

Planning for Growth



Local Plan 2013 to 2032
(Adopted 2018)



Local Plan
North East Lincolnshire



Working in Partnership

Policy 1

Employment land supply

1. Between 2013 and 2032, the Council will support the development of a portfolio of sites which will support the generation of 8,800 jobs.
2. The provision of a portfolio of sites will enable the development of B-class uses to accommodate growth primarily within the Renewables and Energy, Chemicals and Process Industries, Food Processing, and Ports and Logistics sectors. Sites selected will also ensure sufficient flexibility and choice for investors within these sectors, whilst ensuring that a minimum requirement of 123.6ha is accommodated.
3. Additionally, the Council will support the development of the Visitor Economy, ensuring provision of a minimum of 33,600m² for non B-class uses within town centre opportunity sites.

Justification

Provision for B-Class uses

8.6 To determine the employment land requirement, the business operations, defined by the SIC codes in Table 8.2 'Employment growth forecast by SIC code', have been apportioned to Planning Use Classes. Traditionally, employment land has related to Use Class B1, B2 and B8. The *North East Lincolnshire Economic Futures Report* (2014) indicates that the number of jobs predicted to be generated within these industrial classifications relates to just 50% of the total jobs growth for the Borough. This is due to the fact that jobs growth in other parts of the economy, such as Wholesale and Retail Trade, would normally fall within non-B use classes and, therefore, is not considered as part of the Employment Land Supply.

8.7 Analysis within the *Economic Futures Report* applied the requirement for new jobs within Use Class B1, B2 and B8 to a land requirement based on standard floorspace and job densities.

It identified a floorspace requirement of 151,773m², which equates to a total land requirement of 45ha.

8.8 However, due to the nature of the operations, many businesses within the Borough falling within use class categories B2 and B8 have exceptionally large building footprints. These uses typically have lower floorspace to job densities than the national standards would suggest. Local analysis⁽³¹⁾ has identified that, overall, the floorspace density (i.e. site coverage) tends to be greater (i.e. more floorspace is developed per ha), but that job densities (i.e. the number of square metres per job) tend to be significantly lower. Consequently, the application of standard calculations results in an under-estimate of the total floorspace requirement, and therefore the land requirement.

8.9 Evidence in the *Employment Land Technical Paper*, demonstrates that the floorspace requirements, and therefore land requirements area as follows:

31 *Employment Land Technical Paper* (2015).

Industrial floorspace requirements	B1a	B1(c) and B2	B8	Total
Jobs generated 2013 to 2032	2,031	958	994	3,983
Average North East Lincolnshire floorspace coverage	75%	50%	50%	
Average North East Lincolnshire job density (square metres per job)	12m ²	117m ²	301m ²	
North East Lincolnshire floorspace requirement (square metres) 2013 to 2032	23,374m ²	112,539m ²	299,904m ²	435,817m ²
North East Lincolnshire land requirement (ha) 2013 to 2032	3.2ha	21.8ha	57.4ha	82.4ha
50% buffer	1.6ha	10.9ha	28.7ha	41.2ha
Total land requirement: employment uses	4.8ha	32.7ha	86.1ha	123.6ha

Table 8.3 Industrial floorspace requirements

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

8.11 In view of the local context and the resulting scale of the employment land requirement, the provision of sites is expressed as a portfolio. The portfolio comprises strategic sites, sites for the ports and logistics, sites reserved for long term business use and sites for general employment needs. Site specific details and further information on the site selection process are presented in Policy 7'Employment allocations'.

Provision for non-B Class uses

8.12 Traditional employment land provision will accommodate approximately half of the jobs anticipated to be generated over the plan period.

The Local Plan needs to show how these additional jobs will also be accommodated. The details in Table 8.3'Industrial floorspace requirements' show that anticipated growth within the Wholesale and Retail trade is expected to generate a further 1,012 jobs, which generates a requirement for a minimum provision of 18,734m² of A Class floorspace. This compares to the *Retail, Leisure and Three Centres Study, Retail Floorspace Capacity Update (2016)* which identifies an expenditure based requirement for the town centres of circa 31,000m² net of comparison floorspace, and 2,600m² net convenience floorspace. The higher requirement would ensure that the total anticipated jobs identified can be accommodated.

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

Policy 1'Employment land supply' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 21, 156 and 157
Local Plan Strategic Objectives	SO3 and SO5
Evidence base and other key documents and strategies	<ul style="list-style-type: none"> • <i>Employment Land Technical Paper (2015)</i> • <i>North East Lincolnshire Economic Futures Report (2014)</i> • <i>Retail, Leisure and Three Centres Study, Retail Floorspace Capacity Update (2016)</i>

Table 8.4 Policy relationships

Homes (housing supply)

8.14 The NPPF (paragraph 47) requires that local authorities establish their need for market and affordable housing through an objective assessment.

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

8.16 The Council has undertaken work to objectively assess the need for housing in North East Lincolnshire through the production of the *North East Lincolnshire Strategic Housing Market Assessment (SHMA)* (2013) and, an addendum, *Demographic analysis and forecast* (2015), which

updates the SHMA in light of the new economic growth forecasts available in the *Economic Futures Report* (2014) and new DCLG household projections.

8.17 The Council has considered a range of demographic and trend based scenarios, as well as a number of employment-led scenarios. These include scenarios based on the 'official' household projections prepared by DCLG, alternative trend-based scenarios which look at longer term migration rates, and four scenarios driven by forecast increases in jobs growth based on the Local Economic Assessment (LEA)⁽³²⁾ and *Regional Econometric Model (REM)* outputs. The Council has worked with demographic modelling specialists to translate all of the population growth forecasts generated by these scenarios into the need for housing that they would generate.

32 The Local Economic Assessment consists of three separate documents these are: *Economic Baseline* (2014), *Sector Study* (2014) and *Economic Futures Report* (2014).

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

1. settlement boundaries; and,
2. infrastructure.

Development boundaries

11.1 Development boundaries distinguish between built-up areas and areas of open countryside. The use of development boundaries in planning has been successful in indicating clearly the locations where development will usually be acceptable, subject to meeting normal development management criteria. It is an approach that has, in the past, been strongly supported in North East Lincolnshire and continues to be supported today.

11.2 The development boundaries have been identified on the Policies Map. These boundaries take account of housing allocations. Where it is known that developments will incorporate extensive areas of perimeter landscaping at the edge of settlements, the development boundaries have been drawn to follow the extent of the built-up development.

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

Policy 5

Development boundaries

1. Development boundaries are identified on the Policies Map. All development proposals located within or outside of the defined boundaries will be considered with regard to suitability and sustainability, having regard to:
 - A. the size, scale, and density of the proposed development;
 - B. access and traffic generation;
 - C. provision of services (education, healthcare, community, retail and recreation);
 - D. impact upon neighbouring land uses by reason of noise, air quality, disturbance or visual intrusion;
 - E. advice from the Health and Safety Executive;
 - F. flood risk;
 - G. the quality of agricultural land;

- H. measures to address any contamination of the site; and,
 - I. impact on areas of heritage, landscape, biodiversity and geodiversity value, including open land that contributes to settlement character.
2. Development proposals located within but adjacent to defined boundaries will be permitted where schemes respond to:
 - A. the nature and form of the settlement edge;
 - B. the relationship between countryside and the settlement built-form; and,
 - C. opportunities to contribute to the network of green infrastructure.
 3. Beyond the development boundaries land will be regarded as open countryside. Development will be supported where it recognises the distinctive open character, landscape quality and role these areas play in providing the individual settings for independent settlements, and:
 - A. supports a prosperous rural economy, particularly where it promotes the development and diversification of agricultural and other land base rural businesses; or,
 - B. promotes the retention and development of local services and community facilities; or,
 - C. supports rural leisure and tourism developments; or,
 - D. it consists of affordable housing to meet specific local needs; or,
 - E. it is development that has been specifically defined and identified through the neighbourhood planning process.

Justification

11.4 A number of considerations informed the process of defining the development boundaries, including the nature and form of settlement edges. The *Landscape Character Assessment (2015)* provides an assessment of the landscape sensitivities and was valuable evidence for:

1. considering whether settlements include key characteristics or distinctive features which contribute to their sense of place;
2. identifying features that define current settlement edges and determining whether they are strong or weak; and,
3. assessing opportunities for enhancement through identification of approaches and views, distinctive features, visual open space and sensitivity to change.



Key aspects considered in defining development boundaries	
The need for new development	<p>Ensuring that sufficient sites area available to accommodate future requirements by incorporating sites that:</p> <ol style="list-style-type: none"> 1. contribute to the supply of housing (allocated sites); and, 2. contribute to the supply of employment land. <p>Boundaries are not drawn so tightly to exclude all new development; they are influenced by the physical features that define the settlement edge and will provide some opportunities for small scale development above and beyond allocated sites.</p>
The setting of the settlement	<p>Considering the particular landscape and surrounding countryside features in the vicinity of the settlement edge:</p> <ol style="list-style-type: none"> 1. recreation and amenity open space (including school playing fields), which is physically surrounded by the settlement or adjoining settlement on three sides, is included within the boundary; and, 2. recreation or amenity open space that extends into the countryside or primarily relates to the countryside, is excluded from the boundary.
The existing form, character and pattern of development	<p>Considering the impact of further development on the existing development pattern. Ensuring boundaries are not contiguous if the form of the settlement does not reflect this. If the settlement is characterised by small groups this is reflected in the boundaries.</p> <p>The defined boundaries are not drawn so as to 'round off' or 'straighten' edges as this would be contrary to an approach that seeks to safeguard local character and distinctiveness, as it is often the irregularity of settlement edges that adds to a settlement's attractiveness.</p>
Preventing coalescence of settlements	<p>Boundaries include the gardens (curtilage) of properties except where they are functionally separate from the dwelling or, where the scale of the site is such that it could, through future development, lead to ribbon development or coalescence with a nearby settlement.</p>
The presence of physical boundaries	<p>Recognising that natural or man made features such as rivers, woodlands, or roads and railways can form logical defining boundaries. However, areas of caravan, chalet and other temporary accommodation are excluded from the defined boundary reflecting their temporary status.</p>

Key aspects considered in defining development boundaries	
Minimising impacts on the character of open countryside	Boundaries ensure the intrinsic character and beauty of the countryside is respected, with particular consideration given to the Lincolnshire Wolds Area of Outstanding Natural Beauty designation.
Avoiding ribbon or scattered development	Ensuring that development does not creep along road frontages into open areas, or result in scattered development unrelated to existing development form. Freestanding buildings, individual and small groups of dwellings, including farm buildings which are detached or peripheral to the main built-up area of the settlement are excluded from boundaries (reflecting NPPF paragraph 55).
Minimising impacts on heritage and biodiversity value	Ensuring that sites of heritage or biodiversity value are identified and not put at risk.
The presence of HSE consultation zones	Recognising that development opportunities may be limited or restricted in specific areas.
Traffic noise	Based on current assessments of noise, boundaries exclude areas where it is known that road surface noise impacts on living conditions.
Accessibility to services and facilities	Boundaries reflect the findings of the <i>Settlement Accessibility Assessment</i> (2013).

Table 11.1 Key aspects considered in defining development boundaries

11.5 Policy 5'Development boundaries' outlines the generic considerations that will be applied when considering all development proposals, (within development areas, within development boundaries; and within open countryside, outside development boundaries). They reflect core principles and considerations set out in National Planning Policy. These generic considerations provide the basis for considering whether the development proposed should be supported and approved.

11.6 Policy 5'Development boundaries' specifically allows for development sites and opportunities to be identified and defined

through the neighbourhood planning process. In some cases, where the local community decides that this is appropriate, a neighbourhood plan will effectively amend identified development boundaries.

11.7 In accordance with the NPPF (paragraph 54), the Policy also makes provision for allowing some market housing where this would support the development of a significant number of affordable housing units to meet local needs in rural areas. For example, to enable the delivery of affordable units without grant funding. Policy 19'Rural exceptions' provides further clarification.

Policy 5'Development boundaries' relationship to:	Link to:
National Planning Policy Framework	Paragraphs 55 and 58
Local Plan Strategic Objectives	SO4 and SO9
Evidence base and other key documents and strategies	<ul style="list-style-type: none"> • <i>North East Lincolnshire, Landscape Character Assessment (2015)</i> • <i>Settlement Accessibility Assessment (2014)</i>

Table 11.2 Policy relationships



Policy 6

Infrastructure

1. The Council will support developments to create, expand or alter service facilities, including schools, health facilities and key infrastructure to meet the needs of existing and new communities.
2. The Council will work with developers and partner organisations to ensure the delivery of infrastructure, services and community facilities necessary to develop and maintain sustainable communities; and will require provision of infrastructure and infrastructure improvements which

are necessary to make development acceptable to be delivered in association with those developments. These improvements will be secured by planning condition, obligations or levy charges as appropriate.

3. Contributions towards infrastructure will be based on the demands created by the specific development. This includes provision of new, or enhancement of the existing infrastructure and facilities, including, but not necessarily limited to:
 - A. physical infrastructure, including:
 - i. transport improvements, including highways, public transport, provision for cyclists and pedestrians;
 - ii. drainage and surface water management (including SuDS maintenance where appropriate);
 - iii. flood defences (where site specific requirements warrant such an approach).
 - B. social infrastructure, including:
 - i. affordable housing;
 - ii. education, including primary and secondary provision⁽³⁷⁾.
 - C. green infrastructure, including:
 - i. green space, sport recreation and play space, including future maintenance;
 - ii. habitat mitigation provision and maintenance, particularly in association with South Humber Bank employment sites.
 - D. Existing infrastructure will be safeguarded, except where there is clear evidence that particular infrastructure is no longer required to meet current or future needs, or can be delivered through alternative provision.
 - E. Where financial contributions are made, and in the event it is found that they exceed the cost of necessary works or the contribution remains unspent after an agreed period of time, the contributions will be returned, in part or entirely, as may be appropriate.
 - F. The Council will in addition support:
 - i. proposals that deliver health infrastructure including doctor's surgeries and pharmacies, which offers improved services for their users; and,
 - ii. applications made by the emergency services which will deliver improved services for their users.
 - G. The Council will seek to ensure that all development is commercially viable and deliverable. Where the delivery of a proposed scheme is threatened on the basis of viability, the Council may consider a reduction in the extent of the obligations required to be met. In

³⁷ Pupil generation is based upon pupil generation ratios of; one primary pupil/four dwellings and one secondary pupil/five dwellings. The threshold at which contributions will be sought is ten units.

such circumstances, developers will be required to submit a detailed Financial Viability Assessment on an 'open book' basis, and in sufficient detail in order to justify any reduction from the expected requirements of the scheme. All such submissions, where required by the Council, should provide sufficient information to enable an independent assessment to be undertaken. As a minimum, this should be in accordance with the guidance on such content set out within *RICS Guidance Note GN2012/94 Appendix C*. All submissions will be subject to an independent assessment prior to the determination of the application.

Justification

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

1. Improvement/enhancement of the current transport network, including requirements for highway provision and improvements; improved pedestrian, cycle and public transport facilities.
2. Requirement for improved education facilities for both primary and secondary provision throughout the area. In the majority of cases, additional school places can be made available either by take-up of existing capacity, or through additional provision by extending existing school facilities. However, the scale of development proposed in certain locations requires new school provision for primary in the Cleethorpes and Waltham planning areas, and in secondary provision in Grimsby town centre and in association with the Grimsby West strategic housing site.
3. Provision of green infrastructure. The standards identified in the Plan will apply to new development. A future Supplementary Planning Document will provide additional guidance on delivery and future management.
4. Provision of playing pitches. Provision of new facilities will be secured through a combination of on-site provision and off-site

contributions towards enhanced provision and include management regimes.

5. Whilst there is sufficient electricity, gas and water supply to accommodate required growth, developers will be required to pay for local connections and substation upgrades to meet specific site requirements.
6. Requirements to improve Flood Defences in certain areas in the period to 2032. Specific schemes will be identified in the updated *Humber Flood Risk Management Strategy* and identified by the Environment Agency accordingly. Flood Risk Assessments will be required where appropriate, and mitigation strategies implemented where necessary.
7. Potential provision of health services. Existing facilities are such that it is unlikely that specific new provision of new surgeries will be required over the plan period, although capacity may be improved by additional provision at existing facilities. Funding will be secured from government sources through higher patient numbers. Qualitative and efficiency improvements are the primary focus of primary care provision and as a result there is no specific need to ensure improved primary or secondary care facilities.
8. There is currently sufficient capacity to address waste management requirements in the short to medium term.

11.12 The strategic ecological mitigation requirements identified in Policy 9'Habitat Mitigation - South Humber Bank' are considered

to be essential requirements to deliver the anticipated level of economic growth. Under normal circumstances, developers would be required to undertake a site specific Appropriate Assessment and identify and implement all necessary mitigation measures. The approach identified in Policy 9'Habitat Mitigation - South Humber Bank' supports a strategic approach to provision against which all developers within the Mitigation Zone will be required to make appropriate contributions in lieu of meeting site specific requirements.

11.13 Policy 6'Infrastructure' provides the mechanism for ensuring that growth is delivered together with appropriate infrastructure. Where developer contributions are to be sought, the thresholds and triggers are set out in individual themed policies in this Plan, together with the mechanisms for determining the scale of contribution to be made.

11.14 The Council recognises that contributions may be delivered through planning obligations or levy. To ensure that planning obligations and the levy can operate in a complementary way, the Levy Regulations 122 and 123⁽³⁸⁾ place limits on the use of planning obligations in three respects:

1. they put the Government's policy tests on the use of planning obligations (NPPF,

paragraph 204) on a statutory basis, for developments that are capable of being charged the levy;

2. they ensure the local use of the levy and planning obligations does not overlap; and,
3. they impose a limit on pooled contributions from planning obligations towards infrastructure that may be funded by the levy.

11.15 A planning obligation can only be taken into account when determining a planning application for a development, or part of a development, if the obligation meets all of the following tests:

1. it is necessary to make the development acceptable in planning terms;
2. it is directly related to the development; and,
3. it is fairly and reasonably related in scale and kind to the development.

11.16 The balance of contributions have been subject to viability assessment to ensure that the sum of contributions is not so great that it will place such a large burden on development so as to prevent the delivery of the development. Details of the viability assessment that has resulted in the stated contributions can be found in the *North East Lincolnshire Local Plan Viability Assessment Update* (2015).

Policy 6'Infrastructure' relationship to:	Link to:
National Planning Policy Framework	Paragraph 162
Local Plan Strategic Objectives	SO2, SO5, SO7 and SO8
Evidence base and other key documents and strategies	<i>North East Lincolnshire Infrastructure Development Plan (2015)</i> <i>North East Lincolnshire Local Plan Viability Assessment Update (2015)</i>

Table 11.3 Policy relationships

38 Community Infrastructure Levy Regulations 2010.

Employment allocations

12.25 To ensure that appropriate land is identified which meets the needs set out in Policy 1'Employment land supply', the sites listed in Table 12.1'Employment allocations' have been identified.

Policy 7

Employment allocations

1. The following employment sites, as identified on the Policies Maps, are allocated for employment development, use classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution).



	Allocation reference/ Settlement (ELR ref)	Site location	Enterprise/ Habitat mitigation zone	Gross site area (expected delivery in plan period)	Indicative sector
Strategic sites	ELR001 Immingham	Kings Road	Imm-Port Enterprise Zone/Habitat mitigation zone	21.6ha	Ports and logistics
	ELR016 a&b Stallingborough	Stallingborough Interchange ⁽⁴⁰⁾	ELR016a - Stallingborough Enterprise Zone	20ha ⁽⁴¹⁾	Ports and logistics
	ELR027 Immingham	Land east of Queens Road	Queens Road Enterprise Zone/Habitat mitigation zone	15ha	Ports and logistics
	ELR015 a&b Grimsby	Great Coates Business Park, Moody Lane	Humber Gate Enterprise Zone/Habitat mitigation zone	22.6ha	Chemicals and process industries
	ELR008 a-e Grimsby	Europarc Phase III	Habitat mitigation zone	14.9ha	Food processing
	ELR011 Grimsby	Europarc Phase IV	Habitat mitigation zone	15ha ⁽⁴²⁾	Food procession
	ELR020 Stallingborough	RWE/Helios Site, Hobson Way	Habitat mitigation zone	19.5ha	Renewables and energy
	ELR019 Stallingborough	Abengoa Site, Hobson Way	Hobson Way Enterprise Zone/Habitat mitigation zone	20ha ⁽⁴³⁾	Renewables and energy
General needs	ELR010 Humberston	Altyre Way (Hewitts Circus Business Park)	-	2.49ha ⁽⁴⁴⁾	Mixed
	ELR007 Immingham	Land at Hall Park Way	-	1.21ha	Mixed

41 Total area 64ha, of which 20ha expected to be delivered within the plan period. The ELR016b site has been reduced in area from that identified in the *Employment Land Review*.

40 Site known to include features of specific archaeological value.

42 Total 80ha of which 15ha expected to be delivered over the plan period.

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

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

	Allocation reference/ Settlement (ELR ref)	Site location	Enterprise/ Habitat mitigation zone	Gross site area (expected delivery in plan period)	Indicative sector
	ELR022 Stallingborough	Plot Q, Kiln Lane	Habitat mitigation zone	2.11ha ⁽⁴⁵⁾	Renewables and energy
	ELR024 Grimsby	Estate Road 1	Habitat mitigation zone	2.3ha	Mixed
	ELR036 Grimsby	Land at Westgate Park, Armstrong Street	-	0.61ha	Mixed
	ELR037 Immingham	Land to rear of Marlin House	-	1.1ha	Mixed
Port specific	ELR003 Stallingborough	Land south of Kiln Lane	Habitat mitigation zone	16.9ha	Ports and logistics
	ELR005 Grimsby	Former Huntsman Tioxide Site, Moody Lane ⁽⁴⁶⁾	Moody Lane Enterprise Zone/Habitat mitigation zone	25ha ⁽⁴⁷⁾	Ports and logistics
Land reserved for long-term business expansion	ELR021 Grimsby	Novartis, Moody Lane	Habitat mitigation zone	56ha	Chemicals and process
	ELR025 a-e Stallingborough	Cristal, Laporte Road	Habitat mitigation zone	122ha	-
	ELR039 a&b Stallingborough	BOC	Habitat mitigation zone	-	-

Table 12.1 Employment allocations

2. Sites ELR016a and ELR016b have been identified as having high potential to support SPA/Ramsar birds and proposals will need to be supported by an assessment for these species. This assessment should incorporate a suitable level of data collection and/or bird surveying to determine the individual and cumulative importance of the site for SPA/Ramsar species. Where the assessment identifies the potential for adverse effects resulting from the off-site habitat loss and/or disturbance, appropriate and timely measures must be taken to mitigate such impacts. Such mitigation is likely to be in the form of alternative habitat managed specifically for the affected bird species and/or contributions towards the provision of strategic mitigation sites. Any strategic mitigation provision must be additional to that provided through

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

47 Total 39.5ha of which 25ha expected to be delivered over the plan period.

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

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

Operational Port areas

3. Within the operation port areas identified on the Policies Map development proposals for port related use will be supported and, where appropriate, approved by the Council if the submitted scheme accords with the development plan as a whole and subject to the ability to satisfy the requirements of the *Habitats Regulations*.⁽⁴⁸⁾
4. Within the Port of Grimsby a diversification of uses will be supported where it is proposed on land identified as surplus to port requirements, and the proposed use can be shown to be in accordance with the development plan as a whole, and would not conflict with port operations.

Land reserved for long-term business expansion

5. Land reserved for long-term business expansion, as identified on the Policies Map will be safeguarded for future employment development within use classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution).

Justification

12.26 The justification for the site selection process is detailed in the *Employment Land Technical Paper* which provides commentary on the availability, suitability and deliverability assessments that have been undertaken. The assessment identified a number of developable sites which, together exceed the land requirement identified in Policy 1'Employment land supply'. Importantly, it also highlighted the clustering benefits and operational requirements of particular business sectors in the Borough. For example, it would be impractical for a food processing operation to locate on the same site, or in the vicinity, of a chemical/processing plant. In view of the need to ensure there is a choice of sites available during the plan period, all sites

considered developable are allocated, and an indicative sector attributed to each site as a guide to investors/applicants of the most suitable uses.

12.27 In addition to particular locational and sector considerations, the Council has also considered the need to provide for different scales of development. A portfolio of sites has, therefore, been identified in Policy 7'Employment allocations' to accommodate the full range of business sizes from major international companies to small, locally based Small and Medium-sized Enterprise (SME) operations. These sites have been categorised as follows.

Strategic sites

12.28 Strategic sites are large-scale, principally estuary wide sites identified to meet demands arising from large-scale operations and major

48 The extent of the operational port areas of Immingham and Grimsby ports extends beyond the jurisdiction of North East Lincolnshire Council, the Policies Map identifies only land within the control of North East Lincolnshire Council.

investment opportunities from all sectors. They are therefore intended to serve a long-term strategic function, which may see delivery beyond the current plan period. Some strategic sites are designated Enterprise Zones, where additional incentives are available to attract investment. Early development of sites within the designated Enterprise Zones is anticipated.

12.29 Given their long-term and strategic function, it is anticipated that some strategic sites will not be fully developed within the plan period. On these sites the amount of land that is expected to be brought forward over the plan period is identified in Table 12.1 'Employment allocations'. This quantum is derived from the proposed delivery strategy identified within SHIP as set out in the *Employment Land Technical Paper* and *South Humber Industrial Investment Summary Paper*.

12.30 However, if development progresses faster than envisaged, or a major scheme requiring a significant land take were to be progressed, the Council would support the development of a greater proportion of the site provided the proposal is contained within the site boundary identified on the Policies Map, and accords with other policies within this Plan.

General needs

12.31 General needs sites are considered appropriate for meeting general demand within the local economy. Development of such sites is largely anticipated by smaller scale SME operations.

Port specific

12.32 The Port operator, ABP, has secured land outside of the Operational Port Area in order to accommodate increasing demand generated by port activities within the Ports and Logistics sector at both Immingham and Grimsby. These sites are allocated specifically to support the long-term development of the ports.

12.33 Over the plan period, it is anticipated that some parts of the current operational port area will become surplus to port requirements. This is largely anticipated to be in the area to the east of the Royal Dock. In such circumstances the Council will support a diversification of use which takes advantage of the dockside location provided that the change of use would not conflict with port operations.

Land reserved for long-term business expansion

12.34 The nature of the chemical and process sectors is such that large tracts of land are held primarily as buffer zones to avoid unnecessary disturbance to neighbours, or the company in the event of a major incident. However, the companies involved have also indicated long-term interests in developing land to meet company-specific requirements. Given the difficulty of predicting the timing of such requirements (company investment decisions are often taken in an international context, and often require a quick response), the Plan identifies these sites and provides flexibility to accommodate sector-specific requirements.

12.35 The allocation of land 'Reserved for long-term business expansion' identified in Policy 7 'Employment allocations' and on the Policies Map operates as a safeguarding measure for land in specific company ownership to enable future development/expansion of their operations. These sites are not required to meet future general market needs.

Impacts on Natura 2000 site

12.36 Any proposed employment uses that give rise to emissions to air will be required to demonstrate they have had regard to the requirements of the Habitats Regulations, in relation to their effect on the integrity of the Humber Estuary SAC, SPA and Ramsar site, alone or in combination with other existing or planned sources of air pollution. Planning consent will not be granted until such assessment concludes that there will be no adverse effects on



the integrity of the SAC, SPA and Ramsar site, either alone or in combination with other plans or projects.

12.37 Sites that are located within the South Humber Bank Mitigation Zone will need to be progressed in accordance with the provisions set out in Policy 9'Habitat Mitigation - South Humber Bank'. All sites located outside of the mitigation zone have been assessed through the Local Plan's *Habitat Regulations Assessment Report* (updated December 2016) to determine their likely importance for SPA birds. ELR016a and ELR016b are identified as having high potential to support these qualifying bird species. All other sites were found to have either a low or negligible potential.

12.38 ELR016a and ELR016b are located immediately to the south of the South Humber Bank Mitigation Zone. The South Humber Bank areas has been subjected to extensive survey

effort and therefore a wealth of data exists regarding the distribution and relative importance of specific locations for SPA birds in this area. The data review conducted as part of the Habitat Regulations Assessment (HRA) for the Local Plan concludes that, despite numerous bird records from within and adjacent to these allocations, numbers of SPA birds considered significant at the Humber Estuary population level (i.e. at least on percent of the Humber population) have not been recorded.

12.39 Whilst these employment sites are unlikely to represent an important resource for SPA birds at the Humber Estuary SPA/Ramsar population scale, SPA birds have been recorded utilising the sites. In view of this, and the habitat features that the sites possess, further site assessment is required to ensure the integrity of the Humber SPA/Ramsar will not be adversely affected as a result of development.

Policy 7'Employment allocations' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 18 to 22
Local Plan Strategic Objectives	SO3 and SO5
Evidence base and other key documents and strategies	<ul style="list-style-type: none"> • <i>Commercial Property Market Assessment</i> (2014) • <i>Employment Land Review</i> (2014) • <i>Employment Land Technical Paper</i> (2015) • <i>North East Lincolnshire Economic Baseline Report</i> (2014) • <i>North East Lincolnshire Economic Futures Report</i> (2014) • <i>South Humber Industrial Investment Programme Technical Summary Paper</i> (2015)

Table 12.2 Policy relationships

Existing employment areas

12.40 In addition to undeveloped land allocated for employment uses, there are other existing employment areas identified on the Policies Map. These areas are home to many successful

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

Policy 8

Existing employment areas

1. Existing employment areas are identified on the Policies Map and will be safeguarded for employment uses. Proposals which promote development or reuse of vacant sites located within existing employment areas for employment use will be supported subject to other relevant policies in the Plan.
2. Proposals for the development of non-employment uses on existing employment sites will be permitted where:
 - A. there is evidence to show that the site/building has reached the end of its useful economic life by:
 - i. demonstrating that there is no demand for the reuse of the building/site, following a minimum period of 12 months marketing for the existing use with a recognised commercial agent at a reasonable price reflecting typical local land values;
 - ii. demonstrating that the physical adaption or reuse of the building is uneconomic in commercial terms; and,
 - B. the non-employment use would be compatible with the operations of existing employment uses nearby.

Justification

12.41 Policy 8'Existing employment areas' safeguards existing employment sites for employment uses. This approach provides support for existing business sectors that have established in the Borough. It recognises that businesses may need to expand over the plan period, depending on market conditions and working practices.

12.42 Policy 8'Existing employment areas' also recognises that market conditions may see certain employment sites fall out of employment use. The former Birds Eye factory site in Ladysmith Road, Grimsby is one such example. There is no justification for safeguarding sites in the long-term where there is no prospect of future employment use. Such an approach is considered to be unsustainable. To promote speedy regeneration, the Policy allows for development of non-employment uses subject to specific criteria being met. These criteria relate to evidence

confirming there is no reasonable prospect of re-establishing employment use; and checks to ensure that the proposed new use is acceptable, and will not compromise the existing employment uses in the area.

12.43 The Council acknowledges that it would be wrong to require redundant premises to be held vacant for a long time in the vain hope that they may be reoccupied. However, there needs to be a period in which the market is tested to see

if it is genuinely redundant. The Council considers that a 12 month period is appropriate and consistent with the principles set out in the NPPF which allows for market signals to be taken into account whilst avoiding undue long-term protection of sites.

12.44 The existing employment areas are set out in Table 12.3 'Existing employment areas' and identified on the Policies Map.

Existing employment areas	
Settlement	Site location/description
Immingham	Manby Road Industrial Estate
Stallingborough	Kiln Lane Industrial Estate
Grimsby	Europarc
Grimsby	Europa Park
Grimsby	Great Grimsby Business Park
Grimsby	Acorn Business Park
Grimsby	South Humberside Industrial Estate
Grimsby	Birchin Way Industrial Estate
Grimsby	Ladysmith Road
Humberston	Wilton Road Industrial Estate
Humberston	Hewitts Circus Business Park

Table 12.3 Existing employment areas

Policy 8 'Existing employment areas' relationship to:	Links to:
National Planning Policy Framework	Paragraph 22
Local Plan Strategic Objectives	SO3 and SO5
Evidence base and other key documents and strategies	<ul style="list-style-type: none"> <i>Employment Land Review (2014)</i>

Table 12.4 Policy relationships

South Humber Bank habitat mitigation

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

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

12.47 As development of the South Humber Bank has proceeded, concerns have been raised about the importance of the agricultural land. Several bird species that use the South Humber Bank for roosting and feeding are recognised as important features of sites of European and International conservation importance⁽⁴⁹⁾. These designations afford legal and policy protection to the Estuary. Development is not acceptable in the context of the *Conservation of Habitats and Species Regulations 2010* (SI No 490), unless mitigation to address potential effects can be delivered.

12.48 Bird survey work undertaken between 2006 and 2011, has provided a good understanding of the nature and scale of the issue. This established the importance and function of the South Humber Bank to species such as Curlew, Golden Plover and Lapwing; and provided the basic justification for considering a mitigation strategy.

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

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

12.51 Within North East Lincolnshire, the patchwork of existing industrial uses and patterns of existing bird usage raised particular difficulties and considerations. A site options assessment was undertaken, and an 'Agreed Area of Search' identified, within which it was agreed the mitigation could be provided. Further detailed consideration of specific sites based upon the Area of Search resulted in an 'initial Preferred Approach' being identified.

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

12.53 Subsequent discussions with landowners and environmental agencies have focused upon the delivery and management of the strategic

49 The Humber Special Protection Areas (SPA) and Ramsar Site.



mitigation sites and have refined the boundaries of individual sites⁽⁵⁰⁾. Details of the delivery strategy are set out in the *South Humber Bank Strategic Mitigation Delivery Options* (2015). The final total gross area to be safeguarded and delivered as mitigation equates to circa 120ha. Figure 12.2 Habitat mitigation, South

Humber Bank' identifies the mitigation land that has currently been identified, and is also shown on the Policies Map. An area of complimentary grassland is also protected, shown on the plan below. The land adjacent to Old Fleet Drain is protected as part of the Great Coates Business Park Site (ELR015 a&b).

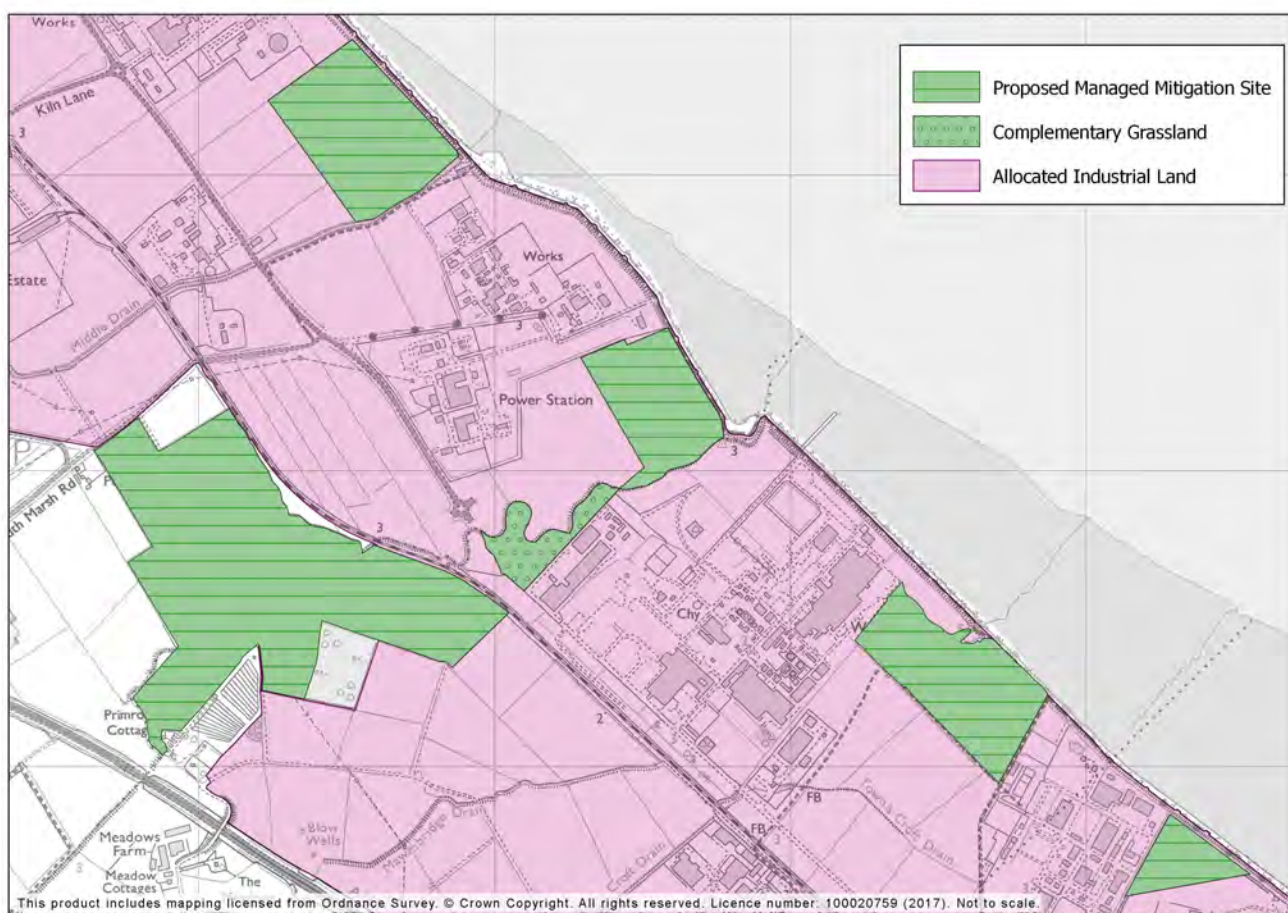


Figure 12.2 Habitat mitigation, South Humber Bank

50 As final details are confirmed there are likely to be some final adjustments to site boundaries.

Great places are successful places. They encourage people to connect with one another and it is this interaction that builds stronger, healthier communities. The policies in this section complement the strategic framework set out in earlier parts of the Plan by covering a range of considerations for managing development and spaces, as well as the protection and enhancement of existing assets across the Borough to achieve better places for everyone to live, work, learn and play.

Well-designed places

14.1 Good design is a key aspect of sustainable development. It is indivisible from good planning and can contribute positively to aspects of health and well-being. Good design goes beyond the aesthetics of simple visual appearance, it involves the consideration of place and the interactions of people with the places they live, work in and visit; and requires appreciation of environmental influences and impacts.

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

14.3 In 2008 an Urban Design Framework and Urban Realm Strategy established the Council's long-term principles supporting the development of quality environments across the Borough. The stated aim was to:

"re-establish the importance of locating development in the right places, through the regeneration and repair of existing urban areas to ensure that new development contributes towards the vitality of existing local services and supports existing community infrastructure and public transport provision..."

14.4 The Strategy identified a series of actions aimed particularly at the regeneration of urban areas, whilst setting out guiding principles to protect and enhance the sense of place and identity of other areas, such as rural villages. The Council has taken a lead by delivering key projects embracing these principles, including major public realm and development projects in Grimsby town centre.

14.5 It is, however, important to recognise that the need for good design is not restricted to major schemes - it is equally important that smaller schemes and minor works are well-designed. Good design is a prerequisite for delivering places that work well, feel right, look good and support healthy lives.

Policy 22

Good design in new developments

1. A high standard of sustainable design is required in all developments. The Council will expect the design approach of each development to be informed by:
 - A. a thorough consideration of the particular site's context (built and natural environment, and social and physical characteristics);

- B. the need to achieve:
 - i. protection and enhancement of natural assets;
 - ii. resource efficiency;
 - iii. climate change resilience;
 - iv. sustainable transport;
 - v. accessibility and social inclusion;
 - vi. crime and fear of crime reduction;
 - vii. protection and enhancement of heritage assets, including character and local distinctiveness;
 - viii. high quality public realm; and,
 - ix. efficient use of land.
 - C. Design guidance for North East Lincolnshire published by the Council; and,
 - D. where applicable and relevant:
 - i. the objectives and expectations of the *Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan 2013-2018* (and any subsequent updates);
 - ii. Landscape Character Assessment; and,
 - iii. Conservation Area Appraisals.
2. Where a Design and Access Statement is required, this should describe the specific considerations and rationale on which design proposals have been based.
 3. Incorporation of elements of public art that serve to enrich the wider area will be encouraged in the development of sites within or adjoining prominent public locations, or sites which have significance in terms of local heritage.
 4. Proposals for express consent to display advertisements will be permitted if the proposal respects the interest of amenity and public safety, taking account of cumulative impacts.

Justification

14.6 Policy 22'Good design in new developments' establishes the local considerations that will apply when assessing the design quality of development proposals. There is strong emphasis on considering each site's particular context and on the important roles of high quality and inclusive design in delivering sustainable development.

14.7 The Council considers that design review is a key element in achieving high standards of design. At a local level, the Council's Development Management team undertake design review as part of regular weekly team meetings. In this way the design rationale of schemes presented as applications and pre-application enquiries can be interrogated by a wider professional audience. At the pre-application stage developers are also encouraged to meet with members of the Council's Planning Committee following the end

of a formal meeting. This gives applicants/developers an opportunity to explain their proposals and explore any queries with the local councillors who will subsequently deliberate on the formal planning application.

14.8 When major developments are proposed, applicants are further encouraged through the Council's *Statement of Community Involvement* to engage in meaningful dialogue with the communities close to their sites. The Council expects to see evidence that such engagement has taken place and will wish to consider the applicant's responses to the issues raised by residents, community groups and others.

14.9 When it is considered appropriate, the Council will also continue to draw on support available via the Design Network and developers will be encouraged to have their scheme's reviewed via this process. Locally, this key activity is currently undertaken by 'Integreat Plus', the design network member covering Yorkshire and Humberside.

14.10 The attractiveness of buildings and spaces can be enhanced through the introduction of public art. This can take many forms; for example, statues, sculptures, stained glass and murals all of which can add to the visual interest

and sense of place. The approach seeks to maintain the tradition of enriching the environment through public art. This is not only important as a way of establishing local identity and instilling a sense of local pride, but can also lift the value of development and promote additional investment. Policy 22'Good design in new developments' encourages development located specifically in prominent public locations, or sites with significance in terms of local heritage to incorporate elements of public art in other schemes.

14.11 It is also widely recognised that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. The Government advises that control over advertisements should be efficient, effective and simple in concept and operation.⁽⁸⁴⁾ A wide range of advertisements may be displayed with 'deemed consent', for example without the need for specific consent from the Council. Where consent is required this is generally judged on the merits of each case. In sensitive environments careful consideration is required. Policy 22'Good design in new developments' provides for consent to be granted except where the proposal would have a significant impact on amenity and/or public safety, or will lead to an over abundance of advertisements.

Policy 22'Good design in new developments' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 56 to 68
Planning Practice Guidance, Requiring Good Design (2015)	Paragraph 67
Local Plan Strategic Objectives	SO6 and SO9
Evidence base and other key documents and strategies	<ul style="list-style-type: none"> <i>Design, North East Lincolnshire Places and Spaces Renaissance (2008)</i>

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



Policy 22'Good design in new developments' relationship to:	Links to:
	<ul style="list-style-type: none">• <i>Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan 2013 -2018 (and subsequent updates)</i>• <i>Landscape Character Assessment (2015)</i>

Table 14.1 Policy relationships

Renewable and low carbon infrastructure

14.102 The UK has committed to meeting a greater proportion of its future demand for energy through renewables, and this is reflected in recent legislation. EU Directive 2009/28/EC requires the UK to source 15% of its energy from renewable sources by 2020.

14.103 The energy sector in North East Lincolnshire is not only important to both the UK and local economy, but also plays a significant role in ensuring the UK's fuel security. The Borough is already recognised as an operations and maintenance base for offshore windfarms and additional sites are very likely to be developed around the Humber during the plan period to facilitate the deployment of around 3,000 wind turbines in the southern North Sea, which are needed to meet the national energy targets.

14.104 The presence of the port, combined with the Borough's infrastructure network associated with a long history of industry and energy production provides excellent foundations for a range of onshore renewable energy technologies to continue to be developed.

14.105 The *Low Carbon and Renewable Energy Capacity in Yorkshire and Humber Study* (2011) specifically recognises the potential for additional large-scale biodiesel and biomass power plants to be developed. The concentration and nature

of the commercial development along the South Humber Bank also presents opportunities for heat networks. These networks (often referred to as district heating schemes), supply heat from a central source directly to homes and businesses through a network of pipes. This is a more efficient method of supplying heat than individual boilers and is, therefore, considered to be low carbon technology. The *Low Carbon and Renewable Energy Capacity in Yorkshire and Humber Study* highlights the potential for the new renewable power facilities in the Borough to utilise this heat source (that would otherwise be wasted through cooling towers). The growing interest in combined heat and power (CHP) builds on the success of the Immingham Combined Heat and Power plant which, together with the nearby Humber refinery (to which the steam and electricity is supplied) is part of an ultra-low-carbon integrated energy hub.

14.106 Other renewable energy technologies such as solar/photovoltaics and heat pumps, are expected to become more affordable and popular over the plan period and community schemes have the potential to play an increasing role in delivering renewable energy. The Borough has also been identified as one of three 'hotspots' in the UK having potential to secure geothermal energy from a vast saline aquifer that holds water underground at temperatures of between 40 and 60 degrees centigrade.

Policy 31

Renewable and low carbon infrastructure

1. The Council will support opportunities to maximise renewable energy capacity within the Borough and seeks to deliver at least 75MW of installed grid-connected renewable energy by 2032.
2. Proposals for renewable and low carbon energy generating systems will be supported where any significant adverse impacts are satisfactorily minimised and the residual harm is outweighed by the public benefits of the proposal. Developments and their associated infrastructure will be assessed on their merits and subject to the following impact considerations, taking account of individual and cumulative effects:

- A. the scale and nature of the impacts on landscapes and townscapes, particularly having regard to the *Landscape Character Assessment* and impact on the setting and scenic beauty of the AONB;
 - B. local amenity, including noise, air quality, traffic, vibration, dust and visual impact;
 - C. biodiversity, geodiversity and nature conservation, with regard given to the findings of the site and project specific HRA and potential impacts on SPA birds, where appropriate;
 - D. the historic environment, including individual and groups of heritage assets;
 - E. telecommunications and other networks; including the need for additional cabling to connect to the National Grid, electromagnetic production and interference, and aeronautical impacts such as on radar systems;
 - F. highway safety and network capacity;
 - G. increasing the risk of flooding; and,
 - H. the land, including land stability, contamination, soils resources and loss of agricultural land.
3. Where appropriate, proposals should include provision for decommissioning at the end of their operational life. Where decommissioning is necessary the site should be restored, with minimal adverse impact on amenity, landscape and biodiversity, and opportunities taken for enhancement of these features.
4. Proposals for onshore wind energy development will be permitted if:
- A. the development site is located in one of the following identified broad areas:
 - i. **Flat Open Farmland** - south of the settlements of Humberston, New Waltham and Waltham;
 - ii. **Wooded Open Farmland** - east of the A18, and east and west of the A1173;
 - iii. **Open Farmland** - along the A180 corridor; and,
 - iv. **Industrial Landscape** - to the north west and south east of Immingham, and within the South Humber Bank employment zone; or,
 - B. located in an area that is identified as potentially suitable for wind energy development in an adopted Neighbourhood Plan; and,
 - C. demonstrate that the impacts identified through consultation with the local community have been satisfactorily addressed.

Justification

14.107 Applications for nationally significant infrastructure, including energy developments over 50MW and offshore developments (and their associated onshore infrastructure) are not determined by the Council. They are examined by the Planning Inspectorate and determined by the Secretary of State, but the Plan is a material consideration in this decision-making process.

14.108 Policy 31'Renewable and low carbon infrastructure' provides a positive framework for delivering sustainable energy supplies and will ensure that the Borough contributes to achieving national renewable energy generation targets. The Policy applies to proposals for all types of renewable and low carbon energy infrastructure, including biomass and biofuels technologies, energy from waste, solar, geothermal energy, wind turbines (onshore and onshore facilities required for the manufacture, commissioning, installation and servicing of offshore windfarms) hydro-power and micro-generation.

14.109 Renewable energy assessments⁽⁹⁸⁾ suggest that the Borough has the potential to produce at least an additional 16MW of electricity by renewable energy (excluding onshore wind). With installed capacity already amounting to 12MW⁽⁹⁹⁾ and 48MW consented through applications for large-scale solar farm projects at Laceby and Bradley, the Borough is on course to meet the target figure of 75MW. However, national policy indicates that meeting the target is no reason to not grant further proposals. The target is therefore a minimum figure and will be periodically reviewed.

14.110 Policy 31'Renewable and low carbon infrastructure' reflects *National Planning Practice Guidance* on wind energy developments, which requires local planning authorities to only permit applications if:

1. the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and,
2. following consultation, it can be demonstrated that the planning impacts identified by affected communities have been fully addressed and therefore the proposal has their backing.

14.111 The Council has undertaken work to identify broad areas which are potentially suitable for wind energy development. This work has focused upon the main constraints which would affect such developments, and has included consideration of:

1. landscape character and sensitivity (including the special qualities of the AONB designation);
2. residential amenity;
3. proximity to key infrastructure; and,
4. natural and historic environment designations.

14.112 The Council is preparing a Supplementary Planning Document (SPD) that will provide additional guidance to developers and residents. It should be recognised however, that opportunities for onshore wind energy developments are considered to be limited and renewable energy capacity is most likely to be increased through further solar farm development.

14.113 The deployment of larger scale low carbon and renewable energy schemes can have a range of positive or negative effects on nearby communities. They can provide landowners with the opportunity for rural diversification, deliver local jobs and opportunities for community based schemes and benefits. However, proposals can have a range of impacts that will vary depending on the scale of development, typed of area where the development is proposed and type of low carbon and renewable energy technology deployed.

98 *Low Carbon and Renewable Energy Capacity in Yorkshire and Humber Study* (2011).

99 *Renewable Electricity by Local Authority*, DECC (2014).



14.114 When considering planning applications for low carbon and renewable energy, an assessment will need to take account of the impacts on landscape, townscape, natural, historical and cultural features, flood risk and areas of nature conservation interests. Proposals should also ensure that high quality design features are used to minimise the the impacts on the amenity of the area in respect of visual intrusion, noise, dust and odour and traffic generation.

14.115 In determining the character and sensitivity of the landscape to accommodate development, the impact of the development on the historic character, sense of place, tranquility and remoteness of the landscape should be considered. Some energy developments appear industrial in nature, and where there are proposals in rural areas it will be important to ensure that any cumulative effects do not lead to a perception of industrialisation, either within a particular

landscape of wider area. In assessing the capacity of the landscape to accept energy development, it will be important to consider Policy 42'Landscape' and the *Landscape Character Assessment*.

14.116 Development can impact on biodiversity at construction, operation and decommissioning stages. This is due to emissions, waste products and physical alterations to the environment arising from the development's footprint/structure and impacts on soil, hydrology and water quality. Proposals will also be considered against link Policy 41'Biodiversity and Geodiversity' and, where possible, mitigation measures should be used to compensate and improve biodiversity. The Council will give particular consideration to the potential for any proposal to disturb or displace SPA birds caused by the loss of suitable feeding, roosting and loafing sites or have the potential for damage or distance to the Humber Estuary Special Area of Conservation (SAC).

Policy 31'Renewable and low carbon infrastructure' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 97, 98
Local Plan Strategic Objectives	SO2
Evidence base and other key documents and strategies	<ul style="list-style-type: none"> • <i>Landscape Character Assessment (2015)</i> • <i>Low Carbon and Renewable Energy Capacity in Yorkshire and Humber Study (2011)</i>

Table 14.13 Policy relationships



Energy and low carbon living

14.117 It is widely accepted that the burning of fossil fuels makes a significant contribution to climate change. Reducing greenhouse gas emissions is, therefore, a key part of the global response to minimising climate change.

14.118 The requirement for North East Lincolnshire to reduce carbon emissions is set out in Government policy and legislation: the *Climate Change Act* (2008), requires an 80% reduction in greenhouse gas emissions compared to 1990 levels by 2050, with a reduction of at least 34% by 2020 as an interim step. Data released in March 2015 by the Department of Energy and Climate Change indicated that the interim target

has been met six years early. This has largely been attributed to continued reductions in energy demand and shifts to low carbon living.

14.119 Low carbon living means reducing the carbon emitted as a result of direct and indirect lifestyle choices such as avoiding car travel and purchasing locally sourced food. Whilst the UK

appears to be on course to meet the greenhouse gas emissions target, continued change is needed across society and the economy. The planning system will play a key role in facilitating and delivering this process and the policies throughout this Plan are intended to work together to ensure that energy demands and usage are reduced at every opportunity.

Policy 32

Energy and low carbon living

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

Justification

14.120 North East Lincolnshire is considered an inefficient carbon economy due to its high industrial density relative to the size of population. A significant proportion of households are also classified as fuel poor⁽¹⁰⁰⁾ and Policy 32 'Energy and low carbon living' works towards ensuring that this situation is not exacerbated as new development is delivered across the Borough and promotes low carbon living.

14.121 The energy hierarchy (see Table 14.14 'Energy hierarchy') prioritises different means of cutting carbon emissions. It promotes elimination and efficiency considerations, which are often also the most cost efficient and effective means of achieving carbon savings. Applying the hierarchy to development proposals should help to minimise the carbon footprint associated with new development both during construction and once in use. In turn, this should bring about energy cost savings for future occupiers.

100 Home Energy Conservation Act, Draft HECA Report (2013).

14.122 Proposals will not be expected to contribute to all aspects of the hierarchy, but measures to reduce demand and promote energy efficiency (levels 1 and 2) will be encouraged.

Energy Hierarchy	
Level 1: Reduce energy demand	Even renewable energy carries an embodied carbon cost so using less energy is better than using clean energy. New developments should be designed to minimise the need for energy by taking account of: the scheme's layout; the design and construction of individual buildings; and, opportunities for passive heating and cooling systems.
Level 2: Use energy and resources efficiently	Development should use sustainable materials in the construction process, avoiding products with high embodied energy content and minimise construction waste.
Level 3: Supply energy from renewable and low carbon sources	Development could provide on-site decentralised or renewable energy.
Level 4: Offset carbon emissions	Emission could be offset by providing well-designed, multi-functional woodland, grassland or fenland that is suitable habitat for the particular area (the priority habitats relevant to North East Lincolnshire and as identified in the <i>UK Biodiversity Action Plan</i> should guide this decision).

Table 14.14 Energy hierarchy

Policy 32'Energy and low carbon living' relationship to:	Links to:
National Planning Policy Framework	Paragraph 95
Local Plan Strategic Objectives	SO2
Evidence base and other key documents and strategies	<i>Home Energy Conservation Act, Draft HECA Report (2013)</i>

Table 14.15 Policy relationships

Flood risk

14.123 Flooding is a natural process that can occur at any time in a variety of locations. The severity of a flood event's impact, depends on a range of factors, including the combination of weather and rainfall patterns, sources of floodwater, local topography and patterns of development.

14.124 With current climate change predictions pointing to the frequency, patterns and severity of flooding becoming more damaging, flood risk management is critical to protecting people and property from flooding. It is particularly important in the Borough as much of the urban area is within the high flood risk zone, including large parts of Grimsby, Cleethorpes and Immingham.

Policy 33

Flood risk

1. Development proposals should have regard to the requirements of the flood risk sequential test and, if necessary, the exception test. The regeneration benefits of development in areas of high flood risk should also be considered in light of the Council's *Guidance Note on the application of the Sequential and Exception Tests in North East Lincolnshire*, and the Environment Agency's Standing Advice.
2. In order to minimise flood risk impacts and mitigate against the likely effects of climate change, development proposals should demonstrate that:
 - A. where appropriate, a site specific flood risk assessment has been undertaken, which takes account of the best available information related to all potential forms of flooding;
 - B. there is no unacceptable increased risk of flooding to the development site or to existing properties;
 - C. the development will be safe during its lifetime;
 - D. Sustainable Drainage Systems (SuDS) have been incorporated into the development unless their use has been deemed inappropriate;
 - E. opportunities to provide natural flood management and mitigation through green infrastructure have been assessed and justified, based upon sound evidence, and, where appropriate, incorporated, particularly in combination with delivery of other aspects of green infrastructure in an integrated approach across the site;
 - F. arrangements for the adoption, maintenance and management of any mitigation measures have been established and the necessary agreements are in place;

- G. access to any watercourse or flood defence asset for maintenance, clearance, repair or replacement is not adversely affected; and,
- H. the restoration, improvement or provision of additional flood defence infrastructure represents an appropriate response to local flood risk, and does not conflict with other Plan policies.

Justification

14.125 The Council recognises that the Plan must strike a fine balance between providing for much needed regeneration and development activities within the urban areas (the main centres of population), and minimising the amount of new development exposed to flood risks. Where possible, development will be directed to areas at lowest risk of flooding in accordance with the sequential risk based approach required by the NPPF.

14.126 The application of the sequential test within the Borough will be expected to follow the methodology set out in the Council's *Flood Risk Sequential and Exception Tests Guidance Note* which takes a rational approach to identifying the area of search for alternative sites with a lower probability of flooding, within defined regeneration areas.⁽¹⁰¹⁾ It essentially ensures that parts of the urban area, which are ranked as being some of the most deprived areas in the country, and therefore most in need of development, remain capable of being developed in policy terms. The guidance has been developed in collaboration with the Environment Agency and provides a robust basis for the application of the first part of the exception test, which requires the wider sustainability benefits of a proposal to outweigh the flood risk (NPPF, paragraph 102). Compliance with the second part of the exception test requires the development's safety to be demonstrated.

14.127 The Plan's employment and housing allocations have been subject to the sequential assessment and this has ensured that no housing development has been identified on greenfield sites within Flood Risk Zones 2 or 3, unless only part of the site is affected and these areas can be avoided.

14.128 The *Strategic Flood Risk Assessment* (2011) (SFRA), supplemented by additional flood risk data (collected by the Council as the Lead Local Flood Authority, the Environment Agency and Internal Drainage Boards (IDBs)), supports the planning process and provides a better understanding of flood risk in the Borough.

14.129 Along with the other strategies and plans identified in Table 14.16 'Policy relationships', it provides the basis for flood and coastal erosion management across the Borough. These studies include a number of actions, measures and flood defence investment priorities all of which seek to protect lives and property and build resilience to future flood events. This includes the decision presented in the *Shoreline Management Plan* "to hold the line" along the south bank of the Humber, which means that the currently defended frontages are likely to require increasing investment to address climate change impacts and increased exposure to wave attack. New development must not compromise the Council's or its partners' ability to deliver the action plans and where appropriate should help to contribute to their completion.

101 Regeneration areas have been defined based on the 20% most deprived lower layer super output areas (LSOA) identified in the *Indices of Multiple Deprivation* 2015 and successor datasets.

14.130 Surface water runoff is very likely to increase over the plan period as a result of more intense rainfall and further development across the Borough. This will place great pressure on existing drainage infrastructure and, if not carefully managed, will increase the risk of localised surface water flooding.

14.131 Sustainable Drainage Systems (SuDs) slow the rate of surface water runoff and improve infiltration by mimicking natural drainage on a site. Developers should ensure that good SuDs principles are considered and integrated into schemes early in the design process. Examples of elements that can be incorporated into SuDs include permeable paving or road surfaces, soakaways and swales. Where possible,

infiltration into the ground will always be encouraged in accordance with the drainage hierarchy. Further guidance on the design of SuDs are provided in the *North East Lincolnshire SuDs Guide* (2015).

14.132 The provision of green infrastructure on a site can also reduce the risk of flash flooding by controlling surface water runoff. Features include green roofs, green walls and soft borders and landscaping, particularly large canopied trees.

14.133 Pre-application discussions will be especially important as SuDs can be complex and the suitability of any proposed drainage solution will also depend on its interaction with surrounding and downstream sites.

Policy 33 'Flood risk' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 94, 99 to 105
Local Plan Strategic Objectives	SO2, SO5 and SO6
Evidence base and other key documents and strategies	<ul style="list-style-type: none"> • <i>Flamborough Head to Gibraltar Point Shoreline Management Plan</i> (2010) • <i>Grimsby and Ancholme Catchment Flood Management Plan</i> (2009) • <i>Draft Humber Flood Risk Management Plan</i> (2014) • <i>Humber Flood Risk Management Strategy</i> (2008) • <i>Local Flood Risk Management Strategy</i> (2015) • <i>North East Lincolnshire SuDs Guide</i> (2015) • <i>Preliminary Flood Risk Assessment</i> (2011) • <i>Strategic Flood Risk Assessment</i> (2011)

Table 14.16 Policy relationships



Water management

14.134 The management of water resources is vital to ensure that water quantity and quality are maintained and improved throughout the Borough. Water resources include coastal waters, the

internationally important Humber Estuary, rivers, streams, ponds and groundwater. They are important natural resources that provide wildlife habitats for a variety of species. They also facilitate land drainage, and many water bodies are valued tourism and recreation assets.

Policy 34

Water management

1. Development proposals that have the potential to impact on surface and ground water should consider the objectives and programme of measures set out in the *Humber River Basin Management Plan*.
2. Development proposals should consider how water will be used on the site and ensure that appropriate methods for management are incorporated into the design. Development proposals should demonstrate that:
 - A. adequate and sustainable water supplies are available to support the development proposed;
 - B. provisions are made for the efficient use of water, including its reuse and recycling. Proposals for residential development will be expected to demonstrate that a water efficiency standard of 110 litres per person per day can be achieved; and,
 - C. adequate foul water treatment already exists or can be provided in time to serve the development. Appropriate and sustainable sewerage systems should be provided for the collection and treatment of foul and surface water to ensure new development does not overload the existing sewerage infrastructure, minimising the need to discharge water into sewers, particularly combined sewers.
3. Where development is proposed within a Source Protection Zone, the potential for any risk to groundwater resources and groundwater quality must be assessed and it must be demonstrated that these would be protected throughout the construction and operational phase of development.

Justification

14.135 The *European Water Frameworks Directive* was issued in 2000 to improve the quality of water bodies across the European Union. The *Humber River Basin Management Plan* (2009)

was prepared to meet the requirements of this Directive, which focuses on the protection, improvement and sustainable use of water. The Council and its partners (including the Environment Agency) have a duty to ensure that these obligations are not compromised by new

development and will need to be satisfied that it does not adversely effect the status of a water body or prohibit future ecological improvement from being made. Where there are clear opportunities for a development to contribute to improvements in the ecological status of a water body this will be supported.

14.136 Currently the supply of both potable and non-potable water in the Borough is satisfactory. The Council's growth aspirations for the next twenty years are, however, likely to generate increased demands for water, especially non-potable water. Whilst the recent investment in the Elsham Water Treatment Works has ensured that there is capacity in the short and medium term, further capacity improvements may be required depending on the scale and speed of industrial development. Development will not therefore be permitted unless existing water supplies are adequate or they can be augmented to serve the development without affecting the water environment and groundwater systems.

14.137 North East Lincolnshire is in an area of serious water stress. Anglian Water's *Water Resource Management Plan* (2014), at the time it was produced, identified that the supply of water can be managed in the long-term by various means including metering and importing water from other sources. However, demand measures including increased water efficiency should be considered first before any supply measures such as river/groundwater extraction, water storage (reservoirs) and water transfer. From a sustainability perspective, water should still be used efficiently in order to reduce the associated energy requirements (needed to pump water, for example) and to avert adverse environmental effects such as over-abstraction. Improving water efficiency will also help to reduce the volume of wastewater that the sewer system has to

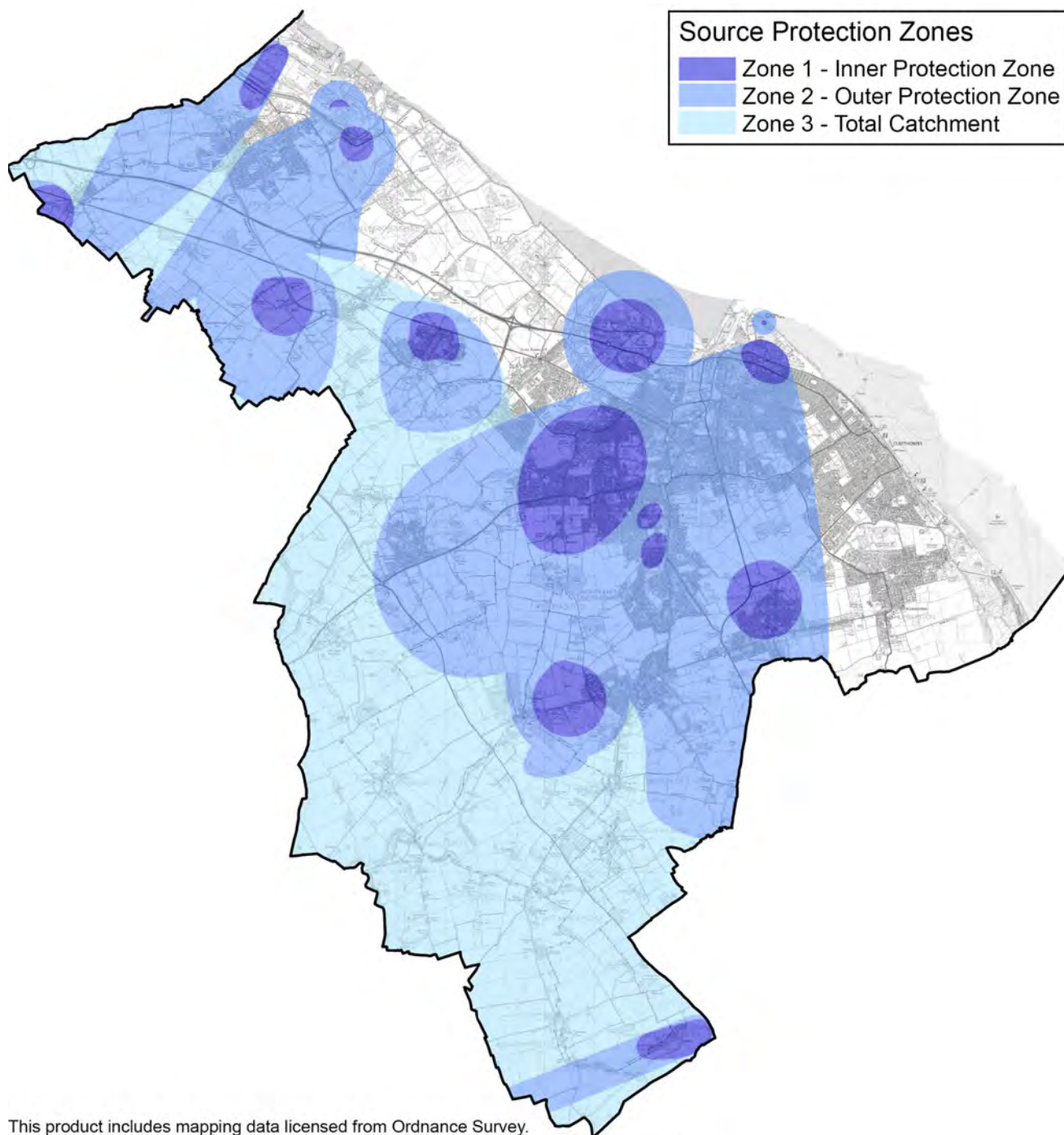
accommodate. Developers of new dwellings will be required to demonstrate that appropriate measures to conserve and reuse water, such as low flow showers and kitchen taps, and provision of water butts and rain/grey water harvesting have been incorporated to achieve water efficiency working to a standard of 110 litres per person per day or better. The additional costs of meeting this target have been assessed as being as little as £9 per dwelling.⁽¹⁰²⁾

14.138 In most parts of the urban area rainwater drains into surface water sewers or sewers containing both surface and wastewater, these are known as 'combined sewers'. In Grimsby and Cleethorpes there are large areas served by combined sewers, mostly in the older parts of the towns.

14.139 During periods of intense rainfall sewer flooding can occur. Flooding can also be triggered when a sewer is blocked or has insufficient capacity. There are a number of locations within Grimsby, Lacey, Humberston and New Waltham that are prone to flooding during heavy rainfall events. When this happens to combined sewers the risk of land and property flooding with water contaminated with raw sewage increases significantly.

14.140 Given the vulnerability of the sewer systems and likelihood of rainfall amounts and frequencies increasing due to climate changes, development proposals must provide infrastructure of an acceptable standard to cope sufficiently with sewage and surface water. Foul and surface water drainage should be separated to reduce the likelihood of flooding and contamination. The use of natural sewage treatment methods, such as wetland/reed beds, will be encouraged and supported where it is practicable.

102 DCLG *Housing Standards Review* (Sept 2014).



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Figure 14.2 Ground water source protection zone

14.141 Groundwater resources provide an invaluable source of water for public supply, industry, agriculture and rivers; but can be harmed by a range of activities, such as contamination

from industrial uses or infilling in the urban area. The Environment Agency has identified and mapped a number of these resources according to their significance and vulnerability to pollutants.

A large area of North East Lincolnshire is designated as a Groundwater Source Protection Zone (see Figure 14.2 'Ground water source protection zone'). The zones (1 to 3) show the risk of contamination from any activities that might cause pollution in the area; the closer the activity, the greater the risk. Zone 1 represents the area of greatest risk. The protection of the groundwater resources in these areas is particularly important.

14.142 Where development potentially impacts on groundwater, relevant site investigations, risk assessments and necessary mitigation measures for source protection zones will need to be agreed with the relevant bodies. The Environment Agency advocates a risk-based approach to the protection of groundwater resources⁽¹⁰³⁾, and the Council

will support this. Where potential risks to groundwater exists, especially close to water supply abstractions, the Council will consult the Environment Agency at an early stage.

14.143 Where development or land contamination from previous use could potentially impact surface water or groundwater, a preliminary risk assessment should be undertaken to assess the potential risk posed. Relevant site investigations, risk assessments and necessary mitigation measures will need to be agreed with the relevant bodies (the Environment Agency and relevant water companies). Any investigation should be undertaken in accordance with the Environment Agency guidance document *CLR 11 Model Procedures for the Management of Land Contamination*.

Policy 34 'Water management' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 99, 109, 110, 111, 120, 121
Local Plan Strategic Objectives	SO2, SO6
Evidence base and other key documents and strategies	<ul style="list-style-type: none"> • <i>Local Flood Risk Management Strategy (2015)</i> • <i>River Basin Management Plan Humber River Basin District (2009)</i>

Table 14.17 Policy relationships

103 *Groundwater Protection and Practice (GP3)* Environment Agency (2013).



Sustainable transport choices

14.150 Transport has an important role to play in facilitating sustainable development, but also contributes to wider aspects of sustainability including health and environmental quality. Whilst behaviours, working patterns and lifestyle choices

are changing transport choices, it is clear that new development will generate additional transport movements.

14.151 The Council's approach as advocated in the *Local Transport Plan 2011-2026* (LTP3) is to address a number of key challenges designed to address economic, social and environmental priorities explicitly geared towards local priorities. The identified challenges are:

Challenges	
Enable sustainable growth through effective transport provision	For the long-term health of the local economy growth has to be sustainable. Regeneration aspirations will rely on effective transport links to enable employees and visitors to access new homes and workplaces. Development near the Port of Immingham docks and the South Humber Bank will need appropriate road and rail links enabling the transportation of cargo.
Improve journey times and reliability by reducing congestion	Tackling congestion has been raised by both the public and business and an issue in North East Lincolnshire. The problem of congestion in North East Lincolnshire tends to be localised and associated with peak travel times. Through analysis of traffic data several hotspots have been identified including; Tollbar Roundabout (A16), Westgate Roundabout (A180) and Cambridge Street/Little Coates Road junction. Traffic delays also occur along the A180 entering the resort of Cleethorpes during the summer and weekends.



Challenges	
Support regeneration and employment by connecting people to education, training and jobs	As well as providing links to workplaces there is a need to transport people to training and education sites where they can learn and up-skill to meet the needs of new emerging local industries. In North East Lincolnshire the main strategic employment sites are focused on the two ports and the land between which is detached from the main urban area, this presents particular challenges for public transport provision.
Enable disadvantaged groups and/or people living in disadvantaged areas to connect with employment, health, social and leisure	Social exclusion is a significant local issue. Providing access for all at an affordable rate to education, healthcare, employment, leisure and social opportunities enables people to make the most of life.
Provide safe access and reduce the risk of loss, death or injury due to transport accidents or crime	The number of traffic accidents on local roads has declined significantly in recent years but is still higher than similar places elsewhere in the country. This challenge seeks to build on the progress already made and to continue to improve safety and security in the area.
Improve the health of individuals by encouraging and enabling more physically active travel	Overall the health of local residents in North East Lincolnshire is improving but life expectancy is lower and early deaths from preventable causes are higher than national averages. Less than one in five people are getting enough exercise each week and more than 25% of people are classed as obese. The challenge for transport is to help improve the situation and increase the physical and mental health of local people.
Improve the journey experience on the local transport network	This challenge supports the idea that transport is not just about getting from A to B but about the quality of the journey. Comfort, reliability, punctuality and aesthetics are important in relation to many different forms of transport. It is also acknowledged that improving journey experience is a key tool in encouraging people to use more sustainable modes of travel.
Ensure transport contributes to environmental excellence, improved air quality and reduced greenhouse gas emissions	<p>Delivering economic growth in parallel with guarding and enhancing the environment is an important part of building a sustainable economy.</p> <p>Since emissions from transport are a significant contributor to greenhouse gas emissions, it is important that ways are sought to reduce fossil fuel dependence. This is especially important alongside establishing North East Lincolnshire as a centre for renewable technologies.</p>



Challenges	
	<p>Whilst overall North East Lincolnshire has good air quality, there are a few key locations which exceed European guidelines and have been declared Air Quality Management Areas (AQMAs). It is important that the Council continues to manage and monitor air quality at these and other sites.</p>

Table 14.19

14.152 The Council's approaches and actions set out to address these locally identified challenges.

A number of existing programmes and initiatives are in place to support sustainable transport. In addition to blue badge and concessionary bus passes, these include:

1. Travellincs - a car sharing initiative, which puts people in touch with like minded car sharers;
2. Community Transport Services:

- a. Phone n Ride - an on demand responsive bus service;
- b. Wheels to Work - a scooter based scheme facilitating access to employment, training and education; and,
- c. Dial a Ride - a scheme providing accessible transport for those who find it difficult to use public transport due to illness or disability.

Policy 36

Promoting sustainable transport

1. To reduce congestion, improve environmental quality and encourage more active and healthy lifestyles, the Council will support measures that promote more sustainable transport choices. Where appropriate, proposals should seek to:
 - A. focus development which generates significant movements in locations where the need to travel will be minimised;
 - B. prioritise pedestrian and cycle access to and within the site;
 - C. make appropriate provision for access to public transport and other alternative means of transport to the car, adopting a 400m walk to bus stop standard;
 - D. make suitable provision to accommodate the efficient delivery of goods and supplies; and,
 - E. make suitable provision for electric vehicle charging, car clubs and car sharing when considering car park provision.



2. Planning permission will be granted where any development that is expected to have significant transport implications delivers necessary and cost effective mitigation measures to ensure that development has an acceptable impact on the network's functioning and safety. These measures shall be secured through conditions and/or legal agreements.
3. Where appropriate, Transport Statements, Transport Assessments and/or Travel Plans should be submitted with applications, with the precise form being dependant on the scale and nature of development and agreed through early discussion with the Council.
4. The priority areas where combinations of sustainable transport measure and highway improvements will be focused are:
 - A. Grimsby town centre;
 - B. Cleethorpes town and centre and resort area;
 - C. A180 corridor, (urban and industrial); and,
 - D. urban area congestion hotspots and defined air quality management zones.

Justification

14.153 Policy 36 'Promoting sustainable transport' recognises that significant benefits can be achieved by locating developments in places where the need to travel will be minimised and the option to make sustainable choices can be maximised.

14.154 Policy 23 'Retail hierarchy and town centre development', applies a sequential approach to safeguard the vitality of the town centres. As well as preventing damage to centres by out-of-centre development that would draw away trade and activity, this approach will also maximise sustainable transport opportunities and choices.

14.155 Policy 36 'Promoting sustainable transport' also seeks to prioritise pedestrian and cycle access. North East Lincolnshire is relatively compact, the main centre of population and arc settlements being within only a few kilometres of each other. This means that the majority of everyday journeys are short and concentrated on a small number of routes. There are, therefore, benefits to be derived from promoting walking, cycling and public transport options in preference

to dependence on the private car. Policy 40 'Developing a green infrastructure network' specifically seeks out opportunities to improve the overall connectivity of green spaces, including improvements to access to the countryside and permeability of the urban area, for pedestrians, cyclists and horse riders. There are currently 204kms of footpaths and bridleways in the Borough. The Council has prepared a *Rights of Way Improvement Plan* (ROWIP) (2008) which covers a ten year period.

14.156 Policy 36 'Promoting sustainable transport' promotes improved bus and community transport accessibility working to a maximum 400m walk to bus stop. Four hundred metres is considered to be beneficial and reasonable, greater distances tend to deter regular bus use. The Council has and will continue to invest in improved bus facilities across the Borough. Latest improvements include new bus stop facilities in Grimsby town centre and up-to-date service information at bus stops.

14.157 Having considered and assessed the implementation of these approaches further mitigation might be required. The mitigation measures should be clearly identified in

development proposals, including within Transport Statements, Transport Assessments and Travel Plans, where these are required, and will be secured through conditions and/or legal agreements.

14.158 The Council has identified through monitoring, modelling and alignment with regeneration priorities a number of priority areas

where combinations of sustainable transport measures and highway improvements will be focused. These focus on the transport hubs of Grimsby town centre and Cleethorpes town centre and resort; the strategic transport corridor formed by the A180; urban area hotspots identified through monitoring and modelling and defined air quality management zones.

Policy 36 'Promoting sustainable transport' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 29 to 41
Local Plan Strategic Objectives	SO7
Evidence base and other key documents and strategies	<i>Local Transport Plan 2011-2026 (LTP3) (2011)</i> <i>Retail, Leisure and Three Centres Study (2013)</i>

Table 14.20 Policy relationships

Parking provision

14.170 Parking can present problems when it is not considered as part of an integrated design approach, or when too little parking is provided relative to the local site circumstances.

14.171 Parking provision in new development must be designed to meet expected demand whilst making the most efficient use of land and maintaining the principles of sustainable development. Much evidence now exists to suggest that the over-restriction of residential

parking approach taken by local authorities in response to *Planning Policy Guidance 3: Housing* (PPG3), has had a negative impact on highway safety and good urban design.

14.172 It is important to ensure future developments provide sufficient parking that will not result in on-street parking congestion. There has to be a balance so that there is not an over provision of parking that would result in the inefficient use of land or encourage unsustainable transport choices.

14.173 The approach taken must recognise that certain factors may require deviation from any set standards, such as on-street parking levels, parking restrictions, narrow streets and

other local factors. The Council must ultimately weigh up all the specific issues for each development and establish a balanced outcome.

Policy 38

Parking

1. Development proposals that generate additional parking demand should ensure that appropriate vehicle, powered two wheeler and cycle parking provision is made. The form and scale of off-street parking required will be assessed against the following:
 - A. the accessibility of the development;
 - B. the type, mix and use of the development;
 - C. the availability and frequency of public transport services; and,
 - D. local car ownership levels.
2. Developers will be expected to have considered and incorporated measures to minimise parking provision without causing detriment to the functioning of the highway network, local amenity and safety.
3. Where private and/or public on-site parking for public use is to be provided at least 5% of parking bays, should be designed, set out and reserved for people with mobility impairments. Such parking bays should be located as close to the main access to the building as possible.
4. Where 100 or more parking places are to be provided to serve a commercial development, a minimum of three charging points should be provided for electric vehicles.
5. Development proposals that make provision for surface parking areas to serve more than a single household, visitor, employee, or customer, should ensure that appropriate low maintenance landscaping is integrated into the design and layout of the sites.

Justification

14.174 Policy 38'Parking' sets out a flexible approach outlining key considerations to be taken into account with the aim of identifying the extent to which provision of additional off-street parking space could be minimised before problems would be experienced. This would naturally lead to a situation where developments in proximity to good transport services and close to frequently used

services and facilities require fewer parking facilities than those in locations without these benefits.

14.175 Policy 38'Parking' makes specific provision for people with mobility impairments. The requirement of five percent is representative of the national average of those with mobility impairments who have potential need for

parking.⁽¹⁰⁴⁾ The Policy also supports the drive towards cleaner vehicles by seeking provision of charging points for electric vehicles in larger commercial schemes. The requirement for a minimum of three charging points is considered reasonable in car parks of 100 vehicles or more, and reflects the likely increase in ownership of electric vehicles over the plan period.

14.176 The Government remains committed to electric vehicles and supports the further take-up by subsidising the purchase cost of a vehicle and the installation of a charging point as part of its drive to reduce carbon pollution from transport and improve air quality. The lack of supporting charging infrastructure is seen as a deterrent to increased take-up and frustrates efforts to address air quality impacts.

14.177 The Council is committed to supporting the increased take-up of electric vehicles as part of its RENEWEL programme, which includes the promotion and investment in low carbon transport alongside a package of other measures and low carbon technologies.

14.178 The *Office of Low Emission Vehicles, Proposed transposition of EU Directive 2014/94/EU (Alternative Fuels Infrastructure Directive)* identifies the cost of providing a publicly accessible charging point is on average £2,000. The requirement to provide a minimum of three public charging points relates only to commercial developments generating a requirement for 100 or more parking places. The cost is not considered to be onerous set against the overall cost of a scheme generating this level of parking. It is consistent with the wider government and council approaches to improve the network of charging points and supports measures to improve air quality.

Policy 38 'Parking' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 39, 40
Local Plan Strategic Objectives	SO5, SO7 and SO9
Evidence base and other key documents and strategies	<i>Local Transport Plan (LTP3) (2011)</i>

Table 14.22 Policy relationships

104 In March 2012 the estimated number of Blue Badge Holders was 2.62 million. This represents five percent of the English population *DFT Blue Badge Scheme Statistics 2011/12*.


Historic places

14.179 North East Lincolnshire's historic environment is an asset of great social, cultural, economic and environmental value. This needs to be understood and taken fully into account as developments and changes are being planned, designed and implemented. The Council is committed to making the most of the best buildings and places inherited from previous

generations, including encouraging the reuse of heritage assets where appropriate; as it seeks to meet the needs of people living here now and in the future.

14.180 North East Lincolnshire's historic environment plays a significant role in defining the character and setting of the Borough. Heritage assets contribute to a sense of community identity and local distinctiveness, and enhance the aesthetic, social and cultural quality of life

104 In March 2012 the estimated number of Blue Badge Holders was 2.62 million. This represents five percent of the English population
DFT Blue Badge Scheme Statistics 2011/12.



available to residents. They also make positive contributions to economic viability, environmental sustainability and regeneration, for example by attracting visitors and by providing high quality settings for commercial and cultural activities.

14.181 The NPPF (paragraph 126), emphasises that local plans should set out a positive strategy for the conservation and enjoyment of the historic environment. This includes heritage assets most at risk through neglect, decay and other threats. In doing so, careful consideration should be given to:

"the desirability of sustaining and enhancing the significance of the heritage assets and putting them to viable uses consistent with their conservation;
the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
the desirability of new development making a positive contribution to local character and distinctiveness;
opportunities to draw on the contribution made by the historic environment to the character of a place".

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

14.183 Within North East Lincolnshire there are currently (August 2017):

1. 222 nationally listed buildings, (196 Grade II, 13 Grade II* and 12 Grade I);
2. 11 nationally Schedule Monuments;
3. one nationally registered Park and Garden, (Peoples Park, Grimsby);
4. 16 Conservation Areas;
5. local lists of local heritage assets, comprising:


- a. a local list for Grimsby, adopted 2015, and Grimsby villages, adopted 2013;
- b. a local list for Cleethorpes, adopted 2013;
- c. a local list for Immingham and the villages, (draft).

6. in addition, there are many non-designated assets which are widely recognised as being of local heritage significance.

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

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

14.185 An up to date register of nationally protected heritage buildings and sites can be found on the National Heritage List for England





website.⁽¹⁰⁵⁾ As these records are subject to continuous review and change these assets have not been identified on the Policies Map.

Policy 39

Conserving and enhancing the historic environment

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

105 The National Heritage List for England is available at: <https://historicengland.org.uk>.

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- B. conserve and, where appropriate, enhance other historic landscape and townscape features, including historic shop fronts;
 - C. preserve and enhance the special character and architectural appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal;
 - D. conserve and, where appropriate, enhance the design, character appearance and historic significance of the Borough's only registered park and garden (Peoples Park, Grimsby);
 - E. make appropriate provision to record, and where possible preserve in situ features of archaeological significance; and,
 - F. captures opportunities to increase knowledge and access to local heritage assets and better reveal their significance.
4. Where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made to its setting, it should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk based appraisals, field evaluation and historic building reports) that:
 - A. identify all heritage assets likely to be affected by the proposal;
 - B. explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated;
 - C. provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits; and,
 - D. demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long-term use of the asset.
 5. The Council will assess each application individually in terms of the magnitude of impact of any change on the significance of the asset or the contribution that setting makes to that significance or experiencing significance. Where an impact equates to substantial loss of significance (demolition in the case of direct harm or the effective destruction of an asset's setting in the case of indirect harm), a proposal will be considered to cause substantial harm. Permission will only be granted where substantial harm to assets of the highest significance is wholly exceptional, and for all other nationally designated assets, exceptional.

Justification

14.186

Policy 39'Conserving and enhancing the historic environment' sets out a clear approach providing guidance to developers on how to safeguard and respond to the historic environment, recognising designated and non-designated heritage assets. This includes understanding, safeguarding and where possible enhancing, the character, appearance, setting and integrity of identified heritage assets. It explains what supporting information will need to be submitted with applications and details how the Council will make appropriate judgements.

14.187 Heritage assets are an irreplaceable resource. Therefore, proposals for development should be informed by, and will be determined in line with, statutory requirements, national policy and specific relevant guidance, principles and best practice.

14.188 The determination of planning applications will be based on the assessment of the potential harmful impact. The Council will take into account the desirability of not only sustaining the asset's significance, but also enhancing that significance and the positive contribution both conservation and well-informed new design can make to sustainability, local character and distinctiveness.

14.189 The significance of a heritage asset can be harmed or lost through alteration or destruction of the asset or development within its setting. Any harm or loss, including cumulative impacts leading to less than substantial harm, will require clear and convincing justification to allow the harm to be balanced against any public benefits of the proposal.

14.190 The more important the asset, the greater the presumption against harm; proposals leading to substantial harm of the most important assets would have to be wholly exceptional, and

will have to demonstrate a lack of viable alternative schemes or uses, and the most substantial overriding public benefits. The Borough's scheduled monuments, Grade I and II* listed buildings and the registered park and garden, are considered to be of the greatest importance in this regard.

14.191 However, the same expectations for proportionate assessment and the need for justification through overriding public benefits apply to other designated assets and all non-designated assets, as appropriate to their significance. Non-designated assets could be buildings, Monuments, archaeological sites, places, areas of landscapes positively identified (in the Historic Environment Record, Conservation Area Appraisals or Neighbourhood Plans, or equivalent, or through assessment within the planning processes) as having a degree of significance meriting consideration in planning decisions.

14.192 Policy 39'Conserving and enhancing the historic environment' goes on to outline the Council's strategy for securing and facilitating conservation of the historic environment and the Borough's heritage assets, how it has and will continue to implement that strategy over the plan period.

14.193 There is a particular challenge in finding viable uses for heritage assets particularly where they are located within those parts of the Borough, where there are particularly demanding economic and social conditions that suppress property values. The 2014 record of 'Buildings and Risk' on the national register identifies two listed buildings, two scheduled monuments and seven conservation areas at risk. In addition survey work completed by the Heritage Trust for Lincolnshire in 2015 provides information on historic buildings, war memorials, archaeological sites, historic parks and gardens and conservation areas which helps to inform the overall heritage strategy.



Policy 39'Conserving and enhancing the historic environment' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 126 to 141
Local Plan Strategic Objectives	SO6
Evidence base and other key documents and strategies	Heritage at Risk Register Historic Environment Record (HER)

Table 14.23 Policy relationships





Biodiversity and Geodiversity

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

for example, climate regulation by absorbing carbon dioxide, purifying our water, pollinating crops and controlling floods.

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

"the variability among living organisms from all sources including terrestrial, marine and other aquatic ecosystems, and the ecological complexes of which they are part, this includes diversity within species, between species and of ecosystems".⁽¹⁰⁶⁾

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

14.206 The importance of biodiversity and geodiversity is reflected in the wealth of national and international legislation that exists to protect these assets. The NPPF also seeks to ensure that the planning system contributes to and enhances the natural and local environment. It places a requirement on local planning authorities to:

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

14.207 The NPPF (paragraph 118) emphasises that if harm resulting from development cannot be avoided (through locating development on an alternative site with less harmful impacts), adequately mitigated or, as a last resort compensated for, then planning permission should be refused.

14.208 North East Lincolnshire is a diverse area displaying a wide variety of natural habitats, landscape and geological/geomorphological interest. Figure 14.3'Site hierarchy' provides an overview of the hierarchy of sites relevant to the Borough. These sites are identified on the Policies Map.

14.209 The biodiversity of the Humber Estuary is of international significance, particularly with regard to migratory and overwintering wading birds that feed on the saltmarsh and mudflats and move inland to roost. These designations are collectively referred to as Natura 2000 sites. In addition to these international designations, the Humber Estuary is also designated as, the Humber Estuary Site of Special Scientific Interest (SSSI).

14.210 Over a number of years, surveys of local biodiversity and geodiversity sites have been carried out in the Borough. These have been funded by a number of organisations including the Council. A process is now in place where the Greater Lincolnshire Nature Partnership (GLNP) processes the data from the surveys against specified criteria for selecting local geological sites (LGSs) and Local Wildlife Sites (LWSs). Those sites which are identified as meeting the required criteria are then identified for possible designation. It is the Council which formally designates these sites.⁽¹⁰⁷⁾

14.211 The Council has recently undertaken a review of a number of designated sites where circumstances have changed since original

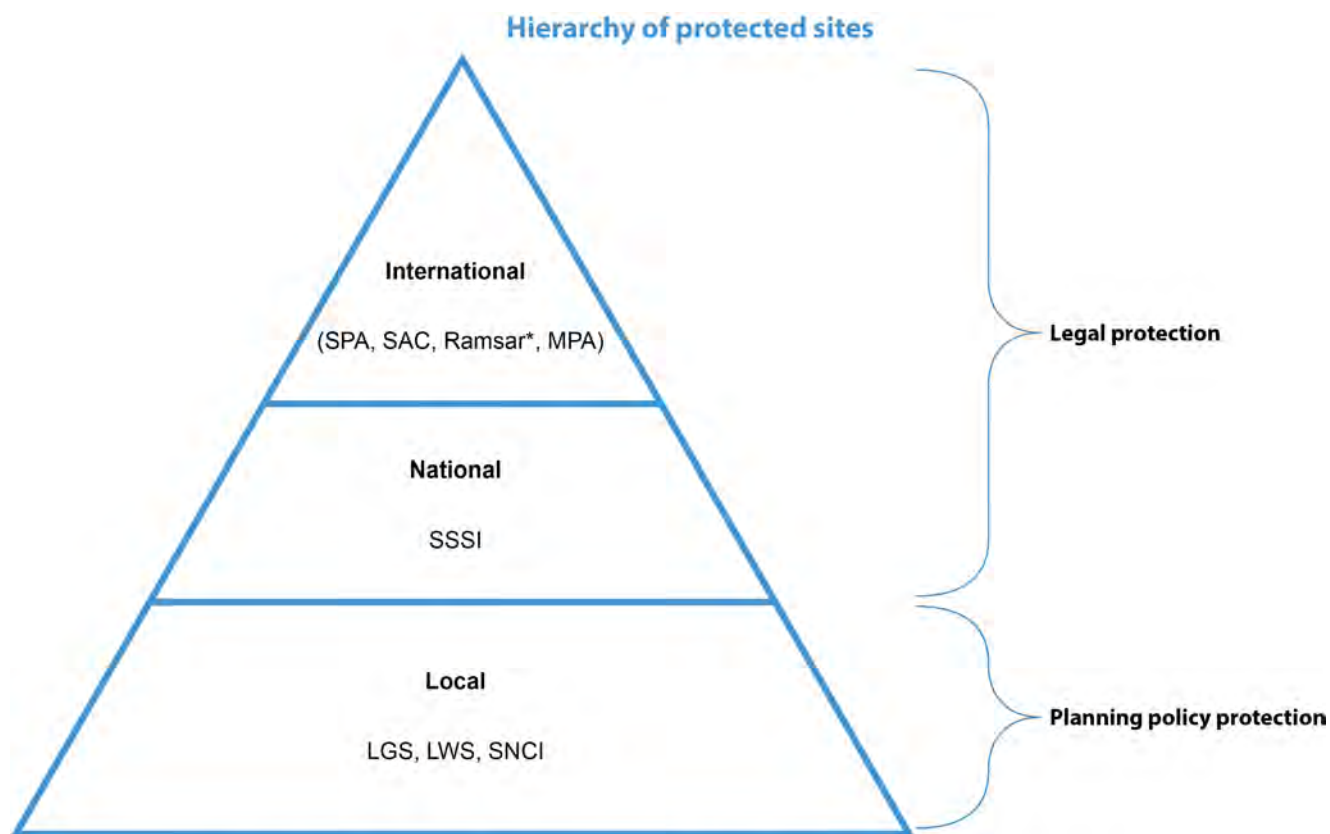
¹⁰⁶ *Convention on Biological Diversity*, United Nations (1992).

¹⁰⁷ There are still a number of Sites of Nature Conservation Interest (SNCl) that were originally identified in the North East Lincolnshire Local Plan (2003) which have yet to be reviewed. These sites still maintain their original protection as local sites.



designation or where there are acknowledged development pressures. This is part of a rolling review process, which seeks to capture new sites and changes to existing sites. The review of sites utilises the GLNP process which ensure

consistency across sites, and across the wider Lincolnshire geographical area. The sites which are currently designated as LGSs and LWSs have been identified on the Policies Map, together with remaining SNCIs.⁽¹⁰⁸⁾



* Ramsar sites do not provide legal protection but are always underpinned with a SSSI designation

Figure 14.3 Site hierarchy

108 Applicants should check, to determine whether any changes to local designations have been made.

Policy 41

Biodiversity and Geodiversity

1. The Council will have regard to biodiversity and geodiversity when considering development proposals, seeking specifically to:
 - A. establish and secure appropriate management of, long-term mitigation areas within the Estuary Employment Zone, managed specifically to protect the integrity of the internationally important biodiversity sites (see Policy 9'Habitat Mitigation - South Humber Bank');
 - B. designate Local Wildlife Sites (LWss) and Local Geological Sites (LGSs) in recognition of particular wildlife and geological value;
 - C. protect manage and enhance international, national and local sites of biological and geological conservation importance, having regard to the hierarchy of designated sites, and the need for appropriate buffer zones;
 - D. minimise the loss of biodiversity features, or where loss is unavoidable and justified ensure appropriate mitigation and compensation measures are provided;
 - E. create opportunities to retain, protect, restore and enhance features of biodiversity value, including priority habitats and species; and,
 - F. take opportunities to retain, protect and restore the connectivity between components of the Borough's ecological network.
2. Any development which would, either individually or cumulatively, result in significant harm to biodiversity which cannot be avoided, adequately mitigated or as a last resort compensated for, will be refused.

Justification

14.212 Policy 41'Biodiversity and Geodiversity' sets out a strategic approach which positively plans for the creation, protection, enhancement and management of sites of biodiversity and geodiversity. It acknowledges the hierarchy of international, national and locally designated sites and refers specifically to the designation process for local sites, linked to

processes of monitoring and review undertaken in partnership with the Greater Lincolnshire Nature Partnership.

14.213 Recognition is made that sites identified, to compensate for adverse effects on European sites should be given the same protection as the European site. This is significant in relation to the habitat mitigation provided within the South Humber Bank.



14.214 The Council will seek to capture opportunities to develop ecological networks, incorporating biodiversity in and around new developments through thoughtful design approaches, and will specifically support proposals which seek directly to conserve or enhance biodiversity.

14.215 In accordance with the NPPF, if significant harm resulting from a proposed development cannot be avoided (through locating on an alternative site with less harmful effects), adequately mitigates, or as a last resort compensated for, then planning permission will be refused.

Policy 41'Biodiversity and Geodiversity' relationship to:	Links to:
National Planning Policy Framework	Paragraphs 109, 117, 118
Local Plan Strategic Objectives	SO6
Evidence base and other key documents and strategies	Natural England datasets Greater Lincolnshire Nature Partnership datasets

Table 14.25 Policy relationships

Landscape

14.216 One of the core principles of the NPPF is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes such as the Lincolnshire Wolds Area of Outstanding Natural Beauty but also the non-designated wider countryside.

14.217 A *North East Lincolnshire Landscape Character Assessment* (2015) has been prepared which provides a useful aid to understand the character and local distinctiveness of the landscape, and helps to identify the features that give it a sense of place. It also provides information regarding the sensitivity of areas, and information as to how change can be accommodated. Mapping is also available relating

to the historic landscape character, which has been collated through the *Lincolnshire Historic Landscape Characterisation Project*.

14.218 The Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) designation puts it on a par with the protection offered to National Parks. A management plan⁽¹⁰⁹⁾ has been prepared for the AONB identifying the value and special qualities of the designation. The management plan does not carry the same planning weight as the Local Plan, but does establish key principles. For developments within the boundaries of the Lincolnshire Wolds AONB, the management plan will be a material consideration.

14.219 When considering landscape character and designing landscape schemes it is important to recognise the wider role that landscape performs. Whilst complementing the character and appearance of the site, landscape elements

109 *Lincolnshire Wolds Management Plan 2013-2018*.

can provide wider functional purposes. Trees and hedges can provide important shade, aid drainage and provide important biodiversity sites. Broader landscape areas can also provide a mechanism for responding to climate change and flood

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

Policy 42

Landscape

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

Justification

14.220 Landscape plays an important role in defining the character and appearance of the environment and importantly, the settling of new development within the environment. It is important that new developments are located and

designed so as to recognise existing landscape character. Where appropriate this should be through a specific landscape appraisal.

14.221 North East Lincolnshire contains large parts of two Historic Landscape Character Areas identified by the *Lincolnshire Historic Landscape Characterisation Project*: the Northern Marshes



and The Wolds. These are largely rural areas (the Grimsby and Cleethorpes conurbation does not form part of the historic landscape character area), within which a number of zones are defined:

1. **NOM1** - The Humber Bank;
2. **NOM2** - The Immingham Coastal Marsh;
3. **NOM3** - The Grimsby Commuter Belt;
4. **WOL1** - The Brocklesby Heath (although the area relating to the Borough is too small to be of any significance); and,
5. **WOL3** - The Upper Wolds.

14.222 The area of the Borough contained within zone WOL3 corresponds well with the area of the Borough that is part of the Lincolnshire Wolds AONB, and weight will be afforded to the impact of development on the historic landscape character that is present here. Stretching away from this area, along the course of Waithe Beck, are areas of Ancient Enclosure, a Landscape Park, and the historic settlement cores of Barnoldby le Beck, Ashby cum Fenby and Brigsley. This landscape is within the NOM3 zone and has not been assessed for significance but is considered to be of local historic interest.

14.223 The presence and significance of mature trees and hedgerows should be recognised. Trees not only provide a living element in the

environment that lasts for generations, they also provide important natural habitats, filter dust and emissions, suppress noise and form familiar landmarks. Hedgerows possess many of the qualities common to trees and are just as viable, with many also having historical significance.

14.224 The Council will seek to protect trees and hedgerows that offer value for amenity and biodiversity. The Council has extensive powers through Tree Preservation Orders to protect trees whether they are individual specimens, groups or trees of entire woodlands. Protection can also be provided for important hedgerows which meet certain criteria under the *Hedgerow Regulations* (1997). In addition to these powers the Council will seek, through conditions to safeguard important landscape assets, this will include measures to ensure they are integrated in landscaping schemes to safeguard them through the construction period to avoid damage due to proximity of vehicle and plant manoeuvres, material storage or provision of services.

14.225 The design of new landscaping must take into account responsibility for future maintenance and, where appropriate this should accord with the delivery mechanisms for green space set out in Policy 43 'Green space and recreation'.

Policy 42 'Landscape' relationship to:	Link to:
National Planning Policy Framework	Paragraphs 113 and 115
Local Plan Strategic Objectives	SO6
Evidence base and other key documents and strategies	<i>Landscape Character Assessment</i> (2015) <i>Lincolnshire Historic Landscape Characterisation Project</i> (2011)

Table 14.26 Policy relationships