Net Additional Construction Phase Employment (person-years)

Element of scheme	Gross person-years	Displacement	Leakage	Multiplier effects	Net person-years including multiplier effects
Stadium & community pitches	138	52	16	15	84
Housing & associated infrastructure	1,524	579	179	161	927
Retail	20	8	2	2	12
Hotel	13	5	2	1	8
Commercial leisure	0	0	0	0	0
Total	**1,695**	**644**	**199**	**179**	**1,031**

Thus, under Scenario A, although the construction and development phase is expected to support 1,695 gross persons years of employment, when displacement (644) and leakage (199) are accounted for, the overall total reduces to around 852 person-years. However, consideration of 179 person-years' worth of extra local employment through the workings of the multiplier effect increases the anticipated net total to 1,031 person-years.

In terms of Scenario B, the equivalent results are set out in the table 4-6 below:

Table 4-6: Scenario B – Expected Net Additional Construction Phase Employment (person-years)

Element of scheme	Gross person-years	Displacement	Leakage	Multiplier effects	Net person-years including multiplier effects
Stadium & community pitches	120	45	14	13	73
Housing & associated infrastructure	868	330	102	92	528
Retail	111	42	13	12	68
Hotel	13	5	2	1	8
Commercial leisure	35	13	4	4	22
Total	**1,148**	**436**	**135**	**121**	**698**

Under Scenario B, although the construction and development phase is expected to support 1,148 gross persons years of employment, when displacement (436) and leakage (135) are accounted for, the overall total reduces to around 577 person-years. However, the addition of 121 person-years' worth of extra local employment through the workings of the multiplier effect increases the expected net total to 698 person-years.

We have also estimated the potential impacts of the construction phase on local aggregate Gross Value Added. This assessment is provided in the following Chapter as part of an overall assessment of the potential GVA effects of both scenarios.

5.0 OPERATIONAL PHASE EFFECTS

5.1 Introduction

This chapter sets out the assumptions used to estimate the permanent, operational phase impacts of the proposed new stadium – and the enabling development – at Peaks Parkway; and secondly, provides the results of this assessment.

The main indicators used in the assessment are as follows:

- **Employment** – measured both in terms of Full Time Equivalent (FTE) jobs and person-years of employment; and
- **Economic output** – measured in terms of Gross Value Added, which is a standard, internationally-used measure of sub-national and sector-level economic production and is a proxy for an area's or industry's contribution to GDP.

Estimates of employment creation are based on proposed areas of floorspace and assumed average levels of occupancy of that space. Estimates of GVA are derived from average levels of productivity at a regional level based on ONS datasets.

The assessment of the permanent effects on both economic output (GVA) and employment is segmented into the following categories:

- **Direct effects**: are employment and GVA benefits that are created directly by GTFC and other businesses and organisations that would be expected to occupy commercial and other buildings provided as a result of the proposed new stadium development and the proposed enabling development at Peaks Parkway and other sites.
- **Indirect effects**: are employment and other benefits associated with additional local supply chain purchases, as well as additional local economic activity supported by additional attributable local incomes (i.e. the economic benefits associated with the spending locally of salaries earned by employees of GTFC and other businesses and organisations occupying buildings and premises that are proposed as elements of the development).
- **Induced effects**: the additional income generated from the salaries of employees of GTFC and other businesses accommodated as part of the development and the additional expenditure of employee incomes benefiting local businesses would, in turn, be available for recirculation in the local economy via multiplier effects.

Each of these types of effect is discussed in turn below. First though, it is necessary to introduce and set out the assumptions regarding each of the alternative future development scenarios that apply to the scheme, including the do-minimum Reference Case.

5.2 The Alternative Scenarios

Two of the scenarios – Scenario A and Scenario B – were introduced in the previous chapter that considered construction phase impacts. For convenience, the key elements of each of these scenarios are summarised below. The table 5-1 includes where relevant assumptions about the size of each element, based on information supplied by GTFC:

Table 5-1: Specification of the two development scenarios

Element of scheme	Scenario A	Scenario B
Stadium etc.	14,000 seat capacity and community pitches, built in three stages over a 9-year period: 1. 10,000 seats plus community pitches, as well as restaurant, shop and other club facilities 2. additional 2,000 seats 3. final 2,000 seats	14,000 seat capacity and community pitches, built in a single stage over 14 months
Housing	1,488 dwellings including affordable housing built over 10 years	848 dwellings including affordable housing built over 10 years
Retail	13,000 sqft (1,200 sqm) of ancillary retail associated with residential development only	100,000 sqft (9,290 sqm) supermarket plus petrol filling station
Hotel	60 bed travellers style hotel	60 bed travellers style hotel
Commercial leisure	n/a	Pub/restaurant plus two fast food units

In addition to the elements set out above, it is assumed that both scenarios include up to 3,500 sqm of business space appropriate for use as workshops. This workspace is assumed to be incorporated into the stadium itself and is assumed to be provided for as part of the stadium development costs.

Apart from the scale and type of enabling development, one of the key differentiators between Scenario A and B is phasing. In addition to the assumptions set out above, the following additional assumptions are made with respect to the timing of the construction of infrastructure and buildings, and the occupancy of commercial floorspace under each scenario:

Table 5-2: Specification of the two development scenarios

Element of scheme	Scenario A	Scenario B
Year 1	• Construction starts on Phase 1 of the stadium (two stands, 10,000 seats, club offices, shop, restaurant and player/officials facilities etc.) and community pitches. • Construction also starts on the fit out of the hotel • Construction commences on housing infrastructure and it is assumed that 148 dwellings are built • Club continues to play at Blundell Park for this season	• Construction starts on the stadium (14,000 seats, club offices, shop, restaurant and player/officials facilities etc.) and community pitches. • Construction also starts on the fit out of the hotel • Construction starts on the enabling commercial development: supermarket; pub/restaurant; other restaurant outlets • Construction commences on housing infrastructure and it is assumed that 85 dwellings are built • Club continues to play at Blundell Park for this season
Year 2	• Construction of 2-stand stadium is completed in time for the start of the season. • Hotel begins operation • 625 sqm of business accommodation is occupied and 148 houses built • Blundell Park is assumed to be demolished and available for subsequent redevelopment for housing	• Construction of stadium is completed after month 2, enabling stadium to be ready for the start of the season. • All commercial development (including hotel) commences operation • 625 sqm of business accommodation is occupied and 85 houses built • Blundell Park is assumed to be demolished and available for subsequent redevelopment for housing
Year 3	• Construction of 1,200 sqm ancillary retail • 625 sqm of business accommodation is	• 625 sqm of business accommodation is occupied and 85 houses built

	occupied and 148 houses built	
Year 4	• Ancillary retail completed and occupied • 625 sqm of business accommodation is occupied and 148 houses built	• 625 sqm of business accommodation is occupied and 85 houses built
Year 5	• Construction of additional 2,000 stand at one end of the ground • 625 sqm of business accommodation is occupied and 148 houses built	• 625 sqm of business accommodation is occupied and 85 houses built
Year 6	• New stand is ready for the start of the season • 625 sqm of business accommodation is occupied and 148 houses built	• 625 sqm of business accommodation is occupied and 85 houses built
Year 7	• 625 sqm of business accommodation is occupied and 148 houses built	• 625 sqm of business accommodation is occupied and 85 houses built
Year 8	• 148 houses built	• 85 houses built
Year 9	• 148 houses built	• 85 houses built
Year 10	• 14,000 seat stadium is now fully built in time for the start of the season • Final 156 houses built, bringing total to 1,488	• Final 83 houses built, bringing total to 848

5.2.1 The Reference Case scenario

As was the case with construction phase impacts, the assessment of permanent, operational phase impacts requires the taking into consideration a number of additionality concepts, that is: displacement, leakage and induced (or multiplier) effects. These concepts were defined in the previous chapter, and the same definitions also apply to the operational phase effects.

For the consideration of permanent/operation impacts, a further additionality concept – project deadweight – also needs to be taken into consideration to ascertain overall net additional permanent economic impacts. Deadweight takes into account any jobs that might already be located on a proposed development site that would have to make way for the scheme and/or jobs that are already in existence that would merely relocate to the existing site.

In the case of the proposed Peak Parkway scheme, there are no existing on-site activities to consider (other than agricultural activity, which is assumed supports negligible employment). However, in order to assess overall additionality of the proposed new stadium and enabling development, the gross and net economic effects of the existing Club activities at Blundell Park site also need to be estimated. This is achieved through the specification of a 'do-minimum' scenario for the airfield, which assesses the current net additional economic contribution of the current activities at Blundell Park.

The gross and net additional economic benefits from do-minimum scenario can then be subtracted from those estimated for the sustainable new settlement proposals in order to gain an estimate of the overall net additional impacts of the proposed development at Peaks Parkway.

Information on the current economic contribution of GTFC at its current Blundell Park location has been obtained from the Club's management team. This information can be summarised as follows:

- Permanent employment at the Club amounts to approximately 61 full time equivalent jobs
- In addition, match-day employment amounts to 162 jobs, including ticketing and turnstile staff, stewards and security staff, restaurants, bars and other catering (except kiosks, see below). Based on the average number of matches played per

season, we have converted these estimates to a total of 13.9 full time equivalent jobs per annum.

- Additional match-day employment associated with kiosks, concessions and provision of emergency services is estimated to amount to 4.5 FTE jobs.
- In addition, permanent employment at the Sports & Education Trust amounts to approximately 30 full time equivalent jobs.

The overall current gross employment contribution of the Club and associated activities at Blundell Park (including the Trust) is therefore estimated to be equivalent to 109 FTE jobs.

When displacement and leakage is taken into account, we estimate that the number of additional jobs associated with the Club's activities amounts to 83 FTEs benefiting residents of North East Lincolnshire. However, this estimate does not include jobs supported in the local supply chain: based on information provided by the Club on the level and spatial pattern of its spending, we estimate that a further 31 FTE jobs are supported locally through Club and employee spend.

Therefore, the overall level of net additional local employment that is attributable to the Clun and that benefits residents of North East Lincolnshire is estimated to be 114 FTE jobs.

The appropriate assumptions for the future of GTFC under a do-minimum scenario have been discussed with the Club's owner and management. The Club's strongly held view is that without a move to an efficient and modern stadium the Club will cease to operate within 3 years.. This is because the Club has been operating at an annual loss for a sustained period (amounting to cumulative losses of £5.4 million since year 2000, an average of circa £0.36 million per annum). This situation is not financially sustainable, and unless a relocation and redevelopment is secured the future of the Club is very bleak, as additional financial support cannot be guaranteed. If ongoing support from some of the Club's key shareholders was withdrawn, as has been suggested could well be the case, the likelihood is that this would lead to the demise of the Club and its activities.

We also explored with the Club's management whether there is a possibility of a "Phoenix Club" emerging at Grimsby in a similar way to the situation that has occurred at Chester FC, Halifax Town, Scarborough and in other places. However, we are informed that the Club's bank have a first charge over the Blundell Park site, so it is unlikely that a Grimsby Phoenix could emerge with the financial means to sustain football at the site.

On this basis, we have concluded that a realistic specification for the Do Minimum reference case scenario is that footballing activities at Blundell Park would continue for three further seasons, after which all activities associated with the Club would cease.

Clearly, under this scenario there would also be no economic benefits associated with enabling development (housing, retail, commercial leisure development) as is assumed for Scenarios A and B.

Having set out the assumptions regarding the composition of the employment-yielding elements, the following sub-sections set out the estimates of direct and indirect employment that would be associated with both Scenarios A and B if they were each built and fully occupied as specified earlier in this chapter.

Gross Permanent Employment

Additional assumptions need to be introduced at this stage regarding the likely employment density of each type of employment-yielding floorspace introduced in the previous section and which form elements of the enabling development under either or both scenarios. The

main source of assumptions of regarding retail and office floorspace is guidance published by the Homes and Communities Agency (HCA) and OffPat in 2010[22].

Table 5-3: Employment density assumptions for employment yielding floorspace: Scenarios A & B

Category	Area per Full time Equivalent job (sq m)	Floor Area Basis
Retail Class A1	19.0	Net Internal Area
Pub/restaurant and café	18.0	Net Internal Area
Employment (Class B1(c))	47.0	Net Internal Area
Hotel (60 bed)	1 job per 3 beds[23]	n/a

Source: Based on HCA Employment Densities Guide, 2nd Edition, 2010

An additional assumption has been made regarding the average employment yielding potential of the two additional fast food restaurant units that are assumed to be delivered under Scenario B. The basis of this assumption is a national economic impact study undertaken for McDonald's UK by Development Economics during 2014.

Based on the various assumptions set out or outlined above, the table 5-4 below presents the expected overall totals for gross full time equivalent employment associated with the development proposals for each of Scenario A and Scenario B, assuming that is each alternative development scheme is fully built and occupied. In terms of occupation, the comparison of the two schemes is – in the first instance – undertaken by Year 10, at which time the stadium under Scenario A assumptions would have been fully built (the implications of phasing are considered in more detail below). Note: column totals may not add exactly due to rounding.

Table 5-4: Expected Full Time Equivalent Employment (fully built and occupied schemes)

Element of scheme	Gross Jobs (FTE) Scenario A	Gross Jobs (FTE) Scenario B
Existing Football Club & Trust jobs including match-day jobs	114	114
Additional Club facilities and activities	39	39
Business centre	67	67
Hotel	20	20
Retail development	64	492
Commercial leisure	0	125
Total	**303**	**856**

Hence, overall gross employment associated with Scenario A is expected, by Year 10, to total 303 FTE jobs, whereas under Scenario B it is expected to amount to 856 FTEs. Obviously, the key difference in terms of overall employment contribution is the additional

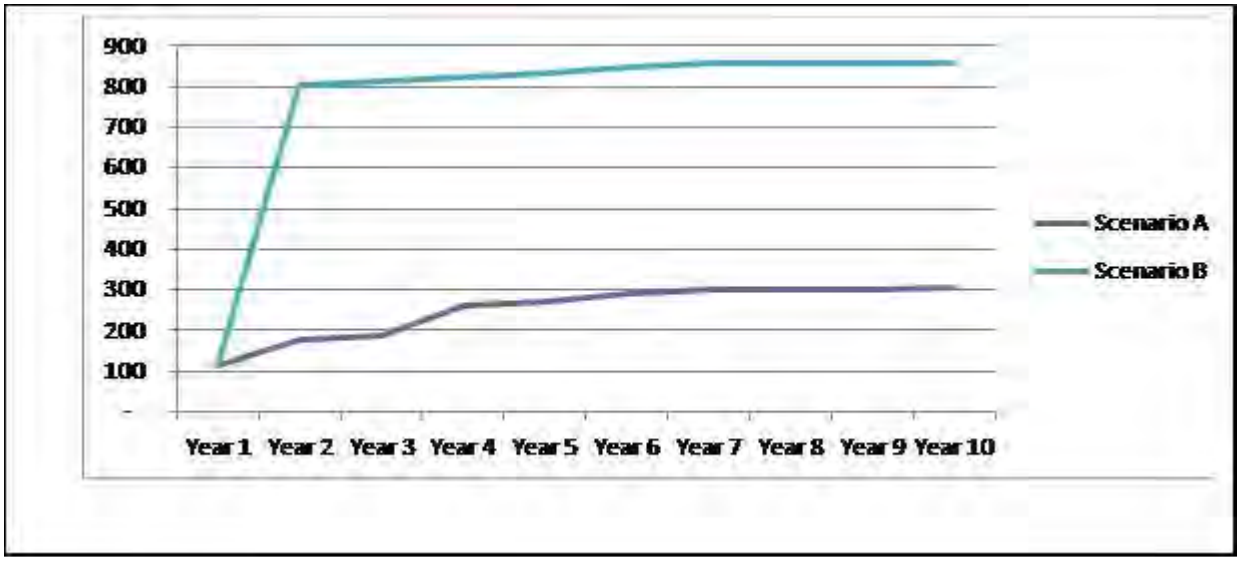
[22] *Employment Densities Guide*, 2nd Edition, 2010, page 6

[23] It is assumed that the hotel will operate at a 2-3 star standard

jobs associated with the supermarket and commercial leisure development under Scenario B compared to Scenario A.

However, , consideration of eventual employment under the two scenarios does not provide a full picture: there is also the issue of the anticipated timing of job outputs. In order to provide an appreciation of the differences under the two scenarios, the chart below provides a time profile of expected cumulative job outputs under the two alternative scenarios. Note: the chart focuses on permanent employment only: construction phase employment is excluded from this chart.

Chart 5-1: Time profile of expected permanent employment under both scenarios (FTEs)



5.2.2 Net Additional Employment effects

As was the case with the assessment of net additional construction phase impacts, estimates for leakage, displacement and multiplier effects need to be applied to each element of the permanent phase of development and occupancy in order to arrive at net additional estimates for employment.

The specific assumptions for each of the relevant additionality factors applied to each development type are set out in detail in table 5-5 below.

Table 5-5: Additionality Assumptions (at the spatial level of North East Lincolnshire)

Additionality factor	Value used in model
Leakage (all uses)	18.9%
Displacement – football club activities	0%
Displacement - retail	75%
Displacement - commercial leisure	75%
Displacement - hotel	25%
Displacement – business centre	25%
Multipliers - retail	0.21
Multipliers – B1 uses (all types)	0.29
Multipliers – all other uses	0.38

The evidence for the assumption regarding leakage is based on up-to-date commuting data for North East Lincolnshire derived from the 2011 national Census of Population.

The estimates for levels of displacement are largely based on guidance published by the Homes and Communities Agency, with several exceptions[24]. For example, we assume that the level of displacement associated with football club activities is zero, as there is no other League or Conference football club located in North East Lincolnshire. On the other hand, the activities of the Sport & Education Trust are assumed to displace 25% of activity from elsewhere in the local authority area.

Given these assumptions, the table 5-6 below summarises the estimated net additional permanent employment impacts associated with the proposed development of the stadium at Peaks Parkway under Scenario A. (Note: column totals may not sum exactly due to rounding).

[24] English Partnerships (now HCA): Additionality Guide, Third Edition, October 2010

Table 5-6: Estimated Net Additional Permanent Employment Effects (FTEs) – Scenario A

Element of scheme	Gross Jobs	Displacement	Leakage	Multiplier effects	Net jobs including multiplier effects
Existing Football Club & Trust jobs including match-day jobs	114	8	20	33	119
Additional Club facilities and activities	39	26	2	4	14
Business centre	67	17	10	12	53
Hotel	20	5	3	5	17
Retail development	64	48	3	3	16
Commercial leisure	0	0	0	0	0
Total	**303**	**103**	**38**	**56**	**218**

In summary, while it is estimated that the proposed development under Scenario A would deliver 303 gross permanent FTE jobs, when displacement and leakage are accounted for net impact would be reduced to 162 permanent FTE jobs. However, the addition of an estimated 56 extra local jobs through the workings of multiplier effects would result in a net additional employment impact of 218 FTE jobs under Scenario A.

Similarly, the next table 5-7 summarises the estimated net additional permanent employment impacts associated with the proposed development of the stadium at Peaks Parkway under Scenario B. (Note: column totals may not sum exactly due to rounding).

Table 5-7: Estimated Net Additional Permanent Employment Effects (FTEs) – Scenario B

Element of scheme	Gross Jobs	Displacement	Leakage	Multiplier effects	Net jobs including multiplier effects
Existing Football Club & Trust jobs including match-day jobs	114	8	20	33	119
Additional Club facilities and activities	39	26	2	4	14
Business centre	67	17	10	12	53
Hotel	20	5	3	5	17
Retail development	492	369	23	21	121
Commercial leisure	125	94	6	10	35
Total	**856**	**518**	**64**	**84**	**358**

Hence, while it is estimated that the proposed development under Scenario B would deliver 856 gross permanent FTE jobs, when displacement and leakage are accounted for net impact would be reduced to 275 permanent FTE jobs. However, the addition of an estimated 84 extra local jobs through the workings of multiplier effects would result in a net additional employment impact of 358 FTE jobs under Scenario B.

Therefore, while Scenario B is associated with much higher numbers of gross jobs compared to Scenario A, Scenario B can also be expected to experience much higher levels of displacement. This is mainly due to the contribution of supermarket retail and commercial leisure to the overall employment total: both of these types of activities would normally be expected to result in relatively high levels of local displacement from existing commercial operations.

5.2.3 Consideration of Deadweight: the Alternative Do-Minimum Scenario

As was explained in the Introduction to this report, a further additionality concept – project deadweight – also needs to be taken into consideration to ascertain overall net additional permanent economic impacts. For example, deadweight takes into account any jobs that might already be located on a proposed development site that would have to make way for the scheme.

In the case of the proposed Peak Parkway scheme, there are no existing on-site activities to consider (other than agricultural activity, which is assumed to support negligible levels of local employment). However, in order to assess overall additionality of the proposed new stadium and enabling development, the gross and net economic effects of the existing Club activities at Blundell Park site also need to be estimated. This is achieved through the specification of a 'do-minimum' scenario, which assesses the current net additional economic contribution of the current activities at Blundell Park.

As discussed above, we consider it reasonable to assume that without stadium redevelopment, the Club and associated activities would cease to be provided within three years: this is because the Club currently operates at a substantial financial loss and requires an ongoing subsidy which cannot be sustained beyond the short term.

In this case, it is therefore considered reasonable to assume that under the Reference Case by Year 10 there would be no gross or net economic benefits generated under the do-minimum scenario. That implies that the net impacts for both Scenario A and Scenario B that have been presented above also represent the expected situation with deadweight taken into account.

5.2.4 Overall Net Additional Contribution of the Scenarios

Given this finding for deadweight, the estimated overall employment contribution of the proposed stadium redevelopment at Peaks Parkway can be stated as follows.

For Scenario A:

- Gross jobs, including adjustment for deadweight: 303 FTEs
- Net jobs, including adjustment for deadweight: 218 FTEs

For Scenario B:

- Gross jobs, including adjustment for deadweight: 856 FTEs
- Net jobs, including adjustment for deadweight: 358 FTEs

5.2.5 Gross Value Added

The estimates of permanent overall net additional employment set out above allow for the estimation of expected levels of net additional workplace-based economic output (GVA) associated with the proposed new stadium development and the associated enabling development.

This approach to this estimation is based on regional workplace-based GVA per employee data for the Yorkshire & Humber region drawn from datasets published by the ONS. The most recent data that is available was released in 2013 and provides data for 2011.

The table 5-8 below sets out the expected generation of GVA by each key element of the overall scheme under both scenarios that is expected to be delivered cumulatively over the period Year 1-Year 10. The table 5-8 also provides as an additional metric the GVA associated with the construction phase (stadium, enabling commercial development and housing).

Table 5-8: Expected net additional cumulative GVA impacts Years 1-10, £million (2011 prices)

Element	GVA Scenario A (£m)	GVA Scenario B (£m)
Football Club & related	18.7	18.9
Business Centre	19.1	19.1
Enabling development	3.9	19.1
Total	***41.7***	***57.1***
Construction	81.7	55.3
Overall total including Construction	**123.4**	**112.5**

The assessment indicates that once built and fully occupied, the proposed sustainable new settlement at Peaks Parkway – under the Scenario A assumptions – has the potential to generate £123.4 million in cumulative net additional workplace-based GVA for the local authority area of North East Lincolnshire (2011 prices) over the first 10 years of scheme lifetime. Of this amount, £81.7 million (66%) is associated with construction activity.

By Year 10, annual GVA generation is expected to total £13.0 million, of which £7.7 million is associated with the final year of house building activity. The following year, annual GVA generation is anticipated to fall to £5.3 million at which level annual GVA impacts are thereafter assumed to remain constant (all financial values are in 2011 prices).

Under Scenario B assumptions, cumulative effects over Years 1-10 are expected to total £112.5 million, of which £55.3 million (49%) is construction-related. By Year 10 under this scenario, annual GVA generation is expected to total £11.1 million, of which £4.1 million is associated with the final year of house building activity. The following year, annual GVA generation would fall to £7.0 million – all of which is associated with permanent operational effects (all in 2011 prices).

The fact that annual GVA generation by Year 11 is greater for Scenario B compared to A means that eventually the cumulative GVA contribution under Scenario B would overtake that for Scenario A. Our assessment is that this should occur by Year 17 of an extended appraisal.

Note: the difference in GVA associated with Club activities reflects the fact that the overall quantum of additional activity begins to occur sooner under Scenario B compared to Scenario A. That is, the difference reflects the fact that the maximum capacity of the stadium is delivered sooner under Scenario B.

6.0 COMMUNITY AND SOCIAL VALUE EFFECTS

6.1 Grimsby Town Football Club

Both the community orientated approach of GFTC and the desire for a new stadium date back over two decades.

GTFC has been actively searching for a new ground since 1994. It finally achieved planning permission in January 2007 at Great Coates in accordance with the 2003 Local Plan (LTC6). Unfortunately the planning and subsequent judicial review process coincided with the collapse in the economy rendering the scheme uneconomically deliverable for several reasons. The planning permission was allowed to lapse in 2010 following extensive efforts to deliver the scheme.

The Great Coates site is now considered unviable and unsuitable as a destination. In 2010 the Club commenced a site search exercise for an alternative suitable site which could accommodate the Club's requirements together with a necessary enabling scheme.

A comprehensive site search concluded that a freehold site owned by the Local Authority situated on the western side of Peaks Parkway is the preferred location. The part of this site which is not occupied by the Community Stadium and ancillary facilities is planned to be made available for enabling development to assist in financing the scheme.

The proposed scheme desires to deliver significant social value for the locality. The vision is to leave a lasting legacy and deliver a flagship project for generations for come. It would also secure the vast array of community schemes currently being delivered by the Grimsby Town Sports and Education Trust, the clubs delivery arm, all of which are at as much risk as the Club itself, should this scheme not come to fruition.

This section of the report sets out some of the specific impacts of the GTFC, most notably through the Grimsby Town Sport and Education Charitable Trust can deliver through the use of the new stadium facilities. There is also the wider ambition and commitment to be an integral part of the area, linking lots of different interests and locations by enhancing the community role it has played for several years.

6.2 Grimsby Town Football Club and the community

GTFC, through its Sport and Education Charitable Trust[25], specifically targets those young people not in education, employment or training and families from deprived, disadvantaged backgrounds. The aim of the Trust is to provide young people and their families with opportunities to be involved with sport regardless of age and ability and to promote positive messages regarding healthy living and fitness.

The Grimsby Town Sports and Education Trust (the Trust) deliver programmes of activity across four interrelated themes (see Figure 1), details of which are set out in Table 6-1, although these four strands are not exclusive areas of engagement.

[25] Registered Charity No.1123447

Figure 1: Grimsby Town Sports and Education Trust's Programmes of Activity

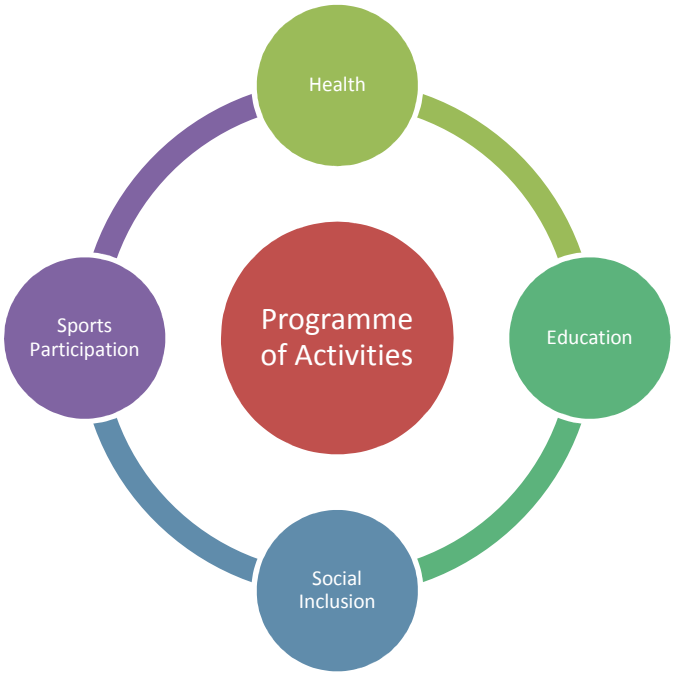


Table 6-1: Grimsby Town Sports and Education Trust's Programmes of Activity

Programme	Description of activities
Health	Fit For Football was established in 2003, specifically at that time to address healthy lifestyle issues for children in disadvantaged communities in the Humber area, through the provision of fun, interactive games. At the start a lifestyle survey of 10/11 year olds living in deprived wards in the area confirmed that smoking among both children and their parents was well above national averages, that many children, (particularly girls) took low levels of exercise and that children's diets (particularly boys) were high in fats and sugars, with significant numbers eating no fruit and/or vegetables. In the past the Trust has delivered the Fit For Football programme to over 1150 young people at primary school in North East Lincolnshire.
Education	The Trust has recently expanded its Education program significantly to deliver a NEET (Not in employment, education or training) project. It has engaged with 9 year 11's who have the potential to become NEET and 30 16-19 yr olds who are registered NEET. These usually hard to reach young people will leave the project having achieved in excess of 160 accredited outcomes and 65 non-accredited outcomes over just a thirty week time span. (This policy of providing lots of small NEET projects is likely to stop soon and the Local Authority will be consolidating in one location which is how the Alternative provision Free School fits in with their agenda.)

Programme	Description of activities
Social Inclusion	The Grimsby Town Sports and Education Trust runs special projects that improve social cohesion between young people in different communities, people with disabilities and those who are discriminated against on the grounds of race or any other issue. The Trust currently runs fourteen evening sessions a week, in parts of the North East Lincolnshire area which are classed as most deprived areas of the country. Some of these estates are in the top five percent of the most deprived in the country. Sessions are used to promote understanding, respect and inclusion and use sporting activities as a vehicle to engage people. There is a proven link between these activities and crime reduction in the neighbourhoods supported by the projects.
Sports Participation	As Grimsby Town Sports and Education Trust continues to push as a leader in sports coaching, the scheme has expanded its offer or sports participation programmes. The Sports and Education Trust has become part of the Sports Lincs. The other partners are:- • North East Lincolnshire Council's Sports Development, • North East Lincolnshire Council's Young People's Support Service and • Humberside Police. The agencies involved are all working towards similar agendas around reducing anti-social behaviour, youth crime and criminal damage as well as increasing participation in sport and widening social horizons. The scheme delivers after school and breakfast sessions to hundreds of young people per week. The social impact of this activity in relation to local crime and health statistics has been significant in demonstrating the impact this activity has on the local community. Grimsby Town FC has its own youth academy. Players start with the club at 6 years old and play for the academy until the age of 16.In total GTFC have approximately 150 players across the age ranges with coaching staff to support their development. This is delivered alongside the Player development programme which is located at Oasis Wintringham and supports the young players educational, technical and social development. National Citizenship Programme: The Club will play a role in delivering this agenda as part of the Football League's contribution to the programme.

The Trust employs 46 people, many of whom are Coaches and ex-professionals and all possess minimum of FA Certificate, many have UEFA 'B', and some UEFA 'A'. All coaches have been CRB checked, have attended Child Protection workshops and reached the FA standard. Grimsby Town Sports and Education Trust are one of the leading programmes and was one of the first schemes to obtain the Football League Silver Award.

The Trust's school outreach programme benefits 2,361 school children and young people (1,597 male and 764 female participants respectively) and includes 233 hours of programme activities per week, - see Appendix A for details.

A summary of the community provision programmes delivered by the Trust is set out in Table 6-2 below and the overall community agenda equates to 163,000 annual aggregate engagement hours within the community.

Table 6-2: Grimsby Town Sports and Education Trust's Community Programmes

Community Programme	Initiatives
1. Football in the Community sports participation	• Holiday sports courses • Extended provision for disadvantaged young people • Saturday morning clubs • Football Tournaments • Charity football matches • Sport based Fun Days • Match day activities/party's • Summer fetes/fayres • Schools Sports Days • Multi sport delivery
2. Schools Program	• Pre-school wake and shake • Lunch Time activity sessions • PPA sessions to fit National Curriculum • After School Clubs • Reading support classes • Ground Tours
3. Education	• Futsal programme • BTEC Level 3 Education program • BTEC Level 2 Education program (pending) • NEET education program • Foundation Degree • Equality and Diversity lessons • Kick It out (racism awareness) • Work placements
4. Volunteer Project	• National Citizen Service (300+ p/a)
5. Social Inclusion	• Estates engagement sessions • Street based engagement sessions • Youth centre sessions • Fair Play tournament- Partnership working • Inter-generational work
6. Disability projects	• Disability match day engagement • DFDF disability project • Cambridge Park Sports sessions • FLAG Sport/IT sessions

Community Programme	Initiatives
7. Health	• Targeted education and preventative engagement and referral project • Men's weight management program • Women's weight management program • Giving bikes away

Appendix B outlines the geographical scope of the current work undertaken by the Trust in terms of the schools that they currently engage in their sessions. This map illustrates how Blundell Park at present, and in future Peak's Parkway, can act as a 'hub' from which a wide range of venues, organisations and areas are engaged.

6.3 Blundell Park Constraints

Blundell Park, the Club's current home, was built in Victorian times and is now uneconomic, outdated, and not fit for modern-day football. GTFC is at risk of going out of business unless it follows the pattern of other clubs that have successfully achieved relocation and subsequent sustainability.

The quality of the facilities available in Blundell Park are well below modern standards and the limitations of the current site mean that redevelopment would be severely compromised particularly by the tight residential environment within which the stadium is located. It is recognised that the football club need to promote other business ventures to support the club's long term viability and promote its role as a community hub.

Consultation with the Trust has revealed that many of their outreach locations are over-subscribed and this can cause difficulties when booking such venues for activities and lack of available space at Blundell Park is prohibiting the Trust's expansion of their programme. The Trust are currently looking at other venues that can assist in matching their needs and aspirations in the immediate short term but consultation with the Trust has revealed that new facilities at a new venue would enhance their provision and provide a greater offer and opportunity to the community.

6.4 The Community Stadium Complex

The development of a new Community Stadium project is a key priority in the regeneration strategy for North East Lincolnshire and is acknowledged in the emerging 2015 Consultation Draft Local Plan[26]. The project aims to deliver a number of specific policy objectives:-

1. Provide an iconic regeneration project which could act as a catalyst to the wider regeneration of Grimsby;
2. Create a unique environment in which sport could be used to tackle key issues such as lifelong learning, healthy lifestyles and social inclusion;
3. Create new jobs for local people and to generate additional business through the supply of goods and services by local companies;
4. Create a major conference, exhibition and events venue for the area;
5. Create state of the art sports facilities capable of hosting international fixtures and events that would put Grimsby on the international map; and

[26] It is anticipated that the revised Local Plan document will be ready for consultation towards the end of 2015.

6. Provide a platform to allow Grimsby Town Football Club to build success on the field and commercial sustainability behind the scenes.

6.5 Community Benefits

A description of the proposed stadium for Grimsby Town Football Club at Peaks Parkway is set out below in Table (a description of the associated enabling development is examined in Section 4 and 5 above).

Within the proposed community stadium complex, there are elements that will increase the community benefits of the GTFC and the Trust:

- modern, fit for purpose sports facilities- a quantitative improvement compared to Blundell Park;
- greater synergies between GTFC and the Trust- added value and increased community benefit (health, social inclusion, sports participation and education initiatives);
- commercial business space- a quantitative economic impact; and
- greater opportunities to act as a catalyst for future development of the wider area,- a lasting legacy project.

As part of the delivery of these engaging elements, the new facilities include the following:

Table 6-3: The Proposed Community Stadium Complex

Proposed Development	Description of facilities and associated community benefit
Stadium	14,000 seat capacity
Health and Wellbeing Centre	The stadium will have a 400 square metres gymnasium and associated facilities for use by the Club and made available to the wider community on a commercial basis – membership, fitness classes, nutritional advice, and physiotherapy.
Community facilities	Provision of 2,000 square metres for Grimsby Town Sports and Education Trust to provide education, inclusion, sports participation, and health promotion activities to the local community based on expansion of the programme that has been running for nearly 30 years and has become self-sustaining.
Community Playing Pitches	Three 4G full-sized floodlit and 2 grass training pitches with associated changing rooms. The 4G pitches will be divided to provide a nine court five-a-side football centre. Commercial rates for use by local sports clubs/leagues, schools, and community activities.
Food Service, Catering and Conference Facilities	The Stadium will provide space for a 600 square metres fully licensed restaurant, conference and corporate facilities. The Club currently operates the McMenemy's restaurant at Blundell Park which provides a 230-diner service available on match days and for private functions. This will be expanded in the new stadium providing a 650-diner service and conference exhibition area

	providing catering and space for hire on a daily rate basis. A Coffee Shop and Café will be operated within the stadium that supports match-day and 7-day business activities, light business related functions, as well as being available to the community. The menu will incorporate snacks and nutritional meals and drinks. It will require 344 square metres of floor space within the stadium. Concession kiosks will be available throughout the stadium on a leased basis providing match-day refreshments for supporters/visitors.
Business Centre	The project will make provision for 3,500 square metres of space allocated for 20 commercial workshops within the under croft of the stadium. Phase 1 will complete delivery of 1750 square metres or 10 units at an average size of 175 square metres per unit to meet current identified demand, with the potential to fit-out the remainder when the market conditions allow.

Displacement

It is noteworthy that the proposed community stadium complex will not result in the displacement of funding from existing outreach programmes as the Trust is obliged to spend funds drawn down in specific and targeted areas. The new complex will increase the Trust's engagement at a new stadium but will not reduce their current activities in outreach or socio-economically challenged areas.

6.6 Social and Community Impacts

A snapshot of the key socio-economic baseline conditions affecting the study area is set out in Section 3. The following indicators are particularly pertinent to this area and the role of the Stadium in reversing decline:

Table 6-3: Social and Community impacts of Socio-Economic Conditions

Indicator	Issue	Potential Impact
Demography	The area's local population is characterised as having an ageing workforce and a relatively low economically active population. A significant proportion of economically inactive residents in North East Lincolnshire are categorised as long term or temporarily sick or as looking after family members on a full time based. The ONS forecast that the Borough will see a decline in its working age population by nearly -5,000 in the period up to 2021 on the basis of structural demographic changes as	The proposed scheme can increase the Trust's capacity to expand their Education, Health and Social Inclusion programmes across the community's population. The proposed community stadium complex will improve the quality of life for users of the site, including initiatives that benefit members of the community with protected

	well as historical trends of relatively high out-migration of economically active residents to other areas.	characteristics, as defined by the Equality Act 2010.
Labour Market	The area is characterised by a persistently high rate of unemployment among young people (i.e. 16 - 24 year olds) and those that are long-term unemployed. A larger share of the economically inactive population in North East Lincolnshire are long term sick and temporarily sick (at 24% and 4% respectively) compared to the national average of 21% and 2% correspondingly, demonstrating the strong links between health and economic inclusion in North East Lincolnshire.	The GTFC makes a huge contribution to community cohesion and the development of a new community stadium facility will expand and enhance this contribution further. GTFC's community delivery body- the Trust has established a number of projects in the areas of education, inclusion, sports participation and health. The new facility will provide an opportunity to build additional activities and increase the number of people engaging with the Club.
Education & Skills	At least 7% of North East Lincolnshire residents aged 16-18 are classified as NEETs (Not in employment, education or training). This is higher than the national rate (6.7%) and the rate for the Yorkshire and the Humber region (6.3%), and nearby North Lincolnshire (5.7%)	The Trust deliver a diploma in Sport and Active Leisure and there is the potential to expand the content of what it does to include apprenticeships in Sport, Learning, and Leisure for the Club and a range of other clubs in the area.
Physical Wellbeing & Health	The North East Lincolnshire Health Profile 2014 emphasises the following key issues: • The health of people in North East Lincolnshire is generally worse than the England average. • Deprivation is higher than average and about 28.6% (8,600) children live in poverty. • Life expectancy for both men and women is lower than the England average. • Life expectancy is 12.9 years lower for men and 7.9 years lower for women in the most deprived areas of North East Lincolnshire than in the least deprived areas. Key Indicators relating to Child Health:	Fit For Football was established in 2003, specifically at that time to address healthy lifestyle issues for children in disadvantaged communities in the Humber area, through the provision of fun, interactive games. In the past the Trust has delivered the Fit For Football programme to over 1150 young people at primary school in North East Lincolnshire. New facilities will enable the GTFC and Trust to expand its health programme and roll out new initiatives.

	• In Year 6, 19.1% (311) of children are classified as obese. • The rate of alcohol-specific hospital stays among those under 18 was 71.8 (rate per 100,000 population), worse than the average for England.	
Social Exclusion & Deprivation	• 27 LSOAs in North East Lincolnshire are ranked in the 10 per cent most deprived areas in England. • A further 15 are ranked in the 20 per cent most deprived and a further eight in the 30 per cent most deprived. • 50 LSOAs in North East Lincolnshire are ranked within the 30 most deprived LSOAs in England. • Of particular note is the East March ward which features a LSOA ranked as the second most deprived area in England in the index of multiple deprivation. Rankings in North East Lincolnshire range from two to 30,609.	The GTFC makes a significant contribution to community cohesion and the development of a new community stadium facility will expand and enhance this contribution further. The new facility will provide an opportunity to build additional Social Inclusion programmes and increase the number of people engaging with the Club.

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7.0 CONCLUSION

The assessment of the community and social value effects has consisted of the following key steps:

- A policy review to provide an outline of the relevant social and economic objectives for the area;
- A desk-top review of relevant available information on current socio-economic conditions in the assessment area, including the prevailing baseline conditions to establish the base case;
- An assessment of the construction and operational impacts of the scheme;
- Appraisal of the community benefits and social value that will be provided within the proposed scheme; and
- Benchmarking the overall project aims against a variety of socio-economic indicators, such as physical wellbeing and deprivation statistics, for the users of the site. The assessment includes initiatives that benefit members of the community with protected characteristics, as defined by the Equality Act 2010[27] and explores how these meet established social and economic policy objectives.

7.1 Overview of Construction and Operational Phase Impacts

Two alternative future development scenarios have been proposed by GTFC in order to enable the development of a proposed 14,000 seat capacity stadium at Peaks Parkway. These are:

- Scenario A: a 14,000 stadium with associated facilities (i.e. community sports pitches) that would be developed in several stages and enabled by the development of housing on five development sites in the vicinity of the proposed stadium. Under this scenario, it is proposed that a total of 1,488 new dwellings would be developed. In addition, there may also be some ancillary retail development associated with serving the needs of the residential population that would be accommodated by the new housing, but this retail development would be relatively modest in scale.
- Scenario B: a 14,000 seat stadium with associated facilities (i.e. community sports pitches) that would be developed in a single stage and that would be enabled by commercial retail and leisure development as well as housing (848 dwellings).

7.1.1 Construction Phase Effects

Gross person-years of construction phase employment

- The report estimates that under Scenario A a total of 1,695 gross person-years of construction phase employment would be expected to be supported throughout the 10-year development period, with by the anticipated infrastructure expenditure, with about 90% of these associated with the enabling housing development.
- Under Scenario B the total amount of construction phase employment would be expected to be 1,148 person-years, which is about 33% less than for Scenario A.

Net Additional Construction Phase effects

[27] Equality Act 2010. Available at: http://www.legislation.gov.uk/ukpga/2010/15/pdfs/ukpga_20100015_en.pdf

Estimates of leakage, displacement and multiplier effects have been applied at a project level based on our assessment of the likely effects for each development.

- Under Scenario A, although the construction and development phase is expected to support 1,695 gross persons years of employment, when displacement (644) and leakage (199) are accounted for, the overall total reduces to around 852 person-years. However, consideration of 179 person-years' worth of extra local employment through the workings of the multiplier effect increases the anticipated net total to 1,031 person-years.
- Under Scenario B, although the construction and development phase is expected to support 1,148 gross persons years of employment, when displacement (436) and leakage (135) are accounted for, the overall total reduces to around 577 person-years. However, the addition of 121 person-years' worth of extra local employment through the workings of the multiplier effect increases the expected net total to 698 person-years.

7.1.2 Operational Phase Effects

Section 5 sets out the assumptions used to estimate the permanent, operational phase impacts[28] of the proposed new stadium – and the enabling development – at Peaks Parkway; and secondly, provides the results of this assessment.

The main indicators used in the assessment are as follows:

- Employment – measured both in terms of Full Time Equivalent (FTE) jobs and person-years of employment; and
- Economic output – measured in terms of Gross Value Added, which is a standard, internationally-used measure of sub-national and sector-level economic production and is a proxy for an area's or industry's contribution to GDP.

Gross Permanent Employment

Based on the various assumptions set out in section 5 of the report, the table below presents the expected overall totals for gross full time equivalent employment associated with the development proposals for each of Scenario A and Scenario B, assuming that is each alternative development scheme is fully built and occupied. In terms of occupation, the comparison of the two schemes is – in the first instance – undertaken by Year 10, at which time the stadium under Scenario A assumptions would have been fully built (the implications of phasing are considered in more detail below). Note: column totals may not add exactly due to rounding.

Table 7-1: Gross Permeant Employment

Element of scheme	Gross Jobs (FTE) Scenario A	Gross Jobs (FTE) Scenario B
Existing Football Club & Trust jobs including match-day jobs	114	114
Additional Club facilities and activities	39	39
Business centre	67	67

[28] Estimates of employment creation are based on proposed areas of floorspace and assumed average levels of occupancy of that space. Estimates of GVA are derived from average levels of productivity at a regional level based on ONS datasets

Hotel	20	20
Retail development	64	492
Commercial leisure	0	125
Total	**303**	**856**

Net Additional Employment effects

Estimates of leakage, displacement and multiplier effects have been applied at a project level based on our assessment of the likely effects for each development.

While it is estimated that the proposed development under Scenario A would deliver 303 gross permanent FTE jobs, when displacement and leakage are accounted for net impact would be reduced to 162 permanent FTE jobs. However, the addition of an estimated 56 extra local jobs through the workings of multiplier effects would result in a net additional employment impact of 218 FTE jobs under Scenario A.

- Hence, overall gross employment associated with Scenario A is expected, by Year 10, to total 303 FTE jobs, whereas under Scenario B it is expected to amount to 856 FTEs. The key difference in terms of overall employment contribution is the additional jobs associated with the supermarket and commercial leisure development under Scenario B compared to Scenario A
- It is estimated that the proposed development under Scenario B would deliver 856 gross permanent FTE jobs, when displacement and leakage are accounted for net impact would be reduced to 275 permanent FTE jobs. However, the addition of an estimated 84 extra local jobs through the workings of multiplier effects would result in a net additional employment impact of 358 FTE jobs under Scenario B.

Therefore, while Scenario B is associated with much higher numbers of gross jobs compared to Scenario A, Scenario B can also be expected to experience much higher levels of displacement. This is mainly due to the contribution of supermarket retail and commercial leisure to the overall employment total: both of these types of activities would normally be expected to result in relatively high levels of local displacement from existing commercial operations.

7.1.3 The Alternative Do-Minimum Scenario

The assessment also takes into account any jobs that might already be located on a proposed development site that would have to make way for the scheme (i.e. project deadweight).

In the case of the proposed Peak Parkway scheme, there are no existing on-site activities to consider (other than agricultural activity, which is assumed to support negligible levels of local employment). However, in order to assess overall additionality of the proposed new stadium and enabling development, the gross and net economic effects of the existing Club activities at Blundell Park site also need to be estimated. This is achieved through the specification of a 'do-minimum' scenario, which assesses the current net additional economic contribution of the current activities at Blundell Park.

We consider it reasonable to assume that without stadium redevelopment, the Club and associated activities would cease to be provided within three years: this is because the Club currently operates at a substantial financial loss and requires an ongoing subsidy which cannot be sustained beyond the short term.

In this case, it is therefore considered reasonable to assume that under the Reference Case by Year 10 there would be no gross or net economic benefits generated under the do-

minimum scenario. That implies that the net impacts for both Scenario A and Scenario B that have been presented above also represent the expected situation with deadweight taken into account.

7.1.4 Overall Net Additional Contribution of the Scenarios

Factoring in the deadweight consideration outlined above, the estimated overall employment contribution of the proposed stadium redevelopment at Peaks Parkway can be stated as follows.

For Scenario A:

- Gross jobs, including adjustment for deadweight: 303 FTEs
- Net jobs, including adjustment for deadweight: 218 FTEs

For Scenario B:

- Gross jobs, including adjustment for deadweight: 856 FTEs
- Net jobs, including adjustment for deadweight: 358 FTEs

7.1.5 Gross Value Added

- The assessment indicates that once built and fully occupied, the proposed sustainable new settlement at Peaks Parkway – under the Scenario A assumptions – has the potential to generate £123.4 million in cumulative net additional workplace-based GVA for the local authority area of North East Lincolnshire (2011 prices) over the first 10 years of scheme lifetime. Of this amount, £81.7 million (66%) is associated with construction activity.

  By Year 10, annual GVA generation is expected to total £13.0 million, of which £7.7 million is associated with the final year of house building activity. The following year, annual GVA generation is anticipated to fall to £5.3 million at which level annual GVA impacts are thereafter assumed to remain constant (all financial values are in 2011 prices).

- Under Scenario B assumptions, cumulative effects over Years 1-10 are expected to total £112.5 million, of which £55.3 million (49%) is construction-related. By Year 10 under this scenario, annual GVA generation is expected to total £11.1 million, of which £4.1 million is associated with the final year of house building activity. The following year, annual GVA generation would fall to £7.0 million – all of which is associated with permanent operational effects (all in 2011 prices).

The fact that annual GVA generation by Year 11 is greater for Scenario B compared to A means that eventually the cumulative GVA contribution under Scenario B would overtake that for Scenario A. Our assessment is that this should occur by Year 17 of an extended appraisal.

Note: the difference in GVA associated with Club activities reflects the fact that the overall quantum of additional activity begins to occur sooner under Scenario B compared to Scenario A. That is, the difference reflects the fact that the maximum capacity of the stadium is delivered sooner under Scenario B.

7.2 Overview of Community and Social Value Benefits

7.2.1 The Community Stadium Complex

In 1994, GTFC first initiated plans to conceive a regeneration plan for Blundell Park. Collaborative discussions with the NELC subsequently ensued and the option to relocate the club to a more suitable site was examined. GTFC and the Council shared in the cost of a sequential appraisal that ultimately chose Great Coates as a preferred location. To date the football Club has invested over £1million in its efforts to relocate without any firm plans being implemented. As discussed in section 6, the Great Coates site is now considered unviable and unsuitable as a destination.

In 2010 the Club commenced a site search exercise for an alternative suitable site which could accommodate the Club's requirements together with a necessary enabling scheme. A comprehensive site search concluded that a freehold site owned by the Local Authority situated on the western side of Peaks Parkway is the preferred location. The part of this site which is not occupied by the Community Stadium and ancillary facilities is planned to be made available for enabling development to assist in financing the scheme.

A description of the key elements of the proposed community stadium for Grimsby Town Football Club at Peaks Parkway is set out below:

Table 7-2: Proposed Community Stadium Complex

Proposed Development	Description of facilities and associated community benefit
Stadium	14,000 seat capacity
Community facilities	Provision of 2,000 square metres for Grimsby Town Sports and Education Trust to provide education, inclusion, sports participation, and health promotion activities to the local community based on expansion of the programme that has been running for nearly 30 years and has become self-sustaining.
Health and Wellbeing Centre	The stadium will have a 400 square metres gymnasium and associated facilities for use by the Club and made available to the wider community on a commercial basis – membership, fitness classes, nutritional advice, and physiotherapy.
Community Playing Pitches	Three 4G full-sized floodlit and 2 grass training pitches with associated changing rooms. The 4G pitches will be divided to provide a nine court five-a-side football centre. Commercial rates for use by local sports clubs/leagues, schools, and community activities.
Food Service, Catering and Conference Facilities	The Stadium will provide space for a 600 square metres fully licensed restaurant, conference and corporate facilities. The new stadium will provide a 650-diner service and conference exhibition area providing catering and space for hire on a daily rate basis. A Coffee Shop and Café will be operated within the stadium that supports match-day and 7-day business activities, light business

Proposed Development	Description of facilities and associated community benefit
	related functions, as well as being available to the community.
Business Centre	The project will make provision for 3,500 square metres of space allocated for 20 commercial workshops within the under croft of the stadium. Phase 1 will complete delivery of 1750 square metres or 10 units at an average size of 175 square metres per unit to meet current identified demand, with the potential to fit-out the remainder when the market conditions allow.

7.2.2 Strategic Community and Social Benefits of the Proposed Community Stadium Complex

The proposed scheme desires to deliver significant social value for the locality. The vision is to leave a lasting legacy and deliver a flagship project for generations for come. It would also secure the vast array of community schemes currently being delivered by the Grimsby Town Sports and Education Trust, the clubs delivery arm, all of which are at as much risk as the Club itself, should this scheme not come to fruition.

The development of a new Community Stadium project is a key priority in the regeneration strategy for North East Lincolnshire and is acknowledged in the emerging 2015 Consultation Draft Local Plan. The project aims to deliver a number of specific policy objectives:-

1. Provide an iconic regeneration project which could act as a catalyst to the wider regeneration of Grimsby;
2. Create a unique environment in which sport could be used to tackle key issues such as lifelong learning, healthy lifestyles and social inclusion;
3. Create new jobs for local people and to generate additional business through the supply of goods and services by local companies;
4. Create a major conference, exhibition and events venue for the area;
5. Create state of the art sports facilities capable of hosting international fixtures and events that would put Grimsby on the international map; and
6. Provide a platform to allow Grimsby Town Football Club to build success on the field and commercial sustainability behind the scenes.

7.2.3 Community Benefit Programme

GTFC, through its Sport and Education Charitable Trust, specifically targets those young people not in education, employment or training and families from deprived, disadvantaged backgrounds. The aim of the Trust is to provide young people and their families with opportunities to be involved with sport regardless of age and ability and to promote positive messages regarding healthy living and fitness.

The Trust delivers programmes of activity across four interrelated themes, - health, education, social inclusion and sports participation. The Trust's school outreach programme benefits 2,361 school children and young people (1,597 male and 764 female participants respectively) and includes 233 hours of programme activities per week.

A summary of the community provision programmes delivered by the Trust is set out in Table 7-3 below and the overall community agenda equates to 163,000 annual aggregate engagement hours within the community.

Table 7-3: Grimsby Town Sports and Education Trust's Community Programmes

Community Programme	Initiatives
1. Football in the Community sports participation	• Holiday sports courses • Extended provision for disadvantaged young people • Saturday morning clubs • Football Tournaments • Charity football matches • Sport based Fun Days • Match day activities/party's • Summer fetes/fayres • Schools Sports Days • Multi sport delivery
2. Schools Program	• Pre-school wake and shake • Lunch Time activity sessions • PPA sessions to fit National Curriculum • After School Clubs • Reading support classes • Ground Tours
3. Education	• Futsal programme • BTEC Level 3 Education program • BTEC Level 2 Education program (pending) • NEET education program • Foundation Degree • Equality and Diversity lessons • Kick It out (racism awareness) • Work placements
4. Volunteer Project	• National Citizen Service (300+ p/a)
5. Social Inclusion	• Estates engagement sessions • Street based engagement sessions • Youth centre sessions • Fair Play tournament- Partnership working • Inter-generational work
6. Disability projects	• Disability match day engagement • DFDF disability project • Cambridge Park Sports sessions • FLAG Sport/IT sessions
7. Health	• Targeted education and preventative engagement and referral project • Men's weight management program • Women's weight management program • Giving bikes away

7.2.4 Socio-Economic Indicators

Section 6.6 of the report highlights the salient socio-economic baseline conditions affecting the study area and the role of the community stadium in tackling these issues. In summary, these include:

Table 7-4: Socio-Economic Impact of Proposed Community Stadium Complex

Indicator	Issue	Potential Impact
Demography	The area's local population is characterised as having an ageing workforce and a relatively low economically active population.	The proposed scheme can increase the Trust's capacity to expand their Education, Health and Social Inclusion programmes across the community's population. The proposed community stadium complex will improve the quality of life for users of the site, including initiatives that benefit members of the community with protected characteristics, as defined by the Equality Act 2010.
Labour Market	The area is characterised by a persistently high rate of unemployment among young people (i.e. 16 - 24 year olds) and those that are long-term unemployed. A larger share of the economically inactive population in North East Lincolnshire are long term sick and temporarily sick (at 24% and 4% respectively) compared to the national average of 21% and 2% correspondingly, demonstrating the strong links between health and economic inclusion in North East Lincolnshire.	The GTFC makes a huge contribution to community cohesion and the development of a new community stadium facility will expand and enhance this contribution further. GTFC's community delivery body- the Trust has established a number of projects in the areas of education, inclusion, sports participation and health. The new facility will provide an opportunity to build additional activities and increase the number of people engaging with the Club.
Education & Skills	At least 7% of North East Lincolnshire residents aged 16-18 are classified as NEETs (Not in employment, education or training). This is higher than the national rate (6.7%) and the rate for the Yorkshire and the Humber	The Trust delivers the following programmes: • Futsal programme • BTEC Level 3 Education program • BTEC Level 2 Education program (pending) • NEET education program • Foundation Degree

Indicator	Issue	Potential Impact
	region (6.3%), and nearby North Lincolnshire (5.7%)	• Equality and Diversity lessons • Kick It out (racism awareness) • Work placements The Trust also deliver a diploma in Sport and Active Leisure and there is the potential to expand the content of what it does to include apprenticeships in Sport, Learning, and Leisure for the Club and a range of other clubs in the area.
Physical Wellbeing & Health	The North East Lincolnshire Health Profile 2014 emphasises the following key issues: • The health of people in North East Lincolnshire is generally worse than the England average. • Deprivation is higher than average and about 28.6% (8,600) children live in poverty. • Life expectancy for both men and women is lower than the England average. • Life expectancy is 12.9 years lower for men and 7.9 years lower for women in the most deprived areas of North East Lincolnshire than in the least deprived areas. Key Indicators relating to Child Health: • In Year 6, 19.1% (311) of children are classified as obese. • The rate of alcohol-specific hospital stays among those under 18 was 71.8 (rate per 100,000 population), worse than the average for England.	Fit For Football was established in 2003, specifically at that time to address healthy lifestyle issues for children in disadvantaged communities in the Humber area, through the provision of fun, interactive games. In the past the Trust has delivered the Fit For Football programme to over 1150 young people at primary school in North East Lincolnshire. New facilities will enable the GTFC and Trust to expand its health programme and roll out new initiatives.
Social Exclusion & Deprivation	• 27 LSOAs in North East Lincolnshire are ranked in the 10 per cent most deprived areas in	The GTFC makes a significant contribution to community cohesion and the development of a new community stadium facility will expand and enhance

Indicator	Issue	Potential Impact
	England. • A further 15 are ranked in the 20 per cent most deprived and a further eight in the 30 per cent most deprived. • 50 LSOAs in North East Lincolnshire are ranked within the 30 most deprived LSOAs in England. • Of particular note is the East March ward which features a LSOA ranked as the second most deprived area in England in the index of multiple deprivation. Rankings in North East Lincolnshire range from two to 30,609.	this contribution further. The new facility will provide an opportunity to build additional Social Inclusion programmes and increase the number of people engaging with the Club.

7.3 Summary

This report has set out the existing community benefits that are provided by the GTFC and its associated Trust. Clearly, whilst those benefits are substantial, they are not sustainable at Blundell Park and there is recognised capacity to grow and expand their existing community outreach programmes. Much more community benefits are achievable with modern, fit for purpose facilities as they would provide greater opportunities for the Trust to act as a catalyst for increased participation across its four inter-related programme areas (i.e. health, social inclusion, sports participation and education).

Within the proposed community stadium complex, there are elements that will increase the community benefits of the GTFC and the Trust:

- modern, fit for purpose sports facilities- a quantitative improvement compared to Blundell Park;
- greater synergies between GTFC and the Trust- added value and increased community benefit (health, social inclusion, sports participation and education initiatives);
- commercial business space- a quantitative economic impact; and
- greater opportunities to act as a catalyst for future development of the wider area,- a lasting legacy project for GTFC.

Therefore, developing an enhanced community stadium complex to Peaks Parkway would bring about very substantial benefits in:

- Estimated overall employment contribution (including adjustment for deadweight)

Scenario A:
- Gross jobs: 303 FTEs
- Net jobs: 218 FTEs

Scenario B:
- Gross jobs: 856 FTEs
- Net jobs: 358 FTEs

- Cumulative net additional workplace-based GVA for the local authority area of North East Lincolnshire;
  - Scenario A assumptions have the potential to generate £123.4 million in cumulative net additional workplace-based GVA for the local authority area of North East Lincolnshire (2011 prices) over the first 10 years of scheme lifetime. Of this amount, £81.7 million (66%) is associated with construction activity;
  - Under Scenario B assumptions, cumulative effects over Years 1-10 are expected to total £112.5 million, of which £55.3 million (49%) is construction-related.
- Health promotion;
- Social Inclusion and community cohesion;
- Sports participation; and
- Education support.

Overall, the proposed community stadium complex will act as a catalyst for increased community activities across the wider North East Lincolnshire area. This scheme provides an opportunity to leave a lasting legacy for GTFC and deliver a flagship project for generations for come. It would also secure the vast array of community schemes currently being delivered by the Grimsby Town Sports and Education Trust, the clubs delivery arm, all of which are at as much risk as the Club itself, should this scheme not be implemented.

Appendix A: The Grimsby Town Sports and Education Trust's School Programme

Name	Address	Town	Strand of work	Male participation	Female Participation	Duration per hour, per week
Western Primary School	Broadway	Grimsby	Education	24	26	1
Bursar Primary Academy	Bursar Street	Cleethorpes	Education	31	27	1
Edward Henage Primary Academy	Edward Street	Grimsby	Education	138	146	10
Middlethorpe Primary Academy	Highthorpe Crescent	Cleethorpes	Education	18	14	1
Oasis Academy Nunsthorpe	Sutcliffe Avenue	Grimsby	Education	36	41	5
Signhills Academy	Hardy`s Road	Cleethorpes	Education	14	12	1
Strand Primary Academy	Strand Street	Cleethorpes	Education	33	83	6
Yarborough Academy	Yarrow Road	Grimsby	Education	28	32	10
Holton Le Clay infants	Church Lane	Grimsby	Education	18	11	1
Grimsby Town Football Club - Futsal	Blundell Park	Cleethorpes	Education	160	0	25
Grimsby Town Football Club - NCS, Spring	Blundell Park	Cleethorpes	Education	25	20	30
Grimsby Town Football Club - NCS, Autumn	Blundell Park	Cleethorpes	Education	25	35	30
Grimsby Town Football Club - NCS, Summer	Blundell Park	Cleethorpes	Education	40	60	30

Name	Address	Town	Strand of work	Male participation	Female Participation	Duration per hour, per week
Coomb Briggs Primary School	Royal Drive	Immingham	N/A	0	0	0
Enfield Primary School	Enfield Avenue	Grimsby	N/A	0	0	0
Fairfield Primary School	Mendip Avenue	Grimsby	N/A	0	0	0
Grange Primary School	Cambridge Road	Grimsby	N/A	0	0	0
Littlecoates Primary School	Harlow Street	Grimsby	N/A	0	0	0
Springfield Primary School	Springwood Crescent	Grimsby	N/A	0	0	0
St Peters CoE Primary School	St Peters Avenue	Grimsby	N/A	0	0	0
Queen Mary School	Queen Mary Avenue	Cleethorpes	N/A	0	0	0
Scartho School	Edge Avenue	Grimsby	N/A	0	0	0
William Barcroft School	Barnett Place	Cleethorpes	N/A	0	0	0
Canon Peter Hall CoE School	Pelham Road	Immingham	N/A	0	0	0
East Ravendale CoE School	East Ravendale	Grimsby	N/A	0	0	0
Eastfield CoE School	Margaret Street	Immingham	N/A	0	0	0
Humberston Cloverfields Academy	St Thomas Close	Grimsby	N/A	0	0	0
Laceby Acres Academy	Swiftsure Crescent	Grimsby	N/A	0	0	0

Name	Address	Town	Strand of work	Male participation	Female Participation	Duration per hour, per week
Lisle Marsden CoE Academy	Lansdowne Avenue	Grimsby	N/A	0	0	0
Old Clee Academy	Colin Avenue	Grimsby	N/A	0	0	0
Ormiston South Parade Academy	Fildes Street	Grimsby	N/A	0	0	0
Reynolds Academy	Machray Place	Cleethorpes	N/A	0	0	0
St Mary`s Catholic Primary Voluntary Academy	Wellington Street	Grimsby	N/A	0	0	0
Scartho Junior Academy	Edge Avenue	Grimsby	N/A	0	0	0
Thrunscoe Primary and Nursary Academy	Trinity Road	Cleethorpes	N/A	0	0	0
Waltham Leas Primary Academy	Manor Drive	Grimsby	N/A	0	0	0
Willows Academy	Queensway	Grimsby	N/A	0	0	0
Cleethorpes Academy	Grainsby Avenue	Cleethorpes	N/A	0	0	0
Healing School, A science Academy and Teaching School	Healing Road	Grimsby	N/A	0	0	0
Holy Family Catholic Academy	Chatsworth Place	Cleethorpes	N/A	0	0	0
Oasis Academy Immingham	Carver Road	Immingham	N/A	0	0	0
Ormiston Maritime Academy	Westward Ho	Grimsby	N/A	0	0	4
Tollbar Academy	Station Road	Grimsby	N/A	0	0	0

Name	Address	Town	Strand of work	Male participation	Female Participation	Duration per hour, per week
Havelock Academy	Holyoake Road	Grimsby	Socail Inclusion	12	0	1
Humberston Academy	Humberston Avenue	Grimsby	Socail Inclusion	20	0	1
John Whitgift Academy	Crosland Road	Grimsby	Socail Inclusion	112	14	4
Oasis Academy Wintringham	Weelsby Avenue	Grimsby	Socail Inclusion	59	12	2
Centre 4 Nunsnthorpe	17a Wootton Road	Grimsby	Socail Inclusion	41	6	2
Cambridge Park Academy	Cambridge Road	Grimsby	social Inclusion	12	1	3
Second Avenue Resource Centre	Second Avenue	Grimsby	social Inclusion	18	0	1
Strand Primary Academy - Flag	Strand Street	Cleethorpes	social Inclusion	12	16	2
Allerton Primary School	Allerton Drive	Immingham	Sports Participation	0	0	0
Elliston Primary School	Bramhall Street	Cleethorpes	Sports Participation	12	6	1
Great Coates Primary School	Crosland Road	Grimsby	Sports Participation	28	6	2
Humberston CoE	Church Lane	Grimsby	Sports Participation	18	2	1
Laceby Stanford	Cooper Lane	Grimsby	Sports Participation	24	5	1

Name	Address	Town	Strand of work	Male participation	Female Participation	Duration per hour, per week
Western Primary School	Broadway	Grimsby	Sports Participation	13	3	1
Woodlands Primary School	Pinewood Crescent	Grimsby	Sports Participation	58	24	8
Bursar Primary Academy	Bursar Street	Cleethorpes	Sports Participation	9	4	1
Edward Henage Primary Academy	Edward Street	Grimsby	Sports Participation	226	48	15
Healing Primary School	Fords Avenue	Grimsby	Sports Participation	16	2	1
New Waltham Academy	Peaks Lane	Grimsby	Sports Participation	24	8	1
Oasis Academy Nunsthorpe	Sutcliffe Avenue	Grimsby	Sports Participation	16	28	4
St Josephs Catholic Primary Voluntary Academy	Philip Avenue	Cleethorpes	Sports Participation	16	2	1
Signhills Academy	Hardy`s Road	Cleethorpes	Sports Participation	32	2	2
Signhills Infant Academy	Hardy`s Road	Cleethorpes	Sports Participation	18	4	1
Strand Primary Academy	Strand Street	Cleethorpes	Sports	56	26	9

Name	Address	Town	Strand of work	Male participation	Female Participation	Duration per hour, per week
			Participation			
Weelsby Academy	Weelsby Street	Grimsby	Sports Participation	43	12	4
Welholme Academy	Welholme Road	Grimsby	Sports Participation	13	2	0
Wybers Wood	Timberley Drive	Grimsby	Sports Participation	24	6	2
Yarborough Academy	Yarrow Road	Grimsby	Sports Participation	75	18	7
Macaulay Academy	Macaulay Street	Grimsby	Sports Participation	41	12	4
Holton Le Clay infants	Church Lane	Grimsby	Sports Participation	18	3	1
Holton Le Clay Juniors	Picksley Crescent	Grimsby	Sports Participation	22	5	1
Oasis Academy Wintringham	Weelsby Avenue	Grimsby	Sports Participation	25	3	1
Signhills Academy	Hardy`s Road	Cleethorpes	Sports Participation	15	3	1
West Marsh Centre	Beeson Grove	Grimbsy	Sports Participation	16	2	1

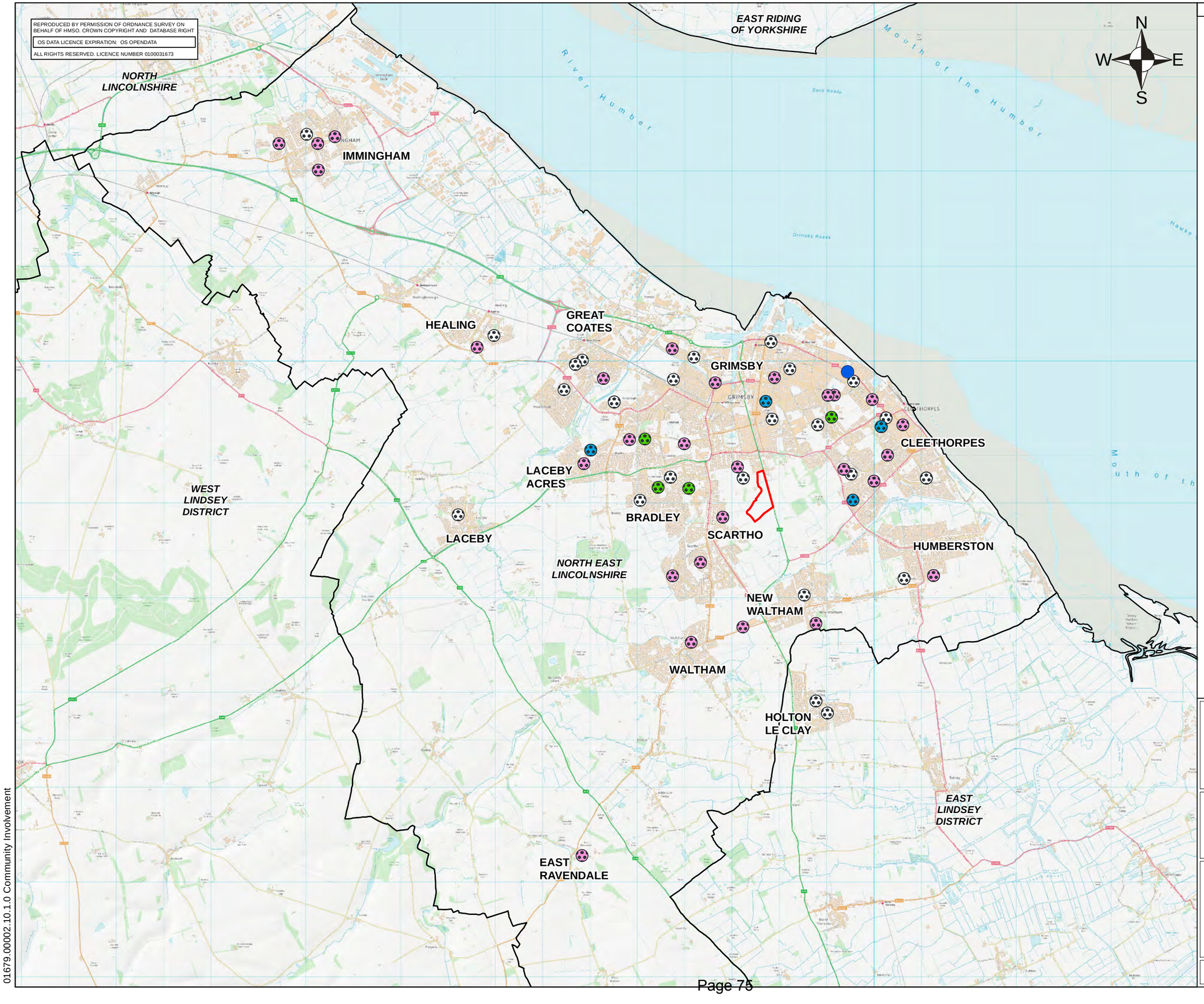
Name	Address	Town	Strand of work	Male participation	Female Participation	Duration per hour, per week
Signhills Academy	Hardy`s Road	Cleethorpes	Sports Participation	63	7	15
Oasis Academy Wintringham	Weelsby Avenue	Grimsby	Sports Participation	41	4	15
Holton Le Clay Juniors	Picksley Crescent	Grimsby	Sports Participation	18	5	10
Humberston Academy	Humberston Avenue	Grimsby	Sports Participation	22	2	10
John Whitgift Academy	Crosland Road	Grimsby	Sports Participation	21	3	5
Oasis Academy Nunsthorpe	Sutcliffe Avenue	Grimsby	Sports Participation	24	2	5
Old Clee Academy	Colin Avenue	Grimsby	Sports Participation	31	4	5
Yarborough Academy	Yarrow Road	Grimsby	Sports Participation	16	4	5
Strand Primary Academy	Strand Street	Cleethorpes	Sports Participation	23	9	5
Signhills Academy	Hardy`s Road	Cleethorpes	Sports Participation	21	2	5
Total				**1597**	**764**	**233**

Appendix B Geographical Scope of the current work undertaken by the Trust

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LEGEND

- BLUNDELL PARK
- LOCATION OF PEAKS PARKWAY
- LOCAL AUTHORITY BOUNDARIES

TYPE OF INVOLVEMENT

- SPORTS PARTICIPATION
- EDUCATION
- SOCIAL INCLUSION
- SERVICE OFFERED BUT NOT CURRENTLY UNDERTAKEN

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GRIMSBY TOWN FOOTBALL CLUB

SOCIO-ECONOMIC ASSESSMENT

COMMUNITY INVOLVEMENT

1

Scale 1:75,000 @ A3

Date APRIL 2015

01679.00002.10.1.0 Community Involvement

8.0 CLOSURE

Closure section must be included – see SLRNet – for wording. For example -

This report has been prepared by SLR Consulting Limited with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of North East Lincolnshire Council; no warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

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North East Lincolnshire Council

Community Football Stadium Sequential Assessment

Availability Assessment

SLR Ref: 425.01679.00003
Version No: FINAL
August 2016

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Appendix X	**Title Documents for Freeman Street (REDACTED)**

1.0 INTRODUCTION

1.1 Scope of Work

In February 2016, SLR Consulting Limited ('SLR') was instructed by North East Lincolnshire Council ('NELC') to undertake a secondary stage Sequential Assessment for the relocation of Grimsby Town Football Club ('GTFC') through the provision of a Community Football Stadium.

This secondary stage Sequential Assessment is a continuation of work previously undertaken by SLR which formulated a 'suitability' based Sequential Assessment which was published in April 2015. Further details of the 'suitability' based Sequential Assessment is provided in Section 3 below. As such, this secondary stage Sequential Assessment consists of an independent appraisal of the 'availability' of six shortlisted sites for the accommodation of the proposed Community Football Stadium development.

In completing this assessment on behalf of NELC, a reference site for the relocation of GTFC within a Community Football Stadium will be established. This reference site and the conclusions of this secondary stage Sequential Assessment can then be utilised to assess the viability and business case for the club's relocation. A separate assessment of viability and the club's business case will be published under separate cover, thereby completing the Sequential Assessment process in full.

Given the independent nature of this report, any subsequent application for the development of a Community Football Stadium would need to be supported by further assessments undertaken on behalf of GTFC.

1.2 SLR Consulting Limited

Established in July 1994, SLR is an independent and employee controlled international environmental consultancy that has an unrivalled reputation for providing high quality tailored services. SLR provides multidisciplinary advice from in-house experts on a wide range of strategic and site specific environmental and sustainability issues. In particular, SLR specialises in providing strategic advice to both public and private sector clients and has a broad base of blue chip customers in the oil and gas, mining and minerals, infrastructure, built environment, industry and power sectors. SLR is 1000 strong Worldwide with approximately 400 in the UK business spread throughout the 25 Offices.

2.0 BACKGROUND INFORMATION

2.1 Relocation of Grimsby Town Football Club

GTFC has been looking to relocate from their existing stadium, Blundell Park, for in excess of 20 years. During this period the club has sought to actively consult with both NELC and members of the public regarding the potential for the stadiums relocation and the club's needs for doing so. Blundell Park is over a hundred years old and has been incrementally improved as needs and regulations have required. However, the age of the ground itself and the range of incremental works undertaken to date has resulted in the stadium being both constrained and, in part, considered no longer fit for purpose.

For the club to remain and/or continue to progress through the football league, UEFA and FA standards identify that the stadium should preferably be all seated[1]. Blundell Park became all seated in 1995 and this has limited capacity to just over 8,000 (the existing 'useable'[2] capacity of Blundell Park is 8,257) which is a considerable limitation on the club when attendance fees are their primary source of income. It is therefore GTFC's contention that relocation and a new stadium are required to ensure the ongoing financial viability of the club itself into the future.

In this respect, during the 2015/2016 season the average attendance at Blundell Park was 4,345 (approximately 68% of capacity) and the club anticipate that following promotion to Division 2 of the Football League that there would be a 20% uplift in attendance and a number of home sell-outs. The first game of the 2016/2017 campaign (v. Morecambe) saw an attendance figure of 6,004[3].

Notwithstanding the above, it is not the aim of this report to justify the club's financial operations or the need for its relocation. SLR considers it unnecessary to question such motives or financial justification given that a club is unlikely to make such a financial outlay in its relocation unless it is ultimately necessary. These arguments can be formulated by GTFC in the business case that is subsequently formulated as part of any development proposal.

The premise for the club's relocation is to develop a new Community Football Stadium with a range of facilities for use by both the club and the wider local community. However, to facilitate the development, it understood that the costs of the Community Football Stadium would need to be partly financed through alternate sources other than the club's finances. This could include the provision of enabling development (i.e. commercial, leisure or residential development) at any site brought forward for the development of the Community Football Stadium.

This report has been undertaken by SLR as independent consultants to NELC and the findings contained herein are aimed at advising NELC through the identification of a reference site that is both 'suitable' and reasonably 'available' within the development timescales identified. Whilst the content of this report can be referenced, any subsequent development proposals or planning application submission will need to be supported by evidentiary reports and justification undertaken by GTFC's own consultants.

[1] Note that there is also a requirement to have 20,000 seats if promoted to the Premier League
[2] 'useable' refers to seats which are not restricted in terms of safety or visibility in accordance with league regulations
[3] http://www.grimsby-townfc.co.uk/fixtures-results/match-report/index.aspx?MatchId=3925366

2.2 Previous Development Proposals

A stadium for GTFC's relocation was originally proposed at a site known as 'Great Coates' on the north eastern periphery of Grimsby, adjacent to the A180 and A1136. This site reached an advanced stage in the planning process, being allocated for development within the extant NELC Local Plan (2003) and achieving planning permission in November 2007 (Application ref. DC/70/06/WOL). However, following the downturn in the economy and other various economic factors, the opportunity for the associated enabling development and the wider redevelopment of the Great Coates site was not able to be brought forward. Indeed, following a succession of legal and ownership issues, the 2007 permission lapsed and the site is not proposed to be allocated within the forthcoming development plan; the Pre-Submission Draft Local Plan ('PSDLP').

As such, in 2008 GTFC and NELC resolved to work in co-operation to find a suitable relocation site for a Community Football Stadium. During this process, GTFC undertook a range of investigations to identify a new site suitable for the Community Football Stadium. Included within these investigations was an initial Sequential Assessment of eight sites across Grimsby and Cleethorpes undertaken by GTFC themselves.

A due diligence review of this previous GTFC Sequential Assessment, along with an independent 'suitability' based Sequential Assessment of sixteen sites (including the eight previously identified within the GTFC assessment) was undertaken by SLR and subsequently published in April 2015; further information regarding this previous report is provided within Section 3 below.

2.3 Proposed Community Football Stadium Development

As part of the club's relocation GTFC wish to promote a community stadium and leisure complex which could principally comprise of the following:

- 14,000 seat stadium, with potential to expand to 20,100;
- All weather multi-use pitches;
- A health and wellbeing centre;
- An education and training centre;
- Multi-sport potential for rugby, netball, cricket;
- Car parking (street sports); and
- Grimsby Town Sports & Education Trust centre.

As identified above, the community stadium would house the Grimsby Town Sports & Education Trust[4] ('the Trust') centre in a 2,000 sq m facility. The Trust has been one of Grimsby's greatest assets and provides contact with thousands of children and families. Through its work with GTFC, the Trust has established a reputation within the community sports sector as a leading and innovative organisation. These proposals therefore seek to extend considerably beyond simply providing a community stadium that could house 14,000 spectators. The anticipated development would potentially allow for further and enhanced provision of sporting facilities and community development programmes across health promotion, social inclusion, sports participation and education; and an expansion of GTFC's and the Trust's work.

Further consideration of the community and social value effects of the proposals have been assessed under a separate Community and Social Impact Study undertaken by SLR and

[4] Registered Charity No. 1123447

subsequently published in April 2015. Further consideration of this Community and Social Impact Study is contained throughout this report, including within Section 2.4 below.

2.4 Community and Social Impact Study (April 2015)

The Community and Social Impact Study, contained within **Appendix A**, set out the existing community benefits that are provided by GTFC and its associated Trust. Whilst those benefits are substantial, they are not sustainable at Blundell Park and there is recognised capacity to grow and expand their existing community outreach programmes. Much more community benefits are achievable with modern, fit for purpose facilities as they would provide greater opportunities for the Trust to act as a catalyst for increased participation across it's four inter-related programme areas (i.e. health, social inclusion, sports participation and education).

Within the proposed Community Football Stadium complex, there are elements that will increase the community benefits of the GTFC and the Trust:

- Modern, fit for purpose sports facilities – a quantitative improvement compared to Blundell Park;
- Greater synergies between GTFC and the Trust – added value and increased community benefit (health, social inclusion, sports participation and education initiatives);
- Commercial business space – a quantitative economic impact; and
- Greater opportunities to act as a catalyst for future development of the wider area – a lasting legacy project for GTFC.

Therefore, the Community and Social Impact Study considered that developing an enhanced Community Football Stadium complex would bring about very substantial benefits in:

- Estimated overall employment contribution (including adjustment for deadweight);
- Cumulative net additional workplace-based GVA for the local authority area of North East Lincolnshire;
- Health promotion;
- Social inclusion and community cohesion;
- Sports participation; and
- Education support.

Overall, the proposed Community Football Stadium complex will act as a catalyst for increased community activities across the wider North East Lincolnshire area. The Community and Social Impact Study concluded that the Community Football Stadium scheme provides an opportunity to leave a lasting legacy for GTFC and deliver a flagship project for generations to come. It would also secure the vast array of community schemes currently being delivered by the Grimsby Town Sports and Education Trust, the club's delivery arm, all of which are at as much risk as the club itself, should this scheme not be implemented.

Retaining and improving these community and social benefits within the administrative area of North East Lincolnshire is the basis for any relocation of GTFC to be considered appropriate. As such, to ensure these community and social benefits are brought forward, NELC requires that the baseline development of the Community Football Stadium accommodates the following key facilities at any relocation site:

- Community Football Stadium with an initial 14,000 seat capacity (with capability to be expanded to 20,100 seats), which will contain:

  - 400 sq m Health and Wellbeing Centre;
  - 2,000 sq m of Community Facilities for Grimsby Town Sports and Education Trust;
  - 600 sq m of fully licenced restaurant, conference and corporate facilities;
  - Coffee shop and concession kiosks for match day;
  - 3,500 sq m of commercial workshop space; and
- Three 4G full-sized floodlit and two grass Community Football Pitches, with associated changing facilities. 4G pitches to have the ability to be utilised for nine court five-a-side football centre.

Further details regarding the baseline Community Football Stadium development (i.e. the minimum requirement for establishing a Community Football Stadium) is provided within Section 6 of this report.

3.0 PREVIOUS 'SUITABILITY' BASED SEQUENTIAL ASSESSMENT

3.1 Scope of Previous 'Suitability' Based Sequential Assessment

As identified above, a previous 'suitability' based Sequential Assessment was undertaken by SLR in April 2015. A copy of the previous 'suitability' based Sequential Assessment is provided within **Appendix B**.

The report assessed sixteen potential sites for the relocation of GTFC and concentrated on sequential assessment matters relating to 'suitability' only. The report itself consisted of four distinct elements:

1. Review of extant National and Local Planning Policy Context;
2. Due Diligence Review of a previous sequential assessment undertaken by GTFC;
3. An independent sequential assessment based primarily on 'suitability'; and
4. Identification of limitations and recommendations for the sequential assessment process.

The scope of the report did not extend to other planning and financial considerations associated with the proposed development of a Community Football Stadium, community facilities and/or requirements for enabling development. As such, the report did not include consideration of matters pertaining to availability, viability, retail need or impact.

SLR liaised with both NELC and GTFC directly on a number of aspects relating to the undertaking of this 'suitability' based Sequential Assessment, including identification of the sites to be assessed and matters of clarification relating to the previous GTFC Sequential Assessment.

3.2 Findings of 'Suitability' Based Sequential Assessment

The previous 'suitability' based Sequential Assessment ranked each of the sixteen sites against a range of 'suitability' based scoring criteria to clearly identify the most suitable sites for the relocation of GTFC. In order, the top five ranked sites were:

1. Dockside (Garth Lane);
2. Europarc (dependent upon increasing land available);
3. Peaks Parkway;
4. Morrisons Dual By-Pass; and
5. Great Coates.

Of these five sites, Dockside (Garth Road) was recommended to be excluded from the shortlist of 'suitable' sites given that the site area was too small to accommodate the quantum of development identified as required by GTFC. Nevertheless, subsequent to the publication of the report, NELC's Cabinet has requested that this site be taken forward within this subsequent 'availability' based assessment to ensure best practice.

In addition to the five sites listed above, NELC's Cabinet also received and approved a recommendation to also include a sixth site, the Freeman Street site, due to the perceived regeneration potential that could be unlocked by a development at that location. Freeman Street was ranked as the joint fourteenth most suitable site out of the sixteen sites originally assessed under the previous 'suitability' based Sequential Assessment (April 2015).

This secondary stage Sequential Assessment builds on the work previously undertaken as part of the 'suitability' based Sequential Assessment published by SLR in April 2015.

4.0 PLANNING POLICY CONTEXT

The following section outlines the national and local planning policy requirements for the undertaking of a sequential site assessment. Further details regarding the policy context of the sequential sites are provided within the 'availability' based sequential assessments contained within Section 8.

4.1 National Planning Policy Framework

The National Planning Policy Framework ('NPPF') was first published on 27th March 2012[5] and sets out the Government's planning policies for England and how these are expected to be applied.

The NPPF only sets out the requirements for the planning system to the extent that it is relevant, proportionate and necessary to do so. As such, planning practice guidance and local plans are expected to be utilised to implement the policies contained therein. This is confirmed within paragraph 2 which states:

> *"Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions..."*

Section 2 of the NPPF is concerned with 'Ensuring the vitality of town centres' and states at paragraph 24 that:

> *"Local planning authorities should apply the sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale."*

Paragraph 27 continues by stating that *"Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused."*

Rather than supporting a planning application, this secondary stage 'availability' based assessment, along with the previous 'suitability' based assessment published in April 2015, seeks to provide independent advice and guidance to the members of NELC. The principal aim is to establish a reference site against which any future development aspiration can be assessed against. Any subsequent application will need to be supported by subsequent assessments undertaken on behalf of GTFC.

Notwithstanding the above, with regard to viability, it is important to note that paragraph 173 of the NPPF identifies that *"Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject*

[5] https://www.gov.uk/government/publications/national-planning-policy-framework--2

to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable."

Given the nature of the development (a Community Football Stadium) and the independent nature of this report, careful consideration will need to be given the to the viability and business case arguments formulated subsequent to this 'availability' based assessment. Akin to the 'suitability' based assessment, this 'availability' based assessment does not contain consideration of matters relating to viability, retail need or impact.

4.2 Planning Practice Guidance – 'Ensuring the vitality of town centres'

In accordance with the review and simplification of national planning policy, the range of technical planning practice guidance to NPPF has also been updated. Planning practice guidance is now provided online and is updated as a 'live resource'. This review was undertaken on 15th June 2016 and therefore contains details of the planning practice guidance published on this date.

Guidance on undertaking a sequential assessment is outlined within the planning practice guidance entitled 'Ensuring the vitality of town centres'[6].

Paragraph 001 identifies that *"Local planning authorities should plan positively, to support town centres to generate local employment, promote beneficial competition within and between town centres, and create attractive, diverse places where people want to live, visit and work."*

Paragraph 001 continues by stating that *"Local planning authorities should assess and plan to meet the needs of main town centre uses in full, in broadly the same way as for their housing and economic needs, adopting a 'town centre first' approach and taking account of specific town centre policy. In doing so, local planning authorities need to be mindful of the different rates of development in town centres compared with out of centre."*

Paragraph 001 clarifies that the sequential test *"may identify that there are preferable sites in town centres for accommodating main town centre uses (and therefore avoid the need to undertake the impact test). The sequential test will identify development that cannot be located in town centres, and which would then be subject to the impact test. The impact test determines whether there would be likely significant adverse impacts of locating main town centre development outside of existing town centres (and therefore whether the proposal should be refused in line with policy)."*

However, the practice guidance also identifies that it may not be possible to accommodate all forecast needs for 'town centre uses' within a designated centre, identifying that there may be physical or other constraints which make it inappropriate to do so. In such circumstances, planning authorities should plan positively to identify the most appropriate alternative strategy for meeting the need for these main town centre uses, having regard to the sequential and impact tests. This should ensure that any proposed main town centre uses which are not in an existing town centre are in the best locations to support the vitality and vibrancy of town centres, and that no likely significant adverse impacts on existing town centres arise (paragraph 006).

[6] http://planningguidance.planningportal.gov.uk/blog/guidance/ensuring-the-vitality-of-town-centres/ensuring-the-vitality-of-town-centres-guidance/

With regard to stadia development[7], paragraph 007 states that local planning authorities, where appropriate, should articulate a vision for tourism in the Local Plan, including identifying optimal locations for tourism. When planning for tourism, local planning authorities should:

- Consider the specific needs of the tourist industry, including particular locational or operational requirements;
- Engage with representatives of the tourism industry;
- Examine the broader social, economic, and environmental impacts of tourism;
- Analyse the opportunities for tourism to support local services, vibrancy and enhance the built environment; and
- Have regard to non-planning guidance produced by other government departments.

Paragraph 008 provides an explanation of the sequential test, stating that:

> *"The sequential test guides main town centre uses towards town centre locations first, then, if no town centre locations are available, to edge of centre locations, and, if neither town centre locations nor edge of centre locations are available, to out of town centre locations, with preference for accessible sites which are well connected to the town centre. It supports the viability and vitality of town centres by placing existing town centres foremost in both plan-making and decision-taking."*

In plan making, local planning authorities are advised to utilise the sequential approach through assessment of the suitability, viability and availability of locations for main town centre uses. It requires clearly explained reasoning if more central opportunities to locate main town centre uses are rejected (Paragraph 009).

The checklist below sets out the matters that should be considered when taking a sequential approach to plan-making:

- Has the need for main town centre uses been assessed? The assessment should consider the current situation, recent up-take of land for main town centre uses, the supply of and demand for land for main town centre uses, forecast of future need and the type of land needed for main town centre uses;
- Can the identified need for main town centre uses land be accommodated on town centre sites? When identifying sites, the suitability, availability and viability of the site should be considered, with particular regard to the nature of the need that is to be addressed;
- If the additional main town centre uses required cannot be accommodated in town centre sites, what are the next sequentially preferable sites that it can be accommodated on?

In decision-taking, it is for the applicant to demonstrate compliance with the sequential test (and failure to undertake a sequential assessment could in itself constitute a reason for refusing permission). Wherever possible, the local planning authority should support the applicant in undertaking the sequential test, including sharing any relevant information. The application of the test should be proportionate and appropriate for the given proposal. Where appropriate, the potential suitability of alternative sites should be discussed between the developer and local planning authority at the earliest opportunity (paragraph 010).

[7] Sports and Recreational Services are defined as a Tourism Industry - http://media.unwto.org/en/content/understanding-tourism-basic-glossary

The checklist below sets out the considerations that should be taken into account in determining whether a proposal complies with the sequential test:

- With due regard to the requirement to demonstrate flexibility, has the suitability of more central sites to accommodate the proposal been considered? Where the proposal would be located in an edge of centre or out of centre location, preference should be given to accessible sites that are well connected to the town centre. Any associated reasoning should be set out clearly.
- Is there scope for flexibility in the format and/or scale of the proposal? It is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development being proposed, but rather to consider what contribution more central sites are able to make individually to accommodate the proposal.
- If there are no suitable sequentially preferable locations, the sequential test is passed.

Paragraph 011 identifies that use of the sequential test should recognise that certain main town centre uses have particular market and locational requirements which mean that they may only be accommodated in specific locations. Robust justification must be provided where this is the case, and land ownership does not provide such a justification.

Finally, with regard to viability, paragraph 012 identifies that promoting new development on town centre locations can be more expensive and complicated than building elsewhere. As such, local planning authorities need to be realistic and flexible in terms of their expectations.

As outlined, this secondary stage Sequential Assessment aims to identify a reference site which accords with the thrusts of extant planning policy and against which any future development aspiration can be assessed against. Whilst the Sequential Assessment supports the 'town centre first' approach, consideration must be given to the realities of finding an 'available' and 'viable' site for the Community Football Stadium from the shortlisted sites identified as being 'suitable'.

Notwithstanding, as outlined above, this 'availability' based assessment does not include consideration of matters relating to viability, retail need or impact. These will need to be considered in tandem with any business case formulated by the club and its development partner.

4.3 Local Planning Policy

4.3.1 North East Lincolnshire Local Plan (Adopted November 2003)

The policies of the North East Lincolnshire Local Plan were adopted in November 2003[8] and were subsequently 'saved' by the Secretary of State in September 2007[9] until such time as they are superseded by policies contained within the forthcoming Pre-Submission Draft Local Plan.

The requirement for undertaking a sequential assessment is contained within Policy S1. The policy identifies that shopping development (and leisure development) outside the defined shopping hierarchy or proposals that are not consistent with the scale and function of the centre will be permitted provided it can be demonstrated that there is a need for the

[8] https://www.nelincs.gov.uk/wp-content/uploads/2016/03/200311-NELCAdoptedLocalPlan.pdf
[9] https://www.nelincs.gov.uk/wp-content/uploads/2016/03/20070927-LocalPlanSavedPolicies.pdf

development and that all potential Town and edge of Town Centre (including Commercial Area) options have been thoroughly assessed.

Paragraph 7.4 of the explanatory text identifies that *"When seeking a location for a key town centre use likely to attract a lot of people the onus will be on the developer to demonstrate that he has thoroughly assessed all potential town centre options. Developers will need to adopt a sequential approach. Adopting such an approach means that first preference should be for town centre sites, where suitable sites or buildings suitable for conversion are available, followed by edge-of-centre sites in locations that are accessible by a choice of means of transport. Where a developer can demonstrate a need for a major retail development which cannot be accommodated in, or on the edge of existing town centres; such proposals will have to demonstrate that they will be capable of being served by a variety of means of transport, including public transport; and will not undermine the vitality or viability of the existing town centres and local centres."*

This theme is continued within Policy LTC5 which identifies that the Council will seek to direct proposals for assembly and leisure, outdoor sport and recreation facilities to locations capable of being served by a variety of means of transport. The policy continues by stating:

> *"Assembly and leisure uses intended to attract users from a Borough-wide catchment area or beyond will be permitted to locate outside of Grimsby town centre or edge of Grimsby town centre options have been thoroughly assessed or there are overriding considerations which outweigh such a locational requirement."*

Paragraph 8.54 of the explanatory test identifies that *"…Blundell Park is the home of Grimsby Town Association Football Club. In recent years Grimsby Town have been investigating the possibility of relocating their stadium."*

As identified above, a site at Great Coates was allocated for the stadium relocation within Policy LTC6 of the adopted Local Plan. However, given that this site is considered unviable, a sequential assessment is required to assess alternate sites not in accordance with the adopted development plan.

Whilst seeking to advise NELC, this assessment accords with the general thrust of the Sequential Assessment policies contained within the extant North East Lincolnshire Local Plan (2003).

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

The North East Lincolnshire Pre-Submission Draft Local Plan[10] ('PSDLP') was published for consultation in February 2016, with consultation ending 13th April 2016. NELC are currently in the process of reviewing the comments received during this consultation period and could potentially prepare a 'modifications statement' in due course setting out where changes may be necessary. Any such changes will be considered by the appointed Planning Inspector during the examination period, which is expected to commence with submission to the Secretary of State during the summer 2016. Final adoption of the PSDLP is anticipated to take place in summer 2017.

Paragraph 14.12 of the PSDLP identifies that *"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*

[10] https://www.nelincs.gov.uk/wp-content/uploads/2016/03/20160211-PreSubmissionDraftLocalPlan.pdf

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…"

Paragraph 14.13 continues by identifying that *"Grimsby is the highest order centre in the Borough and is the sub-regional centre. Located approximately 20 miles from the nearest market towns, and 30 miles 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 food stores 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."*

Policy 21 (Retail Hierarchy and Town Centre Development) identifies that 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.*

The policy continues by identifying that 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.

Proposals for main town centre uses, including retail, leisure and office uses comprising 200 sq m 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.

The explanatory text to Policy 21 (paragraph 14.20) identifies that town centres function as the heart of local communities providing facilities and services that are essential to people's 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.

Paragraph 14.21 continues by stating that Policy 21 'Retail Hierarchy and Town Centre development' applies a sequential approach to safeguard the vitality of the town centres applying a 200 sq m 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.

The PSDLP includes consideration of and a policy relating to GTFC's desire to relocate to a new Community Football Stadium. Paragraph 14.94 identifies that *"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)."*

Paragraph 14.95 continues by stating that 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 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."*

Paragraph 14.97 identifies that, given the established benefits of a community stadium, it is important that this PSDLP "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." As such, no site allocation has been included within the PSDLP.

Policy 29 (Grimsby Town Football Club Community Stadium) identifies that 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 polices.

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.

The explanatory text to Policy 29 (paragraph 14.98) identifies that 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.

Paragraph 14.99 states that 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.

Finally, Paragraph 14.100 identifies that 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.

5.0 AVAILABILITY METHODOLOGY

A site is considered available for development, when, on the best information available, there is confidence that there are no insurmountable legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners.

This section of the assessment details the issues that will be considered in establishing the 'availability' of the site. Furthermore, availability will be utilised as a sieving process before the undertaking of any subsequent viability assessment. This sieving process has been agreed with both NELC and GTFC as there is little benefit of undertaking a viability assessment on a site that is not genuinely considered as being reasonably available.

5.1 Development Area

Whilst technically a 'suitability' based consideration, the first stage of the 'availability' assessment will be to consider whether the shortlisted sites would be able to accommodate the baseline development, functional development and/or enabling development detailed within Section 6 of this assessment without the need to expand the site area.

As identified above, given that two smaller sites have been re-introduced into the 'availability' assessment (Dockside and Freeman Street), it has been agreed that any site would need to accommodate a baseline level of development (i.e. the minimum requirement for establishing a Community Football Stadium).

For the purposes of this report, the baseline level of development identified within Section 6 accords with the basic requirements for a Community Football Stadium as detailed within the Community and Social Impact Study (April 2015).

5.1.1 Constraints to Site Expansion

Given that particular sites will not immediately benefit from the minimum site area required to accommodate the baseline development, consideration will be given to any potential constraints to site expansion. As such, the remaining 'availability' criteria outlined below will be expanded to include adjoining land areas.

Potential constraints could include, but are not limited to, the nature of surrounding properties (land use), site ownership and physical constraints to acquiring adjoining land areas.

5.1.2 Sense-checking of the Baseline Site Area

At the request of members of the Regeneration, Environment and Housing Scrutiny Panel, SLR has undertaken an additional review of site areas by 'sense-checking' whether any site likely to be discounted at this stage could actually accommodate merely the stadium itself (i.e. excluding all additional elements considered necessary for a Community Football Stadium).

The results of this additional 'sense-check' have been included within Section 8 where appropriate.

5.2 Restrictions to Availability

5.2.1 Ownership

The availability assessment will identify, and undertake discussions with, the landowners and/or agents of the six sites identified. It is understood at the time of writing this assessment that the following key landholders are associated with the six sites:

Site	Landowner	Agent
Dockside (Garth Lane)	NELC	Assets Team, NELC
	Associated British Ports	TBC
Europarc	Wykeland Group	John Gouldthorp
	Sir Richard Sutton's Settled Estate	Signet Planning
Peaks Parkway	NELC	Assets Team, NELC
Morrisons Dual By-Pass	MF Strawson Ltd and Neil Strawson	Signet Planning
Great Coates	Sir Richard Sutton's Settled Estate	Signet Planning
Freeman Street	Shoreline Housing Partnership Ltd.	TBC

To confirm the above, a formal land registry search has been undertaken to confirm the ownership of the sites and any adjoining land areas considered suitable for their potential expansion. The 'availability' assessment will provide full details of these site ownership details, albeit any title information contained within legal documents will be provided in a redacted appendices.

5.2.2 Active Marketing

Whilst not a key indicator, research will be undertaken to establish whether a site is being actively marketed for disposal. Any active marketing would indicate that a currently unavailable site could potentially become available in the longer term.

5.2.3 Compulsory Purchase

NELC are willing to utilise Compulsory Purchase Order ('CPO') powers but only in circumstances where engagement with a willing land owner is not a possibility. The use of CPO powers would impact adversely on the timescales for deliverability of any particular site and would also involve potentially high costs on the part of the acquiring authority.

The potential use of CPO powers will need to be considered in accordance with the above and, as such, sites that can only be made available through the use of CPO should only be considered when there are no other sites that can be considered reasonably available.

5.2.4 Extant Use, Planning Policy & Applications

The assessment will detail whether there are any extant land use or key policy pre-conditions associated with bringing forward the baseline development at a particular site and, if so, the timescales and progress required to satisfy their requirements.

The extant and draft local plan for NELC will be key considerations in whether the development of a site for Community Football Stadium would be appropriate from a policy perspective or whether the site owner has aspirations to develop the site for an alternate use.

In extending this understanding of potential alternate development aspirations, the assessment will establish the planning history of each site and will highlight any applications that are currently submitted (undetermined), with a resolution to grant or granted consent.

5.2.5 Restrictive Covenants

A review of any restrictive covenants associated with a site will be assessed as part of the assessment. These covenants could include easements, public rights of way, rights of light, ransom strips and limitations on the development use of a site.

The costs and timescales for the extinguishment of such restrictive covenants will be a key consideration of both the availability and viability of a site.

5.3 Timescales for Development

As outlined within the Practice Guidance on Need, Impact and the Sequential Approach (December 2009), it is important to consider *"whether sites are available now or are likely to become available for development within a reasonable period of time (determined on the merits of a particular case, having regard to inter alia, the urgency of need)."*

The criteria outlined above will assist in establishing whether a site can be genuinely considered to be available and the timescales within which it could be considered to be developable. The standard timescales for availability are:

- Short Term: 0-5 years;
- Medium Term: 6-10 years; and
- Long Term: 10+ years.

As identified within the Community Impact and Social Value Assessment (April 2015), it should be noted that the future of the club beyond the 3-5 year period is reportedly uncertain. As such, greater weight will be afforded to sites being available within the short term period (0-5 years). Sites which are considered to be restricted to either the Medium or Long term will duly be considered less 'available'.

6.0 STAGES OF ASSESSMENT

Beyond the methodology of the 'availability' based assessments detailed in Section 5, the assessment itself has been undertaken as a four stage process consisting of Project Inception and Scoping; Ground Truthing; Risk Assessment; and Report Preparation. Each of these four stages, which are explained in further detail below, were undertaken as an iterative process throughout the wider assessment of 'availability'.

6.1 Stage 1 – Project Inception and Scoping

Project inception meetings were held with representatives from both NELC and GTFC on 26th February 2016 and 3rd March 2016.

These inception meetings were held to agree the detailed scope and methodology of the 'availability' based Sequential Assessment contained within this report, along with agreeing various baseline assumptions to be utilised during the undertaking of the work. The agreed baseline assumptions are contained within Section 7 of this report.

As part of agreeing the scope of the 'availability' based sequential assessment, SLR prepared a 'Methodology Statement' to provide further detail on the undertaking the assessment itself and was presented to the NELC Regeneration, Environment and Housing Scrutiny Panel on 8th March 2016.

6.2 Stage 2 – Ground Truthing

Immediately following the completion of the inception meeting(s), arrangements were made to undertake site inspections of the six shortlisted sites. These site visits were undertaken on 4th March 2016 and sought to identify any key changes in the baseline conditions of the shortlisted sites since the completion of the sequential site assessment 'suitability' report undertaken by SLR in April 2015. Photographs taken during the undertaking of these site visits are provided within **Appendix C**.

In addition to the above, SLR began collecting key data that would input into the 'availability' based sequential assessment. This included:

- Dialogue with landowners and agents;
- Review of published data sources; and
- Consideration of extant planning policy documents.

Throughout this stage, SLR ensured to keep NELC informed of the progress of negotiations with landholders and any associated availability work being undertaken.

6.3 Stage 3 – Risk Assessment

Subsequent to the completion of a draft 'availability' assessment, a meeting was held with NELC and GTFC on 31st March 2016 to create a 'discussion shortlist'. This meeting principally related to a review of SLR's initial 'availability' based findings but also sought to outline any perceived constraints associated with the shortlisted sites and to agree any necessary amendments to the scope of the 'availability' assessment itself.

It should be duly recognised that projects of this type are full of uncertainty and the outcomes of this meeting were used to input into the 'availability' assessment process. The 'risk assessment' stage was invaluable in ensuring that the methodology and any necessary amendments were agreed in full by all parties concerned.

For example, given the iterative nature of the Sequential Assessment sieving process, SLR recommended that particular sites be considered for removal from subsequent consideration, whilst NELC requested that a stadium only 'sensitivity' be included for reference.

Given the above, this stage of the assessment required considerable input from both NELC and GTFC in terms of the availability risks, including discussions with landowners/agents of the six shortlisted sites. It was not until this stage was undertaken that more formal consideration of report preparation commenced.

Subsequent to the meeting held on 31st March 2016, a Memorandum was prepared by SLR for publication at the NELC Regeneration, Environment and Housing Scrutiny Panel meeting on 5th April 2016.

6.4 Stage 4 – Report Preparation

SLR continued to collate further information pertaining to the availability of particular sites up to the 24th May 2016. For example, until this stage, a number of landowner/agent responses were outstanding, whilst legal advice was sought regarding restrictive covenants that had been identified as part of the site assessment process.

Subsequent to the above, a comprehensive draft of the 'availability' based Sequential Assessment was completed and issued to NELC on 27th July 2016. This draft report was then reviewed internally within the Council and comments for review provided to SLR.

A meeting was consequently held with both NELC and GTFC on 2nd August 2016 to report the findings of the draft report prior to formal publication on the 10th August 2016. The content of this report is the finalised version now published for consideration by the NELC Regeneration, Environment and Housing Scrutiny Panel on 31st August 2016. Now published, and unless otherwise instructed by NELC, SLR's involvement with the project has ceased.

7.0 BASELINE & ASSUMPTIONS

7.1 Baseline

In undertaking the 'availability' based Sequential Assessment it has been necessary to utilise a number of baseline assumptions. These baseline assumptions have been established and agreed in consultation with both NELC and GTFC.

Furthermore, some elements of the baseline assumptions will be directly influenced by the character and location of the sequential sites being assessed. For example, site constraints or any site specific restrictive covenants may require consideration of site expansion beyond the area identified within the original red line site boundaries.

7.1.1 Baseline Development

Given that two smaller sites have been re-introduced into the 'availability' based Sequential Assessment (Dockside and Freeman Street), it has been agreed that any site would need to accommodate a baseline level of development (i.e. the minimum requirement for establishing a Community Football Stadium).

In accordance with the Community Impact and Social Value Assessment (April 2015), it has been agreed with NELC that the baseline development would need to incorporate the following facilities on site:

- Community Football Stadium with an initial 14,000 seat capacity (with capability to be expanded to 20,100 seats), which will contain:
    - 400 sq m Health and Wellbeing Centre;
    - 2000 sq m of Community Facilities for Grimsby Town Sports and Education Trust;
    - 600 sq m of fully licenced restaurant, conference and corporate facilities;
    - Coffee shop and concession kiosks for match day;
    - 3,500 sq m of commercial workshop space; and
- Three 4G full-sized floodlit and two grass Community Football Pitches, with associated changing facilities. 4G pitches to have the ability to be utilised for nine court five-a-side football centre.

In establishing a minimum site area associated with the Community Football Stadium, SLR has undertaken a review of the proposed site layout previously approved for the development of Great Coates under application ref. DC/70/06/WOL. From this review, it is established that the Community Football Stadium would require a minimum site area of approximately 2.82 ha (6.97 acres). A copy of the planning approved site layout for Great Coates (application ref. DC/70/06/WOL) is provided within **Appendix D**.

With regard to the Community Football Pitches, SLR undertook a review of 'The FA Guide to Pitch and Goalpost Dimensions' and 'The FA guide to 3G Football Turf Pitch Design Principals and Layouts'. These documents are provided with **Appendices E** and **F** respectively. The recommended size for a single football pitch, either grass or 3G/4G, for over 18's (senior) including a safety runoff (safety area around pitch) is 106m by 70m (116 yards by 76 yards). This equates to 0.742 ha (1.83 acres) per pitch.

As such, the above components of the baseline development would require a minimum site area of approximately 6.53 ha (16.14 acres). However, it should be recognised that this 'minimum' baseline development area does not incorporate any circulation space (i.e. open space for pedestrian circulation), changing facilities external to the stadium (i.e. for

independent use of the Community Football Pitches) or site area required for any necessary infrastructure (i.e. drainage, access, etc.).

7.1.2 Functional Development

Whilst not considered part of the 'baseline development', consideration has also been given to the ability of a site to accommodate a number of additional facilities that would be required to establish a 'functional development' (i.e. elements required for the operational functionality of a Community Football Stadium). These additional facilities include:

- Flexible hardstanding to establish:
  - Car parking for 2,000 vehicles for the need of the stadia and events;
  - Public transport interchange to ensure sustainable transport methods;
  - External areas for the provision of 'street sports' facilities; and
- Circulation space for pedestrians.

From utilising the proposed site layout previously approved for the development of Great Coates under application ref. DC/70/06/WOL, it has been established that these components would require an additional minimum site area of 6.50 ha (16.06 acres). When the additional facilities outlined above are combined with the baseline development, the functional development would require a minimum site area of 13.03 ha (32.2 acres).

However, it should be recognised that this 'minimum' development area does not incorporate an allowance for any necessary infrastructure works (i.e. drainage, access, etc.). It is not possible to detail likely land requirements for such infrastructure works at this stage given that they will be entirely dependent upon the detailed constraints of each site.

7.1.3 Enabling Development

Finally, whilst not considered in detail within this report, it is anticipated that any subsequent viability assessment will identify a financial shortfall. Any forthcoming development proposals will need to clearly detail within their business case as to how any such shortfall in capital can be covered through various sources, including GTFC's own finances, any dual use of the stadium (i.e. for events), external funding, grants and/or enabling development. It is not within the remit of this report to suggest or require how GTFC fund any such shortfall.

From previous assessments undertaken by GTFC, it is understood that there may be a requirement to incorporate enabling development to finance this shortfall and the club has previously identified the following forms of enabling development that could be proposed:

- Convenience or Comparison Retail Floorspace;
- Restaurant or Drive Thru Development;
- Hotel Development;
- Petrol Filling Station;
- Leisure and Recreation; and/or
- Residential Development.

Whilst SLR has not sought to suggest the form or quantum of any enabling development that could be delivered/required as part of a comprehensive scheme, consideration has been given as to whether a site would contain any remaining land area that could potentially accommodate enabling development 'on site'. As such, no minimum site area or definitive requirement has been identified at this stage but commentary on the remaining land area for potential enabling development has been incorporated within each site assessment.

It should be noted that the amount of any enabling development and the site area required to accommodate it will be entirely dependent upon the reference site identified, the viability of any Community Football Stadium development and the detailed business case put together by the club and its development partner. Furthermore, it will be the responsibility of the club and its development partner to justify any enabling development in accordance with policies and guidance contained within the extant and forthcoming NELC development plan (i.e. housing need, retail need, impact etc.).

7.2 Assumptions

During the undertaking of the assessment it has been necessary to make a number of assumptions based upon the requirements of NELC and GTFC. These assumptions have been agreed in principle with all parties and, as such, have formed the basis against which particular elements of the 'availability' assessments have been undertaken.

7.2.1 Compulsory Purchase

As outlined above, NELC are willing to utilise Compulsory Purchase Order ('CPO') powers but only in circumstances where engagement with a willing land owner is not a possibility. The use of CPO powers would impact adversely on the timescales for deliverability of any particular site and would also involve potentially high costs on the part of the acquiring authority.

The potential use of CPO powers will need to be considered in accordance with the above and, as such, sites that can only be made available through the use of CPO should only be considered when there are no other sites that can be considered reasonably available.

7.2.2 Site Expansion

When considering areas for site expansion, where necessary, it has been confirmed that NELC are unwilling to contradict any of the planning policies contained within the extant Local Plan or forthcoming PSDLP. As such, this has had a key implication on considering whether site expansion could take place within particular areas, including encroaching on areas of established housing, town centres or designated retail frontages. Such constraints will be explained within the 'availability' assessment within Section 8.

8.0 AVAILABILITY ASSESSMENT FINDINGS

This section of the assessment summarises the findings of the 'availability' based assessment of the six shortlisted sites. A more detailed assessment of each site, as detailed within the Methodology contained within Section 5, is provided within various Appendices to the main report.

8.1 Dockside (Garth Lane)

8.1.1 Appraisal Information

The Dockside (Garth Lane) appraisal, which is provided within **Appendix G**, consists of the following information:

- Dockside Availability Assessment;
- Dockside Site Location Plan (SLR drawing no. 425.01679.00003/SLP-01);
- Dockside Baseline Development Plan (SLR drawing no. 425/01679.00003/BLP-01);
- Dockside Site Location with Proposed Land Acquisition Boundaries Plan (SLR drawing no. 425.01679.00003/SLA-01);
- Dockside Title Plan (SLR drawing no. 425.01679.00003/TTP-01); and
- Dockside Sensitivity Plan – Stadia Only (SLR drawing no. 425.01679.00003/SOBP-01).

8.1.2 Analysis

The Dockside (Garth Lane) site is currently 5.9 acres (2.5 hectares) in area and is irregular in shape. The appraisal site area is shown within the Site Location Plan (SLR drawing no. 425.01679.00003/SLP-01).

As identified within the enclosed Baseline Development Plan (SLR drawing no. 425.01679.00003/BLP-01), the Dockside (Garth Lane) site alone is approximately 10.24 acres (4.03 hectares) short of the necessary site area to accommodate the baseline development. As such, for this site to be considered further, it was necessary to review opportunities for site expansion beyond the original Dockside (Garth Lane) appraisal site.

Due to the site constraints, which are outlined in more detailed within the Availability Assessment, it is unfeasible to consider the expansion of the Dockside (Garth Lane) site to the south, east or west. As such, consideration was given to the ability for the site to be expanded northwards.

To accommodate the baseline development, expansion across Fisherman's Wharf would be required. However, despite the clear preference for a contiguous baseline development area, it would also be necessary to examine the potential to locate the two grass community pitches beyond Corporation Road. Given that these pitches would be separated from the main baseline development site, consideration has been given to two alternate locations; to the east of Rendel Street or to the west of Rendel Street. These two options are illustrated on the Baseline Development Plan (SLR drawing no. 425.01679.00003/BLP-01).

Given the quantum of site expansion that would be required, there is a range of site ownership issues that would need to be resolved for development to come forward. The range of site ownerships is illustrated on the Title Plan (SLR drawing no. 425.01679.00003/TTP-01).

In addition to the above, the majority of the Dockside site is currently subject to an option for sale or purchase by Henry Boot Limited from the date of 8th June 2007 (title no. HS339043). As such, this option would have severe financial implications were NELC or GTFC to seek its removal for the development of a Community Football Stadium at this site.

Given the constraints of the site, the complex site ownership of the wider Baseline Development Area and the option for sale or purchase by Henry Boot Limited, this site cannot be considered reasonably 'available' for development within the 3-5 year timescales required. As such, no attempts were made to contact the range of freehold interests and should be discounted from any subsequent 'viability' assessment that is to be undertaken.

8.2 Europarc

8.2.1 Appraisal Information

The Europarc appraisal, which is provided within **Appendix H**, consists of the following information:

- Europarc Availability Assessment;
- Europarc Site Location Plan (SLR drawing no. 425.01679.00003/SLP-02);
- Europarc Baseline Development Plan – Option 1 (SLR drawing no. 425/01679.00003/BLP-02-1);
- Europarc Baseline Development Plan – Option 2 (SLR drawing no. 425/01679.00003/BLP-02-2);
- Europarc Baseline Development Plan – Option 3 (SLR drawing no. 425/01679.00003/BLP-02-3);
- Europarc Baseline Development Plan – Option 4 (SLR drawing no. 425/01679.00003/BLP-02-4);
- Europarc Site Location with Proposed Land Acquisition Boundaries Plan (SLR drawing no. 425.01679.00003/SLA-01);
- Europarc Title Plan (SLR drawing no. 425.01679.00003/TTP-01);

8.2.2 Analysis

The Europarc site is currently 38.8 acres (16.3 hectares) in area and is irregular in shape. The appraisal site area is shown within the Site Location Plan (SLR drawing no. 425.01679.00003/SLP-02).

However, following the undertaking of a site visit, it has become apparent that a proportion of the site, approximately 1.56 acres (0.63 hectares) has now been developed for a public house ('Beechwood Farm'). Furthermore, approximately 4.9 acres (1.99 hectares) is already developed for the necessary highways infrastructure into Europarc itself. The remaining land area within the Europarc site is approximately 32.37 acres (13.1 hectares).

As identified within the enclosed Baseline Development Plans (SLR drawing no. 425.01679.00003/BLP-02-1, BLP-02-2, BLP-02-3 and BLP-02-4), consideration has been given as to how the baseline development could be accommodated within the Europarc site by altering the development layout. Unfortunately, given the irregular size and shape of the land parcels remaining within the Europarc site, it is necessary to consider opportunities for site expansion. Given the existing site constraints, the only realistic option for expansion of the Europarc site would be the agricultural field located to the northwest.

As identified within the enclosed Title Plan (SLR drawing no. 425.01679.00003/TTP-02), the baseline development area for the Europarc site is within the ownership of Wykeland Properties Limited (title no. HS259675), whilst the adjoining agricultural fields to the

northwest of the Europarc site are within the ownership of Sir Richard Sutton's Settled Estate (title no. HS366846).

Consultation letters were issued to Wykeland Group directly and to Sir Richard Sutton's Settled Estate via their agent, Signet Planning. These letters and the subsequent consultation responses are provided within **Appendix I**. Whilst Wykeland Group were satisfied for their land area to be considered further for the development of a Community Football Stadium, Sir Richard Sutton's Settled Estate confirmed that their adjoining agricultural land was not available for development.

Furthermore, when purchasing the Europarc site, Wykeland Properties Limited was required by the vendor to agree to a number of restrictive covenants. Included within these covenants is the following:

> *"8.2.1 Not to use or permit or suffer any other person firm or company to use the Property for residential purposes or as a leisure park,* ***football/sport stadium,*** *[SLR's emphasis] cinema, retail park, supermarket, car showroom or (except as permitted in paragraph 8.2.3 below) for any other retail purpose."*

NELC's Chief Legal Officer has provided a legal opinion regarding the above which details the measures that would be required to remove this covenant from the Europarc site. This legal opinion is provided within **Appendix J**. As outlined within the opinion, this covenant would likely require a protracted negotiation and would likely result in an exorbitant costs to the developer. As such, SLR concludes that this covenant would clearly impact upon the timescales for the development and also any subsequent viability of the Community Football Stadium itself.

Given the site ownership and title issues outlined above, SLR concludes that this site cannot be considered reasonably 'available' for development as a Community Football Stadium and should be discounted from any subsequent 'viability' assessment that is to be undertaken.

8.3 Peaks Parkway

8.3.1 Appraisal Information

The Peaks Parkway appraisal, which is provided within **Appendix K**, consists of the following information:

- Peaks Parkway Availability Assessment;
- Peaks Parkway Site Location Plan (SLR drawing no. 425.01679.00003/SLP-03);
- Peaks Parkway Baseline Development Plan (SLR drawing no. 425/01679.00003/BLP-03); and
- Peaks Parkway Title Plan (SLR drawing no. 425.01679.00003/TTP-03).

8.3.2 Analysis

The Peaks Parkway site is an 'L' shaped site approximately 61 acres (24.7 hectares) in area. The appraisal site area is shown within the Site Location Plan (SLR drawing no. 425.01679.00003/SLP-03).

As identified within the enclosed Baseline Development Plan (SLR drawing no. 425.01679.00003/BLP-03), the Peaks Parkway site provides sufficient landholdings to accommodate the baseline development and, as such, there is no requirement for site expansion.

As identified within the enclosed Title Plan (SLR drawing no. 425.01679.00003/TTP-03), the Peaks Parkway site and some adjoining land is within the ownership of North East Lincolnshire Council ('NELC') under title no. HS348563, HS352149 and HS354406.

A consultation letter was issued to the Assets Team of NELC. This letter and the subsequent consultation response, which confirmed that NELC were satisfied for their land area to be considered further for the development of a Community Football Stadium, are provided within **Appendix L**.

With regard to restrictive covenants, both title no. HS352149 and HS354406 include an identical covenant which states that:

"The Corporation to the intent that the same might run with the land hereby conveyed but so that the Corporation shall not be personally liable for a breach of this covenant, occurring on or in respect of the land hereby conveyed or any part, thereof after the Corporation shall have parted with all interest therein hereby covenant with the Vendor that the Corporation and those deriving title under them will not use any noxious noisy or offensive trade business or purpose or for the drying or curing of fish."

In addition to the above, title no. HS354406 also contains a separate covenant which states:

"And the Corporation for themselves and their successors in title hereby covenant with the Vendors that the Corporation and their successors in title will not use the said plot of land or any buildings which may be erected thereon for any noxious noisy or offensive trade business or purpose or for the drying or curing of fish Provided always that nothing herein contained shall prevent the Corporation or their successors in title from appropriating and using and permitting to be used the said land or any part thereof as and for a burial ground and cemetery purposes"

Further advice should be sought with regard to the need to potentially vary these covenants to allow for the development of the Peaks Parkway site for a Community Football Stadium. Variation of such covenants could ultimately impact upon the timescales for the development.

NELC will also need to review the necessary process for the removal and relocation of the allotments currently located on site. It is understood that these are under statutory protection and would require approval from the Secretary of State for their relocation and the subsequent redevelopment of the site. It is understood that this process could take a number of years to complete and would therefore need to be commenced imminently to ensure it does not impact upon the development timescales.

Given the agreement of the site owner for the site to be considered for the development of a Community Football Stadium, SLR concludes that this site can be considered reasonably 'available' in the short to medium term. As such, the Peaks Parkway site should be included within any subsequent 'viability' assessment that is to be undertaken.

8.4 Morrisons Dual By-Pass

8.4.1 Appraisal Information

The Morrisons Dual By-Pass appraisal, which is provided within **Appendix M**, consists of the following information:

- Morrisons Dual By-Pass Availability Assessment;

- Morrisons Dual By-Pass Site Location Plan (SLR drawing no. 425.01679.00003/SLP-04);
- Morrisons Dual By-Pass Baseline Development Plan (SLR drawing no. 425/01679.00003/BLP-04); and
- Morrisons Dual By-Pass Title Plan (SLR drawing no. 425.01679.00003/TTP-04).

8.4.2 Analysis

The Morrisons Dual By-Pass site is currently is 85.7 acres (34.7 hectares) in area. Following the undertaking of a site visit, no alterations to the extant baseline site conditions have taken place since the previous assessment in 2015.

As identified within the enclosed Baseline Development Plan (SLR drawing no. 425.01679.00003/BLP-04), the Morrisons Dual By-Pass site provides sufficient landholdings to accommodate the baseline development.

As identified within the enclosed Title Plan (SLR drawing no. 425.01679.00003/TTP-04), the Morrisons Dual By-Pass site and some adjoining land is within the ownership of MF Strawson Ltd et al. under title no. HS206826. A consultation letter was issued to MF Strawson Ltd and Neil Strawson via their agent, Signet Planning. This letter and the subsequent consultation response, which confirmed that the site was not available for development, are provided within **Appendix N**.

Given that the extant freeholder of the Morrisons Dual By-Pass site is not satisfied to enter the site for consideration for the development of a Community Football Stadium, it cannot be considered available in either the short or medium term. Furthermore, the site is to be allocated for residential development within the forthcoming PSDLP under Policy 11 (allocation ref. HOU342) and, as such, the site is also unlikely to become available in the longer term were its development for housing to progress.

Given the confirmation from the site owner that the site should not be considered further for the development of a Community Football Stadium, SLR concludes that this site cannot be considered reasonably ‘available’ for development as a Community Football Stadium and should be discounted from any subsequent ‘viability’ assessment that is to be undertaken.

8.5 Great Coates

8.5.1 Appraisal Information

The Great Coates appraisal, which is provided within **Appendix O**, consists of the following information:

- Great Coates Availability Assessment;
- Great Coates Site Location Plan (SLR drawing no. 425.01679.00003/SLP-05);
- Great Coates Baseline Development Plan (SLR drawing no. 425/01679.00003/BLP-05); and
- Great Coates Title Plan (SLR drawing no. 425.01679.00003/TTP-05).

8.5.2 Analysis

The Great Coates site is 96 acres (38.7 hectares) in area. Following the undertaking of a site visit, no alterations to the extant baseline site conditions have taken place since the previous assessment in 2015.

As identified within the enclosed Baseline Development Plan (SLR drawing no. 425.01679.00003/BLP-05), the Great Coates site provides sufficient landholdings to accommodate the baseline development.

As identified within the enclosed Title Plan (SLR drawing no. 425.01679.00003/TTP-05), the Great Coates site is within the ownership of Sir Richard Sutton's Settled Estate under title no. HS267908.

A consultation letter was issued to Sir Richard Sutton's Settled Estate via their agent, Signet Planning. This letter and the subsequent consultation response, which confirmed that the site was not available for development, are provided within **Appendix P**.

In addition to the consultation undertaken by SLR, protracted negotiations by both NELC and GTFC have taken place with the landowner and agent for the Great Coates site dating back to 2003. These previous consultations are contained within **Appendix Q** and therefore bolster the conclusion that the landowner is not willing for this site to be considered available for the development of a Community Football Stadium.

Given that the extant freeholder of the Great Coates site is not satisfied to enter the site for consideration of the development of a Community Football Stadium, it cannot be considered available in either the short or medium term.

Given that GTFC has identified a need to develop the Community Football Stadium within a 3-5 year period, it is concluded that this site will not become available within the necessary timescales for development.

Given the confirmation from the site owner that the site should not be considered further for the development of a Community Football Stadium, SLR concludes that this site cannot be considered reasonably 'available' for development as a Community Football Stadium and should be discounted from any subsequent 'viability' assessment that is to be undertaken.

8.6 Freeman Street

8.6.1 Appraisal Information

The Freeman Street appraisal, which is provided within **Appendix R**, consists of the following information:

- Freeman Street Availability Assessment;
- Freeman Street Site Location Plan (SLR drawing no. 425.01679.00003/SLP-06);
- Freeman Street Baseline Development Plan (SLR drawing no. 425/01679.00003/BLP-06);
- Freeman Street Site Location with Proposed Land Acquisition Boundaries Plan (SLR drawing no. 425.01679.00003/SLA-06);
- Freeman Street Title Plan (SLR drawing no. 425.01679.00003/TTP-06); and
- Freeman Street Sensitivity Plan – Stadia Only (SLR drawing no. 425.01679.00003/SOBP-06)

8.6.2 Analysis

The Freeman Street site is 8.2 acres (3.3 hectares) in area. As identified within the enclosed Baseline Development Plan (SLR drawing no. 425.01679.00003/BLP-06), the Freeman Street site is approximately 7.94 acres (3.23 hectares) short of the necessary site area to accommodate the baseline development. As such, for this site to be considered further, it is

necessary to review the opportunities for site expansion beyond the original Freeman Street appraisal site.

As identified within the enclosed Baseline Development Plan (SLR drawing no. 425.01679.00003/BLP-06), due to the site constraints it is unfeasible to consider the expansion of the Freeman Street site to the east or north. As such, in an attempt to identify a contiguous baseline development parcel, consideration has been given to the ability for the site to be expanded west and south.

To create a site area large enough to accommodate the baseline development, it would be necessary to close off a number of public highways, including Albert Street East, Thesiger Street and part of Garibaldi Street. Furthermore, any expansion of the site is likely to lead to the loss of extant public facilities; whether this is a health centre, church, car park, market or other key facility.

The baseline development area considered also seeks to avoid the loss of key highway networks in both a north-south and east-west direction, namely; Freeman Street, Albion Street and Kent Street.

As identified within the enclosed Title Plan (SLR drawing no. 425.01679.00003/TTP-06), the baseline development area for the Freeman Street site and the surrounding area are in multiple ownerships, including that of privately owned residential properties and an area identified as primary retail frontage.

The baseline development site area is therefore considered to be within complex ownership which could severely impact upon both the cost and timescales for land acquisition. Furthermore, given that the majority of these landholdings are within active use (i.e. there are extant operators and leasehold interests) and there are a number of private residential properties, the land acquisition process would be protracted further by the need for multiple purchase options and could necessitate the use of CPO powers.

In addition to the complex ownership issues, there are a range of restrictive covenants associated with the wider baseline development area which would require transferring or expunging prior to the development of a Community Football Stadium could progress.

Given the complex nature of the site ownership and various restrictive covenants, it is considered that the site is unlikely to become available for development in the short or medium term. Therefore, it is reasonable to assume that these complexities could negatively affect the ability to obtain the necessary development area. This is further exacerbated by the fact that the purchaser could need to utilise both CPO powers and to vary the extant restrictive covenants identified above.

Given that GTFC has identified a need to develop the Community Football Stadium within a 3-5 year period, it is concluded that this site will not become available within the necessary timescales for development.

Given the complex site ownership issues outlined above, SLR concludes that this site cannot be considered reasonably ‘available’ for development as a Community Football Stadium and should be discounted from any subsequent ‘viability’ assessment that is to be undertaken.

8.7 Sensitivity Testing

As outlined above, both the Dockside and Freeman Street sites were discounted for a variety of issues associated with the available development area, complex site ownership issues, sale options and contravention of extant and forthcoming local plan policy.

At the request of NELC Members, a sensitivity test has been undertaken to establish whether these two sites could accommodate a Stadia only development. As illustrated within SLR drawing no. 425.01679.00003/SOBP-01 (**Appendix G**) and 425.01679.00003/SOBP-06 (**Appendix R**) neither site can be reasonably considered to be able to accommodate a stadia only development.

It must be appreciated that the development needs of GTFC are for a 14,000 seat stadia which has the potential to expand to 20,100 seats if future success necessitates. As such, whilst the Dockside and Freeman Street sites may be located in more central location and contain the iterative land area required, neither site can actually accommodate a stadia development which would accord with the requirements of GTFC.

8.8 Title Documents

Title documents obtained during the course of this 'availability' based Sequential Assessment have been provided within **Appendices S – X**. However, given the sensitive nature of these legal documents, these appendices have been redacted and will only be issued directly to NELC. These documents should not be placed in the public domain.

8.9 Summary

In summary, the 'availability' based assessment of the six shortlisted sites has confirmed that Peaks Parkway is the only site which can, at this point in time, be considered reasonably available for the development of a Community Football Stadium.

The five other sites have all been discounted due to either the owner not being willing for their site to be considered for the development of a Community Football Stadium or due to existing site constraints such as the existing site area, complex ownership issues or restrictive covenants. All of these issues would prevent these five sites being brought forward within the timescales required for the development of a Community Football Stadium.

Furthermore, to re-iterate, NELC has already specified that it would be unable to successfully utilise Compulsory Purchase Order powers unless all of the sites being assessed as part of this 'availability' based assessment were unavailable for development.

As such, SLR recommends that further analysis of the viability of the Peaks Parkway site be undertaken and a business case be duly prepared by the club and any development partner.

9.0 LIMITATIONS & RECOMMENDATIONS

9.1 Purpose of Report

This report has been undertaken by SLR as independent consultants to NELC and the findings contained herein are aimed at advising NELC as to the realistic options for the relocation of GTFC to a Community Football Stadium. Whilst the content of this report can be referenced, any subsequent development proposals or planning application submission will need to be supported by evidentiary reports and justification undertaken by GTFC's own consultants.

9.2 Scope of Report

The scope and content of this report has been based on best information at the time of writing. It has sought to utilise national and local planning policy guidance with regard to the preparation of such 'availability' based assessments as part of a wider Sequential Assessment for the relocation of GTFC to a Community Football Stadium.

It should also be appreciated that this report is based on a number of assumptions and baseline parameters agreed in principal between all parties involved, including NELC, GTFC and SLR.

9.3 Economic Climate & EU Referendum

It should be appreciated that this report is accurate at the time of publication. Circumstances regarding the availability of particular sites could be influenced by the economic climate within the UK. A key consideration will be the UK's exit from the European Union which, at this stage, it is not possible to pre-judge the impacts such a political change could have for the economic climate within the UK or any of the sub-regions.

As such, the findings of this report, would need to be reviewed in detail should the economic climate alter significantly since the date of publication.

9.4 Recommendations

Following the completion of this report which has identified a reference site (Peaks Parkway), SLR would recommend that NELC instruct a separate independent assessment of viability and for the club to prepare a robust business case against any such shortfall identified therein. This business case will also need to provide evidence and justification for any form or quantum of enabling development required to overcome any such shortfall and how this would be brought forward in accordance with the extant and forthcoming development plan for NELC.

10.0 SUMMARY & CONCLUSION

10.1 Summary

In summary, the 'availability' based assessment of the six shortlisted sites has confirmed that Peaks Parkway is the only site which can, at this point in time, be considered reasonably available for the development of a Community Football Stadium within the timescales identified. SLR recommends that further analysis of the viability of the Peaks Parkway site be undertaken and a business case be duly prepared by the club and any development partner.

The five other sites considered as part of the 'availability' based assessment have all been discounted due to either the owner not being willing for their site to be considered for the development of a Community Football Stadium or due to existing site constraints such as the existing site area, complex ownership issues or restrictive covenants. All of these issues would prevent these five sites being brought forward within the timescales required for the development of a Community Football Stadium.

Furthermore, to re-iterate, NELC has already specified that it would be unwilling to utilise Compulsory Purchase Order powers unless all of the sites being assessed as part of this 'availability' based assessment were unavailable for development.

With the 'availability' assessment identifying Peaks Parkway as the reference site for the development of a Community Football Stadium, it is against the merits of this site that any other alternate site not yet considered would have to be based.

10.2 Conclusion

This report has provided an independent review of the 'availability' of six shortlisted sites for the relocation of GTFC to a Community Football Stadium. Whilst a reference site has clearly been identified in the form of Peaks Parkway, an independent viability assessment should be undertaken and a detailed business case established by GTFC for the proposed Community Football Stadium development. The business case prepared by GTFC should be expected to clearly outline and justify how any financial shortfall identified within the independent viability assessment would be overcome.

Notwithstanding, it is understood that GTFC are currently reviewing various options for funding out with enabling development which could assist in reducing any subsequently identified financial shortfall (i.e. GTFC's finances, any dual use of the stadium (i.e. for events), external funding and/or grant aid).

11.0 CLOSURE

This report has been prepared by SLR Consulting Limited with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of NELC; no warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

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Grimsby Town Football Club

Sequential Site Assessment

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1.0 INTRODUCTION

Grimsby Town Football Club (the 'Club') is looking to relocate from their existing site and develop a new stadium and associated enabling development (community facilities, commercial development and residential development).

The stadium was originally proposed to be constructed at a site known as 'Great Coates' on the north eastern periphery of Grimsby and the site was allocated for development within the previous North East Lincolnshire Council development plan. However, following a succession of legal and ownership issues the development of the Great Coates site has become unviable.

As such, in 2008 the Club and North East Lincolnshire Council ('NELC') resolved to work in co-operation to find a suitable relocation site for a Community Stadium. During this process, the Club undertook a range of investigations to identify a new site suitable for the Community Stadium. Included within these investigations was an initial sequential assessment of 8 sites across Grimsby.

SLR Consulting Limited ('SLR') was commissioned by NELC to undertake a due diligence review of the previous Sequential Assessment prepared by the Club and to also undertake an independent sequential assessment to inform the planning process.

This report concentrates on sequential assessment matters relating to 'suitability' only and no comments are made with regard to other planning matters associated with the proposed development, including any matters pertaining to availability, viability, retail need or impact. These are all matters to which the Club are best placed to provide evidence and it is not within our remit to review or disprove evidence they have provided to date.

SLR was instructed to undertake this review in April 2015, prior to the submission of any planning application or allocation of any preferred site within the forthcoming NELC development plan.

SLR has liaised with both the Club and NELC directly on a number of aspects relating to the undertaking of this sequential assessment, including identification of the sites to be assessed and matters of clarification relating to the previous sequential assessment.

This report has been prepared independently of both the Club and NELC, and aims to provide four distinct elements:

1. Review of National and Local Planning Policy Context;
2. Due Diligence Review of the previous sequential assessment;
3. An independent sequential assessment based primarily on 'suitability'; and
4. Identification of any limitations and recommendations for the sequential assessment process.

It is understood that this report will assist both the Club and NELC in any forthcoming decisions regarding potential site allocation within the development plan or the submission of a formal planning application.

2.0 PROPOSED DEVELOPMENT

The Club has been looking to relocate from the existing football stadium at Blundell Park for approaching twenty years. The existing stadium has served the club for over a hundred years and has been modernised in an incremental way. However, some of the stands date from the original development of the ground and are burgeoning on being no longer fit for purpose.

In addition to the above, with the requirement for football stadia to be all seating, the capacity for spectators is limited to just over 8,000. This is a considerable limitation for a league football club where attendance fees are a primary source of income. Notwithstanding, the quality of facilities available at Blundell Park, and its constrained nature, this has led to the club needing to relocate to continue growth and sustain being financially viable into the future.

Planning permission for a new stadium was achieved in November 2007 at a site on the outskirts of Grimsby, known as Great Coates. However, following the downturn in the economy and other various factors, the opportunity for retail enabling development and the wider redevelopment of the Great Coates site was not able to be brought forward. As such, the site at Great Coates became unviable and the Club began looking at other site options within the Borough's of Great Grimsby and Cleethorpes.

In its relocation, the Club wish to promote a community stadium and leisure complex which could comprise of the following:

- 14,000 seat stadium, with potential to expand to 20,100;
- All weather multi-use pitches for training purposes;
- A health and wellbeing centre;
- An education and training centre;
- Car parking.

To enable the development, initial viability calculations have identified that the following enabling development could be required to financially support the Club's relocation:

- Hotel;
- Pub restaurant and two other restaurants;
- Petrol filling station;
- Retail – up to 13,940 sq m gross of Class A1;
- Housing – up to 1,650 dwellings.

Whilst the final make up of the enabling development is yet to be definitively confirmed, two alternative future development scenarios have been developed by the Club in order to enable the development. These are:

- Scenario A: a 14,000 stadium with associated facilities (i.e. community sports pitches) that would be developed in several stages and enabled by the development of housing on five development sites in the vicinity of the proposed stadium. Under this scenario, it is proposed that a total of 1,488 new dwellings would be developed. In addition, there may also be some ancillary retail development associated with serving the needs of the residential population that would be accommodated by the new housing, but this retail development would be relatively modest in scale.
- Scenario B: a 14,000 seat stadium with associated facilities (i.e. community sports pitches) that would be developed in a single stage and that would be enabled by commercial retail and leisure development as well as housing (848 dwellings).

Although it is understood that the Club's preference is for the stadium to be delivered in a single-stage (i.e. under Scenario B), the development of the stadium should be financially viable under both scenarios. For clarity, the following table sets out the specification of each development scenario:

Table 2-1: Specification of the two development scenarios

Element of scheme	Scenario A	Scenario B
Stadium etc.	14,000 seat capacity and community pitches, built in three stages: 1. 10,000 seats plus community pitches 2. additional 2,000 seats 3. final 2,000 seats	14,000 seat capacity and community pitches, built in a single stage over 14 months
Housing	1,488 dwellings including affordable housing	848 dwellings including affordable housing
Retail	13,000 sqft (1,200 sqm) of ancillary retail associated with residential development only	100,000 sqft (9,290 sqm) supermarket plus petrol filling station
Hotel	60 bed travellers style hotel	60 bed travellers style hotel
Commercial leisure	n/a	Pub/restaurant plus two fast food units

It has been calculated that the land take required for either development scenario is approximately 150 acres (60.7ha).

Through their own investigations the Club has identified a preferred development site at Peaks Parkway, which is Freehold Land owned by NELC, and could be utilised to deliver and operate a community stadium in partnership with NELC through the formation of a Community Interest Company ('CIC').

NELC has worked with the Club in identifying how relocation may be achieved. Regular meetings have been held and NELC has provided valuable input with regard to land disposal, land availability, covenants, procurement, and planning due process.

The above development scenarios and the required land take has been duly considered within this sequential assessment.

3.0 POLICY CONTEXT

The following section outlines the national and local planning policy requirements for the undertaking of a sequential site assessment. Further details regarding the policy context of the sequential sites are provided within the sequential assessment itself (Section 5).

3.1 National Planning Policy Framework

The National Planning Policy Framework ('NPPF') was first published on 27th March 2012[1]. The NPPF sets out the Government's planning policies and how these are expected to be applied.

Notwithstanding this, the NPPF only sets out the requirements for the planning system to the extent that it is relevant, proportionate and necessary to do so. As such, planning practice guidance and local plans are expected to be utilised to implement the policies contained therein.

This is confirmed within paragraph 2 which states:

> *"Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise The National Planning Policy Framework... is a material consideration in planning decisions."*

Section 2 of the NPPF is concerned with 'Ensuring the vitality of town centres' and states at paragraph 24 that:

> *"Local planning authorities should apply the sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are no available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale."*

Paragraph 27 continues by stating that *"Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused."*

3.2 Planning Practice Guidance – 'Ensuring the Vitality of town centres'

In accordance with the review and simplification of national planning policy, the range of technical planning practice guidance to NPPF has also been updated. Planning practice guidance is now provided online and is updated as a 'live resource'. This review was undertaken on 8th April 2014 and therefore contains details of the planning practice guidance published on this date.

Guidance on undertaking a sequential assessment is outlined within the planning practice guidance entitled 'Ensuring the Vitality of town centres'[2].

[1] https://www.gov.uk/government/publications/national-planning-policy-framework--2

Firstly, the practice guidance identifies that it may not be possible to accommodate all forecast needs for 'town centre uses' within a designated centre, identifying that there may be physical or other constraints which make it inappropriate to do so. In such circumstances, planning authorities should plan positively to identify the most appropriate alternative strategy for meeting the need for these main town centre uses, having regard to the sequential and impact tests. This should ensure that any proposed main town centre uses which are not in an existing town centre are in the best locations to support the vitality and vibrancy of town centres, and that no likely significant adverse impacts on existing town centres arise (paragraph 006).

With regard to stadia development[3], paragraph 007 states that local planning authorities, where appropriate, should articulate a vision for tourism in the Local Plan, including identifying optimal locations for tourism. When planning for tourism, local planning authorities should:

- consider the specific needs of the tourist industry, including particular locational or operational requirements;
- engage with representatives of the tourism industry;
- examine the broader social, economic, and environmental impacts of tourism;
- analyse the opportunities for tourism to support local services, vibrancy and enhance the built environment; and
- have regard to non-planning guidance produced by other Government Departments.

Paragraph 008 provides an explanation of the sequential test, stating that:

> *"The sequential test guides main town centre uses towards town centre locations first, then, if no town centre locations are available, to edge of centre locations, and, if neither town centre locations nor edge of centre locations are available, to out of town centre locations, with preference for accessible sites which are well connected to the town centre. It supports the viability and vitality of town centres by placing existing town centres foremost in both plan-making and decision-taking."*

In plan making, local planning authorities are advised to utilise the sequential approach through assessment of the suitability, viability and availability of locations for main town centre uses. It requires clearly explained reasoning if more central opportunities to locate main town centre uses are rejected (Paragraph 009).

The checklist below sets out the matters that should be considered when taking a sequential approach to plan-making:

- Has the need for main town centre uses been assessed? The assessment should consider the current situation, recent up-take of land for main town centre uses, the supply of and demand for land for main town centre uses, forecast of future need and the type of land needed for main town centre uses
- Can the identified need for main town centre uses land be accommodated on town centre sites? When identifying sites, the suitability, availability and viability of the site should be considered, with particular regard to the nature of the need that is to be addressed

[2] http://planningguidance.planningportal.gov.uk/blog/guidance/ensuring-the-vitality-of-town-centres/ensuring-the-vitality-of-town-centres-guidance/

[3] Sports and Recreational Services are defined as a Tourism Industry - http://media.unwto.org/en/content/understanding-tourism-basic-glossary

- If the additional main town centre uses required cannot be accommodated in town centre sites, what are the next sequentially preferable sites that it can be accommodated on?

In decision-taking, it is for the applicant to demonstrate compliance with the sequential test (and failure to undertake a sequential assessment could in itself constitute a reason for refusing permission). Wherever possible, the local planning authority should support the applicant in undertaking the sequential test, including sharing any relevant information. The application of the test should be proportionate and appropriate for the given proposal. Where appropriate, the potential suitability of alternative sites should be discussed between the developer and local planning authority at the earliest opportunity (paragraph 010).

The checklist below sets out the considerations that should be taken into account in determining whether a proposal complies with the sequential test:

- With due regard to the requirement to demonstrate flexibility, has the suitability of more central sites to accommodate the proposal been considered? Where the proposal would be located in an edge of centre or out of centre location, preference should be given to accessible sites that are well connected to the town centre. Any associated reasoning should be set out clearly.
- Is there scope for flexibility in the format and/or scale of the proposal? It is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development being proposed, but rather to consider what contribution more central sites are able to make individually to accommodate the proposal.
- If there are no suitable sequentially preferable locations, the sequential test is passed.

Paragraph 011 identifies that the sequential test should recognise that certain main town centre uses have particular market and locational requirements which mean that they may only be accommodated in specific locations. Robust justification must be provided where this is the case, and land ownership does not provide such a justification.

Finally, with regard to viability, paragraph 012 identifies that promoting new development on town centre locations can be more expensive and complicated than building elsewhere. As such, local planning authorities need to be realistic and flexible in terms of their expectations.

3.3 Local Planning Policy

3.3.1 North East Lincolnshire Local Plan (Adopted November 2003)

The requirement for undertaking a sequential assessment is contained within Policy S1 of the North East Lincolnshire Local Plan (November 2003) [4]. The policy identifies that shopping development outside the defined shopping hierarchy or proposals that are not consistent with the scale and function of the centre will be permitted provided it can be demonstrated that there is a need for the development and that all potential Town and edge of Town Centre (including Commercial Area) options have been thoroughly assessed.

This theme is continued within Policy LTC5 which identifies that the Council will seek to direct proposals for assembly and leisure, outdoor sport and recreation facilities to locations capable of being served by a variety of means of transport. The policy continues by stating:

[4] http://www.nelincs.gov.uk/localplan/text/00_cont.htm

> *"Assembly and leisure uses intended to attract users from a Borough-wide catchment area or beyond will be permitted to locate outside of Grimsby town centre or edge of Grimsby town centre options have been thoroughly assessed or there are overriding considerations which outweigh such a locational requirement."*

As identified above, a site at Great Coates was allocated for the stadium relocation within Policy LTC6 of the adopted Local Plan. Notwithstanding, given that this site is considered unviable, a sequential assessment is required to assess alternate sites not in accordance with the adopted development plan.

3.3.2 North East Lincolnshire Consultation Draft Local Plan (February 2015)

The North East Lincolnshire Consultation Draft Local Plan[5] was published for consultation in February 2015, with consultation ending 13th March 2015.

Within the document, 'preferred approach 19' (page 193) outlines that proposals for 'main town centre uses', including retail, leisure and office uses comprising 200m^2 or more, in a location outside of the defined town centre boundaries, will be required to demonstrate:

> *"The development cannot be accommodated on suitable site within, or closer to, the town centre boundary (sequential test)... Any application failing to satisfy the sequential test... will be refused."*

In addition to the sequential test, it is important to note that the relocation of the football stadium has been consulted upon as part of the Consultation Draft Local Plan (page 241). This consultation offered 4 options for the football stadium relocation:

- Option 1: Do nothing;
- Option 2: Allocate a site for a new stadium at Peaks Parkway (the football clubs preferred site);
- Option 3: Identify an alternative site;
- Option 4: Provide a criteria approach, but not identify a site.

Question 59 of the Consultation Draft Local Plan asks *"Are there specific site locations that you consider should be examined with respect to the relocation of Grimsby Town Football Club?"*

The results of this consultation, whilst not as yet published, should be considered within any subsequent sequential assessment undertaken.

Finally, it should be noted that were the stadium development subsequently proposed upon a site which has been allocated within any forthcoming development plan, the need for a sequential assessment would be negated altogether (as confirmed by paragraph 24 of NPPF).

[5] http://www.nelincs.gov.uk/council/planning-policy/new-local-plan/consultation-draft-local-plan/

4.0 DUE DILLIGENCE REVIEW

As part of this report, SLR Consulting Ltd has been instructed to undertake a due diligence review of the Sequential Assessment previously undertaken by the Club in identifying Peaks Parkway as the preferred alternate development location.

A copy of the Club's previous Sequential Assessment is provided within **Appendix 1**.

This review summarises the methodology undertaken and the extent to which the sequential test complies with the requirements of NPPF and the associated practice guidance. Finally, where necessary, further limitations and recommendations for the sequential assessment are outlined within Section 6 of this report.

4.1 Sequential Assessment Methodology

The Sequential Assessment was undertaken by the Club in October 2014 in support of a representation to NELC's forthcoming development plan. As such, the assessment is based on the premise of identifying a preferred site, rather than one aiming to discount a range of in-centre or edge-of-centre sites.

4.1.1 Site Requirements

The assessment clearly outlines the Club's site requirements in relation to the development proposed and the associated enabling development. It should be recognised that the suitability of a site is very much related to the applicant's (or operators) own requirements. An alternative site must be suitable for the proposed development; the proposed development does not have to be altered or reduced to fit an alternate site.

In applying the sequential test, considerable weight has been attached to the Club's business model, and its commercial requirements. SLR agrees with this approach and believes that the development scenarios outlined within the supporting information provide sufficient clarification on this matter.

However, as outlined within NPPF, alternate sites can only be discounted where the assessment has shown flexibility in the scale and format of the proposed development. In doing so, the assessment needs to outline how the different development scenarios would be affected in trying to be flexible in the scale and format of the proposed development.

Notwithstanding, it needs to be highlighted that there is no longer a requirement in NPPF to consider disaggregation (i.e. splitting individual elements of the proposal onto separate, smaller sites). As such, the assessment is in accordance with this latest policy stance.

Whilst referenced within the scoring criteria, the assessment fails to clearly outline the site size requirement within the initial explanatory text. Notwithstanding, given that this assessment formed one of many supporting documents to a development plan representation, it is considered that the correct approach has been employed.

It is clear that in undertaking the assessment the Club has agreed a distinct set of site requirements that potential alternate sites were required to meet. This is in accordance with National Planning Policy and is brought forward within the assessment within the scoring criteria in the latter stages.

4.1.2 Sequential Sites Identified

A total of eight sites are identified within the sequential assessment undertaken. These are listed in alphabetical order below:

1. Blundell Park;
2. Grimsby Golf Course (Cromwell Road);
3. Fish Docks;
4. Freeman Street;
5. Great Coates;
6. Millennium Park, Macaulay Lane;
7. Peaks Parkway; and
8. Western School.

The sequential assessment fails to provide justification as to how these sites were identified or whether an area of search was adopted for the identification process undertaken. Notwithstanding, it is understood from discussions with the Club that these sites were identified through various negotiations with landowners, undertaken on behalf of the Club by Clark Weightman, and agreed as appropriate through discussions with NELC.

Agreement of the alternate sites with the local authority prior to the undertaking of a sequential assessment is in accordance with national planning policy and associated guidance.

In light of the above, provided the sites were agreed with officers from NELC, it is considered that the identification of alternate sites was robust at the time the sequential assessment was undertaken. It is, however, recommended that confirmation of this is provided in any subsequent report.

4.1.3 Scoring Criteria

Providing scoring criteria and applying a numerical value to particular site characteristics is a standard approach within many sequential assessments. However, such scoring criteria must be placed in context and commentary provided for the score attributed.

In this respect, the assessment fails to clearly identify the methodology and reasoning behind the scoring criteria identified. Indeed, it is unclear as to why some criteria are required and this can lead to misinterpretation of the results, ambiguity and concerns of unfair weighting. An example of this is the ‘local support’ criterion which is provided throughout the individual assessments. Whilst local support will be required to promote a scheme going forward, it is not a matter which would make a site more appropriate or sequentially preferable to another when considering the key tests of suitability, availability and viability.

Some apprehension must be raised with the assessment scoring highways access multiple times (under the headings of ‘site access’, ‘car access’ and ‘road network’). However, given that no commentary is provided on the methodology or the score allocated, SLR is unable to comment as to the need for these separate criteria. Notwithstanding, this approach is unlikely to have ‘skewed’ the results of the assessment.

With regard to ‘site area required’, it is presumed that this criteria is meant to indicate the amount of land requiring purchase to allow the development to proceed. The scoring matrix seems to score all of the sites neutrally (with a score of 5), with the exception of Blundell Park, Western Road and Grimsby Golf Course (Cromwell Road). These three sites all received a score of 0. It is understood that these 0 scores are incorrect and all three sites

should have received a neutral score of 5. Again, whilst erroneous, it is considered unlikely that these scoring errors will have skewed the results of the assessment.

With the exception of the elements identified above, it is the considered that the assessment uses criteria suitable to assess the suitability, availability and viability of the sequential sites.

4.2 Sequential Assessment Results

There is no reason to raise doubt on the findings of the sequential assessment undertaken by the Club. However, as outlined above, further justification and explanation is required within the assessment methodology to avoid misinterpretation of the results, ambiguity and concerns of unfair weighting.

Notwithstanding the above, to ensure robustness, SLR has undertaken an independent sequential assessment which is provided in Section 5 of this report.

4.3 Summary

The Sequential Assessment was undertaken by the Club in October 2014 in support of a representation to NELC's forthcoming development plan. Paragraph 009 of the national planning policy guidance 'Ensuring the vitality of town centres' provides a checklist of matters that should be considered when taking a sequential approach to plan-making:

- Has the need for main town centre uses been assessed? The assessment should consider the current situation, recent up-take of land for main town centre uses, the supply of and demand for land for main town centre uses, forecast of future need and the type of land needed for main town centre uses
- Can the identified need for main town centre uses land be accommodated on town centre sites? When identifying sites, the suitability, availability and viability of the site should be considered, with particular regard to the nature of the need that is to be addressed
- If the additional main town centre uses required cannot be accommodated in town centre sites, what are the next sequentially preferable sites that it can be accommodated on?

The Club has actively liaised with NELC throughout the local plan process and has sought to ensure due process has been followed. Indeed, this had led to a site being allocated for stadia development under the extant development plan and planning permission subsequently being granted in 2007.

However, given that this previous site has now become unviable, the Club is seeking to identify an alternate site for allocation within the forthcoming development plan. The non-viability of the previous site is not a matter to which the local authority need question as considerable weight should always be attached to the Club's business model and its commercial requirements in identifying a relocation site. There is little benefit in re-allocating the existing site or non-allocation of an alternate as this would lead to the club not relocating and leaving its future in uncertainty.

Notwithstanding, it is considered that the representations submitted and the sequential test undertaken duly seek to advise the local planning authority in undertaking their role with regard to the sequential approach to plan making. As such, it is considered that the above checklist of considerations has been addressed as part of the local plan representations.

Paragraph 010 of the national planning policy guidance 'Ensuring the vitality of town centres' provides a checklist against which it is possible to determine whether a proposal has complied with the sequential test:

- With due regard to the requirement to demonstrate flexibility, has the suitability of more central sites to accommodate the proposal been considered? Where the proposal would be located in an edge of centre or out of centre location, preference should be given to accessible sites that are well connected to the town centre. Any associated reasoning should be set out clearly.
- Is there scope for flexibility in the format and/or scale of the proposal? It is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development being proposed, but rather to consider what contribution more central sites are able to make individually to accommodate the proposal.
- If there are no suitable sequentially preferable locations, the sequential test is passed.

In undertaking financial viability assessments of various development scenarios, the Club has actively sought to consider flexibility in their proposals. In doing so, the suitability of more central sites to accommodate the development proposals has been considered and it is doubtful that an 'in-centre' site would be easily found for their relocation.

The sequential assessment undertaken has actively considered accessibility and connectivity with the defined town centre of Grimsby. However, as outlined within paragraph 011 of the planning practice guidance, the sequential test should recognise that certain main town centre uses have particular market and locational requirements which mean that they may only be accommodated in specific locations. In considering these locational requirements, robust justification has been provided, albeit not all within a single document. It is duly considered that the Club has actively sought to justify the requirement to relocate to an alternate site in an out-of-centre location.

Furthermore, given that football stadia are considered a tourist destination, due regard must be given to the specific needs of the tourist industry, including particular locational or operational requirements (paragraph 007 of planning practice guidance 'Ensuring the vitality of town centres').

Whilst the majority of supporting information is available, the sequential assessment has failed to either cross reference or provide commentary on the methodology undertaken. As such, there is a case for further reasoning being provided.

Notwithstanding, it is duly considered that the Club's sequential assessment has satisfied the above checklist of considerations.

5.0 SEQUENTIAL ASSESSMENT

This section of the report seeks to outline the methodology utilised to consider potential sites within the search area. Confirmation of the criteria utilised to establish the search area is provided below.

5.1.1 Search Area

The first stage of any sequential assessment is to establish an area of search and this has been guided through discussions with both the Club and NELC.

The search area of the sequential site assessment is intrinsically linked with the concept of developing a Community Stadium proposal and the existing supporter base of the Club. A map identifying the current season ticket holders within the Greater Grimsby and Cleethorpes Borough's is provided within **Appendix 2**.

With wanting to ensure that the benefits of a Community Stadium serve both the existing supporter base and the wider community of Grimsby and Cleethorpes, the search area has been limited to the Boroughs of Greater Grimsby and Cleethorpes. There is no intention for the football club to move beyond this local support base to other locations within North East Lincolnshire.

5.1.2 Site Size

As identified within Section 2 above, in its relocation, the Club has developed two development scenarios to promote a community stadium and leisure complex which could comprise of the following:

- 14000 seat stadium, with potential to expand to 20,100;
- All weather multi-use pitches for training purposes;
- A health and wellbeing centre;
- An education and training centre;
- Car parking.

To enable the development, initial viability calculations have identified that the following enabling development could be required to financially support the Clubs relocation:

- Hotel;
- Pub restaurant and two other restaurants;
- Petrol filling station;
- Retail – up to 13,940 sq m gross of Class A1;
- Housing – up to 1,650 dwellings.

It has been calculated that the land take required for either development scenario is approximately 150 acres (60.7ha). As such, other than sites put forward by NELC, the sequential assessment has sought to meet this requirement in any additional sites identified beyond those contained within the original sequential assessment.

5.1.3 Flexibility

Paragraph 24 of NPPF identifies that *"Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale."* However, NPPF provides no guidance on the requirement for applicants to demonstrate whether their proposals can be disaggregated into specific elements or across multiple sequentially preferable sites.

Suitability of a site is therefore related to the applicant's (developers and/or operators) own requirements rather than seeking to amend the proposal so drastically it becomes unviable.

The matter of flexibility has been clarified within the Courts within a number of recent decisions. For example, within Paragraph 29 of the ruling of Tesco Stores Limited v Dundee City Council (Scotland) [2012] UKSC 13[6], it is identified that provided consideration has been given to accommodating the proposed development in a different form and that sequentially preferable locations have been duly assessed, the principal question is *"whether an alternative site is suitable for the proposed development, not whether the proposed development can be altered or reduced so that it can be made to fit an alternate site."*

Paragraph 38 of the Tesco Stores Limited v Dundee City Council judgement continues by stating:

> *"Here too the context indicates that the issue of suitability is directed to the developer's proposals, not some alternative scheme which might be suggested by the planning authority. I do not think that this is in the least surprising, as developments of this kind are generated by the developer's assessment of the market that he seeks to serve. If they do not meet the sequential approach criteria, bearing in mind the need for flexibility and realism... they will be rejected. But these criteria are designed for use in the real world in which developers wish to operate, not some artificial world in which they have no interest doing so."*

This matter has been subsequently established in English law under the case of Zurich Assurance Ltd (t/a Threadneedle Property Investments) v North Lincolnshire Council [2012] EWHC 3708[7] which directly references Tesco Stores Limited v Dundee City Council within its ruling.

Both judgements therefore establish that the sequential test must be based on the commercial realities of the real world. As such, if a site is not suitable for the commercial requirements of the development in question, then it is not a suitable site for the purposes of the sequential approach.

In light of these decisions, and a range of recent appeal decisions that reference the above, the requirement for flexibility within the sequential assessment has been based entirely upon the commercial realities that the Club is faced with in trying to relocate. Without the significant amount of enabling development, and the site area requirements associated therein, the club would not be able to relocate and no development would be viable in the foreseeable future.

5.2 Assessment Methodology

In accordance with planning policy a sequentially preferable site must be suitable, available and viable.

Each of the sites identified within the sequential assessment has been considered against a variety of criteria to analyse whether the site meets these three key requirements (suitability, availability and viability). The criteria for assessing each key requirement is outlined, in turn, below.

[6] http://www.bailii.org/uk/cases/UKSC/2012/13.html
[7] http://www.bailii.org/ew/cases/EWHC/Admin/2012/3708.html

5.2.1 Suitability

Suitability has been assessed against the following criteria:

1. Accessibility:
    - Distance to Town Centre;
    - Highways Access;
    - Public Transport Access;
    - Walking Catchment;
2. Land Use:
    - Existing Land Use;
    - Adjoining Land Use(s);
    - Development Plan Allocation;
3. Site Conditions:
    - Site Area;
    - Physical Condition; and
    - Site Constraints.

All of the criteria listed above have been scored from 1-5 and commentary has been provided within the sequential assessments as to why each criteria score has been allocated. A scoring value matrix for each criteria is also provided within **Appendix 3**.

This scoring mechanism has allowed for a 'suitability score' to be assigned to each site and for a sequential site ranking to be identified. The ranking table is provided within Section 5.4 of this report. It has been agreed between the Club and NELC that further analysis of the four top ranked sites should be undertaken by the Club subsequent to this report.

Notwithstanding the above, it should be recognised that this ranking mechanism does not provide a definitive indication as to which site the development should be brought forward upon. Moreover, this ranking is merely a mechanism for identifying which sites are considered 'most suitable' for the community stadium development and the sites will need to be further assessed against availability and viability analysis (i.e. the most suitable site may not be either available or viable).

5.2.2 Availability

For a site to represent a practical opportunity for development it needs to be available in either the immediate or foreseeable future. This will depend upon three distinct criteria;

- Site Ownership;
- Active Marketing; and
- Timescales for development to come forward.

It has not been SLR's role within this report to undertake further assessment of these factors beyond that which the Club has actively undertaken through their land agent (Clark Weightman). As such, it is not possible to allocate a robust score to the above criteria.

Notwithstanding, the sequential assessment of each site has provided a qualitative review of criteria based upon information gathered by the Club and how this may impact upon the development being brought forward.

Due to the iterative nature of this site identification process, further work will be required to be undertaken by the Club on any sites which are ranked within the top four of the 'suitability' assessment.

5.2.3 Viability

Finally, for a site to be practicable, it needs to be financially viable in terms of its development costs (land purchase, site preparation, build cost, funding mechanisms etc.) and likely returns (i.e. its profitability). Viability is therefore dependent upon three criteria:

- Planning Risks;
- Site Ownership; and
- Financial Viability.

Whilst it is possible for SLR to provide a qualitative analysis of both the planning risks and site ownership criteria associated with each site, it is not within our remit to comment upon the financial viability of developing each sequential site identified.

The club has clearly outlined the financial requirements associated with relocation and how this impacts upon their site requirements. National planning policy guidance and the recent case law outlined above support the premise that it is for the applicant to determine what form of development and what sites are financially viable, and not for the authority to place undue financial burden upon a development coming forward. Albeit relating to town centre sites, this is further emphasised by paragraph 012 of the national planning policy guidance 'Ensuring the vitality of town centres', which states:

> *"The sequential test seeks to deliver the Government's "town centre first" policy. However as promoting new development on town centre locations can be more expensive and complicated than building elsewhere local planning authorities need to be realistic and flexible in terms of their expectations."*

Notwithstanding the above, the sequential assessments have sought to include any pertinent information related to financial viability of each site provided by the Club as part of the previous sequential site assessment undertaken and how this may impact upon the development being brought forward.

5.3 Sequential Sites Identified

The sequential sites assessed as part of this report were identified using the following sources of information:

- North East Lincolnshire Local Plan (November 2003)
- North East Lincolnshire Consultation Draft Local Plan (February 2015)
- Strategic Housing Land Availability Assessment 2014;
- Employment Land Review 2014;
- Landscape Character Assessment 2015;
- Sequential Assessment undertaken by Grimsby Town Football Club;
- Sites identified during public and local member consultation; and
- Other potential sites identified by North East Lincolnshire Council.

A total of 16 sequential sites have been identified through the undertaking of the above and are shown on the sequential site map provided within **Appendix 4**. Further detailed plans are provided within the sequential assessment of each site (**Appendix 5**).

To confirm, in alphabetical order, the 16 sites identified are as follows:

1. Blundell Park;
2. Bradley Road;
3. B&Q on A16;

4. Dockside (Garth Lane);
5. Europarc;
6. Fish Docks;
7. Freeman Street;
8. Great Coates;
9. Grimsby Golf Centre (Cromwell Road);
10. King George V athletic stadium;
11. Ladysmith Road;
12. Millennium Park, Macaulay Lane;
13. Morrison's Dual By-Pass;
14. Peaks Parkway;
15. Tioxide site;
16. Western School;

5.4 Sequential Assessment Results

The individual sequential assessments for the 16 sites are provided within **Appendix 5.** The table below summarises the suitability score attributed to each site.

Ranking	Site	Score
1	Dockside (Garth Lane)	32
2	Europarc	32
3	Peaks Parkway	31
4	Morrisons Dual By-Pass	30
5	Great Coates	30
6	King George V Athletic Stadium	30
7	Millenium Park, Macauley Lane	29
8	Ladysmith Road	29
9	B&Q on A16	29
10	Western Tech School	29
11	Bradley Road	27
12	Fish Docks	26
13	Blundell Park	25
14	Freeman Street	24
15	Tioxide Site	24
16	Grimsby Golf Centre	24

It should be re-emphasised that the above table is merely a representation of the suitability score for each site and does not take into account factors of either availability or viability. Basic details relating to availability and viability are contained within the site assessments but are limited in scope.

As highlighted above, the matters of availability and viability are for the Club to provide further evidence upon for each site and are dependent upon their negotiations with landowners and potential occupants of the development itself. As such, it is not for SLR to provide commentary on these elements of the sequential assessment.

5.4.1 Site Requirement Constraints

In respect of the above, were the Club's business model taken into consideration, a number of the sites would be immediately discounted from the list due to their current developable site area. As outlined previously, an alternative site must be suitable for the proposed

development. The proposed development does not have to be altered or reduced to fit an alternate site.

As such, taking developable site area into account, this would result in the following four sites being recommended for further analysis by the Club and NELC:

- Europarc (dependent upon increasing land available);
- Peaks Parkway;
- Morrisons Dual By-Pass; and
- Great Coates.

5.5 Conclusion

A thorough assessment of the sequential sites identified within the urban area of Grimsby and Cleethorpes has been undertaken as part of this report.

The sequential assessment undertaken by SLR has identified Dockside as the most suitable site. However, given the available developable site area, it falls some way short of the Club's requirement for a relocation site. As such, the following four sites are being recommended for further analysis by the Club and NELC:

- Europarc (dependent upon increasing land available);
- Peaks Parkway;
- Morrisons Dual By-Pass; and
- Great Coates.

Notwithstanding the findings of this report, further analysis of the sites must be undertaken by the Club to understand availability and viability in more detail. Furthermore, this report is based upon information available to SLR at the time of undertaking. Should any further information or circumstances alter from those currently understood, a full review of the assessment and its findings would be required.

6.0 LIMITATIONS & RECOMMENDATIONS

6.1.1 Limitations

This report is based upon SLR's understanding of the proposed project and information available at the time of instruction. Should any circumstances alter a full and thorough review of this assessment and its findings would be required.

The site requirements and current development scenarios for the development have been provided by the Club. As such, should any development requirements alter a full review of this assessment and its findings would be required.

The report only identifies and assesses sites which have been identified through consultation with the Club and NELC. Should any further sites be considered, these will need to be assessed under the same criteria as those laid out within this report to ensure consistency.

The site areas identified have been confirmed with both the Club and NELC and are correct to the best of SLR's knowledge. Should the site locations or areas be incorrect, these will require an update of the assessment undertaken and the results contained therein.

It should be recognised that the suitability criteria identified are those created and scored by SLR Consulting and are not representative of sequential assessments undertaken by any other third parties. As such, the conclusions reached are based upon best knowledge at the point of undertaking based upon the information available to SLR Consulting at that point in time.

6.1.2 Recommendations

This report should be reviewed and updated as and when further information becomes available regarding the Clubs development scenarios and alternate funding (i.e. European Regional Development Funding).

The Club and NELC should actively seek to assess the availability and viability of the four sites sequentially assessed as the most 'suitable' for a stadia development.

Finally, a full review of the report should be undertaken prior to the submission of any planning application.

7.0 SUMMARY & CONCLUSION

This report, undertaken on the instruction of NELC, provides a due diligence review of the Sequential Assessment (October 2014) prepared by Grimsby Town Football Club ('the Club') in identifying a potential relocation site. The report also provides an independent sequential assessment, undertaken by SLR, to inform the planning process.

A summary and conclusion of each element is provided below

7.1 Due Diligence Review

The Sequential Assessment undertaken by the Club was submitted to NELC in support of a representation to the forthcoming development plan. As such, the assessment is based on the premise of identifying a preferred site, rather than one aiming to discount a range of in-centre or edge-of-centre sites.

The Club has provided financial viability assessments of various development scenarios, thereby actively considering flexibility in their proposals and justifying the requirement to relocate to an alternate site in an out-of-centre location.

Considerable weight has been attached to the Club's business model, and its commercial requirements in identifying a relocation site. SLR agrees with this approach and believes that the development scenarios outlined within the supporting information provide sufficient clarification on this matter.

Whilst there are some elements of clarification required within the assessment, there is no reason to raise doubt on the findings of the sequential assessment undertaken by the Club.

To conclude, it is duly considered that the Club has actively sought to accord with the requirements of NPPF, and the associated planning practice guidance, with regard to the methodology for undertaking of sequential assessments and the findings of their report can be considered robust.

7.2 SLR Sequential Assessment

SLR undertook a separate, independent, sequential assessment of a number of sites identified through consultation with the Club, NELC and review of various development plan documents. A total of 16 sites were assessed for 'suitability'.

The sequential assessment undertaken by SLR has identified Dockside (Garth Road) as the most suitable site. However, given the available developable site area, it falls some way short of the Club's requirement for a relocation site. As such, based on the score ranking undertaken, the following four sites are recommended for further analysis by the Club and NELC:

- Europarc (dependent upon increasing land available);
- Peaks Parkway;
- Morrisons Dual By-Pass; and
- Great Coates.

Notwithstanding the above, it should be recognised that this ranking mechanism does not provide a definitive indication as to which site development should be brought forward upon. Moreover, this ranking is merely a mechanism for identifying which sites are considered 'most suitable' for the community stadium development and the sites will need to be further

assessed against availability and viability analysis (i.e. the most suitable site may not be either available or viable).

In addition to the above, a range of limitations and recommendations are contained within the report.

8.0 CLOSURE

This report has been prepared by SLR Consulting Limited with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of North East Lincolnshire Council; no warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

Sequential Site Appraisal

Objective

To enable relocation of GTFC to include:

- 14,000 seat community stadium with potential expansion to 20,100
- Community playing pitches
- 2000 car parking and coach spaces
- A complex that would also comprise of other community facilities

It is widely understood that GTFC is unsustainable in its current form and cannot raise the funds by its self to effect a successful relocation without an enabling development.

An initial appraisal looked for sites that could contain the objective as outlined above and circ 150,000sqft of retail enabling development intended to provide sufficient catalytic funds to enable the project to become a reality.

A retail assessment indicated that there was capacity for an additional supermarket circ 70 to 100,000sqft and during 2012/13 the site was marketed.

In reality there was little to no appetite, however early 2014 Sainsburys responded with some interest which is being followed up by Simons Construction Ltd.

Non-food retail was also explored which indicated minimal demand at present.

It is anticipated that retail alone will produce in the region of 4 to 7 million pounds. A sum, which has the potential to catalyse the project but not sufficient to reduce the funding gap to enable project completion.

Therefore consideration has been given to incorporating housing into the scheme which accords with both National and Local demand.

The following sequential appraisal has been conducted to include the following:

- 14,000 seat community stadium with potential expansion to 20,100
- Community playing pitches
- 2000 car parking coach spaces
- The complex would also encompass other community facilities
- Retail and Housing Enabling Development
- Filling Station and ancillary retail
- Hotel
- Pub restaurant and two additional restaurants

Sites considered and scored as follows:

- Millennium Park, Macaulay Lane
- Great Coates (masterplan)
- Fish Docks
- Freeman Street
- Peaks Parkway (masterplan various)
- Grimsby Golf Course (masterplan)
- Blundell Park
- Western School (masterplan)

Zero = negative 5 = neutral 10 = positive

Site: **Millennium**	Designation: Leisure and Housing	Location: Cromwell Road
Consideration	Comment	Score
Deliverability	Low	2
Financial viability	Low	1
Site access	Road into site not suitable for football traffic	4
Bus access		7
Pedestrian access	Good	7
Car access	Poor access from Cromwell Road	2
Train access	Good	7
Dist railway station	1.8 miles 36 mins walking	6
Dist town centre	1.8 miles 36 mins walking	6
Owner	P & O site available but only for stadium	9
Site area available	Circa 15 Acres	3
Site area required	150 Acres	5
Location	Medium	5
Road network	Poor via the A1136	3
Local support	Not tested	5
Land type	A former tip	10
	Total Score	82

Zero = negative 5 = neutral 10 = positive

Site: **Great Coates**	Designation: Farming Arable & SSSI	Location: Freshney Ward
Consideration	Comment	Score
Deliverability	Low	2
Financial viability	Low due to high s106 costs and Land cost	1
Site access	Road into site not suitable for football traffic	4
Bus access	Good travel plan agreed	8
Pedestrian access	Poor due to edge of town location	5
Car access	Good	2
Train access	Great Coates station ruled out	3
Dist railway station	2.5 miles 50 mins walking	5
Dist town centre	2.5 miles 50 mins walking	5
Owner	SRSSE	9
Site area available	Circa 125 Acres	5
Site area required	150 Acres	5
Location	Good	6
Road network	Good via the A1136 and A180	9
Local support	Strong	9
Land type	Arable SSSI	2
	Total Score	80

Zero = negative 5 = neutral 10 = positive

Site: **Fish Docks**	Designation: Commercial Dockland and waterways	Location: East Marsh
Consideration	Comment	Score
Deliverability	Very Low	0
Financial viability	Low	0
Site access	Road into site not suitable for football traffic	4
Bus access	Poor	1
Pedestrian access	Edge of town	2
Car access	Poor	1
Train access	Average	7
Dist railway station	1.6 miles 33 mins walking	6
Dist town centre	1.6 miles 33 mins walking	6
Owner	ABP	9
Site area available	Insufficient land	0
Site area required	150 Acres	5
Location	Poor	2
Road network	Poor access via Freeman Street	3
Local support	Not tested	5
Land type	Commercial waterways & strips of land	0
	Total Score	51

Zero = negative 5 = neutral 10 = positive

Site: **Freeman Street**	Designation: Retail and Commercial	Location: East Marsh
Consideration	Comment	Score
Deliverability	Very Low	0
Financial viability	Very Low	0
Site access	Road not suitable for football traffic	1
Bus access	Good	7
Pedestrian access	Medium housing density	5
Car access	Poor	2
Train access	Average	7
Dist railway station	1.2 miles 24 mins walking	6
Dist town centre	1.2 miles 24 mins walking	6
Owner	Various	1
Site area available	Uncertain	1
Site area required	150 Acres	5
Location	Medium	5
Road network	Poor	3
Local support	Not tested	5
Land type	Brownfield	10
	Total Score	64

Zero = negative 5 = neutral 10 = positive

Site: **Peaks Parkway**	Designation: Green Field	Location: Park Ward
Consideration	Comment	Score
Deliverability	Good	7
Financial viability	Medium to good	7
Site access	Excellent potential	8
Bus access	Form part of travel plan with Stage Coach	8
Pedestrian access	Central location dense population	6
Car access	Good	8
Train access	Good	7
Dist railway station	1.8 miles 36 mins walking	6
Dist town centre	1.8 miles 36 mins walking	6
Owner	NELC and Brocklesby and Sun life	9
Site area available	150 Acres in three ownerships	8
Site area required	150 Acres	5
Location	Very Good	8
Road network	Good located on A16	8
Local support	Petition of support submitted to NELC	8
Land type	Greenfield	2
	Total Score	111

Zero = negative 5 = neutral 10 = positive

Site: **Grimsby Golf Course**	Designation: Leisure	Location: Cromwell Road
Consideration	Comment	Score
Deliverability	Low	2
Financial viability	Low	1
Site access	Road into site not suitable for football traffic	4
Bus access	Good	7
Pedestrian access	Medium housing density	5
Car access	Poor access from Cromwell Road	2
Train access	Good	7
Dist railway station	1.5 miles 30 mins walking	6
Dist town centre	1.5 miles 30 mins walking	6
Owner	Swingtime site/lease not for sale	0
Site area available	Circa 50 Acres	2
Site area required	150 Acres	0
Location	Medium	5
Road network	Poor via the A1136	3
Local support	Not tested	5
Land type	Golf Course	2
	Total Score	57

Zero = negative 5 = neutral 10 = positive

Site: **Blundell Park**	Designation: Football Ground	Location: Macaulay Lane
Consideration	Comment	Score
Deliverability	Not Viable	0
Financial viability	Low	1
Site access	Roads into site not suitable for football traffic	3
Bus access	Average	6
Pedestrian access	Edge of town	2
Car access	Poor	3
Train access	Good	7
Dist railway station	1.2 miles 23 mins walking	7
Dist town centre	1.2 miles 23 mins walking	7
Owner	GTFC	9
Site area available	4.5 Acres	1
Site area required	150 Acres	0
Location	Poor	2
Road network	Poor via the A180	3
Local support	Not tested	5
Land type	Brownfield site	2
	Total Score	58

Zero = negative 5 = neutral 10 = positive

Site: **Western School**	Designation: Former School Site	Location: Westwood Ho
Consideration	Comment	Score
Deliverability	Enabling development potential	6
Financial viability	Medium	6
Site access	Good	7
Bus access	Good	7
Pedestrian access	Very Good housing density	8
Car access	Good	6
Train access	Average	5
Dist railway station	1.9 miles 37 mins walking	5
Dist town centre	1.9 miles 37 mins walking	5
Owner	P & O site available but only for stadium	9
Site area available	Circa 50 Acres	5
Site area required	150 Acres	0
Location	Very Good	8
Road network	Highways objected to proposal	2
Local support	Not tested	5
Land type	Greenfield	2
	Total Score	86

Sequential Ranking	Score	**Position**
Peaks Parkway (master plan various)	111	1
Western School (master plan)	86	2
Millenium	82	3
Great Coates (master plan)	80	4
Freeman Street	64	5
Blundell Park	58	6
Grimsby Golf Course (master plan)	57	7
Fish Docks	51	8

In conclusion, Peaks Parkway is the preferred scheme sequentially topping the table with a score of 111, way ahead of the next best site, Western School with a score of 86.

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HABROUGH
STALLINGBOROUGH
BROCKLESBY
HEALING
GREAT COATES
KEELBY
GRIMSBY
GREAT LIMBER
WYBERS WOOD
CLEETHORPES
LACEBY ACRES
WEST LINDSEY DISTRICT
BRADLEY
SCARTHO
LACEBY
NORTH EAST LINCOLNSHIRE
HUMBERSTON
IRBY UPON HUMBER
NEW WALTHAM
WALTHAM
SWALLOW
TETNEY LOCK
HOLTON LE CLAY
NORTH END
CANADA
BEELSBY
BRIGSLEY
TETNEY
ASHBY CUM FENBY
WAITHE
NORTH COTES
EAST LINDSEY DISTRICT
GRAINSBY
MARSHCHAPEL
NORTH THORESBY
FULSTOW
THORGANBY

River Humber
Mouth of the Humber
Sunk Roads
Grimsby Roads

N
W
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S

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GRIMSBY TOWN FOOTBALL CLUB

SOCIO-ECONOMIC ASSESSMENT

SEASON TICKET DISTRIBUTION

1

Scale 1:75,000 @ A3

Date APRIL 2015

01679.00002.10.1.0 Season Tickets Plan

Appendix 3 – Suitability Scoring Criteria

Suitability						
Criteria	**Considerations**	**Score**				
		1	**2**	**3**	**4**	**5**
Accessibility	Distance to Town Centre	Out-of-Town (In excess of 300m from designated town centre and not within settlement boundary).	Out-of-Centre (In excess of 300m from designated town centre but within settlement boundary).	Edge-of-Centre (Within 300m from designated town centre).	Part in-centre, part edge-of-centre.	In-centre.
	Highways Access	Unclassified or residential street. No Access in place.	Classified unnumbered or B Road. Junction in place.	A Road. Minor junction in place.	A Road. High capacity junction in place.	Motorway. High capacity junction in place.
	Public Transport Access	No access to public transport.	1000m to bus or train station.	500m to bus or train station.	Bus or train station located on or immediately adjacent to site.	Both bus and train station located on or immediately adjacent to site.
	Walking Catchment	Less than 5% of existing season ticket holders within 2000m. No pedestrian infrastructure.	5-10% of existing season ticket holders within 2000m. Poor pedestrian infrastructure.	10-15% of existing season ticket holders within 2000m. Moderate pedestrian infrastructure.	15-20% of existing season ticket holders within 2000m. Good pedestrian infrastructure.	In excess of 20% of existing season ticket holders within 2000m. Excellent pedestrian infrastructure.
Land Use	Existing Land Use	Greenfield land. No existing use. Outside settlement boundary.	Mixture of greenfield & brownfield land. Difficult existing uses. Part inside settlement boundary.	More brownfield than greenfield. Use constrained. Mostly inside settlement boundary.	Predominantly brownfield. Minor uses. Inside settlement boundary.	Entirely brownfield. Minor uses. Inside settlement boundary.

Suitability						
Criteria	**Considerations**	**Score**				
		1	**2**	**3**	**4**	**5**
	Adjoining Land Use(s)	Highly sensitive (i.e. residential and dirty industrial).	Mixed neutral and sensitive (i.e. mixed residential and employment).	Neutral (i.e. non-industrial employment).	Mixed neutral and non-sensitive (i.e. mixed commercial & employment).	Non-sensitive (i.e. commercial & tourist).
	Development Plan Allocation	Allocated as sensitive land use (i.e. green wedge / SSSI). Site likely to continue to be allocated for sensitive land use within forthcoming development plan.	Not allocated ('white land') or allocated for competing land use (i.e. housing / employment). No use proposed within forthcoming development plan.	Part allocated for complementary land use. Competing land use proposed within forthcoming development plan.	Allocated for complementary use (i.e. housing / commercial). Stadia development proposed within forthcoming development plan.	Allocated for stadia development. Stadia development proposed within forthcoming development plan.
Site Conditions	Developable Site Area (150 acres)	Less than 50 acres.	50-75 acres.	75-100 acres.	100-125 acres.	125-150 acres.
	Physical Condition	Built up and in use. Likely to require extensive site preparation.	Low density and in use. Requires some site preparation.	Mixed vacant and low density. Minor site preparation.	Vacant but requires site preparation.	Vacant and site preparation undertaken / not required.
	Site Constraints (flooding, contamination, ecology, utilities archaeology etc.)	Severely constrained (i.e. multiple constraints that are unlikely to be resolved).	Multiple constraints (i.e. multiple major constraints that will require extensive work to resolve).	Few constraints (i.e. a couple of major constraints that could be resolved).	Minor constraints (i.e. minor constraints that could be resolved).	Not constrained (i.e. no obvious constraints to development).

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LEGEND

SITE BOUNDARY

Site Number	Name
1	Blundell Park
2	Bradley Road
3	B&Q on A16
4	Dockside
5	Europarc
6	Fish Docks
7	Freeman Street
8	Great Coates
9	Cromwell Road
10	King George V Athletic Stadium
11	Ladysmith Road
12	Millennium Park
13	Morrison's Dual By-Pass
14	Peaks Parkway
15	Tioxide Site
16	Western Tech School

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GRIMSBY TOWN FOOTBALL CLUB

SOCIO-ECONOMIC ASSESSMENT

SITE LOCATIONS

1

Scale 1:25,000 @ A3

Date APRIL 2015

01679.00002.10.1.0 Site Locations

Sequential Site No. **01**	
Site Name: **Blundell Park (Existing Football Stadium)**	
OS Ref: **TA 2946 0994**	
Site Area: **4.5 Acres**	

Suitability			
Criteria	**Considerations**	**Description**	**Score**
Accessibility	Distance to Town Centre	1,240m to designated Shopping Area of Grimsby as allocated in NELC Local Plan 2003. In excess of 2,000m from Grimsby Town Centre as allocated in NELC Local Plan 2003 Classified as 'out-of-centre' due to proximity of local centre	2
	Highways Access	Site surrounded by residential properties and poor access provided by two unclassified roads. The A180 is however located in close proximity to the south. Unlikely that a higher capacity junction onto the A180 could be implemented at the site due to current constraints.	1
	Public Transport Access	100m to the nearest bus stops on Grimsby Road. No opportunity to improve bus access. 997 to nearest train station at New Clee. 1,840m to Cleethorpes town centre train station. No opportunity to improve rail access.	3
	Walking Catchment	16.1% of the existing season ticket holders are located within a 2km walking distance. The site has good pedestrian infrastructure with wide footways and	4

		road crossings in place.	
Land Use	Existing Land Use	The site is located within the settlement boundary and is already in use as football stadium. The site is therefore brownfield in nature.	5
	Adjoining Land Use(s)	Whilst a McDonalds bounds the site to the south, the site is located within a predominantly residential area. Residential properties bound the site to the north, east and west.	2
	Development Plan Allocation	The site is allocated for residential development (Policy H1/6 of adopted Local Plan). The site was withdrawn from residential development within the SHLAA 2014 as being unavailable (HOU020). The site is, however, identified for housing development within the Consultation Draft Local Plan.	1
Site Conditions	Site Area (150 acres)	The site provides the opportunity for a development area of 4.5 acres, some 145.5 acres short of that identified as being required for proposed development. However, site already within GTFC ownership.	1
	Physical Condition	Site is already developed and would require demolition and site clearance prior to re-development	2
	Site Constraints	Identified as Flood Zone 3 for flooding by rivers and sea (EA Flood Map for Planning). Site likely to require some form of remediation due to the age of structures located on site (i.e. land contamination and asbestos). The site is not constrained by the presence of any ecological designations. The site is located within the SSSI Impact Risk Zone. There are no obvious archaeological designations within or close to the site.	3
		TOTAL SCORE:	**24**

Availability	
Criteria	**Description**
Site Ownership	The site is within the ownership of Grimsby Town Football Club.
Active Marketing	The site is not being actively marketed for sale.
Timescales	With the exception of finding a temporary ground during construction, there are no constraints to the timescales for redevelopment of the site.

Viability	
Criteria	**Description**
Planning Risks	The site highly constrained in terms of adjoining land uses (residential). However, the site is within an existing football stadia use. As such, whilst it is likely that various operating restrictions would be imposed through the planning regime, it is likely that planning permission could be achieved.
Site Ownership	As the site is already within the ownership of GTFC there are no viability constraints to the redevelopment of this site with regard to site ownership.
Financial Viability	The previous sequential assessment undertaken by the Club identifies that the financial viability of the site as 'low'. This is presumably due to the financial constraints associated with demolition and construction of a stadia on an existing site, whilst also having to temporarily relocate during this period. Furthermore, the club has identified that development could not take place without significant amount of enabling development. The site could not accommodate this additional development, and it is agreed that the deliverability of a scheme at Blundell Park would not be viable in the foreseeable future.

Sequential Site No. **02**	
Site Name: **Bradley Road**	
OS Ref: **TA 2398 0715**	
Site Area: **169 Acres (68.4 ha)**	

Suitability			
Criteria	**Considerations**	**Description**	**Score**
Accessibility	Distance to Town Centre	3,700m from Grimsby Town Centre as allocated in NELC Local Plan 2003. Classified as 'out-of-town'.	1
	Highways Access	Site located on a classified unnumbered road (Bradley Road), although the A46 is located immediately to the north. Only minor access junctions are in place and further work would be required to improve highways access.	2
	Public Transport Access	320m to the nearest bus stops on Laceby Road. The site would represent an opportunity to create a new bus stop at site. 3,850m to Grimsby town centre train station. No opportunity to improve rail access.	3
	Walking Catchment	7.4% of the existing season ticket holders are located within a 2km walking distance. The site has poor pedestrian infrastructure with a narrow footway on a single side of the road and few regularised crossings.	2

Land Use	Existing Land Use	The site is located outside of the settlement boundary and is utilised as agricultural land. The site is therefore greenfield in nature	1
	Adjoining Land Use(s)	The site is bound by a mixture of agricultural land and residential properties.	2
	Development Plan Allocation	The site is currently allocated as strategic gap. A site to the east is allocated for residential development H1/7). The site is not identified for allocation within the forthcoming development plan.	2
Site Conditions	Site Area (150 acres)	The site provides the opportunity for a development area of 169 acres.	5
	Physical Condition	The site is currently vacant agricultural land. There is unlikely to be any site preparation works required to remediate the land.	5
	Site Constraints	The site is not identified as being at risk of flooding by rivers and sea (EA Flood Map for Planning) The site is unlikely to be contaminated. The site is not constrained by the presence of any ecological designations. The site is located partially within the SSSI Impact Risk Zone. There are 2 Scheduled Monuments and 4 listed buildings located within the proximity of the site.	4
		TOTAL SCORE:	**27**

Availability	
Criteria	**Description**
Site Ownership	The ownership of the site is unknown.
Active Marketing	No active marketing has taken place.
Timescales	It is unlikely that development could take place at the site within either the short or medium term (10+ years) without significant promotion through the

Availability	
	development plan process.

Viability	
Criteria	**Description**
Planning Risks	The site is unlikely to be included within the settlement boundary of Grimsby within the forthcoming development plan. Furthermore, with the site being identified as 'strategic gap', it is likely that development would be strongly resisted given the distance to (and likely convergence with) the village of Bradley.
Site Ownership	Further work would be required to establish whether the existing site owner(s) would be willing to dispose of the site for development purposes.
Financial Viability	We are unable to comment on the financial viability of the site.

Sequential Site No. **03**	
Site Name: **B&Q**	
OS Ref: **TA 2737 0915**	
Site Area: **7.4 Acres (3.0 ha)**	

Suitability			
Criteria	**Considerations**	**Description**	**Score**
Accessibility	Distance to Town Centre	10m to Grimsby Town Centre as allocated in NELC Local Plan 2003 Classified as 'edge-of-centre'	3
	Highways Access	Located immediately adjacent to A16. Minor junction in place. It is likely that a new high capacity junction would be required to serve the development	3
	Public Transport Access	120m to the nearest bus stops on Catherine Street (No. 53). No opportunity to improve bus access due to site constraints. 770m to the near train station at Grimsby town centre. No opportunity to improve rail access.	3
	Walking Catchment	19% of the existing season ticket holders are located within a 2km walking distance. The site has good pedestrian infrastructure with wide footways and road crossings in place.	4
Land Use	Existing Land Use	The site is located within the settlement boundary and is currently used as a B&Q DIY store. The site is brownfield in nature.	4

	Adjoining Land Use(s)	The site is located adjacent to the A16 along its western bounds. Three large retail units and associated parking are located to the north, whilst a gas works is located to the south. Finally, the site is bound by residential properties along its eastern flank.	2
	Development Plan Allocation	The site is allocated as being located within a 'commercial area', adjacent to the defined town centre of Grimsby. The site is not identified for allocation within the forthcoming development plan.	3
Site Conditions	Site Area (150 acres)	The site provides the opportunity for a development area of 7.4 acres. This is some 142.6 acres short of the site requirements	1
	Physical Condition	The site is currently occupied by B&Q and it is unknown whether this would become vacant in the near future. The site would require some site preparation prior to development commencing.	2
	Site Constraints	The site is identified as being located within Flood Zone 3. Minor amounts of site contamination may be present associated with the sites use as car parking. A priority habitat is located along the western bounds of the site (Grassland). The site is located within the SSSI Impact Risk Zone. There are no obvious archaeological designations within or close to the site.	4
		TOTAL SCORE:	**29**

Availability	
Criteria	**Description**
Site Ownership	Site ownership is unknown albeit the site is currently occupied by B&Q. It has not been confirmed whether B&Q are looking to vacate the site and, as such, the site

Availability	
	is unlikely to be 'available'.
Active Marketing	No active marketing of the site has taken place.
Timescales	Unlikely to become available even in the longer term unless B&Q announce an intention to vacate the site. Development would not be viable unless this occurred.

Viability	
Criteria	**Description**
Planning Risks	The site is highly constrained and unlikely to become available. As such, there is little prospect of obtaining planning permission at the site.
Site Ownership	Unknown, although the site is currently occupied by B&Q. Unlikely to become available and, as such, no assessment of viability in terms of site purchase costs have been undertaken.
Financial Viability	We are unable to comment on the financial viability of the site at this point in time. Unless the site becomes available, there is little merit in undertaking such a viability exercise.

Sequential Site No. **04**	
Site Name: **Alexandra Dock/Garth Lane**	
OS Ref: **TA 2693 0961**	
Site Area: **5.9 Acres (2.5 ha)**	

Suitability			
Criteria	**Considerations**	**Description**	**Score**
Accessibility	Distance to Town Centre	Located within Grimsby Town Centre as allocated in NELC Local Plan 2003. Classified as 'in-centre'	5
	Highways Access	Located off of a unclassified road, although the A16, A1136 and A180 are all in close proximity. Only a shared minor junction is in place at this point in time and further work would be required to increase capacity.	2
	Public Transport Access	250m to the nearest bus stops on either Corporation Bridge or at Riverhead Exchange. The site would represent an opportunity to create a new bus stop but unlikely on site. 660m to Grimsby town centre train station. No opportunity to improve rail access.	3
	Walking Catchment	16.3% of the existing season ticket holders are located within a 2km walking distance. The site has good pedestrian infrastructure with wide footways and road crossings in place.	4
Land Use	Existing Land Use	The site is located within the	5

		settlement boundary and is vacant dockland. As such, the site is considered to be brownfield in nature.	
	Adjoining Land Use(s)	The site is bound by various retail uses, a water sports centre, a heritage centre and a minor number of residential properties. A number of listed properties are located along the southern confines of the site.	3
	Development Plan Allocation	The site is allocated as being located within the identified 'shopping area', whilst a portion of the site is allocated as 'proposed amenity open space'. Site was promoted for housing within a previous SHLAA but not identified within either the current SHLAA (2014) or forthcoming development plan.	3
Site Conditions	Site Area (150 acres)	The site provides the opportunity for a development area of 5.9 acres. There is also little opportunity to exapand the site beyond its current boundary.	1
	Physical Condition	The site is currently a mixture of hardstanding and buildings falling into disrepair. The site will require some amount of preparation prior to development taking place.	3
	Site Constraints	Identified as predominantly lying within Flood Zones 2 & 3 for flooding by rivers and sea (EA Flood Map for Planning). Site likely to require some form of remediation due to the age of structures located on site and its previous use. The site is not constrained by the presence of any ecological designations. The site is located within the SSSI Impact Risk Zone. Two listed and two locally listed buildings are located along the southern confines of the site.	3
		TOTAL SCORE:	**32**

Availability	
Criteria	**Description**
Site Ownership	Site ownership unknown at this point in time.
Active Marketing	No active marketing has taken place.
Timescales	With the exception of undertaking any necessary site remediation, it is likely that the site could be developed in the short to medium term (5-10 years).

Viability	
Criteria	**Description**
Planning Risks	The site would require significant work to overcome issues of flooding and likely site contamination. However, given that the site is 'in-centre', and has good links with various highways and public transport links, it is considered that the site could be brought forward for a stadia development.
Site Ownership	Further work would be required to confirm whether the site is available for development and the land assembly costs associated therein.
Financial Viability	No assessment of financial viability has been undertaken by the Club. Further work would be required to progress with the site.

Sequential Site No. **05**	
Site Name: **Europarc**	
OS Ref: **TA 2344 1139**	
Site Area: **40.2 Acres (16.3 ha)**	

Suitability			
Criteria	**Considerations**	**Description**	**Score**
Accessibility	Distance to Town Centre	3,920m from Grimsby Town Centre as allocated in NELC Local Plan 2003 Classified as 'out-of-centre'	2
	Highways Access	The site is located to the north of the major junction of the A180 and A1136. A high capacity junction is already in place.	4
	Public Transport Access	The nearest bus stops are located within the site on the Europarc access road. 760m to Great Coates train station. No opportunity to improve rail access.	4
	Walking Catchment	4.1% of the existing season ticket holders are located within a 2km walking distance. The site has good pedestrian infrastructure with wide footways and road crossings in place.	2
Land Use	Existing Land Use	The site is located within the settlement boundary on an existing employment site adjacent to the A180. The surrounding area is predominantly commercial and industrial in nature. However,	4

		undeveloped areas are still located to the north and south (beyond the A180).	
	Adjoining Land Use(s)	Predominantly commercial and industrial in nature, including offices, bulk storage and general employment.	4
	Development Plan Allocation	The site is currently allocated for employment use within the local plan. The site is also included for employment use within the Employment Land Review 2014.	2
Site Conditions	Site Area (150 acres)	At present the site identified provides the opportunity for a development area of 40.2 acres. It is understood the land adjacent to the site has already been acquired for long term development and is, as such, not available to expand the site beyond that currently identified.	1
	Physical Condition	The site is currently vacant and has already had the majority of site preparation undertaken.	5
	Site Constraints	Identified as Flood Zone 3 for flooding by rivers and sea (EA Flood Map for Planning). The site is unlikely to be contaminated. The site is not constrained by the presence of any ecological designations. The site is located within the SSSI Impact Risk Zone. There are no obvious archaeological designations within or close to the site.	4
		TOTAL SCORE:	**32**

Availability	
Criteria	**Description**
Site Ownership	Site is owned by Ivan Hinchliffe and has obtained planning permission for a variety of employment, retail and community uses (DC/323/12/WOL).
Active Marketing	Site is not being actively marketed for sale.

Availability	
Timescales	With the site having an extant planning permission in place and development of the remainder of Europarc already commenced, it is unlikely that the opportunity to develop the site for football stadia use would arise.

Viability	
Criteria	**Description**
Planning Risks	Planning permission of the site would be considered difficult to substantiate given that the loss of employment land would need to be justified (especially given that planning permission for employment has been granted and implemented). Furthermore, the site is physically constrained and may not deliver the significant amount of enabling development required to make the scheme viable.
Site Ownership	Whilst no enquiries have taken place, it is considered unlikely that the site owner would wish to dispose of the site. As such, we are unable to comment on the financial viability of site acquisition.
Financial Viability	No assessment of financial viability has taken place and further work would be required to understand if a football stadia development would be financially viable at the site with a reduced level of enabling development.

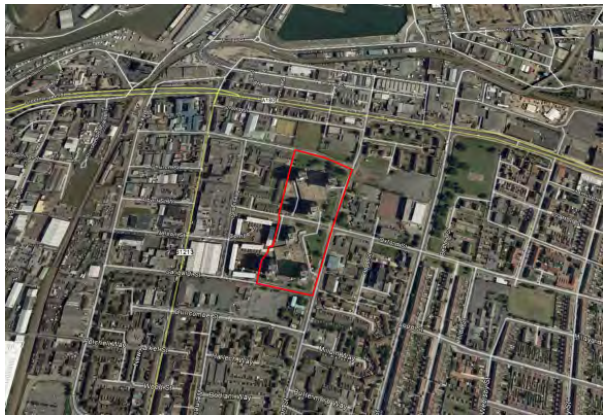
Sequential Site No. **06**	
Site Name: **Fish Docks**	
OS Ref: **TA 2822 1075**	
Site Area: **172 Acres (70.1 ha)**	

Suitability			
Criteria	**Considerations**	**Description**	**Score**
Accessibility	Distance to Town Centre	Approximately 40m from designated Shopping Area of Grimsby as allocated in NELC Local Plan 2003. 1,300m from Grimsby Town Centre as allocated in NELC Local Plan 2003 Classified as 'edge-of-centre'	3
	Highways Access	The site is subdivided by a range of unclassified roads, the majority of which provide access onto the A180. Major junctions are in place into the Fish Docks but with no development parcel identified it is doubtful that further improvements would not be required.	2
	Public Transport Access	100m to the nearest bus stops on Tomline Street. Due to unknown site development area within the Fish Docks it is not possible to identify an opportunity to create a new bus stop at site. 300m to Grimsby Docks train station. No opportunity to improve rail access.	3
	Walking Catchment	9.9% of the existing season ticket holders are located within a 2km walking distance. The site has good pedestrian infrastructure with wide footways and	3

		road crossings in place.	
Land Use	Existing Land Use	The site is located inside the settlement boundary and is utilised by a variety of uses. The site is predominantly brownfield in nature but also contains an area of open water.	4
	Adjoining Land Use(s)	There is a mixture of industrial and employment uses across the Fish Docks.	4
	Development Plan Allocation	The site is allocated for employment use within 'estuary related land'. This restricts uses to those requiring to take advantage of the site estuarial potential. The forthcoming development plan identifies the Fish Docks as an 'operational port area' in terms of employment.	2
Site Conditions	Site Area (150 acres)	The Fish Docks area identified totals 172 acres. However, given that the parcels of land are sporadically spaced across the docks, it is unlikely that the developable area would come anywhere near this total.	2
	Physical Condition	The Fish Docks have a number of established and operating employment and industrial uses. The site would require extensive site preparation prior to development taking place.	1
	Site Constraints	Identified as Flood Zone 3 for flooding by rivers and sea (EA Flood Map for Planning). Site likely to require some form of remediation due to the mixture and age of structures located on site (i.e. land contamination and asbestos). The site is located adjacent to a priority habitat (mudflats) and the Humber Estuary RAMSAR, which is a SSSI. The site is therefore located within the SSSI Impact Risk Zone. There are a range of listed buildings located within the Fish Docks area.	2
		TOTAL SCORE:	**26**

Availability	
Criteria	**Description**
Site Ownership	The site is within the ownership of Associated British Ports but is within use by multiple leaseholders. It is highly unlikely that site ownership issues could be resolved without significant legal negotiations, relocation of existing users and potential CPO powers.
Active Marketing	The site has not been actively marketed.
Timescales	Due to the site ownership and multiple leaseholder interests, it is unlikely that development could take place within the short or medium term (10+ years).

Viability	
Criteria	**Description**
Planning Risks	Any proposal for stadia development at the site would result in the loss of a number of existing employment uses/sites within an operational dock. Furthermore, this site has been identified for being retained for industry requiring to take advantage of the marine harbour. Any development would also need to overcome major obstacles in terms of likely contamination and ecology (loss of the enclosed dock water). As such, a football stadia development at this site would be considered to be a high planning risk.
Site Ownership	Not likely to be financially viable to relocate, purchase or CPO the multiple interests.
Financial Viability	From review of the Club's sequential assessment, it is contended that the financial viability of developing the Fish Docks is 'low', resulting in a likely deliverability of 'very low'.

Sequential Site No. **07**	
Site Name: **Freeman Street**	
OS Ref: **TA 2789 1012**	
Site Area: **8.2 Acres (3.3 ha)**	

Suitability			
Criteria	**Considerations**	**Description**	**Score**
Accessibility	Distance to Town Centre	Located 5m from designated Shopping Area of Grimsby as allocated in NELC Local Plan 2003. Classified as 'edge-of-centre'	3
	Highways Access	The site is subdivided by and located along a range of unclassified roads, the majority of which provide access onto the A180. Minor junctions are available from the site onto the surrounding highway network.	1
	Public Transport Access	200m to the nearest bus stops on Freeman Street. 370m to Grimsby Docks train station. No opportunity to improve rail access.	3
	Walking Catchment	15% of the existing season ticket holders are located within a 2km walking distance. The site has good pedestrian infrastructure with wide footways and road crossings in place.	4
Land Use	Existing Land Use	The site is located inside the settlement boundary and is currently occupied by high density residential tower blocks. The site is brownfield	4

		in nature.	
	Adjoining Land Use(s)	The site is surrounded by residential properties and minor industrial and retail units.	2
	Development Plan Allocation	The site is unallocated in the extant development plan. The site is not identified for allocation within the forthcoming development plan.	2
Site Conditions	Site Area (150 acres)	The site provides the opportunity for a development area of 8.2 acres. There is little opportunity to exapand the site beyond its current boundary.	1
	Physical Condition	The site is currently occupied by six high density residential tower blocks. Extensive site preparation would be required prior to development.	1
	Site Constraints	Identified as Flood Zone 3 for flooding by rivers and sea (EA Flood Map for Planning). Site likely to require some form of remediation due to the age of structures located on site (i.e. land contamination and asbestos). The site is not constrained by the presence of any ecological designations. The site is located within the SSSI Impact Risk Zone. Two listed buildings are located close to the site.	3
		TOTAL SCORE:	**24**

Availability	
Criteria	**Description**
Site Ownership	Various – unlikely to obtain development parcel without CPO powers.
Active Marketing	No active marketing to date.
Timescales	It is unlikely that development could progress in the short to medium term due to the ownership issues and need to relocate existing tenants (10+ years).

Viability	
Criteria	**Description**
Planning Risks	The site is unlikely to come forward for redevelopment in the short to medium term. As such, extensive work would be required to promote the site through the development plan process.
Site Ownership	Site ownership and external interest from overseas investors is likely to lead to any site acquisition being unviable. This is further complicated by the high density nature of the existing residential use and how relocation of these tenants would take place.
Financial Viability	From review of the Club's previous sequential assessment, it is apparent that both the financial viability and deliverability of any football stadia scheme at the site is considered to be 'very low'.

Sequential Site No. **08**	
Site Name: **Great Coates**	
OS Ref: **TA 2374 1077**	
Site Area: **96 Acres (38.7 ha)**	

Suitability			
Criteria	**Considerations**	**Description**	**Score**
Accessibility	Distance to Town Centre	3,450m from Grimsby Town Centre as allocated in NELC Local Plan 2003 Classified as 'out-of-town'	1
	Highways Access	The site is located adjacent to the major junction of the A180 and A1136. A minor highways junction, via europarc, is currently in place. A high capacity junction would need to be provided via the A1136.	3
	Public Transport Access	230m to the nearest bus stops within Europarc. The site would also represent an opportunity to create a new bus stop at site. The site is located adjacent to Great Coates train station. This station would, however, require improvement to allow additional capacity.	4
	Walking Catchment	6.8% of the existing season ticket holders are located within a 2km walking distance. The site currently does not benefit from good pedestrian infrastructure and work would be required to improve this.	2

Land Use	Existing Land Use	The site is located outside of the settlement boundary and is currently agricultural in use. The site is therefore greenfield in nature.	1
	Adjoining Land Use(s)	The site is bound by two major roads (the A180 and A1136). Beyond the A180 to the north is a range of employment uses. Immediately adjacent to the south and south east of the site is a large are of low density housing.	2
	Development Plan Allocation	The site is allocated for 'football stadium relocation' in its south western half, whilst the north eastern portion is identified for 'amenity open space'. Due to the constraints this 'open space' allocation places on the site, the scoring has been adjusted down. The site is not identified for redevelopment within the forthcoming development.	4
Site Conditions	Site Area (150 acres)	The site provides the opportunity for a development area of 96 acres. Whilst this is below the area required, there are opportunities to increase the development area on adjacent sites.	4
	Physical Condition	The site is vacant agricultural land. As such, there is unlikely to be any site preparation works required prior to development.	5
	Site Constraints	The majority of the site is identified as lying within Flood Zones 2 and 3 for flooding by rivers and sea (EA Flood Map for Planning). The site is unlikely to be contaminated. There are no ecological designations located on site. The site is located within the SSSI Impact Risk Zone. There are no obvious archaeological designations within or close to the site.	4
		TOTAL SCORE:	**30**

Availability	
Criteria	**Description**
Site Ownership	The site is understood to be within the ownership of SRSSE. However, following a previous agreement between the Client and the landowner, it is understood that the site owner is no longer willing to enter into an agreement with the Club for the redevelopment of the site for a football stadia.
Active Marketing	No active marketing of the site has taken place.
Timescales	It is unlikely that development of the site would be foreseeable in the short or medium term (10+ years).

Viability	
Criteria	**Description**
Planning Risks	The site is the preferred location for a football stadia development within the extant development plan and planning permission was previously granted in 2007. However, it is unlikely that this football stadia allocation will be brought forward within the new development plan and any new proposal will need to be justified against an unallocated, greenfield site outside of the designated settlement boundary. As such, the site is likely to become a high planning risk.
Site Ownership	It is unlikely that purchase of the land will be viable in the short or medium term.
Financial Viability	From review of the Club's previous sequential assessment, it is identified that the S.106 and land costs associated with the site make its development for a football stadia unviable. Indeed, the deliverability of this site is identified as 'low'.

Sequential Site No. **09**	
Site Name: **Grimsby Golf Course (Cromwell Road)**	
OS Ref: **TA 2486 0949**	
Site Area: **61 Acres (24.7 ha)**	

Suitability			
Criteria	**Considerations**	**Description**	**Score**
Accessibility	Distance to Town Centre	1,350m from Grimsby Town Centre as allocated in NELC Local Plan 2003 Classified as 'out-of-centre'	2
	Highways Access	Cromwell Road is an classified unnumbered road, whilst the A1136 is located immediately to the south. The surrounding highway network is constrained by residential streets and it is likely that either a new access or further highways improvements would be required.	2
	Public Transport Access	The nearest bus stops are located adjacent to the site on Cromwell Road. 1,420m to Great Coates train station. Whilst the railway lines are in close proximity to the site, there is no opportunity to improve rail access without significant expenditure.	4
	Walking Catchment	16.3% of the existing season ticket holders are located within a 2km walking distance. The site has good pedestrian infrastructure with wide footways and road crossings in place.	4

Land Use	Existing Land Use	The site is located within the settlement boundary and is utilised as a golf centre and associated course. The site is predominantly greenfield in nature.	2
	Adjoining Land Use(s)	Cromwell Road bounds the site to the north, beyond which is a mixture of uses including a police station, fire station, small storage/industrial units, Health and Wellbeing Centre, and garden centre. A Primary School is located to the south of the site. The remainder of the surrounding area are residential.	2
	Development Plan Allocation	The entirety of the site is allocated as 'amenity open space', whilst a substantial area is also allocated as a 'site of local nature conservation value'. The site is not being promoted for allocation within the forthcoming development plan.	1
Site Conditions	Site Area (150 acres)	The site provides the opportunity for a development area of 61 acres. This is some 89 acres short of the desired site area.	2
	Physical Condition	The site is currently occupied by a Golf Centre. With the exception of the buildings fronting onto Cromwell Road, the site is open land (golf course). As such, it is considered that there would be only minor site preparation works associated with the site.	2
	Site Constraints	The site is identified as Flood Zone 3 for flooding by rivers and sea (EA Flood Map for Planning). The site is unlikely to be contaminated due to its current use. The site is constrained by the presence of a local ecological designation. Further work would be required to establish the ecological conditions at the site and potential mitigation provided. The site is identified as containing	3

		priority habitat (coastal and floodplain grazing marsh) and trees of ecological value. The site is located within the SSSI Impact Risk Zone. There are no obvious archaeological designations within or close to the site.	
		TOTAL SCORE:	**24**

Availability	
Criteria	**Description**
Site Ownership	The site is within the ownership of the council but Swingtime has a long term lease on the site.
Active Marketing	No active marketing has taken place.
Timescales	It is unlikely the site will become available in the long term (10+ years).

Viability	
Criteria	**Description**
Planning Risks	The site is currently designated as amenity open space and its loss, along with any ecological impact, would need to be justified within a planning application. It is considered that this site would be a high planning risk.
Site Ownership	It is apparent that Swingtime has a long term lease on the site and that this is unlikely to be relinquished in the near future.
Financial Viability	As identified within the Club's sequential assessment, the financial viability and deliverability of the site are considered as 'low'.

Sequential Site No. **10**	
Site Name: **King George V Athletic Stadium**	
OS Ref: **TA 2872 0822**	
Site Area: **13 Acres (5.3 ha)**	

Suitability			
Criteria	**Considerations**	**Description**	**Score**
Accessibility	Distance to Town Centre	1,950m from Cleethorpes Town Centre as allocated in NELC Local Plan 2003 2,270m from Grimsby Town Centre as allocated in NELC Local Plan 2003 Classified as 'out-of-centre'	2
	Highways Access	Site is located immediately adjacent to the A46 and close to the junction with the A1031. A minor highways junction is already in place, although this is likely to require improvement to allow development to proceed.	3
	Public Transport Access	The nearest bus stops are located adjacent to the site on the A46. 1,420m to Cleethorpes train station. No opportunity to improve rail access.	4
	Walking Catchment	25.1% of the existing season ticket holders are located within a 2km walking distance. The site has good pedestrian infrastructure with wide footways and road crossings in place.	5
Land Use	Existing Land Use	The site is located within the settlement boundary and is currently utilised as an athletics track,	2

		recreational open space and associated stand/buildings. As such, the site is predominantly greenfield in nature.	
	Adjoining Land Use(s)	To the north of the site is a range of sports fields, an astro pitch and Clee Sports Hall. Beyond these is a range of industrial units. To the east the site is bound by further open space, including a cricket pitch. Beyond this open space, and to the south and west is a range of residential properties.	3
	Development Plan Allocation	The site is allocated as 'amenity open space' with an equipped childrens play area. The site is also located adjacent to a conservation area and site of local nature conservation. The site is not identified for allocation within the forthcoming development plan.	2
Site Conditions	Site Area (150 acres)	The site provides the opportunity for a development area of 13 acres. As such, the site falls some way short of the 150 acre site area required	1
	Physical Condition	The site is in use as an athletics stadium with some minor buildings located on site. However, the majority of the site is vacant. As such, only minor site preparation works would be required.	4
	Site Constraints	Identified as Flood Zone 3 for flooding by rivers and sea (EA Flood Map for Planning). Site is unlikely to require extensive remediation The site is not constrained by the presence of any ecological designations. The site is located within the SSSI Impact Risk Zone. There are a range of listed buildings within the adjacent conservation area.	4
		TOTAL SCORE:	**30**

Availability	
Criteria	**Description**
Site Ownership	Whilst not confirmed, it is considered likely to be within the ownership of NELC.
Active Marketing	No active marketing has taken place.
Timescales	It is unlikely that development could take place at the site within either the short or medium term (10+ years) without significant promotion through the development plan process.

Viability	
Criteria	**Description**
Planning Risks	The site is unlikely to be included for redevelopment within the forthcoming development plan. Furthermore, with the existing without relocation of the either the athletics stadium or associated sports centre.
Site Ownership	Further work would be required to establish whether the existing site owner(s) would be willing to dispose of the site for development purposes.
Financial Viability	We are unable to comment on the financial viability of the site.

Sequential Site No. **11**	
Site Name: **Ladysmith Road**	
OS Ref: **TA 2802 0888**	
Site Area: **10.2 Acres (4.1 ha)**	

Suitability			
Criteria	**Considerations**	**Description**	**Score**
Accessibility	Distance to Town Centre	950m from Grimsby Town Centre as allocated in NELC Local Plan 2003 Classified as 'out-of-centre'	2
	Highways Access	Site is located on an unclassified road. The closest numbered road is the B1212 and the A16 beyond. However, linkages to these roads is via a number of further unclassified roads. No junction in place and unlikely to be sufficient land to provide highway improvements	1
	Public Transport Access	The nearest bus stops are located adjacent to the site on Ladysmith Road. No opportunity to improve bus access. 1,600m to Grimsby town centre train station. No opportunity to improve rail access.	4
	Walking Catchment	21.1% of the existing season ticket holders are located within a 2km walking distance. The site has good pedestrian infrastructure with wide footways and road crossings in place.	5
Land Use	Existing Land Use	The site is located within the	4

		settlement boundary and whilst vacant is being redeveloped for housing. The site is brownfield in nature.	
	Adjoining Land Use(s)	The site is bound by industrial uses to the south and south east. The remainder of the site is closely bound by residential properties	1
	Development Plan Allocation	The site is identified as an industrial area within the extant development plan. The site is identified for residential development within the forthcoming development plan.	2
Site Conditions	Site Area (150 acres)	The site provides the opportunity for a development area of 10.2 acres and is highly constrained.	1
	Physical Condition	The site has been recently demolished and is awaiting redevelopment.	5
	Site Constraints	Identified as Flood Zone 3 for flooding by rivers and sea (EA Flood Map for Planning). Whilst demolished, it is unknown whether any site remediation is required. The site is not constrained by the presence of any ecological designations. The site is located within the SSSI Impact Risk Zone. There is a listed building located to the west of the site.	4
		TOTAL SCORE:	**29**

Availability	
Criteria	**Description**
Site Ownership	The site is within the ownership of Melbourne Holdings Limited and has recently been granted planning permission for residential development (application ref. DC/287/10/HEN). It is understood that this development has already commenced on site.
Active Marketing	No active marketing has taken plan

Availability	
Timescales	It is considered unlikely that the site will become available even in the longer term (10+ years).

Viability	
Criteria	**Description**
Planning Risks	With the site being granted planning permission for residential development (and development having commenced), it is considered unlikely that planning permission would be forthcoming for stadia development. Furthermore, with the constrained nature of the site, any application would be considered a high planning risk.
Site Ownership	Whilst no viability assessment has been undertaken, with residential development commencing on the site, it is considered highly unlikely that Melbourne Holdings Limited would enter into an agreement to dispose of the site.
Financial Viability	No assessment of financial viability has been undertaken by the Club. Further work would be required to progress with the site.

Sequential Site No. **12**	
Site Name: **Millennium Park, Macaulay Lane**	
OS Ref: **TA 2542 0997**	
Site Area: **90.9 Acres (36.9 ha)**	

Suitability			
Criteria	**Considerations**	**Description**	**Score**
Accessibility	Distance to Town Centre	920m from Grimsby Town Centre as allocated in NELC Local Plan 2003 Classified as 'out-of-centre'	2
	Highways Access	Cromwell Road is an classified unnumbered road, whilst the A1136 is located immediately to the south. A high capacity access road and junction has already been contructed into the site. However, the wider highway network is constrained by residential streets.	2
	Public Transport Access	400m to the nearest bus stops on Cromwell Road. The site would represent an opportunity to create a new bus stop at site. 1,450m to Grimsby town centre train station. No opportunity to improve rail access.	3
	Walking Catchment	12.3% of the existing season ticket holders are located within a 2km walking distance. The site has good pedestrian infrastructure with wide footways and road crossings in place.	3
Land Use	Existing Land Use	The site is located within the	4

		settlement boundary and is a former tip which is being restored and will be subsequently developed for a mixture of residential and retail. The site also encompasses a sports field and allotments. The site is therefore considered to be predominantly brownfield in nature.	
	Adjoining Land Use(s)	The site is located to the north of Cromwell Road, along which is located a mixture of uses including a police station, fire station, small storage/industrial units, Health and Wellbeing Centre, and garden centre. A primary school and some employment units are located to hte south east, beyond which are residential properties. Further residential properties bound the site to the north, east and south. To the west, beyond the River Freshney is a large industrial area.	2
	Development Plan Allocation	The site is allocated for a variety of uses within the extant local plan: The west of the site is allocated as a proposed employment site, whilst the east of the site is allocated for residential development, educational use and 'amenity open space'. The site is not currently identified for potential allocation within the forthcoming development plan.	2
Site Conditions	Site Area (150 acres)	The identified site boundary equates to an area of 90.9 acres. However, it is understood that much of this site area is already earmarked for residential and retail development. As such, the available site area is much smaller than the 90.9 acres identified.	2
	Physical Condition	The site is a former landfill that has reached the end of its lifespan. The site has been restored and site preparation works have already taken place for comprehensive redevelopment of the site.	5
	Site Constraints	The eastern extent of the site is identified as Flood Zone 3 for flooding by rivers and sea (EA Flood	4

		Map for Planning). The site is likely to require continuous monitoring due to its previous use as a landfill. The site is not identified to contain any ecological designations. The site is located within the SSSI Impact Risk Zone. There are no obvious archaeological designations within or close to the site.	
		TOTAL SCORE:	**29**

Availability	
Criteria	**Description**
Site Ownership	The site is understood to be within the ownership of P&O. It is understood that sufficient land would be available for a stadia alone.
Active Marketing	Active marketing has taken place for the site for development of retail and housing.
Timescales	A stadia development could take place at the site within the short to medium term (5-10 years).

Viability	
Criteria	**Description**
Planning Risks	The site is allocated for employment and housing within the extant development plan. However, it is understood that retail and housing development are already taking place at the site. With land available for a stadia development, it is considered the site represents a medium planning risk. However, any such development would not fulfil the enabling development required to ensure the viability of the proposal.
Site Ownership	P&O has confirmed that there would only be sufficient site for a stadia alone.
Financial Viability	As confirmed within the Club's previous sequential assessment, the financial viability and deliverability of the site are considered 'low'. This is due to the lack of ability to provide enabling development at the site to fund the Club's relocation.

Sequential Site No. **13**	
Site Name: **Morrisons Dual By-Pass**	
OS Ref: **TA 2304 0767**	
Site Area: **85.7 Acres (34.7 ha)**	

Suitability			
Criteria	**Considerations**	**Description**	**Score**
Accessibility	Distance to Town Centre	4,460m from Grimsby Town Centre as allocated in NELC Local Plan 2003 Classified as 'out-of-town'	1
	Highways Access	The site is located to the north of the A46 and a high capacity junction is already in place via Morrisons to the east.	4
	Public Transport Access	150m to the nearest bus stop on A46, adjacent to Morrisons and McDonalds. 4,600m to Grimsby town centre train station. No opportunity to improve rail access.	3
	Walking Catchment	6.5% of the existing season ticket holders are located within a 2km walking distance. The site has moderate pedestrian infrastructure with a single wide footway along the A46. Unregulated road crossings are in place.	3
Land Use	Existing Land Use	The site is located outside of the settlement boundary and is utilised for agricultural purposes. As such, the site is considered to be greenfield in nature.	1
	Adjoining Land Use(s)	The site is located adjacent to the A46, whilst Morrisons retail storeand	3

		McDonalds are located immediately adjacent to the site to the south east. Residential properties are located adjacent to the north east of the site and beyond Morrisons. A garden centre and sporadic residential properties are located beyond the A46 to the south. Finally, the site is bound by agricultural land to the north and west.	
	Development Plan Allocation	The site is located outside of the settlement boundary and is currently allocated as strategic gap.	1
Site Conditions	Site Area (150 acres)	The site provides the opportunity for a development area of 85.7 acres. However, given the sites location, there are opportunities to increase this site area on adjacent land.	4
	Physical Condition	The site consists of vacant agricultural land and it is unlikely that extensive site preparation works would be required.	5
	Site Constraints	The site is not identified as being at risk of flooding by rivers and sea (EA Flood Map for Planning) The site is unlikely to be contaminated. The site is constrained by the presence of two identified priority habitats along its northern and western flank. Further work would be required to establish the ecological conditions at the site and potential mitigation provided. The site is located within the SSSI Impact Risk Zone. There are no obvious archaeological designations within or close to the site.	5
		TOTAL SCORE:	**XXX**

Availability	
Criteria	**Description**
Site Ownership	The ownership of the site is unknown.

Availability	
Active Marketing	No active marketing has taken place.
Timescales	It is unlikely that development could take place at the site within either the short or medium term (10+ years) without significant promotion through the development plan process.

Viability	
Criteria	**Description**
Planning Risks	The site is unlikely to be included within the settlement boundary of Grimsby within the forthcoming development plan. Furthermore, with the site being identified as 'strategic gap', it is likely that development would be strongly resisted given the distance to Laceby.
Site Ownership	Further work would be required to establish whether the existing site owner(s) would be willing to dispose of the site for development purposes.
Financial Viability	We are unable to comment on the financial viability of the site.

Sequential Site No. **14**	
Site Name: **Peaks Parkway**	
OS Ref: **TA 2768 0714**	
Site Area: **64 Acres (26.1 ha)**	

Suitability			
Criteria	**Considerations**	**Description**	**Score**
Accessibility	Distance to Town Centre	1,440m from Grimsby Town Centre as allocated in NELC Local Plan 2003 Classed as 'out-of-town'	1
	Highways Access	Located immediately adjacent to A16 although new high capacity junction would be required to serve the development	3
	Public Transport Access	530m to the nearest bus stops on Weelsby Road, although a number of bus routes pass the site. Represents an opportunity to create a new bus stop at site (i.e. increases score accordingly). 1,985m to the near train station at Grimsby town centre. No opportunity to improve rail access.	3
	Walking Catchment	14.1% of the existing season ticket holders are located within a 2km walking distance. The site has moderate to poor pedestrian infrastructure with a single narrow footway along the A16. However, alternate pedestrian routes would be possible to the site via Weelsby Avenue. Unregularised road crossings are in place.	3
Land Use	Existing Land Use	Site is located outside of the defined settlement boundary and is utilised	1

		as agricultural land and allotments. The site is therefore greenfield in nature.	
	Adjoining Land Use(s)	The site is located adjacent to the A16, whilst Scartho Road Cemetary is located to the west. Residential properties are located to the north of the site along Weelsby Avenue. No other adjoining land uses are present.	3
	Development Plan Allocation	The site is currently allocated as strategic gap. A small area of the site to the north is identified as an 'educational area', whilst the allotments are identified as a site of 'local nature conservation importance/value'. Representations have been submitted to the forthcoming local plan for the site to be allocated for the football stadia development	2
Site Conditions	Site Area (150 acres)	The site identified provides an opportunity for 64 acres. However, it is understood that there are a number of options for adjacent sites to provide the necessary development area of 150 acres.	5
	Physical Condition	With the exception of the allotments, the site is vacant. There is unlikely that extensive site preparation works would be required.	5
	Site Constraints (Taken from NELC local plan, EA website and Magic.gov.uk)	The site is not identified as being at risk of flooding by rivers and sea (EA Flood Map for Planning) The site is unlikely to be contaminated. The site is constrained by the presence of a local ecological designation. Further work would be required to establish the ecological conditions at the site and potential mitigation provided. The site is located within the SSSI Impact Risk Zone. There are no obvious archaeological designations within or close to the site.	5
		TOTAL SCORE:	**31**

Availability	
Criteria	**Description**
Site Ownership	It is understood that the site and surrounding land is within various ownerships, including (but not limited to) NELC, Brocklesby and Sun Life.
Active Marketing	No active marketing has taken place
Timescales	It is understood that land acquisition and development could take place at the site within the short to medium term dependent upon various legal agreements (5-10 years).

Viability	
Criteria	**Description**
Planning Risks	The site is currently outside of the settlement boundary and is not allocated for football stadia development. As identified above, the site is currently being promoted for allocation within the forthcoming development plan. It is considered that prior to allocation the planning risks are considered high. However, upon allocation, the planning risks would be lowered to moderate providing that solutions can be found to extant uses at the site and the associated ecological designation.
Site Ownership	It is understood that discussions are in an advanced stage with many landowners and that an agreement in principal has been reached. Notwithstanding, until legally binding, further work should be undertaken to understand the financial viability of site acquisition.
Financial Viability	As outlined within the Club's sequential assessment, and associated development scenarios, the financial viability of the site is considered 'medium to good'. As such, the deliverability of the site at this point in time is considered 'good'. Notwithstanding, further financial viability assessment of the site should be undertaken to ensure that the situation does not alter subsequent to the date that this assessment was undertaken.

Sequential Site No. **15**	
Site Name: **Tioxide**	
OS Ref: **TA 2558 1131**	
Site Area: **98.6 Acres (39.9 ha)**	

Suitability			
Criteria	**Considerations**	**Description**	**Score**
Accessibility	Distance to Town Centre	2,230m from Grimsby Town Centre as allocated in NELC Local Plan 2003 Classified as 'out-of-centre'	2
	Highways Access	The site is located on an unclassified road to the north of the A180. To the south west of the site, the A180 provides access onto the A1136. Highways junctions are already in place and a high capacity junction is provided between Gilbey Road and the A180.	3
	Public Transport Access	600m to the nearest bus stops on Laforey Road. The site would represent an opportunity to create a new bus stop at site. 1,580m to Great Coates train station. No opportunity to improve rail access.	2
	Walking Catchment	4.0% of the existing season ticket holders are located within a 2km walking distance. The site has good pedestrian infrastructure with wide footways and unregulated road crossings in place.	2
Land Use	Existing Land Use	The site is located within the settlement boundary and is a former industrial works (titanium dioxide).	5

		This site is now under demolition. As such, the site is considered to be brownfield in nature.	
	Adjoining Land Use(s)	Predominantly commercial and industrial in nature, including offices, bulk storage, sewerage works and chemical factory in close proximity.	2
	Development Plan Allocation	The site is allocated for employment use within 'estuary related land'. This restricts uses to those requiring to take advantage of the site estuarial potential. Furthermore the site has also been identified within the Employment Land Review 2014 and forthcoming development plan for employment use.	2
Site Conditions	Site Area (150 acres)	The site provides the opportunity for a development area of 98.6 acres.	3
	Physical Condition	The site is a former industrial works (titanium dioxide) which is in the process of being demolished. Extensive site preparation works would be required prior to development commencing.	1
	Site Constraints	Identified as Flood Zone 3 for flooding by rivers and sea (EA Flood Map for Planning). Site likely to extensive remediation due to the previous site use. The site is not constrained by the presence of any ecological designations. A priority habitat of Deciduous woodland is located within the site boundary identified. The site is located within the SSSI Impact Risk Zone. There are no obvious archaeological designations within or close to the site.	2
		TOTAL SCORE:	**24**

Availability	
Criteria	**Description**
Site Ownership	The site is understood to be within the ownership of the Huntsman Corporation.

Availability	
Active Marketing	Notwithstanding the decommissioning of the site, no active marketing of the site has taken place to date.
Timescales	With the substantial decommissioning works required to the site, it is doubtful that redevelopment of the site could occur in the short to medium term (10+ years).

Viability	
Criteria	**Description**
Planning Risks	The site is a former chemicals works and will likely have a range of contamination and site risks associated with its redevelopment. Furthermore, the site is an established employment site within the estuary, and has been identified for being retained for industry requiring to take advantage of the marine harbour. As such, a football stadia development at this site would be considered to be a high planning risk.
Site Ownership	No discussions have taken place with the Huntsman Corporation with regard to potential disposal of the site. As such, the financial viability of site acquisition is unknown.
Financial Viability	We are unable to comment on the financial viability of the site.

Sequential Site No. **16**	
Site Name: **Western Tech School**	
OS Ref: **TA 2468 0821**	
Site Area: **28.9 Acres (11.7 ha)**	

Suitability			
Criteria	**Considerations**	**Description**	**Score**
Accessibility	Distance to Town Centre	2,540m from Grimsby Town Centre as allocated in NELC Local Plan 2003 Classified as 'out-of-centre'	2
	Highways Access	The site is located at the junction of the B1444 and an Classified unnumbered road. A low capacity access junction is in place and would need to be improved for development to progress	2
	Public Transport Access	The nearest bus stops are located adjacent to the site on Sherwood Road and Cambridge Road. 2,680m to Grimsby town centre train station. No opportunity to improve rail access.	4
	Walking Catchment	17.3% of the existing season ticket holders are located within a 2km walking distance. The site has good pedestrian infrastructure with wide footways and road crossings in place.	4
Land Use	Existing Land Use	The site is located within the settlement boundary and consists of a former educational facility (now demolished) and associated open space. As such, the site is considered to be a mixture of	2

		greenfield and brownfield land.	
	Adjoining Land Use(s)	Two educational establishments are located to the east of the site, whilst a residential care home and hotel are located immediately to the north. An Aldi is located to the north east and a golf club is located to the west of the site, beyond Sherwood Road. The remainder of the surrounding area is residential in nature.	2
	Development Plan Allocation	The site is identified as an educational area within the extant development plan. The site is identified for housing development in the forthcoming development plan.	2
Site Conditions	Site Area (150 acres)	The site provides the opportunity for a development area of 28.9 acres. This is some way short of the 150 acres required for the development and there is little opportunity to expand the site.	1
	Physical Condition	The buildings on site have recently been demolished, whilst the remainder of the site comprises of open space. As such, there is little site preparation required.	5
	Site Constraints	The site is not identified as being at risk of flooding by rivers and sea (EA Flood Map for Planning) Site unlikely to require remediation. The site is not constrained by the presence of any ecological designations. The site is located within the SSSI Impact Risk Zone. There are no obvious archaeological designations within or close to the site.	5
		TOTAL SCORE:	**29**

Availability	
Criteria	**Description**
Site Ownership	The site is understood to be within the ownership of P&O. It is understood that

Availability	
	sufficient land would be available for a stadia alone.
Active Marketing	Active marketing has taken place for the site for development of housing.
Timescales	A stadia development could take place at the site within the short to medium term (5-10 years).

Viability	
Criteria	**Description**
Planning Risks	The site is likely to be allocated for housing within the forthcoming development plan and the site is being actively marketing for housing development. Notwithstanding, until such time as the site is formally allocated, it is considered to represent a medium planning risk for stadia development. However, it should be noted that any such development would not fulfil all of the site requirements to ensure the viability of the proposal.
Site Ownership	P&O has confirmed that there would only be sufficient site for a stadia alone.
Financial Viability	As confirmed within the Club's previous sequential assessment, the financial viability of the site are considered 'medium'. The club has, however, identified this site as a potential site for additional enabling development (i.e. housing).

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Photographs from Site Visits

4th March 2016

Dockside

















































Europarc








STEAKS














Bidvest
Logistics














europarc





Peaks Parkway

























Morrisons Dual By-Pass

















Great Coates











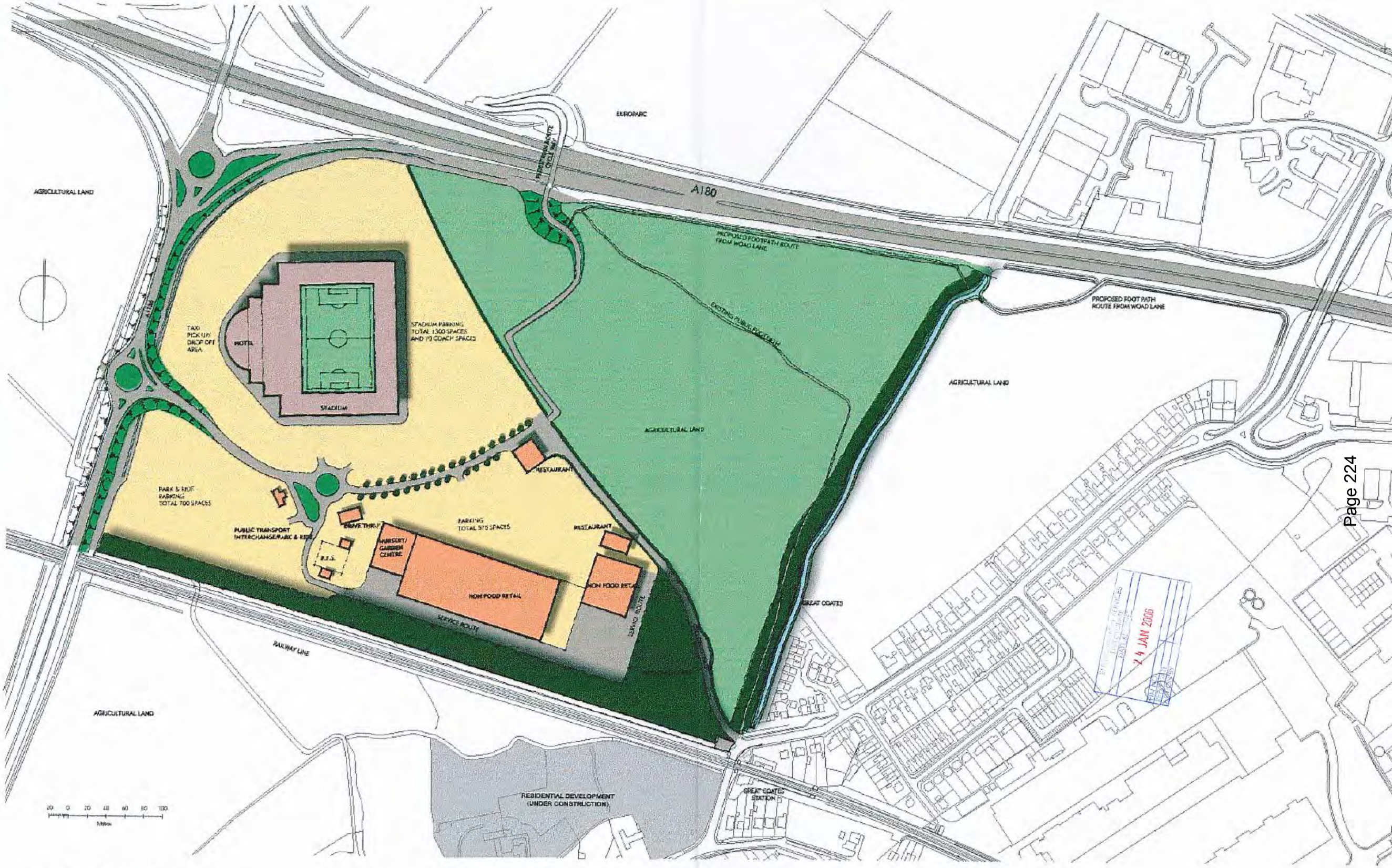
Freeman Street


RECYCLING
GLASS BROWN)






RECYCLING



Ruddle Wilkinson

Architects
Interior Designers
Project Managers

New Grimsby Stadium Development

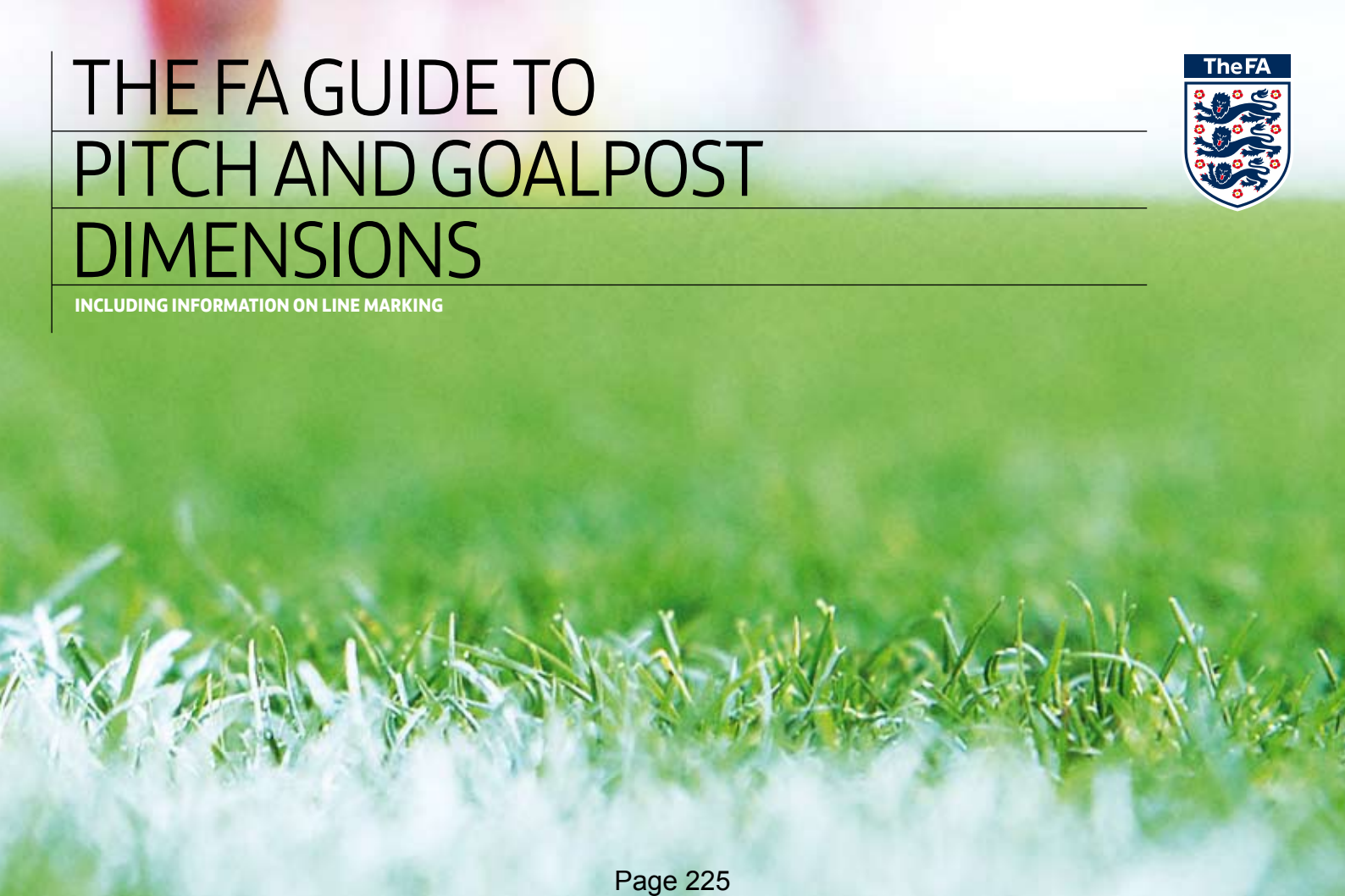
Masterplan Concept showing means of access from the A1136

DC/70/06/WOL

- 16128 Ak0030H
- 1:2500 @ A2
- NOVEMBER 2005
- PRELIMINARY

THE FA GUIDE TO PITCH AND GOALPOST DIMENSIONS

INCLUDING INFORMATION ON LINE MARKING





The FA Guide to Pitch and Goalpost Dimensions

Introduction

The FA receives many enquiries regarding pitch and goalpost sizes that are suitable for specific age groups. This document explains the various sizes of goalposts recommended and pitch markings for the following forms of the game:

- Mini Soccer 5v5 and 7v7
- 9v9 Football
- Youth Football
- Adult Football
- Football pyramid Steps 1 - 7 (Football Conference down the pyramid)

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Whilst every effort has been made to ensure the accuracy of the information contained in this publication any party who makes use of any part of this document in the developing natural grass pitches shall indemnify The Football Association, its servants, consultants or agents against all claims, proceedings, actions, damages, costs, expenses and any other liabilities for loss or damage to any property, or injury or death to any person that may be made against or incurred by the Football Association arising out of or in connection with such use.

These guidelines are intended to provide recommended size guidance to potential consumers to allow them to make informed choices when marking out of a football pitch.

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08 Goalpost Safety
10 Line Marking
14 RESPECT
16 Appendix 1: Pitch Layouts and Goalpost Dimensions
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28 Appendix 3: Further Advice and Information
30 The FA Facilities and Investment Team Contact Information

Pitch Dimensions

Pitches in the past have been marked out using the maximum and minimum pitches sizes as outlined in the laws of the game. These sizes vary tremendously, are often adapted to fit the space available and have been open to local interpretation. The FA has consulted widely and has been encouraged to produce national pitch sizes for mini soccer, 9v9, Youth football and Adult football.

The FA Recommended Pitch Sizes

Age grouping	Type	Recommended size **without** runoff (safety area around pitch)		Recommended size **including** runoff (safety area around pitch)		Recommended size of goal posts	
		Length x width (yards)		Length x width (yards)		Height x width (ft)	
Mini-Soccer U7/U8	5 v 5	40	30	46	36	6	12
Mini-Soccer U9/U10	7 v 7	60	40	66	46	6	12
Youth U11/U12	9 v 9	80	50	86	56	7	16
Youth U13/U14	11 v 11	90	55	96	61	7	21*
Youth U15/U16	11 v 11	100	60	106	66	8	24
Youth U17/U18	11 v 11	110	70	116	76	8	24
Over 18 (senior ages)	11 v 11	110	70	116	76	8	24

*If a pitch is to be provided for U13/14 it is recommended that 7 x 21 goalposts are provided. However, it should be noted that 8 x 24 would also be acceptable as not all sites will be able to provide specifically for this age group.



General Considerations

The following points should be noted:

- The run-off area beyond the pitch should be free of any obstacle (including dugouts and floodlight columns) to ensure players and officials do not injure themselves by running into any fixed object. The run-offs should be surfaced with exactly the same surface as the playing area. Tarmac and concrete are not allowed but 3G Football Turf is allowed for match officials run-offs.

- Clubs participating in the National League System should refer to The FA National Ground Grading Documents (Grade A-G) as there is a minimum of 1.83m (2 yards) required. However it should be noted that a run off of three yards or more is desirable. All new pitches should have a minimum of four yards run off to accommodate any future changes in the National Ground Grading Documents.

- Clubs participating in the National League System should refer to The FA National Ground Grading Documents (Grade A-G) to ascertain the size of dugouts and amount of hard standing required for the level they play at.

- Where pitches are located alongside each other, a minimum of six yards run off should exist. An additional four yards might be required to accommodate spectator areas.

- It is recognised that County Football Associations and Leagues may have defined their own rules for their own competitions which are within the maximum and minimum sizes as set out in the Laws of the Game. However, the above pitch sizes should be adopted where possible.

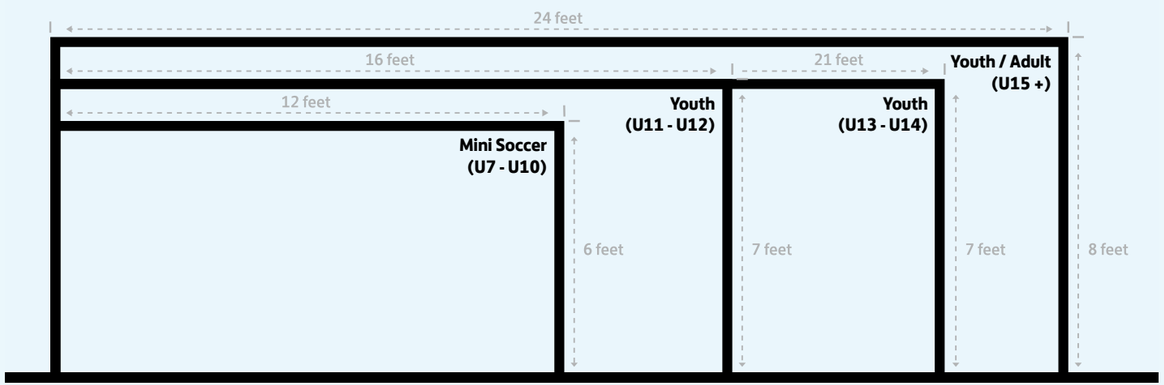
For information around alternative pitch sizes or metric conversion, please contact your County FA or Regional Facilities & Investment Manager.

9v9 football

It is advisable for Clubs and Leagues that use local authority, parish or town council pitches to consult with key personnel and County FAs when deciding on the implementation of 9v9 football. It will be important to establish how this format will be delivered on a site-by-site basis.

Goalpost Dimensions

The FA Goalpost Sizes





Goalpost Storage

Goals not in use should be properly stored. Stored goals should never be left accessible, upright or unstable. Socketed and folded free-standing goals should not be left leaning or unsecured, rather they should be locked securely and safely.; if this is not possible, they should be left lying flat on the ground so they cannot fall over.

Mobile /Free-standing Goalposts

Free-standing goals need to be appropriately stabilised in accordance with the manufacturer's instructions.

Stabilisation of goalposts can be significantly affected by poor installation techniques, as well as by poor ground conditions. Consequently, the most reliable methods of stabilising free-standing goals is by attaching the back bar to permanent fixing points via eyebolts and stainless-steel loops set in concrete blocks, suitable attachment points on a permanent fence or wall, or using weights attached to the goal's back bar either in the correct positions as specified by the manufacturer, or integral to the goal. In all circumstances any equipment used to stabilise goals should be kept away from the immediate playing area to protect players and officials.

Due to uncertainty in types of ground and/or ground conditions, the use of pins, pegs, u-staples or screw in anchors on natural turf pitches is not generally recommended. However, if there is evidence that they are effective under the worst predictable ground conditions on the site in question, then they may be considered. Please refer to the goalpost manufacturer guidelines for the most appropriate form of stabilisation method.

9v9 Goalpost Funding

Funding for the purchase of new 9v9 Goalposts is now available through the Football Foundation. Eligibility criteria and further details can be obtained from the Football Foundation website at **www.footballfoundation.org.uk**.

Goalpost Safety

Several serious injuries and fatalities have occurred in recent years as a result of unsafe or incorrect use of goalposts. Please make sure that you follow this guidance to minimise the risk of injuries.

Goalpost Safety Guidelines

The Football Association, along with the Department for Culture, Media and Sport, the Health and Safety Executive and the British Standards Institution, would like to draw your attention to the following guidelines for the safe use of goalposts.

Several serious injuries and fatalities have occurred in recent years as a result of unsafe or incorrect use of goalposts. Safety is always of paramount importance and everyone in football must play their part to prevent similar incidents occurring in the future:

1 For safety reasons goalposts of any size (including those which are portable and not installed permanently at a pitch or practice field) must always be anchored securely to the ground or have a weighted back bar.
- Portable goalposts must be secured as per the manufacturer's instructions; this is also a requirement for the Laws of the Game.
- Under no circumstances should children or adults be allowed to climb on, swing or play with the structure of the goalposts;
- Particular attention is drawn to the fact that if not properly assembled and secured, portable goalposts may overturn; and
- Regular inspections of goalposts must be carried out to check that they are properly maintained.

2 Portable goalposts should not be left in place after use. They should be either dismantled and removed to a place of secure storage, or placed together and suitable fixings applied to prevent unauthorised use at any time.

3 The use of metal cup hooks on any part of a goal frame was banned from the commencement of season 2007-08 and match officials have been instructed not to commence matches where such net fixings are evident for safety reasons. Nets may be secured by plastic fixings, arrow head shaped plastic hooks or tape and not by metal cup hooks.



Any metal cup hooks should be removed and replaced. New goalposts should not be purchased if they include metal cup hooks.

4 Goalposts which are "homemade" or which have been altered from their original size or construction should not be used under any circumstances as they potential pose a serious safety risk.

5 There is no BS/CEN standard for wooden goals and it is unlikely that wooden goals will pass a load or stability test. All wooden goals previously tested by independent consultants have failed strength and stability tests. The FA recommends that wooden goals should be replaced with compliant metal, aluminium or UPVC goalposts (this was updated in March 2012).

For reference, you should note that The FA and BSI, in conjunction with the industry, have developed standards for goalposts – BSEN 748 (2004) and BS 8461:2005+A1:2009. BS 8462:2005+A2:2012 (updated in March 2012). It is strongly recommended that you ensure that all goals purchased comply with the relevant standard. A Code of Practice BS 8461 has also been completed and copies of all of these standards are available from the BSI via their website at www.bsigroup.com.

Funding for the replacement of unsafe goals is available via the Football Foundation and eligibility criteria and further details can be obtained from their website at www.footballfoundation.org.uk.

The FA together with representatives from the industry, sports governing bodies and Government have prepared guidance notes for pitch users and pitch providers, which summarise the key priorities of the BSI's Code of Practice and provide further details on the information included above. These details are featured within the facilities section of The FA's website at TheFA.com/my-football.

REMEMBER TO USE GOALPOSTS SAFELY AT ALL TIMES

Line Marking

It is the duty of all facility providers to ensure that all the regulations are adhered to as The FA wants to promote the safe use of football facilities to improve everyone's experience of the game.

Various practices have been used in the past for the application of white lines to football pitches. The objectives of such practices has been to both reduce labour and materials costs whilst endeavouring to keep the lines visible for a greater length of time. Some of these practices have lead to injury and subsequent court action being taken against facility providers. You are therefore advised to study the following notes carefully.

Legislation

The main governing factors for marking out white lines are the same as that for other routine tasks in the workplace.

1 **Duty of Care**
Under the Health & Safety at Work Act 1974 every employer has a duty of care to ensure the workplace is safe for their employees, contractors, visitors, players, and spectators.

2. **The Control of Substances Hazardous to Health Regulations 1994 (COSHH)**
Regulations to prevent ill health from exposure to any hazardous substances present in the workplace.

3. **Risk Assessment**
You are required to carry out assessments on all tasks carried out in the workplace in relation to the nature of hazard, worst outcome, person(s) at risk, current precautions, estimated risk and further precautions.

If all three of the above are addressed satisfactorily this will automatically govern what to use for white line marking, ensure best practice and, above all, safety.

It is the duty of all facility providers to ensure that all the regulations are adhered to, as they are ultimately responsible. If line marking is carried out by contractors then a specification should be drawn up to include all the safeguards outlined in these guidance notes. This could also extend to including detailed specifications of all products to be used.



Suitable Line Marking Compounds

Permanent paints
Based on pigmented viscous liquid. These "paints" can be applied either in a diluted form or neat.

Powders
There are various non-toxic whiting powders available which are based on ground natural calcium carbonate and can he used wet or dry. They are safe to use provided COSHH principles are applied. Under COSHH the user would be required to wear gloves and eye protection and to wash off any contact with the skin as a precautionary measure. Most powders are supplied in a fine form.

Hydrated Lime (calcium hydroxide) should never be used for line marking. It is toxic and can give rise to chemical skin burns and irritations. It can cause serious damage to eyes and skin on contact in both its dry or wet form. Its use is not recommended under any circumstances.

Use of Herbicides to Reinforce Line Markings

Until The Food and Environment Protection Act, 1985 (FEPA) was introduced many groundsmen and club members used various herbicides mixed in with whitening compounds to keep the lines in longer and more visible during the playing season.

It is, however, only permissible to use a herbicide which is approved for use on sports turf, and this is likely to be a total herbicide. COSHH and Risk Assessment must be carried out prior to any application. A further governing factor is that the user must have obtained his/her Certificate of Competence in Use of Pesticides (PAI, PA2A or PA6A).

Any herbicide product for line marking must be used within the conditions of approval granted under The Control of Pesticide Regulations, 1986 (COPR), and as outlined on the product label. There should be no risk to players by contact or transfer of the active herbicide to any part of the body.

The addition of herbicides to whitening materials is not a recommended practice unless carried out by a competent, certificated person. Creosote is another compound used in the past to mark and reinforce line markings but it is not approved for use on sports turf under HSE – Control of Pesticide Regulations. Its use is therefore not recommended under any circumstances.

The use of Hydrated Lime, herbicide additives and creosote can also result in serious injury to players as it leads to an uneven playing surface. This can ultimately lead to actions against both clubs or individuals.

Line Marking (continued)

Where pitches are cross-marked, the lines should be clearly distinguishable.

Machines Available to Mark White Lines

Marking machines fall into the following categories:

1 **Dry Line Markers**
As the name implies, these are for applying dry powder compounds.

2 **Pressure Pump Markers**
A wheel driven pump forces marking fluid through a jet or spout directly onto the turf surface.

Laser guided line markers are capable of marking across natural or artificial turf. They produce a perfectly straight line every time, providing consistent quality allowing sports pitches to be marked in half the time of conventional methods.

3 **Electric Pump Markers**
These are battery driven to constantly maintain the required pressure and direct the liquid onto the turf surface.

4 **Belt Feed Markers**
These have a moving belt system which conveys a continual supply of liquid onto the turf surface by contact.

5 **Wheel Transfer Markers**
These convey the liquid via rotating wheel onto a tray and then via a sponge wheel directly onto the turf surface.



Multi-line Marking on Single Pitches

Where pitches are cross marked the lines should be clearly distinguishable. The FA recommends using blue for the 9v9 pitch.

An example of how a 9v9 pitch can be cross marked is included in the diagrams on pages 24 and 25.

Use of coned areas to divide pitches

A large number of Football Turf (3G Artificial Turf) pitches are now used for competitive match play at mini soccer and youth level. Sometimes it is difficult permanently mark out these types of pitches because of the wide range of uses they have. Suitable cones can be used to mark out a pitch in this instance.

It is acceptable to mark natural grass pitches for Mini Soccer and 9v9 by using flat cones.

Hints and Tips

- Find an appropriate piece of grass the right size.
- Use flat markers to highlight the goal area to help the goalkeepers.
- Move the portable goals to the right place and secure using the manufacturer's instructions.
- Explore using a 3G Football Turf pitch or commercial provider as a venue.
- Place the RESPECT barrier for the parents to stand behind.
- Mark out a small technical area near the halfway line for the coaches and subs to stand within.

RESPECT



Research has show that Designated Spectators' Areas have a beneficial impact on the behaviour of spectators and their impact on players and match officials.

The FA RESPECT Designated Spectators' Areas were introduced in 2008 as a response to concern at some touchline spectator behaviour – particularly in youth football. The area can be marked using an additional painted line, the use of cones or a roped-off area. The best results have come when use has been made of a temporary spectators' barrier system.

The areas draw the line which spectators should not cross. It deters them from standing on the touchline or infringing onto the pitch and creates a clearer distinction between those who are there to spectate and those with a responsibility to coach and manage. As a consequence, the experience of match officials and players has improved.

The recommended arrangement is to mark out a Designated Spectators' Area on the opposite side of the pitch to club officials (manager/coaches etc) for spectators to stand behind.

This allows the manager/coaches of both teams to stand on the other side of the pitch, meaning players can better distinguish the advice from their team officials.

The Designated Spectators' Area should ideally start three yards from the touchline. The area should run the full length of the pitch. Ideally no spectators should be watching from behind the goal as this is not a designated spectator area. It is recognised however that the alignment of some public pitches does not allow for this set up in which case other appropriate arrangements should be made to best meet the guidance issued in this document.

An alternative form of marking a Designated Spectators' Area can be used, but you must ensure this is safe for both the spectators, the players and match officials. The FA strongly recommends you obtain formal agreement from the facility/pitch provider about which method of marking is most suitable for the pitch, before beginning any work or buying any new equipment. The safety of the players, officials and spectators is paramount. For further guidance, visit www.footballfoundation.org.uk.

To help implement the Designated Spectators' Area, The FA has endorsed a RESPECT Barrier Kit which is available from www.touchlinelogos.com.

A Football Foundation scheme to assist clubs and leagues to purchase touchline barriers will be available from Summer 2012.

Appendix 1: Pitch Layouts and Goalpost Dimensions

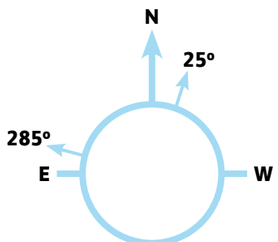
The following pages highlight the pitch layouts for all forms of the game, along with internal pitch markings and goal post sizes.

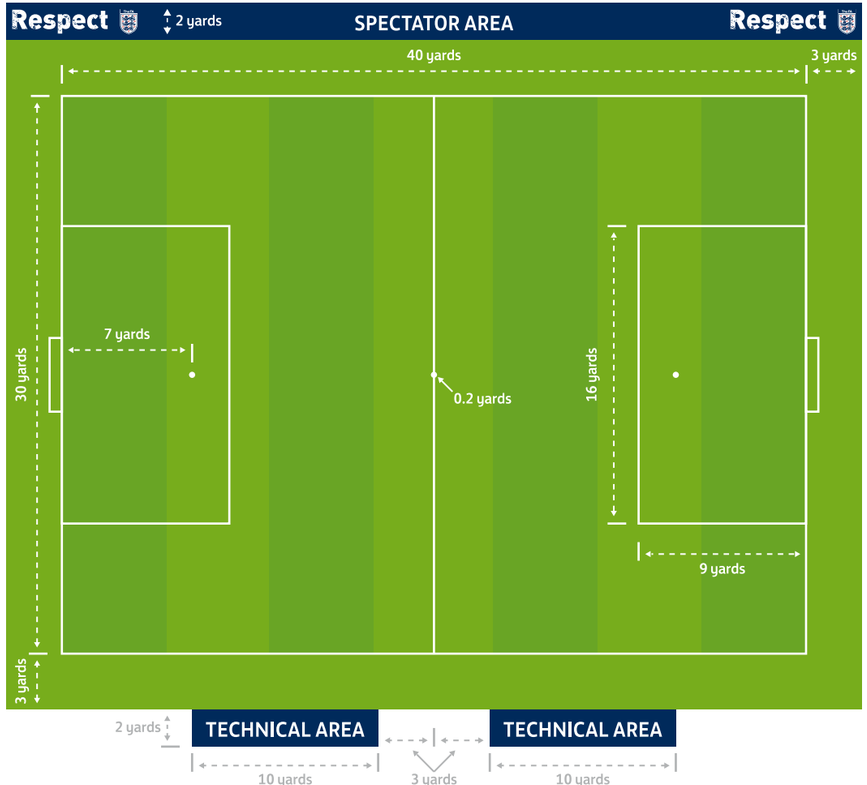
The spectator area can be marked out by using either a single white line or FA RESPECT logo barriers.

The technical are is for use by managers and coaches and should ideally be marked out using either white line marking or cones.

Pitch Orientation

The recommended main playing direction is approximately north (between 285° and 20°) / south, to minimise the effect of a setting sun on the players.





Mini Soccer U7 and U8 (5v5)

Recommended pitch size:
40 x 30 yards

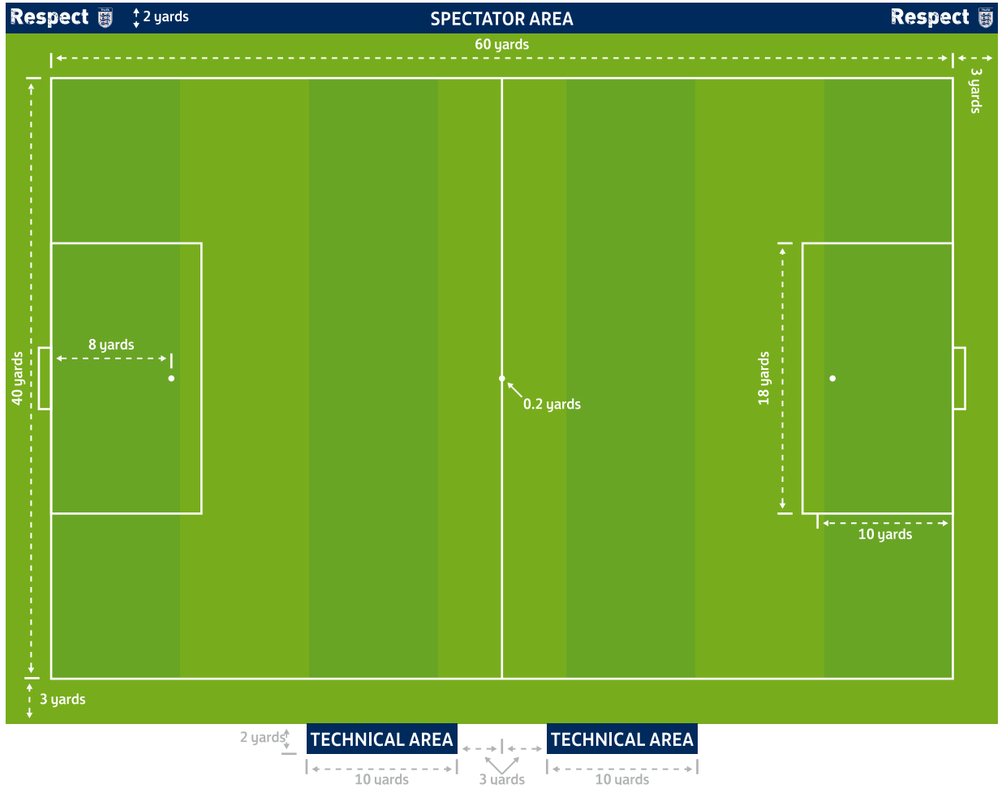
Recommended goalpost size:
6 x 12 feet

Note: The halfway line is also used as the retreat line when restarting play with a goal kick

Mini Soccer U9 and U10 (7v7)

Recommended pitch size:
60 x 40 yards

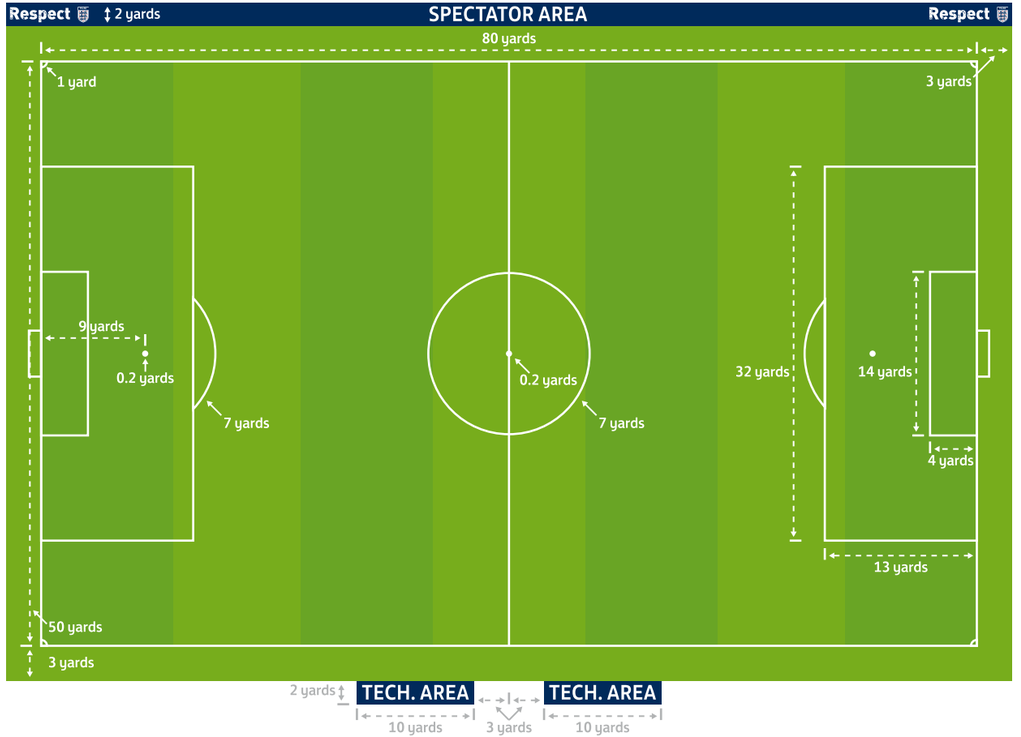
Recommended goalpost size:
6 x 12 feet



U11 and U12 (9v9)

Recommended pitch size:
80 x 50 yards

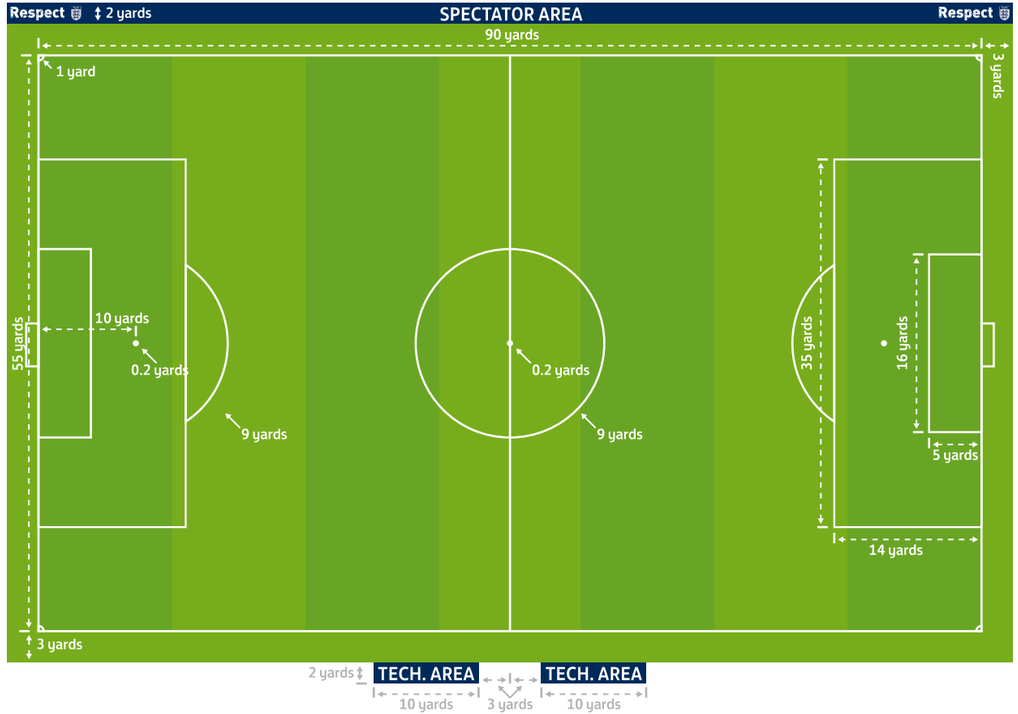
Recommended goalpost size:
7 x 16 feet



U13 and U14 (11v11)

Recommended pitch size:
90 x 55 yards

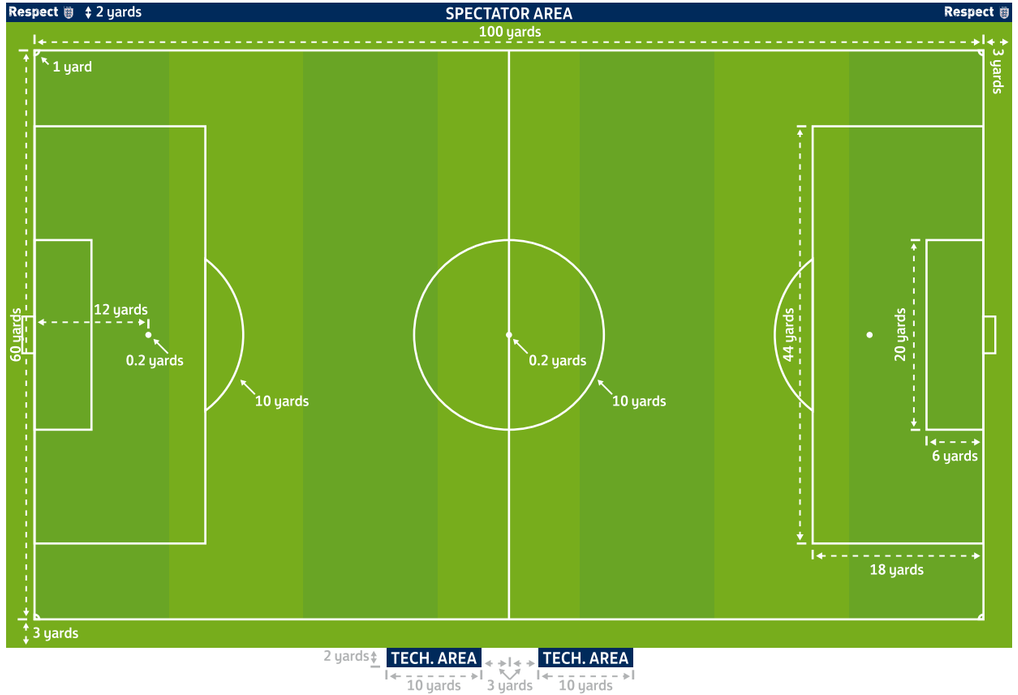
Recommended goalpost size:
7 x 21 feet or
8 x 24 feet
(please refer to table on page 4)



U15 and U16 (11v11)

Recommended pitch size:
100 x 60 yards

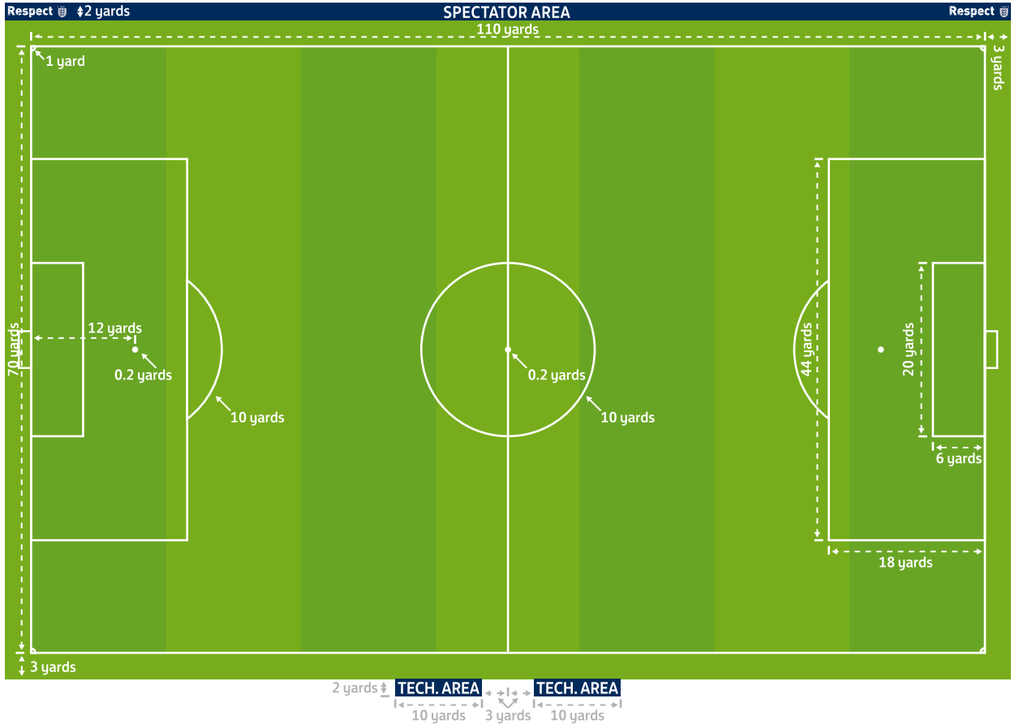
Recommended goalpost size:
8 x 24 feet

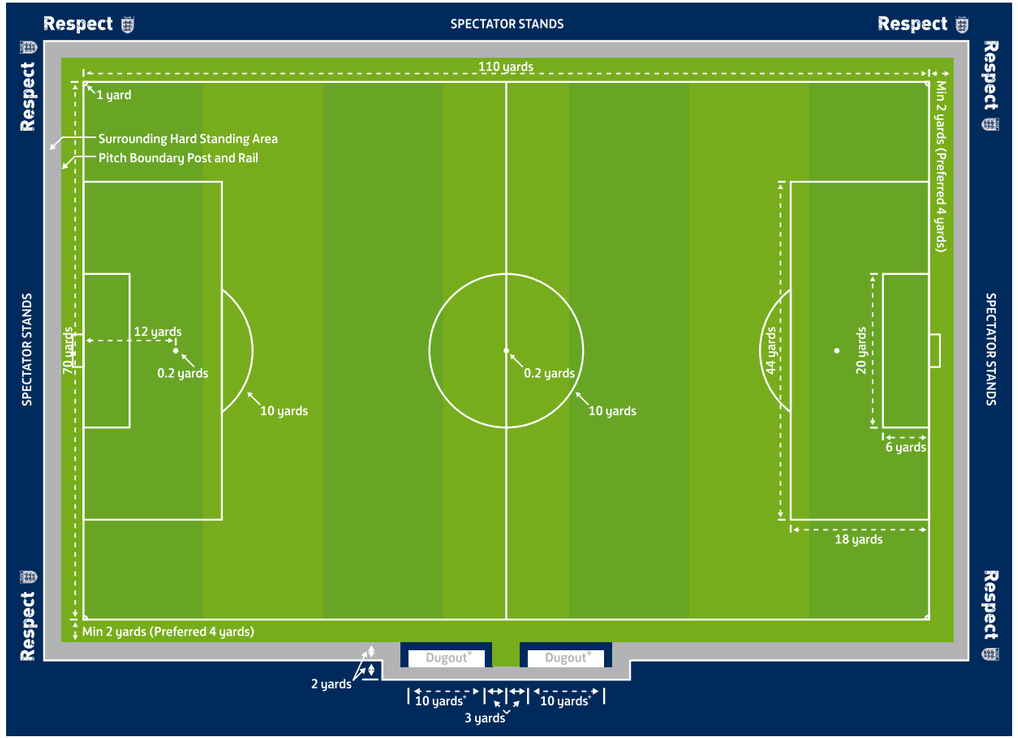


Over 18 and Adult Football

Recommended pitch size:
110 x 70 yards

Recommended goalpost size:
8 x 24 feet





Clubs Playing in the National League System

Steps 1-6

Recommended pitch size:
110 x 70 yards

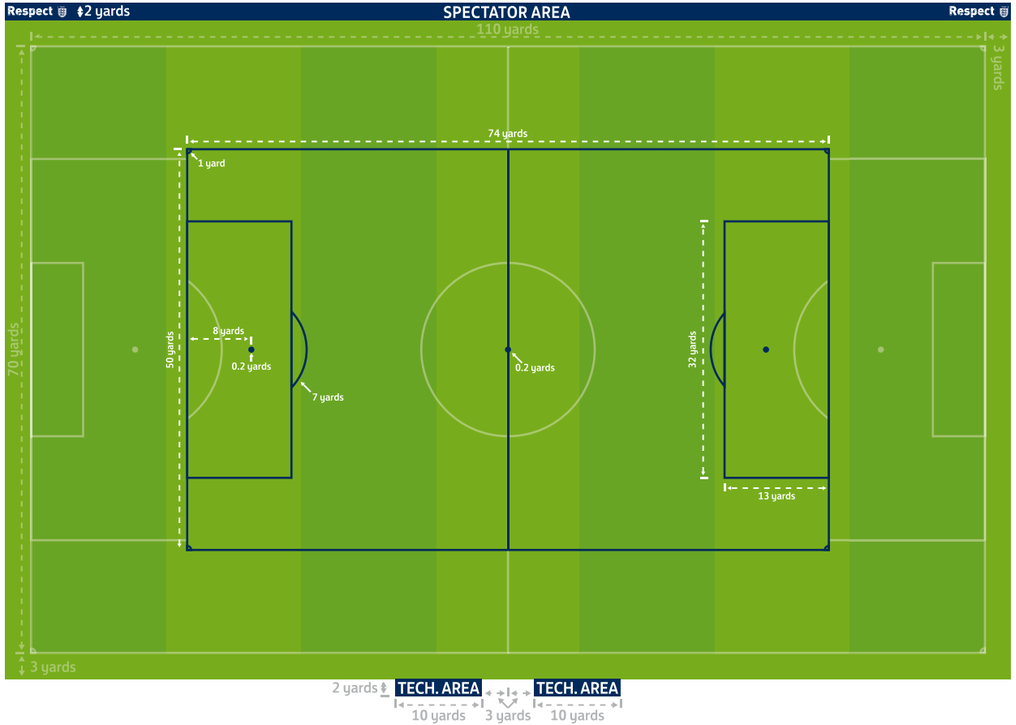
Recommended goalpost size:
8 x 24 feet

* Please note that dugout size varies depending on the level of the league the club plays in. Details of the size of dugouts is detailed in The FA National Ground Grading Document A-G

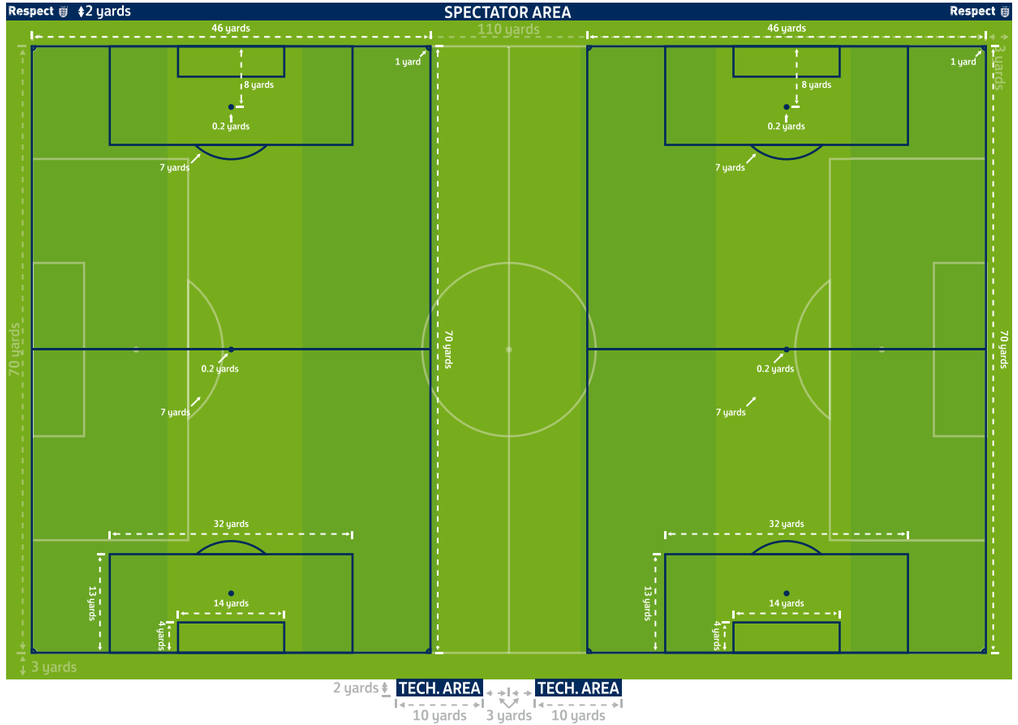
Marking 9 v 9 on a Full Size Pitch
Option 1

Where there is limited space, there is the ability to mark out 9v9 pitches across a full size pitch lengthways.

Recommended pitch size:
74 x 50 yards
(on 110 x 70 yards)



Where pitches are cross marked the lines should be clearly distinguishable. The FA recommends using blue for the 9v9 pitch



Where pitches are cross marked the lines should be clearly distinguishable. The FA recommends using blue for the 9v9 pitch

Marking 9 v 9 on a Full Size Pitch
Option 2

Where there is limited space, there is the ability to mark out 9v9 pitches across a full size pitch

Recommended pitch size:
70 x 46 yards
(on 110 x 70 yards)

Whilst not the preferred choice, if there is more space available it is recommended to increase the length of the pitch to save on wear and tear around the goal mouths

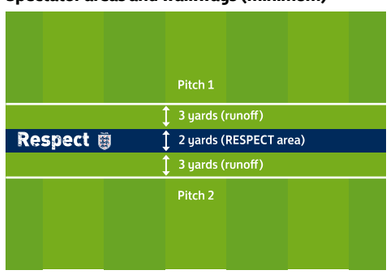
Appendix 2: Layouts for Multi-pitch Sites

Many pitches operate alongside each other. It is important that there is a minimum of six yards of clearance (three yards run-off from each pitch) between the two pitches to avoid player injuries. If a RESPECT spectator area is added, then this two-yard area is in addition to this six yards.

It is good practice, where it allows, to group spectator areas together to minimise damage to the pitch area and reduce maintenance costs. It is advisable to increase the depth of the spectator areas so that spectators can access neighbouring pitches via this walkway route.

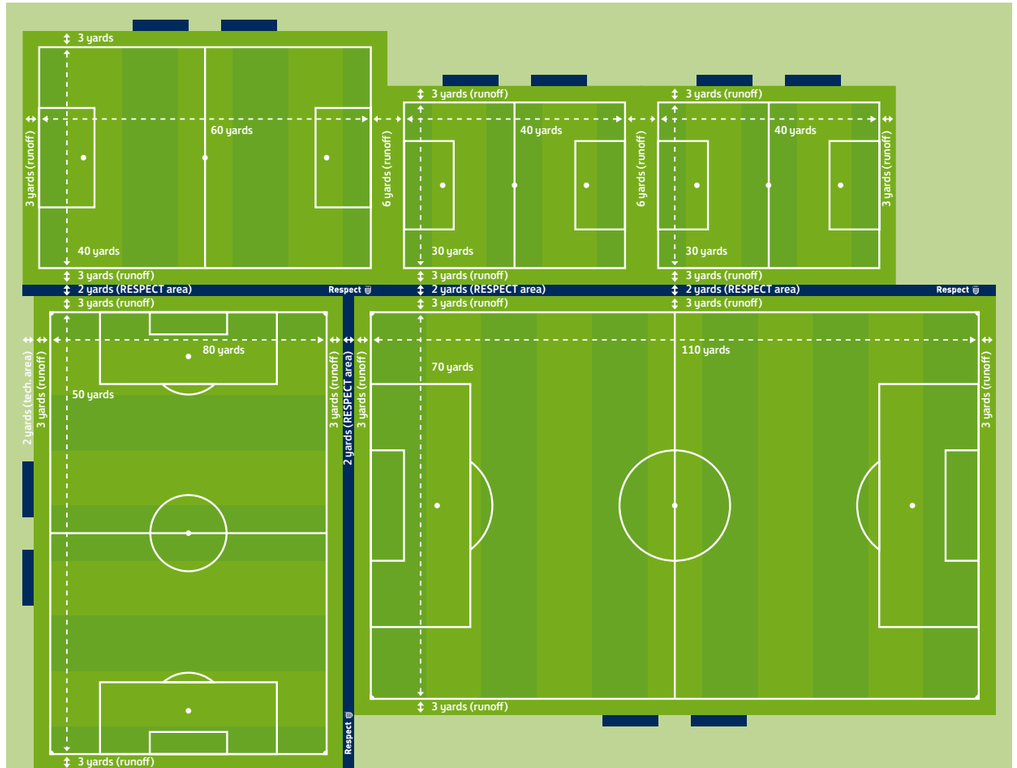
If the pitches are marked out in the same place year on year, consideration should be given to some type of ground re-inforcement so that wear of this area in the winter months can be managed. This area, if wide enough, could also be used as an access road for grounds maintenance equipment which is required to maintain the pitches.

Spectator areas and walkways (minimum)



Spectator areas and walkways (preferred)





Example Layout for Multi-pitch Sites

Includes:
Full size (110 x 70);

9v9 (U11/U12, 80x50);

Mini Soccer U9/U10 (60x40);

2 x Mini Soccer U7/U8 (40x30)

Appendix 3: Further Advice and Information

For further information or guidance regarding any of the issues covered in this document, please contact you local FA Regional Facilities & Investment Manager (details overleaf).

Alternatively, visit TheFA.com, or email FacilitiesInfo@The FA.com.

More information about pitches and goalposts suitable for youth football is also contained in The FA specific age group documents and guidance 'Their Game' and can be found online at TheFA.com/my-football/player/youth-football/youth-development-review.

Notes

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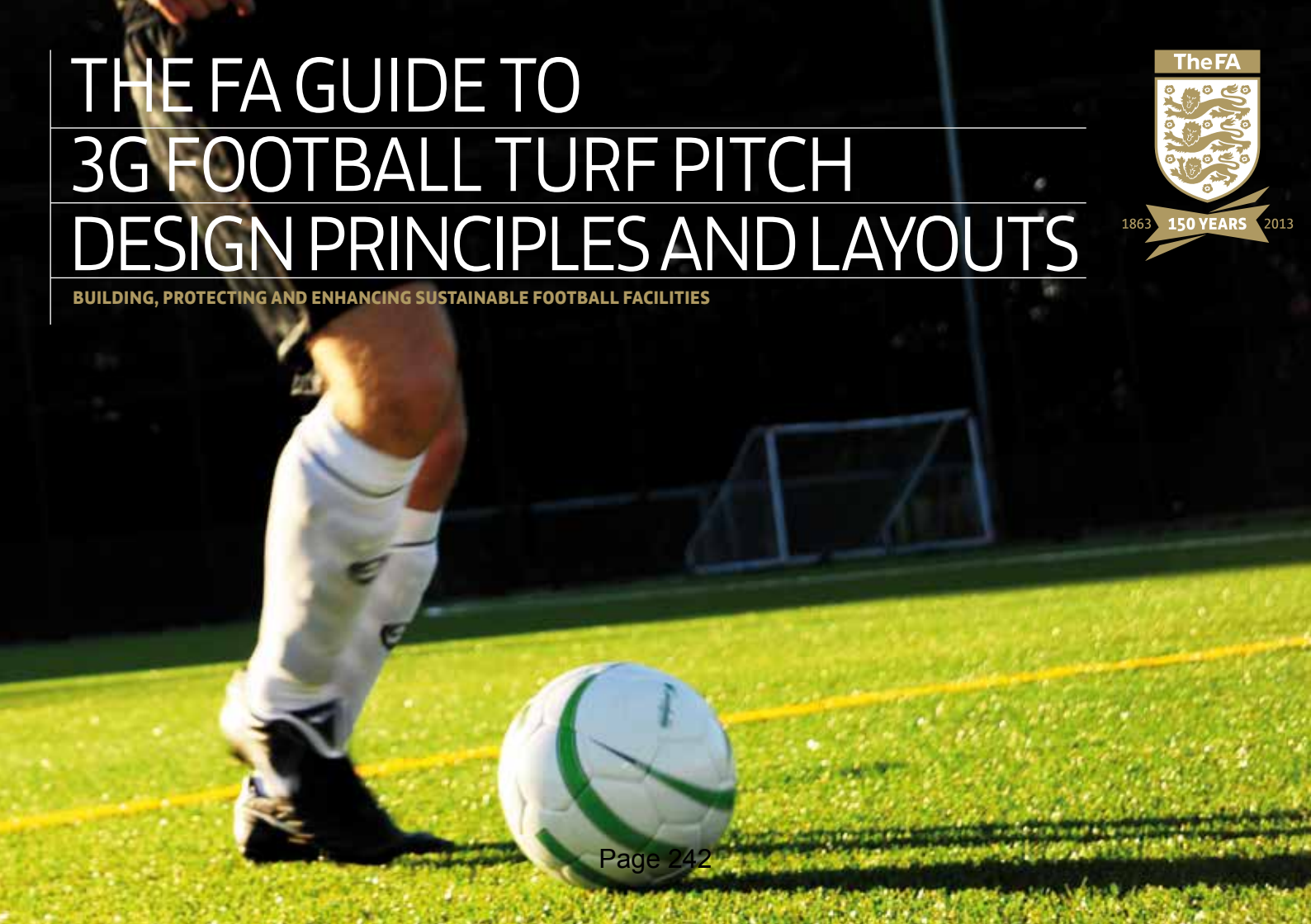
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THE FA GUIDE TO 3G FOOTBALL TURF PITCH DESIGN PRINCIPLES AND LAYOUTS

BUILDING, PROTECTING AND ENHANCING SUSTAINABLE FOOTBALL FACILITIES





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These guidelines are intended to provide recommended technical guidance to potential developers to allow them to make informed choices when building a Football Turf Pitch.

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Welcome

This document provides guidance on the quality standards required in order to receive FA support for planning applications and funding submissions, whilst outlining the recommended layouts for the following formats of the game:

- Mini Soccer 5v5
- Mini Soccer 7v7
- 9v9 football
- 11v11 grassroots football (adult and youth)
- 11v11 National League System.

Sand-dressed, sand-filled and water-based Artificial Grass Pitches (AGPs) can be utilised for basic football training, but are not suitable for mini soccer, youth or adult 11-a-side football league matches. Only 3G Football Turf Pitches (FTPs) that have a valid performance test can be used for league matches and FA competitions where sanctioned.

This document is one of three FA documents relating to 3G FTPs. Additional guidance to clarify some of the myths surrounding the use of FTPs, as well as detailed construction principles, can be downloaded from TheFA.com/my-football

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Summary of Key FA Technical Standards



- Where football is the primary sport, all new 3G FTPs should be constructed to one of the following FA recommended sizes:

The FA Recommended Pitch Sizes

		Recommended size without runoff (safety area around pitch)				**Recommended size including runoff** (safety area around pitch)				**Recommended size of goal posts**			
Age grouping	**Type**	Length x width (metres)		Length x width (yards)		Length x width (metres)		Length x width (yards)		Height x width (metres)		Height x width (ft)	
Mini-Soccer U7/U8	5 v 5	37	27	40	30	43	33	46	36	1.83	3.66	6	12
Mini-Soccer U9/U10	7 v 7	55	37	60	40	61	43	66	46	1.83	3.66	6	12
Youth U11/U12	9 v 9	73	46	80	50	79	52	86	56	2.13	4.88	7	16
Youth U13/U14	11 v 11	82	50	90	55	88	56	96	61	2.13	6.40	7	21
Youth U15/U16	11 v 11	91	55	100	60	97	61	106	66	2.44	7.32	8	24
Youth U17/U18	11 v 11	100	64	110	70	106	70	116	76	2.44	7.32	8	24
Over 18 (senior ages)	11 v 11	100	64	110	70	106	70	116	76	2.44	7.32	8	24

- The FA advise organisations solely looking to develop small-sided commercial FTPs to adhere to the design principles within this document; to maximise the associated development outcomes, The FA would recommend a minimum pitch size of 37m x 27m when developing new small-sided football facilities.
- 3m runoffs should be provided on all sides of the main pitch and be free of any obstacle.
- A 300mm mowing strip should be provided to the external perimeter of all 3G FTPs.

FIFA Quality Concept for Football Turf

- All full size 3G FTPs should meet the FiFA Quality Concept for Football Turf – One Star or the International Artificial Turf Standard (IATS).
- Smaller pitches should be built to this quality standard and tested to BESEN 15330-1 standard.

Goalposts

- All goal posts must meet the latest versions of BSEN748:2004, BS8461:2005+A1:2009 and BS8462:2005+A2:2012.

Floodlights

- The floodlights need to be designed in such a way to allow each individual section of the pitch to be individually programmed.
- For full size matches (FIFA Class II): Maintained average illuminance: >200lux min Uniformity (min/ave): >0.6

Fencing and access gates

- The FA recommended fence height on all sides of the 3G FTP is 4.5m.
- Viewing areas should be included on all 3G FTP's and have perimeter fencing 1.2m high, rising to 2m behind the goals and 3m away from the touchline.
- Goal recesses should be provided to safely store each goal individually in close proximity to its main usage point.
- At least one pair of double gates should be provided to allow maintenance and emergency vehicle access.
- Single gate access and decontamination grills should be provided to every section of pitch available for cross play use. The furthest section away from the spectator entrance should have an additional single gate to aid ball retrieval.
- The access pathway to the 3G FTP should be fenced to ensure players and spectators don't walk debris onto the pitch. The path must be a minimum of 1.8m in width, unless there are unavoidable pinch points where the width can be reduced to 1.2m for no greater than 6m in length.

Line Marking

- The largest pitch size should always be white and training lines should always be red. The main pitch and training lines should be tufted in during the manufacturing process.
- Corner right angles can be tufted in during the manufacturing process to act as a guide for over marking, but the over marked pitch should not be cut into the carpet.

Design Principles

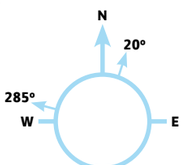


Pitch Location and Orientation

The design and cost of a new 3G FTP will be greatly influenced by the site on which it is to be built and it should be recognised that some sites are not cost effective to develop.

Ideally a pitch should be located:

- Close to changing accommodation and other support facilities.
- On relatively flat ground in order to reduce construction complexity and costs and to prevent contamination of the playing surface from run-off from adjacent banking, etc.
- In a sheltered location away from exposed terrain.
- Where the installation of services (electricity and drainage) will not be prohibitively expensive.
- Where easy access for maintenance and emergency vehicles is available.
- Away from trees, as roots and leaf litter can cause on-going structural and maintenance issues.
- Where players, spectators and maintenance equipment do not have to cross natural turf areas, as mud, debris and other contaminants will all contribute to the deterioration of the playing surface.
- So that the main playing direction is approximately north (between 285° and 20°) / south, to minimise the effect of a setting sun on the players; the inability to achieve this orientation need not preclude the construction of a pitch.



Early pre-application discussions with the local planning authority are encouraged in order to avoid any restrictions on usage which may influence the location of the FTP.

If the project is not being funded by The FA and not going through The FA/RFU Framework, then we strongly recommend you engage a 3G FTP specialist to help you design the pitch in accordance with this guidance document.

Surface

FIFA Quality Concept for Football Turf

All full size 3G FTPs should meet the FiFA Quality Concept for Football Turf – One Star or the International Artificial Turf Standard (IATS). Smaller pitches should be built to this quality standard and tested to BESEN 15330-1 standard.

The objectives of the FIFA and IATS standards are to ensure that pitches are constructed with Football Turf surfaces of the required quality, that the surfaces are installed correctly, and that they provide satisfactory playing environments throughout their service lives. This is achieved by three stage process:

Stage 1: Product Type Approval

The Football Turf surface is subjected to a comprehensive series of laboratory tests that assesses the performance, durability and material qualities of the surfacing system. Only Football Turf surfaces that have been tested and shown to comply with the relevant standard should be considered for possible selection when designing a Football Turf pitch.

Stage 2: Initial Facility Testing and Certification

Following installation, the pitch is tested to verify the Football Turf surface has been installed correctly and is providing the anticipated levels of performance. Even the best quality surfaces will not perform acceptably if they are poorly or incorrectly installed.

Stage 3: Pitch Recertification

3G FTPs do degrade with age and use, it is vital that pitch operators implement an annual maintenance schedule and have their facility tested in line with the level of competition played on it. Failure to regularly maintain and periodically test may invalidate a field operator's public liability insurance, as they may not be able to demonstrate that the pitch is still fit for purpose.

The pitch should be tested either annually for steps 1 to 6 of the National League System (usually required between January and March each year) or every three years for step 7 and below. The pitch should meet the required performance criteria and be registered on The FA register for 3G Football Turf Pitches.

For details of who can carryout the performance test, please email FacilitiesInfo@TheFA.com.

Refurbishments, Stadia FTPs, MUGAs and Commercial Designs



Refurbishment Design Principles

Whilst you should follow the same standards as building new where possible, The FA recommends the following basic principles for refurbishment projects:

- Procure a condition survey of the existing pitch, fencing and floodlighting.
- If you are retaining the floodlight columns, but replacing the light fittings, a structural report for the columns will be required.
- If an existing shockpad is proposed to be retained it must be tested prior to seeking tenders or quotations by a FIFA-accredited test institute to determine its exact properties and suitability for re-use.
- Pitch markings should be agreed in conjunction with FA Regional Facilities and Investment Manager – see page 38 for details.
- An extra 300mm run off should be provided on all sides where folding goals are used.
- Early discussions with your local planning authority are recommended to gain pre- application advice.

For examples of the recommended layouts for converting an existing sand-based AGP please refer to pages 32 and 33.

Stadia FTP Design Principles

When constructing a stadia 3G FTP, providers should follow the following technical standards:

- The playing surface should be 100m x 64m with a 3m run off on all sides free from obstacles; where an existing natural turf stadia pitch is being converted and space is limited the run off should be agreed with your FA Regional Facilities and Investment Manager.
- Where floodlights are located within the spectator hard standing area they should be padded to offer protection.
- 4.5m high ball stop fencing should be provided behind the two 11-a-side goals; this could be permanent or temporary depending on individual ground layouts and locations.
- Providers should consider introducing additional 3m high ball stop fencing on sides of the ground where the boundary is in close proximity to the pitch.
- Where new lights are being provided, The FA recommends a minimum of 200 lux to comply with the standards set for all FTPs; where existing floodlights in a stadia are being utilised they should comply with the minimum ground grading requirements (a structural report for the columns will be required).
- Storage areas should be provided for maintenance machinery, goalposts and equipment not in use.
- Only 11-a-side pitch markings should be tufted in during the manufacturing process.
- All surfaces within the ground should be a bound surface (not grass) to prevent debris being walked onto the pitch.
- Socketed goals are recommended for 11v11 goals on stadia FTPs, although movable goals are acceptable.
- Socketed corner flags are recommended for use on stadia FTP's rather than free standing corner flags.

For an example of the recommended layout for a new build stadia FTP please refer to page 34.

MUGAs and Commercial 5-a-side Design Principles

The FA would oppose the building of MUGAs or 5-a-side commercial facilities on playing fields that do not meet one of our recommended sizes as listed on page 4.

The FA advises organisations to adhere to the design principles within this document in order to maximise the football development outcomes from all football facilities.

When not being built on playing fields and where this is not possible, the following amendments to the basic principles should be adopted:

- The pitch should be rectangular and the length of the touchline must be greater than the length of the goal line. The FA recommends that the length to width ratio is 2:1.
- If rebound boards are used they should be at least 1.2m high and comply with the requirements of BS EN 15312:2007: App F for Football Impact Resistance. The use of mesh fencing behind and above the rebound boards should be 4.5m high. The cost of replacing the rebound boards should be factored into sinking fund projections.
- A maintained average luminance of 120 lux should be provided from floodlighting to comply with The FA's training requirements.
- Specific additional guidance on MUGAs can be found on www.sportengland.org.

Fencing, Access and Storage



The access pathway to a 3G FTP should be fenced to ensure players and spectators don't walk debris onto the pitch.

Fencing

The FA recommended fence height on all sides of the 3G FTP is 4.5m.

Perimeter fencing is erected around a pitch to contain balls, to protect the playing surface from contamination and to help prevent unauthorised use and vandalism.

The fencing is normally constructed from twin bar super-rebound panels or rolls that are supported by box section posts. Twin bar super-rebound panels are used, as it is better suited to the repeated impacts of footballs hitting the fence. Steelwork should be galvanised to minimise premature corrosion and may be plastic coated to improve its appearance.

Viewing areas should be included on all 3G FTPs and have perimeter fencing 1.2m high, rising to 2m behind the goals and 3m away from the touchline.

Access

At least one pair of double gates should be provided to allow maintenance and emergency vehicle access.

Single gate access and decontamination grills should be provided to every section of pitch available for cross play use. The furthest section away from the spectator entrance should have an additional single gate to aid ball retrieval.

Access gates should open outwards away from the playing area to ensure the safety of players.

The access pathway to the 3G FTP should be fenced to ensure players and spectators don't walk debris onto the pitch. The path must be a minimum of 1.8m in width, unless there are unavoidable pinch points where the width can be reduced to 1.2m for no greater than 6m in length.

Ensure a minimum clear height of 2.1m is maintained under trees, canopies etc.

Access routes should be level or have the shallowest gradients possible. Where the route is steeper than 1:60, but not as steep as 1:20, it must have a level landing for each 0.5m rise along the route.

For more details, please refer to Sport England Design Guidance Note - Accessible Sports Facilities (available from www.sportengland.org).

Storage

It is important to provide storage facilities in close proximity to the pitch. Weekly maintenance machinery and essential equipment should be safe, secure and stored in a location to allow easy access to the pitch from a tarmac area.

Goalposts not in use should be properly stored in the recess areas.

Pitch Divider Systems

The FA is developing a preferred system for dividing pitches. For more information, please email FacilitiesInfo@TheFA.com.

In the meantime, divider netting is optional and consideration should be given to the programme of use when determining the need. However, The FA recommends the use of divider netting on pitches where goals back onto each other – see pages 37 and 38 for examples.

Floodlighting and Goalposts



Floodlighting

A floodlight system will be required in order to meet the desired weekly usage levels on a 3G FTP. The FA would not support building a 3G FTP where floodlights are not provided. For a full size pitch specified mainly for football use, they will generally meet FIFA's Class II, which for 11 a side football is a minimum maintained average illuminance of 200lux. For training and cross play use, 120 lux is the minimum requirement.

The floodlights need to be designed in such a way to allow each individual section of the pitch to be individually programmed.

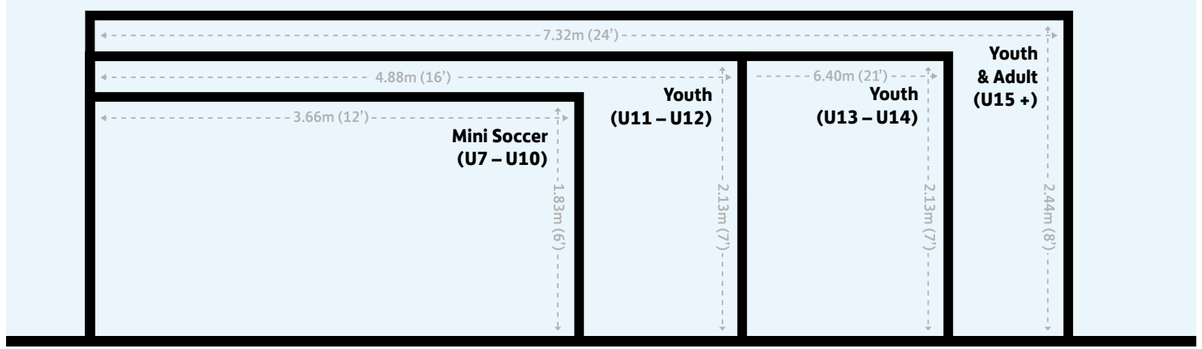
For further details linked to community play please refer to The FA Guide to Floodlighting available from TheFA.com/my-football.

THE FA FLOODLIGHTING REQUIREMENTS

Use	Property	Standard
Full size matches (FIFA's Class II)*	Maintained average illuminance	>200 lux
	Uniformity (Min/Ave)	>0.6
Cross play	Maintained average illuminance	>120 lux
	Uniformity (Min/Ave)	>0.6
Training	Maintained average illuminance	>120 lux
	Uniformity (Min/Ave)	No requirement

*For further details linked to Stadia 3G FTPs, please refer to The FA Guide to Floodlighting and the appropriate FA Ground Grading Document .

THE FA GOALPOST SIZES



- If a pitch is provided for U13 / U14, 21 x 7 goals are recommended; however, subject to league rules, 24 x 8 would be acceptable, as not all sites are able to provide for this age group.
- The size of goalposts purchased for your FTP should be based on your predicted usage plan and pitch markings.
- All goal posts must meet the latest versions of BSEN748:2004, BS8461:2005+A1:2009 and BS8462:2005+A2:2012.



Several serious injuries and sadly even fatalities have occurred in recent years as a result of unsafe or incorrect use of goalposts. Follow this guidance to minimise the risk of injuries.

Goalpost Safety Guidelines

The Football Association, along with the Department for Culture, Media and Sport, the Health and Safety Executive and the British Standards Institution, would like to draw your attention to the following guidelines for the safe use of goalposts.

Several serious injuries and sadly even fatalities have occurred in recent years as a result of unsafe or incorrect use of goalposts. Safety is always of paramount importance and everyone in football must play their part to prevent similar incidents occurring in the future:

1 For safety reasons goalposts of any size (including those which are portable and not installed permanently at a pitch or practice field) must always be anchored securely to the ground or have a weighted back bar.

- Portable goalposts must be secured as per the manufacturer's instructions; this is also a requirement for the Laws of the Game;
- Under no circumstances should children or adults be allowed to climb on, swing or play with the structure of the goalposts;
- Particular attention is drawn to the fact that if not properly assembled and secured, portable goalposts may overturn; and
- Regular inspections of goalposts must be carried out to check that they are properly maintained.

2 Portable goalposts should not be left in place after use. They should be either dismantled and removed to a place of secure storage, or placed together and suitable fixings applied to prevent unauthorised use at any time.

3 The use of metal cup hooks on any part of a goal frame was banned from the commencement of season 2007-08 and match officials have been instructed not to commence matches where such net fixings are evident for safety reasons. Nets may be secured by plastic fixings, arrow head shaped plastic hooks or tape and not by metal cup hooks. Any metal cup hooks should be removed and replaced. New goalposts should not be purchased if they include metal cup hooks.

4 Goalposts which are "homemade" or which have been altered from their original size or construction should not be used under any circumstances as they potentially pose a serious safety risk.

5 There is no BS/CEN standard for wooden goals and it is unlikely that wooden goals will pass a load or stability test. All wooden goals previously tested by independent consultants have failed strength and stability tests. The FA recommends that wooden goals should be replaced with compliant metal, aluminium or UPVC goalposts (this was updated in March 2012).

For reference, you should note that The FA and BSI, in conjunction with the industry, have developed standards for goalposts – BSEN 748 (2004) and BS 8461:2005+A1:2009. BS 8462:2005+A2:2012 (updated in March 2012). It is strongly recommended that you ensure that all goals purchased comply with the relevant standard. A Code of Practice BS 8461 has also been completed and copies of all of these standards are available from the BSI via their website at www.bsigroup.com.

Funding for the replacement of unsafe goals is available via the Football Foundation and eligibility criteria and further details can be obtained from their website at www.footballfoundation.org.uk.

The FA together with representatives from the industry, sports governing bodies and Government have prepared guidance notes for pitch users and pitch providers, which summarise the key priorities of the BSI's Code of Practice and provide further details on the information included above. These details are featured within the facilities section of The FA's website at TheFA.com/my-football.

REMEMBER TO USE GOALPOSTS SAFELY AT ALL TIMES

Maintenance



The FA encourages facility owners and managers to take the maintenance of their 3G FTPs extremely seriously to ensure longevity and the health and safety of users.

3G FTPs should be brushed regularly and have a maintenance schedule in line with that recommended by the manufacturer. As a guide, the general rule is for one hour of maintenance is required for every ten hours of use. 3G FTPs should not have any rubber visible on the surface and the carpet pile should stand upright. If rubber lies on the surface or the carpet pile is flat, then it is a sign that the pitch isn't being maintained sufficiently. There are three broad types of surface maintenance:

Routine / Regular
Drag brushing to redistribute the infill, brushing to lift the pile, localised topping up of infill (eg. penalty spot), and the regular removal of litter, leaves and other debris.

Bins and boot cleaning facilities should be provided in order to keep the pitch tidy, such as foot cleaning mats, boot scrapers and decontamination grills.

Specialist Maintenance
Surface cleaning, power sweeping and decompaction of the infill with specialised equipment to ensure consistent performance, seam inspection and removal of any moss or weeds.

Rejuvenation
If a surface is neglected and becomes heavily contaminated it will over compact and the drainage will be affected, reducing the performance characteristics and life of the pitch. In some circumstances the infill may need replacing through a rejuvenation process.

Floodlight Maintenance
Maintenance will need to extend to the floodlighting system, and it is suggested that following the completion of the defects liability period, a specialist floodlighting contractor is retained to maintain the system.

Replacement Fund (Sinking Fund)
It is considered that an artificial grass pitch has a life span of approximately seven to ten years depending on factors such as pitch type and quality, usage and maintenance. The FA strongly recommends that a sinking fund is established for the future replacement of the surface. It is estimated that the cost of resurfacing a full sized 3G FTP (including removal and disposal of the existing surface and infill and professional fees) will be between £180,000 and £200,000 at present day prices (as of January 2013).

A cost benefit exercise should be undertaken if a full rejuvenation of the carpet is being considered against the option of an early carpet replacement. It is suggested that an allowance of £25,000 per annum is placed into a 'ring-fenced' sinking fund account to cover these future costs.

Warranty
Manufacturers and sales people will often refer to a warranty. It is important to clarify if this is a product or performance warranty as the product is often hard wearing and will last some considerable time meeting the product warranty.

However, the product may not meet the performance requirements for match purposes that the pitch is being developed to meet should the usage exceed the manufacturers guidelines. If in doubt you should aways seek guidance from the individual manufacturer.

Recommended Footwear for Artificial Surfaces

Footwear types					
	Trainer (astro turf)	Trainer (general)	Football Boot (moulded stud)	Football Boot (screw-in stud)	Football Boot (blade)
3G Football Turf / Long Pile Carpet	◆	×	✓	✓	◆

✓ Recommended ◆ Not ideal × Not recommended

Recommended footwear
The above table is a reflection of the views of the carpet manufacturers on The FA's framework and not necessarily the views of all manufacturers and site operators. The FA recommends users of 3G FTP's check with their own site for specific details of which footwear is acceptable.

Site operators should erect a Do's and Don'ts board to advise users of acceptable footwear for their specific surface after discussions with their carpet manufacturer.

Line Marking



The largest pitch markings on the 3G FTP should always be white and training lines should always be red. These lines should be tufted in during the manufacturing process. The rest of the lines should be marked on by following these principles:

- In accordance with Law 1, all lines must be of the same width, which must be not more than 12cm (5in).
- The additional pitch marking should be discussed in advance with your FA Regional Facilities and Investment Manager. Upon agreement, providers may wish to consider having the corner right angles stitched into the carpet to act as a permanent guide for over marking. For an example, please refer to page 24.
- When over marking additional pitches The FA recommends using the following colours for each format of the game:

White: Main pitch markings

Red: Training lines & Mini Soccer U7 & U8 (5v5) – 37 x 27m

Yellow: Mini Soccer U9 & U10 (7v7) – 55 x 37m

Blue: U11 & U12 (9v9) – 73 x 46m

- It is acceptable to mark pitches for Mini Soccer and 9v9 by using flat cones.
- If technical areas are to be marked they should be on the opposite side of the pitch to the viewing area and marked in accordance with the laws of the game.

Types of Application

Applying a 2-PAC polyurethane compound (paint) is one option available to providers. A specialist should be considered to carry out these works as mistakes can prove to be costly. Application utilises airless spraying and surrounds or coats the fibre giving a hard wearing painted surface that can last 12-18 months.

Paint "buildup" can become a problem if the correct maintenance practices are not put in place. First application will be more costly as survey and set-out will need to be carried out, but with good maintenance practice the lines have improved longevity.

Water-based aerosols are a short-term solution carried out in-house. These types of paint may only last a matter of weeks but can be a cost effective option for some providers, especially those that have full time ground staff. If your facility requires multiple pitch markings, water-based aerosols may be fit for purpose as the lines can fade when no longer needed..

Always seek advice from a specialist company if you are unsure. Forward planning is essential and please bear in mind that your facility will require some down time.

Legislation

The main governing factors for marking out white lines are the same as that for other routine tasks in the workplace.

1 Duty of Care
Under the Health & Safety at Work Act 1974 every employer has a duty of care to ensure the workplace is safe for their employees, contractors, visitors, players, and spectators.

2. The Control of Substances Hazardous to Health Regulations 2002 (COSHH)
Regulations to prevent ill health from exposure to any hazardous substances present in the workplace.

3. Risk Assessment
You are required to carry out assessments on all tasks carried out in the workplace in relation to the nature of hazard, worst outcome, person(s) at risk, current precautions, estimated risk and further precautions.

If all three of the above are addressed satisfactorily, this will automatically govern what to use for line marking, ensure best practice and, above all, safety.

It is the duty of all facility providers to ensure that all the regulations are adhered to, as they are ultimately responsible. If line marking is carried out by contractors then a specification should be drawn up to include all the safeguards outlined in these guidance notes. This could also extend to including detailed specifications of all products to be used.

Appendix 1: Recommended Pitch Layouts

FTPs can be marked in various ways to gain the maximum football developmental outcomes and economic benefit from a given site footprint.

The following pages highlight various layouts for sites based on a main pitch at each format of the game. The layouts are deliberately progressive to ultimately show the full capacity at which an FTP could operate at. The FA recommends providers should establish the over-marking requirements of their key partner clubs for match play and training in order to deliver the football development outcomes required.

Corner Flags

Socketed corner flags are recommended for use on stadia FTPs rather than the free standing options shown below:



THE FA RECOMMENDED PITCH SIZES

Age grouping	Type	Recommended size **without runoff** (safety area around pitch) Length x width (metres)		Recommended size **including runoff** (safety area around pitch) Length x width (metres)		Total site footprint Length x width (metres)	
Mini-Soccer U7/U8	5 v 5	37	27	43	33	48	39
Mini-Soccer U9/U10	7 v 7	55	37	61	43	66	49
Youth U11/U12	9 v 9	73	46	79	52	84	58
Youth U17/U18	11 v 11	100	64	106	70	112	76
Over 18 (senior ages)	11 v 11	100	64	106	70	112	76
Sand-based pitch refurb – 1	11 v 11	91	55	101	63	107	96
Sand-based pitch refurb – 2	11 v 11	91	55	101	61.4	101	63
Stadia FTP	11 v 11	100	64	106	70	120*	87*
Football + Rugby Union	11 v 11	100	64	120	80	126	86

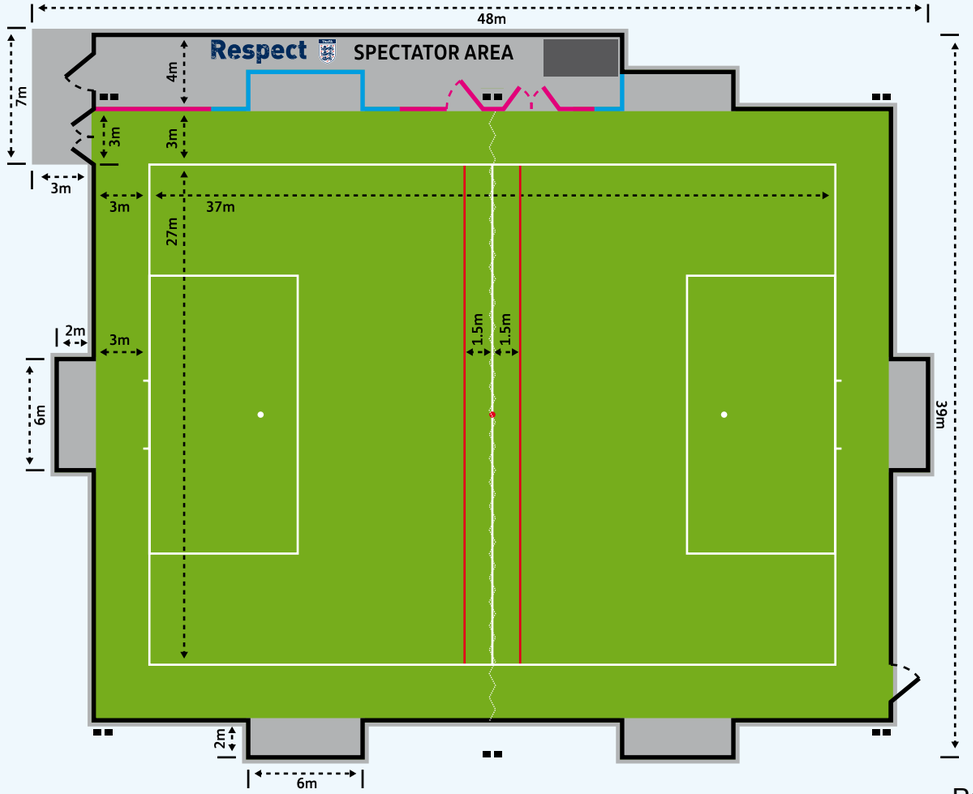
*The size of the spectator areas depend on the League Ground Grading requirements and site specific layouts. Therefore the overall footprint will vary from ground to ground.
If you are considering developing a FTP to cater for U13 / U14 or U15 / U16 football, please contact your FA Regional Facilities & Investment Manager to discuss the recommend pitch layouts and site footprints.

Mini Soccer U7 and U8 (5v5)

Site footprint:
48m x 39m

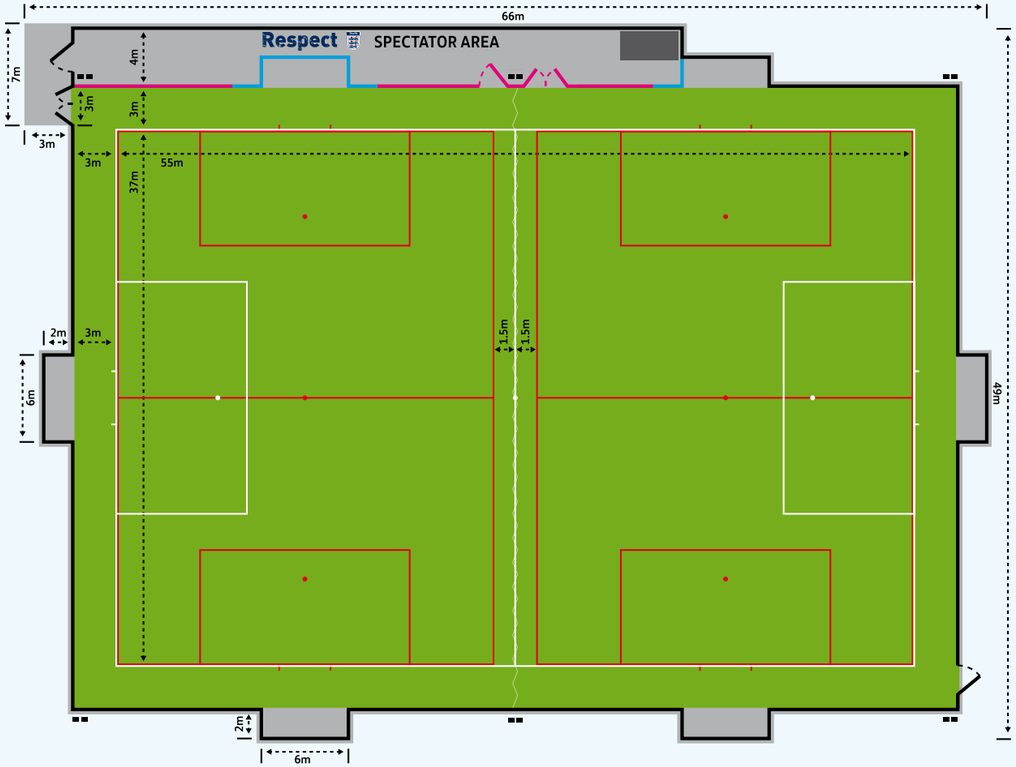
Main pitch size:
37m x 27m
(40yds x 30yds)

Over-markings:
2 at 27m x 17m
(training only)



Fence height key

- 4.5m
- 2m
- 1.2m



Mini Soccer U9 and U10 (7v7)

Site footprint:
66m x 49m

Main pitch size:
55m x 37m
(60yds x 40yds)

Over-markings:
2 at 37m x 26m
(U7 / U8, 5v5*)

*Smaller than recommended size, but acceptable for matchplay use

Fence height key

- 4.5m
- 2m
- 1.2m

U11 and U12 (9v9)
Option 1

Site footprint:
84m x 58m

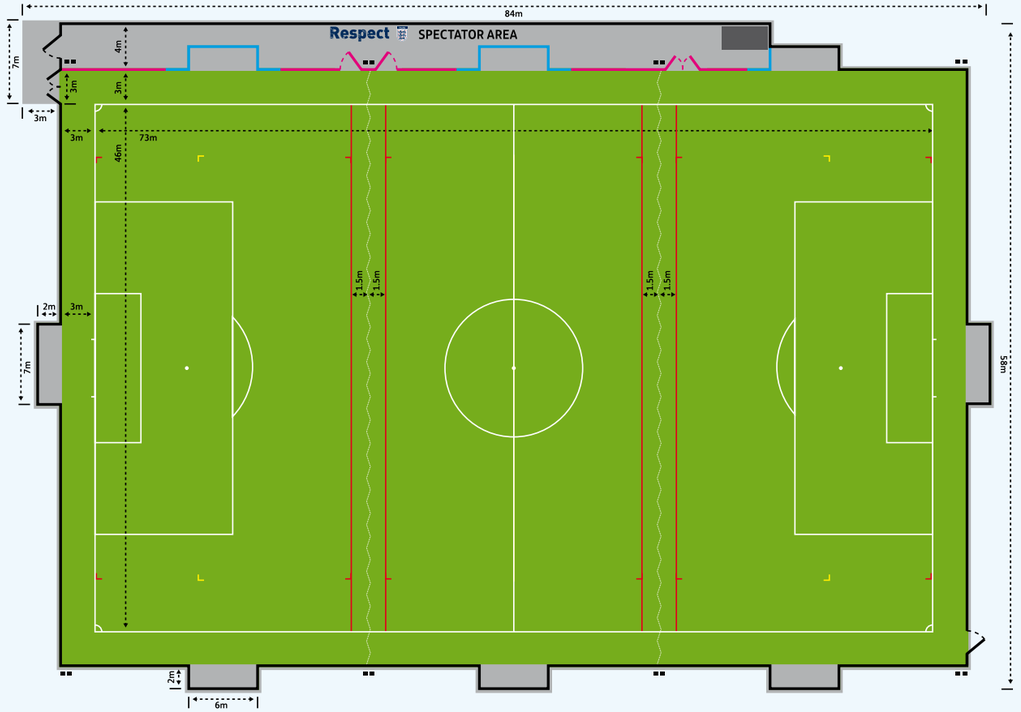
Main pitch size:
73m x 46m
(80yds x 50yds)

Over-markings:
3 at 46m x 22.3m
(training only)

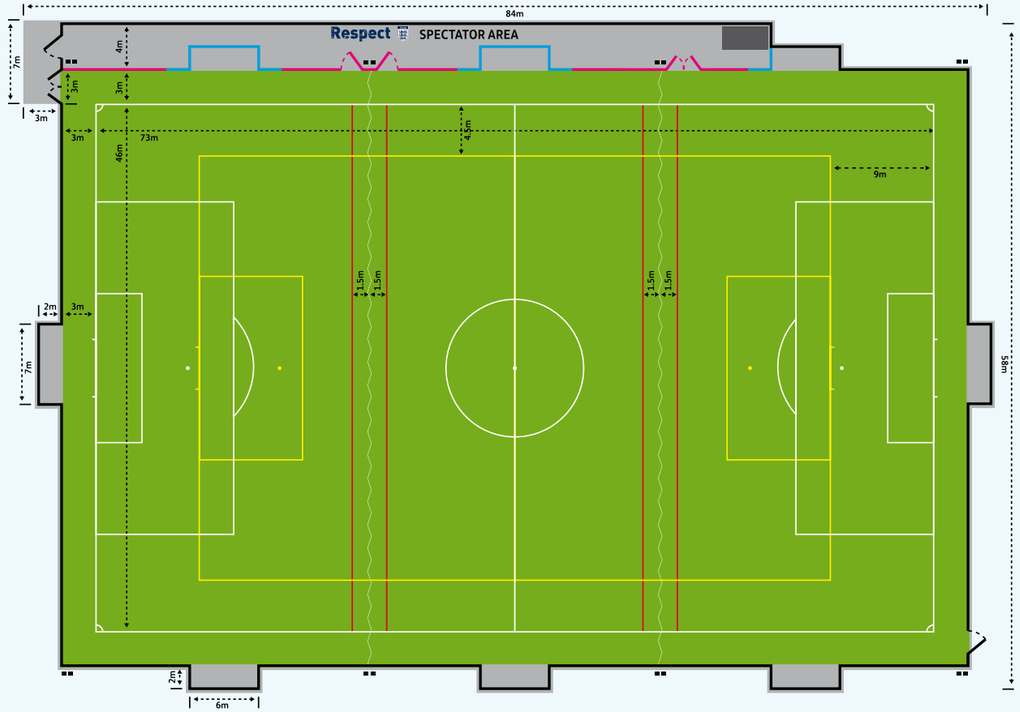
Corner markings:
55m x 37m
(U9 / U10, 7v7)

3 at 37m x 22.3m
(U7 / U8, 5v5*)

*Smaller than recommended size, but acceptable for matchplay use



Fence height key
- 4.5m
- 2m
- 1.2m



U11 and U12 (9v9)
Option 2

Site footprint:
84m x 58m

Main pitch size:
73m x 46m
(80yds x 50yds)

Over-markings:
55m x 37m
(U9 / U10, 7v7)

3 at 46m x 22.3m
(training only)

Fence height key
- 4.5m
- 2m
- 1.2m

U11 and U12 (9v9)
Option 3

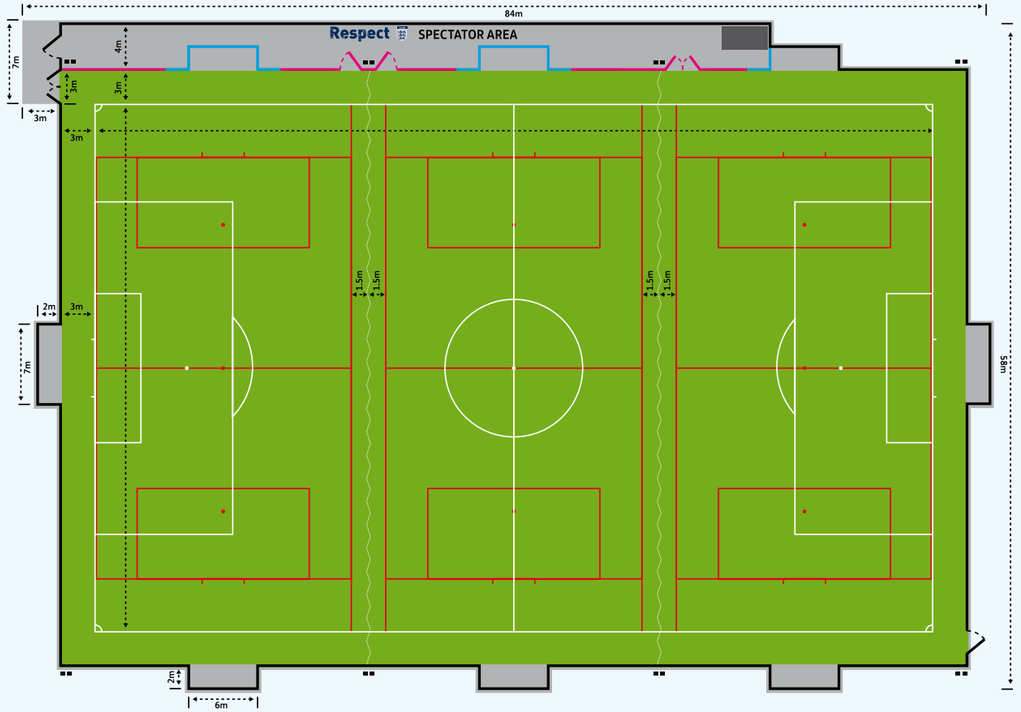
Site footprint:
84m x 58m

Main pitch size:
73m x 46m
(80yds x 50yds)

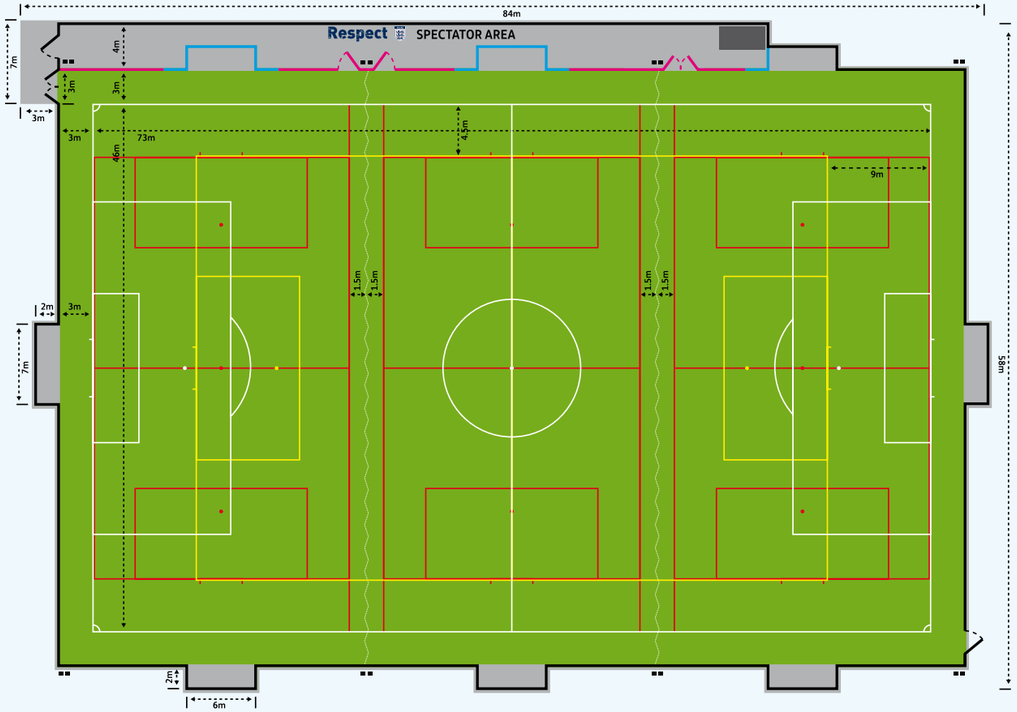
Over-markings:
3 at 37m x22.3m
(U7 / U8, 5v5*)

3 at 46m x 22.3m
(training only)

*Smaller than recommended size, but acceptable for matchplay use



Fence height key
- 4.5m
- 2m
- 1.2m



U11 and U12 (9v9)
Option 4

Site footprint:
84m x 58m

Main pitch size:
73m x 46m
(80yds x 50yds)

Over-markings:
55m x 37m
(U9 / U10, 7v7)

3 at 37m x22.3m
(U7 / U8, 5v5*)

3 at 46m x 22.3m
(training only)

*Smaller than recommended size, but acceptable for matchplay use

Fence height key
- 4.5m
- 2m
- 1.2m

Over 18 and Adult Football
Option 1

Site footprint:
112m x 76m

Main pitch size:
100m x 64m
(110yds x 70yds)

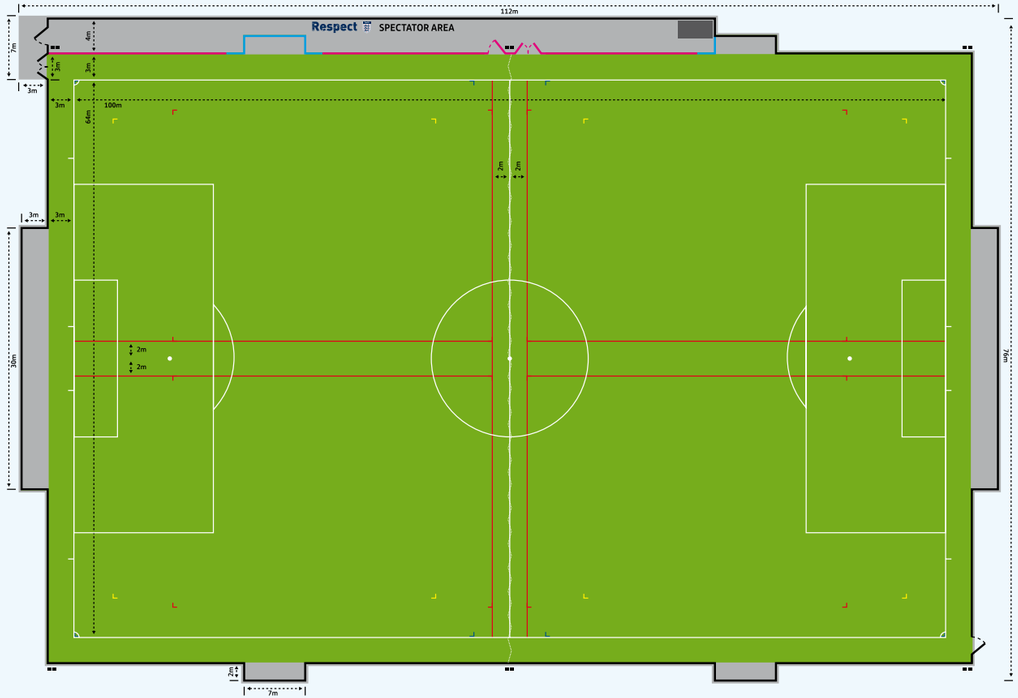
Over-markings:
4 at 48m x 30m
(training only)

Corner markings:
2 at 64m x 46m
(U11/U12, 9v9*)

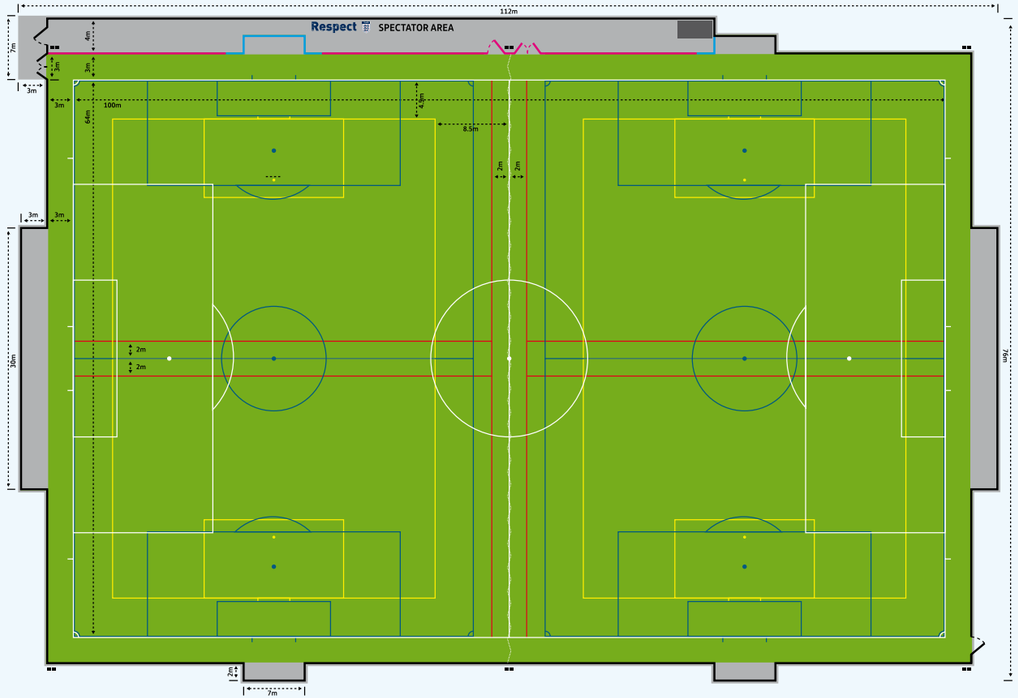
2 at 55m x 37m
(U9 / U10, 7v7)

4 at 37m x 27m
(U7 / U8, 5v5)

*Smaller than recommended size, but acceptable for matchplay use



Fence height key
- 4.5m
- 2m
- 1.2m



Over 18 and Adult Football
Option 2

Site footprint:
112m x 76m

Main pitch size:
100m x 64m
(110yds x 70yds)

Over-markings:
2 at 64m x 46m
(U11/U12, 9v9*)

2 at 55m x 37m
(U9 / U10, 7v7)

4 at 48m x 30m
(training only)

*Smaller than recommended size, but acceptable for matchplay use

Fence height key
- 4.5m
- 2m
- 1.2m

Over 18 and Adult Football
Option 3

Site footprint:
112m x 76m

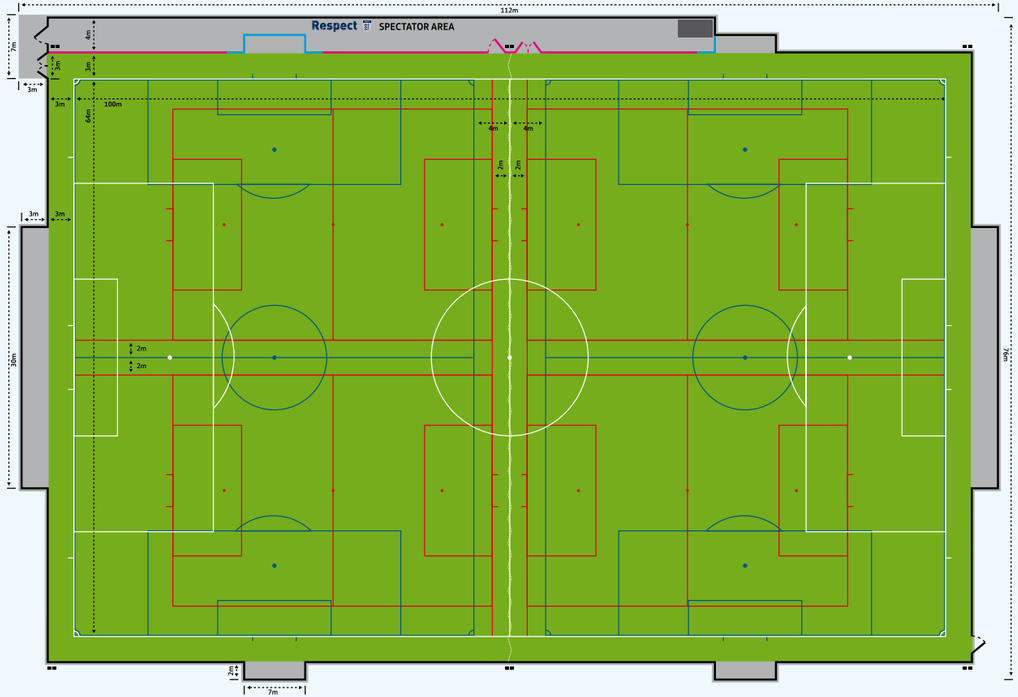
Main pitch size:
100m x 64m
(110yds x 70yds)

Over-markings:
2 at 64m x 46m
(U11/U12, 9v9*)

4 at 37m x 27m
(U7 / U8, 5v5)

4 at 48m x 30m
(training only)

*Smaller than recommended size, but acceptable for matchplay use



Fence height key
- 4.5m
- 2m
- 1.2m

Over 18 and Adult Football
Option 4

Site footprint:
112m x 76m

Main pitch size:
100m x 64m
(110yds x 70yds)

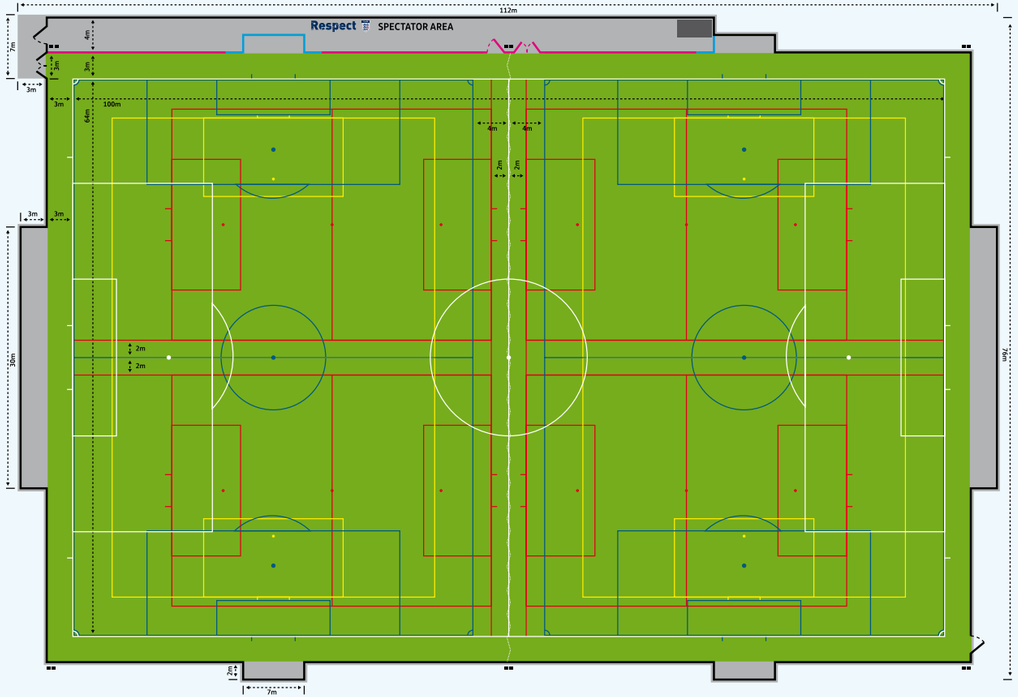
Over-markings:
2 at 64m x 46m
(U11/U12, 9v9*)

2 at 55m x 37m
(U9 / U10, 7v7)

4 at 37m x 27m
(U7 / U8, 5v5)

4 at 48m x 30m
(training only)

*Smaller than recommended size, but acceptable for matchplay use



Fence height key
- 4.5m
- 2m
- 1.2m

Refurbishment of a 101m x 63m Sand-based Pitch
Option 1

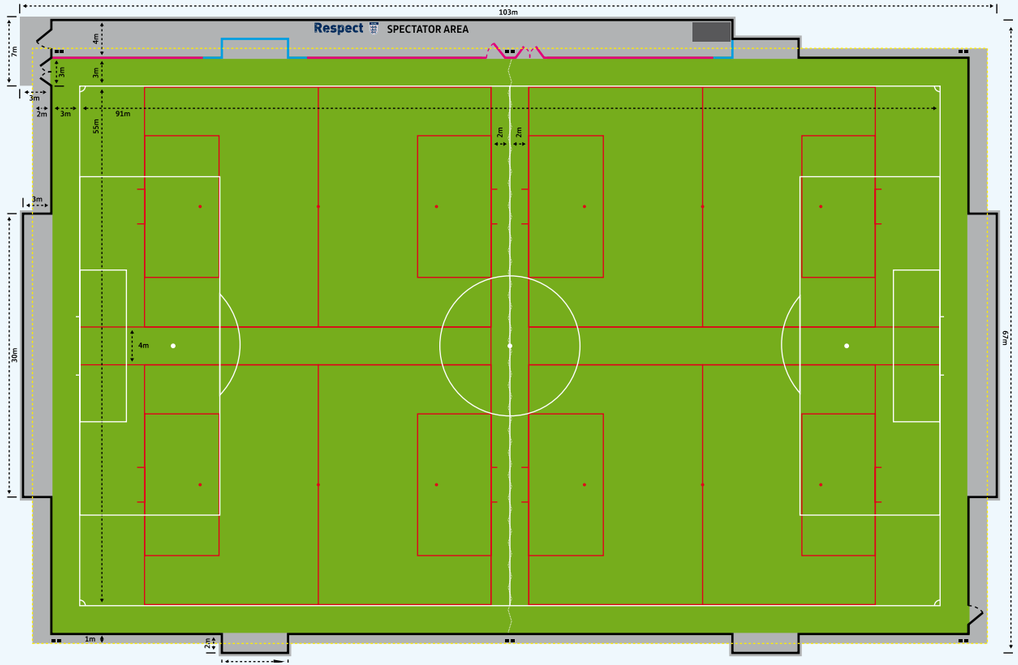
Site footprint:
103m x 67m

Main pitch size:
91m x 55m
(100yds x 60yds)

Over-markings:
4 at 37m x 25.5m
(U7 / U8, 5v5*)

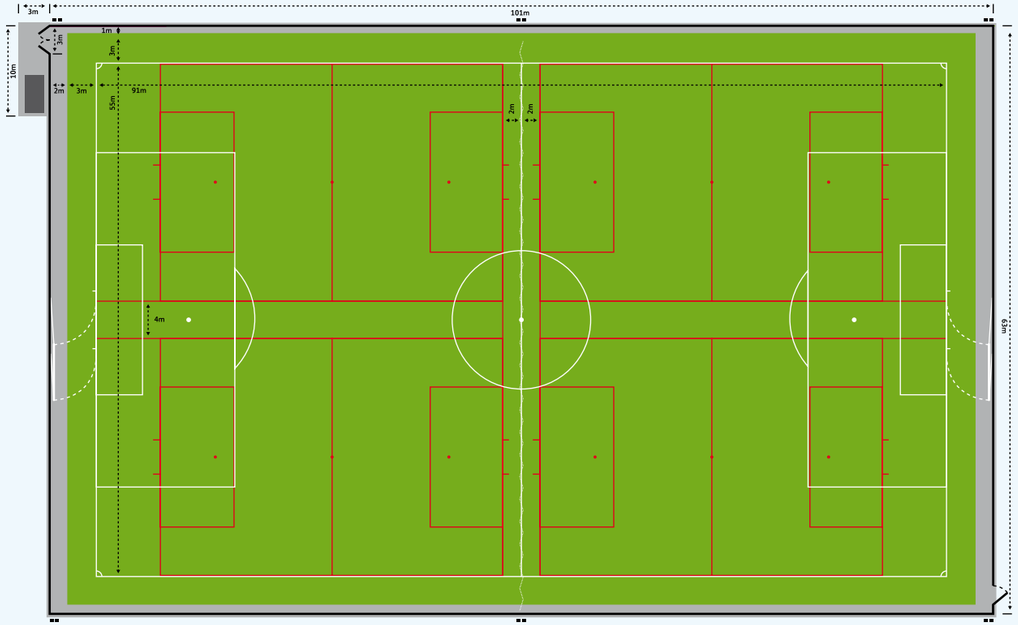
4 at 43.5m x 25.5m
(training only)

*Smaller than recommended size, but acceptable for matchplay use



Fence height key
- 4.5m
- 2m
- 1.2m
- Original site boundary

In this example, the existing internal path will remain in situ and the fence line will be moved to the existing inner kerb line. While the existing surrounding path will act as a 1m mowing strip for the majority of the site, the pitch footprint will need to be extended to install goal recesses. The new fence posts will be installed into the macadam surround outside of the pitch kerb; the surrounding path will then be slurry sealed upon completion to provide a suitable finished surface.



Refurbishment of a 101m x 63m Sand-based Pitch
Option 2

Site footprint:
101m x 63m

Main pitch size:
91m x 55m
(100yds x 60yds)

Over-markings:
4 at 37m x 25.5m
(U7 / U8, 5v5*)

4 at 43.5m x 25.5m
(training only)

*Smaller than recommended size, but acceptable for matchplay use.

Fence height key
- 4.5m
- 2m
- 1.2m

In this example, the existing fencing and tarmac area will remain in situ. Mini soccer goals for cross play and training will need to be stored on the tarmac area when not in use. Swing goals will be used for the 11v11 pitch.

Stadia FTP
New build ground

Site footprint:
120m x 87m

Main pitch size:
100m x 64m
(110yds x 70yds)

Over-markings:
None – cross-play would need to be marked in flat cones



The size of the spectator area will differ from ground to ground depending on the League Ground Grading requirements; 4m is shown here purely for illustrative purposes.

Fence height key
- 4.5m
- 1.1m



Although rugby training can be carried out on all of the layouts provided so far, this pitch layout should be used for sites that require club rugby matches to be played on the pitch and an IRB compliant surface.

Football and Rugby Union Recommended Layout

Site footprint:
126m x 86m

Main pitch size:
100m x 64m
(110yds x 70yds)

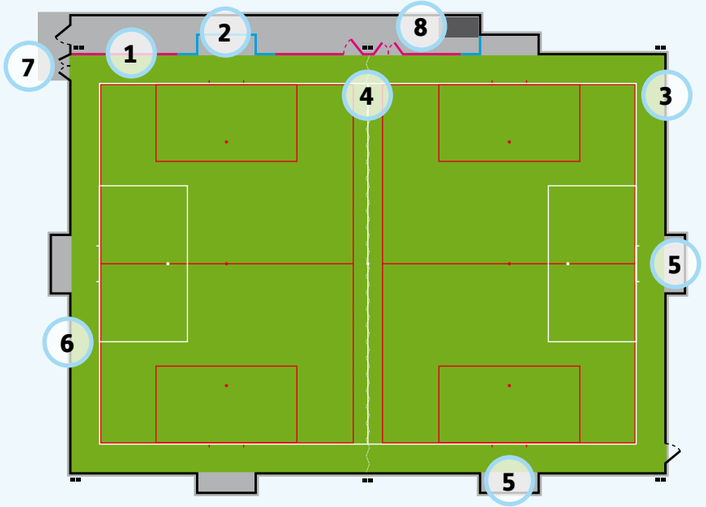
Over-markings:
None – cross-play would need to be marked in flat cones

Fence height key
- 4.5m
- 2m
- 1.2m

Appendix 2: Common Elements of FTP Sites

While The FA recognises that each facility will be different, and that local factors may affect exact site specifications, there are some elements which are considered essential.

This diagram highlights certain key areas and provides illustrative photographs to assist in the correct implementation of the most common of these elements.





1) 1.2m in-filled pitch perimeter barrier to divide spectator area from FTP surface



2) 2m fencing to protect spectators behind goals



3) 4.5m high fencing around the edge of the facility



4) Curtains used to divide pitch widthways



5) Recessed tarmac areas allow safe storage of goalposts when not in use



6) A minimum 300mm mowing strip around outside of fencing to protect bounding boards and fence



7) Double gate access onto main pitch area for maintenance machinery etc



8) Storage boxes located inside compound for extra security

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County FA Football Development Managers
Alternatively, get in touch with your local County FA's Football Development Manager; a complete list of contact details can be found online at TheFA.com/my-football/more/county-fa





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1863 150 YEARS 2013

AVAILABILITY ASSESSMENT

Sequential Site No. **01**	
Site Name: **Dockside (Garth Lane)**	
OS Ref: **TA 2693 0961**	
Site Area: **5.9 Acres (2.5 ha)**	

1.0 BASELINE DEVELOPMENT AREA

The Dockside (Garth Lane) site is currently 5.9 acres (2.5 hectares) in area and is irregular in shape. As identified within the enclosed Baseline Development Plan (SLR drawing no. 425.01679.00003/BLP-01), the Dockside (Garth Lane) site is approximately 10.24 acres (4.03 hectares) short of the necessary site area to accommodate the baseline development. As such, for this site to be considered further, it is necessary to review the opportunities for site expansion beyond the original Dockside (Garth Lane) appraisal site.

1.1 Constraints to Site Expansion

The Dockside (Garth Lane) site is constrained by the presence of the River Freshney and Alexandra Dock along its southern and eastern bounds. The listed properties of Haven Mill (listing ref. 1379840) and West Haven Maltings and Garth Buildings (listing ref. 1379841) are also located along the southern and southwestern bounds of the site, between Garth Lane and the River Freshney.

Beyond the River Freshney to the south is the designed town centre of Grimsby, including Freshney Place Shopping Centre. Beyond the River Freshney/Alexandra Dock to the east are a range of retail and business occupants located along Victoria Street; the most notable occupants include Home Bargains, B&M Homestore, the job centre and the Stagecoach bus depot. Smaller occupants in this area include Cue World sports bar (snooker and pool hall), Kwik-Fit and Dolphine hand car wash. Beyond Victoria Street is a Tesco 'extra' foodstore, Grimsby Police Station, Grimsby Magistrate's Court and the Telephone Exchange.

The area to the west of the Dockside (Garth Lane) site predominantly consists of private residential properties located along Alexandra Road and surrounding streets. Beyond these residential properties are Ormiston South Parade Academy and a small Asda foodstore.

The area immediately north of the Dockside (Garth Lane) site is known as 'Fisherman's Wharf' and is currently occupied by a large Class A1 Sainsbury's retail unit and associated petrol filling station, a pumping station for the River Freshney, Alexandra Dock Business Centre, Heritage House office building, the Fishing Heritage Centre and the Water Sports Centre.

Beyond Corporation Road is Alexandra Retail Park (which includes occupants such as Matalan, SCS, and Pets at Home), Sui Generis car showrooms (including Citroen, MG,

Peugeot, Ford, Kia Motors and Fiat) and other smaller retail units including Fleurtations florists and the Dulux Decorator Centre. Corporation Bridge, which crosses the River Freshney to the north east of the site is also Grade II listed (listing ref. 1379432).

1.2 Area considered for potential expansion

As identified within the enclosed Baseline Development Plan (SLR drawing no. 425.01679.00003/BLP-01), due to the site constraints it is unfeasible to consider the expansion of the Dockside (Garth Lane) site to the south, east or west. As such, consideration has been given to the ability for the site to be expanded northwards.

To accommodate the baseline development, expansion across Fisherman's Wharf would be required. However, notwithstanding the clear preference for a contiguous baseline development area, it would also be necessary to examine the potential to locate the two grass community pitches beyond Corporation Road. Given that these pitches would be separated from the main baseline development site, consideration has been given to two alternate locations; to the east of Rendel Street or to the west of Rendel Street.

2.0 FUNCTIONAL & ENABLING DEVELOPMENT AREA

Further to the above, it should be duly noted that the Dockside ('Garth Lane') site is approximately 26.3 acres (10.53 hectares) short of the site area necessary to accommodate the functional development.

Whilst it is accepted that an 'in-centre' site can lower the necessary parking provision, there is a realistic requirement for a significant parking provision associated with the community use of the football stadium and associated pitches even in an 'in-centre' location. Without any parking provision the development will likely impact upon the accessibility of the surrounding highway network and fail to accommodate the benefits envisaged under the Community Impact and Social Value Assessment (April 2015).

The site will also be unable to accommodate any of the enabling development required to finance the Community Football Stadium. If Dockside (Garth Lane) were to be developed, all enabling development would have to be located 'off site'.

3.0 EXTANT USE

The Dockside (Garth Lane) site itself comprises of vacant hardstanding and minor areas of scrub land. However, as outlined above, the remainder of the required baseline development area is a mixture of Class A1 (retail), Class D1 (non-residential institutions), Class B1 (business), Class B2 (general industrial) and Sui Generis uses.

4.0 OWNERSHIP

As identified within the enclosed Title Plan (SLR drawing no. 425.01679.00003/TTP-01), the baseline development area for the Dockside (Garth Lane) site and the surrounding area are in multiple ownerships, including:

- North East Lincolnshire Council;
- BLSSP (PHC 33) Limited (who lease to Sainsbury's Plc);
- Associated British Ports (with an option for purchase or sale to Henry Boot Developments Limited);
- Southam Properties Limited;
- Zurich Assurance Limited;
- Stagefirst Limited;
- Anglian Water Services Limited; and

- Monica Ruth Brasted, Norman Brasted, Andrea Griffiths and Tanya Brasted.

The baseline development site area is therefore considered to be within complex ownership which could severely impact upon both the cost and timescales for the acquisition of the quantum of land required for the development to take place. Furthermore, given that the majority of these landholdings are within active use (i.e. there are extant operators and leasehold interests), the land acquisition process would be protracted further by the need for multiple purchase options and could necessitate the use of CPO powers.

5.0 OPTIONS & RESTRICTIVE COVENANTS OF NOTE

It is understood that the majority of the Dockside (Garth Lane) site is subject to an option for sale or purchase by Henry Boot Limited from the date of 8th June 2007 (title no. HS339043).

The Fisherman's Wharf area required to accommodate the baseline development is subject to a number of restrictive covenants relating to minerals, rights of way, easement or right of light or air and access rights to the adjoining dock by Associated British Ports, Anglian Water Services Limited, Yorkshire Electricity Board and Sainsbury's (title no. HS111071, HS134584 and HS201043).

Amongst others, the Alexandra Retail Park is also subject to a number of restrictive covenants relating to minerals, rights of way, easement or right of light or air and access rights to the adjoining dock which is within the ownership of Associated British Ports (title no. HS126172).

Further analysis would be required to understand whether it would be necessary to vary or remove these covenants to allow the development of a Community Football Stadium to proceed.

6.0 PLANNING POLICY

6.1 Dockside (Garth Lane) Site Area

The Dockside (Garth Lane) site is allocated under Policy S2 of the North East Lincolnshire Local Plan 2003 (Saved Policies 2007) as a shopping area which will permit the development of the following uses:

- shops;
- financial and professional services;
- food and drink outlets;
- offices, research and development, light industry at first floor and above;
- hotels and hostels at first floor and above;
- residential institutions at first floor and above;
- dwellings and houses in multiple occupation at first floor and above, or as an ancillary element of a mixed use development;
- non-residential institutions;
- assembly and leisure not occupying primary shopping frontages;
- amusement centres (provided they accord with other Local Plan policies);
- laundrettes not occupying primary shopping frontages;
- taxi and private hire business not occupying primary shopping frontages.

The aim of the Dockside site is to maintain and enhance the role of shopping areas for the local economy and combine shopping developments with other complimentary uses.

Furthermore, part of the Dockside site, adjacent to Alexandra Dock, is allocated for use as Proposed Amenity Open Space within the North East Lincolnshire Local Plan 2003 (Saved

Policies 2007). Under Policy LTC3, this area of land is allocated to improve the quality and quantity of amenity open space and facilities thereon in response to changes to standards and current usage patterns. Any redevelopment of this land would require to be assessed and new provisions sought where appropriate.

The Dockside (Garth Lane) site has been identified as an area suitable for the creation of a new mixed use development including retail and residential within a number of the evidence base documents which have gone into the preparation of the Pre-Submission Draft Local Plan. These documents include the Retail and Leisure Study (2005), Grimsby Town Centre Masterplan (2009), the Retail, Leisure and Three Centres Study (2013), Consultation Draft Local Plan (2015) and the Grimsby and Cleethorpes Town Centres Investment Plan (February 2016).

The redevelopment theme outlined within these evidence base documents is continued within the emerging Pre-Submission Draft Local Plan as the Dockside (Garth Lane) site is identified as a Town Centre Opportunity Site under Policy 22.

Policy 22 identified the Garth Lane site as being capable of accommodating a range of town centre uses including the following;

- 23,210m^2 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.

As part of the Opportunity Site as outlined in Policy 22, the Dockside (Garth Lane/Alexandra Dock) has been identified for mixed use including retail (A1), leisure (A3, A4, D1, D2) and office (B1a/b), with the potential for some residential (C3).

The location of the Dockside (Garth Lane) site is located within Flood Zone 3 and within 'Zone 2 Outer Protection Zone for groundwater source protection. The following policies of the Pre-Submission Draft Local Plan 2016 will be relevant for any future development on this site;

- Policy 32 – Flood Risk; and
- Policy 33 – Water Management.

From the above, it can be seen that NELC's planning policies place a clear emphasis on the redevelopment of the site for retail, housing, offices, hotel or similar town centre uses. As such, it is clear that the development aspirations for this site are not in accordance with bringing forward a Community Football Stadium development.

6.2 Wider Baseline Site Area

The wider area required to accommodate the baseline development is allocated under Policy S3 of the North East Lincolnshire Local Plan 2003 (Saved Policies 2007), whilst the Sainsbury's site is specifically allocated under Policy S3/3. This policy identifies that within the Commercial Area, as defined on the Proposal Maps, development proposals for the following uses will be permitted provided there are no unacceptable transport problems:

i. shops (selling bulky goods);
ii. financial and professional services;
iii. food and drink outlets;

iv. offices, research and development, light industry;
v. general industry, provided it is located north of Corporation Road/Market Street, west of Freeman Street and east of Alexandra Dock;
vi. storage and distribution;
vii. non-residential institutions;
viii. assembly and leisure;
ix. amusement centres (provided they accord with other Local Plan policies);
x. laundrettes;
xi. petrol filling stations;
xii. sale or hire of motor vehicles;
xiii. taxi and private hire business.

Furthermore, the following uses will be acceptable provided that adequate measures are incorporated to minimise the adverse effects of commercial/industrial uses on residential amenities:

i. hotels and hostels;
ii. residential institutions at first floor and above;
iii. dwellings (including flats and houses in multiple occupation) at first floor and above, or as an ancillary element of a mixed use development.

These adjoining sites are not allocated within the forthcoming Pre-Submission Draft Local Plan but are identified for their existing commercial uses within the various evidence documents.

7.0 PLANNING HISTORY

The available planning history for the Dockside (Garth Lane) site and the surrounding baseline development area has been obtained from an online planning history search via the NELC website. Details of the relevant planning history records are provided within the table below:

Dockside (Garth Lane) and Fisherman's Wharf		
Application No.	Description of Development	Decision & Date
DC/48/07/WMA	Demolition of existing buildings on Travis Perkins site, erect new vehicle/pedestrian bridge across the River Freshney, construct 11 retail units with 27 apartments above, demolition of existing Water Sports Centre and construction of replacement Water Sports Centre adjacent to the pumping station. Provide ancillary parking.	Withdrawn 15th December 2009
DC/946/10/WMA	Application for new Listed Building Consent to replace extant listed building consent DC/252/05/WMA in order to extend time limit for implementation - Demolish non Listed Building. Renovation of Listed Building to form apartments, bar & restaurant, car parking & restaurant.	Approved 23rd January 2011
DC/947/10/WMA	Application for new planning permission to replace an extant application DC/258/05/WMA in order to extend time limit for implementation - Demolition of non listed building. Retention of existing listed building to form apartments & bar/restaurant. New build apartment block, parking and restaurant	Withdrawn 3rd June 2014
DC/865/09/WMA	Change of use to a temporary commercial car park	Approved (temporary) 19th January 2009
DM/0744/14/PAC	Prior Approval application to change the use from office space to 20 residential apartments	Granted 2nd September 2014
DC/287/04/WMA	Erect extension to property to contain Air Conditioning	Approved 5th

Dockside (Garth Lane) and Fisherman's Wharf		
	Condenser Unit	May 2004
DC/523/11/WMA	Creation of a new lockable cycle storage compound	Approved 12th September 2011
DC/1056/09/WMA	Installation of 2 timber window frames on the first floor	Approved 26th April 2010
DC/100/11/WMA	Construction of DDA compliant covered entrance way replacement of internal doors & alterations to 2 external steel fire escapes	Approved 24th March 2011
DC/138/13/WMA	Change of use from a business unit to a pharmacy for the preparation and dispensing of prescriptions	Approved 22nd April 2013
DC/1059/10/WMA	Proposed external plant for use by supermarket	Approved 1st February 2011
DC/1007/09/WMA	Reconfiguration of the car park layout, site access and egress and new landscaping, being an amendment to previously approved application DC/954/08/WMA.	Approved 18th June 2010
DC/1007A/09/WMA	Details in discharge of Conditions 3 (Trees) & 4 (Footpath) pursuant to DC/1007/09/WMA	Approved 20th October 2010
DC/954/08/WMA	Reconfiguration of the car park layout, associated landscaping, 1.8m railings and demolition of clock tower and brick walkway in accordance with amended plans received on 1st December 2008	2nd December 2008
DC/116B/10/WMA	Details in Discharge of Conditions 3 (Contamination) and 4 (Investigation and Risk Assessment) pursuant to DC/116/10/WMA	Refused 9th December 2011
DC/116/10/WMA	Replacement of existing underground fuel storage tanks with 3 no. new 60,000 litre underground fuel storage tanks	Approved 30th June 2010
DC/116C/10/WMA	Details in discharge of conditions 3, 4, 5, 6 & 7 pursuant to DC/116/10/WMA	Approved 11th April 2012

Land to West of Rendel Street		
Application No.	Description of Development	Decision & Date
DC/848/07/WMA	Change of use of land for sale and display of motor vehicles, associated car parking, landscaping and erection of flood lights	Approved 31st October 2007
DC/1457/07/WMA	Retention of sales office	Approved (temporary) 1st April 2009
DC/359/11/WMA	Demolish existing maintenance building and lay tarmac to match existing, demolish former body shop office, archive store and brick built HGV service ramps	Approved 15th July 2011
DC/412/09/WMA	Display 3 internally illuminated fascia signs & 1 externally illuminated totem sign	Approved 2nd October 2009
DC/465/10/WMA	Citroen fascia sign, 6m high totem sign, Citroen entrance door marker signs, 3 no. 6m high flagpoles, single sided flag sign, commercial vehicle sign in accordance with amended plans received 6th August 2010	Approved 1st September 2010
DC/823/11/WMA	Display 2 advertisement flags on poles	Approved 5th December 2011
DC/1272/07/WMA	Alterations to existing covered used car display area to form 4 enclosed showrooms, provision of steps, vehicle ramps and bollards across site entrances	Approved 17th January 2008
DM/0356/14/FUL	Variation of Condition 1 (Limited Period Permission) attached to planning application DC/1457/07/WMA to continue the siting of temporary sales office	Approved 1st April 2014
DM/0921/14/FUL	Proposed new enclosed wash building and bin store (previously approved as an open wash pad/bin enclosure – DC/706/12/WMA)	Approved 28th November 2014

Land to West of Rendel Street		
DM/1284/14/ADV	Retrospective application for the installation of various illuminated and non-illuminated signs	Approved 28th August 2015
DC/847/12/WMA	Display one internally illuminated fascia sign and one internally illuminated pylon sign	Approved 16th January 2013
DC/194/09/WMA	Display 2 fascia signs, 1 entrance statement and 1 totem sign	Approved 18th May 2009
DC/706/12/WMA	Demolition of existing wash/valet building and store building, erection of wash pad and bin enclosure and installation of new gates and fencing	Approved 28th November 2012

Land to East of Rendel Street		
Application No.	Description of Development	Decision & Date
DC/659/11/WMA	Display 1 internally illuminated fascia, 1 internally illuminated totem, 1 non illuminated directional sign, 1 internally illuminated service sign and 1 externally illuminated freestanding entrance sign.	Approved 12th October 2011
DM/0084/16/NTC	Prior notification application for installation of a DSLAM cabinet	No Observations 28th January 2016
DM/0031/16/FUL	Variation of Condition 2 of application 39460 and variation of Condition 13 of application 38913 to allow for flexibility in the location / unit of approved open A1 retailing within the established retail park. The condition to be varied to read: 'From the date of this permission, the existing retail units shall not exceed 14,027 sqm GIFA, of which no more than 4,680 sqm GIFA is permitted to be used for open A1 retailing and all other floorspace shall not be used for the sale of food other than confectionery and pet food. At no time shall there be more than 3 Units at the Site in use for open A1 trading.	Approved 24th March 2016
DC/268/08/WMA	Display 2no. freestanding 6m high illuminated advertising totem signs	Approved 6th June 2008
DM/0043/16/FUL	Replace existing light columns across Retail Park and re-clad existing retail units	Pending Consideration
P45230	Change of use to form Class A1 retail with revised car parking layout and installation of condensing unit and panels	Approved 1st February 1995
DC/320/11/WMA	Display 2 internally illuminated fascia signs, 1 internally illuminated individual lettering sign mounted on to a panel with goalpost and 3 non illuminated elevation graphic board signs in accordance with amended elevation plans date stamped received by the Local Planning Authority on 16th June 2011	Approved 27th June 2011
DM/0248/14/FUL	Change of use of land and water to create a marina	Approved 8th July 2014
DM/0278/16/FUL	Erect single story extension to rear	Pending Consideration
DC/443/10/WMA	Install new double glazed window next to main entrance and 5 new bollards	Approved 27th July 2010
DC/308/07/WMA	Proposed illumination signage	Approved 8th May 2007

The above records indicate that there is an extended planning history to the Dockside site and the wider area required to accommodate the baseline development. Furthermore, the planning history also indicates that there is ongoing development aspirations by those currently located within the baseline development area. As such, it is likely that any land deal for the acquisition of the larger baseline development area would be extremely protracted given the ongoing interests by the incumbent occupants.

8.0 COMPULSORY PURCHASE

NELC is willing to utilise Compulsory Purchase Order ('CPO') powers but only in circumstances where engagement with a willing land owner is not a possibility. As such, sites can only be made available through the use of CPO powers when there are no other sites considered available.

The use of CPO powers will potentially impact adversely on the timescales for deliverability of any particular site. It will also involve potentially high costs on the part of the acquiring authority. As such, the potential for the use of CPO powers will need to be considered in accordance with the complexity of the site ownership.

9.0 ACTIVE MARKETING

With the exception of office space within Heritage House and Unit D of Alexandra Retail Park, no active marketing of the site or the wider baseline development area is currently taking place.

10.0 CONSULTATION WITH LANDOWNERS

Given that the site is extremely constrained and there are complex ownership conditions at the site, it is considered unlikely that the necessary land area for the baseline development could be obtained without the need for the use of CPO powers.

As such, given the desire to avoid contacting landowners unnecessarily, this site is considered unavailable in the short to medium term and no consultation has been undertaken with the various landowners outlined above.

11.0 TIMESCALES FOR DEVELOPMENT

Given the complex nature of the site ownership, including the purchase option by Henry Boot Limited and various restrictive covenants, it is considered that the site is unlikely to become available for development in the short or medium term. Therefore, it is reasonable to assume that these complexities could negatively affect the ability to obtain the necessary development area.

Given that GTFC has identified a need to develop the Community Football Stadium within a 3-5 year period, it is concluded that this site will not become available within the necessary timescales for development.

12.0 CONCLUSION

Given the complex site ownership issues outlined above, SLR concludes that this site cannot be considered reasonably 'available' for development as a Community Football Stadium and should be discounted from any subsequent 'viability' assessment that is to be undertaken.

N

Alexandra Retail Park

Alexandra Retail Park

Superstore

Garage

Depot

Garage

Corporation Bridge

Alexandra Dock

Bridge House

Palace Court

Museum

Depot

Pumping Station

Sluice

Weir

Posts

Ormiston South Parade Academy

West Huron Children's Centre

Vest Haven

River Freshney

Somerskeby Oak

Staging masonry

Car Park

Alexandra Dock Business Centre

Alexandra Road

Corporation Road

Tennyson Street

Alfred Street

Elizabeth Mews

South Parade

Somersby Street

Garth Lane

Frederick Ward Way

Freeport Wharf

Watkin Street South

Ashbourne Grove

Fairholme Way

Vermont Way

Haven Mill

Simonite Bridge

NOTES

NOTES TEXT

LEGEND

SITE BOUNDARY

3 FULL SIZED FLOOD-LIT PITCHES

2 GRASSED PITCHES (OPTION 1)

2 GRASSED PITCHES (OPTION 2)

MAIN STADIUM

0 80m 200

Metres 1:2500

83 VICTORIA STREET
LONDON
SW1H 0HW

T: 44 (0)203 691 58102
www.slrconsulting.com

DOCKSIDE

SEQUENTIAL SITE ASSESSMENT

BASELINE PLAN

425.01679.00003 / BLP - 01

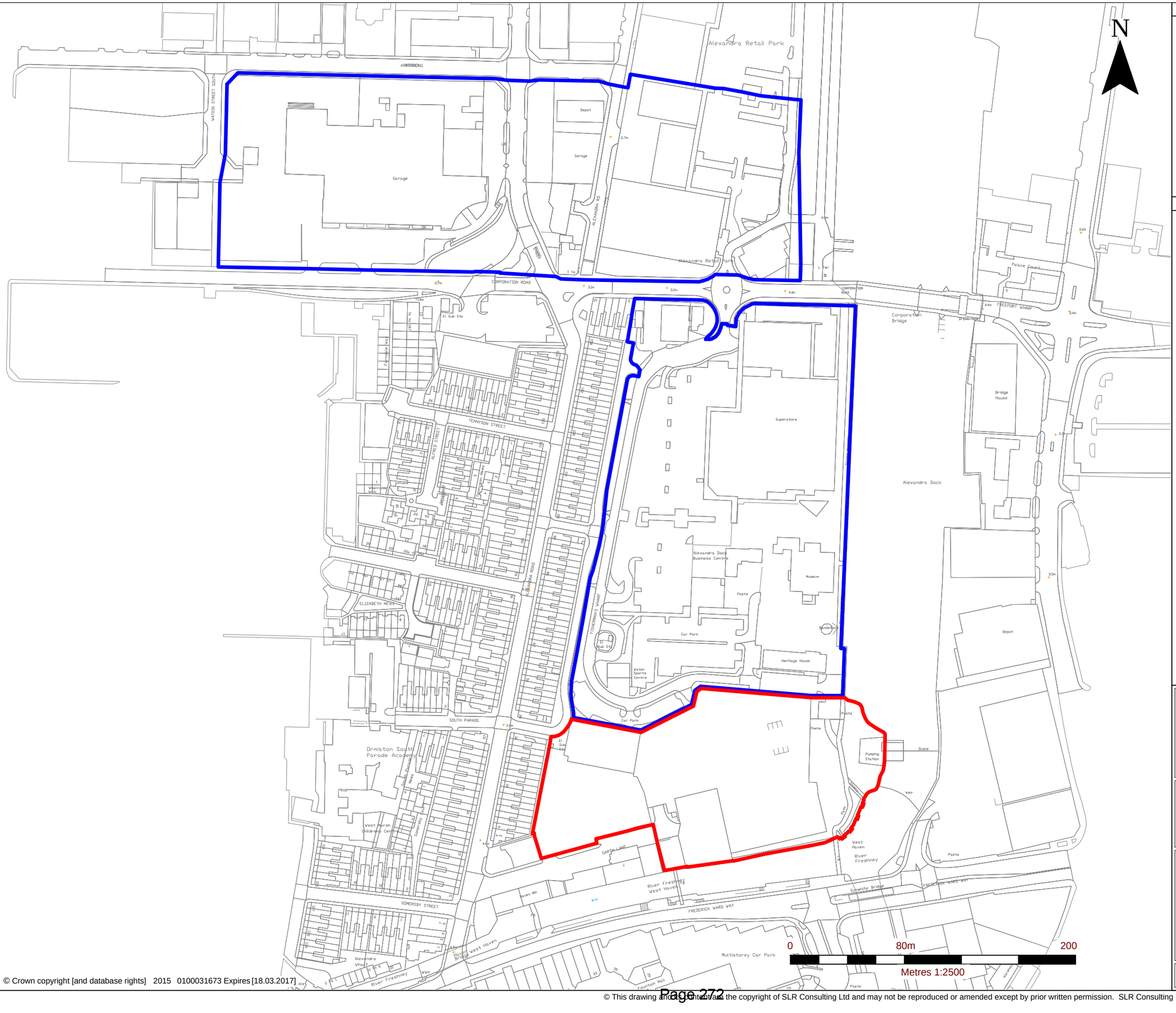
Scale 1:2500 @ A3

Date MARCH 2016

425.01679.00003.16.BLP-01to06.0 Baseline_plans (multilayout).dwg

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NOTES

LEGEND

SITE BOUNDARY

POTENTIAL ADDITIONAL LAND REQUIRED

SLR global environmental solutions

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DOCKSIDE

SEQUENTIAL SITE ASSESSMENT

SITE LOCATION WITH PROPOSED LAND AQUISITION BOUNDARIES PLAN

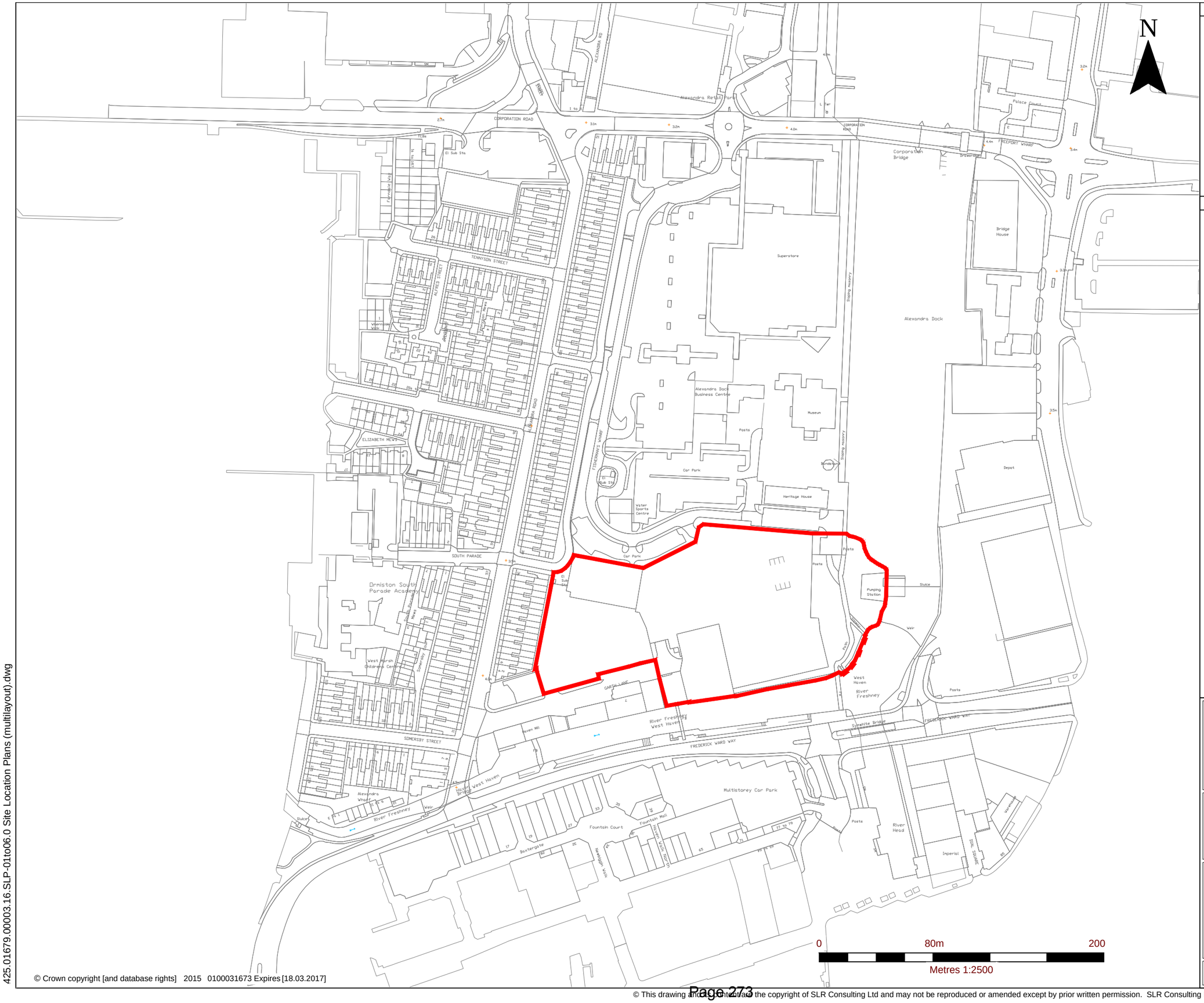
425.01679.00003 / SLA - 01

Scale	Date
1:2500 @ A3	MARCH 2016

425.01679.00003.16.SLA-01to06.0 Site Location with Proposed Land Aquisition Boundaries (multilayout).dwg

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NOTES

NOTES TEXT

LEGEND

SITE BOUNDARY

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DOCKSIDE

SEQUENTIAL SITE ASSESSMENT

SITE LOCATION PLAN

425.01679.00003 / SLP - 01

Scale	Date
1:2500 @ A3	MARCH 2016

425.01679.00003.16.SLP-01to06.0 Site Location Plans (multilayout).dwg

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NOTES

LEGEND

SITE BOUNDARY

MAIN STADIUM

0 80m 200

Metres 1:2500

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DOCKSIDE

SEQUENTIAL SITE ASSESSMENT

SENSITIVITY OPTION - STADIA ONLY BASELINE PLAN - OPTION 1

425.01679.00003 / SOBP-01

Scale 1:2500 @ A3

Date MAY 2016

425.01679.00003.16.SOBP-01.0 Sensitivity_Option_Baseline_Plans_Dockside.dwg

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N

LEGEND

- SITE BOUNDARY
- OWNERSHIP BOUNDARY (TITLE NUMBER HS111071) NORTH EAST LINCOLNSHIRE BOROUGH COUNCIL
- OWNERSHIP BOUNDARY (TITLE NUMBER HS134584) BLSSP (PHC 33) LIMITED
- OWNERSHIP BOUNDARY (TITLE NUMBER HS201043) BLSSP (PHC 33) LIMITED
- OWNERSHIP BOUNDARY (TITLE NUMBER HS339043) ASSOCIATED BRITISH PORTS. (HENRY BOOT DEVELOPMENTS LIMITED OPTION FOR PURCHASE OR SALE)
- OWNERSHIP BOUNDARY (TITLE NUMBER HS299350) SOUTHAM PROPERTIES LIMITED
- OWNERSHIP BOUNDARY (TITLE NUMBER HS126172) ZURICH ASSURANCE LTD
- OWNERSHIP BOUNDARY (TITLE NUMBER HS258831) STAGEFIRST LIMITED
- OWNERSHIP BOUNDARY (TITLE NUMBER HS353008) NORTH EAST LINCOLNSHIRE BOROUGH COUNCIL
- OWNERSHIP BOUNDARY (TITLE NUMBER HS353068) NORTH EAST LINCOLNSHIRE BOROUGH COUNCIL
- OWNERSHIP BOUNDARY (TITLE NUMBER HS147987) MONICA RUTH BRASTED AND NORMAN BRASTED. ANDREA GRIFFITHS AND TANYA BRASTED
- OWNERSHIP BOUNDARY (TITLE NUMBER HS111071) ANGLIAN WATER SERVICES LIMITED
- OWNERSHIP BOUNDARY (TITLE NUMBER HS66874) NORTH EAST LINCOLNSHIRE
- OWNERSHIP BOUNDARY (TITLE NUMBER HS353037) NORTH EAST LINCOLNSHIRE
- OWNERSHIP BOUNDARY (TITLE NUMBER HS195776) NORTH EAST LINCOLNSHIRE

0 20 40 60 80m 120 160 200

Metres 1:2000

SLR global environmental solutions

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DOCKSIDE

SEQUENTIAL SITE ASSESSMENT

TITLE PLAN

425.01679.00003 / TTP - 01

Scale	Date
1:2000 @ A2	MARCH 2016

425.01679.00003.16.TTP-01to06.0 Title_plans (multilayout).dwg

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AVAILABILITY ASSESSMENT

Sequential Site No. **02**	
Site Name: **Europarc**	
OS Ref: **TA 2344 1139**	
Site Area: **38.8 Acres (15.7 ha)**	

1.0 BASELINE DEVELOPMENT AREA

Based on the site area identified within the previous 'Suitability' based Sequential Assessment (April 2015), the Europarc site is 38.8 acres (16.3 hectares) in area and irregular in shape. However, following the undertaking of a site visit, it has become apparent that a proportion of the site, approximately 1.56 acres (0.63 hectares), has now been developed for a public house ('Beechwood Farm'). Furthermore, approximately 4.9 acres (1.99 hectares) is already developed for the necessary highways infrastructure into Europarc itself.

Given the above, the remaining land area within the Europarc site is approximately 32.37 acres (13.1 hectares). Whilst the remaining land provision is above the minimum site requirement for the baseline development, the irregular parcels of land, in terms of both shape and size, will require that opportunities for site expansion to be considered.

1.1 Constraints to Site Expansion

The Europarc site is constrained by the presence of the A180, slip roads and junctions with the A1136 to the south. These roads enter the Europarc site and further constrain the land parcels that would be available within the site itself.

The wider Europarc business park bounds the site to the northeast and east. Europarc occupants include (but are not limited to) Kerry, Seafish, Humber, Yara, Balfour Beatty, UECC, 2 sisters, Morrisons, Ultimate Packaging, ERIKS, TNT, Job Centre, Daniels Group and Auto Trail.

Finally, the site is bound to the northwest by Sweedale Croft Drain, beyond which is a range of agricultural fields bound by drainage ditches.



1.2 Area considered for potential expansion

As identified within the enclosed Baseline Development Plans (SLR drawing no. 425.01679.00003/BLP-02-1, BLP-02-2, BLP-02-3 and BLP-02-4), consideration has been given as to how the baseline development could be accommodated within the Europarc site by altering the development layout. Unfortunately, given the irregular size and shape of the land parcels remaining within the Europarc site, it is necessary to consider opportunities for site expansion.

Given the existing site constraints, the only realistic option for expansion of the Europarc site would be the agricultural field located to the northwest.

2.0 FUNCTIONAL & ENABLING DEVELOPMENT AREA

Again, whilst the Europarc site has a site area technically sufficient to accommodate the functional development, the irregular parcels of land, in terms of both shape and size, will require that opportunities for site expansion be considered for the site to be able to accommodate the functional development.

If available, the expansion of the site into the agricultural fields to the northwest could potentially allow for the functional development and some elements of enabling development to be accommodated in this location.

3.0 EXTANT USE

The Europarc site itself consists of undeveloped greenfield land, albeit within an area identified for B2/B8 (general industrial and/or storage and distribution) development (please see planning history section below), along with an area identified for Class A1/A2 (retail or financial and professional), A3 (restaurants and cafes), B1 (business), C1 (hotel), D1 (non-residential institution) and D2 (assembly and leisure) uses.

The adjoining grade 3 (good to moderate) agricultural fields to the northwest of the Europarc site are also greenfield in nature and has a proposed allocation for employment development within the Pre-Submission Draft Local Plan (Europarc Phase IV – ELR011). Please see the planning policy section below for further details.

Finally, the area around Sweedale Croft Drain is proposed to be allocated as a Local Wildlife Site ('LWS') within the Pre-Submission Draft Local Plan. As such, were this site to be developed, consideration would need to be given to the presence of this LWS. Again, please see the planning policy section below for further details

4.0 OWNERSHIP

As identified within the enclosed Title Plan (SLR drawing no. 425.01679.00003/TTP-02), the baseline development area for the Europarc site is within the ownership of Wykeland Properties Limited (title no. HS259675).

The adjoining agricultural fields to the northwest of the Europarc site are within the ownership of Sir Richard Sutton's Settled Estates (title no. HS366846).

5.0 OPTIONS & RESTRICTIVE COVENANTS OF NOTE

As outlined above, the Europarc site is within the ownership of Wykeland Properties Limited (title no. HS259675). In purchasing the Europarc site, Wykeland Properties Limited was required by the vendor to agree to a number of restrictive covenants as detailed below:

"8.1.4 the covenants herein contained are for the benefit of the land on the south side of the A180 Sheffield-Grimsby Trunk Road which is in the ownership of the Vendor at the date hereof and also for the benefit of the Retained Premises and each and every part thereof.

8.2 The Purchaser hereby covenants with the Vendor so as to bind the Property and its owner or owners for the time being.

8.2.1 Not to use or permit or suffer any other person firm or company to use the Property for residential purposes or as a leisure park, ***football/sport stadium,*** [SLR's emphasis] *cinema, retail park, supermarket, car showroom or (except as permitted in paragraph 8.2.3 below) for any other retail purpose.*

8.2.2 Subject to and save as permitted in paragraph 8.2.3 below not to use or permit or suffer any other person firm or company to use the Property otherwise than for a use or uses falling within Classes A2 B1 B2 or B8 in the Schedule to the Town and Country Planning (Use Clases) Order 1987 as in effect at the date hereof with no regard being given to any subsequent amendment thereof or to any later Order.

8.2.3 Notwithstanding the provisions of paragraph 8.2.2 and provided that the Purchaser complies in each case with the provisions set out in paragraphs 8.3.1.1 and 8.3.1.2 to 8.3.1.4 below it may be a part or parts of the Property.

8.2.3.1 as a conference venue hotel and restaurant and/or

8.2.3.2 to provide facilities intended to be used solely by persons employed on or visiting the Property including but not limited to small retail units, bank, post office and cafeteria provided that no such individual unit of facility exceeds 5,000 square feet net lettable area and the total floor area of all such units or facilities does not exceed 35,000 square feet net lettable area. The Transfer dated 23 December 1996 referred to above contains the following provisions which relate to the payment of additional moneys as therein mentioned.

"8.3 The Purchaser further covenants with the Vendor as aforesaid:

8.3.1 Not during the period of six years from the date hereof to use the Property as or for the purposes of a public house, petrol filling station or fast food operator without the prior written consent of the Vendor but after the expiry of the said period the Purchaser may use the property as or for the said uses provided that it complies with the following provisions:

8.3.1.1 it submits written details of any proposed development for the above uses to the Vendor; and

8.3.1.2 In the event of the sale freehold of any part of the Property it pays to the Vendor on completion a sum equal to fifty per cent of the difference between.

(i) the market value of the relevant part of the Property upon the assumption (if not a fact) that it is available for sale with vacant possession by a willing seller to a willing buyer, that all necessary planning and other permissions and consents for the said use will be obtained without onerous conditions and that it is undeveloped but fully serviced and ready for immediate development; and

(ii) the value of such part at the date hereof which is agreed to be £100,000 per acre.

8.3.1.3. In the event of any part of the Property being leased at a rack rent it pays to the Vendor an annual sum equal to fifty per cent of the difference in annual rent which the said part could command as industrial land and the rent which it could command for the proposed use on the agreed lease terms, such sum being payable by instalments out of the rents paid

by the tenant within 21 days after receipt and being increased as a result of any rent review. At the end of any such lease and the grant of another lease at a rack rent the same provisions shall apply in respect of that new lease and any subsequent rack rent lease. In the event of any sale of the freehold interest the provisions of paragraph 8.3.12 above shall apply

8.3.1.4 In the event of a lease being granted at a premium with or without a rent the provisions of paragraph 8.3.1.2 shall apply as if the said part had been sold freehold.

8.3.1.5 For the avoidance of doubt a payment made under paragraph 8.3.1.2 and 8.3.1.4 shall be a once and for all payment."

NELC's Chief Legal Officer has provided a legal opinion regarding the above which details the measures that would be required to remove the restrictive covenant relating to football/sports stadium development from the Europarc site. This legal opinion is provided within **Appendix J** of the main report. As outlined within the opinion, this covenant would likely require a protracted negotiation and would likely result in an exorbitant costs to the developer. As such, SLR concludes that this covenant would clearly impact upon the timescales for the development and also any subsequent viability of the Community Football Stadium itself.

6.0 PLANNING POLICY

6.1 Europarc Site Area

The Europarc site has been allocated under the North East Lincolnshire Local Plan (2003) (Saved Policies 2007) as an employment site allocated for the following uses;

- Office, research and development, light industry (B1);
- General industry (B2);
- Storage and distribution (B8); and
- Financial and professional services (A2).

Policy E6 of the Local Plan was 'saved' in 2007 and it was noted that the following uses will be permitted where they primarily serve the interest of the Europarc employment site:

- Shops (A1);
- Non-residential institutions (D1); and
- Assembly and leisure (D2).

An employment land review (ELR) was undertaken in 2014 which considered the Europarc site (reference ELR008). The ELR is part of the evidence base used in the production of the emerging Local Plan for North East Lincolnshire. The ELR considered the suitability of the Europarc site as an employment site noting that the site is well suited particularly to B1 or B2 uses with specific focus on the food processing sector. The site is considered that future development on the site will require appropriate support and that existing development has not been able to have been undertaken on site without public sector support.

The Pre-Submission Draft of the North East Lincolnshire Local Plan (2016) contains employment allocations and has designated the Europarc site as suitable for use classes B1 (business) B2 (general industrial) and B8 (storage and distribution. The 14.9ha site comprises Phase III of the Europarc development and has been designated by Policy 4 as suitable for food processing (Allocation Reference ELR008 a-c).

The Pre-Submission draft of the North East Lincolnshire Local Plan (2016) recognises the Europarc site as an existing employment site under Policy 5 and notes that employment sites will be safeguarded for employment uses.

The location of the Europarc site is located within Flood Zone 3. Policy 32 (Flood Risk) of the Pre-Submission Draft Local Plan 2016 would therefore be relevant for any future development on this site.

6.2 Wider Baseline Site Area

The adjacent land within the ownership of Sir Richard Sutton's Settled Estates is also allocated within the North East Lincolnshire Local Plan (2003) (Saved Policies 2007) as an employment site under Policy E20 (Strategic Employment Exceptions). This policy states that the release of major new areas of Industrial land will normally be resisted until the bulk of the allocated land has been developed. In exceptional circumstances, special consideration will be given to the release of land north of the A180 and east of the Stallingborough Water Meadows (142 ha) for a very large project provided:

i. There would be proven employment or other economic benefits to the local area;
ii. The development constitutes a major project which cannot be reasonably be accommodated on other allocated land;
iii. There are unacceptable infrastructure and servicing arrangements or transportation problems;
iv. The development includes extensive landscape screening along the A180; and
v. There are no overriding environmental or other planning objections.

Within the forthcoming Pre-Submission Draft Local Plan (2016) this adjoining site is allocated under Policy 4 (Site ELR011) for employment development, use Classes B1 (business), B2 (general industrial) and B8 (storage and distribution). ELR011 is specifically identified as 'Europarc Phase IV' for use within the Food Processing Sector.

In addition to the above, to accommodate the baseline development it would be necessary to build across Sweedale Croft Drain which has been allocated as a Local Wildlife Site within the Pre-Submission Draft Local Plan. Policy 40 (Biodiversity and Geodiversity) states that these sites are allocated in recognition of particular wildlife value and that they will be protected, managed and enhanced. Policy 40 continues by identifying that 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.

7.0 PLANNING HISTORY

The available planning history for the Europarc site and the surrounding baseline development area has been obtained from an online planning history search via the NELC website. Details of the relevant planning history records are provided within the table below:

Application No.	Description of Development	Decision & Date
DC/760/97/WOL	Application for approval of reserved matters pursuant to DC/518/96/WOL (Erection of 3 electricity substations)	Approved 30th September 1997
DC/929/99/WOL	Renewal of outline planning approval DC/518/96/WOL to develop land for B1, B2 B8 and A2 uses.	Approved 17th December 1999
DC/323/12/WOL	Development of remaining plots on Europarc – B1 (office, research & development, light industry), B2 (general industry), B8 (storage & distribution), C1 (hotel), A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), A4 (drinking establishments, D1 (non-residential	Approved 25 October 2012

Application No.	Description of Development	Decision & Date
	institutions (Crèche)), D2 (assembly & leisure (Gymnasium)) uses.	
DC/323A/12/WOL	Details in Discharge of Condition 4 (Surface Water Drainage Strategy) pursuant to DC/323/12/WOL	Withdrawn 1st November 2013
DC/800/13/WOL	Reserved matters application following outline approval (DC/323/12/WOL_ - for the creation of an amenity restaurant with associated parking and landscaping.	Approved 7th January 2014
DM/0202/14/CND	Details in discharge of Conditions: 3 (highway drainage), 4 (scaled plans) & 7 (wheel wash) pursuant to application DC/1119/10/WOL	Conditions complied with 4th April 2014
DM/0207/14/CND	Details in Discharge of Condition 3 (Construction Method) pursuant to DC/8--/13/WOL – (Reserved matters application following outline approval DC/323/12/WOL for the creation of an amenity restaurant with associated parking and landscaping).	Conditions complied with 10th April 2014
DM/0473/14/NMA	Non Material Amendment following grant of application DC/800/13/WOL (Reserved matters application following outline approval (DC/323/12/WOL_ - for the creation of an amenity restaurant with associated parking and landscaping) – Erect single story lean-to extension to back to accommodate enlarged freezer, omit service yard wall and replace with timber fence and omit patio terrace wall and replace with timber post and rope.	Accepted 29th May 2014.
DM/0452/14/ADV	Display three illuminated fascia signs, one illuminated single sided totem sign, one illuminated wall mounted sign, one illuminated & one non illuminated double sided free standing signs, two brass lantern with vinyl graphics, two non-illuminated panel signs, one illuminated menu free standing sign, one illuminated amenity board & two non-illuminated door plaques.	Approved 11th July 2014
DM/0518/14/REM	Reserved matters pursuant to DC/323/12/WOL for the erection of an industrial building with associated control point, car parking and landscaping with means of access, layout, scale and appearance to be considered.	Approved 17th September 2014
DM/0741/14/CND	Details in Discharge of Conditions 4 (Drainage), 5 (Flood Risk Management), 6 (Adoptable Road), 8 (Lighting Details) and 10 (Contamination) pursuant to DC/800/13/WOL (Reserved matters application following outline approval (DC/323/12/WOL) – for the creation of an amenity restaurant with associated parking & landscaping).	Conditions complied with 24th September 2014.

There are no available online planning history records for the adjacent land within the ownership of Sir Richard Sutton's Settled Estates.

As can be noted from the above planning history, the Europarc site obtained full planning permission relatively recently and the various development plots have been built out within the last 5 years. Given that the Europarc site already benefits from an extant planning permission for employment use, it would be necessary to justify the loss of existing employment land were a Community Football Stadium development be progressed at this site.

8.0 COMPULSORY PURCHASE

NELC is willing to utilise Compulsory Purchase Order ('CPO') powers but only in circumstances where engagement with a willing land owner is not a possibility. As such, sites can only be made available through the use of CPO powers when there are no other sites considered available.

The use of CPO powers will potentially impact adversely on the timescales for deliverability of any particular site. It will also involve potentially high costs on the part of the acquiring authority. As such, the potential for the use of CPO powers will need to be considered in accordance with the complexity of the site ownership.

9.0 ACTIVE MARKETING

Various development land parcels of Europarc are being actively marketed by Wykeland Properties Limited for Class B2/B8 (general industrial and/or storage and distribution), A1/A2 (retail or financial and professional), A3 (restaurants and cafes), B1 (business), C1 (hotel), D1 (non-residential institution) and D2 (assembly and leisure) uses. As identified above, the outline planning permission for these uses was originally granted in October 2012, under planning permission ref. DC/323/12/WOL.

The adjoining agricultural fields to the northwest of the Europarc site are not currently being actively marketed.

10.0 CONSULTATION WITH LANDOWNERS

Formal consultation has been undertaken with both Wykeland Properties Limited and Sir Richard Sutton's Settled Estates.

As confirmed within the attached response, Wykeland Properties Limited is satisfied for the Europarc site to be considered for the development of a Community Football Stadium as part of the 'Availability and Viability' elements of the Sequential Assessment. Notwithstanding, there is still a requirement to potentially expand the site into land owned by Sir Richard Sutton's Settled Estate.

Unfortunately, Sir Richard Sutton's Settled Estate does not wish for their site to be considered available for the development of a Community Football Stadium. Therefore, should this site be progressed, the use of CPO powers would be necessary to achieve the land requirement for either the baseline and/or functional development.

11.0 TIMESCALES FOR DEVELOPMENT

Given that the extant freeholders of the Europarc site and the adjoining agricultural fields do not wish to enter their sites for consideration of the development of a Community Football Stadium, this site cannot be considered available in either the short to medium term. Therefore, it is reasonable to assume that these complexities could negatively affect the ability to obtain the necessary development area. This is further exacerbated by the fact that the purchaser could need to utilise both CPO powers and to vary the extant restrictive covenants found within title no. HS259675.

Given that GTFC has identified a need to develop the Community Football Stadium within a 3-5 year period, it is concluded that this site will not become available within the necessary timescales for development.

12.0 CONCLUSION

Given the site ownership and title issues outlined above, SLR concludes that this site cannot be considered reasonably 'available' for development as a Community Football Stadium within the timescales required and should be discounted from any subsequent 'viability' assessment that is to be undertaken.

LEGEND

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0 80m 200

Metres 1:2500

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www.slrconsulting.com

EUROPARC

SEQUENTIAL SITE ASSESSMENT

BASELINE PLAN (OPTION 1)

425.01679.00003 / BLP - 02-1

Scale 1:2500 @ A2

Date MARCH 2016

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LEGEND

- SITE BOUNDARY
- 3 FULL SIZED FLOOD-LIT PITCHES
- 2 GRASSED PITCHES
- MAIN STADIUM

0 80m 200

Metres 1:2500

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425.01679.00003.16.BLP-02-2-Baseline_Europarc_OPTION2.dwg

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EUROPARC

SEQUENTIAL SITE ASSESSMENT

BASELINE PLAN (OPTION 2)

425.01679.00003 / BLP - 02-2

Scale 1:2500 @ A2

Date MARCH 2016

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LEGEND

- SITE BOUNDARY
- 3 FULL SIZED FLOOD-LIT PITCHES
- 2 GRASSED PITCHES
- MAIN STADIUM

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EUROPARC

SEQUENTIAL SITE ASSESSMENT

BASELINE PLAN (OPTION 3)

425.01679.00003 / BLP - 02-3

Scale	Date
1:2500 @ A2	MARCH 2016

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LEGEND

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0 80m 200

Metres 1:2500

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EUROPARC

SEQUENTIAL SITE ASSESSMENT

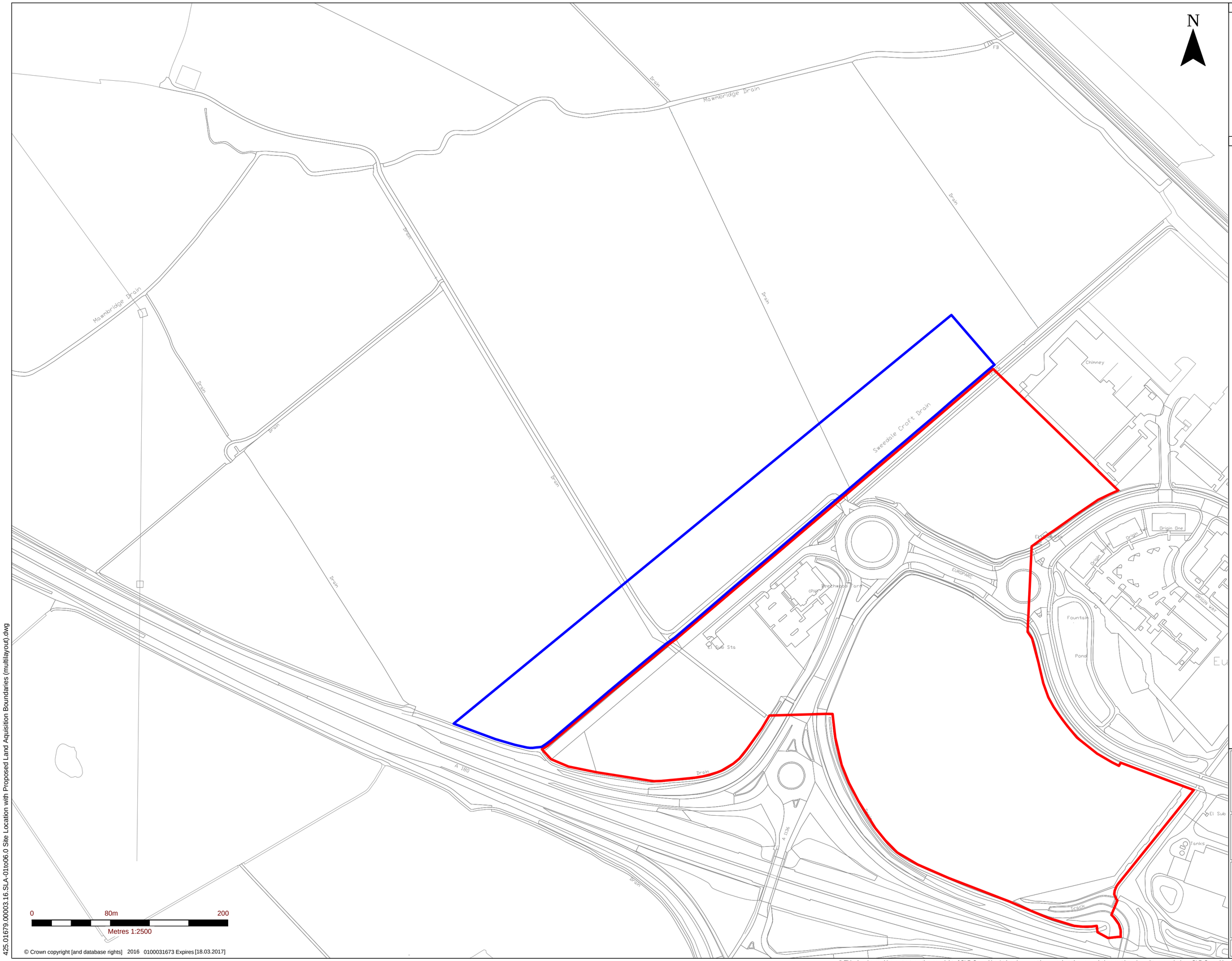
BASELINE PLAN (OPTION 4)

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Scale 1:2500 @ A2

Date MARCH 2016

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NOTES

LEGEND

SITE BOUNDARY

POTENTIAL ADDITIONAL LAND REQUIRED

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EUROPARC

SEQUENTIAL SITE ASSESSMENT

SITE LOCATION WITH PROPOSED AQUISITION BOUNDARIES PLAN

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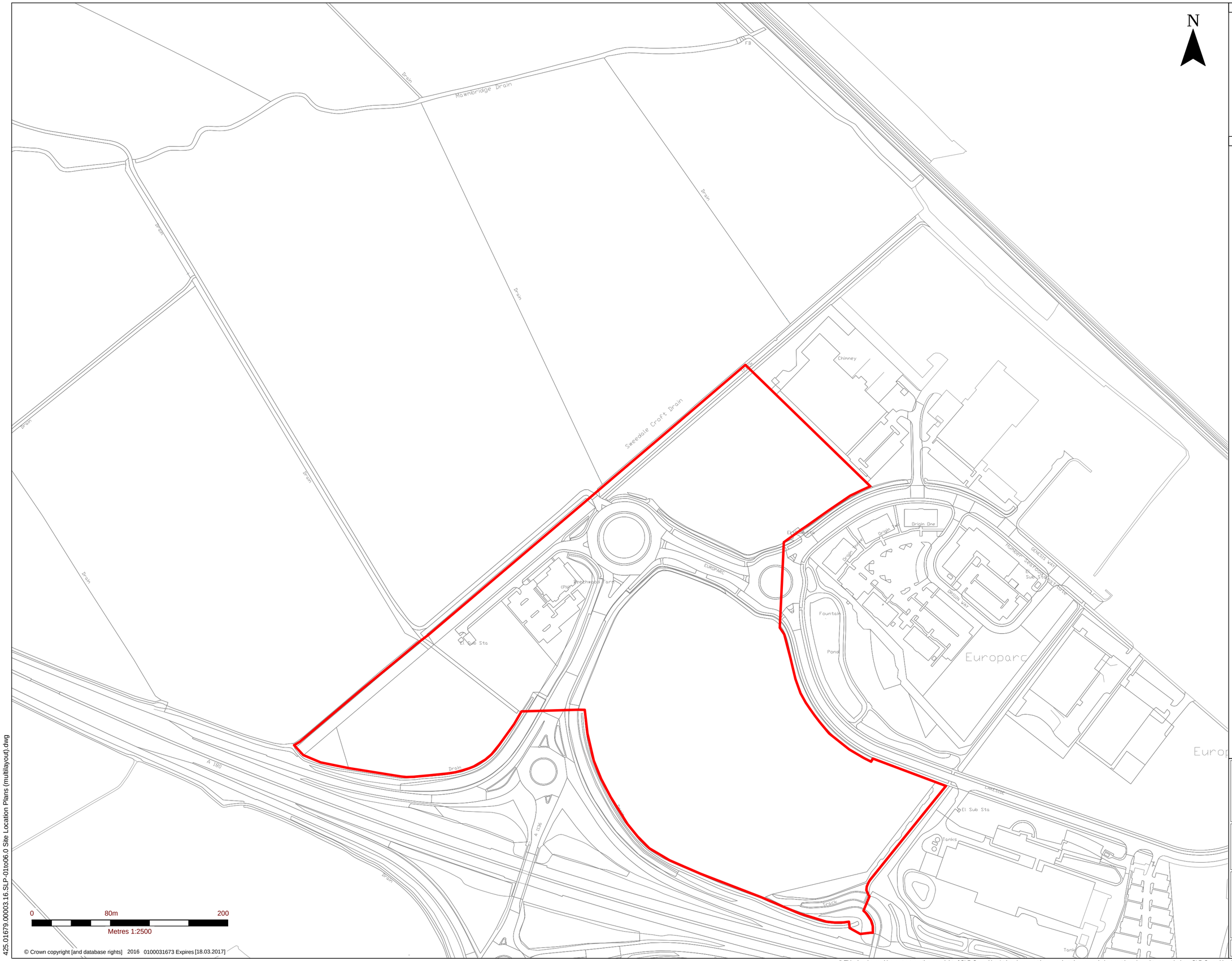
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Date: MARCH 2016

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LEGEND

- SITE BOUNDARY
- OWNERSHIP BOUNDARY (TITLE NUMBER HS259675) WYKELAND PROPERTIES LIMITED
- OWNERSHIP BOUNDARY (TITLE NUMBER HS266846) SIR RICHARD SUTTON'S SETTLED ESTATES

0 80m 200

Metres 1:2500

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83 VICTORIA STREET
LONDON
SW1H 0HW

T: 44 (0)203 691 58102
www.slrconsulting.com

EUROPARC

SEQUENTIAL SITE ASSESSMENT

TITLE PLAN

425.01679.00003 / TTP - 02

Scale: 1:2500 @ A1

Date: MARCH 2016

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425.01679.00003.16.TTP-01to06.0 Title_plans (multilayout).dwg

18th March 2016

C/O John Gouldthorp
Wykeland Group Limited
Wykeland House
47 Queen Street
Hull, East Yorkshire
HU1 1UU

VIA EMAIL ONLY: jcg@wykeland.co.uk

Our Ref: 425.01679.00003
Your Ref: N/A

Dear Sir/Madam,

RE: GRIMSBY TOWN FOOTBALL CLUB – SEQUENTIAL SITE ASSESSMENT; AVAILABILITY AND VIABILITY – EUROPARC

SLR Consulting Limited ('SLR') and Ryden LLP ('Ryden') are instructed by North East Lincolnshire Council ('NELC') to undertake an assessment of six sites which could potentially accommodate the relocation of Grimsby Town Football Club ('GTFC') through the provision of a Community Football Stadium.

These six sites were previously identified within a Sequential Assessment undertaken in April 2015. However, this Sequential Assessment concentrated on matters relating to 'suitability' only and did not extend to considerations of availability or viability that shall be contained within this forthcoming assessment.

To confirm, the previous Sequential Assessment identified five sites which would be considered 'suitable' for the potential development of a new Community Football Stadium within Grimsby. These sites were:

- Dockside (Garth Road)
- Europarc (dependent upon increasing land available);
- Peaks Parkway;
- Morrisons Dual By-Pass; and
- Great Coates.

In addition to the five sites listed above, NELC's Cabinet received and approved a recommendation to include a sixth site, the Freeman Street site, due to the perceived regeneration potential that could be unlocked by a development at that location.

Availability

Given the above, SLR is writing to formally enquire as to whether your landholding, as identified within the enclosed Site Location Plan, would be potentially 'available' for the development of a Community Football Stadium.

Notwithstanding, it is appreciated that since the undertaking of the 'suitability' based sequential assessment (April 2015) that an area of the Europarc site has been redeveloped as the Beechwood Farm public house. If you are willing for this site to be considered potentially 'available', this area of the site would be excluded from the consideration of viability.

It would be appreciated if you could confirm whether you are or are not willing for your site to be considered within this assessment as being genuinely 'available' and / or whether there are any potential restrictive covenants which should be considered when assessing its availability and viability.

Closure

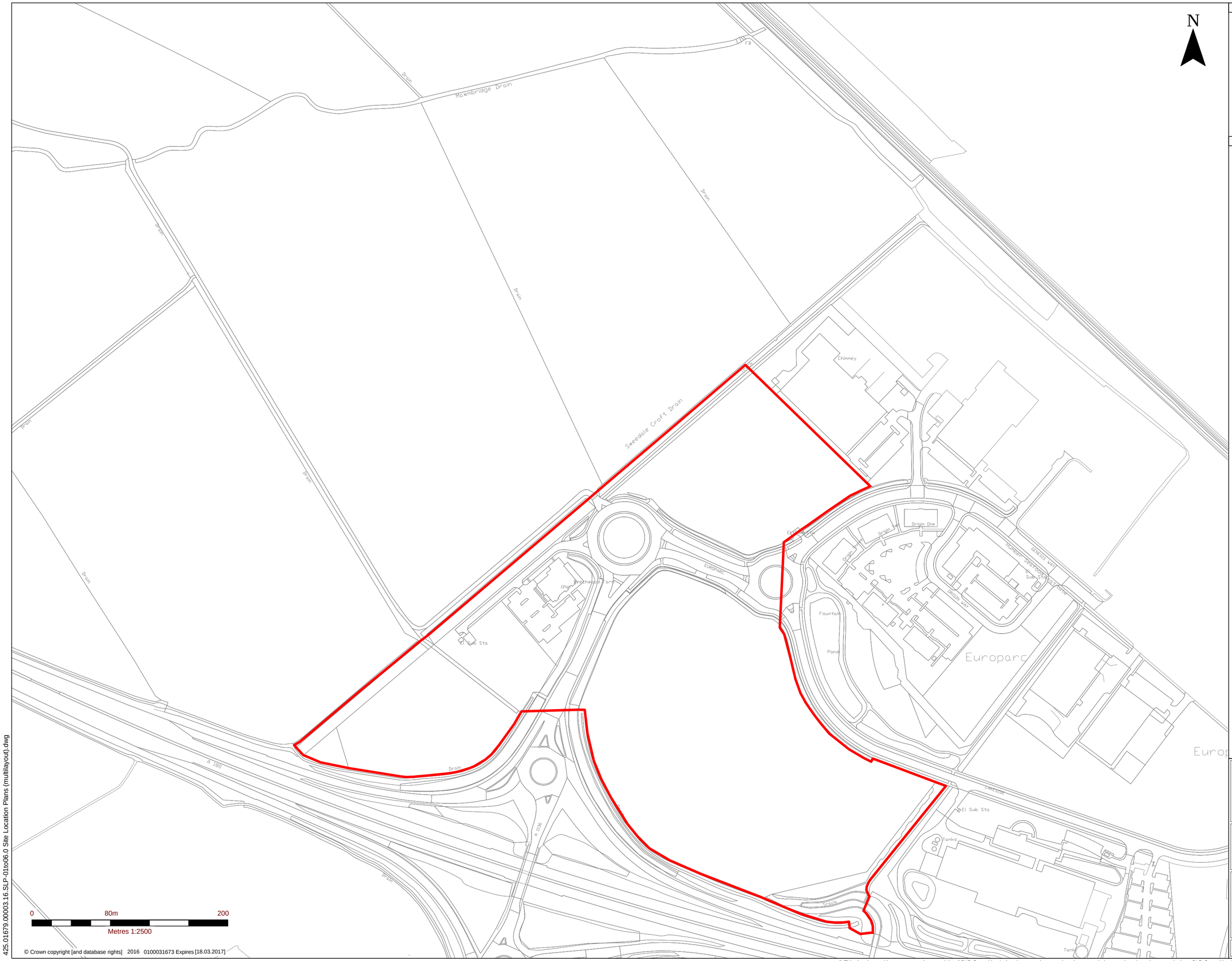
I trust that the above is clear and look forward to receiving written confirmation of whether you are willing for your site to be considered during this process. However, should you have any queries, please do not hesitate to contact me.

Yours sincerely
SLR Consulting Limited



Edward Bright
Associate

Enc Europarc Red Line Site Location Plan



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425.01679.00003.16.SLP-01to06.0 Site Location Plans (multilayout).dwg

NOTES

LEGEND

SITE BOUNDARY

SLR global environmental solutions

83 VICTORIA STREET
LONDON
SW1H 0HW

T: 44 (0)203 691 58102
www.slrconsulting.com

EUROPARC

SEQUENTIAL SITE ASSESSMENT

SITE LOCATION PLAN

425.01679.00003 / SLP - 02

Scale	Date
1:2500 @ A2	MARCH 2016

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Edward Bright

From: John Gouldthorp <jcg@wykeland.co.uk>
Sent: 28 April 2016 14:55
To: Edward Bright
Subject: RE: NELC/GTFC - Landowner Consultation

Edward

Apologies for the delay in coming back to you.

Please include our Europarc site within the next stage of the assessment.

Please let me know if you require anything further from us.

Regards

John

John Gouldthorp
Estates Surveyor
Wykeland Group
Wykeland House
47 Queen Street
Hull
HU1 1UU

W. 01482 320968
M. 07725 673402

From: Edward Bright [mailto:ebright@slrconsulting.com]
Sent: 18 April 2016 10:26
To: John Gouldthorp
Subject: RE: NELC/GTFC - Landowner Consultation
Importance: High

John,

Further to my previous correspondence, are you able to confirm the stance of Wykeland Group on the inclusion of the Europarc site within the 'Availability and Viability' based Sequential Site Assessment for the relocation of GTFC?

As you can appreciate, we are now at a stage where we need to have written confirmation from the various site owners to progress with our report.

I look forward to hearing from you.

Regards,

Ed

Edward Bright
Associate - Planning
SLR Consulting Limited



Email: ebright@slrconsulting.com
Mob: +44 7964 016568
Tel: +44 203 691 5810
83 Victoria Street,
London, SW1H 0HW, United Kingdom



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Registered in England and Wales No: 3880506

From: Edward Bright
Sent: 24 March 2016 16:39
To: 'jcg@wykeland.co.uk'
Subject: NELC/GTFC - Landowner Consultation

Dear John,

As discussed during our recent telephone conversation, SLR Consulting Limited has been instructed by NELC to undertake the next stage of the Sequential Site Assessment for the relocation of GTFC – this will predominantly relate to the availability and viability of the shortlisted sites previously identified within a 'Suitability' based assessment undertaken in April 2015. I have attached this previous 'suitability' based assessment for your records (I can forward the remaining individual site assessments separately if required).

To clarify, this previous assessment was undertaken at the request of NELC to consider a number of sites which had been suggested in principle by GTFC, NELC planning department and Local Councillors. Whilst the previous assessment concluded that this location was 'suitable' in principle, there is no expectation that a new Community Football Stadium must be located at Europarc.

In this regard, please find attached a formal letter requesting confirmation from the board of Wykeland Group as to whether they wish for their site at Europarc to be considered as part of this process (i.e. would be the site be 'available' for potential redevelopment as a Community Football Stadium for GTFC). Should the board decide that the site is not 'available', it will be discounted from the process and no further assessment of viability will take place.

I trust that the above is clear. However, should you have any queries, please do not hesitate to contact me.

Regards,

Ed

18th March 2016

C/O James Hobson, Signet Planning

Sir Richard Sutton's Settled Estates
14 Bolton Street
Piccadilly
London
W1Y 7PA

VIA EMAIL ONLY

Our Ref: 425.01679.00003
Your Ref: N/A

Dear Sir/Madam,

RE: GRIMSBY TOWN FOOTBALL CLUB – SEQUENTIAL SITE ASSESSMENT; AVAILABILITY AND VIABILITY – LAND ADJACENT TO EUROPARC

SLR Consulting Limited ('SLR') and Ryden LLP ('Ryden') are instructed by North East Lincolnshire Council ('NELC') to undertake an assessment of six sites which could potentially accommodate the relocation of Grimsby Town Football Club ('GTFC') through the provision of a Community Football Stadium.

These six sites were previously identified within a Sequential Assessment undertaken in April 2015. However, this Sequential Assessment concentrated on matters relating to 'suitability' only and did not extend to considerations of availability or viability that shall be contained within this forthcoming assessment.

To confirm, the previous Sequential Assessment identified five sites which would be considered 'suitable' for the potential development of a new Community Football Stadium within Grimsby. These sites were:

- Dockside (Garth Lane)
- Europarc (dependent upon increasing land available);
- Peaks Parkway;
- Morrisons Dual By-Pass; and
- Great Coates.

In addition to the five sites listed above, NELC's Cabinet received and approved a recommendation to include a sixth site, the Freeman Street site, due to the perceived regeneration potential that could be unlocked by a development at that location.

Availability

As the Europarc site identified within the previous 'suitability' based Sequential Assessment is not sufficient to facilitate the baseline development required for the Community Football Stadium, SLR has undertaken a review of adjoining land that would be required. Given the

SLR Consulting Limited, 83 Victoria Street, London SW1H 0HW
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proximity to the site, land to the northwest of Europarc has been identified as a potential area that the site could be expanded into.

As identified within the enclosed Red Line Site Location and Proposed Land Acquisition Boundaries Plan, it is understood that Sir Richard Sutton's Settled Estates holds the freehold interest to the land northwest of Europarc.

Given the above, SLR is writing to formally enquire as to whether your landholding, as identified in blue on the enclosed plan, would be potentially 'available' for the development of a Community Football Stadium.

It would be appreciated if you could confirm whether you are or are not willing for the site to be considered within this assessment as being genuinely 'available' and / or whether there are any potential restrictive covenants which should be considered when assessing its availability and viability.

Closure

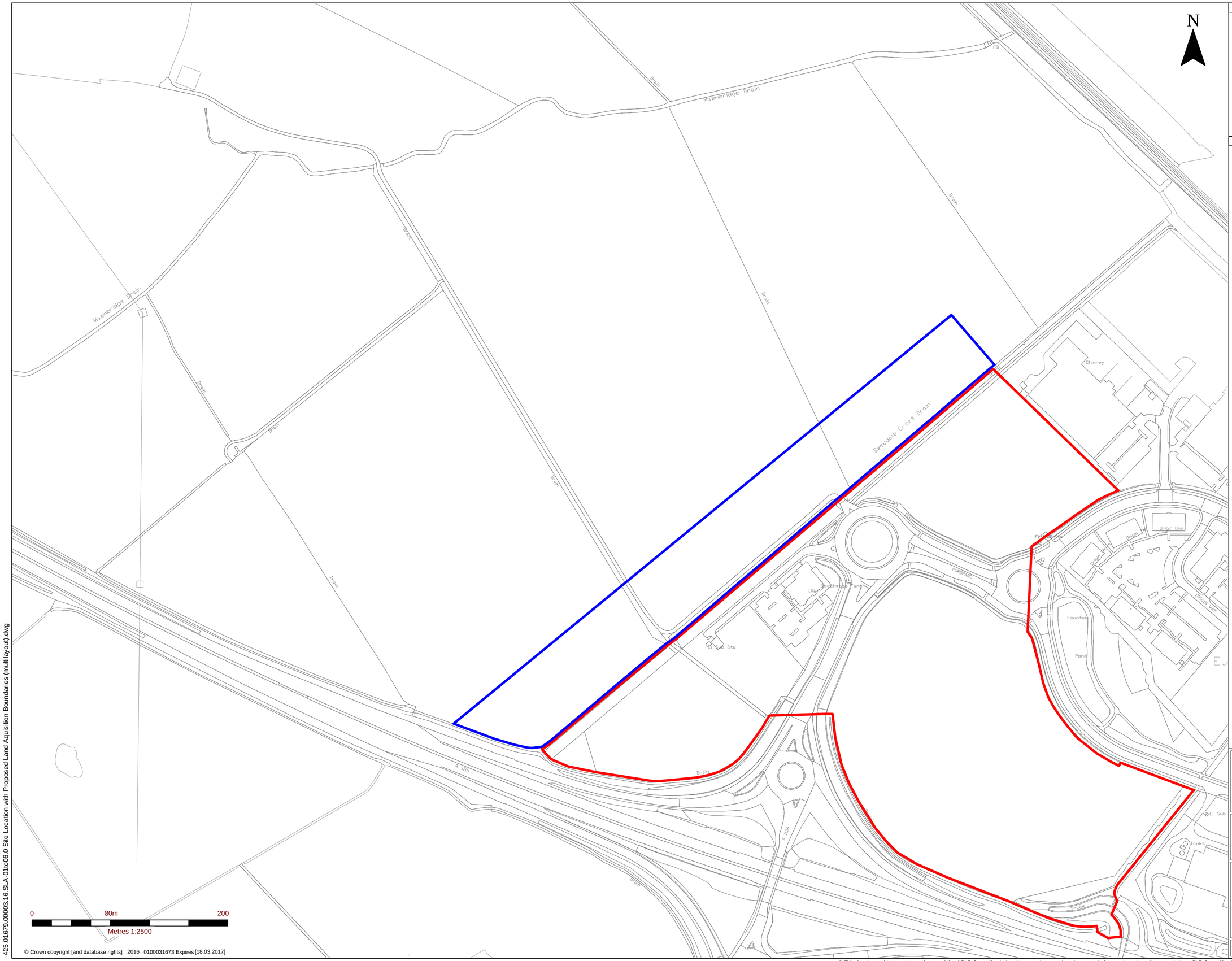
I trust that the above is clear and look forward to receiving written confirmation of whether you are willing for your site to be considered during this process. However, should you have any queries, please do not hesitate to contact me.

Yours sincerely
SLR Consulting Limited



Edward Bright
Associate

Enc Europarc Red Line Site Location and Proposed Land Acquisition Boundaries Plan



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NOTES

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SITE BOUNDARY

POTENTIAL ADDITIONAL LAND REQUIRED

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LONDON
SW1H 0HW
T: 44 (0)203 691 58102
www.slrconsulting.com

EUROPARC

SEQUENTIAL SITE ASSESSMENT

SITE LOCATION WITH PROPOSED AQUISITION BOUNDARIES PLAN

425.01679.00003 / SLA - 02

Scale 1:2500 @ A2

Date MARCH 2016

425.01679.00003.16.SLA-01to06.0 Site Location with Proposed Land Aquisition Boundaries (multilayout).dwg

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Edward Bright

From: James Hobson <JamesHobson@signetplanning.com>
Sent: 21 April 2016 15:09
To: Edward Bright
Subject: RE: NELC / GTFC - Sequential Sites - Land Adjacent to Europarc

Dear Ed,

Further to your email attaching your letter dated 16 Match 2016, together with the Site Plan, I have now received instruction from the landowner that this site should no longer be considered as a location to accommodate the new community stadium. I am sure you will respect our decision that the site is not available and I look forward to receiving confirmation that you have taken the appropriate action.

I trust this clarifies our position.

Kind regards

James Hobson
Director

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Rowe House
10 East Parade
Harrogate
HG1 5LT

t: 01423 857 510

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From: Edward Bright [mailto:ebright@slrconsulting.com]
Sent: 18 April 2016 10:34
To: James Hobson <JamesHobson@signetplanning.com>
Subject: FW: NELC / GTFC - Sequential Sites - Land Adjacent to Europarc

James,

Further to my previous correspondence, are you able to confirm the stance of Sir Richard Sutton's Settled Estates on the inclusion of the land adjoining the Europarc site within the 'Availability and Viability' based Sequential Site Assessment for the relocation of GTFC?

As you can appreciate, we are now at a stage where we need to have written confirmation from the various site owners to progress with our report.

I look forward to hearing from you.

Regards,

Ed

Edward Bright
Associate - Planning
SLR Consulting Limited

Email: ebright@slrconsulting.com
Mob: +44 7964 016568
Tel: +44 203 691 5810
83 Victoria Street,
London, SW1H 0HW, United Kingdom



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From: Edward Bright
Sent: 24 March 2016 16:20
To: 'James Hobson'
Subject: NELC / GTFC - Sequential Sites - Land Adjacent to Europarc

Dear James,

As you may be aware, SLR Consulting Limited has been instructed by NELC to undertake the next stage of the Sequential Site Assessment for the relocation of GTFC – this will predominantly relate to the availability and viability of the shortlisted sites previously identified within a 'Suitability' based assessment undertaken in April 2015.

In this regard, please find attached a formal letter requesting confirmation from your client, Sir Richard Sutton's Settled Estates ('SRSSE'), as to whether they wish for land adjacent to Europarc to be considered as part of this process (i.e. would be the site be 'available' for potential redevelopment as a Community Football Stadium for GTFC). Please note that SRSSE's land is identified in blue on the enclosed plan.

I trust that the above is clear. However, should you have any queries, please do not hesitate to contact me.

Regards,

Ed

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Edward Bright

From: Maione, Tony <Tony.Maione@Nelincs.gov.uk>
Sent: 01 August 2016 17:25
To: Edward Bright
Subject: Europarc OS: TA 2344 1139

Importance: High

Ed,

I write in respect of the above site.
This site is owned by Wykeland Properties Limited (***Wykeland***) (title no. HS259675).
In acquiring the site, Wykeland accepted a number of restrictive covenants.
The covenants include:

"Not to use or permit or suffer any other person firm or company to use the Property for residential purposes or as a leisure park, football/sport stadium, cinema, retail park, supermarket, car showroom…"

A number of further covenants are included.
I have examined SLR's document 425.01679.00003 which identifies further covenants.
I have checked these against source documents.
SLR to have correctly reproduced the covenants.

The consequence of the covenants listed and referred to above is that this site cannot reasonably be considered truly available for development as a Community Stadium. The uses within 'Community Stadium' include uses that are expressly covered in the covenants. The costs of, and process involved in, removing the covenants supports the contention that this site cannot reasonably be considered truly available for development.

It is my view that there are clear and evidenced legal reasons why SLR's conclusion that this site cannot reasonably be considered truly available is robust and correct.

Kind regards

Tony

Tony Maione, Solicitor
Chief Legal Officer and Monitoring Officer
North East Lincolnshire Council
Municipal Offices, Town Hall Square, Grimsby, DN31 1HU DX13536 Grimsby 1
☎: 01472 324373 or 07799 821348
✉: Tony.Maione@nelincs.gov.uk

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AVAILABILITY ASSESSMENT

Sequential Site No. **03**	
Site Name: **Peaks Parkway**	
OS Ref: **TA 2768 0714**	
Site Area: **61 Acres (24.7 ha)**	

1.0 BASELINE DEVELOPMENT AREA

Based on the site area identified within the previous 'Suitability' based Sequential Assessment (April 2015), the Peaks Parkway site is an 'L' shaped site approximately 61 acres (24.7 hectares) in area. As identified within the enclosed Baseline Development Plan (SLR drawing no. 425.01679.00003/BLP-03), the Peaks Parkway site provides sufficient landholdings to accommodate the baseline development.

1.1 Constraints to Site Expansion

Given that the Peaks Parkway site provides sufficient landholdings for the accommodation of the baseline development, there is no requirement for site expansion. Notwithstanding, to provide some context to the Peaks Parkway site, the adjoining land uses are detailed for reference below.

Peaksfield Allotments are located within the Peaks Parkway site and it will be necessary for any Community Football Stadium development to look into their potential relocation. The remainder of the site itself consists of open grade 3 (good to moderate) agricultural land.

The Peaks Parkway site is constrained by the presence of the A16 ('Peaks Parkway') to the east. The northern and western bounds of the site are bordered by 'Gooseman's Drain', beyond which are Great Grimsby crematorium and cemetery, Oasis Academy Wintringham and associated sports pitches, residential properties and a redundant NELC Depot. All of the identified uses to the north and west of the site are accessed via Weelsby Avenue.

Finally, the south and south west of the site are bound by further agricultural fields. Notwithstanding, a pedestrian footbridge across the A16 is located adjacent to the south eastern confines of the site, whilst a field to the west is allocated for an extension to the existing Great Grimsby cemetery (please see planning policy section below).

1.2 Area considered for potential expansion

No consideration of potential expansion areas is required for the Peaks Parkway site.

2.0 FUNCTIONAL & ENABLING DEVELOPMENT AREA

The Peaks Parkway site is sufficient to accommodate the functional development which would require a minimum site area of 32.2 acres (13.03 hectares) and, again, opportunities for site expansion do not need to be considered.

Furthermore, given that the Peaks Parkway site has a developable area of 61 acres (24.7 hectares), there would be sufficient landholdings within the site to accommodate some of the enabling development necessary to facilitate the Community Football Stadium. With the accommodation of the functional development, there would be remaining landholdings of approximately 28.8 acres (11.67 hectares); albeit it is appreciated that not all of this landholding would be utilised by the enabling development given that some elements of infrastructure (parking, highways, utilities etc.) will be required.

3.0 EXTANT USE

As identified above, the Peaks Parkway site predominantly comprises of undeveloped greenfield land consisting of a mixture of agricultural land and council owned allotments. Notwithstanding, within the northern most confines of the site is a former depot building which is now redundant and no longer in active use.

NELC will need to review the necessary process for the removal and relocation of the allotments currently located on site. It is understood that these are under statutory protection and would require approval from the Secretary of State for their relocation and the subsequent redevelopment of the site. It is understood that this process could take a number of years to complete and would therefore need to be commenced imminently to ensure it does not impact upon the development timescales.

4.0 OWNERSHIP

As identified within the enclosed Title Plan (SLR drawing no. 425.01679.00003/TTP-03), the Peaks Parkway site and some adjoining land is within the ownership of North East Lincolnshire Council ('NELC') under title no. HS348563, HS352149, HS354406 and HS344137.

The area immediately to the west of the Peaks Parkway sequential site is also land within the ownership of NELC but is used in connection with the Great Grimsby Crematorium and burial ground (title no. HS352141).

5.0 OPTIONS & RESTRICTIVE COVENANTS OF NOTE

With regard to restrictive covenants, both title no. HS352149, HS354406 and HS344137 include an identical covenant which states that:

"The Corporation to the intent that the same might run with the land hereby conveyed but so that the Corporation shall not be personally liable for a breach of this covenant, occurring on or in respect of the land hereby conveyed or any part, thereof after the Corporation shall have parted with all interest therein hereby covenant with the Vendor that the Corporation and those deriving title under them will not use any noxious noisy or offensive trade business or purpose or for the drying or curing of fish."

In addition to the above, title no. HS354406 also contains a separate covenant which states:

"And the Corporation for themselves and their successors in title hereby covenant with the Vendors that the Corporation and their successors in title will not use the said plot of land or any buildings which may be erected thereon for any noxious noisy or offensive trade business or purpose or for the drying or curing of fish Provided always that nothing herein

contained shall prevent the Corporation or their successors in title from appropriating and using and permitting to be used the said land or any part thereof as and for a burial ground and cemetery purposes"

With regard to the above, further advice should be sought with regard to the need potentially vary these covenants to allow for the development of the Peaks Parkway site for a Community Football Stadium. Variation of such covenants could ultimately impact upon the timescales for the development.

Title no. HS348563 contains no restrictive covenants of note.

6.0 PLANNING POLICY

The Peaks Parkway site is adjacent to an existing cemetery, with allotments and green space further north of the site. The North East Lincolnshire Local Plan 2003 (Saved Policies 2007) allocates the site as a 'strategic gap' under policy NH9. The purpose of the strategic gap is to prevent coalescence of the Grimsby/Cleethorpes urban area with the settlements of Humberston, Waltham and New Waltham to the south and Bradley, Laceby and Healing to the west. Development proposals within a strategic gap will be permitted provided that they are in keeping with a countryside setting and they will avoid creating a ribbon of development between defined development areas.

The emerging policies of the Pre-Submission Draft Local Plan (2016) allocate part of the site for the expansion of the cemetery with additional allotments and green space associated with education under Policy 42. Policy 42 notes that the Council will safeguard against any loss of public or private green space, sport and recreation and equipped facilities in recognition of their importance to health and well-being.

In addition to the greenspace allocations as outlined by Policies NH9 of the extant Local Plan and Policy 42 of the emerging plan, an ecological designation is also present on the site. The extant Local Plan notes that there is a Site of Local Nature Conservation Importance and Value (SNCI) and the emerging plan lists a Local Wildlife Site as being allocated on the site. Policy 40 of the emerging Local Plan notes that any development which would result in significant harm to biodiversity which cannot be avoided, adequately mitigated or as a last resort compensated for, will be refused.

There are no housing allocations on the Peaks Parkway site, however, adjacent to the site two areas have been identified in the Strategic Housing Land Availability Assessment (SHLAA) (2014) which forms part of the evidence base for the emerging Local Plan.

The location of the Peaks Parkway site is not located within Flood Zone; however, it is located within 'Zone 2 Outer Protection Zone for groundwater source protection. Policy 33 (Water Management) of the Pre-Submission Draft Local Plan 2016 will be relevant for any future development on this site.

Due consideration will need to be given as to how any subsequent development proposal can accord or overcome the extant and forthcoming planning policy allocations identified above.

7.0 PLANNING HISTORY

The available planning history for the Peaks Parkway site has been obtained from an online planning history search via the NELC website. Details of the relevant planning history records are provided within the table below:

Application No.	Description of Development	Decision & Date
DC/48/08/PAR	Retention of project board	Approved 2nd April 2008
DC/519/09/PAR	Replacement of existing wire mesh and concrete post fence with new galvanised 2.4m high palisade fence with metal posts along elevation to Peaks Parkway	Granted Reg 3 25th August 2009
DC/519A/09/PAR	Details in Discharge of Condition 2 (Fence Colour) Pursuant to DC/519/09/PAR	Conditions complied with 9th September 2009
DC/721/13/PAR	Variation of Condition 3 attached to planning permission DC/365/99/SCA to alter the landscaping scheme and memorial structures	Approved 16th January 2014

As can be noted from the above planning history there is limited development history associated with the Peaks Parkway site. As such, it is clear that this site has no existing development aspirations which could prevent a Community Football Stadium being progressed at this site.

8.0 COMPULSORY PURCHASE

NELC is willing to utilise Compulsory Purchase Order ('CPO') powers but only in circumstances where engagement with a willing land owner is not a possibility. As such, sites can only be made available through the use of CPO powers when there are no other sites considered available.

The use of CPO powers will potentially impact adversely on the timescales for deliverability of any particular site. It will also involve potentially high costs on the part of the acquiring authority. As such, the potential for the use of CPO powers will need to be considered in accordance with the complexity of the site ownership.

Notwithstanding the above, the site owner (NELC) has identified willingness for this site to be considered for the development of a Community Football Stadium. As such, CPO powers would not be required to bring forward development on this site.

9.0 ACTIVE MARKETING

No part of the site is currently being actively marketed for redevelopment by NELC.

10.0 CONSULTATION WITH LANDOWNERS

Formal consultation has been undertaken with the estates management department of NELC. As confirmed within the attached response, NELC is satisfied for the Peaks Parkway site to be considered for the development of a Community Football Stadium as part of the 'Availability and Viability' elements of the Sequential Assessment. As such, this site can realistically be considered available in the short to medium term.

11.0 TIMESCALES FOR DEVELOPMENT

Given that the extant freeholder of the Peaks Parkway site is satisfied to enter the sites for consideration of the development of a Community Football Stadium, the site can be considered reasonably available in the short to medium term in accordance with the development timescales identified by GTFC (3-5 years).

Notwithstanding, as outlined above, further advice should be sought with regard to the restrictive covenants contained within title no. HS352149 and HS354406 and whether the need to obtain a variation could result in delays to the timescales for development.

Furthermore, NELC will need to review the necessary process for the removal and relocation of the allotments currently located on site. It is understood that these are under statutory protection and would require approval from the Secretary of State for their relocation and the subsequent redevelopment of the site. It is understood that this process could take a number of years to complete and would therefore need to be commenced imminently to ensure it does not impact upon the development timescales.

12.0 CONCLUSION

Given the agreement of the site owner for the site to be considered for the development of a Community Football Stadium, SLR concludes that this site can be considered reasonably 'available' in the short to medium term. As such, the Peaks Parkway site should be included within any subsequent 'viability' assessment that is to be undertaken.

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Metres 1:5000

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NOTES

NOTES TEXT

LEGEND

SITE BOUNDARY

3 FULL SIZED FLOOD-LIT PITCHES

2 GRASSED PITCHES

MAIN STADIUM

SLR global environmental solutions

83 VICTORIA STREET
LONDON
SW1H 0HW

T: 44 (0)203 691 58102
www.slrconsulting.com

PEAKS PARK

SEQUENTIAL SITE ASSESSMENT

BASELINE PLAN

425.01679.00003 / BLP - 03

Scale 1:5000 @ A3

Date MARCH 2016

425.01679.00003.16.BLP-01to06.0 Baseline_plans (multilayout).dwg

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Metres 1:5000

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SITE BOUNDARY

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T: 44 (0)203 691 58102
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PEAKS PARK

SEQUENTIAL SITE ASSESSMENT

SITE LOCATION PLAN

425.01679.00003 / SLP - 03

Scale 1:5000 @ A3

Date MARCH 2016

425.01679.00003.16.SLP-01to06.0 Site Location Plans (multilayout)_recover.dwg

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LEGEND

- SITE BOUNDARY
- OWNERSHIP BOUNDARY (TITLE NUMBER HS348563) NORTH EAST LINCOLNSHIRE BOROUGH COUNCIL
- OWNERSHIP BOUNDARY (TITLE NUMBER HS354406) NORTH EAST LINCOLNSHIRE BOROUGH COUNCIL
- OWNERSHIP BOUNDARY (TITLE NUMBER HS352149) NORTH EAST LINCOLNSHIRE BOROUGH COUNCIL
- OWNERSHIP BOUNDARY (TITLE NUMBER HS344137) NORTH EAST LINCOLNSHIRE

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LONDON
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www.slrconsulting.com

PEAKS PARK

SEQUENTIAL SITE ASSESSMENT

TITLE PLAN

425.01679.00003 / TTP - 03

Scale 1:2500 @ A2

Date MARCH 2016

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425.01679.00003.16_TTP-03to06.0 Title_plans (multilayout).dwg

16th March 2016

Wendy Fisher
Asset Management
North East Lincolnshire Council
Municipal Offices
Town Hall Square
Grimsby
DN31 1HU

VIA EMAIL ONLY

Our Ref: 425.01679.00003
Your Ref: N/A

Dear Sir/Madam,

RE: GRIMSBY TOWN FOOTBALL CLUB – SEQUENTIAL SITE ASSESSMENT; AVAILABILITY AND VIABILITY – PEAKS PARKWAY

SLR Consulting Limited ('SLR') and Ryden LLP ('Ryden') are instructed by North East Lincolnshire Council ('NELC') to undertake an assessment of six sites which could potentially accommodate the relocation of Grimsby Town Football Club ('GTFC') through the provision of a Community Football Stadium.

These six sites were previously identified within a Sequential Assessment undertaken in April 2015. However, this Sequential Assessment concentrated on matters relating to 'suitability' only and did not extend to considerations of availability or viability that shall be contained within this forthcoming assessment.

To confirm, the previous Sequential Assessment identified five sites which would be considered 'suitable' for the potential development of a new Community Football Stadium within Grimsby. These sites were:

- Dockside (Garth Road)
- Europarc (dependent upon increasing land available);
- Peaks Parkway;
- Morrisons Dual By-Pass; and
- Great Coates.

In addition to the five sites listed above, NELC's Cabinet received and approved a recommendation to include a sixth site, the Freeman Street site, due to the perceived regeneration potential that could be unlocked by a development at that location.

Availability

Given the above, SLR is writing to formally enquire as to whether your landholding, as identified within the enclosed Site Location Plan, would be potentially 'available' for the development of a Community Football Stadium.

It would be appreciated if you could confirm whether you are or are not willing for your site to be considered within this assessment as being genuinely 'available' and / or whether there are any potential restrictive covenants which should be considered when assessing its availability and viability.

Closure

I trust that the above is clear and look forward to receiving written confirmation of whether you are willing for your site to be considered during this process. However, should you have any queries, please do not hesitate to contact me.

Yours sincerely
SLR Consulting Limited



Edward Bright
Associate

Enc. Peaks Parkway Red Line Site Location Plan

N

0 50 100 150 200m 300 400 500

Metres 1:5000

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NOTES

NOTES TEXT

LEGEND

SITE BOUNDARY

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PEAKS PARK

SEQUENTIAL SITE ASSESSMENT

SITE LOCATION PLAN

425.01679.00003 / SLP - 03

Scale 1:5000 @ A3

Date MARCH 2016

425.01679.00003.16.SLP-01to06.0 Site Location Plans (multilayout).dwg

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Edward Bright

From: Fisher, Wendy <Wendy.Fisher@Nelincs.gov.uk>
Sent: 30 March 2016 11:33
To: Edward Bright
Cc: Maione, Tony; Durrant, Paul
Subject: RE: NELC / GTFC - Sequential Sites - Peaks Parkway

Good morning Edward

I am sorry that I have not responded to you before now, I have passed your email onto other colleagues who will be able to provide me with the information you require and hope to come back to you shortly, however this is unlikely to be prior to tomorrow. I have spoken to Tony Maione in this regard who is aware this matter is outstanding therefore he will not be expecting this information when you meet tomorrow.

I hope this is helpful

Kind regards

Wendy

Wendy Fisher, Service Manager - Assets, Assets Team, North East Lincolnshire Council
Municipal Offices, Town Hall Square, Grimsby, DN31 1HU | ☎: 01472 323132 / 07919 304430 | ✉: wendy.fisher@nelincs.gov.uk





North East Lincolnshire is proud host of the Armed Forces Day National Event on 25 June 2016

From: Edward Bright [mailto:ebright@slrconsulting.com]
Sent: 30 March 2016 10:50
To: Fisher, Wendy
Subject: RE: NELC / GTFC - Sequential Sites - Peaks Parkway

Wendy,

Have you had the opportunity to consider my previous email/letter to you regarding the Peaks Parkway site?

I have a meeting with NELC tomorrow and it would be useful to have a response from the Estates Management team on this point.

Many thanks.

Ed

Edward Bright
Associate - Planning
SLR Consulting Limited

Email: ebright@slrconsulting.com
Mob: +44 7964 016568
Tel: +44 203 691 5810
83 Victoria Street,
London, SW1H 0HW, United Kingdom



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Registered in England and Wales No: 3880506

From: Edward Bright
Sent: 23 March 2016 13:10
To: 'wendy.fisher@nelincs.gov.uk'
Subject: NELC / GTFC - Sequential Sites - Peaks Parkway

Dear Wendy,

As you may be aware, SLR Consulting Limited has been instructed by NELC to undertake the next stage of the Sequential Site Assessment for the relocation of GTFC – this will predominantly relate to the availability and viability of the shortlisted sites previously identified within a 'Suitability' based assessment undertaken in April 2015.

In this regard, please find attached a formal letter requesting confirmation from NELC as to whether they wish for their site at Peaks Parkway to be considered as part of this process (i.e. would be the site be 'available' for potential redevelopment as a Community Football Stadium for GTFC).

I trust that the above is clear. However, should you have any queries, please do not hesitate to contact me.

Regards,

Ed

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Edward Bright

From: Fisher, Wendy <Wendy.Fisher@Nelincs.gov.uk>
Sent: 18 April 2016 16:08
To: Edward Bright
Cc: Maione, Tony
Subject: FW: NELC / GTFC - Sequential Sites - Peaks Parkway
Attachments: Allotment_disposal_guidance_-_Safeguards_and_alternatives.pdf; 425.01679.00003.16.SLP-01to06.0 Site Location Plans (multilayout)-PEAKSP....pdf

Good afternoon Edward

Please accept my apologies for not coming back to you sooner on this matter.

I am able to confirm that the Council is willing for the site to be included in the First Stage Feasibility study that SLR Consulting Ltd has been commissioned to complete and I have provided below some detail in respect of the site. I have also copied Tony Maione, Chief Legal Officer and Monitoring Officer, into this response so that he is aware of some of the matters that require clarification from a legal perspective.

Moving from the North on the plan:

The north area is the former Weelsby Avenue depot which is subject to a farm business tenancy, however there is the potential to end these arrangements if necessary.

The area below is amenity open space – my colleagues in legal would need to check the title deeds for any restrictions as to use.

The allotments could only be disposed of with the approval of the Secretary of State. There is strict protocol to follow – please see attached documentation – which has statutory and policy criteria to satisfy. Consultation with the National Allotment Association early in the process is essential. It should be noted that a similar disposal project in North East Lincolnshire at Bradley allotments was a process that I believe was around two years from start to finish, therefore not to be underestimated.

The southern land is agricultural land held freehold by NELC and I believe may have some ecological importance which would require investigation. Again, a legal check of the title deeds for any restrictions as to use would be relevant.

I hope this is helpful

Kind regards

Wendy

Wendy Fisher, Service Manager - Assets, Assets Team, North East Lincolnshire Council
Municipal Offices, Town Hall Square, Grimsby, DN31 1HU | ☎: 01472 323132 / 07919 304430 | ✉: wendy.fisher@nelincs.gov.uk

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From: Edward Bright [mailto:ebright@slrconsulting.com]
Sent: 23 March 2016 13:10
To: Fisher, Wendy
Subject: NELC / GTFC - Sequential Sites - Peaks Parkway

Dear Wendy,

As you may be aware, SLR Consulting Limited has been instructed by NELC to undertake the next stage of the Sequential Site Assessment for the relocation of GTFC – this will predominantly relate to the availability and viability of the shortlisted sites previously identified within a 'Suitability' based assessment undertaken in April 2015.

In this regard, please find attached a formal letter requesting confirmation from NELC as to whether they wish for their site at Peaks Parkway to be considered as part of this process (i.e. would be the site be 'available' for potential redevelopment as a Community Football Stadium for GTFC).

I trust that the above is clear. However, should you have any queries, please do not hesitate to contact me.

Regards,

Ed

Edward Bright
Associate - Planning
SLR Consulting Limited

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global environmental solutions

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Department for Communities and Local Government

Allotment disposal guidance: Safeguards and alternatives

January 2014
Department for Communities and Local Government

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Introduction

1.1 Allotments are valuable community spaces that provide people with the opportunity to enjoy regular physical exercise; meet new people in their neighbourhood; and benefit from a healthier diet, regardless of income. Therefore, there are many legal and policy safeguards in place to make sure that their disposal is properly and thoroughly handled by the Secretary of State.

1.2 This document is a guide to how such disposal decisions will be handled by the decision makers involved. Information and advice is provided on the criteria used to assess whether local councils (hereafter "councils") can be granted consent to dispose of land used for allotments. The guide's main purpose is to help councils decide whether to apply for consent to dispose of allotment land and to provide clarity on how disposal applications will be assessed.

1.2 This guidance applies to all land a council has purchased or appropriated land for use as allotments and where the land has not been designated for another purpose prior to its use as allotments. This is known as statutory allotment land. A council may be a parish or town council, a district council, a metropolitan district or metropolitan borough council or any other unitary council. The guidance outlines the Government's interpretation of the law. It is not an authoritative statement of the law, as this can only be provided by the courts.

1.3 While this guide is mainly for councils, it may also be helpful to others interested in allotments such as tenants of allotment gardens and the National Allotment Society who local councils are required to consult before applying for consent to dispose of allotment land. Anyone unsure of their legal rights or obligations should consult a lawyer.

This guidance is divided into four broad areas:

Allotment disposal: statutory criteria

1.5 Councils cannot dispose of statutory allotment land without the Secretary of State's consent. Section 8 of the Allotments Act 1925 states – "Where a local authority has purchased or appropriated land for use as allotments the local authority shall not sell, appropriate, use or dispose of the land for any purpose other than use for allotments without the consent of the Secretary of State".

1.6 This consent "may be given unconditionally or subject to such conditions as the Secretary of State thinks fit, but shall not be given unless the Secretary of State is satisfied that adequate provision will be made for allotment holders displaced by the action of the local authority or that such provision is unnecessary or not reasonably practicable" (Section 8, The Allotments Act 1925 – hereafter referred to as "the Act").

More information about Allotment Disposal Criteria: Statutory Criteria

Allotment disposal: policy criteria

1.7 In addition to the mandatory statutory criteria, there is also policy guidance on the disposal of allotments. These policy criteria will be applied thoroughly to any application for disposal that the Secretary of State receives. In exceptional circumstances, the Secretary of State may be content to grant consent for disposal where the statutory criteria, but not all the criteria in the policy guidance, are satisfied.

More information about allotment disposal criteria: policy criteria

Alternatives to disposal

1.8 Across each council's area, there may be one or more sites being considered for disposal. As long as the council has fulfilled the criteria for disposal, consent would normally be granted. Demand for allotments fluctuates, however, and retaining sites may be preferable to, and more cost-effective than, acquiring new land in the future.

More information about alternatives to disposal

Making your application: next steps and timeline

1.9 Once the council has decided on disposal, it will need to apply to the Secretary of State for consent. The application form can be obtained by e mailing npcu@communities.gsi.gov.uk or downloaded here.

More information about making your application

Questions about the guidance

1.10 If you have questions about this guidance which are not answered in the relevant sections below, please contact the National Planning Casework Unit by sending an e-mail to npcu@communities.gsi.gov.uk

Allotment disposal: statutory criteria

What are the statutory criteria councils must meet before consent to dispose of allotment land is granted?

2.1 There are 3 mandatory criteria in section 8 of the Allotments Act 1925:

1. The Secretary of State is satisfied that adequate provision will be made for allotment holders displaced by the action of the local authority; or

2. The Secretary of State is satisfied that such provision is unnecessary; or

3. The Secretary of State is satisfied that such provision is not reasonably practicable.

How does a council show it has met these criteria?

Adequate alternative provision will be made for displaced plot holders

2.2 This criterion expects councils to show that adequate alternative provision has been secured for use as allotments (even if the land has not yet been purchased or cultivated as allotments). Adequate alternative provision should ideally be within three-quarters of a mile of the existing allotment site and be easily accessible. If this is not the case, an explanation will be required. Councils should provide a map highlighting the existing site and alternative new provision.

2.3 The Secretary of State, will consider the following when seeking to establish whether or not councils have met this criterion:

- Number of plot holders affected
- Size of new/alternative provision in relation to size of existing site
- Size of new plots if different from size of current plots
- Explanations for difference
- Distance of new/alternative site from existing site
- Accessibility of new/alternative site (including taking into account the needs of potential allotment holders, such as the elderly and disabled).
- Views of existing plot-holders where these have been expressed to the council (copies of letters or emails)
- Evidence that land has been secured for use as allotments. This could include an in-principle lease or sale agreement where the land is commercially provided; an extract from an adopted local or neighbourhood plan showing future allotment provision; or, where the land is council owned, correspondence or agreed meeting notes showing the land can be used for statutory allotments.

Such provision is not necessary

2.4 This criterion provides that adequate alternative provision is not necessary for example, because-

- There are no existing plot-holders on that site; and
- There is no one waiting for a plot on that site

Such provision is not reasonably practicable

2.5 This criterion provides that adequate alternative provision is not reasonably practicable. It is for the council to explain why it thinks that such provision is not reasonably practicable as each council's situation will differ according to their local circumstances.

Land can be very expensive so would the Secretary of State agree that it would not be reasonably practicable for a council to provide adequate alternative provision for displaced allotment holders?

2.6 Generally, no. Section 32 of The Small Holdings and Allotments Act 1908 requires that money from the sale or exchange of statutory allotment land be spent on acquiring new land for use as allotments or on improving the existing stock of allotments. However, money from the sale of allotment land may first be used to discharge debts or liabilities of the council in respect of land acquired by the council for allotments.

2.7 Additional finance for allotments may be obtained through planning obligations or the Community Infrastructure Levy. The Levy can be charged on owners or developers of land undertaking new building projects in the council's area. The money can be used to fund a wide range of infrastructure that is needed as a result of development which could include allotments.

2.8 Where it is not possible to finance alternative land for displaced allotment holders, disposal will not be an option.

Land can be very expensive so would the Secretary of State agree that, as long as alternative allotment provision has been made, the distance between the new site and the one being disposed of isn't an issue?

2.9 In the exercise of their public functions, including, for example, the provision of statutory allotments, councils must consider the impact their actions could have on people who may not be able to travel long distances. The department, in making its decision on such cases, will take account of the possible impact of the council's proposed actions for less mobile individuals (eg elderly or disabled).

The council needs all its land for housing or for infrastructure like roads, hospitals and schools. Surely in these situations the Secretary of State would agree it would not be reasonably practicable to provide adequate alternative provision for displaced allotment holders?

2.10 Where there is no land available to be used as allotments, it is likely that the council could demonstrate that it wasn't reasonably practicable to provide alternative provision. However, in such circumstances, the council would not be expected to displace existing allotment-holders. Applying to dispose of only a part of the site may be an option. The council should also consider that allotments are valuable community assets and can be treated as important supporting infrastructure.

Allotment disposal: policy criteria

What are the policy criteria?

3.1 There are four policy criteria:

1. The allotment in question is not necessary and is surplus to requirement;
2. The number of people on the waiting list has been effectively taken into account;
3. The council has actively promoted and publicised the availability of sites and has consulted the National Allotment Society; and
4. The implications of disposal for other relevant policies, in particular local plan policies, have been taken into account.

Will policy criteria be applied in the same way as statutory criteria?

3.2 The policy criteria will be applied thoroughly to all applications received. However, it is recognised that there may be exceptional circumstances in which disposal can be granted even though not all policy criteria have been met. But in all cases the statutory criteria must be met. Information about how such exceptional circumstances will be considered can be found at paragraph 3.13.

How does the council show that "the allotment in question is not necessary and is surplus to requirement"?

3.3 This criterion assumes that the site is either not being used or suffers from low occupation. Where a large site only has a few occupants on it, the site could generally be deemed to be surplus to requirements. Councils still must show that adequate alternative provision will be made for any displaced plot-holders unless this is unnecessary or not reasonably practicable.

3.4 The Secretary of State will consider the following when seeking to establish whether or not councils have met these criteria:

- Number of plots (if cultivated) and their size
- Number of existing plot holders
- Number of people on waiting list for that site
- If the waiting list has been closed and at what number

How does the council show that "the number of people on the waiting list has been effectively taken into account"?

3.5 This criterion takes into account waiting lists across the whole of the council's area and seeks to understand where there are apparent contradictions between the numbers on waiting lists across the borough and planned allotment disposal.

3.6 The Secretary of State will consider the following when seeking to establish whether or not councils have met this criterion:

- Numbers of people on waiting lists for other sites in the Council's area
- Evidence the council has sought to match demand with supply (e.g. have they asked those on the waiting list whether they would want a plot on the existing site and if not, the reasons why).
- If the waiting list has been closed and at what number

How does a council show it "has actively promoted and publicised the availability of sites and has consulted the National Allotment Society?

3.7 The criterion takes into account latent demand – those that might be interested in taking an allotment plot - as well as active demand (those on the authority's waiting list/s). The criterion also requires the council to have consulted the National Allotment Society (previously known as the National Society of Allotment and Leisure Gardeners). Their views will be considered by the Secretary of State but will not be conclusive as to whether consent is granted or not. Consultation with the National Allotment Society is likely to be more constructive when it is done at the point disposal is being considered as an option as the National Allotment Society can advise on a number of matters including possible alternatives. It is preferable to consult with the National Allotment Society before obtaining councillors' agreement to the proposed disposal application.

The authority has actively promoted and publicised the availability of sites

3.8 The Secretary of State will consider the following when seeking to establish whether or not councils have undertaken a range of activity to promote and publicise the availability of their allotment sites:

- Link to council's web site;
- Copy of poster/leaflet with information about where they've been distributed/displayed;
- Copy of any announcement and information about where it's been placed
- Any other methods the council has used to actively promote and publicise the availability of sites.

The authority has consulted the National Allotment Society

3.9 The Secretary of State may want to see copies of all correspondence the council has had with the National Allotment Society such as e-mail conversations, agreed notes of meetings and any other forms of correspondence not listed here.

How does a council show that "the implications of disposal for other relevant policies, in particular local plan policies, have been taken into account"?

3.10 The criterion looks to assess any contradictions between the council's intention to dispose of allotment land and other council policies, particularly in local or neighbourhood plans.

3.11 The Secretary of State will consider the following when seeking to establish whether or not councils have met this criterion:

- Copy of the local or neighbourhood plans where the allotment site to be disposed of is identified in the plan. Councils should highlight the relevant section of the plan.
- Copy of any other council or national government policies which may be affected by, or influence, the decision to seek disposal of the allotment land. Councils should highlight the relevant section/s.

Is it true that consent will depend on consultation with allotment holders?

3.12 There is no specific requirement to consult with allotment holders although it is good practice to do so. It is likely that allotment-holders will send their views to councils (by email or post) regardless of whether or not a formal consultation exercise is conducted. The Secretary of State may want to see such correspondence to ensure he has a full understanding of the situation.

What shall the council do if they are unable to comply with all the criteria?

3.13 The statutory criteria for disposal of allotments must be met in all cases [link to Tier 2 Statutory Disposal Criteria]. If the council is unable to show that it has complied with one or more of the policy criteria it will need to provide evidence of the exceptional circumstances that could justify disposal of the allotments. For example, it might need to demonstrate why the allotment site must be redeveloped for the proposed use and why it has not been possible to accommodate the proposed use on an alternative site. The Secretary of State will consider the evidence submitted in deciding whether to grant consent for the disposal, in accordance with the legislation and on a case by case basis.

Alternatives to disposal

The council has a large allotment site which is costing a lot to maintain. Can they just dispose of it?

4.1 Where maintenance costs are high because the site is empty or many plots are not occupied, disposal of the site may fulfil the criteria that the site is not needed or is surplus to requirements.

4.2 However, instead of applying for disposal, an allotment association in the area (if not one on that site) could be given the option to take over the running of the site. Information about devolved management arrangements can be found in the Local Government Association (LGA) guide, "Growing in the Community", or the council can contact the National Allotments Society - either a regional representative or the Head Office. The council can order a copy of "Growing in the Community" by contacting LGConnect on 020 7664 3131 or email: info@local.gov.uk

4.3 Any existing allotment holders must be made aware of their right under the Localism Act 2011 to submit an expression of interest in running the allotment service of the council on their behalf. More information about the Community Right to Challenge can be found at http://mycommunityrights.org.uk/community-right-to-challenge/

There is one site where nobody wants a plot but elsewhere there are lots of people waiting for plots. How should a council reconcile this situation?

4.4 The lack of demand for that particular site could be because it is not seen as suitable by prospective allotment holders. For example, it might not have suitable disabled access or adequate security or storage facilities. The council should seek to establish with existing or potential allotment-holders what the concerns are, and engage them in ideas on how to improve the site. It may not be practicable to improve the site so if the council sells the land, it may be able to use funds from that sale to acquire, adapt or improve other land for allotments (Section 32 of the Small Holdings and Allotments Act 1908).

4.5 If the council considers the site is suitable or following discussions with existing or potential allotment-holders no concerns as to the suitability of the site have been raised, then it is possible that the low demand is a result of people being unaware of its existence. Creative ideas on how the council might actively promote and publicise the availability of allotment sites can be found on page 39 of "Growing in the Community" but could include:

- Announcements in the local newspaper, local radio stations, trades magazines;
- Putting leaflets in places such as doctors surgeries or hospitals;
- Placing posters in parks/other recreation areas (eg leisure centres)
- Use of social media such as Twitter or Facebook or on the council's web site.

4.6 If possible, we would like to share any good examples of where councils have creatively and imaginatively promoted and publicised their allotment sites to spread best practice. Please let us know if you are content for us to share your examples with other councils.

4.7 Finally: another reason for the site's lack of popularity could be that it is not in the right location. If the council is satisfied that other potential allotment holders do not want a plot on this site, they may be able to sell this land and use the proceeds to buy a suitable alternative closer to where people want an allotment.

The council is considering disposing of its allotment and redevelopment is a possibility. What can the council do to ensure communities have a say over the future of the site?

4.8 The planning system provides many opportunities for local people to participate in key decisions about their areas. Early and meaningful engagement and collaboration with communities is important at the outset of any council's plans to redevelop an area. The Government's planning reforms have made it easier for communities to have a say in shaping the development of their area through neighbourhood planning. This gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built; have their say on what those new buildings should look like and what infrastructure should be provided; and comment on where there is a need either to protect or increase green space provision, including allotments. For more information about Neighbourhood Planning, visit http://mycommunityrights.org.uk/neighbourhood-planning/.

4.9 In addition, the Localism Act 2011 introduced the new Community Right to Bid. Provided the land has not already been sold, allotment holders might like to consider applying to list the allotment site as an asset of community value. Listing an asset would give interested community groups, including formally constituted allotment associations, the opportunity to raise money to purchase the land should it be placed for sale. The Secretary of State's consent to dispose will still be needed before the council can sell a listed site. A listed allotment does not mean the council has to sell this land but once a decision to dispose has been made, consent from the Secretary of State should be sought. More information about listing assets can be found at http://mycommunityrights.org.uk/community-right-to-bid/.

The residents say they don't want an allotment plot because of the hard work it will involve. Should the council seek consent for disposal as the site is clearly 'not necessary and surplus to requirement'?

4.10 Where there is little or no demand for an allotment site, then community gardens or other food growing projects could help reinvigorate this lack of interest. They can be less daunting to new growers who would not have sole responsibility for a single plot. Such projects may also encourage greater community integration as they provide opportunities to meet new people. However, any food growing project may still constitute a change of use to the allotment land. If that is the case, consent from the Secretary of State for disposal is likely to still be needed.

4.11 Community garden projects might also benefit from contacting the Federation of City Farms and Community Gardens who can advise groups wishing to establish either community gardens or community orchards. Alternatively, the council can encourage groups wanting to pursue such projects to contact the Community Land Advisory Service, which is aimed at helping community groups, landowners and other interested people to find information on making more land available for community use. Guidance about establishing community orchards and other spaces for food growing can be found at:

https://www.gov.uk/government/news/helping-to-meet-a-growing-demand-new-guide-to-help-community-orchards-blossom

https://www.gov.uk/government/news/planting-the-seeds-for-community-grown-food

Making an application: next steps and timeline

When should a council apply to the Secretary of State for consent and how does it go about doing so?

5.1 Once a council has carried out the necessary consultation with the National Allotment Society and decided there is no alternative to disposal, it can apply to the Secretary of State for consent.

5.2 The application form can be obtained by e-mailing npcu@communities.gsi.gov.uk or downloaded through the DCLG website.

Will the Secretary of State tell councils what information they need to provide so as to be able to approve their applications?

5.3 The Secretary of State will endeavour to make a decision on council applications promptly. Once a council has submitted its form, it should receive a response from the National Planning Casework Unit, the staff who consider applications on behalf of the Secretary of State, within one month. The response will indicate whether or not the Secretary of State regards the council's application form as having been fully completed. Where explanations or evidence have not been provided, for example, the Secretary of State will alert councils to this fact.

5.4 If the form is complete, the Secretary of State will let the council know it is considering their application and will aim to issue a decision within 13 weeks. However, if the application form is incomplete, councils will be given an opportunity to provide the missing information within one month.

5.5 There can be no presumption that the Secretary of State will approve a council's application. If the application form does not demonstrate that the criteria have been met, or the council has missed a deadline to provide missing information, then the Secretary of State reserves the right to proceed to make a decision on the council's case in the absence of the missing information or explanations. This does not prevent the council requesting a longer time frame where required. A refusal of consent does not affect a council's right to re-apply for consent to dispose of the land.

The council is a small parish with only one town clerk. Surely it cannot be expected to complete the application form without extra support or meet these short timescales?

5.6 We recognise that small parish councils do not have the resources of districts or unitary councils. We propose, therefore, that where the Secretary of State has informed parish or town councils about missing information, the council will be contacted within a few days to clarify any queries and advise on the deadlines to supply additional information.

5.7 The Secretary of State will then also contact the council a week ahead of the intended deadline to ensure that satisfactory progress is being made. Where the council is struggling, deadlines could be extended further but the Secretary of State retains the right to deny such requests.

Edward Bright

From: Fisher, Wendy <Wendy.Fisher@Nelincs.gov.uk>
Sent: 25 May 2016 15:50
To: Edward Bright
Cc: Maione, Tony; Finch, Emma
Subject: FW: Peaks Parkway Site

Good afternoon Edward

In response to your query the advice received from our regeneration partner is that they suspect that the fields do not carry a value, as they are most likely classed as Community Assets and as such, do not form part of the rolling programme for re-valuation. The former Weelsby Avenue Depot and Peaksfield allotments do have a book value listed in the Asset register which is detailed below;

- Peaksfield Allotments – 11085243 £20,483.24
- Weelsby Avenue Former Depot – 11080503 £200,000.00

I should point out that these are values that sit on the Councils balance sheet and do not necessarily represent Market Value. To determine that, a separate valuation exercise would be required.

I hope this provides the information you require.

Kind regards

Wendy

Wendy Fisher, Service Manager - Assets, Assets Team, North East Lincolnshire Council
Municipal Offices, Town Hall Square, Grimsby, DN31 1HU | ☎: 01472 323132 / 07919 304430 | ✉: wendy.fisher@nelincs.gov.uk

North East Lincolnshire is proud host of the Armed Forces Day National Event on 25 June 2016

-------- Original message --------
From:
Date:19/05/2016 17:36 (GMT+00:00)
To: "Fisher, Wendy"
Cc: "
Subject: Peaks Parkway Site

Wendy,

Can you please confirm the valuation (i.e. land value) that the Peaks Parkway site (as outlined in red on the attached) is currently listed as within NELC's asset books?

I appreciate that this might consist of 3/4/5 parcels of land –

- Redundant Warehouse Site;
- Allotments;
- 2 or 3 fields.

This information is required to ensure that we are able to undertake a comparable viability assessment of the site were GTFC required to purchase the land at face value. Please note we are reviewing viability for leasehold also.

Many thanks,

Regards,

Ed

Edward Bright
Associate - Planning
SLR Consulting Limited

global environmental solutions

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AVAILABILITY ASSESSMENT

Sequential Site No. **04**	
Site Name: **Morrisons Dual By-Pass**	
OS Ref: **TA 2304 0767**	
Site Area: **85.7 Acres (34.7 ha)**	

1.0 BASELINE DEVELOPMENT AREA

Based on the site area identified within the previous 'Suitability' based Sequential Assessment (April 2015), the Morrisons Dual By-Pass site is 85.7 acres (34.7 hectares) in area. Following the undertaking of a site visit, no alterations to the extant baseline site conditions have taken place since the previous assessment in 2015.

As identified within the enclosed Baseline Development Plan (SLR drawing no. 425.01679.00003/BLP-04), the Morrisons Dual By-Pass site provides sufficient landholdings to accommodate the baseline development.

1.1 Constraints to Site Expansion

Given that the Morrisons Dual By-Pass site provides sufficient landholdings for the accommodation of the baseline development, there is no requirement for site expansion. Notwithstanding, to provide some context to the Morrisons Dual By-Pass site, the adjoining land uses are detailed for reference below.

The Morrisons Dual By-Pass site is bound by the A46 ('Grimsby Road') to the south. The eastern bounds of the site are bordered by a Morrisons food store and associated petrol filling station and residential properties located on Nelson Way, Maidwell Way and Spration Court.

Laceby Beck and Pond bound the site to the north and northwest, beyond which is agricultural land. Finally, to the southwest the site is bound by Stud Farm Cottage, The Bungalow, Field House, beyond which is a small woodland copse and further agricultural land.

1.2 Area considered for potential expansion

No consideration of potential expansion areas is required for the Morrisons Dual By-Pass site.

2.0 FUNCTIONAL & ENABLING DEVELOPMENT AREA

The Morrisons Dual By-Pass site is sufficient to accommodate the functional development which would require a minimum site area of 32.2 acres (13.03 hectares) and, again, opportunities for site expansion do not need to be considered.

Furthermore, given that the Morrisons Dual By-Pass site has a developable area of 85.7 acres (34.7 hectares), there would be sufficient landholdings within the site to accommodate some of the enabling development necessary to facilitate the Community Football Stadium. With the accommodation of the functional development, there would be remaining landholdings of approximately 53.5 acres (21.67 hectares); albeit it is appreciated that not all of this landholding would be utilised by the enabling development given that some elements of infrastructure (parking, highways, utilities etc.) will be required.

3.0 EXTANT USE

The Morrisons Dual By-Pass site comprises open grade 3 (good to moderate) agricultural land. There is a high voltage power line which crosses the site but this would not restrict the site from being redeveloped as a Community Football Stadium.

Existing access into the site is already available from the Morrisons junction to the north east of the site.

4.0 OWNERSHIP

As identified within the enclosed Title Plan (SLR drawing no. 425.01679.00003/TTP-04), the Morrisons Dual By-Pass site and some adjoining land is within the ownership of MF Strawson Ltd et al. under title no. HS206826.

5.0 OPTIONS & RESTRICTIVE COVENANTS OF NOTE

Title no. HS206826 contains no restrictive covenants of note with regard to the potential redevelopment of the site for a Community Football Stadium.

6.0 PLANNING POLICY

The Morrisons Dual By-Pass site is allocated in the North East Lincolnshire Local Plan 2003 (Saved Policies 2007) as a 'strategic gap' under policy NH9. The purpose of a strategic gap is to prevent coalescence of the Grimsby/Cleethorpes urban area with the settlements of Humberston, Waltham and New Waltham to the south and Bradley, Laceby and Healing to the west. Development proposals within a strategic gap will be permitted provided that they are in keeping with a countryside setting and they will avoid creating a ribbon of development between defined development areas.

The Strategic Housing Land Availability Assessment (SHLAA) undertaken as part of the evidence base to form the Pre-Submission Draft North East Lincolnshire Local Plan (2016) has identified the Morrisons site as having the potential for 704 homes. The SHLAA considers that the site is suitable and available; however, significant infrastructure work will be required on site resulting in a 6-10 year delivery period for housing.

Policy 11 of the emerging Local Plan builds on the finding of the SHLAA and has included the Morrisons site within the wider Grimsby West Urban Extensions which will have a capacity of 3,335 homes. The site is thereby allocated under Policy HOU342 of the Pre-Submission Draft Local Plan, whilst a Concept Framework has been prepared by Signet Planning for the wider development of the 'Grimsby West Strategic Housing Site' (February 2016).

Adjacent to the housing allocation is a Local Wildlife Site (LWS). Policy 40 of the emerging Local Plan notes that any development which would result in significant harm to biodiversity which cannot be avoided, adequately mitigated or as a last resort compensated for, will be refused.

The location of the Peaks Parkway site is not located within Flood Zone; however, it is located within 'Zone 2 Outer Protection Zone for groundwater source protection. The following policies of the Pre-Submission Draft Local Plan 2016 will be relevant for any future development on this site;

7.0 PLANNING HISTORY

There are no planning history records for the Morrisons Dual By-Pass site available from the online planning history search facility on the NELC website. Whilst there are no available planning history records for this site, it is understood that the owner and agent of the site are looking to submit a planning application for residential development at the site in the near future.

8.0 COMPULSORY PURCHASE

NELC is willing to utilise Compulsory Purchase Order ('CPO') powers but only in circumstances where engagement with a willing land owner is not a possibility. As such, sites can only be made available through the use of CPO powers when there are no other sites considered available.

The use of CPO powers will potentially impact adversely on the timescales for deliverability of any particular site. It will also involve potentially high costs on the part of the acquiring authority. As such, the potential for the use of CPO powers will need to be considered in accordance with the complexity of the site ownership.

9.0 ACTIVE MARKETING

No part of the site is currently being actively marketed for redevelopment. Notwithstanding, as outlined above, it is understood that the site has been promoted for residential development within the Pre-Submission Draft Local Plan (HOU342).

10.0 CONSULTATION WITH LANDOWNERS

Formal consultation has been undertaken with the agent of MF Strawson Ltd et al. As confirmed within the attached response, the owner is not satisfied for the Morrisons Dual By-Pass site to be considered for the development of a Community Football Stadium as part of the 'Availability and Viability' elements of the Sequential Assessment. It is understood that the potential redevelopment of the site for housing is the reason for this response.

As such, given this response, this site cannot be considered genuinely available in the short to medium term.

11.0 TIMESCALES FOR DEVELOPMENT

Given that the extant freeholder of the Morrisons Dual By-Pass site is not satisfied to enter the site for consideration for the development of a Community Football Stadium, it cannot be considered available in either the short or medium term. Furthermore, given the site's potential allocation for residential development within the Pre-Submission Draft Local Plan and a likely forthcoming planning application submission, it is also considered unlikely that the site would become available in the longer term (10+ years).

Any proposal to redevelop this site for a Community Football Stadium would likely contradict the content and allocations of the forthcoming Pre-Submission Draft Local Plan and would also be entirely contrary to achieving the five year housing land supply required within NELC.

Given that GTFC has identified a need to develop the Community Football Stadium within a 3-5 year period, it is concluded that this site will not become available within the necessary timescales for development.

12.0 CONCLUSION

Given the confirmation from the site owner that the site should not be considered further for the development of a Community Football Stadium, along with the anticipated allocation and subsequent redevelopment of the site for housing, SLR concludes that this site cannot reasonably be considered reasonably 'available' for development as a Community Football Stadium and should be discounted from any subsequent 'viability' assessment that is to be undertaken.

N

NOTES

NOTES TEXT

LEGEND

- SITE BOUNDARY
- 3 FULL SIZED FLOOD-LIT PITCHES
- 2 GRASSED PITCHES
- MAIN STADIUM

0 80m 200

Metres 1:2500

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MORRISONS

SEQUENTIAL SITE ASSESSMENT

BASELINE PLAN

425.01679.00003 / BLP - 04

Scale	Date
1:2500 @ A2	MARCH 2016

425.01679.00003.16.BLP-01to06.0 Baseline_plans (multilayout).dwg

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N

Lacaby Beck

Path (um)

Tce F

12.8m

CS

Pond

Stud Farm Cottage

14.0m

15.8m

The Bungalow

17.7m

Field House

Superstore

HOLMOC ROAD

GROVEHIT ROAD

Filling Station

Topps

Quarry Trees

Russett Dene

Bramerdean

Sandy Cross

Ingleby

Bus Layby

Bus Layby Island

Existing

Proposed

0 80m 200

Metres 1:2500

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425.01679.00003.16.SLP-01to06.0 Site Location Plans (multilayout).dwg

NOTES

NOTES TEXT

LEGEND

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MORRISONS

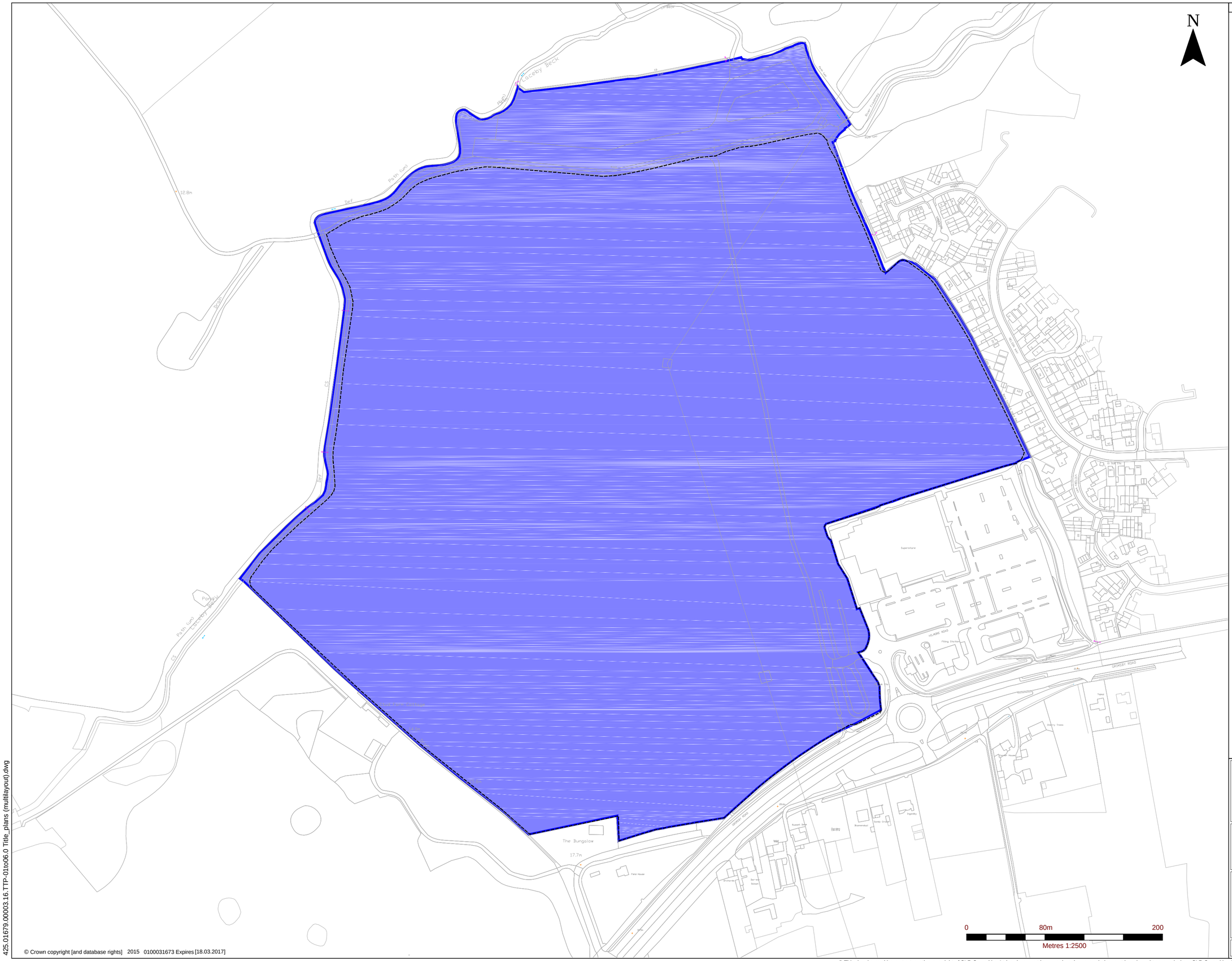
SEQUENTIAL SITE ASSESSMENT

SITE LOCATION PLAN

425.01679.00003 / SLP - 04

Scale	Date
1:2500 @ A2	MARCH 2016

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N
Lacey Beck
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12.8m
Path (um)
Path (um)
Path (um)

16th March 2016

C/O James Hobson, Signet Planning

MF Strawson Ltd
Mr P Strawson of Ulceby Grange, Ulceby, NE Lincs
Mr N Strawson of Home Farm, Aylesby, Great Grimsby, NE Lincs
Mr T Strawson of 7 Elmhurst Gardens, Shillington, Herts
Ms V Rose of The Manor House, Fillingham, Lincs.

VIA EMAIL ONLY

Our Ref: 425.01679.00003
Your Ref: N/A

Dear Sir/Madam,

RE: GRIMSBY TOWN FOOTBALL CLUB – SEQUENTIAL SITE ASSESSMENT; AVAILABILITY AND VIABILITY – MORRISONS DUAL BY-PASS

SLR Consulting Limited ('SLR') and Ryden LLP ('Ryden') are instructed by North East Lincolnshire Council ('NELC') to undertake an assessment of six sites which could potentially accommodate the relocation of Grimsby Town Football Club ('GTFC') through the provision of a Community Football Stadium.

These six sites were previously identified within a Sequential Assessment undertaken in April 2015. However, this Sequential Assessment concentrated on matters relating to 'suitability' only and did not extend to considerations of availability or viability that shall be contained within this forthcoming assessment.

To confirm, the previous Sequential Assessment identified five sites which would be considered 'suitable' for the potential development of a new Community Football Stadium within Grimsby. These sites were:

- Dockside (Garth Road)
- Europarc (dependent upon increasing land available);
- Peaks Parkway;
- Morrisons Dual By-Pass; and
- Great Coates.

In addition to the five sites listed above, NELC's Cabinet received and approved a recommendation to include a sixth site, the Freeman Street site, due to the perceived regeneration potential that could be unlocked by a development at that location.

Availability

Given the above, SLR is writing to formally enquire as to whether your landholding, as identified within the enclosed Site Location Plan, would be potentially 'available' for the development of a Community Football Stadium.

It would be appreciated if you could confirm whether you are or are not willing for your site to be considered within this assessment as being genuinely 'available' and / or whether there are any potential restrictive covenants which should be considered when assessing its availability and viability.

Closure

I trust that the above is clear and look forward to receiving written confirmation of whether you are willing for your site to be considered during this process. However, should you have any queries, please do not hesitate to contact me.

Yours sincerely
SLR Consulting Limited



Edward Bright
Associate

Enc Morrisons Dual By-Pass Red Line Site Location Plan

N

NOTES

NOTES TEXT

LEGEND

SITE BOUNDARY

0 80m 200

Metres 1:2500

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LONDON
SW1H 0HW
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MORRISONS

SEQUENTIAL SITE ASSESSMENT

SITE LOCATION PLAN

425.01679.00003 / SLP - 04

Scale 1:2500 @ A2

Date MARCH 2016

425.01679.00003.16.SLP-01to06.0 Site Location Plans (multilayout).dwg

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Edward Bright

From: James Hobson <JamesHobson@signetplanning.com>
Sent: 21 April 2016 15:09
To: Edward Bright
Subject: RE: NELC / GTFC - Sequential Sites - Morrisons Dual By-Pass

Dear Ed,

Further to your email attaching your letter dated 16 Match 2016, together with the Site Plan, I have now received instruction from the landowner that this site should no longer be considered as a location to accommodate the new community stadium. I am sure you will respect our decision that the site is not available and I look forward to receiving confirmation that you have taken the appropriate action.

I trust this clarifies our position.

Kind regards

James Hobson
Director

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From: Edward Bright [mailto:ebright@slrconsulting.com]
Sent: 18 April 2016 10:36
To: James Hobson <JamesHobson@signetplanning.com>
Subject: FW: NELC / GTFC - Sequential Sites - Morrisons Dual By-Pass
Importance: High

James,

Further to my previous correspondence, are you able to confirm the stance of MF Strawson Ltd et al. on the inclusion of the Morrisons Dual By-Pass (Laceby Acres) site within the 'Availability and Viability' based Sequential Site Assessment for the relocation of GTFC?

As you can appreciate, we are now at a stage where we need to have written confirmation from the various site owners to progress with our report.

I look forward to hearing from you.

Regards,

Ed

Edward Bright
Associate - Planning
SLR Consulting Limited

Email: ebright@slrconsulting.com
Mob: +44 7964 016568
Tel: +44 203 691 5810
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London, SW1H 0HW, United Kingdom



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SLR Consulting Limited, Registered Office: 7 Wornal Park, Worminghall, Aylesbury, Bucks, HP18 9PH
Registered in England and Wales No: 3880506

From: Edward Bright
Sent: 23 March 2016 13:02
To: 'James Hobson'
Subject: RE: NELC / GTFC - Sequential Sites - Morrisons Dual By-Pass

Dear James,

As you may be aware, SLR Consulting Limited has been instructed by NELC to undertake the next stage of the Sequential Site Assessment for the relocation of GTFC – this will predominantly relate to the availability and viability of the shortlisted sites previously identified within a 'Suitability' based assessment undertaken in April 2015.

In this regard, please find attached a formal letter requesting confirmation from your client, MF Strawson Ltd et. al., as to whether they wish for their site at Morrisons Dual By-Pass (Laceby Acres) to be considered as part of this process (i.e. would be the site be 'available' for potential redevelopment as a Community Football Stadium for GTFC).

I trust that the above is clear. However, should you have any queries, please do not hesitate to contact me.

Regards,

Ed

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AVAILABILITY ASSESSMENT

Sequential Site No. **05**	
Site Name: **Great Coates**	
OS Ref: **TA 2374 1077**	
Site Area: **96 Acres (38.7 ha)**	

1.0 BASELINE DEVELOPMENT AREA

Based on the site area identified within the previous 'Suitability' based Sequential Assessment (April 2015), the Great Coates site is 96 acres (38.7 hectares) in area. Following the undertaking of a site visit, no alterations to the extant baseline site conditions have taken place since the previous assessment in 2015.

As identified within the enclosed Baseline Development Plan (SLR drawing no. 425.01679.00003/BLP-05), the Great Coates site provides sufficient landholdings to accommodate the baseline development.

1.1 Constraints to Site Expansion

Given that the Great Coates site provides sufficient landholdings for the accommodation of the baseline development, there is no requirement for site expansion. Notwithstanding, to provide some context to the Great Coates site, the adjoining land uses are detailed below.

The Great Coates site is bound by the A180 to the north, whilst the A1135 bounds the site to the west. The associated roundabout junctions and slip roads between the A180 and A1135 are located adjacent to the north western corner of the site. A pedestrian footbridge crosses the A180, entering the Great Coates site midway along its northern boundary; the footpath then crosses the site to its south eastern corner.

The site is bound to the east by a further public right of way and Town's Croft Drain. Beyond these features are further agricultural fields and a number of residential properties located along Woad Lane and Holme Farm Close.

Finally, a railway line bounds the site to the south, whilst Great Coates Station is located beyond the south eastern corner of the site. Beyond the railway line are further agricultural fields and residential dwellings located along Osprey Drive.

1.2 Area considered for potential expansion

No consideration of potential expansion areas is required for the Great Coates site.

2.0 FUNCTIONAL & ENABLING DEVELOPMENT AREA

The Great Coates site is sufficient to accommodate the functional development which would require a minimum site area of 32.2 acres (13.03 hectares) and, again, opportunities for site expansion do not need to be considered.

Furthermore, given that the Great Coates site has a developable area of 96 acres (38.7 hectares), there would be sufficient landholdings within the site to accommodate some of the enabling development necessary to facilitate the Community Football Stadium. With the accommodation of the functional development, there would be remaining landholdings of approximately 63.8 acres (25.67 hectares); albeit it is appreciated that not all of this landholding would be utilised by the enabling development given that some elements of infrastructure (parking, highways, utilities etc.) will be required.

3.0 EXTANT USE

The Great Coates site comprises open grade 3 (good to moderate) agricultural land. There are no extant uses that would constrain the development of a Community Football Stadium at this site.

4.0 OWNERSHIP

As identified within the enclosed Title Plan (SLR drawing no. 425.01679.00003/TTP-05), the Great Coates site is within the ownership of Sir Richard Sutton's Settled Estates under title no. HS267908.

5.0 OPTIONS & RESTRICTIVE COVENANTS OF NOTE

Title no. HS267908 contains no restrictive covenants of note with regard to the potential redevelopment of the site for a Community Football Stadium.

6.0 PLANNING POLICY

The Great Coates site is allocated in the North East Lincolnshire Local Plan 2003 (Saved Policies 2007) as a site of football stadium relocation under Policy LT6. Within sites allocated by LT6 development proposals for a 20,100 seat football stadium will be permitted subject to the developer entering into legal agreements or meeting conditions. The Council recognise that the Great Coates site is a greenfield site, but they are satisfied that, given the particular needs of a sports stadium and lack of a brownfield site or site closer to the town centre, the relocation demands exceptional consideration.

Part of the Great Coates site is also designated as amenity open space under Policy LTC1 of the Local Plan 2003. Policy LTC1 notes that development on areas of open space will only be permitted if it is compatible with any existing or potential recreational and leisure facilities or other existing authorised uses or the development will not have an unduly adverse effect on the nature of the open space.

The Great Coates site does not contain any housing or employment land allocations and is not highlighted in the evidence base for the Pre-Submission Draft of the North East Lincolnshire Local Plan (2016) as doing so.

The site is not located within a Ground Protection Zone designated for groundwater protection, but it is located within Flood Zones 2 and 3. Policy 32 of the emerging Local Plan notes that specific flood risk assessments will be required to be undertaken for proposed development and that there should be no unacceptable risk of flooding to the development site or to existing properties as a result of development on site.

7.0 PLANNING HISTORY

There are no planning history records for the Great Coates site available from the online planning history search facility on the NELC website. Notwithstanding, it is understood that Great Coates site was previously granted planning permission for a football stadium development in November 2007 (Application ref. DC/70/06/WOL).

However, following the downturn in the economy and other various factors, the opportunity for the redevelopment of the Great Coates site and associated enabling development was not able to be brought forward. Indeed, following a succession of legal and ownership issues, the development of the Great Coates site became unviable and the 2007 permission was allowed to lapse.

Furthermore, the option agreement between GTFC and the landowner has also lapsed and despite protracted negotiations there is no intent on the part of the landowner to enter into a new agreement. Further information regarding these discussions is provided within consultation section below (section 10).

8.0 COMPULSORY PURCHASE

NELC is willing to utilise Compulsory Purchase Order ('CPO') powers but only in circumstances where engagement with a willing land owner is not a possibility. As such, sites can only be made available through the use of CPO powers when there are no other sites considered available.

The use of CPO powers will potentially impact adversely on the timescales for deliverability of any particular site. It will also involve potentially high costs on the part of the acquiring authority. As such, the potential for the use of CPO powers will need to be considered in accordance with the complexity of the site ownership.

9.0 ACTIVE MARKETING

No part of the site is currently being actively marketed for redevelopment.

10.0 CONSULTATION WITH LANDOWNERS

Formal consultation has been undertaken with the agent of Sir Richard Sutton's Settled Estate. As confirmed within the attached response, the owner is not satisfied for the Great Coates site to be considered for the development of a Community Football Stadium as part of the 'Availability and Viability' elements of the Sequential Assessment.

In addition to the consultation undertaken by SLR, protracted negotiations by both NELC and GTFC have taken place with the landowner and agent for the Great Coates site dating back to 2003. These previous consultations, which are contained within **Appendix Q** of the main report, therefore support the conclusion that the landowner is not willing for this site to be considered available for the development of a Community Football Stadium.

As such, this site cannot be considered genuinely available in the short to medium term and the use of CPO powers could be necessary was the site to be considered in the longer term.

11.0 TIMESCALES FOR DEVELOPMENT

Given that the extant freeholder of the Great Coates site is not satisfied to enter the site for consideration of the development of a Community Football Stadium, it cannot be considered available in either the short or medium term.

Given that GTFC has identified a need to develop the Community Football Stadium within a 3-5 year period, it is concluded that this site will not become available within the necessary timescales for development.

12.0 CONCLUSION

Given the confirmation from the site owner that the site should not be considered further for the development of a Community Football Stadium, SLR concludes that this site cannot be considered reasonably 'available' for development as a Community Football Stadium and should be discounted from any subsequent 'viability' assessment that is to be undertaken.

N

NOTES

NOTES TEXT

LEGEND

- SITE BOUNDARY
- 3 FULL SIZED FLOOD-LIT PITCHES
- 2 GRASSED PITCHES
- MAIN STADIUM

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0 50 100 150 200m 300 400 500

Metres 1:5000

83 VICTORIA STREET
LONDON
SW1H 0HW

T: 44 (0)203 691 58102
www.slrconsulting.com

GREAT COATES

SEQUENTIAL SITE ASSESSMENT

BASELINE PLAN

425.01679.00003 / BLP - 05

Scale 1:2500 @ A2

Date MARCH 2016

425.01679.00003.16.BLP-01to06.0 Baseline_plans (multilayout).dwg

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NOTES TEXT

LEGEND

SITE BOUNDARY

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LEGEND

SITE BOUNDARY

OWNERSHIP BOUNDARY
(TITLE NUMBER HS267908)
SIR RICHARD SUTTON'S SETTLED ESTATES

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Metres 1:5000

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GREAT COATES

SEQUENTIAL SITE ASSESSMENT

BASELINE PLAN

TITLE PLAN

Scale 1:2500 @ A2

Date MARCH 2016

425.01679.00003.16.TTP-01to06.0 Title_plans (multilayout).dwg

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16th March 2016

C/O James Hobson, Signet Planning

Sir Richard Sutton's Settled Estates
14 Bolton Street
Piccadilly
London
W1Y 7PA

VIA EMAIL ONLY

Our Ref: 425.01679.00003
Your Ref: N/A

Dear Sir/Madam,

RE: GRIMSBY TOWN FOOTBALL CLUB – SEQUENTIAL SITE ASSESSMENT; AVAILABILITY AND VIABILITY – GREAT COATES

SLR Consulting Limited ('SLR') and Ryden LLP ('Ryden') are instructed by North East Lincolnshire Council ('NELC') to undertake an assessment of six sites which could potentially accommodate the relocation of Grimsby Town Football Club ('GTFC') through the provision of a Community Football Stadium.

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In addition to the five sites listed above, NELC's Cabinet received and approved a recommendation to include a sixth site, the Freeman Street site, due to the perceived regeneration potential that could be unlocked by a development at that location.

Availability

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It would be appreciated if you could confirm whether you are or are not willing for your site to be considered within this assessment as being genuinely 'available' and / or whether there are any potential restrictive covenants which should be considered when assessing its availability and viability.

Closure

I trust that the above is clear and look forward to receiving written confirmation of whether you are willing for your site to be considered during this process. However, should you have any queries, please do not hesitate to contact me.

Yours sincerely
SLR Consulting Limited



Edward Bright
Associate

Enc Great Coates Red Line Site Location Plan

N

NOTES

NOTES TEXT

LEGEND

SITE BOUNDARY

Edward Bright

From: James Hobson <JamesHobson@signetplanning.com>
Sent: 21 April 2016 15:08
To: Edward Bright
Subject: RE: NELC / GTFC - Sequential Sites - Great Coates

Dear Ed,

Further to your email attaching your letter dated 16 Match 2016, together with the Site Plan, I have now received instruction from the landowner that this site should no longer be considered as a location to accommodate the new community stadium. I am sure you will respect our decision that the site is not available and I look forward to receiving confirmation that you have taken the appropriate action.

I trust this clarifies our position.

Kind regards

James Hobson
Director

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From: Edward Bright [mailto:ebright@slrconsulting.com]
Sent: 18 April 2016 10:33
To: James Hobson <JamesHobson@signetplanning.com>
Subject: FW: NELC / GTFC - Sequential Sites - Great Coates
Importance: High

James,

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As you can appreciate, we are now at a stage where we need to have written confirmation from the various site owners to progress with our report.

I look forward to hearing from you.

Regards,

Ed

Edward Bright
Associate - Planning
SLR Consulting Limited

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Registered in England and Wales No: 3880506

From: Edward Bright
Sent: 23 March 2016 12:51
To: 'James Hobson'
Subject: NELC / GTFC - Sequential Sites - Great Coates

Dear James,

As you may be aware, SLR Consulting Limited has been instructed by NELC to undertake the next stage of the Sequential Site Assessment for the relocation of GTFC – this will predominantly relate to the availability and viability of the shortlisted sites previously identified within a 'Suitability' based assessment undertaken in April 2015.

In this regard, please find attached a formal letter requesting confirmation from your client, Sir Richard Sutton's Settled Estates, as to whether they wish for their site at Great Coates to be considered as part of this process (i.e. would be the site be 'available' for potential redevelopment as a Community Football Stadium for GTFC).

I trust that the above is clear. However, should you have any queries, please do not hesitate to contact me.

Regards,

Ed

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Edward Bright

From: James Hobson <JamesHobson@signetplanning.com>
Sent: 22 February 2016 14:57
To: Finch, Emma
Cc: Maione, Tony
Subject: RE: GTFC site visits

Dear Tony,

Thank you for your email outlining the two options that are available to my client in relation to the Feasibility Study you are undertaking as part of seeking to identify an appropriate location for the new Community Stadium.

Having reviewed the two options with the landowner, the decision reached is that sequential site 8 – 'Great Coates' should be removed from the Feasibility Study and should no longer be considered as a location to accommodate the new Community Stadium. Given the circumstances outlined in our previous discussions, I am sure you will respect our decision and look forward to receiving confirmation that you have taken the appropriate action.

Kind regards

James Hobson
Director

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10 East Parade
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From: Finch, Emma [mailto:Emma.Finch@nelincs.gov.uk]
Sent: 18 February 2016 15:26
To: James Hobson <JamesHobson@signetplanning.com>
Cc: Maione, Tony <Tony.Maione@Nelincs.gov.uk>
Subject: GTFC site visits

Dear James

Thank you for your email and our subsequent telephone conference thereafter.

I understand your client's views regarding Sequential Site 8 – Great Coates – for potential use and inclusion within the Council's first stage feasibility study. Whilst your client's views are clear that they don't wish to engage with the Council in either the study or in any subsequent transaction for this purpose I nevertheless welcomed the opportunity to challenge that with you and to seek clearer understanding.

We set out two options in the telephone conference – namely (1) removal of Sequential Site 8 from this study at this early stage and (2) retention of Sequential Site 8 for the study, understanding that viability, site assembly and site availability factors would mean that this site scored low or even zero in some categories.

Our initial view was that option (1) would be more favourable for all concerned and actually be enable any later change of view than option (2) where poor performance in the study could be unhelpful.

Our tender exercise is complete and SLR Global Environmental Solutions won the first stage feasibility brief. I will contact them for a view and await confirmation of your client's position in respect of the options set out above too.

Thank you for your time and for allowing me to challenge on this Sequential Site 8 – Great Coates. I would be grateful if you could convey to your clients the Council's willingness to engage with them on the Community Stadium in any capacity – even by way of their role as a stakeholder within North East Lincolnshire.

Kind regards

Tony

Tony Maione, Solicitor
Assistant Director Law and Monitoring Officer
North East Lincolnshire Council
Municipal Offices, Town Hall Square, Grimsby, DN31 1HU DX13536 Grimsby 1
☎: 01472 324373 or 07799 821348
✉: Tony.Maione@nelincs.gov.uk





North East Lincolnshire is proud host of the Armed Forces Day National Event on 25 June 2016

From: James Hobson [mailto:JamesHobson@signetplanning.com]
Sent: 09 February 2016 13:37
To: Maione, Tony
Cc: 'robertw@sutton-estates.co.uk'
Subject: RE: GTFC site visits

Dear Tony,

Thank you for your email and I have now taken instruction from the landowner Sir Richard Sutton Estates who control Sequential Site Number 08 named Great Coates.

Sir Richard Sutton Estates do not wish to make this land available for the provision of a new Community Stadium and would therefore be grateful if you could remove it from your Feasibility Study shortlist. I trust this clarifies their position but should you wish to discuss matters in more detail please do not hesitate to contact me.

Kind regards

James Hobson
Director

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From: Finch, Emma [mailto:Emma.Finch@nelincs.gov.uk] **On Behalf Of** Maione, Tony
Sent: 04 February 2016 16:25
To: James Hobson <JamesHobson@signetplanning.com>
Subject: GTFC site visits

Dear James

In December 2015 the North East Lincolnshire Council (NELC) Cabinet approved a first stage feasibility study for a shortlist of five sites for the development of a new Community Stadium. At a meeting of the NELC Regeneration, Environment and Housing Scrutiny Panel in January 2016, it was agreed a further site should also be considered.

One of the sites identified for consideration is in your ownership, or the ownership of your client (map attached). We would like to ask your permission to carry out a site visit of the land and make a video recording to allow the site to be properly considered as part of the feasibility work.

I would be very grateful if you could confirm that this is acceptable to you, but please let me know if you have any concerns or questions.

I look forward to hearing from you.

Kind regards

Tony

Tony Maione, Solicitor
Assistant Director Law and Monitoring Officer
North East Lincolnshire Council
Municipal Offices, Town Hall Square, Grimsby, DN31 1HU DX13536 Grimsby 1
☎: 01472 324373 or 07799 821348
✉: Tony.Maione@nelincs.gov.uk

SIR RICHARD SUTTON ESTATES LIMITED

Mr John Fenty,
Grimsby Town Football Club plc,
Blundell Park,
Cleethorpes,
North East Lincolnshire,
DN35 7PY.

8th December 2014

Dear John,

Land at Great Coates, Grimsby

Thank you for your letter dated 5th December with its enclosure which I have studied carefully and discussed with Christopher Lacey.

The report considered by the NELC Cabinet on 4th December has confirmed to us that your proposal to relocate the football stadium is a complicated, highly speculative and long-term project for which it is difficult to prepare a meaningful financial appraisal at present. It would appear that this is an opinion shared by Simons Developments Limited, your former developer partner, who we note has withdrawn from the project in order to focus on other initiatives within their organisation.

All of the issues set out in my letter of 8th September remain and I must therefore inform you that the Estate does not wish any of its land at Great Coates to be promoted for enabling development in connection with a relocation of the football stadium.

Yours sincerely,

R.G. White
Property Director

cc. Philip Day, Esq.
Christopher Lacey, Esq.

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Grimsby Town
Football Club plc

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Our Ref: RW/IF/JF

5th December 2014

Robert White Esq
Property Director
Sir Richard Sutton Estates Ltd
14 Bolton Street
LONDON
WC1J 8BF

Dear Robert

SIR RICHARD SUTTON ESTATES LTD
LAND AT GREAT COATES, NR GRIMSBY

Further to recent correspondences, I confirmed that we would write to you when there was tangible support for our scheme.

We are pleased to inform you that the local authority resolved on the 4-12-14, a basis for GTFC to proceed with its objectives in relocating to a Community Stadium located at Peaks Parkway, subject to various gateway achievements as follows in brief. (see report also attached)

- The formation of a Community Stadium Project Team (first meeting scheduled 15th December)
- The procurement of a community social value benefits study
- The submission of an outline planning application within 6 months of the cabinet decision
- The submission of a detailed planning application within 18 months of outline planning approval

As you know, we are in discussion with various landowners regarding linking parcels of land to our scheme with the objective of bringing forward an overall enabling development.

As requested by Cofley/NELC, the Club have submitted its expression of interest to be included in the Emerging Local Plan for its scheme at Peaks Parkway, which includes various land options with regard to enabling development.

It is with this regard that we ask whether the Estate, would be minded to consider allocation of land at Great Coates off Woad Lane A1136/A180 to be considered as enabling development for our scheme on a basis of a 50% land value share.

Not withstanding differing views about the site being considered a potential exception site and all of the problems highlighted in your letter of 8th September 2014, we still believe that there is a strong opportunity for development at this site linked to the Clubs proposals.

There is significant support for our scheme. Both the authority and Cofley will be part of the Community Stadium Project Team with the express intention to deliver this project. Further to this Rob Walsh CEO of NELC has confirmed that he is very willing to meet with any enabling partners to assure the Council's position in this regard.

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The action plan is challenging and therefore could you please confirm at the earliest, your interest in our proposal, beyond which it is hoped that we can quickly move to agreeing heads of terms and through to legal agreement early in the New Year.

We look forward to hearing from you.

Yours sincerely



John Fenty
Director

cc Christopher Lacey, Esq.

Grimsby Town
Football Club plc

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Our Ref: RW/IF/JF

12th September 2014

Robert White Esq
Property Director
Sir Richard Sutton Estates Ltd
14 Bolton Street
LONDON
WC1J 8BF

Dear Robert

SIR RICHARD SUTTON ESTATES LTD
LAND AT GREAT COATES, NR GRIMSBY

Thank you for your letter dated 8th September and the advice contained.

Whilst it is disappointing that you feel there is a poor likelihood of our project proceeding, I would like to stress that we are much further on with planners than that referenced by Mark Cawood. There is currently a real acceptance by planners and politicians that this project needs to happen and that it has exceptional circumstances.

As mentioned at the meeting we had hoped to include some of the Estates land in our proposals to form part of an allocation in the local plan.

We can understand your scepticism at this stage, but reiterate that shortly the Council will be considering the Club proposals to take a 5 year option on their land at Peaks Parkway intended to support the community stadium complex and the retail enabling development.

If I may, when we have the outcome of that decision, I would like to bring you up to date with the overall project at that time in the hope that the Estate may reconsider its position and see the benefit of achieving a planning permission on land at Great Coates where otherwise it would be much less certain.

Yours sincerely

John Fenty
Director

cc Christopher Lacey Esq

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SIR RICHARD SUTTON ESTATES LIMITED

Mr John Fenty,
Grimsby Town Football Club plc,
Blundell Park,
Cleethorpes,
North East Lincolnshire,
DN35 7PY.

8th September 2014

Dear John,

Land at Great Coates, Grimsby

Further to Christopher Lacey's letter of 15th August I have visited Peaks Parkway, discussed your proposals with our planning consultant and studied the detailed papers which you provided during our meeting in London on 13th August. Christopher and I do not doubt the energy and drive which you continue to provide to the stadium relocation project but we are concerned by some fundamental issues and question whether they can realistically be overcome.

The site at Peaks Parkway is currently in three separate ownerships and there are therefore significant challenges in terms of site assembly because it will be difficult to reach simultaneous agreement with all three landowners on terms which are sufficiently attractive to each of them.

The Council is clearly concerned about the impact of your proposals on its wider strategic planning and the delivery of its Local Plan. In his note dated 25th April 2014, Mark Cawood explains that national planning policy guidance no longer encourages local authorities to take a sympathetic approach towards the relocation of football stadia and that up to 1,200 new houses, in addition to the housing sites the Local Plan will allocate, would have a significant impact upon these other preferred housing sites. The residential enabling development associated with the stadium would reduce the build-out rate on individual sites, in the context of an already weak housing market, and would impact adversely upon the payments such sites would generate towards education and affordable housing.

The Council appear to be prepared to entertain some generalised policy wording in the Local Plan regarding the need for a new stadium, with some enabling development to secure its delivery, but they consider that any such policy should not be site specific and should not specify the type or quantum of enabling development.

The retail capacity study prepared by Savills in May 2012 appears to be flawed because they have shown the Sainsburys store at Corporation Road as being 32,205 sq. ft. The freehold of the store is owned by British Land plc whose website shows that the store actually extends to 73,276 sq. ft. This additional 41,071 sq. ft. of existing floor space increases Savills' calculation of total existing food store floor area by 15.4% and impacts upon their estimate of the capacity for additional floor area.

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If Sainsburys were to relocate from Corporation Road to Peaks Parkway it would not increase the current total food retail floor area but they would need to agree terms with British Land to surrender their existing lease. We anticipate that British Land would be reluctant to do this and would require a very substantial payment to be persuaded. British Land own dozens of Sainsburys food stores which were purchased by sale and lease-back on very long leases and the rental stream from Sainsburys is of great importance to British Land's financial structure.

The Estate's land at Great Coates is highly productive arable land which forms a core part of our farming enterprise and which would be difficult to replace because this type of land rarely comes onto the market for sale. In 2008 the Estate put the 116 acre site forward for consideration by NELC in their Strategic Housing Land Availability Assessment and the Council decided that the site had potential for residential development with a delivery time of at least fifteen years. However, they referred to ecological constraints and commented that a landscape requirement and flooding risks would significantly reduce the developable area to 39 acres with potential for 475 houses. In view of the analysis by NELC we do not regard the site as being an 'exceptions' site which could only be developed with an enabling development.

Ecological issues, and in particular wading birds, remain a significant problem facing any development on the 116 acre site at Great Coates. On 2nd September I attended a meeting with a member of NELC's economic regeneration team who has been working on a strategy to provide ecological mitigation and enable the Council to allocate employment land on the Humber Bank between Immingham and Grimsby in the Local Plan. There is an evolving strategy but it was clear that, if approved by all of the relevant parties, the strategy would only enable employment related uses on land north of the A180. The strategy would therefore not provide any assistance in connection with ecological issues on the 116 acre site south of the A180 at Great Coates.

Your proposals to relocate the football stadium appear to Christopher and myself to be a complicated, highly speculative and long-term project for which it is difficult to prepare an accurate financial appraisal at present. Nevertheless, bearing in mind our perception of the poor likelihood of the project proceeding, we are genuinely concerned, for your sake, by the costs associated with the course upon which you are set. In the circumstances we hope you will understand why the Estate does not wish to become involved in negotiations for the grant of an option over the 116 acre site at Great Coates and why we believe that it is not in your own best interests to do so either.

Yours sincerely,

R.G. White
Property Director

cc. Philip Day, Esq.
Christopher Lacey, Esq.

SIR RICHARD SUTTON ESTATES LIMITED

16 AUG 2014

John Fenty Esq.,
Grimsby Town Football Club plc,
Blundell Park,
Cleethorpes,
North East Lincolnshire,
DN35 7PY.

15th August 2014

Dear John,

Land at Great Coates, Grimsby

Thank you for coming down to London on Wednesday and meeting Robert White and myself, together with Philip Day.

We will need to take some advice from our planning consultant, who returns from holiday towards the end of August, and consider the information which you have provided to us. I therefore anticipate that we will be able to give you a considered response in early to mid-September.

Kind regards,

Christopher N.B. Lacey
Managing Director

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Our Ref: RW/IF/JF

14th August 2014

Robert White Esq
Property Director
Sir Richard Sutton Estates Ltd
14 Bolton Street
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WC1J 8BF

Dear Robert

SIR RICHARD SUTTON ESTATES LTD
LAND AT GREAT COATES, NR GRIMSBY

Both Philip and I were very pleased to meet Christopher and yourself and wish to thank you on behalf of the Club, especially in meeting at such short notice.

As you can understand, we are very excited to be in a position to progress the Club's relocation in the light of a recovering economy and with the support of the Council.

Having the potential to develop the Community Stadium on land in the Council's ownership improves considerably the deliverability of the project. We are very confident that if we can demonstrate sufficient and essential enabling development which can be packaged together with this site then there is every reason to believe that the Council will support housing at Great Coates using the exceptional circumstances that apply to the proposals.

We hope that you share our optimism for this project and can enter into some form of agreement to help deliver a lasting legacy for generations in to the future.

Yours sincerely

John Fenty
Director

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Our Ref: RW/IF/JF

14th August 2014

Christopher N B Lacey Esq
Managing Director
Sir Richard Sutton Estates Ltd
14 Bolton Street
LONDON
WC1J 8BF

Dear Christopher

SIR RICHARD SUTTON ESTATES LTD
LAND AT GREAT COATES, NR GRIMSBY

Both Philip and I were very pleased to meet Robert and yourself and wish to thank you on behalf of the Club, especially in meeting at such short notice.

As you can understand, we are very excited to be in a position to progress the Club's relocation in the light of a recovering economy and with the support of the Council.

Having the potential to develop the Community Stadium on land in the Council's ownership improves considerably the deliverability of the project. We are very confident that if we can demonstrate sufficient and essential enabling development which can be packaged together with this site then there is every reason to believe that the Council will support housing at Great Coates using the exceptional circumstances that apply to the proposals.

We hope that you share our optimism for this project and can enter into some form of agreement to help deliver a lasting legacy for generations in to the future.

Yours sincerely

John Fenty
Director

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Our Ref: RW/IF/JF

24th July 2014

Christopher N B Lacey Esq
Managing Director
Sir Richard Sutton Estates Ltd
14 Bolton Street
LONDON
WC1J 8BF

Dear Mr Lacey

SIR RICHARD SUTTON ESTATES LTD
LAND AT GREAT COATES, NR GRIMSBY

I am writing to you in my capacity as a Director and Controlling Shareholder of Grimsby Town Football Club plc.

You may be aware that some years ago we reached an advanced stage of negotiations with your company to purchase approximately 90 acres at Great Coates adjoining the A180 for the relocation of Grimsby Town Football Club involving the construction of a new stadium and ancillary, leisure and retail uses.

In 2007, we achieved planning approval but were not able to proceed with the development at that time due to costly conditions attached to the Section 106 Agreement and deterioration in market conditions in respect of attracting retail and leisure uses to the site to help fund the development.

LTC6 is the saved policy in the current local plan which identifies the site at Great Coates for the clubs relocation together with ancillary retail and leisure uses by way of exception.

In terms of relocation, the football club has an alternative opportunity to potentially relocate to a site along Peaks Parkway that is owned by the council. In part, this assists the viability of relocation in that the land can be leased on a peppercorn basis, which leaves only the construction of the stadium and ancillary arrangements to be funded.

We are now in an advanced stage of discussions with North East Lincolnshire Council and have been looking at various scenarios of how to cross subsidise the construction. These discussions included consideration of a retail housing mix at the Peaks Parkway site and potentially housing at another location.

In our meetings with North East Lincolnshire Council, Planning Officers, have indicated that any housing land does not necessarily need to be adjacent to the land at Peaks Parkway and it has been suggested that the site at Great Coates formerly allocated for the stadium, could be by way of exception allocated for housing uses, but connected to the planning consent for the new stadium as enabling development. There are other possible sites, which could be used for this purpose in respect of which we have had favourable discussions with the site owners.

Cont/d

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It is with housing in mind, that we would like to explore the opportunity should your company be willing to allow the site designated in LTC6 to be allocated in the forthcoming Local Plan for residential development in return for providing the football club with a subsidy from the sale proceeds to assist in funding the new stadium and ancillary uses.

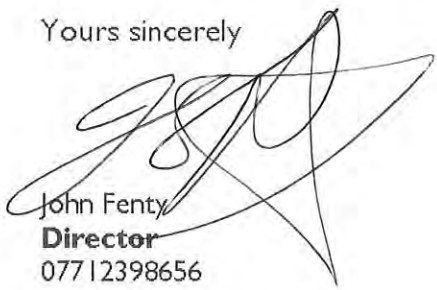
We have been asked by North East Lincolnshire Council to provide option scenarios as soon as possible and in detail before October latest.

I would be quite willing to meet with you at your office in London in order to provide you with further details of the scheme and discussions with senior officers at North East Lincolnshire Council and our financial appraisal.

I would also add that Philip Day who was formerly a partner at Wilkin Chapman and I understand your solicitor in Lincolnshire is now a director of the football club. We have also consulted with Andrew Clark of Clark Weightman in respect of valuation issues relating to the new stadium and I would have no objection if you wish to discuss this matter with either Philip Day or Andrew Clark in the first instance.

I look forward to hearing from you.

Yours sincerely



John Fenty
Director
07712398656

SIR RICHARD SUTTON'S SETTLED ESTATES

Councillor John Fenty,
Grimsby Town Football Club plc,
Blundell Park,
Cleethorpes,
North East Lincolnshire,
DN35 7PY.

20th August 2008

Dear Councillor Fenty,

Access to Site at Great Coates

Thank you for your letter dated 12th August which was awaiting my return from holiday.

A meeting has now been arranged between Castlemore Securities and our consultants, Community Connect and Signet Planning. We have decided that your request for access onto the site should await consideration until after the meeting.

Yours sincerely,

R.G. White
Property Director

c.c. Simon Hoare, Esq., Community Connect
James Hobson, Esq., Signet Planning

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Our Ref: IF

12th August 2008

Mr R G White
Property Director
Sir Richard Sutton's Settled Estates
14 Bolton Street,
Piccadilly
LONDON
W1J 8BF.

Dear Mr White

Access to Site at Great Coates

Further to your letter of 25th July 2008 regarding access at Great Coates, I note that the land has now been cropped.

Could I ask for your permission to now access the site to undertake Ecology and Topographical Surveys, some of which are now time critical.

Your prompt response would be appreciated.

Yours sincerely

John Fenty
Chairman

SIR RICHARD SUTTON'S SETTLED ESTATES

Cllr. John Fenty,
Grimsby Town Football Club Plc,
Blundell Park,
Cleethorpes,
N.E. Lincolnshire,
DN35 7PY

25th July 2008

Dear Councillor Fenty,

Access to Site at Great Coates

Thank you for your letter dated 14th July requesting permission to access the Estate's land for the purpose of conducting various surveys and studies in connection with the Football Club's proposed development.

The land in question currently has a standing crop of oilseed rape on it which is ripening and will probably be harvested in late July or early August although a precise date cannot be given at this point. It is not possible to permit access onto the land before the crop has been harvested because oilseed rape forms a tall dense growth and it is simply not possible to walk through the crop. The seed heads open as they ripen and disturbance of the crop would cause the seeds to fall to the ground and be lost.

We will contact you again when the crop has been harvested.

Yours sincerely,

R.G. White
Property Director

c.c. C.T. Dowse Esq. – Lincolnshire Estate Office

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Our Ref: IF

14th July 2008

R.G. White
Property Director
Sir Richard Sutton's Settled Estate
14 Bolton St
Picadilly
London
W1J 8BF

Dear Mr White,

ACCESS TO SITE AT GREAT COATES

I am writing to request permission to access the land lying to the south of the A180 trunk road, west of Woad Lane, north of the Doncaster to Cleethorpes railway line, and east of the A1136, within Great Coates, Grimsby. Access to the land is required in order to carry out surveys to support the planning application for the proposed development of the site.

An ecological Habitat Phase I survey is required, involving a site walkover, comprising two to three days on site. The ecological survey should be completed by the end of July. Full access to all areas of the site will be necessary although there will be no damage or disruption to any crops present.

A topographical survey is also required, comprising a maximum two days on site. This can be completed once the current crop is harvested. No damage to the field or subsurface would occur.

In addition to these detailed surveys, a number of site walkover surveys are required. Whilst these can be restricted to the public right of ways, it is preferable that full access is granted.

Your cooperation on this matter would be greatly appreciated. Once confirmed we will provide details of the dates and consultants who will attend site.

If you have any comments or queries regarding the site surveys and access to the land, or wish to discuss the matter in further detail, please do not hesitate to contact me or my agent, Keith Fenwick of Castlemore Securities Ltd (0121 585 4444).

Yours faithfully,

John Fenty,
Chairman

cc Keith Fenwick, Castlemore
David Thomson, RPS Group

Our Ref: JF/IF/RW

26th March 2007

R G White
Property Director
Sir Richard Sutton's Settled Estates
14 Bolton Street
Piccadilly
London
W1J 8BF

Dear Mr White

You will recall when we wrote to you in January that we were optimistic about receiving our resolutions to grant consent within a fairly short order. Unfortunately, there have been several minor issues that are frustrating us in our endeavours - the foremost is that we are unable to satisfy a requirement by English Nature concerning over-wintering birds on the site. Additional surveys are currently being undertaken and we remain hopeful that we will get our application referred to the Government Office by June.

Meanwhile, given the increasing complexity of both planning and letting this major development project, we have decided to bring in a development partner. After extensive meetings we have asked Castlemore Securities Limited to work with us and whilst I am sure they will be able to give you a full resume of their experience it is with their retail experience in mind that we have been keen to secure their involvement in this project.

In order to make things a little easier I have asked them to contact you direct in the hope that we will be able to set up a mutually convenient date for a round table meeting.

Yours sincerely

John Fenty
Chairman

SIR RICHARD SUTTON'S SETTLED ESTATES

- 1 FEB 2007

John Fenty Esq.,
Grimsby Town Football Club,
Blundell Park,
Cleethorpes,
N.E. Lincolnshire,
DN35 7PY

31st January 2007

Dear Mr Fenty,

Grimsby Town Football Club

Thank you for your letter dated 29th January with its enclosures.

We note that you will now seek to identify retailers to occupy the proposed enabling development. We should be interested to see the illustrative materials which have been prepared for this purpose.

Yours sincerely,

R.G. White
Property Director

c.c. C.T. Dowse Esq. – Lincolnshire Estate Office

14 BOLTON STREET PICCADILLY LONDON W1J 8BF
T 020 7493 0545 F 020 7518 1500

REGISTERED OFFICE: 14 BOLTON STREET, PICCADILLY, LONDON, W1J 8BF REGISTERED NO. 346359 ENGLAND.

Grimsby Town Football Club plc

REGISTERED OFFICE: BLUNDELL PARK, CLEETHORPES, N.E. LINCOLNSHIRE DN35 7PY
Telephone: (01472) 605050 • Facsimile: (01472) 693665
Email - rae@gtfc.co.uk
Website - www.gtfc.co.uk

Our Ref: JF

29th January 2007

R G White
Property Director
Sir Richard Sutton's Settled Estates
14 Bolton Street
Piccadilly
London
W1J 8BF

Dear Mr White

I write to confirm that the Planning Committee of North East Lincolnshire Council last night resolved that it was minded to grant consent for the new stadium and enabling development. The application will now be referred to the Government Office under the Shopping Direction.

We are obviously optimistic that the application will not be called in, since it is the same scheme which was previously considered by the Government in 2001. Since then the site has been allocated for the stadium and enabling development in the Local Plan and, in determining their amended Local Development Scheme, the Council decided on 15 January 2007 to "save" the policy beyond September 2008.

I attach a copy of the committee report for your information. This includes the conditions and a draft section 106 agreement. You will notice that condition one requires the section 106 to be signed before any development can take place, rather than on the grant of planning consent, as we reported to you in our letter of 30 August 2006.

In our last letter we also mentioned that the Council is no longer seeking to bind your adjoining landholding. I can confirm that this is covered in section 1.4 of the report.

We are now at the point where our development partner can begin the marketing campaign to the retailers. The action programme has been drawn up and quality illustrative materials have been commissioned to bring the scheme to life and demonstrate to retailers that this can be the best retail park in Grimsby. It is expected to take three months to gauge accurately the level and quality of retailer interest in the scheme. We will then be in a position to provide you with a meaningful financial appraisal, which you have always indicated was a prerequisite to your consideration of any transaction on the land.

I will keep you informed of progress.

Yours sincerely

John Fenty
Chairman

Chairman: J. Fenty. *Directors:* M. Chapman, J. Elsom, P. W. Furneaux.
Manager: ~~G. Rodger~~. *Chief Executive:* I. Fleming. *Commercial Manager:* D. Smith.
Registered Business No. 34760 England Registered V.A.T. No. 127 7446 55

SIR RICHARD SUTTON'S SETTLED ESTATES

J. Fenty Esq.,
Grimsby Town Football Club plc,
Blundell Park,
Cleethorpes,
N.E. Lincolnshire,
DN35 7PY

15th January 2007

Dear Mr Fenty,

Proposed Relocation of Grimsby Town Football Club to Great Coates

Thank you for your letter dated 12th January.

The land on the corner of the A180 and A1136 has been planted with a crop and it will not therefore be possible to permit the outline of the proposed buildings to be pegged out on the site. Neither is the Estate willing to permit access onto the Estate's land on 24th January.

The entire site can be easily viewed from an elevated position on the verge at the side of the A1136 adjoining the interchange with the A180.

Yours sincerely,

R.G. White
Property Director

c.c. C.T. Dowse Esq. – Lincolnshire Estate Office

14 BOLTON STREET PICCADILLY LONDON W1J 8BF
T 020 7493 0545 F 020 7518 1500

REGISTERED OFFICE: 14 BOLTON STREET, PICCADILLY, LONDON W1J 8BF REGISTERED NO. 346359 ENGLAND.

Our Ref: JF

12th January 2007

Mr Robert White
Property Director
Sir Richard Sutton's Settled Estates
14 Bolton Street
London
W1Y 7PA

Dear Mr White

Relocation of Grimsby Town Football Club to Great Coates

You may already be aware but I am writing to advise you that a special meeting of the North East Lincolnshire Council Planning Committee has been arranged for 25 January to consider our planning application.

The planning officers will be taking the members of the committee to visit the site on 24 January. They have contacted us to ask whether it would be possible to make a minor incursion into the site and also, more significantly, whether it would be possible to peg out the outline of the proposed buildings on the site.

I appreciate that this may not be appropriate dependent on the current use of the agricultural land. However if it is possible to agree to the Council's request it would clearly be very helpful. I would be grateful for your confirmation one way or the other on this matter so that I may advise the Council.

Yours sincerely



J Fenty
Chairman

Our Ref: IF/JF/RW By Facsimile & Post

22nd September 2006

Mr Robert White
Property Director
Sir Richard Sutton's Settled Estates
14 Bolton Street
London
W1Y 7PA

Dear Mr White

Proposed Relocation of Grimsby Town Football Club to Great Coates

We have been asked by North East Lincolnshire Council to undertake an additional noise survey at the above site.

I have just been advised by my consultants that this will take place this coming Sunday. There is an outside chance that they may need to access the edge of the site to complete their work and I trust that this is acceptable to you should it become necessary.

I apologise for the late notice but we are now moving things forward as swiftly as possible to achieve a planning permission from the Council. Please feel free to contact me on my mobile 0771-2398656 over the weekend should there be any issue with this request.

Yours sincerely



John Fenty
Chairman

SIR RICHARD SUTTON'S SETTLED ESTATES

7th September 2006

John Fenty Esq.,
Grimsby Town Football Club plc,
Blundell Park,
Cleethorpes,
N.E. Lincolnshire,
DN35 7PY

Dear Mr. Fenty,

Land at Great Coates, Grimsby

Thank you for your letter dated 30th August.

We should like to know the outcome of your planning application and have sight of your financial appraisals before deciding whether it would be appropriate to consider any transaction relating to the land.

Yours sincerely,

R.G. White
Property Director

c.c. C.T. Dowse Esq. – Lincolnshire Estate Office

14 BOLTON STREET PICCADILLY LONDON W1J 8BF
T 020 7493 0545 F 020 7518 1500

REGISTERED OFFICE: 14 BOLTON STREET, PICCADILLY, LONDON W1J 8BF REGISTERED NO. 346359 ENGLAND.

Our Ref: JF/IF/RW

30th August 2006

R G White
Property Director
Sir Richard Sutton's Settled Estates
14 Bolton Street
Piccadilly
London
W1J 8BF

Dear Mr White

LAND AT GREAT COATES

You may be aware that our planning application for the new Grimsby Town Stadium is due to be determined at a special meeting of the Planning Committee next month.

Assuming that the application is approved in principle, the Council will have to refer it to Government Office for clearance under the Shopping Direction. You will recall that this process was carried out with the previous application and took almost a year before it was released but we are optimistic that it will happen more quickly this time.

Assuming it is released by Government Office without being called in, the Council will be able to grant consent subject to a Section 106 Agreement being signed before work commences on site. The Council has agreed to this methodology, a "Grampian condition", as a means of allowing the scheme to be progressed through viability and design stages without committing the applicant or the landowner to any given course of action.

Once we have the consent (though subject to the S106 Agreement), I trust you will agree that we should try and reach agreement over terms for your sale and our purchase of the necessary land. In the near future we will be in a position to share our appraisals with you and I believe you will find them to be robust. For peace of mind, I should add that the council understands that only the land required for the stadium and enabling development can be made the subject of the S106 Agreement and that there is no possibility of an attempt to influence your remaining holdings in any way.

Perhaps you would let me have your views on this matter. I look forward to hearing from you.

Yours sincerely



John Fenty
Chairman

GKA

PUBLIC AFFAIRS
PLANNING

GKA Limited
1 Bell Business Park
Smeaton Close
Aylesbury
Bucks HP19 8JR
T - 01296 678 300
F - 01296 678 301
E - mailbox@gka.co.uk
www.gka.co.uk

23 May 2006

Mr Robert White
Property Director
Sir Richard Sutton's Settled Estates
14 Bolton Street
London
W1Y 7PA

Dear Mr White

Town and Country Planning (General Development Procedure) Order 1995
Proposed Relocation of Grimsby Town Football Club to Great Coates

Further to the Notice under Article 6 of the above legislation that I sent to you in January this year, we have been asked by the Council to amend the originally submitted plans to include the proposed Woad Lane link within the application site. We are therefore required to serve further notice on you to cover the extended site area and such Notice is attached.

I enclose a copy of the amended site plan for your information.

I also enclose an amended Masterplan which shows the following additional amendments that have been requested by the Council:

1. An access across the site for the Estate's farm vehicles as shown on the plan accompanying my letter of 23 February.

2. The general location of proposed training pitches.

3. A potential location of an attenuation pond which may be required to deal with surface water run off from the new development. The inclusion of sustainable

Cont'd...

Registered No. 2481710 England
Registered Office: As above

GKA

drainage systems within the detailed design of the development will keep the eventual size of the pond to a minimum.

If you have any questions regarding the amended plans then please do not hesitate to contact me.

Yours sincerely

Barry Taylor

Encs

cc: John Fenty, Grimsby Town Football Club

Our Ref: JF

19th May 2006

R G White
Property Director
Sir Richard Sutton's Settled Estates
14 Bolton Street
Piccadilly
London
W1J 8BF

Dear Mr White

The New Grimsby Stadium.

I am writing to update on planning matters.

Discussions with the Council are going very well and we are hopeful that the officers will report the application to the committee in June. The officers have raised the following three issues which require making amendments to the submitted Masterplan.

1. They have asked that the training pitches be shown on the plan. You will recall from the previous application that the training pitches were a requirement of the section 106 agreement and the council consider, as we do, that they represent an important community benefit.
2. The flood risk assessment submitted in support of the application identified a potential need for a balancing pond to accommodate surface water run off form the new development. While the need or otherwise for this pond can only be confirmed at a detailed design stage, the Council consider it should be shown on the current plan before them.
3. Officers have asked that the 'Woad Lane Link', the proposed footpath/cycleway that links the northern end of Woad Lane to the site is included within the application. Previously the provision of this link was required under the section 106 agreement but the officers have now decided that it would be prudent to deal with it at the outline planning application stage.

Our consultants are producing an amended plan for the Council and I have asked them to pass a copy to you. In making the amendments we will also include the link through the site for farm vehicles that was shown on the plan that my consultants sent to you in February this year.

Cont/d…..

The amendments that the officers have required are purely to address detailed technical and procedural issues and remain confident that the Council will grant planning permission. I will be writing to you in the near future to fully update you on all matters but in the meantime if you have any questions or require clarification on any points, please contact me.

Yours sincerely



J Fenty
Chairman

SIR RICHARD SUTTON'S SETTLED ESTATES

TELEPHONE:
020-7493 0545
FAX:
020-7518 1500

14 Bolton Street,
Piccadilly,
London W1J 8BF

27th January 2006

John Fenty Esq.,
Grimsby Town Football Club plc,
Blundell Park,
Cleethorpes,
N.E. Lincolnshire,
DN35 7PY

Dear Mr. Fenty,

Land at Great Coates, Grimsby

Thank you for your letter dated 23rd January with its enclosures.

I confirm that we have today received a copy of the Outline Planning Application from GKA Limited.

Yours sincerely,

R.G. White
Property Director

c.c. C.T. Dowse Esq. – Lincolnshire Estate Office

Our Ref: JF

23rd January 2006

R G White
Property Director
Sir Richard Sutton's Settled Estates
14 Bolton Street
Piccadilly
London
W1J 8BF

Dear Mr White

Town and Country Planning (General Development Procedure) Order 1995
Land at Great Coates Grimsby

Further to our previous correspondence, please find enclosed a copy of the requisite Notice under the above legislation which is required to be served on Sir Richard Sutton's Settled Estates as landowners in respect of our planning application to develop on land at Great Coates (as identified on the attached plan).

The planning application is consistent with the site allocation in the North East Lincolnshire Local Plan and will be submitted to North East Lincolnshire Council by our planning consultants GKA on 24 January 2006. We anticipate that there will be full press coverage.

Copies of the full planning submission will be forwarded to you next week. Please feel free to contact me if there are any questions or matters of concern that you may have with our proposals.

Yours sincerely



John Fenty
CHAIRMAN

Encs

SIR RICHARD SUTTON'S SETTLED ESTATES

TELEPHONE:
020-7493 0545
FAX:
020-7518 1500

14 Bolton Street,
Piccadilly,
London W1J 8BF

- 5 DEC 2005

1st December 2005

John Fenty Esq.,
Grimsby Town Football Club,
Blundell Park,
Cleethorpes,
N.E. Lincolnshire,
DN35 7PY

Dear Mr. Fenty,

Land at Great Coates, Grimsby

Thank you for your letter dated 30th November.

The Estate will permit your Ecology Consultant to have access to the site, on foot only, provided that arrangements have previously been made with Mr. Chris Dowse, the Resident Estate Manager who is based at Stainton-le-Vale, telephone 01472 398367.

Access will be provided on the strict understanding that the Estate will accept no liability for any injury sustained by your consultant whilst he is on site.

Yours sincerely,

R.G. White
Property Director

c.c. C.T. Dowse Esq. – Lincolnshire Estate Office

Registered in England No. 346359 Registered Office: 14 Bolton Street, London W1J 8BF

Our Ref: JF

30 November 2005

Mr Robert White
Property Director
Sir Richard Sutton's Settled Estates
14 Bolton Street
London
W1Y 7PA

Dear Mr White

Grimsby Town Football Club – New Stadium

As you know we are shortly intending to submit a planning application. One of the remaining tasks is for our Ecology Consultant to re-inspect the Town's Croft Drain and the hedgerows bordering the site so that he can update his report.

I would be very grateful for your permission for him to access the site for this purpose. I give you my assurance that we will brief him not to interfere with the agricultural operations that you carry out on site.

Kind regards

Yours sincerely



John Fenty
Chairman

SIR RICHARD SUTTON'S SETTLED ESTATES

TELEPHONE:
020-7493 0545
FAX:
020-7518 1500

14 Bolton Street,
Piccadilly,
London W1J 8BF

7th November 2005

John Fenty Esq.,
Chairman,
Grimsby Town Football Club,
Blundell Park,
Cleethorpes,
N.E. Lincolnshire,
DN35 7PY

Dear Mr. Fenty,

Land at Great Coates, Grimsby

Thank you for your letter dated 2nd November with its enclosures.

We shall await hearing from you further with details of your planning application, financial appraisal and proposed funding arrangements.

Yours sincerely,

R.G. White
Property Director

Registered in England No. 346359 Registered Office: 14 Bolton Street, London W1J 8BF

Our Ref: JF

2nd November 2005

R G White
Property Director
Sir Richard Sutton's Settled Estates
14 Bolton Street
Piccadilly
London
W1J 8BF

Dear Mr White

Thank you very much for your letter of 27 October.

I do appreciate the time and money the Estate spent on the previous application. It was very unfortunate that a combination of circumstances resulted in the progress made last time not resulting in a successful outcome for all concerned. We had considerable difficulty in gaining Council support, almost a year's delay on the part of the Government Office and ODPM and, unfortunately, problems with the Football Club itself. I am confident that these difficulties will not be repeated.

Nevertheless, the effort and money spent did secure an allocation in the Local Plan, which provides an excellent basis to move forward. We are planning to submit a planning application before the end of the year and expect it to be determined by June next year at the latest. We would then hope that Government Office would be able to clear the application for a decision by NELC fairly quickly.

Only then could we secure definite commitments from retailers and move onto a detailed consent. We would hope to commence on site with both retail and stadium construction by mid 2007.

All the above, of course, depends on being able to agree terms with you to acquire the site.

Cont/d...

As explained in my previous letter, we would have preferred to make more progress on finalising costs, agreeing rental projections and completing our financial appraisal before approaching you but unfortunately the need to secure an early consent on the basis of the Local Plan allocation did not give us this luxury.

As you know, we would have liked to meet with you in the near future to outline to you our strategy and prospects, but I fully understand your reluctance to spend time on the project at the moment. I will therefore write to you again when we are in a position to share with you a robust financial appraisal and funding arrangements.

Meanwhile, the Club is spending a considerable amount of money to take the project forward. In case you have not seen the initial press coverage given to the project, I enclose a copy of the relevant pages from the Grimsby Telegraph.

There was also an article in the Grimsby Telegraph two days ago (copy enclosed) reporting on a meeting organised by Great Coates Parish Council. As with the previous application, we are confident that we can deal with their concerns. The Local Plan inspector was very supportive of the safeguards we had put forward for local residents and felt that they would be effective.

You will note from the article that it would appear that the Parish Council is planning to write to you to enquire if an agreement has been reached on the sale of the land.

Please do not hesitate to get in touch if at anytime you feel that you need any information.

Yours sincerely



John Fenty
Chairman

Grimsby Town Football Club

cc Duncan Phillips, Burford Group Limited

SIR RICHARD SUTTON'S SETTLED ESTATES

14 Bolton Street,
Piccadilly,
London W1J 8BF

TELEPHONE:
020-7493 0545
FAX:
020-7518 1500

27th October 2005

John Fenty Esq.,
Chairman,
Grimsby Town Football Club plc,
Blundell Park,
Cleethorpes,
N.E. Lincolnshire,
DN35 7PY

Dear Mr. Fenty,

Land at Great Coates, Grimsby

Thank you for your letter dated 19th October from which we note that you intend to submit a fresh planning application for a new stadium on land owned by the Estate at Great Coates. This of course coincided with a telephone call from Mr. Phillips of Burford to Mr. Tyson, Managing Director of this company on the same day.

As mentioned to Mr Phillips, the Estate has in the past spent many hours, and a not inconsiderable sum of money, dealing with the previous planning application for this site, all of which proved to be abortive. Consequently the Estate is not keen to get drawn into a further round of time consuming discussions and possible negotiations unless there is a clear commercial advantage for the Company to do so.

Therefore, if you would like us to give consideration to this matter, and before any meetings are arranged, it will be necessary for you to provide the Company with a copy of the financial feasibility study that we understand Burford has carried out. This should include details of how it is proposed the project will be financed.

I look forward to hearing from you.

Yours sincerely,

R.G. White
Property Director

Our Ref: JF

19th October 2005

R G White
Property Director
Sir Richard Sutton's Settled Estates
14 Bolton Street
Piccadilly
London
W1J 8BF

Dear Mr White

Great Coates site, Grimsby – planning application

You may remember that we spoke a couple of years ago concerning your site at Great Coates, Grimsby. I have been the Chairman of Grimsby Town Football Club since 2004 and now have sufficient shares to ensure ongoing stability and continuity of direction.

The Football Club is totally committed to securing a suitable site for the relocation of the football stadium. As you know, the Great Coates site is allocated in the NELC Local Plan for a new stadium for Grimsby Town Football Club, together with a commercial enabling development including 150,000 sq ft of non-food retail.

We have recently been approached by the Burford Group Limited, a well established developer which has a strong track record in the retail warehousing sector. The Football Club and Burford have put considerable resource into re-evaluating the feasibility of the current allocation and, on the basis of initial appraisals and soundings taken from retailers, Burford is keen to develop the site in partnership with the Club.

I would have preferred to approach you at a later stage when more work had been done but, unfortunately, I do not have this luxury, as the window of opportunity for securing a planning consent on this site is quite limited. In particular, we have been advised by the Council that we should submit a planning application quickly in order to enable them to determine it whilst we still have the support of the Local Plan allocation which, for the next few months, will be the key consideration in determining any planning application. This reduces considerably the likelihood that the Office of the

Deputy Prime Minister would wish to become involved. Leading Counsel has advised us that the weight attached to the Local Plan allocation will be reduced as the development of the new Local Development Framework is progressed.

We therefore feel we have no option but to submit a new planning application as quickly as possible and we have accordingly commissioned the appropriate work to be undertaken to support the application. This will mean discussions with many third parties and I was anxious to ensure that you heard about this exciting potential development from me directly.

We would then hope to be able to hold discussions with you shortly concerning the terms upon which Burford would be able to acquire the site. I can assure you we have strong support from the Council and we are confident that the onerous condition imposed by them at the time of the previous application, which required safeguarding of adjacent 'buffer' land, will not be required this time.

I and Duncan Phillips, a Director of Burford, are keen to meet with you to provide you with a more detailed explanation of our position and will be contacting you shortly to try and arrange a mutually convenient time.

Yours sincerely



John Fenty
Chairman

Grimsby Town Football Club

cc Duncan Phillips, Burford Group Limited

Our Ref: JF/IF/RW

14th October 2003

Roberts White
Property Director
Sir Richard Sutton's Settled Estates
14 Bolton Street
London
W1Y 7PA

Dear Mr White

I write following our recent conversation to confirm that the Club is still firmly committed to the new stadium project and would like to explore the possibility of acquiring the 60 acre site at Great Coates Interchange.

We are in the process of preparing a proposal and will be in touch again in due course. Meanwhile, we are under pressure to make a statement to the press and I enclose a copy for your information.

Yours sincerely

J Fenty

Director

Our Ref: IF/RW

17th March 2003

Mr John Tyson
Managing Director
Sir Richard Sutton's Settled Estates
14 Bolton Street
London
W1Y 7PA

Dear Mr Tyson

We understand from the Council that there is some doubt as to whether the Estate is willing to sign the S106 which is to be attached to the planning permission which the Council is ready to grant on the site at Great Coates.

We are shocked if this is the case and would earnestly request that you sign the S106 as soon as possible. As you know, this has been a long and difficult project, but we are very excited that at last a planning permission can be achieved. This follows the good news a few weeks ago, when the Local Plan Inspector recommended to the Council that the allocation they had proposed in the Local Plan should be maintained.

We have throughout this process been relying on the help of our development partner, Chiltern Investment Properties. As you know, Chiltern has not been able to carry on with the project because one of its directors and 50% owners was not willing to proceed. Accordingly the option agreement has now been terminated.

However, we are encouraged that GKA are willing to take the project forward with us and have agreed to form a partnership for this purpose. We have agreed the basis for this partnership and are very excited at working with Gerald and his team. As I am sure you are aware, the major achievement of securing the allocation in the Local Plan and being in a position to secure planning consent would not have been possible without the skill, determination and resources of the GKA team, who overcame formidable obstacles along the way.

Whilst we recognise that, at the moment, there is not a viable scheme in place, we believe it is now essential to secure the planning consent so that the certainty which that delivers for prospective tenants can be used to good effect. We are confident that , with high calibre agents now appointed to head the tenant search, there is a good prospect that the scheme can be delivered in the next few years.

It is, of course, possible that it will be necessary to seek to vary the planning permission if prospective tenants are identified who do not comply with the conditions of the permission, or if a new use were to emerge. We understand from the local planning authority that we would be in a very much stronger position to vary the existing consent or apply for a new consent if we already had a planning permission in place.

The Club has, of course not been without problems in the last few years and this has made the scheme more difficult to deliver. However, I am pleased to report that the new board has put us in a good position to take the scheme forward.

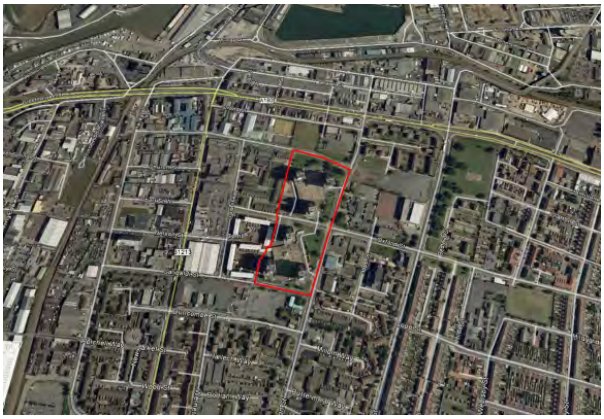
Cont/d.....

Our intention therefore would be to take the scheme forward and, as soon as we have a viable scheme in place, approach the Estate to buy the land.

We would be ver happy to meet you to discuss the above.

Yours faithfully

P W Furneaux
Chairman

Sequential Site No. **06**	
Site Name: **Freeman Street**	
OS Ref: **TA 2789 1012**	
Site Area: **8.2 Acres (3.3 ha)**	

1.0 BASELINE DEVELOPMENT AREA

The Freeman Street site is currently 8.2 acres (3.3 hectares) in area. As identified within the enclosed Baseline Development Plan (SLR drawing no. 425.01679.00003/BLP-06), the Freeman Street site is approximately 7.94 acres (3.23 hectares) short of the necessary site area to accommodate the baseline development. As such, for this site to be considered further, it is necessary to review the opportunities for site expansion beyond the original Freeman Street appraisal site.

1.1 Constraints to Site Expansion

The Freeman Street site consists of six tower blocks, which have been identified for potential demolition by the freeholder (Shoreline Housing). However, in reviewing opportunities for site expansion, the site is constrained by the presence of adopted highways and multiple uses along each boundary of the site.

To the north the site is bound by Kent Street, beyond which is the Strand Community Primary School, a skate park, playing field, community centre, public house and various smaller residential and retail units.

To the east the site is bound by Albion Street, beyond which is a play area, Strand Court, a health centre, a welfare centre, the Mariners public house, a petrol filling station and a large number of high and medium density residential properties.

To the south the site is bound by St Andrew's with St Luke's Church, a public car park, cinema, community hall, Garibaldi Street police station, Farmfoods, variety shopping centre, a vacant retail unit and Needhams Butchers.

Finally, to the west the site is bound by further residential properties within the ownership of Shoreline Housing, five privately owned residential properties, a health centre, Freeman Street Market and a mixture of retail and residential units located within the designated Freeman Street retail frontage.

There are no listed buildings located within the Freeman Street site or the area identified for the baseline development. There are, however, listed buildings located in the wider proximity

including the Grade II listed Strand Street School to the north (listing ref. 1379886) and the Grade II listed Corporation Arms on Freeman Street to the west (listing ref. 1379838).

1.2 Area considered for potential expansion

As identified within the enclosed Baseline Development Plan (SLR drawing no. 425.01679.00003/BLP-06), due to the site constraints it is unfeasible to consider the expansion of the Freeman Street site to the east or north. As such, in an attempt to identify a contiguous baseline development parcel, consideration has been given to the ability for the site to be expanded west and south.

To create a site area large enough to accommodate the baseline development, it would be necessary to close of a number of public highways, including Albert Street East, Thesiger Street and part of Garibaldi Street. Furthermore, any expansion of the site is likely to lead to the loss of extant public facilities; whether this is a health centre, church, car park, market or other key facility.

The baseline development area considered also seeks to avoid the loss of key highway networks in both a north-south and east-west direction, namely; Freeman Street, Albion Street and Kent Street.

2.0 FUNCTIONAL & ENABLING DEVELOPMENT AREA

Further to the above, it should be duly noted that the Freeman Street site is approximately 24 acres (9.9 hectares) short of the site area necessary to accommodate the functional development.

Whilst it is accepted that an ‘in-centre’ site can lower the necessary parking provision, there is a realistic requirement for a significant parking provision associated with the community use of the football stadium and associated pitches. Without any parking provision the development will likely impact upon the accessibility of the surrounding highway network and fail to accommodate the benefits envisaged under the Community Impact and Social Value Assessment (April 2015).

The site will also be unable to accommodate any of the enabling development required to finance the Community Football Stadium. If Freeman Street were to be developed, all enabling development would have to be located ‘off site’.

3.0 EXTANT USE

The Freeman Street site itself is residential in nature (Class C3), whilst the wider baseline development area identified is a mixture of residential (Class C3), retail (Classes A1, A2, A3, A4 and A5) and community uses (Class D1 and sui generis).

4.0 OWNERSHIP

As identified within the enclosed Title Plan (SLR drawing no. 425.01679.00003/TTP-06), the baseline development area for the Freeman Street site and the surrounding area are in multiple ownerships, including:

- Shoreline Housing Partnership Limited;
- North East Lincolnshire Council;
- The Lincoln Diocesan Trust and Board of Finance Limited;
- The Official Custodian for Charities;
- Agra Limited;

- A R Needham (Butchers) Limited; and
- The Incumbent of the Benefice of the Great Grimsby St Andrew with St Luke and All Saints in the County of Lincolnshire and Diocese of Lincoln and His Successors.

The baseline development site area is therefore considered to be within complex ownership which could severely impact upon both the cost and timescales for land acquisition. Furthermore, given that the majority of these landholdings are within active use (i.e. there are extant operators and leasehold interests) and there are a number of private residential properties (the owners of which are not listed above), the land acquisition process would be protracted further by the need for multiple purchase options and could necessitate the use of CPO powers.

5.0 OPTIONS & RESTRICTIVE COVENANTS OF NOTE

Title no. HS322490 and HS323547, which relate to Shoreline Housing Partnership Limited land, both contain the following restrictions:

"2 (15.06.2005) RESTRICTION: No disposition by the proprietor of the registered estate or in exercise of the power of sale or leasing in any registered charge (except an exempt disposal as defined by section 81(8) of the Housing Act 1988) is to be registered without the consent of the Secretary of State to that disposition under the provisions of Section 133 of that Act.

3 (15.06.2005) RESTRICTION: No disposition (except a transfer) of a qualifying dwellinghouse (except to a qualifying person or persons) is to be registered without the consent of the Secretary of State given under section 171D(2) of the Housing Act 1985 as it applies by virtue of the Housing (Preservation of Right to Buy) Regulations 1993.

4 (15.06.2005) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed on behalf of the proprietor by its secretary (or by two trustees, if a charitable trust) or its solicitor or licensed conveyancer that the provisions of section 9 of the Housing Act 1996 have been complied with.

5 (15.06.2005) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed on behalf of Shoreline Housing Partnership Limited of Shoreline House, Westgate Park, Charlton Street, Grimsby, N E Lincs, DN31 1SQ by its conveyancer that the provisions of clause 3.2 the Transfer dated 21 March 2005 referred to in the Property register have been complied with.

6 (15.06.2005) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 21 March 2005 in favour of Prudential Trustee Company Limited referred to in the Charges Register or, if appropriate, signed on such proprietor`s behalf by an authorised officer(s)."

Consideration will need to be given as to whether these restrictions would require further action if the Shoreline Housing Partnership Limited properties were to be purchased or transferred to either NELC or GTFC to facilitate the development of a Community Football Stadium.

The title for the St Andrew with St Luke Church (title no. HS352904) contains a covenant that *"The Council hereby covenant with the Corporation that they will not use the said property or any building erected thereon for any purpose other than as a place of worship a*

church hall curate's house and youth centre or for any purpose connected with or incidental to such uses."

Again, further consideration would need to be undertaken as to whether this restrictive covenant could either be varied or removed to allow for a Community Football Stadium development to take place on this part of the wider baseline development site.

6.0 PLANNING POLICY

6.1 Freeman Street Site Area

The Freeman Street site is not allocated under the extant planning policy contained within the North East Lincolnshire Local Plan 2003 (Saved Policies 2007) nor is the site allocated within the forthcoming Pre-Submission Draft Local Plan.

6.2 Wider Baseline Site Area

Notwithstanding the above, the wider baseline site area required to accommodate the baseline development has a number of planning policies and allocations associated therein.

Within the extant North East Lincolnshire Local Plan 2003 (Saved Policies 2007), the Freeman Street itself, including Freeman Street Market, is allocated as a shopping area under policy Policy S2. A shopping area as designated under Policy S2 will permit the development of shops and financial and professional service, office development and hotels. The Local Plan 2003 notes that Freeman Street is a centre for food outlets and the covered market is one of its principle features. It contains a large number of local independent traders and is largely domestic in scale.

Freeman Street has been identified in the Grimsby Town Centre Masterplan (2009) and Local Centre Review (2012) as an area requiring regeneration. The two documents form part of the evidence base for the Pre-Submission Draft Local Plan (2016).

Freeman Street is considered within Policy 21 of the Pre-Submission Draft Local Plan and notes that proposals for development within the defined Town Centre will be supported where the scale and nature of the proposed development will support and enhance the individual role of the town centre.

Freeman Street has been allocated as a district centre within the emerging policy. It is noted that within district centres, where development that supports the consolidated 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.

In addition to the above, the Pre-Submission Draft Local Plan outlines the Freeman Street Regeneration Area. Whilst the Shoreline Flats and Maisonettes are identified for potential demolition, the wider area is identified for the retention of lower density housing and Freeman Street Market, whilst the retail premises located along the northern extent of Freeman Street are identified for a potential redevelopment. Indeed a 'Freeman Street, Regeneration and Development Study' (2015) is due to be published by NELC to outline how the regeneration of this district centre should come forward.

The location of the Freeman Street site is located within Flood Zone 3 and within 'Zone 2 Outer Protection Zone for groundwater source protection. Therefore Policies 32 (Flood Risk) and 33 (Water Management) of the Pre-Submission Draft Local Plan 2016 will be relevant for any future development on this site.

7.0 PLANNING HISTORY

The available planning history for the Freeman Street site and the surrounding baseline development area has been obtained from an online planning history search via the NELC website. Details of the relevant planning history records are provided within the table below:

Application No.	Description of Development	Decision & Date
DC/616/12/EMA	Change of use from opticians (A2) to drop in centre with offices (D1) and alterations to provide new shop front.	Approved 15th October 2012
DC/1506/04/EMA	Change of use to tea/coffee shop	Approved 19th January 2005
DC/651/08/EMA	Retention of 2no. air conditioning units to rear elevation	Approved 19th August 2008
DC/694/07/EMA	Erection of 1 internally illuminated fascia sign and 1 projecting sign	Approved 22nd August 2007
DC/1/13/EMA	Change of use of existing retail Class A1 to Hot Food Takeaway (Class A5) and installation of external flue to rear	Approved 7th March 2013
DC/882/09/EMA	Listed Building Consent to replace existing pigeon proofing with new to the roof, guttering, chimney stacks and windows.	Approved 14th January 2010
DC/857/09/EMA	TO install an external ATM into the glazing of an existing shop front	Approved 27th November 2009
DC/519/12/EMA	Alterations to combine units, new shop front, installation of shutters and erection of remote chiller and air conditioning plant.	Approved 26th September 2012
DC/516/12/EMA	Display one internally illuminated fascia sign and two internally illuminated double sided projecting signs	Approved 26th September 2012
DC/394/04/EMA	Erect aluminium wall hoarding and silver poster frames	Approved 28th May 2004
DC/10/03/MAR	Installation of new security shutters to shop front	Approved 17th February 2003
DM/0984/13/NMA	Non material application following grant of DC/731/13/EMA (Variation of Condition 2 pursuant to planning permission DC/519/11/EMA for a minor material amendment to allow for revised works to Freeman Street Market and revised entrance details to the Albert Street West car park) – Change in fencing type to car park.	Accepted 16th December 2013
DM/0582/14/FUL	Installation of solar PV panels to the roof of Freeman Street Market	Approved 19th September 2014
DC/558/11/EMA	Display non illuminated embossed letter signage to be fixed to Freeman Street Market facades.	Approved 23rd August 2011
DC/519/11/EMA	Change of use and alterations of part of the Freeman Street Market to provide a business and community hub, including a first floor mezzanine level for office space and meeting rooms and alterations to existing car park on Albert Street West.	Approved 24th August 2011
DC/399/13/EMA	Provide illumination to existing signage on the front of freeman street market and install two new name boards	Approved 17th July 2013
DC/731/13/EMA	Variation of Condition 2 pursuant to planning permission DC/519/11/EMA for a minor material amendment to allow for revised works to Freeman Street Market and revised entrance details to the Albert Street West car park.	Approved 11th November 2013.
DC/820/09/EMA	Installation of 2 automatically operated security roller shutters to the entrance of a public wc convenience	Approved 6th November 2009
DC/1089/07/EMA	Extend existing vehicular cross over to existing foodstore's service yard.	Approved 7th November 2007
DC/948/10/EMA	Remove existing concrete palisade fence and replace with green powder coated galvanised fence	Approved 2nd February 2011
DC/533/04/EMA	Construction of pitched roof over existing flat roof on single-storey bungalow and garage	Approved 22nd July 2004

Application No.	Description of Development	Decision & Date
DC/657/10/EMA	Erect brick piers to existing electronically operated entrance gates, re-instate pedestrian gates and associated works to site entrance gates 1-8 and 10-15. Erect pram crossings to entrance gate 15 and erect concrete bollards adjacent to gate 3.	Approved 16th September 2010
DC/710/08/EMA	Erection of security fencing and gates with siting of landscaping features and siting of additional cctv camera at the front entrance to 5 of the 6 blocks of flats	Approved 25th November 2008
DC/20/12/EMA	Over-cladding of walls to existing building using insulated through coloured render and brick slips and insertion of feature lighting around rooftop balustrade	Approved 23rd February 2012
DM/0476/14/PNT	Prior Notification of installation of a SAMO cabinet on the existing rooftop grillage along with ancillary apparatus	No Observations 9th May 2014
DM/0928/15/NTC	Prior Notification application to remove and replace 3 existing antennas with new on existing support poles and associated development	No Observations 9th October 2015
DC/286/08/EMA	Erection of a black of 9no. garages on existing concrete base, to replace existing garages which have been demolished	Approved 20th May 2008
DC/1158/08/EMA	Demolition of existing dilapidated garages and replacement with new	Approved 18th December 2008

The above records indicate that there is an extended planning history to the Freeman Street site and the wider area required to accommodate the baseline development. Furthermore, the planning history also indicates that there is ongoing development aspirations by those currently located within the baseline development area. As such, it is likely that any land deal for the acquisition of the larger baseline development area would be extremely protracted given the ongoing interests by the incumbent occupants.

8.0 COMPULSORY PURCHASE

NELC is willing to utilise Compulsory Purchase Order ('CPO') powers but only in circumstances where engagement with a willing land owner is not a possibility. As such, sites can only be made available through the use of CPO powers when there are no other sites considered available.

The use of CPO powers will potentially impact adversely on the timescales for deliverability of any particular site. It will also involve potentially high costs on the part of the acquiring authority. As such, the potential for the use of CPO powers will need to be considered in accordance with the complexity of the site ownership.

9.0 ACTIVE MARKETING

With the exception of various individual retail units or residential dwellings being marketed for freehold or leasehold occupation, the wider area is not being actively marketed as an all-inclusive development opportunity. Notwithstanding, as outlined within the planning policy section above, it is understood that there are ongoing discussions regarding the demolition of the Shoreline flats and maisonettes and what development would be most appropriate for the regeneration of the retail frontage located along Freeman Street itself.

However, this 'regeneration' allocation and potential demolition works do not extend to either the Freeman Street Market, an area of lower density Shoreline Housing Partnership Limited properties to the north of Albert Street East and Thesiger Street, or the other minor development plots required to the south of Garibaldi Street.

10.0 CONSULTATION WITH LANDOWNERS

Given that the site is extremely constrained and there are complex ownership conditions at the site, it is considered unlikely that the necessary land area for the baseline development could be obtained without the need for the use of CPO powers.

As such, given the desire to avoid contacting landowners unnecessarily, this site is considered unavailable in the short to medium term and no consultation has been undertaken with the various landowners outlined above.

11.0 TIMESCALES FOR DEVELOPMENT

Given the complex nature of the site ownership and various restrictive covenants, it is considered that the site is unlikely to become available for development in the short or medium term. Therefore, it is reasonable to assume that these complexities could negatively affect the ability to obtain the necessary development area. This is further exacerbated by the fact that the purchaser could need to utilise both CPO powers and to vary the extant restrictive covenants identified above.

Given that GTFC has identified a need to develop the Community Football Stadium within a 3-5 year period, it is concluded that this site will not become available within the necessary timescales for development.

12.0 CONCLUSION

Given the complex site ownership issues outlined above, SLR concludes that this site cannot be considered reasonably ‘available’ for development as a Community Football Stadium and should be discounted from any subsequent ‘viability’ assessment that is to be undertaken.

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Metres 1:2500

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NOTES

NOTES TEXT

LEGEND

- SITE BOUNDARY
- 3 FULL SIZED FLOOD-LIT PITCHES
- 2 GRASSED PITCHES
- MAIN STADIUM

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FREEMAN STREET

SEQUENTIAL SITE ASSESSMENT

BASELINE PLAN

425.01679.00003 / BLP - 06

Scale 1:2500 @ A3

Date MARCH 2016

425.01679.00003.16.BLP-01to06.0 Baseline_plans (multilayout).dwg

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Metres 1:2500

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NOTES

LEGEND

SITE BOUNDARY

POTENTIAL ADDITIONAL LAND REQUIRED

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FREEMAN STREET

SEQUENTIAL SITE ASSESSMENT

SITE LOCATION WITH PROPOSED AQUISITION BOUNDARIES PLAN

425.01679.00003 / SLA - 06

Scale 1:2500 @ A3

Date MARCH 2016

425.01679.00003.16.SLA-01to06.0 Site Location with Proposed Land Aquisition Boundaries (multilayout).dwg

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Metres 1:2500

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NOTES

NOTES TEXT

LEGEND

SITE BOUNDARY

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FREEMAN STREET

SEQUENTIAL SITE ASSESSMENT

SITE LOCATION PLAN

425.01679.00003 / SLP - 06

Scale 1:2500 @ A3

Date MARCH 2016

425.01679.00003.16.SLP-01to06.0 Site Location Plans (multilayout).dwg

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Metres 1:2500

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NOTES

NOTES TEXT

LEGEND

SITE BOUNDARY

MAIN STADIUM

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FREEMAN STREET

SEQUENTIAL SITE ASSESSMENT

SENSITIVITY OPTION - STADIA ONLY BASELINE PLAN - OPTION 1

425.01679.00003 / SOBP-06

Scale	Date
1:2500 @ A3	MAY 2016

425.01679.00003.16.SOBP-06.0 Sensitivity_Option_Baseline_Plans__FreemanSt.dwg

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LEGEND

- SITE BOUNDARY
- OWNERSHIP BOUNDARY (TITLE NUMBER HS348980) NORTH EAST LINCOLNSHIRE BOROUGH COUNCIL
- OWNERSHIP BOUNDARY (TITLE NUMBER HS352616) NORTH EAST LINCOLNSHIRE BOROUGH COUNCIL
- OWNERSHIP BOUNDARY (TITLE NUMBER HS352904) THE LINCOLN DIOCESAN TRUST AND BOARD OF FINANCE LIMITED
- OWNERSHIP BOUNDARY (TITLE NUMBER HS354594) NORTH EAST LINCOLNSHIRE BOROUGH COUNCIL
- OWNERSHIP BOUNDARY (TITLE NUMBER HS370229) THE OFFICIAL CUSTODIAN FOR CHARITIES
- OWNERSHIP BOUNDARY (TITLE NUMBER HS276722) AGRA LIMITED
- OWNERSHIP BOUNDARY (TITLE NUMBER HS322490) SHORELINE HOUSING PARTNERSHIP LIMITED
- OWNERSHIP BOUNDARY (TITLE NUMBER HS323547) SHORELINE HOUSING PARTNERSHIP LIMITED
- OWNERSHIP BOUNDARY (TITLE NUMBER HS49373) A R NEEDHAM (BUTCHERS) LIMITED
- OWNERSHIP BOUNDARY (TITLE NUMBER HS322516) THE INCUMBENT OF THE BENEFICE OF THE GREAT GRIMSBY ST ANDREW WITH ST LUKE AND ALL SAINTS IN THE COUNTY OF LINCOLNSHIRE AND DIOCESE OF LINCOLN AND HIS SUCCESSORS

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FREEMAN STREET

SEQUENTIAL SITE ASSESSMENT

TITLE PLAN

425.01679.00003 / TTP - 06

Scale	Date
1:2500 @ A3	MARCH 2016

425.01679.00003.16.TTP-01to06.0 Title_plans (multilayout).dwg

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