

## **ECONOMY & GROWTH: SPATIAL PLANNING**

### **PLANNING APPLICATIONS COMMENTS SHEET**

**PLANNING APPLICATION No** PA/2021/2257

**PARISH** Barton upon Humber

**ADDRESS** Land at junction of Victory Way and Falkland Way,  
Humber Bridge Industrial Estate, Barton-upon-Humber

**PROPOSAL** Planning permission to create a lorry park with  
associated car parking, fencing, external lighting  
columns and landscaping

#### **POLICY COMMENT**

##### **POLICIES**

##### **North Lincolnshire Local Plan:**

DS1 (General Requirements)  
T1 (Location of Development)  
T2 (Access to Development)  
DS1 (General Requirements)  
DS3 (Planning out Crime)  
DS11 (Polluting Activities)  
DS12 (Light Pollution)  
DS16 (Flood Risk)

##### **North Lincolnshire Core Strategy:**

CS1 (Spatial Strategy for North Lincolnshire)  
CS2 (Delivering More Sustainable Development)  
CS3 (Development Limits)  
CS5 (Delivering Quality Design in North Lincolnshire)  
CS11 (Provision and Distribution of Employment Land)  
CS16 (North Lincolnshire's Landscape, Greenspace and Waterscape)  
CS17 (Biodiversity)  
CS19 (Flood Risk)  
CS25 (Promoting Sustainable Transport)

*Revised NPPF* Paras 11, 81, 82, 83, 84, 104, 109, 111, 159, 174, 175

**Housing and Employment Land Allocations DPD:** Approximately the western half of the site falls within Employment Allocation BARE-1 allocated for B1, B2 and B8 uses.

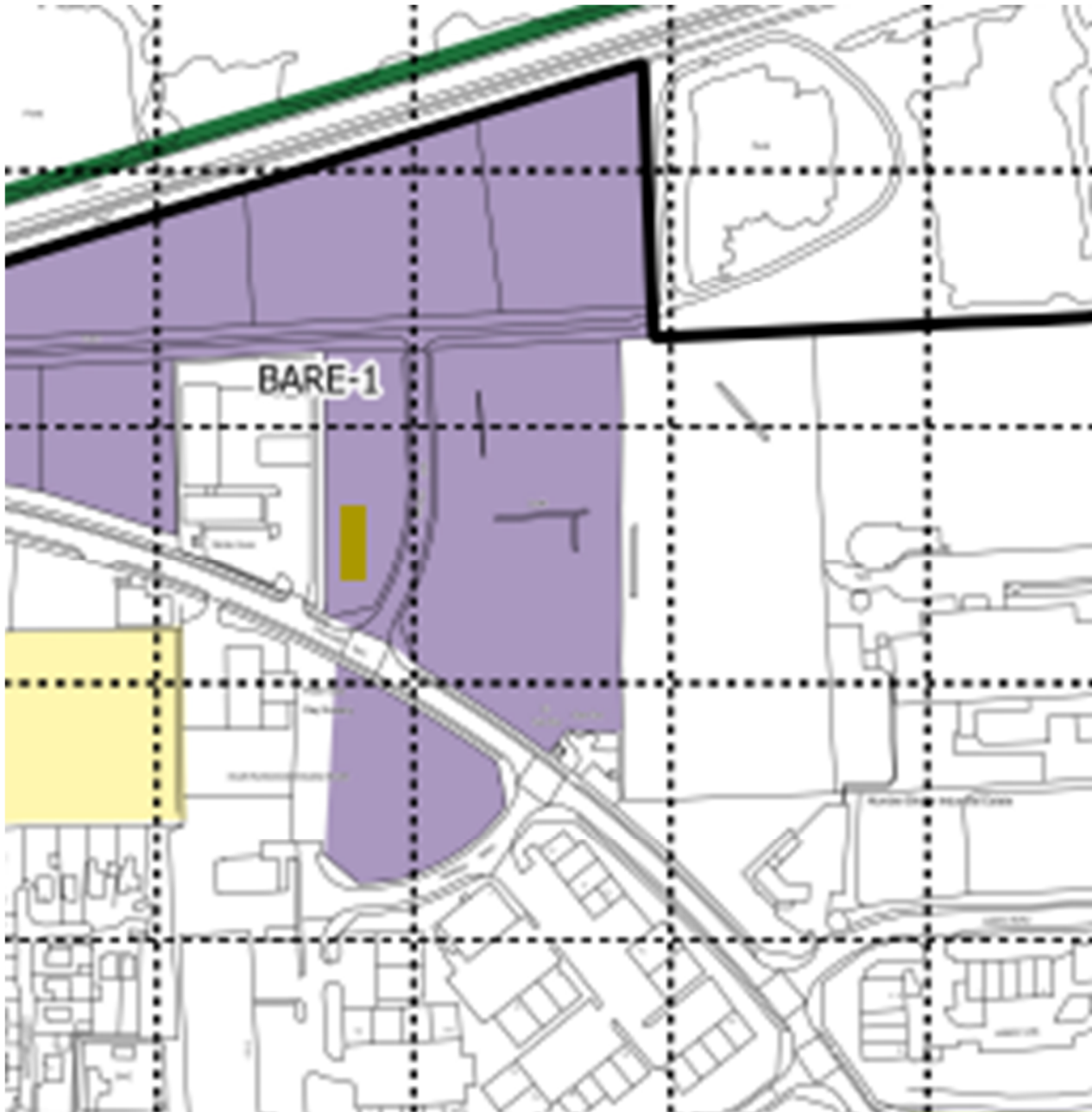
**New North Lincolnshire Local Plan; Publication Draft October 2021** – The site is not specifically allocated for employment uses but falls entirely within a wider area identified as EC2 'Existing Employment Area'

#### **Comments**

The proposal site is located towards the northern end of Falkland Way set within an area characterised by industrial type uses and undeveloped land.

Within the adopted 2016 Housing and Employment Land Allocations DPD the western half of the site is allocated under policy BARE-1 for B1, B2, B8 employment uses whilst the eastern section is 'white land' located within the wider development limit for Barton. A similar employment allocation was established within the 2003 North Lincolnshire Local Plan. Please refer to the Barton Inset Plan below: -

*Housing and Employment Land Allocations DPD - 2016*



Core Strategy Policy CS1 provides the spatial strategy for North Lincolnshire and under Section B states:- “the Market Towns of Barton upon Humber, Brigg, Crowley, Epworth, Kirton in Lindsey and Winterton as thriving places to live, work and visit, and as important service centres serving the needs of local communities across North

Lincolnshire” and “Small and medium scale employment opportunities will be encouraged to meet the need to provide local jobs. The retention of existing local employment sites will be supported and where appropriate additional land will be allocated. Around 10 hectares of employment land will be provided in the market towns, with the majority being focussed in Barton upon Humber and Brigg.”

The proposal also needs to be considered with regard to the local economic growth principles of the Revised NPPF, particularly the first two sentences of Paragraph 81, which states: - “Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”

The importance of providing safe and secure overnight parking for HGVs is also recognised within NPPF Paragraph 109: “Planning policies and decisions should recognise the importance of providing adequate overnight lorry parking facilities, taking into account any local shortages, to reduce the risk of parking in locations that lack proper facilities or could cause a nuisance. Proposals for new or expanded distribution centres should make provision for sufficient lorry parking to cater for their anticipated use”.

The new North Lincolnshire Local Plan seeks to deallocate BARE-1 and to identify it within a new ‘Existing Employment Area’ designation which would still enable it to be developed for employment type development. The Local Plan is to be submitted to the Secretary of State later on this year with the examination due late 2022. Given that this site has not yet been subject to testing at examination limited weight can only be given to the Local Plan’s draft proposals and policies at this time.

The application site also falls close to the Humber Estuary SAC, SPA and Ramsar site. Policy BARE- 1 states that, “The HRA has assessed this allocation for its potential to result in an adverse impact on the integrity of the European and international site. On the basis of the information available, it has been found that there will be no adverse effects on integrity of the BARE-1 site. However, a HRA of the project will be required at the development control stage when detailed designs are available, to further examine the potential for the proposed development to result in an adverse impact on the integrity of the international site. Should any mitigation be required, it should be integrated in to detailed designs and the delivery must be agreed prior to granting planning permission. If with mitigation, it cannot be proven that there will be no effects on integrity then planning permission will be refused.”

The proposal site has been allocated for employment use since the 2003 North Lincolnshire Local Plan. In policy terms a lorry park would fulfil the wider economic growth aspirations of the 2011 Core Strategy whilst delivering an allocated employment site set within an established employment area subject to the provisions of BARE-1. Although little weight can be given to the new Local Plan at this stage in time, the proposed ‘Existing Industrial Area’ designation would also be supportive of the proposal in this location.

The proposal will require assessing with regard to the current development plan, the economic justification/rationale put forward and the provisions of national policy.

Craig Fotheringham  
Senior Planning Specialist - 25<sup>th</sup> April 2022

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