

Appendix 4 Publication Draft Local Plan (Regulation 19)

North Lincolnshire Local Plan (2020 to 2038) Reg 19 Consultation – October 2021

Statutory Bodies – Contact List

1:

Adjoining Local Authorities

Bassetlaw District Council
Central Lincolnshire Local Plan Team
Doncaster Council
East Riding of Yorkshire Council
Hull City Council
Lincolnshire County Council
North East Lincolnshire Council
Nottinghamshire County Council
West Lindsey District Council

2:

Adjoining Town & Parish Councils

Gringley on the Hill Parish Council
Misson Parish Council
Misterton Parish Council
West Stockwith Parish Council
Blaxton Parish Council
Finningley Parish Council
Hatfield Town Council
Thorne-Moorends Town Council
Blacktoft Parish Council
Broomfleet Parish Council
Ellerker Parish Council
Elloughton cum Brough Town Council
Goole Fields Parish Council
Hessle Town Council
North Ferriby Parish Council
Reedness Parish Council
South Cave Parish Council
Swinefleet Parish Council
Twin Rivers Parish Council
Welton Parish Council
Habrough Parish Council
Immingham Town Council
Bigby Parish Council
<i>Brocklesby Parish Meeting</i>
East Ferry Parish Meeting
East Stockwith Parish Council
Grayingham Parish Meeting

Great Limber Parish Council
North Kelsey Parish Council
Northorpe Parish Council
Scotter Parish Council
Scotton Parish Council
<i>Searby Cum Owmbly Parish Meeting</i>
Somerby Parish Meeting
South Kelsey Parish Council
Waddingham Parish Council

3:

Environment

Commission for Architecture and the Built Environment
Humber Local Nature Partnership
The National Trust
Royal Society for Protection of Birds (RSPB)

Government Agencies & Bodies

Canal & River Trust
Defence Infrastructure Organisation
Department for Communities & Local Government
Environment Agency
Forestry Commission
HCA - ATLAS
Health & Safety Executive
Highways England
Historic England (East Midlands)
Homes England
Marine Management Organisation
Marine Management Organisation
Natural England
Natural England
Sport England
Sport England
Sport England
The Coal Authority
The Planning Inspectorate

4:

Infrastructure Providers

Amec Foster Wheeler E&I UK (for National Grid)
Anglian Water
Arqiva Ltd
BT Openreach
Severn Trent Water

<i>Cable & Wireless</i>
Northern Powergrid
<i>Centrica Energy</i>
<i>E.ON UK</i>
Ecotricity
Entec UK Ltd (for National Grid)
Isle of Axholme & North Nottinghamshire Water Level Management Board
National Grid
National Grid Gas PLC
NHS - North Lincolnshire Clinical Commissioning Group
North Lincolnshire Council – Public Health
North East Lindsey Drainage Board
Northern Lincolnshire & Goole Hospitals NHS Trust
Renewable UK
RES UK & Ireland Ltd
Royal Mail Legal Services (Property Law)
Scottish & Southern Energy
Scottish & Southern Energy PLC
Scunthorpe & Gainsborough Water Management Board
Severn Trent Water Ltd
Shire Group of Internal Drainage Boards
Isle of Axholme & North Nottinghamshire Water Level Management Board
Yorkshire Water Plc.
NHS Property Services Ltd
Isle of Axholme & North Nottinghamshire Water Level Management Board
Quickline Communications Ltd
Cgen Power
Quickline Communications Ltd
CTIL (Vodafone & Telefonica)
MBNL (EE & Three)
EE
Three
Northern Powergrid
Royal Mail
NHS Area Team - North Yorkshire & Humber

5:

MP

Mr Andrew Percy, MP

6:

MP

Mr Martin Vickers, MP

7:

MP

Holly Mumby-Croft, MP

8:

Others

Safer Neighbourhoods Partnership
Humberside Police - Scunthorpe Police Station
Humberside Police

Police Authorities

Police & Crime Commissioner for Nottinghamshire
Police & Crime Commissioner for Lincolnshire
Police & Crime Commissioner for Humberside
South Yorkshire Police & Crime Commissioner

LEPs & LNPs

Greater Lincolnshire Local Enterprise Partnership
Humber Local Nature Partnership
Greater Lincolnshire Nature Partnership

9:

Town & Parish Councils

Alkborough Parish Council
Amcotts Parish Council
Appleby Parish Council
Ashby Parkland Parish Council
Barnetby le Wold Parish Council
Barrow upon Humber Parish Council
Barton Town Council
Belton Parish Council
Bonby Parish Council
Bottesford Town Council
Brigg Town Council
Broughton Town Council
Burringham Parish Council
Burton upon Stather Parish Council
Cadney-cum-Howsham Parish Council
Crowle & Ealand Town Council
East Butterwick Parish Council
East Halton Parish Council
Eastoft Parish Council
Elsham Parish Council

Epworth Town Council
Flixborough Parish Council
Garthorpe & Fockerby Parish Council
Goxhill Parish Council
Gunness Parish Council
Haxey Parish Council
Hibaldstow Parish Council
Holme Parish Meeting
Horkstow Parish Meeting
Keadby with Althorpe Parish Council
Kirmington & Croxton Parish Council
Kirton in Lindsey Town Council
Luddington & Haldenby Parish Council
Manton Parish Meeting
Melton Ross Parish Council
Messingham Parish Council
New Holland Parish Council
North Killingholme Parish Council
Owston Ferry Parish Council
Redbourne Parish Council
Roxby cum Risby Parish Council
Saxby All Saints Parish Council
Scawby Parish Council
South Ferriby Parish Council
South Killingholme Parish Council
Thornton Curtis Parish Council
Ulceby Parish Council
West Butterwick Parish Council
West Halton & Coleby Parish Council
Whitton Parish Meeting
Winteringham Parish Council
Winterton Town Council
Wootton Parish Council
Worlaby Parish Council
Wrawby Parish Council
Wroot Parish Council

10:

Transport

C.RO Ports Killingholme Ltd
Humberside Airport
Network Rail
Robin Hood Airport - Doncaster Sheffield
Associated British Ports
Civil Aviation Authority
Associated British Ports

List of consultees – North Lincolnshire Local Plan – Publication Draft Consultation (October to December 2021)

- | | |
|--|---|
| • Adam Atkinson | |
| • Adam Buxton | Turley |
| • Adam Foster | North Lincolnshire Council |
| • Adam Key | Savills (UK) Ltd |
| • Adelle Lighton | |
| • Alan Broughton | |
| • Alan Fitzpatrick | Montagu Evans |
| • Alan Jelley | |
| • Alastair Welch | Natural England |
| • Alex Willis | BNP Paribas Real Estate |
| • Alice Robinson | |
| • Alison Provis | |
| • Amy Balding | |
| • Amy Naylor | Northern Planners |
| • Andrea Campbell | |
| • Andrew Horner | |
| • Andrew Jackson | |
| • Andrew Parnaby | |
| • Andrew Rollinson | |
| • Andrew Swaby | |
| • Andrew Tebb | |
| • Andrew Willerton | |
| • Andy Booth | APB Planning Ltd |
| • Andy Booth | |
| • Andy Moffat | Savills (UK) Ltd |
| • Angus Townley | |
| • Anita Riggall | Brown & Co |
| • Anne Ashton | |
| • Anne Lawtey | |
| • Annie Ward | North Lincolnshire Council |
| • B H Rowles | |
| • Barrow Parish Council | |
| • Ben Parkes | Savills (UK) Ltd |
| • Ben Parkins | Wardell Armstrong LLP |
| • Ben Troop | |
| • Bernadette Price | |
| • Braoadgrove Planning and Development Ltd | Broadgrove Planning and Development Ltd |
| • Brian D Marshall | |
| • Brian Girling | |
| • Brian Wesley | |
| • Broadgrove | Broadgrove Planning and Development Ltd |

• Callum Brown	Adams Hendry Consulting Ltd
• Cara Portess	
• Carlile	
• Carol Maud	
• Carol Pickard	
• Caroline Atkins	
• Caroline Chave	chaveplanning
• Caroline Chave	chaveplanning
• Caroline Maguire	Epworth Town Council
• Carolyn Holden	
• Cath Whittingham	
• Catherine	
• Charles Meldrum	
• Charlotte Dew	Larkfleet Homes
• Cherie Walters	
• Cheryl Hassall	
• Chloe Lynaugh	
• Chris Atkinson	Barton Willmore
• Chris Binns	Barton Willmore LLP
• Chris Latham	
• Chris Morley	
• CHRIS PARROTT	RIDER LEVETT BUCKNALL
• Chris Parrott	CR Parrott Consultants Ltd
• Chris Sutton	
• Christian Orr	Hollins Strategic Land
• Christine Wood	
• Christopher	
• Claire Biddle	Cushman & Wakefield
• Claire Hebb	
• Claire Mills	Savills (UK) Ltd
• Clare Plant	DLP Planning Ltd
• Craig Woolmer	Persimmon Homes
• Dan Raddish	
• Daniel Redhead	
• Darren Angell	
• Dave Roberts	
• David Fell	
• David Foster	
• David Harris	
• David Martin	
• David parkinson	
• David Schofield	
• David Stubley	
• David Walters	
• Dawn Fraser	MSPS
• Dawn Macwfield	
• Dean Hedges	
• Deb Barratt	

•	deborah zimmerman	
•	Derek Gibbon	Homes England
•	Derek Kitson	Derek Kitson Architectural Technologist Ltd
•	Don Johnson	
•	Donald Kitching	Donald Kitching Architect
•	Donna Regan	
•	Donna Whitehead	Highways England
•	DPM	Heatons
•	Environment Agency	
•	Earn Design Services Limited	
•	Elaine Elstone	Tetlow King Planning
•	ELAINE STEWART	
•	Eleanor	
•	Elizabeth Berry	
•	Elizabeth Hynes	
•	Emily Firminger	
•	Emma Davies	
•	Emma Maynard	
•	Emma Poolan	Jacobs
•	Environmental Protection Team	North Lincolnshire Council
•	Epworth Town Council	
•	Evelyn Thomson	
•	F. J. French	
•	Florence Holland	
•	Gail Green	
•	Gemma Edwardson	Edwardson Associates Ltd
•	Geoff Bullock	DWD Property and Planning
•	Geoffrey Sanderson	
•	George F White	George F White
•	George Wise	
•	Gerald Twidale	
•	Gillian Connell	
•	Graham Bilton	
•	Graham Horton	
•	Graham Maycock	
•	Graham Nutt	
•	Graham Pressler	
•	Graham Raynor M.R.T.P.I.	Graham Raynor Planning & Architectural Design Ltd
•	Graham Wraith	
•	Grant Bayne	
•	Greg Pearce	David Lock Associates Limited
•	Gregor Southall	Montagu Evans
•	H E Thorpe	
•	Hannah Graham	Deloitte LLP
•	Hannah Langler	Spawforths
•	Hannah Thomas-Davies	DWD Property and Planning

• Heather and Martin Thompson	
• Heather Spindley	
• Hilary Baker	
• Hilary Hedison	
• Howard Gray	Jones Home (Yorkshire) Limited
• Huw Spiller	
• Ian Bairstow	
• Ian Britcliffe	
• Ian Gerrard	
• Ian Grimbleby	
• Ian Hutchison	
• Ian Long	DLP Planning Ltd
• Ian Martin	
• Ian Stuart	
• Ian Till	
• Irene Shuttleworth	
• Isla Bowman	Persimmon Homes
• Ivor Keyes	
• Jack Harvey	Acorn Recyclers
• Jack Startin	Kirton in Lindsey Town Council
• Jack Twell	
• Jacqui Salt	Natural England
• Jake Mcloed	Walsingham Planning
• Jake Turner	
• james colver	
• James Corscadden	
• James Hobson	JEH Planning Ltd
• James Miller	
• James Rawlings	Countryside Properties
• James Rigby	Globe Consultants
• Jamie Ellam	
• Jamie Roberts	
• Jane Sandell	
• Janet Hodson	JVH Planning
• Janet Simm	
• Janette Ross	
• Jason McElhoney	Cushman & Wakefield
• Jay Everett	Addison Planning Consultants Ltd
• Jean Evans	
• Jeff Teasdale	
• Jennifer Nicholson	Keepmoat Homes
• Jenny Haynes	
• jenny nicholson	linden homes
• Jeremy Williams	
• Jill Bell	Brown & Co
• Jill Smith	
• Jim hackney	Individual

• Jim Levesque	
• Jo Mulhearn	
• Joanne Harding	
• Joanne McLeod	Adams Hendry Consulting Ltd
• Joanne Neville	
• John Coffield	
• John Frost	
• John Godley	
• John McLeod	
• John Noton	
• John Preston	DBA Estates Ltd
• John Sanderson	
• John Sneddon	Robert Doughty Consultancy
• Jon Ross	
• Jonathan Knott	
• Jonathan Took	
• Jonathan Wood	Savills (UK) Ltd
• Jonathan Wroot	Wroot Homes
• Judith Goacher	
• Judith Parker	
• Judy	Brown & Co
• Julie Gell	
• Julie-Ann Cundell	
• Juliet jennifer matthews	
• June Ann Husband	
• June husband	
• Kate Brown	W.R Brown (Farms) Ltd
• Kate Kelly	Brown & Co
• Katherine Stevenson	AECOM
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• Katie Atkinson	
• Keith Barker	Retired.
• Keith Brown	Milestone
• Keith Burnley	
• Kellie Hainsworth	Walton & Co
• Kelly Wilson	
• Kevin Batch	
• Kevin Guy	
• Kevin Hughes	KH Developments
• Killian Gallagher	Gallagher Planning
• Kiri Heal	
• Kirsten Ward	
• Kirsten Wright	Brown & Co
• Kirton in Lindsey Town Council	
• Laura Bartle	JHWalter
• Laura Dunne	Lincolnshire Co-op
• Laura Fern	Airedon Limited

• Laura Holland	DLP Planning Ltd
• Laura Ross	Crystal Stream
• Leanne Pogson	Brown & Co
• Lee Etherington	
• Lesley Liddle	
• Lewis Stones	
• Liam Tate (Barratt & David Wilson Homes)	
• Lisa Proudfoot	Montagu Evans
• Liz Broddley	
• Lois Sproat	
• Louis Hatchett	Adams Hendry Consulting Ltd
• Louise Blackshaw	Bell Watson & Co
• Louise Wilson	
• Lucy Burdin	
• Lucy Stephenson	Savills (UK) Ltd
• Luke Bamforth	
• Lynette Swinburne	Savills (UK) Ltd
• Lynn Hunter	
• Lynne Parkinson	
• M May	
• Maggie Davies	
• Maggie Hoggard/Clerk	East Halton Parish Council
• Maggie Hoggard/Clerk	Thornton Curtis Parish Council
• Maggie Taylor	
• Malcolm Blackburn	
• Malcolm Scott	Resident
• Marc Hourigan	Hourigan Connolly
• Marcin Dane	WSP Indigo
• Margaret Easton	
• Marie Ross	
• Marion Beadle	
• Mark Dearden	
• Mark Green	
• Mark Husler	
• Mark Jackson	Cushman & Wakefield
• Mark Potter	
• Mark Raeburn	
• Martin	Sims
• Martin Steedman	
• Martin Whittaker	
• Martyn Wilkins	
• Matt Verlander	Avison Young
• Matt Wilkinson	Lincolnshire Co-op
• Matthew Bagley	Titchmarsh & Bagley
• Matthew Puce	DLP Planning Ltd
• Maxine	Savills (UK) Ltd
• Mercedes Golding	Robert Doughty Consultancy

• Michael Day	
• Michael O'Driscoll	
• Michael Orridge	
• Michael Russell	
• Michael silvers	
• Michelle Lindsay	
• Mike Berryman	Design and Innovate
• Mike Durham	
• Mike Nainby	
• Mike Russell	
• Mike Smith	
• Mr Andrew Charlesworth	
• Mr Ball	
• Mr D.Blair	
• Mr Gareth Evans	
• Mr J Hodson	
• Mr J Wright	
• Mr lance Gunn	
• Mr Michael Hurley	Sibelco
• Mr Patrick White	T A White & Sons
• Mr Stephen Buckley	GAP ARCHITECTS LTD
• Mrs A Mills	
• Mrs Jean Walker	
• Mrs S Kilmore	North Lincolnshire Council
• N Mumby	
• Natalie Dear	
• National Grid	Avison Young
• Neil Boughey	Acorn Planning
• Neil Connell	
• Neil cooper	
• Neil Jacques	
• Neil Stephenson	
• Neil Taylor-Matson	
• Nicholas Wells	
• Nick Drakes	
• Nick White	T A White & Sons
• Nicola Farr	Environment Agency
• Nicola Ward	
• Nigel Fisher	Self-employed
• Nolan Tucker	Deloitte LLP
• Oliver Clawson	Globe Consultants
• Oliver Craven	
• Owen Lister	
• P Stapleton	
• Paul Arnett	
• Paul Bosanquet	
• Paul Foster	
• Paul Foster	Barton Willmore

• Paul Foster	AECOM
• Paul Smith	The Strategic Land Group
• Paul Tattersfield	Grange Project Management
• Pauline Smith	
• Paulo Oliveira	
• Penny Rounce	
• Penny Rouse	
• Peter Altoft	
• Peter Carney	PJC Associates
• Peter Dawes	Wardell Armstrong LLP
• Peter Gilbert	
• Peter Jones	
• Peter Wells	
• Phil Hughes	
• Philip Saunders	Savills (UK) Ltd
• Phill Maw	
• R. Astles	
• Rachael Morey	Savills (UK) Ltd
• Rachael Simpson	
• Rachel Berry	
• Rachel Brown	Deloitte LLP
• Rachel Stringfellow	
• Raveen Matharu	Savills (UK) Ltd
• Ray Morrell	
• Raymond booth	
• Rebecca Bland	
• Rebecca Housam	Savills (UK) Ltd
• Rebecca Leggott	Bed Urban Design
• Richard and John	
• Richard Edwards	
• Richard Hodson	DBA Estates Ltd
• Richard Hudson	
• Richard Morgan	YoungsRPS
• Richard O'Callaghan	Woodland Trust
• Richard Webster	
• Rob Crolla	Crolla Town Planning
• Rob Hancock	RNAA
• Robert	Robert Doughty Consultancy
• ROBERT BOOTH	DWD Property and Planning
• Robert Burrell	Burrell Construction
• Robert Hughes	
• Robert Papworth	
• Robert Putnam	MHCLG
• Robin Miller	
• Ron Gilleard	
• Rosamund Worrall, Historic England	
• rosanna Whittaker	

• Ruth Boast	
• Ruth Rossiter	Lincs Design Consultancy
• Ruth Tyers	
• S Price	
• Sallianne Neal	
• Sally Garford	WSP Indigo
• Sally Hare	
• Sally Wesley	
• Sam Pepepr	DLP Planning Ltd
• Sam Trevethan	
• Sandra Elizabeth Collins	
• Sandra van Oosterhout	
• Sarah Hunt	
• Scott Zimmerman	
• Scunthorpe Renaissance Town Team	Grange Project Management
• Sebastian Musil	
• Sharon Bell	
• Sheena Ballard	
• Shona James	
• Sian Ramirez Bower	Uniper
• Simon Fisher	NFU
• Simon Halmshaw	
• Simon Hudson	
• Simon Morgan	
• Simon Rounce	
• Simon Tucker	
• Simon weightman	Clark Weightman
• Sophie Cattlin	Northern Planners
• Sophie Williams	Savills (UK) Ltd
• Spatial Planning	Anglian Water
• Stephanie Curle	
• Stephen mosey	
• Stephen walters	Taz Properties Brigg
• Steve Edgeller	Edgeplan Ltd
• Steve Kemp	OpenPlan Consultants Ltd.
• Steve Pluta	
• Steve Simms	
• Steven Hudson	
• Stewart Patience	Anglian Water
• Stuart Buss	
• Stuart Knox	
• Stuart Nash	
• Stuart Smith	
• Stuart Stafford	
• Susan Greenslade	
• Susan Hanson	
• Susan Martin	

- Susan Ormston
 - Suzanne Crispin
 - Tariq Shah
 - Terance Jackson
 - Theresa Batch
 - Theresa Webster
 - Thorthinn Caithness
 - Tom Clarke MRPTI
 - Tom Procter
 - Tom Robinson
 - Town Planning Team
 - Tracy Rokahr
 - Trevor Zimmerman
 - V Maccabe
 - Valerie Richardson
 - Victoria Lane
 - Vincent Flynn
 - Wendy Bannerman
 - Wendy Clubley
 - Will Wharton
 - William kirkby
 - Winteringham Parish Council
 - Zoe Tuxworth
- | |
|-----------------------------|
| Land connection |
| Vigo Group |
| Edwardson Associates Ltd |
| Savills (UK) Ltd |
| Network Rail |
| Humberside Police |
| DBA Estates Ltd |
| The British Horse Society |
| Winteringham Parish Council |

Copy of Letter

Contact: Spatial Planning
Direct Dial: 01724 297573
E-mail: localplan@northlincs.gov.uk
Your Ref:

North Lincolnshire Council

«Address1»

«Address2»

«Address3»

«Address4»

www.northlincs.gov.uk

Helen Manderson

Director of Business Development

Dear «Title» «Family_Name»,

NORTH LINCOLNSHIRE LOCAL PLAN (2020 TO 2038) - PUBLICATION DRAFT (REGULATION 19) CONSULTATION

North Lincolnshire Council is preparing a new single Local Plan for its area. It will establish a vision and objectives, allocate sites for housing, employment, retail, leisure, and other forms of development, and will include development management policies up to 2038. As well as setting out where new development will go, the Plan will also include policies which seek to protect and preserve open space, green infrastructure, the historic environment, and environmental assets. Once adopted, it will update and replace the existing planning policy framework for the area.

A six-week public consultation period is starting on **Friday 15 October 2021** on this last stage of the new North Lincolnshire Local Plan, known as the Publication Draft Stage. The final day of public consultation is **Friday 26 November 2021**.

Previous Consultation on the Plan

An Issues & Options consultation exercise was undertaken between late January and mid-March 2018 in order to get the views of local communities and others about the issues that should be covered in the Plan and how these issues might be addressed. A further consultation of the Preferred Options Draft took place between February and March 2020. Together with available evidence and national planning policy, these two stages helped to inform this Publication Draft.

What is this stage of the Local Plan about?

This is the Publication draft version of the North Lincolnshire Local Plan also called the Regulation 19 Pre-Submission Draft Plan. Representations at this stage should only be made on the legal compliance and soundness of the Local Plan. That is, has the Plan been prepared in accordance with all legal and procedural requirements, and does the Plan meet the prescribed tests of soundness (see attached Guidance Note).

How do I access the Plan?

The easiest and most efficient way to provide comments is via the council's website:

www.localplan.northlincs.gov.uk/localplan

A number of roadshows are to be held across North Lincolnshire to allow local people and others to come along to give us their views about the future growth and development of the area as well as the issues the Plan should cover. Dates and times can be found on the council website.

The Publication Draft document can be viewed electronically at [Local Link offices](#) and [Libraries](#) across North Lincolnshire using the public access computer network. A paper version will be available for review at [Scunthorpe Central Library](#).

More Information

If you wish to know more about the North Lincolnshire Local Plan or get involved in the process, please contact the Place Planning Team:

E-mail: localplan@northlincs.gov.uk

Telephone: 01724 296694

Post: Place Planning Team, Economy & Growth, Business Development, North Lincolnshire Council, Church Square House, 30-40 High Street, Scunthorpe, North Lincolnshire, DN15 6NL.

All comments should be submitted online, or emailed/posted to the Place Planning Team by 5pm on Friday 26 November 2021.

Yours sincerely,

Place Planning Team

Copy of Email

North Lincolnshire Local Plan (2020 to 2038) - General Email

To:

Cc:

Bcc:

Subject- North Lincolnshire Local Plan (2020 to 2038) - Publication Draft (Regulation 19) Consultation

Dear Consultee,

North Lincolnshire Council is preparing a new single Local Plan for its area. It will establish a vision and objectives, allocate sites for housing, employment, retail, leisure, and other forms of development, and will include development management policies up to 2038. As well as setting out where new development will go, the Plan will also include policies which seek to protect and preserve open space, green infrastructure, the historic environment, and environmental assets. Once adopted, it will update and replace the existing planning policy framework for the area.

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A number of roadshows are to be held across North Lincolnshire to allow local people and others to come along to give us their views about the future growth and development of the area as well as the issues the Plan should cover. Dates and times can be found on the council website.

The Publication Draft document can be viewed electronically at [Community Hubs](#) and [Libraries](#) across North Lincolnshire using the public access computer network. A paper version is available for review at [Scunthorpe Central](#).

More Information

If you want to know more about the North Lincolnshire Local Plan or get involved in the process our email address, postal address, and telephone number are all listed below.

All comments should be submitted online or emailed/posted to the Place Planning Team by 5pm on Friday 26 November 2021.

Regards,

Copy of Website

Stage 4 Publication Draft (Regulation 19)

[Read Document](#)

[Submit a Site](#)

[Policy Map](#)

[Download Document](#)

[Download Insets](#)

HAVE YOUR SAY. BE PART OF THE PLAN

The progression of the North Lincolnshire Local Plan has now reached its fourth stage in plan preparation. This stage is known as the Publication version (Regulation 19), and it is the last opportunity to have your say on how North Lincolnshire grows from now to 2038.

Once agreed (formally adopted) it will replace the current North Lincolnshire Local Plan Adopted 2003, the Core Strategy and Housing and Employment Land Allocations Development Plan Documents (DPD), and the Lincolnshire Lakes Area Action Plan (AAP).

The Regulation 19 consultation on the North Lincolnshire Local Plan Review (Reg 19) Publication Document begins at **9am on 15 October 2021 and closes at 5pm on 3 December 2021.**

We have prepared a Publication Version that builds on earlier consultation undertaken at [Stage 1 \(2017\)](#) and [Stage 2 \(2018\)](#) and [Stage 3 \(2020\)](#).

This consultation is the final stage before the Plan is submitted to a Government Planning Inspector for independent examination. It is different from previous ones as it no longer seeks views on alternative options.

WHAT DOES 'REGULATION 19' MEAN?

Regulation 19 is part of the Town and Country Planning (Local Planning) (England) Regulations 2012. It says that, before submitting a draft Local Plan to the Government's Planning Inspectorate for independent examination, the Council must publish a draft of the Local Plan and formally invite comments (known as representations) on it. This version of the Local Plan is known as the Publication Plan.

The Regulations make clear that the Council must inform and invite representations/comments, not just from consultation bodies like the Environment Agency, Natural England and Historic England, but also from residents and businesses in the area covered by the Local Plan. The Regulation 19 consultation no longer seeks views on alternative options, but instead presents the opportunity to comment on the content of the Local Plan, within a specific remit. The focus/sole purpose for this consultation relates to receiving representations on:

- Legal Compliance – does the plan meet the legal requirements made under various statutes?
- Soundness – has the plan been positively prepared, justified, effective, and consistent with national policy?
- Meets the Duty to Cooperate – has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

Taking part

Comments can be made via our [online representation form](#). More information on how to comment can be found in the [Guidance Note](#) document and [Frequently Asked Questions](#) including important information relating to what to consider when making your comments in terms of Legal Compliance, Soundness and Duty to Co-operate and important GDPR information about how we will use your personal information.

There are various documents associated with this consultation event including the **Evidence Base** which can be viewed on the Local Plan website.

The Publication Draft document is supported by two important assessments that must be published alongside it – **Publication Draft – Sustainability Appraisal** and **Publication Draft – Habitat Regulations Assessment**.

LOCAL PLAN CONSULTATION ROADSHOWS 2021

A number of roadshows are to be held across North Lincolnshire to allow local people and others to see the Plan and speak to officers that have worked on it. Give us your views about the future growth and development of the area as well as the issues the Plan should cover.



COVID-19We ask that people visiting the events wear a face covering, use the hand sanitiser provided, and keep their distance from others.

Dates and times of the events are as follows:

Venue	Date/Time	Venue
Barton upon Humber	Wednesday 3 November 2021 3.45pm to 7.15pm	Baysgarth School (School Hall)

Venue	Date/Time	Venue
Bottesford	Wednesday 10 November 2021 2.45pm to 7.15pm	Bottesford Town Council Pavilion
Brigg	Tuesday 9 November 2021 2.45pm to 7.15pm	The Angel Suite (The Ballroom)
Crowle & Ealand	Thursday 4 November 2021 3pm to 7pm	Crowle Community Hub
Epworth	Thursday 11 November 2021 3.30pm to 7.15pm	Imperial Hall
Haxey	Monday 15 November 2021 3pm to 7pm	Haxey Memorial Hall
Kirton in Lindsey	Tuesday 2 November 2021 3pm to 7pm	Town Hall
Scunthorpe	Monday 22 November 2021 2.45pm to 7.15pm	Scunthorpe Central
Ulceby	Wednesday 17 November 2021 3pm to 7pm	Ulceby Village Hall
Winterton	Wednesday 24 November 2021 2.45pm to 7.15pm	Old School Hall Community Centre

WHAT HAPPENS NEXT?

Following consideration of your feedback and any amendments that are required, we will submit the Local Plan to the Government for approval. A planning inspector will be appointed to consider the Plan and comments from the consultation on behalf of the Secretary of State.

If you wish to take part in the hearing session(s) you must outline why you think this is necessary, in your representations at this time. The Inspector will decide the most appropriate procedure to hear from members of the public who would like to participate in hearing(s). This may be in writing, or they may invite you to attend and speak at the hearing sessions.

It is vital that you express your wish to engage in the examination at this stage. Not doing so may mean that you do not have the ability to write to or speak at the hearings. You can always change your mind later but without indicating a potential wish now, there is no way for the Inspector, or their Programme Officer, to know to contact you.

NORTH LINCOLNSHIRE LOCAL PLAN (2020 TO 2038)

PUBLICATION DRAFT CONSULTATION

SUMMARY OF RESPONSES

1 INTRODUCTION

- 1.1 A new single Local Plan for North Lincolnshire is being prepared. Once agreed (formally adopted) it will replace the current North Lincolnshire Local Plan, the Core Strategy and the Housing and Employment Land Allocations Development Plan Documents (DPDs), and the Lincolnshire Lakes Area Action Plan.
- 1.2 It will bring together relevant policies and proposals included in the existing plans and include new policies and proposals required by the National Planning Policy Framework (NPPF) plus new and revised local studies and evidence.
- 1.3 As the Local Plan develops there have been several opportunities for local people, businesses, voluntary groups, public bodies and landowners to get involved in helping to shape the future growth and development of North Lincolnshire. The Preferred Options consultation was the third stage in process of preparing the plan. This followed an initial (Regulation 18) consultation stage that took place in early 2017 and issues and options (regulation 18) that took place in early 2018. The Publication draft (regulation 19) was consulted on in late 2021.
- 1.4 This document has been prepared to provide a summary of main issues received from the community and others during the publication draft consultation period. Under regulations 19 & 22 of the Town & Country Planning (Local Planning) (England) Regulations 2012, Local Planning authorities are obliged to prepare two statements setting out how they conducted public consultation/community involvement prior to the Local Plan being published and submitted to Government for an independent examination.

Consultation Overview

- 1.1 The consultation period ran from 15th October to 3rd December 2021 (a seven-week period). A Publication Draft Consultation document was prepared and published on the North Lincolnshire Local Plan (2020 to 2038) website - <http://localplan.northlincs.gov.uk/localplan/>. A paper version of the document was available for public inspection at the Central Library in Scunthorpe, whilst it could be viewed on-line at Community Hubs and branch libraries across North Lincolnshire via the council's public access computer network.
- 1.2 A Sustainability Appraisal Report and Habitats Regulations Assessment were published alongside the Publication Draft document to meet the legislative requirements. Respondents were also able to comment on them.
- 1.3 The Publication Draft Consultation document was accompanied by a response form, Guidance notes and frequently asked questions. It related to the questions being posed in the document and could be completed on-line via the Local Plan website. A paper version was available upon request. The focus/sole purpose for this consultation related to receiving representations on:
 - Legal Compliance – does the plan meet the legal requirements made under various statutes?
 - Soundness – has the plan been positively prepared, justified, effective, and consistent with national policy?

- Meets the Duty to Cooperate – has the Council engaged and worked effectively with neighbouring authorities and statutory bodies?

1.4 During the consultation period, a number of consultation events took place at various venues across North Lincolnshire (see below). The events predominately ran from 3pm to 7pm. These allowed local people to come along and find out about the Local Plan and put forward their views about the preferred options for future growth and development of North Lincolnshire. The events were visited by over 200 local people, who sought to put forward their views.

Venue	Date	Time
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- 1.5 During the consultation events, those attending were invited to provide their comments on the publication draft and land allocations/designations via the Local Plan website or via the response form.
- 1.6 The consultation, including details of the various events, was advertised throughout the period as a news story on the front page of the council's website, www.northlincs.gov.uk as well as the council's social media channels including Facebook and Twitter.
- 1.7 Town and parish councils were contacted with a view to them advertising the Publication draft consultation and the consultation events via their newsletters, websites and social media. Where possible, this took place.

OMISSION SITES

- 1.8 As part of the publication Draft consultation, alternative sites were submitted as Omission sites so they could be considered by the inspector during the public examination. This allowed landowners, developers and/or agents to put forward land to be considered for potential site allocations within the emerging Local Plan. They were able to submit sites for a variety of uses including:
- Housing (including market housing, affordable housing & self-build housing)
 - Employment (including office, light industrial, general industrial & warehousing)
 - Development limit changes
 - Retail/Town Centre Uses
 - Sports/Leisure
 - Gypsy and Travellers Sites
 - Local Green Space
 - Waste Management; and
 - Minerals Extraction
- 1.9 Over **70 omission sites** were put forward for consideration as part of the public consultation stage. These will be sent to the Planning Inspector when the Plan is submitted.

OVERVIEW OF RESPONSES

- 1.10 **230 respondents** provided **888 individual responses** to this consultation using the on-line questionnaire, via e-mail or in writing during the consultation period.
- 1.11 The Sustainability Appraisal Report attracted **2** comments from **1** respondent, whilst the Habitat Regulations Assessment received **1** comment from **1** respondents. These will be forwarded to JBA Consulting Ltd, who are undertaking the Sustainability Appraisal and Habitat Regulations Assessment on behalf of the council, for consideration. These comments will be fed into subsequent Local Plan stages.

Next Steps

- 1.12 All comments received and the issues raised below need to be carefully considered before the plan is submitted for examination. This is clearly set out in the procedure guide for local plan examinations which states “Having considered the Regulation 19 consultation responses, the LPA should only submit a plan if they consider it to be sound and there will not be long delays during the examination because significant changes or further evidence work are required. It must not be assumed that examinations can always rectify significant soundness before the plan is submitted.”
- 1.13 The procedure guidance also states “There is no provision in the legislation which allows the LPA to replace all or part of the submitted plan with a revised plan during the examination. If the LPA wish to make changes to the plan following the Regulation 19 consultation and before submission and wish the changes to be considered as part of the submitted plan, they should prepare an addendum to the plan containing the proposed changes. The addendum, together with a sustainability appraisal [SA] and Habitats Regulation Assessment [HRA] of the proposed changes if they are significant, should be published for consultation, on the same basis as the Regulation 19 consultation, before the plan is submitted for examination (This is to ensure that the addendum has been subject to an equivalent process of consultation as the original published plan).”

Comments received on the Publication Draft

The main issues raised from the Publication Draft were: -

Issues
Barton Link Road Technical Note & A1077 Corridor Improvements Technical Note: This evidence document was only published at the end of the sixth week of the public consultation. The consultation was extended by one further week to allow further consideration. This approach has received substantial objections from respondents through the consultation period and has raised concerns about the soundness and legal compliance of the Local Plan. Objections have been received about the link road and how it is being considered within the Local Plan. Policy T7 Safeguarding Transport Infrastructure identifies and recommends that this route is safeguarded. Need further clarification on approach and route.
North Lincolnshire 5 Year Housing Land Supply: A number of representations have been received challenging the council's five-year housing land position and how this has been calculated.
Development at Haxey: The proposed developed at Land at Field House (H1P-26) for 75 dwellings has received significant objection from residents and the parish council due to drainage, access and impacts on the historical landscape.
Development at Barrow upon Humber: The Parish Council have objected to the amount of housing growth being proposed within the village due to limited infrastructure.

Issues
Sustainability Appraisal and Spatial Vision: The SA has assessed the delivery of 8,380 homes (this was the figure identified at the preferred options) instead of 7,128 homes. This has demonstrated that 8,380 homes are sustainable and should be considered as part the Local Plan as this would support the delivery of the five-year land supply. The figure was reduced due to three sites in Barton upon Humber being removed. The major modification would need to be reconsulted on prior to the submission of the Local Plan being submitted to the Secretary of State.
Relationship between Housing and Economic Growth: Policies SS5 Overall Housing Provision, SS6 Spatial Distribution of Housing Sites and H1 Site Allocations have received a larger of number of objections due to the housing needs not considering the economic growth aspiration of the plan. Further justification is needed to demonstrate why this approach has been adopted. The current approach uses the standard method approach which does not take account of economic growth.
Delivery of Lincolnshire Lakes: Objections have been received regarding the scale and delivery of Lincolnshire Lakes and the impact this will have on housing supply and delivery. Several representations have identified that affordable housing needs will not be met due to viability issues.
Flexibility within the Housing Supply: Several representations have objected to the soundness of the plan due to limited flexibility in the housing supply. It has been recommended that the council allocate more housing sites within the plan to provide additional flexibility across the plan period.
Settlement Hierarchy: Concerns raised regarding the spatial distribution of housing sites specifically that there is no justification regarding the change within the evidence base including the SA.
Inclusion of Windfall Allowance: There is no policy within the emerging Plan that would consider any potential windfall development opportunities which may arise. Comments state the Plan is not effective in its ability to main a sufficient and adequate supply of new homes.
Sandtoft Logistics Site (EC1-5): Support for the site being allocated for employment uses. In addition, they would like to see the site being included as strategic allocation within the plan. They are also seeking a B2 (general industrial uses) for the site.
Development Limits: Need to be more flexible to provide further windfall and infill development opportunities to support five-year land supply across the plan period.
Development in Epworth: concerns regarding limited development opportunities in Epworth due to the historic landscape designation being too restricted. The town is sustainable and can accommodate more housing growth. However there has also been objections to the proposed housing site being considered within the historic landscape area.
Former South Leys Schools: Objections to the allocation due to impact it would have on the existing dance school.
Sustainability Appraisal: Objections to the SA due to alternatives land use allocations not being considered and rejections of alternatives have not been included within the appraisal.
Severn Trent: Support the plan however have suggested several sites should be included within the first 10 years of the plan due to limited capacity within their network.
Affordable Housing Delivery: Objections to the policy not providing enough opportunities to deliver the affordable housing need identified within the HENA. The policy will only deliver 10% on sites of more than 10 dwellings. These will mainly be affordable home ownership due to the requirements of the NPPF. How will other tenures be delivered?

Issues
Density: Objection received on the methodology uses to calculate density from gross to net. New guidance has been suggested to be considered (RICS Measurement of Land for Development and Planning Purposes (1st edition 2021). Using this RICS guidance).
Older people accommodations: Further allocations for older people should be allocated to support the aging population or more flexibility to be included within the policy including the use of rural exception sites for older people.
Brigg Link Road: Objections to the requirement for the developer to pay a financial contribution for the Brigg Link Road if the developer has delivered part of the link road on their site. Concerns also raised regarding deliverability of all the Brigg sites as these are current allocations that have not been delivered through the current adopted plan.
Plan Wide Viability Appraisal: Objections to the plan wide viability appraisal not including a typology for older people/ specialist housing. These schemes usually cost more than an open market build and a nil contribution to affordable housing should be included within the policy due to development viability.
Mineral Extraction (RD1): Does not support energy mineral extraction in the open countryside. This is contrary to the NPPF and the Minerals PPG which states that mineral can only be worked where they are found.
Area of special historic landscape area: Objection to the area being too large and restricted and is stopping development taking place in sustainable locations. However, objections have also been received from Historic England regarding development being proposed within designated area.
Mineral's extraction: Objection received from Lincolnshire County Council regarding mineral supply and data for the plan period not being achieved. NLC do not have enough sites to meet the existing and projected supply and demand up to 2038. This is contrary to the NPPF.
HRA: Issues raised regarding the HRA due to insufficient detail being provided on the South Humber Bank strategic employment site on mitigation measures.

SUMMARY OF MAIN ISSUES IDENTIFIED FROM THE LOCAL PLAN PUBLICATION DRAFT (REGULATION 19)

2 Introduction

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- 1.15 It will bring together relevant policies and proposals included in the existing plans and include new policies and proposals required by the National Planning Policy Framework (NPPF) plus new and revised local studies and evidence.
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Consultation Overview

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Omission Sites

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- Local Green Space
- Waste Management; and

- Minerals Extraction

1.26 Over **70 omission sites** were put forward for consideration as part of the public consultation stage. These will be sent to the Planning Inspector when the Plan is submitted.

Overview Of Responses

1.27 **230 respondents** provided **888 individual responses** to this consultation using the on-line questionnaire, via e-mail or in writing during the consultation period.

1.28 The Sustainability Appraisal Report attracted 2 comments from 1 respondent, whilst the Habitat Regulations Assessment received 1 comment from 1 respondent. These will be forwarded to JBA Consulting Ltd, who are undertaking the Sustainability Appraisal and Habitat Regulations Assessment on behalf of the council, for consideration. These comments will be fed into subsequent Local Plan stages.

GENERAL COMMENTS AND CHAPTER 1 INTRODUCTION

Introduction

1.16 This chapter provided an overview of the purpose of the Local Plan, the various statutory stages it has been through and established the wider context in which it rests. It also listed all the policies and explained what the Publication stage was about, how consultation would take place and how people and organisations could get involved as well as next steps.

1.17 Most comments supported the Chapter and the draft Local Plan overall. The main concerns and issues raised in this Chapter were:

- Identification from Anglian Water that North Lincolnshire is classed as an area of water stress, meaning that water resources in some areas may not necessarily be freely available and the need for support on a higher standard of water efficiency for new development. The need to identify new water and sewerage infrastructure to support growth was identified for Barton, Brigg, Wrawby, Hibaldstow and Scawby.
- CPRE Northern Lincolnshire suggested some additions which would allow effective development management to occur regarding bio-diversity net gain and design points and also recommend some proposed employment sites are de-allocated.
- The National Grid raised the issue of some of their assets near some proposed sites and ensuring the policies within the Local Plan recognise and identify these.
- Haxey Parish council raised concerns about earlier comments been taken on board. Issues were raised regarding development limit proposals and site allocations.
- Objections were raised against some of the proposed housing sites and sites which had been removed since the preferred options Draft, but specific details were given in the Housing chapters against those proposed policies.
- Lack of reference to SHIP (South Humber Industrial Investment Programme)
- Challenges on the North Lincolnshire 5-year housing land supply.
- Reference in the document to a Growth Strategy that no copy of this document could be found.
- Objection raised by Epworth Limited based on concerns about the soundness of the Plan as it was felt that it has not been positively prepared, nor is it justified, effective or consistent with national policy.

- The Mineral Sites Selection Methodology Paper, dated July 2018, has not been updated to include the operational hydrocarbon production site at Wressle.

Responses

1.18 In total 40 respondents commented on the content of this chapter. 8 respondents supported the contents of the chapter, whilst 17 objected and 15 respondents did not specify.

Table 1.1 General Comments and Chapter 1 Introduction		
Response	Number of Respondents	Percentage of Respondents
Support	8	20%
Object	17	42.5%
Not specified	15	37.5%
Total	40	100%

2. NORTH LINCOLNSHIRE FACTS AND FIGURES

Introduction

2.1 The North Lincolnshire Local Plan (2020 to 2038) and the strategy for meeting our ambitions must be based on a good understanding of where North Lincolnshire is today and its characteristics. It should also consider the issues and challenges it faces as well as the opportunities it offers. As such this chapter provides an overview of the transformations that have taken place so far in North Lincolnshire and establish a range of key challenges.

2.2 The Publication Draft Document contained 20 key challenges, which included:

- Cross Boundary Working
- Population Changes
- Housing Provision
- Economic Development
- Employment
- Town Centres
- Visitor Economy
- Education & Skills
- Health & Wellbeing
- Deprivation
- Natural Environment
- Historic Environment
- Agricultural / Rural Economy
- Air Quality
- Strategic Transport
- Local Transport
- International Connections

- Digital Connectivity
- Minerals
- Waste

2.3 Most comments supported the Chapter and the draft Local Plan overall. The main concerns and issues raised in this Chapter included:

- RSPB welcome a more consistent approach from all the local authorities around the Humber as to how housing development / tourism development is tracked and recreational disturbance impacts mitigated for throughout the whole of the Humber Natura 2000 site
- Inclusion of the Stainforth and Keadby canal on the Transport connections map (2.9)
- the key challenges under local transport should encourage and support the development of the ports and airports themselves in line with national policy
- In reference to Paragraph 2.19, Kirton in Lindsey Town Council proposed that housing allocations in Kirton in Lindsey should include the 302 houses with planning approval at the former RAF base, as this would aim to join up areas of the town
- Decarbonisation should be specified as a key challenge for the Plan Area for this plan period, as this supports the government's commitment to transitioning to a low carbon economy
- Concern raised over the job projections and growth estimates as stated in Paragraph 2.20
- South Killingholme Parish Council raised concerns with Paragraph 2.30 as it was felt that accessibility to public transport for residents of South Killingholme is limited, and that provisions provided as part of this plan do not adequately resolve them
- Lincolnshire Wildlife Trust supports the recognition of the value of natural landscapes and nature tourism to the visitor economy and that it is protected and enhanced (Paragraph 2.36)
- The National Grid requested a change in Paragraph 2.4 to include the HLCP Project within the list of transformation so far
- The RSPB raised concerns with elements of the housing allocation section as it was felt that the approach to dealing with impacts of recreational disturbance on designated sites was potentially weak
- Associated British Ports highlighted that it was important that the North Lincolnshire Local Plan both supports and safeguards the continued future operation and development of the Port of Immingham

Responses

2.4 In total 23 respondents commented on this chapter. 9 respondents agreed with the contents of the chapter, 10 objected to its content and 4 respondents did not specify.

Table 2.1 Chapter 2 Responses

Response	Number of Respondents	Percentage of Respondents
Support	9	40%
Object	10	43%

Not specified	4	17%
Total	23	100%

3. SPATIAL VISION AND OBJECTIVES

Introduction

Overview of chapter

3.1 This chapter outlines the Local Plan Spatial Vision and the 14 accompanying objectives, which provide the direction for the Local Plan and provide a framework for its policies. The vision is a clear statement of what North Lincolnshire will be like at the end of the Local Plan period in 2038. Both the vision and objectives are distinct to North Lincolnshire and reflect the area's circumstances alongside the key issues and challenges facing the area. The spatial vision and objectives have been identified by assessing a range of strategies produced by the council and other bodies, alongside the views of the community and key stakeholders during previous rounds of public consultation. The Local Plan spatial vision seeks to build on the council's broader ambitions, emerging evidence and national policy. It has sought to bring through those elements of the initial and preferred draft visions that attracted support and consider them against the council's ambition of North Lincolnshire being the best place for our residents, and outcomes that the area is safe, well, prosperous and connected.

Consultation

3.2 The Publication Draft Document contained the overarching spatial vision and 14 objectives, which are:

- Spatial Objective 1: Growing Our Economy
- Spatial Objective 2: Enabling Sustainable Communities to Flourish
- Spatial Objective 3: Meeting Our Housing Need (Best Place to Live)
- Spatial Objective 4: Delivering Infrastructure for Growth (A Connected North Lincolnshire)
- Spatial Objective 5: Supporting Our Rural Areas and Countryside
- Spatial Objective 6: Protecting and Enhancing Our Natural, Built and Historic Environment
- Spatial Objective 7: Promoting High Quality Design
- Spatial Objective 8: Raising Aspirations
- Spatial Objective 9: Enabling Improved Quality of Life
- Spatial Objective 10: Developing Our Visitor Economy
- Spatial Objective 11: Planning for Climate Change
- Spatial Objective 12: Efficient Use of Our Resources
- Spatial Objective 13: Ensuring Minerals Supply
- Spatial Objective 14: Delivering Sustainable Waste Management

Responses

3.3 In total there were 29 respondents who commented on this chapter. Of these, 15 were supportive of its content, 9 objectors and 5 who did not specify.

Table 11.1 Spatial Objective 1: Growing Our Economy

Response	Number of Respondents	Percentage of Respondents
Support	15	51.7%
Object	9	31%
Not specified	5	17.2%
Total	29	100%

Summary of Responses

Overall Comments

3.4 Most comments supported the Chapter and the draft Local Plan overall. The main, comments, concerns and issues raised in this Chapter were:

- The Greater Lincolnshire Nature Partnership (GLNP) supports the inclusion of the natural environment as an asset got the visitor economy as set out in paragraph 5 of the Spatial Vision.
- The GLNP felt that the use of countryside alone as open green space is not enough, as put forward in paragraph 9. Therefore, they suggest that there should be specific mention of green spaces or green infrastructures and the natural environment
- Barrow upon Humber Parish council raise concerns about the amount of development in Barrow upon Humber and lack of s106 contributions going to the town itself. To support Barrow community as a larger service centre the spatial objectives need to state how this aim will be achieved.
- Further sentence to be included outlining how the reduction and phasing out of developments that require unsustainable fossils fuels as a source of energy to strengthen North Lincolnshire commitment to net zero.
- Concerns were raised that the Plan, and in particular the Spatial Vision & Objectives (Chapter 3), is not sufficiently sound as it does not recognise the importance of the emerging industrial and power generation decarbonisation initiatives on the South Humber Bank
- A response queried the use of Brownfield land first rather than Greenfield sites particularly in Epworth.
- A number of respondents commented that the vision should recognise that the sustainability of market towns and smaller villages can be enhanced by housing and economic growth

Spatial Objectives where substantive comments were provided:

Spatial Objective 1: Growing Our Economy

3.5 Spatial Objective 1 needs to include reference to the importance of road and rail network and SO2 should refer to potential developments adjacent to the settlement boundary that could provide sustainable contributions to the housing supply where they can demonstrate sustainable sites.

3.6 One respondent felt that greater importance should be given to decarbonising the local economy and its ability to safeguard existing jobs and generating economic activity in the local area. Consequently, it was argued that the Local Plan ought to be amended to recognise this.

3.7 It was suggested by Banks Group that the Objective 1 should refer to the importance of the road and rail network, in relation to growing the economy.

Spatial Objective 2: Enabling Sustainable Communities to Flourish

3.8 Banks Group suggested that objective 2 should refer to potential developments adjacent to the settlement boundary that could provide sustainable contributions to the overall housing supply, where they are demonstrably sustainable.

Spatial Objective 4: Delivering Infrastructure for Growth (A Connected North Lincolnshire)

3.9 It was felt that this could be strengthened in line with the NPPF, to contribute to and enhance the natural and local environment by recognising the wider benefits from natural capital and ecosystems services.

Spatial Objective 6: Protecting and Enhancing Our Natural, Built and Historic Environment

3.10. Natural England welcomed the reference to Biodiversity Net Gain (BNG) within spatial objective 6, as these will address key challenges and issues that face the area.

Spatial Objective 11: Planning for Climate Change

3.11. Natural England welcomed the reference to Biodiversity Net Gain (BNG) within spatial objective 11, as these will address key challenges and issues that face the area.

3.12. Heaton Planning, writing on behalf of The Lapwing estate proposed that the Reverse Coal Project will secure the aims of this objective.

3.13. The National Grid support the use of low and zero carbon technologies is welcomed, however it was suggested that the inclusion of a specific reference to a carbon dioxide transportation network and a hydrogen transportation network should be considered, as a means to enable the decarbonisation of present and future industry.

4. SPATIAL STRATEGY

Introduction

- 4.1 Creating and delivering sustainable development lies at the heart of the planning system. The Local Plan is essential in ensuring the proper planning of North Lincolnshire over the next 19 years. It will set out a clear and co-ordinated approach to the provision of new homes, jobs and supporting infrastructure alongside the need to protect the interests of our communities and the environment.
- 4.2 This means that, when deciding how much growth will take place and where it should be located, the Local Plan must take the issue of sustainability into account, i.e. by looking at and assessing the economic, environmental and social impacts of growth and development on the area. The Local Plan will identify those locations that are most appropriate to accommodate

future growth and development and set this out in a clear spatial strategy. The plan also needs to set out what “sustainable development” means locally and how its principles are applied.

- 4.3 This will take account of the need to minimise impacts on the environment and make the best use of existing or planned infrastructure. It will also look to identify areas/locations that could be serviced by new infrastructure or services. This is what is meant by sustainable development that will benefit both existing and future communities in North Lincolnshire.

Consultation

- 4.4 The Publication Draft document contained 11 policies relating to the Spatial Strategy and the plans strategic policies.

- Policy SS1: Presumption in Favour of Sustainable Development
- Policy SS2: Spatial Strategy for North Lincolnshire
- Policy SS3: Development Principles
- Policy SS4: Neighbourhood Planning in North Lincolnshire
- Policy SS5: Overall Housing Provision
- Policy SS6: Spatial Distribution of Housing Sites
- Policy SS7: Strategic Site Allocation – Lincolnshire Lakes
- Policy SS8: Employment Land Requirement (Including Strategic Employment Sites)
- Policy SS9: Land at North Killingholme Airfield
- Policy SS10: Strategic Site Allocation – South Humber Bank
- Policy SS11: Development Limits

Responses – Key Diagram

- 4.5 One comment supporting changes to the key diagram was received from the Canal and River trust. The diagram now includes the Stainforth and Keadby Canal which provides an important access to strategic walking and cycling routes and provides a leisure resource. This inclusion was supported.

Policy SS1: Presumption in Favour of Sustainable Development

- 4.6 4 respondents had views on the approach that should be adopted in the Local Plan in terms of the ‘Presumption in Favour of Sustainable Development’ policy and/or what it should contain. 2 respondents agreed with contents of the policy (with some amendments), whilst 2 did not.

Table 4.1: Responses to Policy SS1: Presumption in Favour of Sustainable Development

Response	Number of Respondents	Percentage of Respondents
Yes	2	50%
No	2	50%
Other	0	0
Total	4	100%

Summary of Responses – Policy SS1: Presumption in Favour of Sustainable Development

- 4.7 Two responses support the policy and one specifically supported the policy working proactively to approve proposals where possible in order to bring prosperity to the area. This is considered reflective with paragraph 8 of the NPPF which identifies what achieving sustainable development means.
- 4.8 One comment which did not support this policy stated that the inclusion of Policy SS1 is wholly unnecessary as it largely regurgitates the wording of paragraphs: 11 d), 12. Policy SS1 is unjustified and is ineffective. This policy should be removed in order to improve the plan's chances of being considered sound. 'Growth that is not for its own sake' is vague wording and should be removed, it is essentially repetition of 'sustainable growth'. This policy makes no reference to the Council's supply of housing at the time of a prospective decision, nor does it make any reference to the historic delivery of housing in the LPA area. If this policy is to remain in the plan it should be robustly justified by the Council.
- 4.9 The other comment which did not support this policy was regarding the Former RAF Kirton in Lindsey Base and asked why nothing had been considered to redevelop the whole site to its boundary.

Responses Policy SS2: Spatial Strategy for North Lincolnshire

- 4.10 28 respondents had views on the approach that should be adopted in the Local Plan in terms of the 'Spatial Strategy' policy and/or what it should contain. 7 respondents agreed with contents of the policy (with some amendments), whilst 16 did not and 5 respondents did not specify either way.

Table 4.2 Responses to Policy SS2 Spatial Strategy for North Lincolnshire

Response	Number of Respondents	Percentage of Respondents
Support	7	25%
Object	16	57%
Not Specified	5	18%
Total	28	100%

Summary of Responses –Policy SS2: Spatial Strategy

- 4.11 As set out above, the majority of respondents objected with the proposed approach to the Spatial Strategy for North Lincolnshire set out in Policy SS2. Many suggested amendments to improve the policies soundness in NPPF terms. Those who did not agree with the policy approach provided substantial submissions outlining their objections and issues that need addressing.
- 4.12 One comment stated that after considering the evidence within the Strategic Housing Market Assessment, it is agreed that North Lincolnshire is a self-contained housing market area. They supported the use of the Government's standard methodology to determine a baseline for North Lincolnshire's housing needs to 2038 and then to apply an uplift. The Publication draft Plan outlines that one of the key challenges facing the Council is providing a sufficient supply of housing land and quality of homes in which was agreed. It was also stated that Table 4.1 of the

Publication Draft demonstrates that the Council is failing to meet housing need. There is a typographical error in the table and for 2019-20 this should read 396 not 369 as per paragraph 4.35 of the draft Plan. The Housing Delivery Test is therefore more precarious than is identified. The Council's Action Plan should consider the need to introduce a 10% uplift across the full plan period to ensure flexibility or to include a policy approach that will be supportive of suitable, unallocated developments coming forward across the District. The evidence is clear that North Lincolnshire has not delivered the number of homes it requires. This situation is further exacerbated as the Council has been unable to demonstrate a five year supply of housing land for a number of years, particularly in light of the new definition of deliverable set out in Annex 2 of the NPPF. In light of this and the HDT results, it is considered that the Council should allocate more sites for housing or introduce a policy to deal with unallocated sites in order to ensure a Local Plan which is effective. It was also stated that the number of dwellings which the Council is seeking to deliver by the end of the Plan period is also unclear. The Plan's spatial vision on page 34 sets out that 8,380 new homes will be delivered. This would ensure sufficient flexibility in terms of meeting housing needs. This is an issue which is also throughout the Sustainability Appraisal undertaken for the Local Plan. On page 50 of the Sustainability Appraisal, the delivery of 8,380 is deemed positive in the short, medium and longer term. Similarly on page 54 of the Sustainability Appraisal, the provision of over 8,000 homes is referenced. Policies SS2 and SS5 refer to a significantly reduced figure of 7,128 new homes. Policy SS5 then also seeks to apply an uplift of 10% to ensure the delivery within the first five years to 7,326 dwellings. It is unclear from the Sustainability Appraisal whether the housing need figure in Policy SS2 and SS5 has been appraised by the Sustainability Appraisal and why there is an apparent reduction in the housing need figure from 8,380 to 7,326 new homes.

- 4.13 Policy SS2 is not considered to be sound as it is not positively prepared, justified or consistent with national policy as this policy states that the strategy will deliver at least 7,128 new homes (396 dwellings per annum (dpa)) to meet the needs of the existing and future population in sustainable and balanced communities. It also sets out the settlement hierarchy, with Scunthorpe and Bottesford identified as major sub-regional centres, Barton upon Humber and Brigg as Principal Towns. The proposed housing requirement is a significant decrease from the housing requirement of 12,063 new dwellings between 2010 and 2026 (754 new dwellings per year) set out in the adopted 2011 Core Strategy. Although it is marginally above the local housing need identified by the standard method. The respondent generally supports the Council in using the standard method as the starting point to assess the housing need for the area. However, they consider that the housing need is likely to be higher than the housing requirement currently identified. The PPG sets out that there may be circumstances where it is appropriate to consider whether the actual housing need is higher than the standard method indicates. These include growth strategies for the area, strategic infrastructure improvements, meeting an unmet need from neighbouring authorities and where previous levels of delivery or previous assessments of need are significantly greater than the outcome of the standard method. They recommend that the Council investigate these circumstances and consider if a further increase in the proposed housing requirement is required.
- 4.14 Another objection specifically related to the identification of the village of Eastoft as a ~Smaller Rural Settlement. The strategy used is not suitably justified and so is considered unsound. It is unclear how the proposed settlement hierarchy has been defined. The naming of the groups in the hierarchy (i.e. Larger Rural Settlements and Smaller Rural Settlements) and the placing of the settlements within this hierarchy, suggests that they have been grouped by size. However,

paragraph 4.13 of the Plan notes that the settlement hierarchy reflects the role and function of the settlements in North Lincolnshire and is based on factual information. This does not appear to be the case and too much weight has been placed on existing settlement size. The Settlement Hierarchy Paper (2019) would suggest settlements were grouped by services. However, in some cases villages which scored poorly (i.e. Ealand and Wrawby) have been identified as Larger Rural Settlements - and therefore suitable of accommodating additional growth - whereas settlements with a higher score (i.e. Eastoft and Wootton) have been identified as Smaller Rural Settlements - and can therefore accommodate limited growth. It is evident that the classifications do not appear suitably justified.

- 4.15 Specific comments regarding Barnetby le Wold and Ulceby were received which are both identified as Large Service Centres within the Spatial Strategy and sites submitted in these settlements were discussed as to why they had not been allocated. Another comment stated that the lack of growth proposed in the village means that the growth strategy for North Killingholme is not consistent with national policy, specifically paragraph 79.
- 4.16 Another objection stated it was considered that insufficient growth is proposed in the Large Villages which include Scawby. These settlements have a range of facilities that enables growth to be located in them in excess of what is proposed in the Plan. Although the Policy indicates that non allocated sites within the settlements can be developed, other policies in the plan have been imposed to restrict those opportunities. At Scawby for example the land off Oak Avenue is designated as Important Open Space thereby limiting any development opportunity. This level of settlement is capable of providing growth in places where people want to live, and which will support the local service base to the benefit of the existing and future populations. The focus of new housing development in Scunthorpe at Lincolnshire Lakes is misguided. This project has been ongoing for years and will not deliver as proposed in the Plan. Smaller well-located sites in the large villages are both a sustainable and deliverable form of meeting the housing requirement. The Spatial Strategy should be amended to provide more development in the larger villages to ensure that there will be deliverable housing land early in the plan period. A strategy that focusses major development in an area of flood risk is out of step with national policy, sites in low flood risk zones should be the first place to accommodate residential development.
- 4.17 Support was given to the approach of focussing employment land in key locations and also support the inclusion of Humberside Airport as a named key location within the strategic policy, this has increased the clarity on the position of Humberside Airport within the NLC's strategic plans. However, "key" locations are not annotated on the associated diagram, which would be helpful in providing a clear and consistent view on the intentions of the strategic policy. It is noted that 131.7ha of employment land is a minimum requirement that is subject to review (paragraph 4.65) and, to ensure flexibility, an additional buffer of 50% of the total requirement has been added to achieve the figure of 131.7ha. The respondent supports the increase in the minimum employment land requirement from the Regulation 18 plan-making stage, in order to meet its Objectively Assessed Needs (as underpinned by the evidence as set out within the Employment Topic Paper) and maintain and enhance the district's vitality and viability.
- 4.18 A respondent supported the principles of Policy SS2 in terms of defining Scunthorpe & Bottesford Urban Area as a Major Sub-Regional Centre in order to maintain and strengthen its role, and this will be the priority focus for growth in North Lincolnshire. It was recommended

that the proportion of housing growth to Scunthorpe should increase from 51.3% as set out in Table 4.2 of Policy SS6 to at least a figure of 70% which is still considerably less than the proportion set out within the adopted Core Strategy (82%). The clear identification of the requirement being a minimum figure rather than a fixed or maximum cap, provides a positively worded policy that does not restrict growth when and where this is appropriate.

- 4.19 Support was also given for the use of a buffer (as evidenced within the Employment Land Review) to ensure flexibility and choice for occupiers, as it should enable the district to alter its response in accordance with evolving employment needs. This means that the policy is sound in that it complies with paragraph 83 of the NPPF, which requires planning policies related to building a strong and competitive economy to be flexible enough to accommodate needs not anticipated in the Plan and enable a rapid response to changes in economic circumstances.
- 4.20 Further comments stated that support was given to the overarching spatial strategy set out in Policy SS2 which seeks to focus the majority of growth on the most sustainable settlements within the district. The policy is likely to cause an increase in employment opportunities, improved access to facilities, the protection and enhancement of the natural and built environment and the delivery of new housing. There may be negative impacts on water quality and flood risk due to large number of developments. Appropriate use will be made of previously developed land and greenfield sites.
- 4.21 Anglian Water supported the Spatial strategy and the proposal of 7,128 homes in the urban area of Scunthorpe and Bottesford. Elsham parish Council also supported Policy SS2 and another respondent stated that they support the inclusion of securing nature's recovery which reflects comments provided during the preferred options consultation.

Responses – Policy SS3: Development Principles

- 4.22 14 respondents had views on the approach that should be adopted in the Local Plan in terms of the 'Development Principles' policy and/or what it should contain. 6 respondents supported with contents of the policy (with some amendments), whilst 4 did not. 4 other comment was provided that did not select an option.

Table 4.3: Policy SS3: Development Principles

Response	Number of Respondents	Percentage of Respondents
Support	6	42%
Object	4	29%
Not Specified	4	29%
Total	14	100%

Summary of Responses – Policy SS3: Development Principles

- 4.23 A response stated that 1.a. should include wording which attaches significant weight to good design in the decision-making process, in line with the wording of policy 134 of the NPPF. Greater clarity should be provided as to the potential necessity to provide a design code. Failure to include

this wording would result in the policy being negative and not being positively prepared. 1.d. should make reference to, and be provide evidence supporting, the 'fabric first' approach. This is an approach that is emerging regarding environmental sustainability. Support should be given to proposals that can demonstrate sustainably sourced materials; 1.f. makes no reference to oppressiveness which should be included and justified; 1.i. should specify exactly what percentage biodiversity net gain should be achieved (this percentage should be supported by evidence); 1.m should look to improve opportunities 'and provision' for walking cycling and public transport within or adjacent to new developments. SS3 does not quantify the weight to be attached to each of the elements a-o; this weight should be quantified for each element and the weighting should be justified by evidence. The policy should set out circumstances for potential material considerations that could outweigh any of the composite parts of this policy.

- 4.24 It was also stated that the Trust only own 4% of land adjacent to our waterways. Development in proximity to our network can have a significant impact upon how our spaces are perceived and enjoyed by the general public. Principles 1a, 1h, 1i and 1k proposed for this policy could help to ensure that new development respects the local character and seeks to enhance neighbouring green infrastructure assets. We note the addition of part 1o, which specifically refers to the amenity value of existing walking and cycling routes and green infrastructure networks. We believe this will make the Local Plan more effective in ensuring that the useability of walking and cycling routes are retained and enhanced.
- 4.25 Comments also objected and stated that the policy as currently worded applies to all forms of development. However, many of the criteria are not directly applicable to proposals for new infrastructure including applications for energy minerals. Creating places, designing new spaces and buildings are not relevant for temporary mineral extraction. It was suggested a separate policy should be included which specially applies to these forms of development. It is acknowledged at para 4.16 that the criteria may not be appropriate for minerals development. However, this should not be dependent upon a case officer (i.e. a pre-application process) to decide but should be informed by a policy which is appropriately worded for infrastructure and minerals proposals. There should be a consistent policy approach to the information required to support an application so that all applicants have clarity about what is likely to be required.
- 4.26 Another comment stated that Policy SS3 is not considered to be sound as it is not justified or consistent with national policy. This policy seeks to promote and encourage the effective use of previously developed (brownfield) land (providing it's not of high environmental value), whilst demonstrating the efficient use of land and resources by ensuring development is built at appropriate densities. Whilst the re-use of previously developed land is generally a positive way to contribute to sustainability, it should not limit the development of other sustainable sites or compromise the delivery of housing to meet local needs.
- 4.27 Severn Trent supported this policy, and another respondent supported the policy and stated that this policy seeks to promote and encourage the effective use of previously developed (brownfield) land (providing it's not of high environmental value), whilst demonstrating the efficient use of land and resources by ensuring development is built at appropriate densities. We support the principle of the optimising the use of previously developed land in sustainable locations on smaller sites. Such sites are eminently suitable for specialist older persons' accommodation and the best use of such sites is a defining characteristic of this form of development. Increasing the delivery of specialist older persons' housing in the area would increase the diversity of available housing stock, not only by meeting the housing needs of older people but also families and first-time buyers through the release of under occupied housing stock.

- 4.28 Another comment stated that the increasing pressure for development is leading to more development sites being brought forward through the planning process on land that is crossed by National Grid infrastructure. Therefore, to ensure that Policy SS3 Development Principles is consistent with national policy we would request the inclusion of a policy strand such take a comprehensive and co-ordinated approach to development including respecting existing site constraints including utilities situated within sites.

Responses – Policy SS4: Neighbourhood Planning in North Lincolnshire

- 4.29 1 respondent had views on the policy in terms of the ‘Neighbourhood Planning’ policy and/or what it should contain.

Table 4.4: Responses to Policy SS4: Neighbourhood Planning in North Lincolnshire

Response	Number of Respondents	Percentage of Respondents
Object	1	100%
Support	0	0%
Total	1	100%

Summary of Responses – Policy SS4: Neighbourhood Planning in North Lincolnshire

- 4.30 The only comments received relating to this policy related to Neighbourhood Planning in the introduction rather than the policy itself. It stated that there is no reference to the neighbourhood plans being positively prepared. Developing neighbourhood plans is an opportunity for local communities to actively influence the development in their locality. Any neighbourhood plans should look to allocate more housing, as a minimum, than the NLC Local Plan; neighbourhood plans should not be used as restrictive tools that constrains sustainable development, they should be used to promote sustainable growth and 'shape development' (NPPF para 13 & 29) in locations that were not previously recognised in the local plan. Neighbourhood plans must, as a minimum, allocate sufficient land for housing growth on sites where the provision of housing, on balance, can be proven to have acceptable level of impacts.

Responses – Policy SS5: Overall Housing Provision

- 4.31 17 respondents had views on the approach that should be adopted in the Local Plan in terms of the ‘Overall Housing Provision and/or what it should contain. 10 did not agree with the policy approach while 7 did not state either way.

Table 4.5: Responses to Policy SS5: Overall Housing Provision

Response	Number of Respondents	Percentage of Respondents
Support	0	0
Object	10	59%
Not specified	7	41%
Total	17	100%

Summary of Responses – Policy SS5: Overall Housing Provision

- 4.32 Those who provided detailed comments or views on this policy generally disagreed with its principles. One comment stated that rather than progress on the basis as 'business as usual' housing need scenario, which is influenced by past low growth trends, recognition should be given to the desired level of growth and aspirational stepped change in the economy. Another comment stated that We object to the Policy as drafted. The Plan relies on 2,179 permissions being delivered, in addition to the new allocations of 5,301. It is unclear from the plan itself if there is any uplift to the Housing Requirement as a result of economic activity and regeneration that requires an additional amount of new homes to support employment. The employment chapters of the Plan explain how the economic profile of the area will be lifted to increase economic activity, yet there is no addition to the housing requirement to support increased economic activity. The overall housing requirement should be increased to allow for economic growth, and also to ensure flexibility if major allocations fail to materialise in the Plan period. This could be done by having sites that could deliver beyond the Plan period but do not form part of the requirement relied upon. This would ensure flexibility in the Plan. Alternatively reserve sites could be identified that are suitable locations, that could come forward if major developments are stalled. This would ensure proper planned growth in the situation where the allocations may be delayed or derailed in some way.
- 4.33 They also stated that the number of dwellings which the Council is seeking to deliver by the end of the Plan period is also unclear. The Plan's spatial vision on page 34 sets out that 8,380 new homes will be delivered. This would ensure sufficient flexibility in terms of meeting housing needs: This is an issue which is also throughout the Sustainability Appraisal undertaken for the Local Plan. On page 50 of the Sustainability Appraisal, the delivery of 8,380 is deemed positive in the short, medium and longer term. Similarly on page 54 of the Sustainability Appraisal, the provision of over 8,000 homes is referenced. Policies SS2 and SS5 refer to a significantly reduced figure of 7,128 new homes. Policy SS5 then also seeks to apply an uplift of 10% to ensure the delivery within the first five years to 7,326 dwellings. This as a serious flaw in the Publication Draft local plan. It is unclear from the Sustainability Appraisal whether the housing need figure in Policy SS2 and SS5 has been appraised by the Sustainability Appraisal and why there is an apparent reduction in the housing need figure from 8,380 to 7,326 new homes. Similarly, the Preferred Options consultation of the emerging Plan proposed 7,961 new homes. Based on the evidence of inability to meet 5-year housing land supply and housing delivery test, it is our Client's view that the Council should be aiming to meet 8,380 dwellings and should be allocating additional housing sites or introduce a policy for determining unallocated sites to ensure this is met and the Plan is positively prepared, effective and justified.
- 4.34 Another respondent stated that it should be noted that for a number of years, North Lincolnshire Council have not been able to demonstrate a five year housing land supply. Whilst the allocation of new housing sites should increase delivery rates, this will only occur if the right sites in the right locations are allocated. A number of proposed new housing allocations are reliant on significant pieces of infrastructure whilst others are in poor market areas and therefore it is likely that previous delivery issues are likely to remain. This historic undersupply should be reflected through flexibility in the local plan policy wording to allow sustainable urban extensions to come forward where it can be demonstrated that there is no significant harm. 7,128 new dwellings over the plan period is an insufficient housing allocation to meet local demand and this figure is inconsistent with the Council's vision at 3.10 of this Local Plan. Some of the 2379 dwelling proposed on extant permission are unlikely to be delivered as they lie on undeliverable sites. Sites have been included in the 5-year land supply, yet have no evidence to prove they are deliverable. Johnson Mowat have provided a report ('Assessment of the North Lincolnshire Five Year Housing Land Supply, November 2021') that concludes that many housing sites in the Local Plan are undeliverable within the plan period and should not be included in the supply. Accordingly, more (or different)

housing sites should be allocated and one of the most sustainable sites in North Lincolnshire lies to the south of Horkstow Road in Barton Upon Humber. Policy SS5. 4. states that the council will allocate an additional 198 'within the first 5 years of the plan'; this policy wording fully confirms that, with 7128 units, the council has irrefutably failed to allocate enough housing land in the Local Plan and this intention to allocate more housing in the first 5 years proves that the plan is not currently sound. The need to allocate more housing in the first 5 years of the plan reiterates the Council's lack of confidence in those sites that have been allocated therefore every allocated site should be reviewed in more detail to ascertain whether any are undeliverable. Alternative sites should also be assessed in order to confirm whether the Council has allocated the most suitable available sites. Where alternative sites are more sustainable, these should replace the draft allocations. To ensure sufficient housing land is provided to meeting housing needs throughout the whole plan period, we would suggest that the housing requirement is increased and less reliance placed on dwellings that already have permission to ensure there is sufficient flexibility to meeting housing needs as required by paragraph 60 of NPPF.

- 4.35 Further comments stated that the Policy seeks to introduce flexibility and choice by allocating just an additional 198 dwellings for the early part of the Plan Period. However, the Councils trajectory for the delivery of housing through the Lincolnshire Lakes project is unrealistic. Problems over delivery in the short-term are compounded by the over reliance on a major strategic urban extension which relies on the resolution and delivery of major infrastructure. These problems are compounded by the historical rates of delivery as borne out by the Housing Delivery Test; and by the over reliance on a small number of allocations delivering the bulk of the housing growth. To illustrate, Policy H1: Site Allocations identifies just 33 new housing allocations for the Plan Period. Of these, there are 12 sites more than 100 dwellings (per Allocation) delivering a total of 4438 dwellings out a proposed 5301, or put another way 12 sites are supposed to deliver over 83% of the requirement through new allocations. There is clearly an insufficient number of new allocations of smaller sites under 100 dwellings identified, particularly in the short term. These smaller sites (as recognised in the NPPF) are the sites that can have the greatest economic impact (local sub-regional builders), and which can realistically boost housing supply in the short term. Indeed, the Government is currently stressing the importance of Local Authorities assisting small builders (Chancellors Budget speech) recognising the importance they need to play in diversifying the housing market players.
- 4.36 Another respondent stated that it is unfortunate that the housing growth figure does not seem to reflect the strategic aim to grow the economy. Indeed, it is not clear why the intention expressed in the Spatial Vision to deliver at least 8,380 new homes to support the growing economy is not carried forward to Policy SS5 which aims to provide only 7,326; a reduction of about 12.5%. The objectively assessed need of 7,128 new houses is increased to 7,326 by the addition of a further 198 to be provided in the first 5 years of the Plan. The intention is to provide an element of flexibility. This suggests that the annual requirement of 396 dwellings per annum will increase by some 40 [39.6] per year to 436. It is not clear why an additional number for the purposes of flexibility is required for the first five years but not thereafter. The intention to deliver the required amount of housing through allocated sites should be reviewed as it is not fit for purpose as proposed and thus will be ineffective in delivering the required number of new houses. A combination of more allocations, including some identified as reserve sites and greater flexibility is necessary. The latter might be helped by an allowance for windfall but only through less stringent settlement boundaries and associated policies and a less prescriptive distribution of housing sites than set out in Policy SS6. It is also suggested that the flexibility allowance be extended beyond the first five years to encompass the whole of the Plan period, perhaps subject to review. Further comments will be added in respect of Policy H1.

- 4.37 Another comment stated that they refer to the Housing and Economic Needs Assessment (HENA) 2020 (figure 29) which focuses on housing completions in North Lincolnshire over the past 10 years with the annual average number of dwellings completed over this period being 368. It confirms that the district has struggled to deliver new housing at the levels required by the Core Strategy 754 dwellings per annum. The HENA compares the average completion figure over the past 10 years with the minimal annual local housing need figure for the district calculated using the standard method, which equates to 396 dwellings. The study simply compares the two figures and confirms at section 7.3 that 'the delivery of 396 new homes per year is a realistic and achievable minimum target on which to base future housing allocation policies.' We consider this is a too simplistic approach to adopt and no weight is given to the area's significant potential and continued aspiration for economic growth as promoted within the draft Local Plan. To ensure that the plan is based upon a sound footing it is therefore essential that the Council seek to align its housing requirement with a positive growth strategy. Given the economic potential within the area, the housing growth strategy proposed by the Council is not considered to adequately fulfil these criteria. It is considered that a sound plan for North Lincolnshire which is positively prepared and aspirational that matches the economic growth ambitions will need to go significantly beyond any standard calculation.
- 4.38 Another respondent considers that the proposed annual housing requirement of 396 dwellings per annum is too low. Whilst it is based on the Standard Housing Methodology, Planning Practice Guidance explains that may be circumstances where it is appropriate to consider whether actual housing need is higher than the Standard Method indicates. The North Lincolnshire Housing and Economic Needs Assessment 2020 identifies an annual need for 115 affordable homes over the plan period (net). Based on the proposed affordable requirement of 10% for schemes of 10 dwellings or more, it can be seen that there will be a considerable shortfall of affordable supply to meet identified needs.
- 4.39 Other comments stated It is clear from the supporting text of the local plan that that there is a critical need for specialist older persons' accommodation in the city area that needs to be addressed through the Local Plan and, unless properly planned for, there is likely to be a serious shortfall in specialist accommodation for the older population, which will have a knock-on effect in meeting the housing needs of the whole North Lincolnshire area and wider policy objectives. While the plan later identifies housing for older person as a need this is not quantified by the plan. Specialist older person's housing delivery should be monitored by the council and should be measured by both tenure and type to ensure the needs of North Lincolnshire's ageing population are both planned for and met over the plan period. The plan does not positively plan for the delivery of specialist accommodation for older people We submit that the council should set out in policy a target for the delivery of homes for older people and with a commitment to maintaining a supply of land to meet that target.
- 4.40 Specific comments on the housing trajectory were also received which stated the plan needs to be effective over its life span and have regard to potential changes in circumstances. To that end, it needs to contain a balance of short- and long-term sites. The permitted and commenced sites together with smaller allocations will need to deliver and address the immediate five-year supply issues. Large scale strategic sites notoriously have long leading times and development periods. Indeed, the time span will cover a number of plan reviews and housing requirement recalculations.

Responses Policy SS6: Spatial Distribution of Housing Sites

- 4.41 76 respondents had views on the approach that should be adopted in the Local Plan in terms of the 'Spatial Distribution of Housing Sites' policy and/or what it should contain. 57 respondents did not agree with the policy, 6 supported the policy and 13 did not specify either way.

Policy SS6p: Spatial Distribution of Housing Sites

Table 4.6. Policy SS6: Spatial Distribution of Housing Sites		
Response	Number of Respondents	Percentage of Respondents
Support	6	8%
Object	57	75%
Did not specify	13	17%
Total	76	100%

Summary of Responses –Policy SS6: Spatial Distribution of Housing Sites

- 4.42 Many comments supported this policy and the table of the Spatial Distribution of Housing sites. Specifically, support was given to the proposals at East Halton and Wootton. It was also stated that they agreed to all areas as Protection of low growth settlements and grade 1 agricultural land is vital to health and wellbeing and the rural way of life. Noting also that the protection of out of development limits and grade 1 agricultural land included in many of the policies also being consistent with national policy and current and future mainstream Government policies being of brownfield first.
- 4.43 Development will be expected to protect the best and most versatile agricultural land. Areas of lower quality agricultural land should be used where the proposals result in the significant development of agricultural land in preference to the best and most versatile agricultural land.
- 4.44 A large majority of respondents comments were objecting to an outline planning application for up to 400 homes proposed by Banks Group in Barton upon Humber. Reasons stated include that it is outside of the current development line, current housing targets are already forecast to be exceeded and it will cause unwarranted ecological damage. Barton does not have the infrastructure to cope with this development and those others proposed at Falkland way. It is almost impossible now to get a doctor's appointment or register with a dentist. Other comments stated that the purpose of the spatial distribution is to direct housing to the most sustainable locations recognising the Scunthorpe urban area and the principal towns, large service centres and then the larger rural settlements. The hierarchy of approach appears to be well evidenced and robust. However, they raised concerns regarding the way in which the calculation of the distribution is not justified. In particular, there appears to be no evidence behind the significant changes in the distribution between the Regulation 18 (Preferred Options) to this Regulation 19 (Publication draft) stage or why some settlements have a greater distribution identified than other settlements in the same tier. By way of example and not exhaustive:
- Barton-upon-Humber: Preferred Options Policy SS6p: Spatial Distribution of Housing Sites identified 13% of the housing growth (1,089 dwellings) to be distributed towards Barton-upon-Humber. The Publication draft Policy SS6: Spatial Distribution of Housing Sites only identifies 8% of the housing growth (583). This is a reduction of almost half.
 - Large service centres such as Kirton in Lindsey, Ulceby, Crowle, Barrow upon Humber have significantly greater total dwellings directed to them whereas some settlements identified as

the same tier, as set out in the Settlement hierarchy and Growth Topic Paper such as Belton, Westgate and Woodhouse.

- Ulceby is identified within the Settlement Hierarchy and Growth Topic Paper as a larger rural settlement, however Policy SS6 of the Publication Plan identifies Ulceby as a large service centre and identifies 131 dwellings (1.8% of the distribution). This is significantly higher than any other larger rural settlement.

4.45 There appears to be no assessment to this within the Sustainability Appraisal or the supporting evidence based documents for such a significant change in the distribution in one of the most sustainable settlements as evidenced by the North Lincolnshire Settlement Survey. It appears that the approach is unjustified in being driven up by housing allocations rather than a top-down approach to an evidence-led distribution based on the findings of the Settlement Study.

4.46 Another comment welcomed that the purpose of the spatial distribution is to direct housing to the most sustainable locations recognising the Scunthorpe urban area and the principal towns, large service centres and then the larger rural settlements. The hierarchy of approach appears to be well evidenced and robust. However, concerns were raised regarding the way in which the calculation of the distribution is not justified. In particular, there appears to be no evidence behind the significant changes in the distribution between the Regulation 18 (Preferred Options) to this Regulation 19 (Publication draft) stage. For example: Preferred Options Policy SS6p: Spatial Distribution of Housing Sites identified 1.10% of the housing growth (92 dwellings) to be distributed towards Epworth. The Publication draft Policy SS6: Spatial Distribution of Housing Sites only identifies 0.8% of the housing growth (57). This is a considerable reduction and not evidenced. There appears to be no assessment to this within the Sustainability Appraisal or the supporting evidence based documents for such a change in the distribution in one of the most sustainable settlements as evidenced by the North Lincolnshire Settlement Survey. It appears that the approach is unjustified in being driven up by housing allocations rather than a top-down approach to an evidence-led distribution based on the findings of the Settlement Study. The respondent would welcome a more evenly dispersed approach to distribution which recognises the role and function of Epworth in terms of maintaining its role as a large service centre or to allow for greater flexibility should non-allocated sites be forthcoming.

4.47 Another objection stated the Scunthorpe and Bottesford Urban Area is expected to take 51.3% of the minimum housing requirement and accommodate at least 3,758 dwellings. It is noted that Lincolnshire Lakes is included within this Urban Area. Whilst outline planning permission was granted for 2,500 dwellings in August 2015, there remains natural constraints, such as flood risk, that will act to both delay the delivery of dwellings on the site and could act to reduce capacity. The sites constraints and associated viability concerns have already acted to reduce the delivery of affordable housing on site, with just 120 dwellings to be delivered in total. This represents just 4.8% of the total yield, and is Lichfield's "Start to finish" second edition suggests that on average there is 3 years between the granting of outline planning permission and the completion of the first dwelling on the site. It is noted however that there remains considerable uncertainty around the flood mitigation scheme, which is likely to result in delays beyond this 3-years. Accordingly, it is not expected that the site will deliver any growth within the next 5-years. Lincolnshire Lakes is not an average strategic allocation. There are exceptional circumstances surrounding the proposal not least the costly infrastructure and the fact that the site remains in flood zone 3. These factors impact on the overall viability of the scheme. This is demonstrated that despite the promoters seeking the support of national housebuilders for over a decade now there are still no actual housebuilders committed to delivering the scheme. This contrasts with other locations which have lower development costs and are in more attractive market areas. The failure of this single site to deliver in the next decade (as it failed in the last decade) would have a significant impact on the distribution of growth around the

district with the majority of growth being delivered outside of Scunthorpe in the Market Towns and Rural Areas. The over reliance on a single site with a proven history of non-delivery places the overall strategy and proposed distribution at considerable risk and is not justified on the available evidence base. As is set out above, we consider it appropriate to attribute the highest level of residential growth to the most sustainable settlements in the District. However, caution should be given to placing an over-reliance on strategic scale development, such as that at Lincolnshire Lakes. This exposes the Plan to a greater degree of uncertainty and risk. To remedy this, arguably the Plan should propose the allocation of further, non-strategic sites that could be delivered quicker and would ensure contingency and a rolling five-year supply of sites that may otherwise not be achieved. In distributing the growth, whilst focusing on the most sustainable settlements, the Plan could also act to maximize housing supply across the widest possible range of sites, by size and market location, so that house builders of all types and sizes have access to suitable land in order to offer the widest possible range of products. The key to increased housing supply is the number of sales outlets. A wider variety of sites in the widest possible range of locations ensures all types of house builder have access to suitable land which in turn increases housing delivery and the success of the Plan. Accordingly, they note significant caution in respect of the inclusion of Lincolnshire Lakes in this strategy.

- 4.48 Another respondent stated that Policy SS6 is not considered to be sound as it is not positively prepared, justified, or consistent with national policy for the following reasons. This policy sets out the distribution of housing growth and the number of dwellings expected to be delivered in each settlement. The respondent considers that it is important that the spatial distribution of sites follows a logical hierarchy, provides an appropriate development pattern and supports sustainable development within all market areas. The NPPF sets out how important it is that a sufficient amount and variety of land comes forward where it is needed and to meet the needs of groups with specific housing requirements.
- 4.49 Another comment stated that they do not consider that policy SS6 is sound as the justification for the selected spatial strategy is disputed, as too is the fact that no allocations are provided for Smaller Rural Settlements. This fails to acknowledge the role that residential development can play in supporting rural communities and services, in accordance with paragraph 79 of the NPPF. Reference should be made to the representations to policy SS2 for further detail as they are interlinked.
- 4.50 Another respondent stated that in Goxhill, it is proposed a minimum of 115 dwellings should be provided across the plan period. The Publication Draft document identifies five sites for allocation within Goxhill, with a total of 115 dwellings, all of which currently benefit from planning permission. However, the Council are potentially stifling growth in this Large Service Centre, with the majority of allocated dwellings identified in Goxhill (101 out of 115 dwellings) still subject to the agreement of Reserved Matters; it is noted that no applications for reserved matters have yet been made to confirm these details at the time of writing. There are therefore a number of unknowns which need addressing before development can come forward on these sites. The deliverability of the allocated sites must therefore be questioned.
- 4.51 It is therefore understood that all five allocated and consented sites must come forward for development in order for the council to meet its growth objectives for the village. This is considered to be unlikely given the lack of progress on the various sites to date which is explored further in the next section of this report. As such, in order for the plan to be considered sound, it is considered that North Lincolnshire Council should allocate additional sites for residential development within the settlement of Goxhill. It is therefore considered that the approach to growth in Goxhill does not meet the requirements of Sustainable Development as outlined within the NPPF, which encourages LPAs to plan positively in their approach to plan-making. It is considered that the Council have instead taken the path of least resistance and have failed in their NPPF requirement to be aspirational in terms of

growth. We therefore suggest North Lincolnshire Council allocate further sites for residential development within Goxhill to satisfy the requirement of Policy SS6.

- 4.52 Other comments focused on specific housing sites. Site H1P-13 (Land off Barrow Road, Barton-upon-Humber) is allocated for 225 homes. However, paragraph 5.64 of the Publication Plan states the first phase of the link road will need to be constructed as part of this allocation to provide the first link the first phase of the link road between A1077 and Caistor Road. The link road for the site represents a significant piece of infrastructure required to bring site forward. Land to the south of the allocation was put forward in the most recent SHELAA but was not allocated in the Publication Plan, which brings into question the feasibility of delivering a link road when only 225 homes are allocated. There is no apparent evidence of funding being considered or available to deliver the link road, therefore there are doubts as to whether a 225 homes scheme can absorb the costs associated with this infrastructure. On that basis it is considered that 225 homes are undeliverable if the full link road connection is required and 225 should be removed from Local Plan. Site H1C-20 (Glandford Park Stadium) is currently listed as a committed development for 160, however it can only be brought forward as part of stadium redevelopment plans for Scunthorpe United. However, stadium redevelopment plans have been put on hold due to Covid-19 and there is currently no evidence to suggest the works will commence. The stadium redevelopment planning permission (PA/2018/1388) is set to expire on 2nd July 2022, and there is no evidence of any of pre-commencement conditions being discharged. On this basis this site cannot be relied upon as a committed development for the purposes of the Local Plan. Therefore, on the basis of the above, the total number of sites across the plan should be reduced by a further 385 dwellings. This indicates an overall shortfall of 6,441 at best or 5,781 against the housing need of 7,126 dwellings.
- 4.53 Another comment stated that fundamentally, the proposed distribution of growth fails to reflect the spatial objectives set out in the Plan. Specifically: The level of growth for the Sub-Regional Centre is too large at 51.3% of the housing requirement. This level of growth unbalances the ability to achieve a meaningful spread of development across the area's towns and villages beyond Scunthorpe, the Principal Towns and Larger Service Centres. The level of growth anticipated in the Sub-Regional Centre is also unrealistic given it is predicated on the delivery of new village settlements through the Lincolnshire Lakes project.
- 4.54 The level of growth directed to the Large Service Centres is far too low and the lack of any allocations in the smaller rural villages will stagnate those settlements and prejudice the sustainability of the services they do have such as a local primary school and village pub. In total, just 23% of the housing requirement is being distributed to the Large Service Centres which, by definition, are highly sustainable settlements. This level of distribution will have the opposite effect to the stated objective by hindering the growth of those settlements, dampening their viability, and reducing their sustainability over the Plan Period. Similarly, the lack of any growth at all within the smaller rural villages will undermine the future vitality and viability of those settlements and prejudice the future of any existing key services they have at the present time.
- 4.55 A case in point is Wootton. This village scores 38th in the settlement survey and no allocations are proposed. The village has a primary school and a pub, and those key services will come under increasing pressure re a viable future as the local population ages and insufficient new housing is provided for local people to access the market and stay in the village. The lack of any allocation also fails to recognise the proximity of the village to key employment opportunities within 20-minute travel time and therefore fails to deliver the stated objective of providing high quality homes close to key employment opportunities. The fundamental problem with the Spatial Strategy as drafted is therefore that it fails to consider how the sustainability of the smaller rural villages could be enhanced through an element of housing growth, particularly in those villages that are well placed to serve the new

employment opportunities around Barton and the south bank. The existing settlement score for Wootton also ignores the proximity of Ulceby railway station (which falls within established cycle distance) and which provides good connectivity from the proposed allocation site to the major employment hubs of Grimsby and Barton on Humber.

- 4.56 Another comment objected to Policy SS6 on the basis that insufficient land is allocated in the large villages such as Scawby, the total for this level of settlement is only 3.8 % of the overall requirement. Too much emphasis is placed on the delivery of Lincolnshire Lakes in Scunthorpe and an Action Plan has been in place for this major site since 2016, some six years ago. The lack of delivery in this location and reliance on this site coming forward is skewing the strategy and resulting in insufficient homes being located in other sustainable settlements. The Plan contains no provision to allow for non-delivery of strategic sites or additional delays in them coming forward. This is a fundamental flaw of the Plan. Policies should be included to provide additional flexibility for the housing supply.
- 4.57 Another comment objected to this policy due to their being no allocation for housing development in Burton upon Stather which is a larger Rural Settlement. At the preferred options stage, Burton-upon-Stather was allocated a 0.75% housing growth, equating to 63 dwellings. However, in the draft Local Plan, policy SS6 fails to allocate Burton-upon-Stather a housing growth percentage or total dwelling capacity number. It is argued that Burton-upon-Stather has capacity for growth and is a sustainable settlement, however, there are limited infill opportunities for development, so without any allocation, Policy SS6 is not effective. We are in the process of preparing a sequential test detailing the limited infill opportunities in the settlement of Burton-upon-Stather. In accordance with policy SS2 and SS6, it is argued that Burton-upon-Stather should be afforded an appropriately sized allocation.

Responses Policy SS7: Strategic Site Allocation - Lincolnshire Lakes

- 4.58 18 respondents had views on the 'Strategic Site Allocation – Lincolnshire Lakes policy. 8 responses agreed with the policy approach, whilst 7 did not and 3 did not specify either way.

Table 4.7 Responses to Policy SS7: Strategic Site Allocation – Lincolnshire Lakes		
Response	Number of Respondents	Percentage of Respondents
Support	8	44%
Object	7	39%
Did not specify	3	17%
Total	18	100%

Summary of Responses – Policy SS7: Strategic Site Allocation – Lincolnshire Lakes

- 4.59 The overall view of this policy is balanced, with 39% raising particular concerns with its content, and 44% are in support, often requiring some amendments.
- 4.60 Several comments stated that The Lincolnshire Lakes allocation as part of Policy SS7 is not deliverable over the plan period and is not appropriately planned. Therefore, this policy is neither justified, nor consistent with the NPPF. Before taking issue with the lack of appropriate planning that has led to the allocation of this site, it is of significant importance to note the clear deliverability issues that the site has. The Lincolnshire Lakes land was allocated for development in the adopted Core Strategy, adopted in June 2011. Although an Area Action Plan has come forward for the site since then, there has been little evidence that the wider site was going to come forward and this is still the case over 10 years after the site was allocated in the Core Strategy. Over the

majority of the past decade no housing has come forward, only recently has development commenced for an 88-unit scheme, on the site showing it is clearly not deliverable as defined by the NPPF. This highlights that Policy SS7 has not been prepared effectively or in accordance with the NPPF.

- 4.61 Furthermore, in relation to deliverability, the Council has set a target for 2150 units of this allocation to be delivered by 2038. This equates to an average delivery of 126.5 units to be delivered over the next 17 years, assuming that somehow 126.5 units could be delivered in the remainder of 2021. When factoring in that masses of infrastructure that the Council have proposed to come forward which is required to make the site deliverable, it is unlikely that even an unrealistically low delivery target of 126.5 units per annum is achievable over the plan.
- 4.62 Notwithstanding the clear lack of deliverability associated with the site. It also is not planned for appropriately. The site is located within the large areas of Flood Zone 2 and Flood Zone 3. Although some of the site benefits from flood defences, the allocation of housing in the Flood Zone is discordant with Policy DQE5, which aims to direct development away from areas of high flood risk. This also is contradictory to Paragraph 159 of the NPPF which states that 'development in areas at risk of flooding should be avoided by directing development away from areas at highest risk'. Paragraph 162 of the NPPF also states that a sequential test should be used 'to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding'. This contradiction to both local and national policy further highlights that this Policy as well as the Local Plan is ineffective, lacking proper justification and does not align with the NPPF.
- 4.63 The access to the site proposed are not suitable to serve a development of this size. The policy also makes no reference to the provision of public transport in the area. The majority of employment land in Scunthorpe is on the opposite side of the settlement to this allocation and therefore it is too far a distance for what is considered to be suitable for active travel.
- 4.64 The Lincolnshire Lakes site also possess viability issues due to the reliance on a significant amount of new infrastructure. The site is reliant on much externally sourced funding as noted at Paragraph 14.44 and 14.45. It is unclear if the necessary funding has been secured and how likely it is that all of the remaining necessary funding is to come forward in a timeframe that will allow 2150 units to be completed by the end of this plan period.
- 4.65 As the actual delivery trajectory of the site is going to be much slower than predicted along with significant infrastructure and viability issues in combination with a high risk of flooding this policy is not sound. Due to this there is a need for the Council to allocate more deliverable sites which are of a range of scales in sustainable locations like Barton upon Humber, to ensure that the Council meets its housing requirement for the plan period. The land west of Brigg Road is a logical and highly sustainable extension out with of the Flood Zone which can quickly deliver housing in a sustainable location. The site is not reliant on any external funding and possess no viability issues.
- 4.66 Concerns about the deliverability of Lincolnshire Lakeside, and in particular its ability to deliver the identified capacity within the early parts of the Plan period were raised. The site has a persistent record of delay and is faced with constraint complexities, including unresolved issues in respect of Flood Management. Further, the outline planning permission, granted earlier this year, will deliver under 5% affordable housing (120 dwellings) with the potential for this to reduce yet further if additional viability concerns are noted at the detailed stage. The Council should consider how an overreliance on development of this scale has caused issues for other Local Planning Authorities

across the country. Accordingly, we suggest that the Council seek to identify additional land that can come forward to compliment the delivery of Lincolnshire Lakes, whilst ensuring that a sufficient supply of homes can be maintained post adoption.

- 4.67 Another objection stated that it did not consider that it will deliver new homes of over 2,000 units in the predicted timescales. This allocation has been around for 6 years in an Action plan, and no significant housing has been delivered. To base the new Local Plan on this as a fundamental housing delivery allocation is not justified and could prejudice the delivery of the number of homes required over the Plan period. It is clear that this proposal is dependent on detailed Flood risk assessments, raised floor levels and evacuation procedures. There are places to allocated development in the Plan area that are not as such serious risk of flood, that lie within flood zone 1 and where the Local Planning Authority could be focusing their attention, when considering the location of new growth and flood risk. It is not clear from the drafted Policy if the parameters related to flood risk are future proof taking into account accelerated climate change and sea level changes. Clearly such requirements associated with mitigating against flooding will place an extra burden on developers in construction and there is no surety that the development will be viable in any event. The Plan should be amended to reduce the reliance on this site and make alternative residential provision in non-flood risk areas.
- 4.68 Another comment stated that as the Environment Act 21 has now been passed into law, as such point 5 should refer to the required 10% target for biodiversity net gain to be consistent with national policy. Natural England notes and welcomes the updated policies concerning the Lincolnshire Lakes Strategic Allocations however we advise that policies should be more specific with regards to mitigation measures necessary to avoid significant effects on the Humber Estuary SAC, SPA, Ramsar and SSSI.
- 4.69 The respondent notes for instance that Table 7-4 of the Habitats Regulations Assessment identifies impacts on Humber Estuary designations including the need to mitigate for the loss of Humber Estuary SPA birds, in relation to the Lincolnshire Lakes Strategic Allocations. The Table states that policy SS7 commits to the “...protection of existing features, and inclusion of new areas of woodland, acid grassland, neutral grassland, ditches, swales, wetland and ponds within the development, integrated with strategic green linkages”. We recommend however that the policy wording of SS7 should be clear where measures are necessary for mitigating for impacts on the Humber Estuary designations rather just general references to provision.
- 4.70 It was also stated that an over-reliance on delivery at Lincolnshire Lakes means there is a high risk of North Lincolnshire being unable to meet its housing need of 7,126 dwellings. The scheme could deliver between 990 dwellings and 1,650 dwellings up to 2038 leading to a substantial shortfall in the housing supply. The comments challenges the assumptions of on-site delivery through two measures; firstly the significant lead in times associated with a site as complex as Lincolnshire Lakes, and secondly challenging the annual delivery rate by applying conservative and optimistic delivery scenarios for Lincolnshire Lakes. In both instances the scheme falls short of the 2,150 dwellings suggested in the Local Plan – the conservative scenario produced 990 dwellings and the optimistic scenario produces 1,650 dwellings. Consequently, the overall housing supply in the Plan would be reduced to 6,826 at best or 6,166 at worst through the overreliance of the Lincolnshire Lakes scheme alone.
- 4.71 Anglian Water welcomed the Policy SS7 including Sustainable Drainage Systems (SuDS) and management of surface water in accordance with the drainage hierarchy to reuse and recycle water. The Environment Agency supports all the principles of section 3. However, offered some comments and suggestions for improvement. Lincolnshire Wildlife Trust supports these sections as they include

responses from the preferred option consultation. All planning authorities should recognise and implement their legal and policy duties to protect and enhance biodiversity.

- 4.72 Severn Trent are supportive of the approach to develop a SPD for Lincolnshire Lakes, that will set out a site wide master plan and design code. The need for a development of this scale that will be delivered over a long period of time will be important to ensure continuity of design and deliver appropriate infrastructure to meet the needs of the full development.

Responses – Policy SS8: Employment Land Requirement (including Strategic Employment Sites)

- 4.73 4 respondents supported the in terms of the ‘Employment Land Requirements’ policy and/or what it should contain, and one did not.

Table 4.8: Responses to Policy SS8: Employment Land Requirements (including Employment Sites)

Response	Number of Respondents	Percentage of Respondents
Yes	4	100%
No	1	0%
Not specified	0	0%
Total	5	100%

Summary of Responses – Policy SS8: Employment Land Requirements (including Employment Sites)

- 4.74 Most comments supported this policy. One comment stated that it shows the importance of needing new jobs within an area to support growth. New houses are required in an area to accommodate new jobs, so housing and employment growth are interdependent. The location of the employment land mentioned in Policy SS8 is commutable from Barton upon Humber, making the area suitable for housing growth. additional flexibility should comprise part of this policy in order to ensure that adequate employment land can come forward over the plan period. The need for employment land should reflect local demand and should be underpinned by appropriate evidence.
- 4.75 Another respondent stated this policy sets out the requirement for employment land in line with the overall development strategy in Policy SS2 (‘A Spatial Strategy for North Lincolnshire’) and identifies that it will be delivered by strategic allocations at South Humber Bank and North Killingholme, as well as the sites allocated under Policy EC1 (‘Employment Land Supply’). For the reasons detailed in response to Policy SS2, the employment land requirement of 131.7ha, is considered to be sound. They also support the approach taken by NLC in identifying sites under Policy EC1, in order to meet the employment land requirement. Support was also given to the inclusion of land identified as site EC1-2 within Stage 4: Publication Draft (Regulation 19) of the emerging North Lincolnshire Local Plan, proposed to be allocated as an employment site at Scunthorpe.
- 4.76 The one objection referred to the previous draft of the Local Plan proposed a requirement of 91.5Ha over the plan period but they welcome the increase in provision to ‘at least 131.7Ha’. However, they continue to question whether this new requirement would enable North Lincolnshire to provide a sufficient level of flexibility to maximise its economic offer whilst at the same time seeking to bolstering and broadening its economic base. They state that the employment figure should at least include all the allocations that are included as an allocated Employment Site which amounts to 190.07 Ha. This figure would also acknowledge that part of the Strategic Employment Sites at South

Humber Bank and North Killingholme could contribute during the plan period even though they have been excluded from the future employment land take up projections. They support the concept of continuing to over-allocate employment land in North Lincolnshire. In doing so this would help to deliver the plan's economic growth aspirations, highlighted in the draft spatial vision, as well as allowing some flexibility for new employment developments and opportunities to come forward. Furthermore, it would help to maximise prospects of attracting new investment to the area alongside meeting the demands of new and developing industries. Having a wide range and choice of sites is therefore a necessary requirement. In accordance with the adopted Core Strategy's spatial strategy, Sandtoft Airfield was identified as a strategic employment site within the HELADPD (SANE-1) to support the growing logistics and distribution sector in North Lincolnshire. From the strategic allocations table found within Policy SS8, Sandtoft Airfield has not been recognised as a strategic employment site. They considered this is an oversight of the draft Plan given the scale of the site and its importance and status as an opportunity to take advantage of its strategically accessible location both to the nearby ports and airports through strong connections along the M180 corridor. The respondent specifically request that Sandtoft Airfield is included as a strategic allocation as part of Policy SS8 to recognise its essential value in terms of the significant contribution it would make to the Council's economic growth strategy.

Responses – Policy SS9: Land at North Killingholme Airfield

- 4.77 1 respondent had views on the approach of the 'Strategic Site Allocation - South Humber Bank' policy and/or what it should contain.

Table 4.9: Policy SS9: Land at North Killingholme Airfield

Response	Number of Respondents	Percentage of Respondents
Support	0	0
Object	0	0
Not Specified	1	100%
Total	1	100%

Summary of Responses – Policy SS9: Land at North Killingholme Airfield

- 4.78 The one comments received was from national Grid highlighting that this allocation crossed or was in close proximity to a National Grid Strategic Asset. Maps showing the assets were also included showing an overhead transmission line. Proposed modifications were suggested to ensure the policy was sound: - a strategy for responding to the National Grid overhead transmission lines present within the site which demonstrates how the National Grid Design Guide and Principles have been applied at the master planning stage and how the impact of the assets has been reduced through good design

Responses – Policy SS10: Strategic Site Allocation South Humber Bank

- 4.79 5 respondents had views on the approach of the 'Strategic Site Allocation - South Humber Bank' policy and/or what it should contain.

Table 4.9: Policy SS10: Strategic Site Allocation South Humber Bank

Response	Number of Respondents	Percentage of Respondents
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Support	3	60%
Object	0	0
Not Specified	2	40%
Total	5	100%

Summary of Responses – Policy SS10: Strategic Site Allocation South Humber Bank

- 4.80 One comment of support was from the Environment Agency as they stated the policy seeks to ensure that the site is developed in a strategic fashion with high quality development of sufficient economic scale to fund the required drainage / water and other infrastructure. Support for this policy was also given from the Greater Lincolnshire Nature partnership and the Lincolnshire Wildlife Trust.
- 4.81 Another comment received was from national Grid highlighting that this allocation crossed or was in close proximity to a National Grid Strategic Asset. Maps showing the assets were also included showing an overhead transmission line. Proposed modifications were suggested to ensure the policy was sound:- a strategy for responding to the National Grid overhead transmission lines present within the site which demonstrates how the National Grid Design Guide and Principles have been applied at the master planning stage and how the impact of the assets has been reduced through good design
- 4.82 Natural England recommends that the last clause of para 4.91 should read: “and provide additional mitigation to that identified within the Mitigation Strategy, if required.” Rather than: “and provide additional mitigation if required and not already functionally linked to that identified within the Mitigation Strategy.” They note that our previous comments with regards to this matter may not have been clear and apologies for any confusion caused. Natural England also advised that the reference to ‘birds regulations’ is removed from criterion 2 a of Policy SS10. The requirement should simply state that “...this includes complying with the tests of the Habitats Regulations”. Overall, they consider that the list of criteria in section 2 of policy SS10 would be clearer if criteria e and f were swapped

Responses – Policy SS11: Development Limits

- 4.83 27 respondents had views on the approach of the ‘Development Limits’ policy and/or what it should contain. 8 respondents agreed with the policy approach, whilst 12 did not. The vast majority who did not support the policy either did not believe it was appropriate to apply development limits, did not agree with the policy wording and/or required a settlement development limit amending to include or exclude an area or areas of land.

Table 4.10: Responses to Policy SS11: Development Limits

Response	Number of Respondents	Percentage of Respondents
Support	8	30%
Object	12	44%
Not Specified	7	26%
Total	27	100%

Summary of Responses – Policy SS11: Development Limits

- 4.84 Many comments supported the policy in general and the proposed development limits. Many of the responses in objection focussed on specific areas of land. Some wanted areas of land including in, or removing from, a development limit (these are registered as objections), and some were happy with the development limit and provided a support (these are registered as support or support with comments). Outlined below is a summary of the specific comments received on the development limits. It should be noted that not all settlements with/without development limits attracted consultation responses. Only those settlements where comments were received have been included in the table below and subsequent summaries.

Site Name/Location	Object	Support	Support with Conditions	Observations	Other	Total
Barton upon Humber	2					2
Barrow Upon Humber	1					1
Burton upon Stather	1					1
Eastoft		1				1
Elsham		1				1
Goxhill	1					1
Haxey	1					1
Hibaldstow				1		1
Kirmington	1					1
Kirton in Lindsey					1	1
Scawby	2					2
Owston Ferry		1				1
Ulceby	1	1				2
Westwoodside		1				1
Wootton		1				1
Wressle					1	1
Total	10	6	0	1	2	19

SUMMARY OF ISSUES RAISED

Barton upon Humber

- An objection stated that the development limit for Barton upon Humber, drawn in line with Policy SS11: Development Limits, is objected to on the basis that it does not include the sites at land to the south of Barrow Road and land at Caistor Road, as included in the Preferred Options Stage Plan as allocated sites H1P-7p and H1P-8p (and SLELAA site references 787LS and CKXMB respectively). Paragraph 7.41 of the Settlement Hierarchy and Growth Topic Paper describes Barton upon Humber as being the second largest settlement in North Lincolnshire in terms of population and number of dwellings, scoring the maximum available score for key services and facilities, as defined in the 2019 Sustainable Settlement Survey, as well as having significant employment opportunities. Barton upon Humber has a wide range of services and facilities, for example, a range of shops, a post office, GP surgery, dentists, primary and secondary schools, public houses and a leisure centre. The town has good public transport links to the nearby larger towns of Hull and Scunthorpe, with regular bus services running to both of these towns. Additionally, the town's train station provides services to Grimsby and Cleethorpes. Barton upon Humber is clearly a very sustainable settlement and should be a key focus for new development and growth. The approach taken to the development limits of

Barton upon Humber is overly restrictive and would prevent the sustainable growth of this highly sustainable settlement. The land to the south of Barrow Road and the land at Caistor Road are logical extensions to the existing settlement, both are available and deliverable and policy SS11 should be amended to facilitate this. The Change Sought: It is requested that the development limits, as defined in policy SS11, for Barton upon Humber are amended to include the land south of Barrow Road and land at Caistor Road, as the Preferred Options Stage Plan allocated sites H1P-7p and H1P-8p (and SLELAA site references 787LS and CKXMB respectively).

- An objection was raised against the development limit as it states the Settlement Development Limits review topic paper proposes the development limit for Barton upon Humber is extended to include Site EC1-6P but this isn't reflected on the inset map for Barton upon Humber.

Barrow Upon Humber

- Barrow Neighbourhood Planning Group objected to Policy SC11. A map was submitted highlighting areas they did not agree with.
- An objection was received in relation to the development limit line being applied to the garden of Leaden House and it was stated that this was not consistent with the adjoining properties both to the west and east. The plan line around Leaden House deviates from the line drawn around the adjacent properties to exclude all the established garden area. Whereas garden area is included in other properties situated on Cherry Lane with an outlook onto agricultural buildings and land. The Policy SS11 paragraph 2d stipulates " Large rear gardens or paddocks stretching well outside of the village's built form will also be excluded" The garden area of Leaden House does not extend well outside the villages built form.

Burton Upon Stather

- A response relating to Land off Darby Road, Burton Upon Stather (H1P-26P) as site H1P-26P within Stage 3: Preferred Options of the emerging North Lincolnshire Local Plan, previously proposed to be allocated as a housing site at Burton upon Stather. This site has been removed from the emerging plan and as a result, Stage 4 includes no housing site allocations in Burton-upon-Stather. The Housing Sites Selection Topic Paper states that the proposal for 63 homes generated a significant amount of public objections and as such, no housing proposals have been made in the settlement. The letter objects to the North Lincolnshire Local Plan Publication Draft and de-allocation of the above site. The removal of site H1P-26P is not justified without sufficient information available for a transparent and fair reasoning for de-allocation. As such, we request copies of the studies undertaken to substantiate the objectivity of the public's concerns and the subsequent de-allocation. Once these are available, we intend to review them to determine whether there are any mitigation measures that can be implemented to make the development acceptable. We also intend to provide further studies to show that the site is deliverable, including details in relation to SUDS, drainage, ecology, and heritage & archaeology. The approach taken to the development limits of Burton upon- Stather is overly restrictive. Burton-upon-Stather is a sustainable settlement and should be a focus for some growth in appropriately allocated sites. Burton-upon-Stather has capacity for growth and is a sustainable settlement, however, there are only very limited infill opportunities for development and as such Burton-upon-Stather should be afforded an appropriately sized allocation. The land to the south Darby Road is a logical extension to the existing settlement, it is available and deliverable and policy SS11 should be amended to recognise this.

Eastoft

- Support was given to the settlement boundary for Eastoft and includes land that can be seen as an inherent part of the built-up area.

Elsham

- Elsham Parish Council fully support the proposed plan, specifically Policy SS11 Development Limits relating to Elsham parish.
- One comment was received for Elsham which supports the proposed development limit as proposed, as it allows for some infilling and limited organic growth.

Goxhill

- The Inset map demonstrates the residential allocation located off Howe Lane and Hawthorne Gardens, as well as the other four smaller sites in Goxhill. There are also a number of policy designations such as Important Open Spaces and Playing Fields. There are no policy designations identified for sites submitted at Land southeast of School Lane or Thorn Lane, Goxhill. They suggest a review of the development limits for Large Service Centres is strongly recommended, to ensure that development can come forward on sites which are not allocated. An alternative approach to this would be the removal of settlement limits for Large Service Centres altogether. This would retain an element of flexibility in the sites delivered, allowing delivery to reflect market needs.

Haxey

- A respondent stated that when they moved to Haxey in 1985, the village boundary – curtilage – ran all the way along Northside, along the northern boundary to my garden. Over time, and without consultation with my husband or myself, the village boundary at this location has been moved south to somewhere approaching my back door. It is unethical on the part of North lincs Council not to consult the homeowners personally on something that the Council is imposing which will have a significant impact on the property. On discussing the boundary with your representatives in the Memorial Hall this afternoon, I was informed that my garden, together with next door's field at 1 Greenhill, is of 'historic interest' to the village as it would once have been part of strip farming. I appreciate that very many years ago, all the properties on either side of Church Street (and other roads in the village) would have had long gardens. But these were not areas of strip farming, they were burgage plots, private gardens for keeping livestock and growing vegetables for personal use. Most are now built over, some, such as Holme Dene, with housing estates. They would like it to be acknowledged as a private garden by North lincs Council by having the village boundary – curtilage – put back to Northside at the rear of 3 Greenhill.

Hibaldstow

- One comment stated that the development boundary runs through the middle of my garden rather than around the edge. See attached. Address is 31 Hunts Lane (Old Mill House) please can this be corrected.

Kirmington

- A comment stated that the development limit is tightly drawn at the west end of the village and even runs through domestic gardens. However, at the eastern end of Kirmington the limit is much looser and even runs through a field to stretch out to include a listed building (the Old Rectory) and tree lined grounds on its westerly frontage. As the village is not selected for

development and currently has 7 houses under construction (with 9 more under consideration) I suggest the boundary should be further considered and drawn more tightly.

Kirton in Lindsey

- A comment stated that the northern boundary of the site abuts the existing Development Limits definition of Kirton in Lindsey.(submitted ref CFS0300111). It is contended that the subject site, like the adjacent site, should be included within the Development Limits definition of the settlement. The proposed definition is as it stands arbitrary. When approaching Kirton in Lindsey from the south west along the B1206, the southwestern boundary of the site represents the first signs of built form and village type character / activity. Beyond the subject site south and westwards the nature and character of the landscape is that of high quality open agricultural land that is being actively farmed. Up until 2002 the land was grazed by horses on a sporadic basis. The site was however unattractive to horse owners due to the low-quality grazing that the site could provide. Many years ago, the site was a tennis court that fell into disuse and disrepair. As a result, despite numerous efforts, it has not been possible to encourage the growth of quality grasses for grazing. The site is plagued by thistles. It is for this reason that the site has not been actively used for some 18 years. This situation will continue to be the case with no solution available to bring the site back into active use. The inclusion of the site within the Development Limits offers an opportunity to bring the subject site back into use and deliver unmet affordable housing provision within the settlement.

Owston Ferry

- Support was given to the development limit for Owston Ferry and the respondent stated it will enable infill sites to be used whilst preventing large scale expansion as there are limited services and infrastructure.

Scawby

- Scawby Parish Council requests that the development line/boundary remains as it currently is and not as the map provided for consultation. The new 'consulting' map shows new areas of land to be included within the boundary line – namely an area of land at Sturton – The parish council requests that this is not included within the development line.
- Another respondent stated that they objected to the development limit for Scawby. The development limit proposed for Scawby allows for little new development over the Plan period. There are sites available on the edge of the existing settlement that can be developed without impairing of the character and appearance of the settlement. The development limits are too restrictive to apply for the entire Plan period. Our comments on the overall distribution, indicate that development limits in the Large villages should allow for additional development in these locations. The development limits should be revisited to include areas adjacent to development boundaries that can come forward for development.
- SS11 The development limits should be revisited to include areas adjacent to development boundaries that can come forward for development. At Scawby this should be as shown on the attached Plan and include the land off St Martins Close.
- An omission site was submitted to offer a suitable site to make the policy sound as there is a demonstrable need for smaller affordable bungalows for older people within Scawby and the Scawby Development limit and allocations are unlikely to meet this requirement.

Ulceby

- Ulceby parish Council have considered the local plan provided for consultation and confirm that the development boundary line as proposed is satisfactory to Ulceby PC and the parish Council supports this proposed development boundary line.
- Thorton Curtis Parish Council have requested if the paddock behind 26 Abbey Road could be included in the development limit. The land is under the same ownership and should the remainder of the land at 26 Abbey Road be developed the paddock would become landlocked.

Westwoodside

- Support was given to this proposed development limit as specifically it supported the inclusion of properties to the south of the west end of Cover Road.

Wootton

- A comment stated that Wootton parish Council have considered the local plan which is currently in consultation and would like to support the proposed development boundary line as it is stipulated within this consultation document.

Wressle

- A representation received requested if the buildings along Bridge Road could be included within the development boundary. The eastern extent of the physical built form is likewise affirmed by the placement of the 30mph signs designating the start of the main built area of Wressle as the natural place to lower speeds from the national 60mph speed limit of the road outside the settlement.

5. MEETING OUR HOUSING NEED**Introduction**

5.1 A key role of the Local Plan, as emphasised by NPPF, is to meet, where possible, all identified housing needs and to deliver a wide choice of high-quality homes, widen opportunities for home ownership and to create sustainable, inclusive and mixed communities. This includes meeting the needs of the various groups that have differing housing requirements. To significantly boost the supply of housing, local planning authorities should use their evidence base to ensure that their Local Plan meets fully the objectively assessed needs (OAN) for market and affordable housing in their housing market area. This needs to be consistent with the policies of the NPPF, including identifying key sites that are critical to the delivery of the housing strategy over the plan period.

5.2 The Local Plan needs to provide sufficient homes in order to meet our local needs and to help support the creation of sustainable communities. North Lincolnshire needs more homes because:

- North Lincolnshire's population is growing
- People are living longer, with increasing life expectancy
- It helps to maintain a local labour supply and support economic growth; and
- To meet the housing need for everyone within North Lincolnshire.

5.3 Planning Practice Guidance sets out the actions required to identify the need for certain types of housing and the needs of different groups which will be addressed through the Local Plan. These groups are:

- Private rented sector
- Self-build and custom housebuilding
- Family housing
- Households with specific needs
- Student housing
- Travelling Communities
- Housing for older people.

Consultation

5.4 The Publication Draft Document contained 36 policies:

- Policy H1: Site Allocations
- Policy H1P-1: Land at Phoenix Parkway Phase 1
- Policy H1P-2: Land at Phoenix Parkway Phase 2
- Policy H1P-3: Land at Burringham Road
- Policy H1P-4: Land at Former South Leys School Enderby Road Phase 1
- Policy H1P-5: Land at Former South Leys School Enderby Road Phase 2
- Policy H1P-6: Land at Moorwell Road
- Policy H1P-7: Former Ashby Market
- Policy H1P-8: Land at Lakeside Parkway
- Policy H1P-9: Former Sandfield House
- Policy H1P-10: Former Rusty Car Garage
- Policy H1P-11: Brumby Resource Centre, East Common Lane
- Policy H1P-12: Land at Pasture Road
- Policy H1P-13: Land off Barrow Road
- Policy H1P-14: Land north of Atherton Way
- Policy H1P-15: Land at Western Avenue
- Policy H1P-16: Land at Wrawby Road Phase 2
- Policy H1P-17: Land at Wrawby Road Phase 1
- Policy H1P-18: Land at Horstead Avenue
- Policy H1P-19: Land at Kings Road
- Policy H1P-20: Land off Ferry Road
- Policy H1P-21: Land off the B1207
- Policy H1P-22: Land to the east of Fieldside
- Policy H1P-23: Land off Mill Road
- Policy H1P-24: Land off Fieldside
- Policy HP1-25: Land at Yealand Flats
- Policy H1P-26: Land at Field House
- Policy H1P-27: Land at Former RAF Kirton in Lindsey
- Policy H1P-28: Land adjacent to Ivy House Farm on Main Street
- Policy H1P-29: Land off Mill Lane
- Policy H1P-30: Land south of Main Street

- Policy H1P-31: Land at School Road
- Policy H1P-32: Land South of Doncaster Road
- Policy H1P-33: Land at Field Lane
- Policy H2: Housing mix and density
- Policy H3: Affordable housing
- Policy H4: Specialist and supported housing
- Policy H5: Housing for older people
- Policy H6: North Lincolnshire's travelling communities
- Policy H7: New agricultural workers or forestry dwellings
- Policy H8: Replacement, alteration and extensions to dwellings in the open countryside
- Policy H9: Self-build and custom build
- Policy H10: Flats above shops and the use of vacant buildings for housing
- Policy H11: Backland and tandem development
- Policy H12: Houses in multiple occupation
- Policy H13: Children's homes

5.5 The main issues raised in this Chapter were:

- Development Limits- Need to be more flexible to provide further windfall and infill development opportunities to support five-year land supply across the plan period.
- Development in Epworth: concerns regarding limited development opportunities in Epworth due to the historic landscape designation being too restricted. The town is sustainable and can accommodate more housing growth. However there has also been objections to the proposed housing site being considered within the historic landscape area.
- Objections to the South leys housing allocation due to impact it would have on the existing dance school
- Affordable Housing Delivery: Objections to the policy not providing enough opportunities to deliver the affordable housing need identified within the HENA. The policy will only deliver 10% on sites of more than 10 dwellings. These will mainly be affordable home ownership due to the requirements of the NPPF. How will other tenures be delivered?
- Density: Objection received on the methodology uses to calculate density from gross to net. New guidance has been suggested to be considered (RICS Measurement of Land for Development and Planning Purposes (1st edition 2021). Using this RICS guidance).
- Older people accommodations: Further allocations for older people should be allocated to support the aging population or more flexibility to be included within the policy including the use of rural exception sites for older people.

Responses – Policy H1: Site Allocations

- 5.6 40 respondents commented on this policy. 1 respondent agreed with the contents of the policy, whilst 14 respondents did not specify and 25 objected.

Table 5.1 Policy H1: Site Allocations		
Response	Number of Respondents	Percentage of Respondents
Support	1	2.5%

Object	25	62.5%
Not specified	14	35%
Total	40	100%

Summary of Responses – Policy H1: Site Allocations

- 5.7 One representative objected to the site-specific criteria within each of the allocations being very generic, repetitive and are not unique to the individual site's circumstances. The representation suggested the plan introduced a policy which will enable the delivery of suitable, unallocated sites to come forward to help ensure that a sufficient and adequate supply of housing is maintained.
- 5.8 Several objections have been received regarding a number of proposed sites within Barton identified within the Preferred Option document being removed from the Publication version of the plan. These sites will support the delivery of Barton Link Road and could be part of the first phase of the road.
- 5.9 A representative objected to the strategic allocation at Lincolnshire Lakes. They do not consider that it will deliver 2000 homes within the plan period. This is an existing allocation and has seen no development over the past 6 years. Further growth should be allocated within other sustainable settlements for example Scawby.
- 5.10 A number of representations have been received objecting to the publication draft removal of the preferred option sites H1P-7P and H1P-8P. Further information is required to demonstrate traffic generation, distribution and assignment, and review the modelling undertaken to determine the impacts of that traffic. We also intend to determine whether there is any mitigation measures, including sustainable transport measures, that can be implemented ahead of the relief road, to provide additional highway capacity. These sites should be included to support housing growth within the town and the required relief road. The council have provided limited evidence to demonstrate the removal of the allocations.
- 5.11 The technical notes for Barton local transport network and Barton relief Road identifies A1077/Holydyke/Hungate mini-roundabout being the key limiting junction in the town. The existing junction is operating at 99% of capacity in the evening peak hour, with a maximum queue of 19 vehicles on the A1077 Ferriby Road. This would be exacerbated by general background growth and committed development, although no other future year background (without allocated development) scenarios are modelled. It is against the background scenario that the impact of the development needs to be compared, to demonstrate if the development of the sites would result in a severe impact.
- 5.12 The Technical Notes propose an improvement scheme in the form of a traffic signal controlled crossroads. Across the Technical Notes, there are assessments of the signal controlled junction in 2026 (without any development), 2031 (with only some of the residential allocations), and 2038 (with all of the developments) and 2038 (with all of the developments and the link road). It demonstrates that by 2038, the improved junction would operate overcapacity, but that the link road would reduce the impacts. The key conclusion is within the "A1077 Corridor Improvement Technical Note", which includes a sensitivity test to demonstrate that the signal controlled junction can accommodate only 587 dwellings before it reaches 90% capacity. However, even at 90% capacity, there is 10% spare capacity before

it reaches 100%. Furthermore, for there to be no severe impact, the junction must operate no worse, or not severely worse, than existing (i.e. 99% capacity). Therefore, our view is that there is capacity for the signal controlled junction arrangement to accommodate some or all of the dwellings proposed on sites H1P-7P and H1P-8P.

- 5.13 A representative supported the allocation of Phase 1 for housing development under policy H1C- 59. The site has planning permission and is being actively marketed for sale, demonstrating its suitability for development and its deliverability.
- 5.14 Concerns have been raised regarding the soundness of Policy H1 as it has not been positively prepared justified or consistent with national policy for the following reasons:
1. Important that all the sites contained within the plan are deliverable over the plan period and planned to an appropriate strategy. The Council's assumptions on sites in relation to delivery and capacity should be realistic based on evidence supported by the parties responsible for housing delivery and sense checked by the Council based on local knowledge and historical empirical data.
 2. The Local Plan should ensure that suitable sites are available for a wide range of types of development across a wide choice of appropriate locations. NPPF is clear that the Council need to assess and reflect in their planning policies the size, type and tenure of housing needed for different groups in the community. A diversified portfolio of housing sites offers the widest possible range of products to households to access different types of dwellings to meet their housing needs. Housing delivery can be maximised where a wide mix of sites provides choice for consumers, allows places to grow in sustainable ways and creates opportunities to diversify the construction sector.
 3. The Plan should ensure the availability of a sufficient supply of deliverable and developable land to deliver the Council's housing requirement. A buffer should be sufficient to deal with any under-delivery which is likely to occur from some sites. Such an approach would be consistent with the NPPF requirements for the plan to be positively prepared and flexible.
- 5.15 The Pre-Submission Local Plan allocates land for 544 dwellings in the town. No substantial explanation is given for the reduction of housing in Barton which as set out in policy SS2 (Spatial Strategy for North Lincolnshire), is considered to be one of two Principal Towns and a 'focus for growth including new housing'. The reduction in housing in this sustainable location is therefore unjustified. Unlike many other parts of the authority, Barton upon Humber is a strong market area where strategic scale housing can be delivered, emphasising the need to allocate sufficient land for housing needs within the town.
- 5.16 Concerns raised regarding the flexibility within the buffer included within the plan. The plan has included existing allocations that have failed to deliver. It has been suggested that a reserved category of sites should be included within the plan period allocations H1-15 and the northern part of H1-16 should be included within this category.
- 5.17 A representative commented that housing allocations within Kirton in Lindsey should be nearer to the main town centre.
- 5.18 One representative raised concerns regarding the lack of growth proposed in the village means that the growth strategy for North Killingholme is not consistent with national policy,

specifically paragraph 79, which states: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby. Restricting growth in this settlement would not support existing services and facilities in the local area.

- 5.19 Concerns raised regarding the density methodology used to calculate the net development area for housing numbers on each allocation is unrealistic and unachievable. The RICS Measurement of Land for Development and Planning Purposes (2021) guidance should have been used which takes into account the industry standard definition the developable area ratios quoted appear too high with smaller sites of under 1 Ha in experience achieving 70% net to gross but medium sites typically achieving 60% net to gross at most, and large sites over 5ha typically achieving 50% gross to net ratio.
- 5.20 Several representative raised concerns regarding the limited amount of Growth within Epworth and the impact it is having on facilities for example health care and carparking and lack of housing including affordable housing for new families from the existing community.

Responses – Policy H1P-1: Land at Phoenix Parkway Phase 1

- 5.21 1 respondent commented on this policy and did not specify if they supported or objected.

Table 5.2 Policy H1P-1: Land at Phoenix Parkway Phase 1

Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	0	0%
Not specified	1	100%
Total	1	100%

Summary of Responses – Policy H1P-1: Land at Phoenix Parkway Phase 1

- 5.22 One representative suggested one of the requirements within the biodiversity and landscaping section should be amended to include the following: A comprehensive landscaping scheme, including biodiversity enhancement should be incorporated into the site design to achieve a measurable biodiversity net gain.

Responses – Policy H1P-2: Land at Phoenix Parkway Phase 2

- 5.23 1 respondent commented on this policy and did not specify if they supported or objected to the policy.

Table 5.3 Policy H1P-2: Land at Phoenix Parkway Phase 2

Response	Number of Respondents	Percentage of Respondents
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Support	0	0%
Object	0	0%
Not specified	1	100%
Total	1	100%

Summary of Responses – Policy H1P-2: Land at Phoenix Parkway Phase 2

- 5.24 One representative suggested one of the requirements within the biodiversity and landscaping section should be amended to include the following: A comprehensive landscaping scheme, including biodiversity enhancement should be incorporated into the site design to achieve a measurable biodiversity net gain.

Responses – Policy H1P-3: Land at Burringham Road

- 5.25 1 respondent commented on this policy and did not specify if they supported or objected to the policy.

Table 5.4 Policy H1P-3: Land at Burringham Road

Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	0	0%
Not specified	1	100%
Total	1	100%

Summary of Responses – Policy H1P-3: Land at Burringham Road

- 5.26 One representative suggested one of the requirements within the biodiversity and landscaping section should be amended to include the following: A comprehensive landscaping scheme, including biodiversity enhancement should be incorporated into the site design to achieve a measurable biodiversity net gain.

Responses – Policy H1P-4: Land at Former South Leys School Enderby Road Phase 1

- 5.27 15 respondents commented on this policy. 0 respondents agreed with contents of the policy, whilst 1 respondent did not specify and 15 objected.

Table 5.5 Policy H1P-4: Land at Former South Leys School Enderby Road Phase 1

Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	15	93.75%
Not specified	1	6.25%
Total	16	100%

Summary of Responses – Policy H1P-4: Land at Former South Leys School Enderby Road Phase 1

- 5.28 One representative suggested one of the requirements within the biodiversity and landscaping section should be amended to include the following: A comprehensive landscaping scheme, including biodiversity enhancement should be incorporated into the site design to achieve a measurable biodiversity net gain.
- 5.29 Several representations have raised concerns regarding Kimberley Performing Arts Centre having a 15 year lease remaining on one of the buildings on the site. The centre is well used by the community for children and young adults in Scunthorpe and surrounding areas. The proposal should include the protection of the dance centre.
- 5.30 An objection has been received regarding the deliverability of the site. Allocations within a Development Plan are considered to be category B NPPF deliverable sites and require a clear demonstration of delivery for inclusion within the supply. It should be noted that for North Lincolnshire, the Housing and Employment Land Allocations DPD was adopted in March 2016. The age of the Allocations DPD at over five years old, demonstrates that this site is undeliverable as is demonstrated by lack of progress that has been made with the site since it was allocated, over five years ago.

Responses – Policy H1P-5: Land at Former South Leys School Enderby Road Phase 2

- 5.31 1 respondent commented on this policy and did not specify if they supported or objected to the policy.

Table 5.6 Policy H1P-5: Land at Former South Leys School Enderby Road Phase 2

Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	0	0%
Not specified	1	100%
Total	1	100%

Summary of Responses – Policy H1P-5: Land at Former South Leys School Enderby Road Phase 2

- 5.32 One representative suggested one of the requirements within the biodiversity and landscaping section should be amended to include the following: A comprehensive landscaping scheme, including biodiversity enhancement should be incorporated into the site design to achieve a measurable biodiversity net gain.
- 5.33 A representative raised concerns that the proposed allocation is not sound or compliant. They currently have a lease for 15 years on part of the building.

Responses – Policy H1P-6: Land at Moorwell Road

- 5.34 1 respondent commented on this policy and did not specify.

Table 5.7 Policy H1P-6: Land at Moorwell Road

Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	0	0%
Not specified	1	100%
Total	1	100%

Summary of Responses – Policy H1P-6: Land at Moorwell Road

- 5.34 The representative suggested one of the requirements within the biodiversity and landscaping section should be amended to include the following: A comprehensive landscaping scheme, including biodiversity enhancement should be incorporated into the site design to achieve a measurable biodiversity net gain.

Responses – Policy H1P-7: Former Ashby Market

- 5.35 No comments have been received for this policy.

Responses – Policy H1P-8: Land at Lakeside Parkway

- 5.36 No comments have been received for this policy.

Responses – Policy H1P-9: Former Sandfield House

- 5.37 No comments have been received for this policy.

Responses – Policy H1P-10: Former Rusty Car Garage

- 5.38 No comments have been received for this policy.

Responses – Policy H1P-11: Brumby Resource Centre, East Common Lane

- 5.39 2 respondents commented on this policy. 0 respondents agreed with contents of the policy, whilst 1 respondent did not specify, and 1 respondent did not specify.

Table 5.8 Policy H1P-11: Brumby Resource Centre, East Common Lane		
Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	1	50%
Not specified	1	50%
Total	2	100%

Summary of Responses – Policy H1P-11: Brumby Resource Centre, East Common Lane

- 5.40 One representative suggested one of the requirements within the biodiversity and landscaping section should be amended to include the following: A comprehensive landscaping scheme, including biodiversity enhancement should be incorporated into the site design to achieve a measurable biodiversity net gain.

- 5.41 An objection has been received regarding the deliverability of the site. Allocations within a Development Plan are considered to be category B NPPF deliverable sites and require a clear demonstration of delivery for inclusion within the supply. It should be noted that for North Lincolnshire, the Housing and Employment Land Allocations DPD was adopted in March 2016. The age of the Allocations DPD at over five years old, demonstrates that this site is undeliverable as is demonstrated by lack of progress that has been made with the site since it was allocated, over five years ago.

Responses – Policy H1P-12: Land at Pasture Road

- 5.42 2 respondents commented on this policy and objected to this policy.

Table 5.9 POLICY H1P-12: Land at Pasture Road

Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	2	100%
Not specified	0	0%
Total	2	100%

Summary of Responses – Policy H1P-12: Land at Pasture Road

- 5.43 One response notes that the sites at Pasture Road South, Barton upon Humber (Policy H1P-12) and Barrow Road, Barton upon Humber (Policy H1P-13) require wastewater infrastructure improvements. We support the requirements in these policies that developers engage early with Anglian Water to establish available capacity and the need if required for reinforcement. Given the long lead in and/ or extended development timescales for the two sites, Anglian Water may be able to propose wastewater capacity improvements as part of the emerging or future Drainage and Wastewater Management Plans which could enable enhancements to be funded from 2024 onwards (see page 22 of the Infrastructure Delivery Plan – June 2021).
- 5.44 Several objections have been received regarding the site being proposed for housing development as it is within a high flood risk area. Alternative sites are available in lower flood zone areas within Barton upon Humber.

Responses – Policy H1P-13: Land off Barrow Road

- 5.45 4 respondents commented on this policy. 2 respondents did not specify whether they support or objected with contents of the policy, whilst 2 respondents objected.

Table 5.10 Policy H1P-13: Land off Barrow Road

Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	2	50%
Not specified	2	50%

Total	4	100%
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Summary of Responses – Policy H1P-13: Land off Barrow Road

- 5.46 A representative supported the allocation however they felt be expanded “contingent on deliver of a Barton Relief Road - to include adjacent areas, as proposed in Stage 3 Preferred Options, SHEELA Site References CKXMB, G4HLU, 787LS. This would assist in resolving the highways issues within the town.
- 5.47 A number of representatives supported the allocation and the delivery of the first phase of the relief road. However, concerns have been raised regarding where the relief road terminates, even temporarily, at Caistor Road, it is going to put an unacceptable level of traffic onto the minor road through Deepdale and onto the B1206. No consideration appears to have been made of this in preparing the policy requirement.
- 5.48 One representative supported the allocation of the land included within Policy H1P-13 however they objected to the policy as the allocation should also include the areas of land previously allocated in the Preferred Options Stage Plan as sites H1P-7p (land to the south of Barrow Road) and H1P-8p (land at Caistor Road) (and SLELAA site references 787LS and CKXMB respectively).
- 5.49 A representation received objected to the allocation due to traffic capacity issues and suggested an alternative site off Caistor Road.

Responses – Policy H1P-14: Land north of Atherton Way

- 5.50 No comments were received for this policy.

Responses – Policy H1P-15: Land at Western Avenue

- 5.51 3 respondents commented on this policy. 0 respondents agreed with contents of the policy, whilst 2 respondents did not specify and 1 respondent objected.

Table 5.11 Policy H1P-15: Land at Western Avenue		
Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	1	33.3%
Not specified	2	66.6%
Total	3	100%

Summary of Responses – Policy H1P-15: Land at Western Avenue

- 5.52 One representative suggested one of the requirements within the biodiversity and landscaping section should be amended to include the following: A comprehensive landscaping scheme, including biodiversity enhancement should be incorporated into the site design to achieve a measurable biodiversity net gain.

- 5.53 A representation was received supporting the allocation H1P-15, However they objected to the first sentence in Criterion d as it duplicates with the first sentence of criterion e. We therefore recommend it is deleted. A new link road to be constructed between Atherton Way, Grammar School Road and Wrawby Road including new roundabouts and associated junctions connecting to the existing local highway network. It was also considered that reference in criterion d to 'new roundabouts' is too specific as there could be a range of different junction designs that may be appropriate as suggested in the Brigg Link Road Highway Masterplan 2021 prepared by Local Transport Projects for the Council.
- 5.54 Concerns raised as to how the following sentence in Criterion d would be interpreted in relation to implementing the link road: 'Developers will be required to enter into a legal agreement to implement this proposal or make an appropriate financial contribution towards its completion'. There are many factors to consider in terms of the design, costs, funding, and timescale for implementation of the link road many of which may not be fully resolved at the time when the first phases of development are considered. It is considered the above policy wording is unreasonable as it places the onus on the developer of this allocation to deliver this key strategic piece of infrastructure and would not meet the test of Section 122 of the Community Infrastructure Levy Regulations 2010.
- 5.55 An objection has been received to the site being allocated in the plan as the site has been allocated since March 2016 and has no planning permission or evidence to show the site is deliverable.

Responses – Policy H1P-16: Land at Wrawby Road Phase 2

- 5.56 3 respondents commented on this policy. 0 respondents agreed with contents of the policy, whilst 2 respondents did not specify and 1 objected to this policy.

Table 5.12 Policy H1P-16: Land at Wrawby Road Phase 2

Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	1	33.3%
Not specified	2	66.6%
Total	3	100%

Summary of Responses – Policy H1P-16: Land at Wrawby Road Phase 2

- 5.57 One representative suggested one of the requirements within the biodiversity and landscaping section should be amended to include the following: A comprehensive landscaping scheme, including biodiversity enhancement should be incorporated into the site design to achieve a measurable biodiversity net gain.
- 5.58 An objection has been received to the site being allocated in the plan as the site has been allocated since March 2016 and has no planning permission or evidence to show the site is deliverable.
- 5.59 A representation was received supporting the allocation H1P-16, However they objected to the first sentence in Criterion d as it duplicates with the first sentence of criterion e. We

therefore recommend it is deleted: A new link road to be constructed between Atherton Way, Grammar School Road and Wrawby Road including new roundabouts and associated junctions connecting to the existing local highway network. It was also considered that reference in criterion d to 'new roundabouts' is too specific as there could be a range of different junction designs that may be appropriate as suggested in the Brigg Link Road Highway Masterplan 2021 prepared by Local Transport Projects for the Council.

- 5.60 Concerns raised as to how the following sentence in Criterion d would be interpreted in relation to implementing the link road: 'Developers will be required to enter into a legal agreement to implement this proposal or make an appropriate financial contribution towards its completion'. There are many factors to consider in terms of the design, costs, funding, and timescale for implementation of the link road many of which may not be fully resolved at the time when the first phases of development are considered. It is considered the above policy wording is unreasonable as it places the onus on the developer of this allocation to deliver this key strategic piece of infrastructure and would not meet the test of Section 122 of the Community Infrastructure Levy Regulations 2010.

Responses – Policy H1P-17: Land at Wrawby Road Phase 1

- 5.61 4 respondents commented on this policy. 0 respondents agreed with contents of the policy, whilst 2 respondents did not specify and 2 objected to this policy.

Table 5.13 Policy H1P-17: Land at Wrawby Road Phase 1		
Response	Number of Respondents	Percentage of Respondents
Support	0	0
Object	2	50%
Not specified	2	50%
Total	4	100%

Summary of Responses – Policy H1P-17: Land at Wrawby Road Phase 1

- 5.62 One representative suggested one of the requirements within the biodiversity and landscaping section should be amended to include the following: A comprehensive landscaping scheme, including biodiversity enhancement should be incorporated into the site design to achieve a measurable biodiversity net gain.
- 5.63 An objection has been received to the site being allocated in the plan, as it has been allocated since March 2016 and has no planning permission or evidence to show the site is deliverable.
- 5.64 A representation was received supporting the allocation H1P-15, however they objected in the first sentence to criterion d as it duplicates with the first sentence of criterion e. We therefore recommend it is deleted. A new link road to be constructed between Atherton Way, Grammar School Road and Wrawby Road including new roundabouts and associated junctions connecting to the existing local highway network. It was also considered that reference in criterion d to 'new roundabouts' is too specific as there could be a range of different junction designs that may be appropriate as suggested in the Brigg Link Road Highway Masterplan 2021 prepared by Local Transport Projects for the Council.

- 5.65 Concerns raised as to how the following sentence in Criterion d would be interpreted in relation to implementing the link road: 'Developers will be required to enter into a legal agreement to implement this proposal or make an appropriate financial contribution towards its completion'. There are many factors to consider in terms of the design, costs, funding, and timescale for implementation of the link road many of which may not be fully resolved at the time when the first phases of development are considered. It is considered the above policy wording is unreasonable as it places the onus on the developer of this allocation to deliver this key strategic piece of infrastructure and would not meet the test of Section 122 of the Community Infrastructure Levy Regulations 2010.

Responses – Policy H1P-18: Land at Horstead Avenue

- 5.66 1 respondent commented on this policy and did not specify.

Table 5.14 Policy H1P-18: Land at Horstead Avenue

Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	0	0%
Not specified	1	100%
Total	1	100%

Summary of Responses – Policy H1P-18: Land at Horstead Avenue

- 5.67 One representative suggested one of the requirements within the biodiversity and landscaping section should be amended to include the following: A comprehensive landscaping scheme, including biodiversity enhancement should be incorporated into the site design to achieve a measurable biodiversity net gain.

Responses – Policy H1P-19: Land at Kings Road

- 5.68 6 respondents commented on this policy. 1 respondent agreed with contents of the policy (with some amendments), 1 objected and 4 respondents did not specify.

Table 5.15 Policy H1P-19: Land at Kings Road

Response	Number of Respondents	Percentage of Respondents
Support	1	16.6%
Object	1	16.6%
Not specified	4	66.8%
Total	6	100%

Summary of Responses – Policy H1P-19: Land at Kings Road

- 5.69 One representative suggested one of the requirements within the biodiversity and landscaping section should be amended to include the following: A comprehensive landscaping scheme, including biodiversity enhancement should be incorporated into the site design to achieve a measurable biodiversity net gain.
- 5.70 Several representations have been received for the site being allocated for residential development. The land currently floods and backs up into the becks. Concerns have been raised regarding the number of homes and the impact on the wildlife and increase traffic within the village.
- 5.71 A representative suggested that some of the land with the proposed allocation is utilised to provide allotment space to local residents.
- 5.72 It was requested that the waterways and sewerage and highway infrastructures must be improved updated before any major developments are initiated and the due to current systems not being adequate.
- 5.73 A representative supported the allocation for residential development however the concerns of flooding would need to be addressed and a clause for affordable housing would benefit the villages housing mix.

Responses – Policy H1P-20: Land off Ferry Road

1 respondent commented on this policy and did not specify.

Table 5.16 Policy H1P-20: Land off Ferry Road

Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	0	0%
Not specified	1	100%
Total	1	100%

Summary of Responses – Policy H1P-20: Land off Ferry Road

- 5.74 One representative suggested one of the requirements within the biodiversity and landscaping section should be amended to include the following: A comprehensive landscaping scheme, including biodiversity enhancement should be incorporated into the site design to achieve a measurable biodiversity net gain.

Responses – Policy H1P-21: Land off the B1207

- 5.75 2 respondents commented on this policy. 1 respondent agreed with contents of the policy, whilst 1 respondent did not specify.

Table 5.17 Policy H1P-21: Land off the B1207

Response	Number of Respondents	Percentage of Respondents
Support	1	50%
Object	0	0%
Not specified	1	50%
Total	2	100%

Summary of Responses – Policy H1P-21: Land off the B1207

- 5.76 One representative suggested one of the requirements within the biodiversity and landscaping section should be amended to include the following: A comprehensive landscaping scheme, including biodiversity enhancement should be incorporated into the site design to achieve a measurable biodiversity net gain.
- 5.77 A representation supports the allocation however the inclusion of the land to the north presents an even greater opportunity for the settlement. Whilst the additional land could provide additional housing, there is a further, significant benefit that it could provide through its existing access on to Estate Avenue. The incorporation of CFS0300010 into allocation H1P-21 would mean that a direct pedestrian and cycle link could be created from the wider site to the centre of Broughton via an existing route.

Responses – Policy H1P-22: Land to the east of Fieldside

- 5.78 1 respondent commented on this policy and did not specify.

Table 5.18 Policy H1P-22: Land to the east of Fieldside

Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	0	0%
Not specified	1	100%
Total	1	100%

Summary of Responses – Policy H1P-22: Land to the east of Fieldside

- 5.79 One representative suggested one of the requirements within the biodiversity and landscaping section should be amended to include the following: A comprehensive landscaping scheme, including biodiversity enhancement should be incorporated into the site design to achieve a measurable biodiversity net gain.

Responses – Policy H1P-23: Land off Mill Road

- 5.80 2 respondents commented on this policy, whilst 1 respondent did not specify the other objected.

Table 5.19 Policy H1P-23: Land off Mill Road

Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	1	50%
Not specified	1	50%
Total	2	100%

Summary of Responses – Policy H1P-23: Land off Mill Road

5.81 One representative suggested one of the requirements within the biodiversity and landscaping section should be amended to include the following: A comprehensive landscaping scheme, including biodiversity enhancement should be incorporated into the site design to achieve a measurable biodiversity net gain.

5.82 One representative objected suggesting that there are two undesignated heritage assets and that NPPF policy 16 should apply and a policy should be included to retain and protect the heritage assets.

Responses – Policy H1P-24: Land off Fieldside

5.83 1 respondent commented on this policy and did not specify.

Table 5.20 Policy H1P-24: Land off Fieldside

Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	0	0%
Not specified	1	100%
Total	1	100%

Summary of Responses – Policy H1P-24: Land off Fieldside

5.84 It was suggested that one of the requirements within the biodiversity and landscaping section should be amended to include the following: A comprehensive landscaping scheme, including biodiversity enhancement should be incorporated into the site design to achieve a measurable biodiversity net gain.

Responses – Policy HP1-25: Land at Yealand Flats

5.85 3 respondents commented on this policy and did not specify.

Table 5.21 Policy HP1-25: Land at Yealand Flats

Response	Number of Respondents	Percentage of Respondents
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Support	0	0%
Object	0	0%
Not specified	3	100%
Total	3	100%

Summary of Responses – Policy HP1-25: Land at Yealand Flats

- 5.86 One representative suggested one of the requirements within the biodiversity and landscaping section should be amended to include the following: A comprehensive landscaping scheme, including biodiversity enhancement should be incorporated into the site design to achieve a measurable biodiversity net gain.
- 5.87 Several representations objected to the proposed allocation due to alternative brownfield land being available for development within the town, additional traffic issues and the impact it would have on the Maw's Mill.
- 5.88 A representative acknowledges the allocation for approximately 45 dwellings in Epworth. It is noted, that it is yet unknown whether the site can be developed in a way which is sympathetic with its location and meet the policy tests set out in Policy H2.
- 5.89 Several comments were received supporting this allocation and requested more land was included within Epworth.
- 5.90 A number of objections have been received regarding the impact of the allocation in the LC14 designation Ellers Field.

Responses – Policy H1P-26: Land at Field House

- 5.91 7 respondents commented on this policy. 1 respondent agreed with contents of the policy, whilst 1 respondent did not specify and 5 objected.

Table 5.22 Policy H1P-26: Land at Field House

Response	Number of Respondents	Percentage of Respondents
Support	1	14.3%
Object	5	71.4%
Not specified	1	14.3%
Total	7	100%

Summary of Responses – Policy H1P-26: Land at Field House

- 5.92 A number of representations raised concerns that the site was not suitable for additional housing development due to the land being low lying and experiencing major flooding and sewage problems. The site is also access by a narrow lane. A representation raised concerns regarding the water table within the area already reaches high levels under heavy rainfall.

- 5.93 Several representations raised concerns regarding the views of the open countryside being lost from the recreation ground if the site was developed.
- 5.94 One representative supported the allocation. Concerns raised regarding timescale for development and limited opportunity for other landowners wishing to develop within the settlement.
- 5.95 One representative raised concerns about the historic landscape policy blocking development opportunities within the village.
- 5.96 Several representatives raised concern that the site is not vacant and is being used for agricultural purposes. A number of representatives raised concerns regarding the site not being discounted due to the Area of Special Landscape Interest similar to other areas within Haxey and being located on the edge of the settlement affecting the character. The medieval strip farming method embodied in the open plan Anglo Saxon fields is unique. It is representative of a sole surviving part of England's landscape heritage. If this is developed or affected in anyway it can never be replaced. Also why has the allocation not been limited to the brownfield land within the site.
- 5.97 Concerns raised regarding the impact of increased traffic within the area. Several representations raised concerns regarding Graizelound Fields Road is a single-track road, one end has just had a house built on the corner which means the road cannot be made wider. It was suggested that it would be possible for vehicle access to be from Haxey Lane only.
- 5.98 A number of representations raised concerns regarding limited social infrastructure within the village for example school places within Haxey primary school.
- 5.99 Several representatives raised concerns about the proposed road access would alter the current traffic passing through the area. This is a single track road, extending it would cause additional traffic changing the estate around the area, increasing noise, pollution, and disruption.
- 5.100 Concerns have been raised regarding the flood and drainage issues on Graizelound Field Road.

Responses – Policy H1P-27: Land at Former RAF Kirton in Lindsey

- 5.101 3 respondents commented on this policy. 30 respondents agreed with contents of the policy whilst 2 respondents did not specify and 1 objected.

Table 5.23 Policy H1P-27: Land at Former RAF Kirton in Lindsey		
Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	1	33.3%
Not specified	2	66.6%
Total	0	100%

Summary of Responses – Policy H1P-27: Land at Former RAF Kirton in Lindsey

5.102 One representative suggested one of the requirements within the biodiversity and landscaping section should be amended to include the following: A comprehensive landscaping scheme, including biodiversity enhancement should be incorporated into the site design to achieve a measurable biodiversity net gain.

5.103 A representative supported the allocation of land at Former RAF Kirton in Lindsey as this would meet the aims to join up areas of the town.

5.104 It was suggested that the site is allocated for employment uses instead of residential development as the site is isolated from the existing town.

Responses – Policy H1P-28: Land adjacent to Ivy House Farm on Main Street

5.105 1 respondent commented on this policy and objected.

Table 5.24 Policy H1P-28: Land adjacent to Ivy House Farm on Main Street		
Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	1	100%
Not specified	0	0%
Total	1	100%

Summary of Responses – Policy H1P-28: Land adjacent to Ivy House Farm on Main Street

5.106 One representative objected to the site being allocated due to flood risk and drainage issues. Concerns also raised regarding the increase growth within the villages from the site with planning permission and traffic issues.

Responses – Policy H1P-29: Land off Mill Lane

5.107 No comments were received for this policy.

Responses – Policy H1P-30: Land south of Main Street

5.108 8 respondents commented on this policy. 7 respondents objected to the contents of the policy, whilst 1 respondent did not specify.

Table 5.25 Policy H1P-30: Land south of Main Street		
Response	Number of Respondents	Percentage of Respondents
Support	1	12.5%
Object	7	87.5%
Not specified	0	0%
Total	8	100%

Summary of Responses – Policy H1P-30: Land south of Main Street

- 5.109 Several comments were received objecting to the site being allocated for housing. The development of this site would have a negative impact on the local character and history of the villages. The North Lincolnshire Council Scawby Conservation Area Appraisal report (2005) expresses in its statement ‘Modern development around the edges of Scawby has had a negative impact on the quality of the village’ Further residential development should be therefore dissuaded.
- 5.110 From a highways perspective the road is poorly maintained and of insufficient width to cope with the additional traffic arising from development of this land. The road is known to struggle to cope with surface water during storm events which seem to be more frequent. This is supported by the councils own Strategic Flood Risk Assessment online mapping which shows the highway is at risk. A large increase in impermeable surface area brought about by new development of this magnitude would only exacerbate existing problems.
- 5.111 There are other brownfield sites which should be developed ahead of this greenfield site and as such inclusion of this parcel of land is contrary to NPPF. Also the amount of houses in the proposal is almost half the amount of properties currently in the hamlet; this is a dramatic increase on top of other already approved plans. The loss of green land will be detrimental to wildlife and ecology. There is a vast number of birds and other wildlife in the area that this plan will negatively impact.
- 5.112 Several representations supported the allocation as this will provide additional homes for the Scawby.
- 5.113 One representative objected to certain aspects of the site assessment for this site as set out in the Heritage and Archaeology Impact Assessment (HAIA) within the Councils evidence base.

Responses – Policy H1P-31: Land at School Road

- 5.114 1 respondent commented on this policy with support.

Table 5.27 Policy H1P-31: Land at School Road

Response	Number of Respondents	Percentage of Respondents
Support	1	100%
Object	0	0%
Not specified	0	0%
Total	1	100%

Summary of Responses – Policy H1P-31: Land at School Road

- 5.115 One representative supported the allocation for residential development. The site has had significant interest from several developers. The site is available to be actively marketed, with the aim of signing a developer to assist in delivering the site.

Responses – Policy H1P-32: Land South of Doncaster Road

5.116 1 respondent commented on this policy with an objection.

Table 5.28 Policy H1P-32: Land South of Doncaster Road

Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	1	100%
Not specified	0	0%
Total	0	0%

Summary of Responses – Policy H1P-32: Land South of Doncaster Road

5.117 A representative objected to the site being proposed for residential development due to the site being located within flood zone 2/3a and would fail the exception test as alternative site are available in flood zone 1 within the village.

Responses – Policy H1P-33: Land at Field Lane

5.118 4 respondents commented on this policy. 0 respondents agreed with contents of the policy, whilst 3 respondents did not specify and 1 objected to this policy.

Table 5.29 Policy H1P-33: Land at Field Lane

Response	Number of Respondents	Percentage of Respondents
Support	0	0
Object	1	25%
Not specified	3	75%
Total	4	100%

Summary of Responses – Policy H1P-33: Land at Field Lane

5.119 A number of representatives were received objecting to the allocation of Land at Field Lane due to the site being greenfield land, lack of suitable infrastructure and social infrastructure including no shop, bus services, doctors and school places.

5.120 One representative identified that the site is available now and that there is significant interest from developers.

Responses – Policy H2: Housing mix and density

5.121 9 respondents commented on this policy. 0 respondents agreed with contents of the policy, whilst 5 respondents did not specify and 4 objected to this policy.

Table 5.30 Policy H2: Housing mix and density

Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	4	44.4%
Not specified	5	55.6%
Total	9	100%

Summary of Responses – Policy H2: Housing mix and density

- 5.122 One representative objected to the density calculation used within the emerging plan not being justified. The density should be calculated using the RIC guidelines published in 2021.
- 5.123 A represented objected to the deliverability of some of the densities set out within Policy H2 which proposes densities as high as 70 dwellings per net hectare in Scunthorpe town centre to as low as 20 dwellings per net hectare in the rural hamlets and villages. In order to be effective, the Plan should also set out the net site area so it is clear how the site specific and density requirements have been calculated. This will help to ensure there is sufficient housing being identified to meet housing needs.
- 5.124 Several representative recommended the policy refers to the design and access statement as the basis for determining the appropriate density influenced by local form character topography etc. In tandem with this approach, we recommend the density range should form part of the justification text rather than be given prominence within the policy itself.
- 5.125 Policy H2 requires the mix of housing on sites to take account of (inter-alia) the North Lincolnshire Housing and Economic Needs Assessment 2020 housing mix information, which is set out at Table 5.2 of the Local Plan. One representative has no concerns about the 2/3/4+ bed mix required however they consider the requirement to provide 8.1% 1 bed dwellings will be difficult to achieve on many sites in North Lincolnshire.
- 5.126 Concerns raised regarding the proposed density ranges for sites within the Scunthorpe Urban Area (40 to 45 dwellings per hectare) and Principal Towns (40 to 45 dwellings per hectare) may not be achievable once other requirements such as Biodiversity Net Gain and the need to achieve a balanced housing mix are taken into account.
- 5.127 It was suggested that the principal settlements of Brigg and Barton upon Humber should have a lower density than Scunthorpe to reflect the rural nature of the two towns.
- 5.128 One representative supported the Council in seeking to achieve an appropriate mix of housing on sites throughout the District, it is essential that housing delivery is not delayed as a direct response of the mix requirements being overly prescriptive. Additional flexibility should be established in the policy so as to ensure that site specific conditions, market conditions and local need at the time can all be considered in determining the mix of housing to be delivered.
- 5.129 The flexibility provided by this policy in relation to certain exceptions is noted, this will allow developers to react to some site-specific issues. However, further amendments could be made

to create greater flexibility to allow developers to take account of the evidence in relation to market aspirations and demands.

5.130 Several representations suggested the Council will also need to consider its approach to density in relation to other policies in the plan and those set nationally, policies in relation to open space provision, housing design and space standards, SuDs, biodiversity, future homes standard, trees and parking provision can all impact upon the density which can be delivered upon site.

5.131 One representation suggested that the policy should provide an exemption for specialist accommodation for older persons. The housing mix and density of these schemes are clearly very different from open market housing and the policy should make this clear.

Responses – Policy H3: Affordable housing

5.132 4 respondents commented on this policy of which 2 objected and 2 did not specify.

Table 5.31 Policy H3: Affordable housing		
Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	2	50%
Not specified	2	50%
Total	2	100%

Summary of Responses – Policy H3: Affordable housing

- 5.133 One representative raised concerns regarding no formal rural exception site allocations being shown on the maps and in the plan for the next 20 years.
- 5.134 A representative did not object to the delivery of 10% affordable housing on sites, however it was suggested that it must be fully justified by robust viability evidence alongside all other policy requirements set out within the draft Plan.
- 5.135 One representative objected to the local plan viability study not including a typology for specialist older people as this is contrary to the PPG.
- 5.136 Concerns have been raised regarding this policy including the exact tenure mix and deliverability of the percentage of affordable housing identified taking account of viability issues within North Lincolnshire.
- 5.137 North Lincolnshire council identifies an annual need of 115 affordable homes per annum (2,070 across the plan period) in the Housing and Economic Needs Assessment 2020. The Publication Draft notes this has not been achieved in the last five years with an average delivery of 81 dwellings each year. Assuming each site would provide at policy compliant levels of affordable housing (10% across all sites excluding rural exceptions), there would be just 728 affordable homes provided across the authority, far below the 2,070 required.

Responses – Policy H4: Specialist and supported housing

5.138 1 respondent commented on this policy and did not specify.

Table 5.32 Policy H4: Specialist and supported housing		
Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	0	0%
Not specified	1	100%
Total	1	100%

Summary of Responses – Policy H4: Specialist and supported housing

5.139 One representative raised concerns regarding the provision of rural exception sites within the plan and suggested additional older people accommodation should be allocated to meet future populations needs.

Responses – Policy H5: Housing for older people

5.140 2 respondents commented on this policy and did not specify.

Table 5.33 Policy H5: Housing for older people		
Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	0	0%
Not specified	2	100%
Total	2	100%

Summary of Responses – Policy H5: Housing for older people

5.141 A representative suggested further allocation for older persons accommodation should be identified or flexibility included within Policy H5 to allow for suitable proposals outside of development limits to come forward where there is an identified need.

5.142 Part 2 of this policy states that all new specialist homes designed for older people shall be built to M4(2) and M4(3) of the Building Regulations as a minimum. A representative suggested that the clarity of this policy requires improvement, it is not clear if part 2 of the policy is requiring all homes to meet M4(2) or M4(3a) or M4(3b) standards, or whether it is suggesting all homes should meet M4(2) and M4(3a) or M4(3b) standards as it currently states. Paragraph 5.197 suggests that the policy should state M4(2) OR M4(3). There are significant differences in the costs of provision of

these different standards, and this lack of clarity could have significant implications for the viability of these developments.

- 5.143 Part 6 of the policy states that 'where appropriate, the council will consider the use of planning conditions to restrict occupancy and subsequent sale' of specialist accommodation for older people. While restrictions on occupancies are commonplace and necessary, care should be taken to allow the transfer of these units to family members if the original owner passes away.

Responses – Policy H6: North Lincolnshire's Travelling communities

- 5.144 No comments were received on this policy.

Table 5.34 Policy H6: North Lincolnshire's Travelling communities		
Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	0	0%
Not specified	0	0%
Total	0	0%

Responses – Policy H7: New agricultural workers or forestry dwellings

- 5.145 No comments were received on this policy.

Table 5.35 Policy H6: Policy H7: New agricultural workers or forestry dwellings		
Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	0	0%
Not specified	0	0%
Total	0	0%

Responses – Policy H8: Replacement, alteration, and extensions to dwellings in the open countryside

- 5.146 1 respondent commented on this policy and with support.

Table 5.36 Policy H8: Replacement, alteration and extensions to dwellings in the open countryside

Response	Number of Respondents	Percentage of Respondents
Support	1	100%
Object	0	0%
Not specified	0	0%
Total	0	100%

Summary of Responses – Policy H8: Replacement, alteration, and extensions to dwellings in the open countryside

5.147 One representative supported the principle as it contributes to the requirements of the NPPF.

Responses – Policy H9: Self-build and custom build

5.148 1 respondent commented on this policy and did not specify.

Table 5.37 Policy H9: Self-build and custom build		
Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	0	0%
Not specified	1	100%
Total	1	100%

Summary of Responses – Policy H9: Self-build and custom build

5.149 One representative raised concerns regarding the inclusion of self-build and custom build plots on major development. It is unlikely that self & custom build serviced plots on larger residential sites will appeal to those wishing to build their own home. It is considered that the provision of a certain percentage self-build plots on schemes above a certain size adds to the complexity and logistics of development and may lead to the slower delivery of homes. The provision of self-build plots on new housing developments cannot be co-ordinated with the development of the wider site. At any one time, there are often multiple contractors and large machinery operating on-site, from both a practical and health & safety perspective, it is difficult to envisage the development of single plots by individuals operating alongside this construction activity. Furthermore, any differential between the lead-in times / build out rates of self-build plots and the development of the wider site will result in construction work outside of specified working hours, building materials stored outside of designated compound areas, etc and unfinished plots next to completed / occupied dwellings causing customer dissatisfaction.

Responses – Policy H10: Flats above shops and the use of vacant buildings for housing

5.150 No comments were received on this policy.

Responses – Policy H11: Backland and tandem development

5.151 No comments were received on this policy.

Responses –Policy H12: Houses in multiple occupation

5.152 1 respondent commented on this policy and with support.

Table 5.38 Policy H12: Houses in multiple occupation		
Response	Number of Respondents	Percentage of Respondents
Support	1	100%
Object	0	0%
Not specified	0	0%
Total	0	0%

Summary of Responses – Policy H12: Houses in multiple occupation

5.153 A representation was received supporting the inclusion of flood mitigation measures within the policy criteria.

Responses – Policy H13: Children's homes

5.154 No comments were received for this policy.

General Comments

5.155 One representative objected to the use of the standard method approach being used to set the housing needs target.

Table H1:

5.156 An objection was received regarding the distribution of housing across the settlement in North Lincolnshire especially the growth proposed in Epworth being limited compared to less sustainable settlements.

5.157 Concerns raised about how the public consultation was advised. A respondent recommended that the public consultation events should have been advertised more by putting up notices within the local shops and the community facilities.

Paragraph 5.1

5.158 An objection was received regarding the Standard Method being used to calculate the Local Housing Need figure for the plan period. The figure should take account of the proposed job growth within the area.

5.159 One representative objected to the housing allocations being skewed towards smaller, less sustainable settlements. Concerns were raised regarding the limited amount of growth within

Epworth compared to less sustainable settlements when there is land available for development within the town.

Paragraph 5.5

- 5.160 One representative suggested that additional housing growth should be included within the town of Winterton. The representation suggested that S8MLX: Land north of WINH-3 Land at Top Road (44-1), off A1077 Top Road should be considered to support this additional growth.

Paragraph 5.64

- 5.161 An objection has been received to the removal of sites identified within the Local Plan Preferred Option document H1P-7P and H1P-8P. Both these sites would support the delivery of additional housing and the required Barton Link Road. The inclusion of these sites would also support the delivery of a new medical centre.

Paragraph 5.125

- 5.162 Several representatives have raised concerns regarding why the Field House Road proposal has not been discounted for development due to the impact on the Area of Special Historic Landscape Interest (LC14) when other sites with Haxey have that are on the edge of the current development limit.
- 5.163 A representative raised concerns on the level of growth in Haxey and how this was decided.

Paragraph 5.131

- 5.164 One representative suggested the land at Ings Lane, Kirton in Lindsey with outline planning approval should not be included within the development boundary in case the approval lapses.

Omission Sites

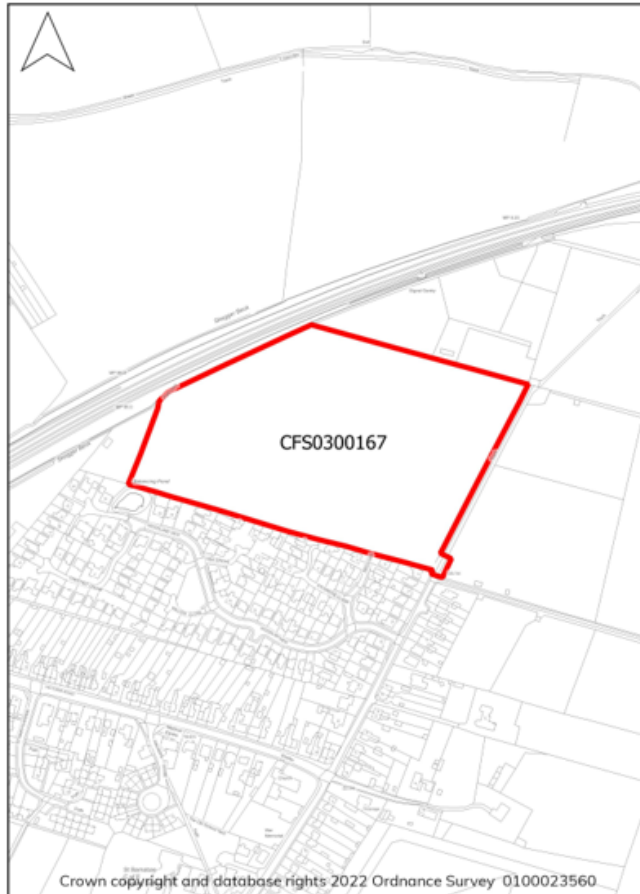
- 5.165 As part of the publication Draft consultation, alternative sites were submitted as Omission sites so they could be considered by the inspector during the public examination. This allowed landowners, developers and/or agents to put forward land to be considered for potential site allocations within the emerging Local Plan. They were able to submit sites for a variety of uses including:
- Housing (including market housing, affordable housing & self-build housing)
 - Employment (including office, light industrial, general industrial & warehousing)
 - Development limit changes
 - Retail/Town Centre Uses
 - Sports/Leisure
 - Gypsy and Travellers Sites
 - Local Green Space
 - Waste Management; and
 - Minerals Extraction
- 5.166 Over 70 omission sites were put forward for consideration as part of the public consultation stage. These will be sent to the Planning Inspector when the Plan is submitted, and a list of all proposed housing sites are attached on the next pages.

Settlement - Appleby
Site Reference - CFS0300109



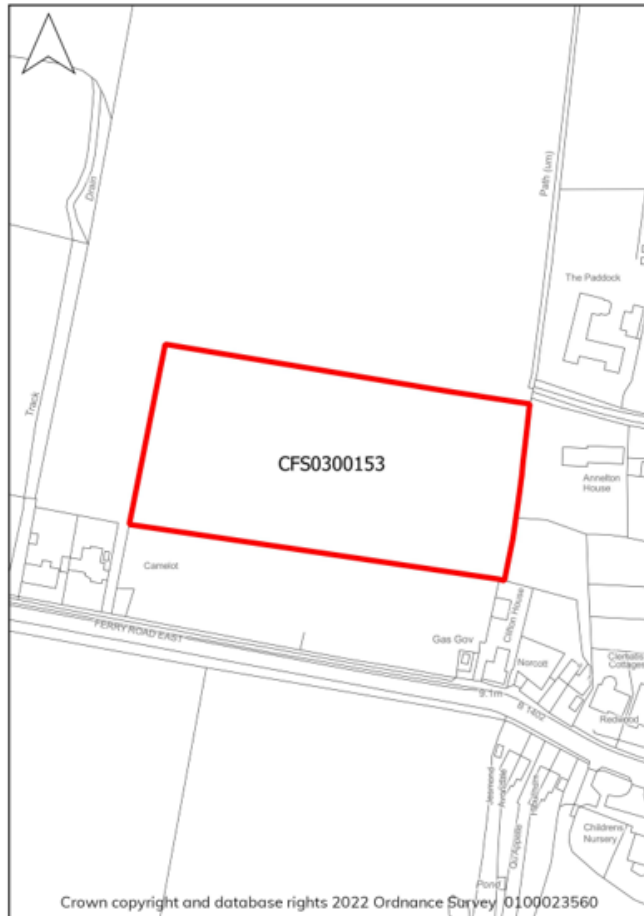
Site Address	Land off Church Lane
Applicant Name (Representor)	Mr & Mrs A Cassidy
Proposed Use	Residential (Market Housing)
Proposed Use Information	1 detached house with garage
Site Size (Ha)	0.12
Site Details Land Use	Garden
Site Details Landscape Features	Trees to the frontage, open garden area, house to the rear of the site.
Site Details Access	Off Church Lane
Site and Surrounding Area Description	The land lies to the north of Church Lane and has residential development to the south and west. The remaining surrounding area is mainly trees and open countryside.
Market Interest Type	None
Utilities Water	yes
Utilities Sewerage	yes
Utilities Electric	yes
Utilities Gas	unsure
Utilities Landline	yes

Settlement - Barnetby le Wold
Site Reference - CFS0300167



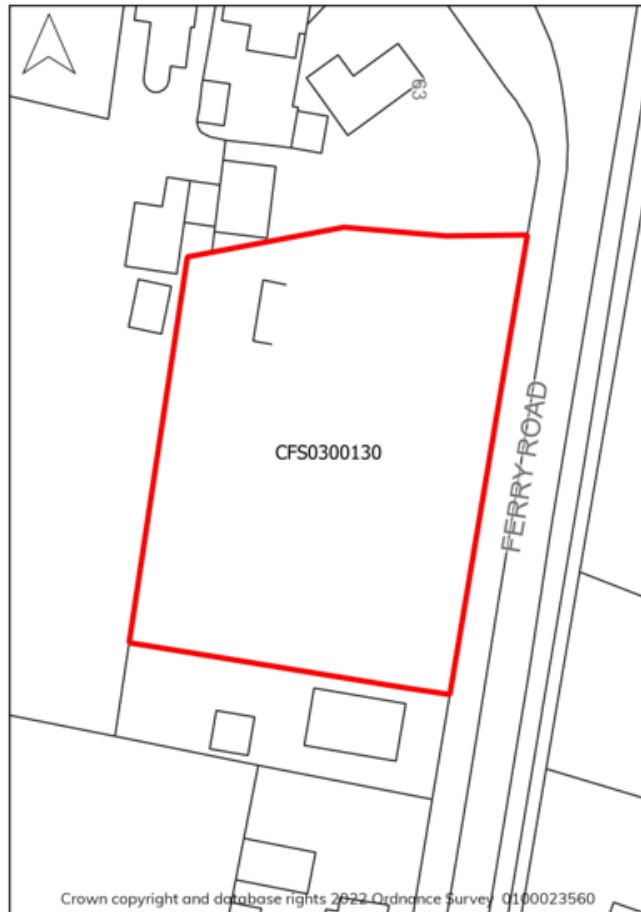
Site Address	Land off St Barnabas Road
Applicant Name	The Lincoln Diocesan Trust and Board of Finance
Proposed Use	Residential (Market Housing)
Proposed Use Information	In March 2018, Land off St Barnabas Road (reference 3TME) was submitted to the North Lincolnshire Call for Sites as a potential housing allocation. Consideration of the site is undertaken within the SHELAA 2021, which includes it within the list of discounted sites for the following reasons: Existing infrastructure is unsuitable to serve development of this size. The site is adjacent to a railway line so noise may be an issue. The site is isolated from the existing built-up area. Barnetby le Wold is a sustainable settlement which is suitable for growth as confirmed in policy SS2. Site 3TME presents an opportunity for additional growth alongside the proposed allocation at H1P-19. Whether developed in full or in part, the site can offer flexibility to the future development of the village. It should therefore be included as a housing allocation or within the settlement boundary. The comments about 3TME in the SHELAA are not justified for the reasons outlined above. Including additional flexibility to the plan through the introduction of additional allocations would make the plan more effective over the plan period.
Site Size (Ha)	5.75
Site Details Land Use	Agricultural land-Greenfield
Site Details Landscape Features	The site is agricultural land.
Site Details Access	Access off St Banabas Road.
Site and Surrounding Area Description	The site has residential development to the south and the remainder of the site is surrounded by open countryside
Market Interest Type	
Utilities Water	
Utilities Sewerage	
Utilities Electric	
Utilities Gas	
Utilities Landline	

Settlement - Barrow upon Humber
Site Reference - CFS0300153



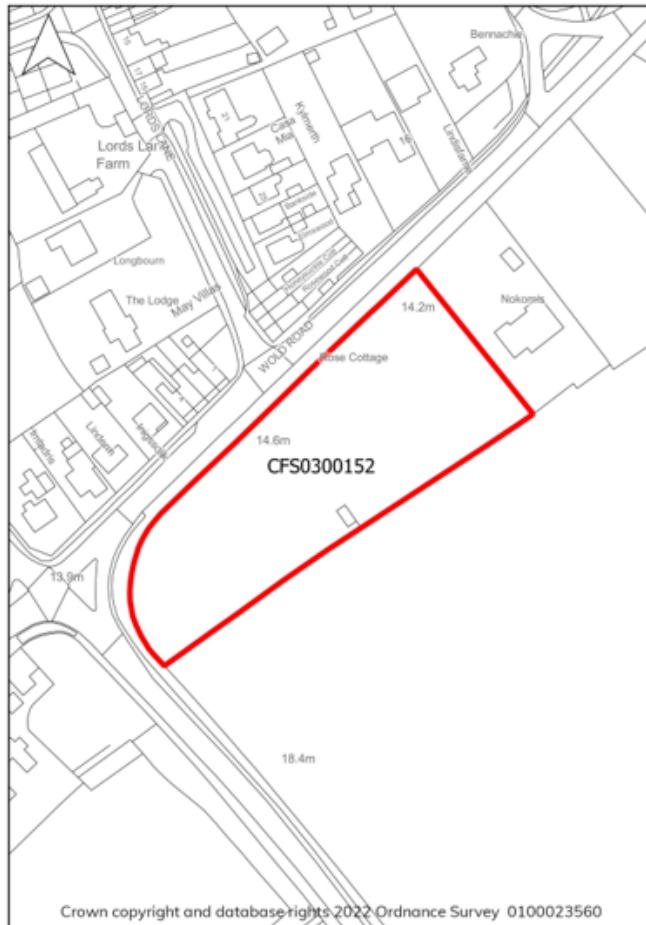
Site Address	Land at Ferry Road East
Applicant Name (Representor)	Ian Stewert
Proposed Use	Residential (Market Housing)
Proposed Use Information	18 dwellings
Site Size (Ha)	1.12
Site Details Land Use	Agricultural land
Site Details Landscape Features	n/a
Site Details Access	n/a
Site and Surrounding Area Description	This site of some 1.0 Ha [2.39 acres] is owned by Keigar Homes and would comprise the second phase of development currently under construction on approved site H1C-35. A planning application is currently pending for the erection of 18 dwellings.
Market Interest Type	Site is owned by a developer
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Barrow upon Humber
Site Reference - CFS0300130



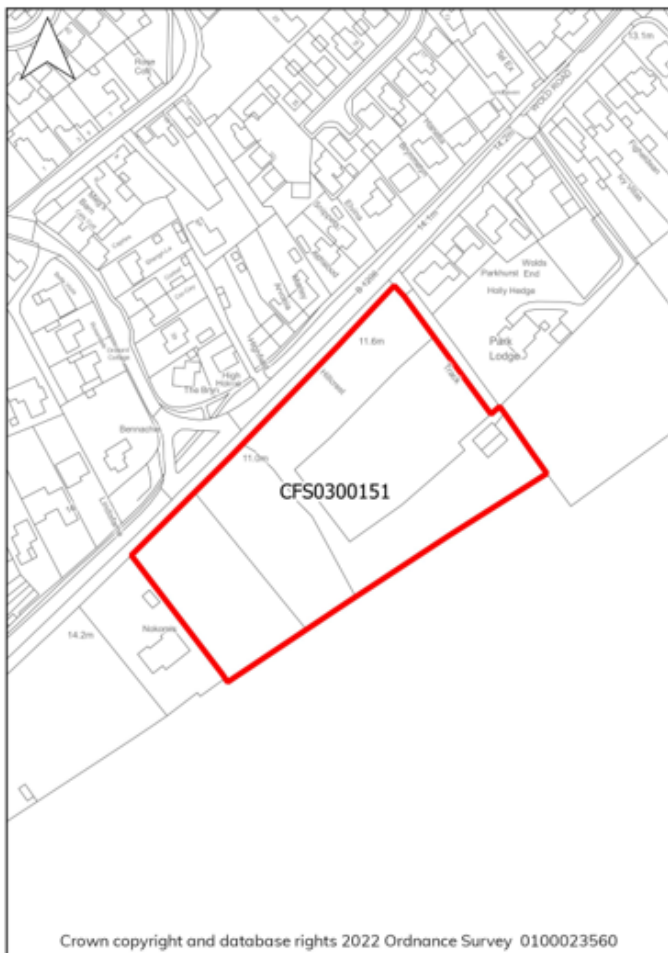
Site Address	Land to the west of Ferry Road (A1077)
Applicant Name (Representor)	Robert Hebblewhite
Proposed Use	Residential (Market Housing)
Proposed Use Information	Hoping to use for housing up to nine properties approximately the size is one third of a hectare.
Site Size (Ha)	0.29
Site Details Land Use	Agricultural
Site Details Landscape Features	one tree
Site Details Access	Gate entry at end of field
Site and Surrounding Area Description	The site has residential development to the north and south to the west and east is agricultural land.
Market Interest Type	None
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Barrow upon Humber
Site Reference - CFS0300152



Site Address	Land off Wold Road
Applicant Name (Representor)	Ian Stewert
Proposed Use	Residential (Market Housing)
Proposed Use Information	23 dwellings
Site Size (Ha)	0.73
Site Details Land Use	Agricultural Lane
Site Details Landscape Features	see rep emailed in
Site Details Access	see rep emailed in
Site and Surrounding Area Description	Site A- Keigar Homes have an option to purchase both sites A and B. Both were considered favourably in the SHLAA and relate very well to the structural form of the settlement. Site A is some 1.6 Ha [3.8 acres] in extent and could accommodate about 48 dwellings whilst site B is some 0.75 Ha [1.8] acres in extent and could accommodate about 23 dwellings.
Market Interest Type	Site is owned by a developer
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Barrow upon Humber
Site Reference - CFS0300151



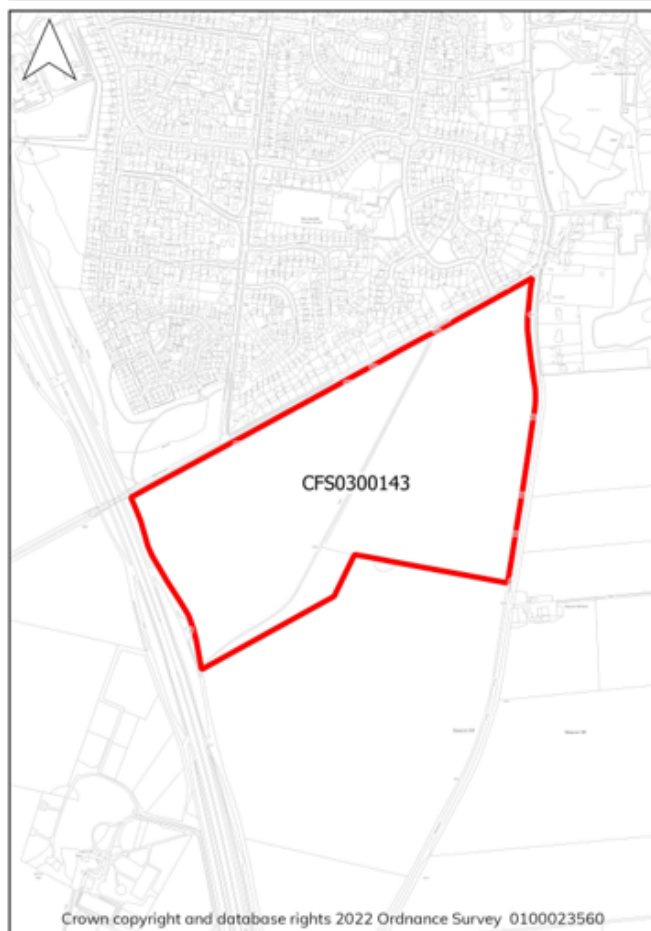
Site Address	Land off Wold Road
Applicant Name (Representor)	Ian Stewert
Proposed Use	Residential (Market Housing)
Proposed Use Information	48 dwellings
Site Size (Ha)	1.49
Site Details Land Use	Agricultural Land
Site Details Landscape Features	see info submitted by email
Site Details Access	see info submitted by email
Site and Surrounding Area Description	Site B- Keigar Homes have an option to purchase both sites A and B. Both were considered favourably in the SHLAA and relate very well to the structural form of the settlement. Site A is some 1.6 Ha [3.8 acres] in extent and could accommodate about 48 dwellings whilst site B is some 0.75 Ha [1.8] acres in extent and could accommodate about 23 dwellings.
Market Interest Type	Site is owned by a developer
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Barrow upon Humber
Site Reference - CFS0300154



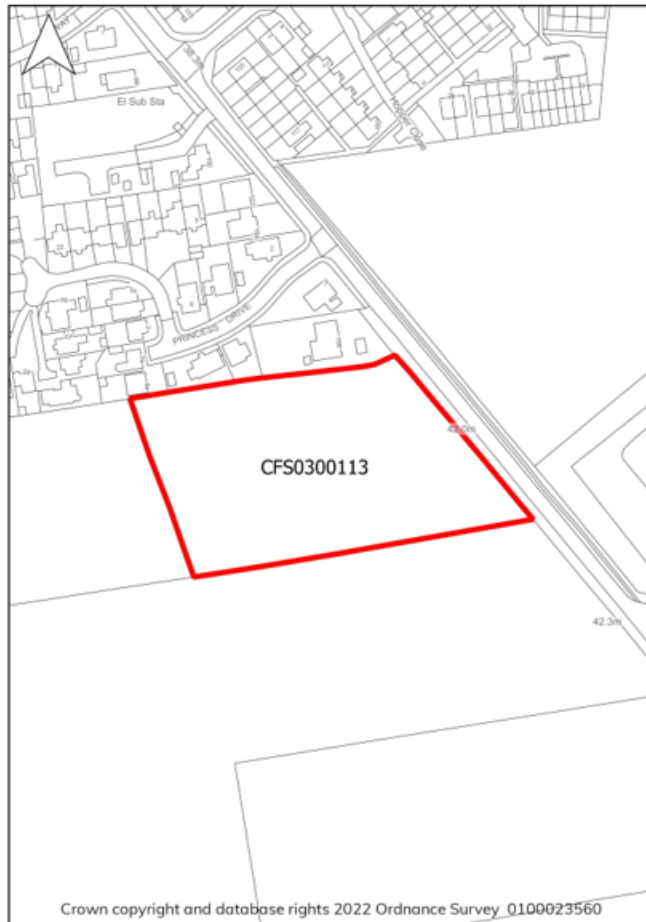
Site Address	Land at Ferry Road
Applicant Name (Representor)	Ian Stewart
Proposed Use	Residential (Market Housing)
Proposed Use Information	30 dwellings
Site Size (Ha)	1.01
Site Details Land Use	Agricultural land
Site Details Landscape Features	see rep emailed in
Site Details Access	see rep emailed in
Site and Surrounding Area Description	This site of approximately 1.0 Ha [2.39 acres] is part of the same field that includes proposed allocation H1P – 20 and alongside approved site H1C- 34. It is illogical to omit it as it lies between allocated sites and the town. Whilst development might be limited by heritage issues associated with the nearby conservation area and views of the church, it should be considered in conjunction with the allocated part of the same field. Subject to heritage issues it might accommodate some 30 dwellings.
Market Interest Type	Site is owned by a developer
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Barton upon Humber
Site Reference - CFS0300143



Site Address	Land west of Brigg Road
Applicant Name (Representor)	Joe Perkins
Proposed Use	Residential (Market Housing)
Proposed Use Information	380 homes
Site Size (Ha)	26.41
Site Details Land Use	Agricultural land
Site Details Landscape Features	The area surrounding Barton-upon-Humber is mostly agricultural land. Intensive farming has taken place on this land. The site strongly relates to the existing built environment and therefore, is a sustainable and logical urban extension. There are no landscape designations situated on the site. The wider landscape is dominated by the Humber Bridge which looms over the horizon when looking at the site from the south east corner. The setting of this asset would not be harmed by the proposal by virtue of the existing built form.
Site Details Access	The site is bounded by Horkstow Road to the North, the B1218 Brigg Road to the east and the A15 to the west. Due to the scale of the proposed site two suitable vehicle access points have been identified which are to be taken from Horkstow Road and Brigg Road; these access points will be linked by a main arterial road through the site. Several pedestrian access points are included on the indicative masterplan, when coupled with the proposed enhancements of the existing footpaths on Horkstow Road and Brigg Road this will improve pedestrian connectivity and promote walking and cycling.
Site and Surrounding Area Description	The site is located adjacent to the southern edge of Barton-upon Humber. The site lies to the west of Brigg Road and is approximately 26.3 hectares in size. The topography of the site is undulating.
Market Interest Type	Enquiries received
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Barton upon Humber
Site Reference - CFS0300113



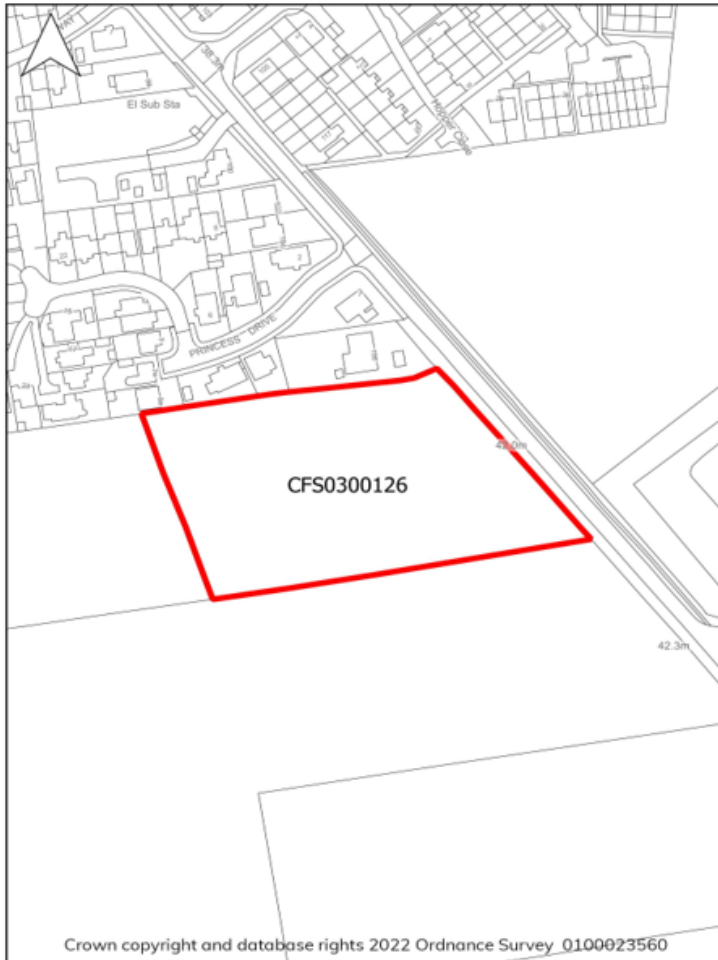
Site Address	Land to the west of Caistor Road
Applicant Name (Representor)	Luke Bunyan
Proposed Use	Residential (Market Housing)
Proposed Use Information	50 dwellings
Site Size (Ha)	0.99
Site Details Land Use	Agricultural
Site Details Landscape Features	Hedgerow around the border
Site Details Access	Access via caistor road
Site and Surrounding Area Description	Residential development lies to the north of the site the remainder is surrounded by agricultural land.
Market Interest Type	Enquiries received
Utilities Water	no
Utilities Sewerage	no
Utilities Electric	no
Utilities Gas	no
Utilities Landline	no

Settlement - Barton upon Humber
Site Reference - CFS0300126



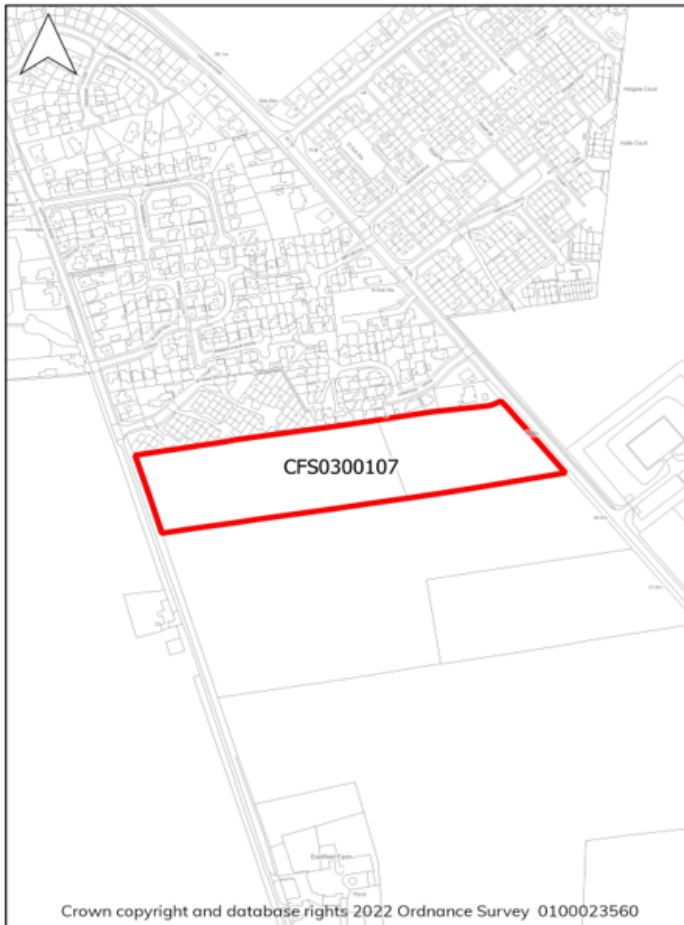
Site Address	Land to the west of Caistor Road
Applicant Name (Representor)	Karen Bunyan
Proposed Use	Residential (Market Housing)
Proposed Use Information	Up to 40 houses. Site is approx 1 hectare
Site Size (Ha)	0.99
Site Details Land Use	Agricultural
Site Details Landscape Features	Boundary hedging
Site Details Access	Access available from caistor road
Site and Surrounding Area Description	Residential development lies to the north of the site the remainder is surrounded by agricultural land.
Market Interest Type	Enquiries received
Utilities Water	no
Utilities Sewerage	no
Utilities Electric	no
Utilities Gas	no
Utilities Landline	no

Settlement - Barton upon Humber
Site Reference - CFS0300126



Site Address	Land to the west of Caistor Road
Applicant Name (Representor)	Karen Bunyan
Proposed Use	Residential (Market Housing)
Proposed Use Information	Up to 40 houses. Site is approx 1 hectare
Site Size (Ha)	0.99
Site Details Land Use	Agricultural
Site Details Landscape Features	Boundary hedging
Site Details Access	Access available from caistor road
Site and Surrounding Area Description	Residential development lies to the north of the site the remainder is surrounded by agricultural land.
Market Interest Type	Enquiries received
Utilities Water	no
Utilities Sewerage	no
Utilities Electric	no
Utilities Gas	no
Utilities Landline	no

Settlement - Barton upon Humber
Site Reference - CFS0300107



Site Address	Land to the west of Caistor Road
Applicant Name (Representor)	Stephen Bunyan
Proposed Use	Residential (Market Housing)
Proposed Use Information	The proposed sites are within the town signage, at one of the highest points in Barton so no flooding issues. The site can be accessed directly from Caistor Road which is a straight road with no blind spots or an area of congestion. Field 1 can support 40-50 units depending on size and is a 1 hectare site, Field 2 is larger, measuring approx 1.57 hectares and would support around 50-60 units and would be accessed via field 1.
Site Size (Ha)	2.71
Site Details Land Use	Agricultural
Site Details Landscape Features	Non other than boundary hedging.
Site Details Access	Directly from Caistor Road, Barton upon Humber
Site and Surrounding Area Description	Residential development lies to the north of the site the remainder is surrounded by agricultural land.
Market Interest Type	Enquiries received
Utilities Water	yes
Utilities Sewerage	yes
Utilities Electric	yes
Utilities Gas	yes
Utilities Landline	yes

Settlement - Barton upon Humber
Site Reference - CFS0300118



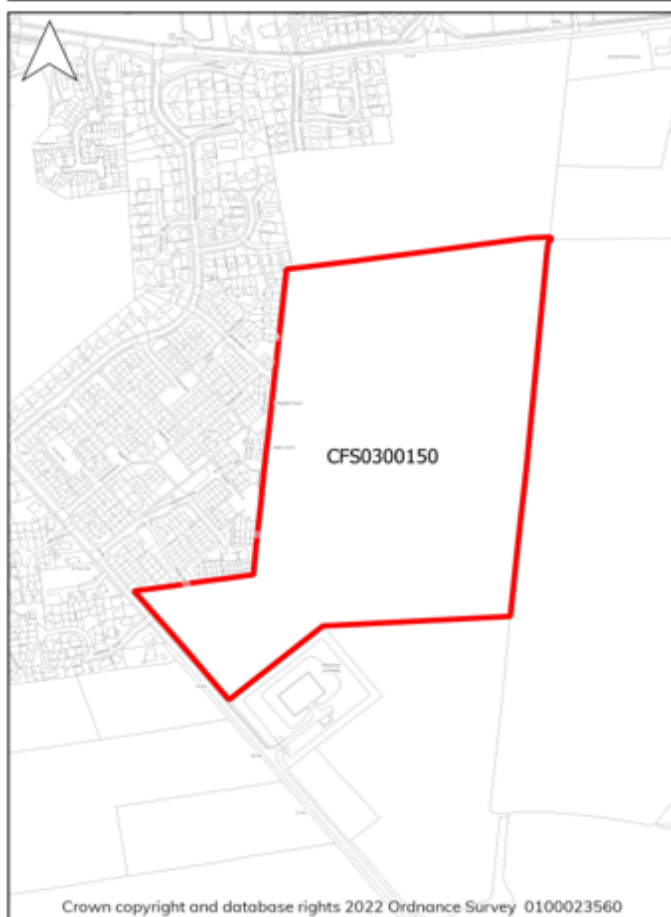
Site Address	Land to the west of Caistor Road
Applicant Name (Representor)	Gregory Tyres
Proposed Use	Residential (Market Housing)
Proposed Use Information	The land is a below 1 hectare (0.991 hectare) deliverable site located on the eastern side of Barton upon Humber. This site consists of one agricultural field with residential properties to the north and agricultural land to the south and west. The site is currently available for development. The surrounding residential uses and proximity to local services make this a suitable site for residential development for approximately 30 dwellings based on SHELAA methodology and has the following benefits: 1.Land is available now – deliverable site 2.Direct road access to Caistor Road without expensive modification of the road network 3.Family owners are in agreement in their desire to sell immediately for housing development 4.Has been shown as included in building boundary on previous drafts of the current plan 5.The land is in flood zone 1, an area with a low probability of flooding 6.Public transport to the town centre and schools is accessible within a 6 minute walk.
Site Size (Ha)	0.99
Site Details Land Use	The site is Grade 2 agricultural land (greenfield)
Site Details Landscape Features	Ploughed field surrounded by hedging
Site Details Access	Direct road access to Caistor Road
Site and Surrounding Area Description	
Market Interest Type	Enquiries received
Utilities Water	yes
Utilities Sewerage	unsure
Utilities Electric	yes
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Barton upon Humber
Site Reference - CFS0300119



Site Address	Land to the west of Caistor Road
Applicant Name (Representor)	Ruth Tyers
Proposed Use	Residential (Market Housing)
Proposed Use Information	The land is a below 1 hectare (0.991 hectare) deliverable site located on the eastern side of Barton upon Humber. This site consists of one agricultural field with residential properties to the north and agricultural land to the south and west. The site is currently available for development. The surrounding residential uses and proximity to local services make this a suitable site for residential development for approximately 30 dwellings based on SHELAA methodology and has the following benefits: 1.Land is available now – deliverable site 2.Direct road access to Caistor Road without expensive modification of the road network 3. Family owners are in agreement in their desire to sell immediately for housing development 4.Has been shown as included in building boundary on previous drafts of the current plan 5.The land is in flood zone 1, an area with a low probability of flooding 6.Public transport to the town centre and schools is accessible within a 6 minute walk.
Site Size (Ha)	0.99
Site Details Land Use	Grade 2 agricultural land (Greenfield)
Site Details Landscape Features	Ploughed field with hedging at perimeter
Site Details Access	Direct main road access to Caistor Road
Site and Surrounding Area Description	Residential development lies to the north of the site the remainder is surrounded by agricultural land.
Market Interest Type	Enquiries received
Utilities Water	yes
Utilities Sewerage	unsure
Utilities Electric	yes
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Barton upon Humber
Site Reference - CFS0300150



Site Address	Land off Barrow Road, Caistor Road
Applicant Name (Representor)	Ian Stewert
Proposed Use	Residential (Market Housing)
Proposed Use Information	575 dwellings
Site Size (Ha)	13.77
Site Details Land Use	– Land between Barrow Road and Caister Road. Agricultural Land
Site Details Landscape Features	See rep submitted
Site Details Access	This site is marked A on the attached inset plan of Barton. It extends to some 14.3 ha [34.4 acres] which at the lower end of the appropriate density range set out in Policy H2 would provide about 575 dwellings. This site was included in the previous Options Plan and its inclusion would bring the overall number of new houses proposed for Barton up to a figure more commensurate with the Town's status. It is understood it was deleted due to doubts about the impact of additional traffic through the town centre. However, the inclusion of the site would enable the first phase of the planned bye-pass to be constructed as far as the Caister Road.
Site and Surrounding Area Description	This site extends to some 14.3 ha [34.4 acres] which at the lower end of the appropriate density range set out in Policy H2 would provide about 575 dwellings. Residential development lies to the west.
Market Interest Type	Site is owned by a developer. Keigar Homes are in negotiation to purchase both site A and the already allocated site alongside Barrow Road.
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

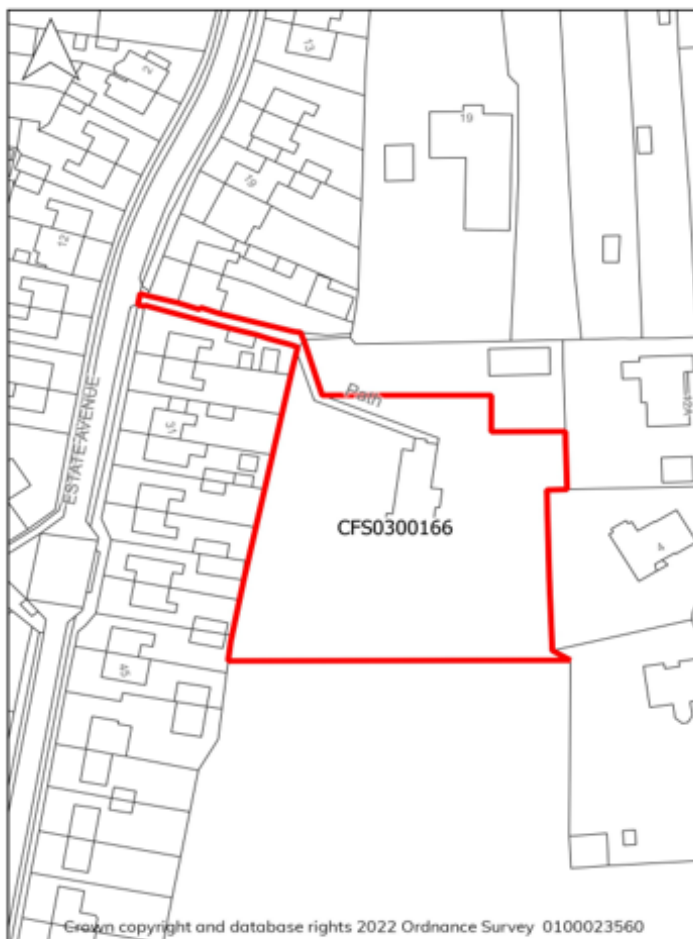


Site Address	Land to the west of High Street (A161)
Applicant Name (Representor)	Grice & Hunter
Proposed Use	Residential (Self Build)
Proposed Use Information	1-4 units
Site Size (Ha)	0.34
Site Details Land Use	Agriculture
Site Details Landscape Features	None
Site Details Access	Lane access
Site and Surrounding Area Description	The site is surrounded by residential development to the east, south and agricultural land to the north.
Market Interest Type	None
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure



Site Address	Land to the west of Westrum Lane
Applicant Name (Representor)	Hugh Rees
Proposed Use	Residential (Market Housing)
Proposed Use Information	Housing mix and Tenure • A mix of housing size and tenure is anticipated to be provided and developed at approximately 40 -45 dwellings per hectare in accordance with Policy H2 • Affordable housing is anticipated to be provided in accordance with Policy H3, having regard to any abnormal cost, economic viability and any other requirements on any proposed development.
Site Size (Ha)	2.01
Site Details Land Use	Agricultural
Site Details Landscape Features	Hedges and trees in hedgerows on site boundary Existing boundary features and habitats are envisaged to be retained, including hedgerows and mature trees. The plot area of greater flooding risk is envisaged to be similarly managed. This is in accordance with Policies DQE5, DQE12
Site Details Access	The land is directly on Westrum Lane
Site and Surrounding Area Description	The site is an agricultural field located on the southern edge of Brigg and is currently available for development. Some of the site has residential properties opposite on Westrum Lane and agricultural land to the west.
Market Interest Type	None
Utilities Water	yes
Utilities Sewerage	no
Utilities Electric	no
Utilities Gas	no
Utilities Landline	no

Settlement - Broughton
Site Reference - CFS0300166



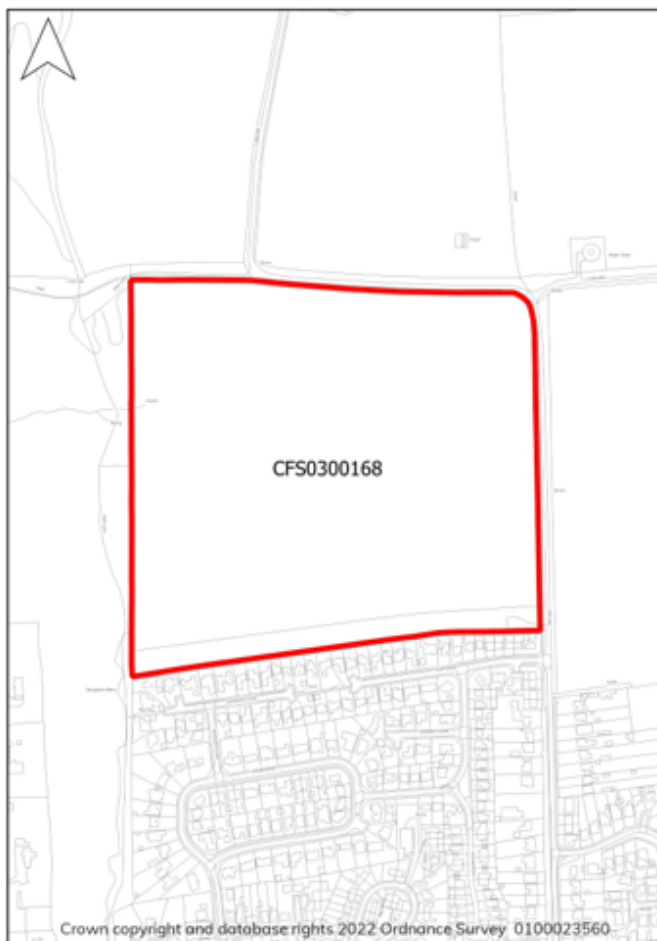
Site Address	Land off the B1027
Applicant Name (Representor)	The Lincoln Diocesan Trust and Board of Finance
Proposed Use	Residential (Market Housing)
Proposed Use Information	Residential
Site Size (Ha)	0.42
Site Details Land Use	This site, which is within the ownership of the LDTBoF, is well located in relation to the village of Broughton is proposed as an allocation for 84 dwellings (H1P-21).
Site Details Landscape Features	There are no known constraints that would affect the site's achievability for development, and the proposed criteria of H1P-21 would ensure that appropriate technical considerations are taken on board early in the planning process.
Site Details Access	Access off Estate Avenue
Site and Surrounding Area Description	This site, which is within the ownership of the LDTBoF, is well located in relation to the village of Broughton is proposed as an allocation for 84 dwellings (H1P-21). The site was put forward for consideration alongside the land to the immediate north (SHELAA 2021 reference CFS0300010). Whilst the current proposed allocation can offer a sustainable growth option for Broughton, the inclusion of the land to the north presents an even greater opportunity for the settlement. Whilst the additional land could provide additional housing, there is a further, significant benefit that it could provide through its existing access onto Estate Avenue. The incorporation of CFS0300010 into allocation H1P-21 would mean that a direct pedestrian and cycle link could be created from the wider site to the centre of Broughton via an existing route. It is immediately adjacent to existing housing along all of its boundaries, with the exception of the land to the south. This land was granted outline planning permission for 79 dwellings in August 2021 (Reference: PA/2020/2046).
Market Interest Type	
Utilities Water	
Utilities Sewerage	
Utilities Electric	
Utilities Gas	
Utilities Landline	

Settlement - Burton upon Stather
Site Reference - CFS0300142



Site Address	Land off Darby Road
Applicant Name (Representor)	Tori Heaton
Proposed Use	Residential (Market Housing)
Proposed Use Information	63 Homes
Site Size (Ha)	2.16
Site Details Land Use	The removal of site H1P-26P is not justified without sufficient information available for a transparent and fair reasoning for de-allocation. As such, we request copies of the studies undertaken to substantiate the objectivity of the public's concerns and the subsequent de-allocation. Once these are available, we intend to review them to determine whether there are any mitigation measures that can be implemented to make the development acceptable. We also intend to provide further studies to show that the site is deliverable, including details in relation to SUDS, drainage, ecology and heritage & archaeology.
Site Details Landscape Features	Assessment (SHELAA) under reference 7JNXX. This assessment concluded that the site may be suitable for residential development if all the site constraints could be addressed. Site H1P-26P was included in the preferred options. Since this time, no further communication has been had with North Lincolnshire Council, prior to the Publication Draft Plan which indicated that this allocation was proposed to be removed from the Plan. It is held that the Plan has not been positively prepared in this respect and there is no justification backed up by any evidence, for the removal of this previously allocated site. The allocation should not correctly be removed simply due to local public opposition.
Site Details Access	Please see supporting document emailed in
Site and Surrounding Area Description	Burton-upon Stather is a sustainable settlement and should be a focus for some growth in appropriately allocated sites. Burton-upon-Stather has capacity for growth and is a sustainable settlement, however, there are only very limited infill opportunities for development and as such Burton-upon-Stather should be afforded an appropriately sized allocation. The land to the south Darby Road is a logical extension to the existing settlement, it is available and deliverable and policy SS11 should be amended to recognise this.
Market Interest	Enquiries received
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Burton upon Stather
Site Reference - CFS0300168



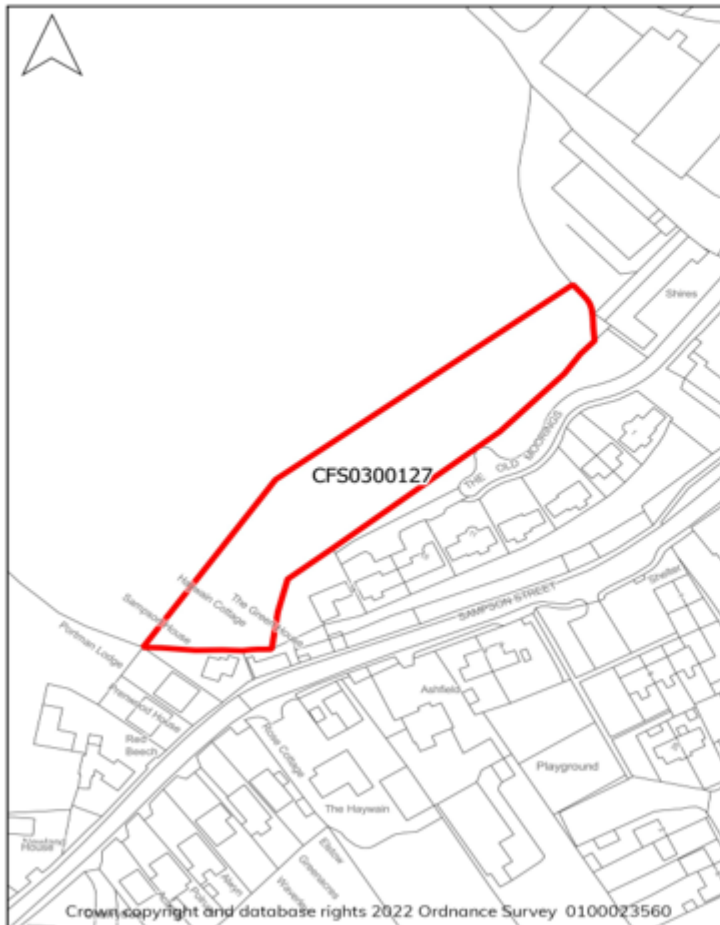
Site Address	Land off Tee Lane
Applicant Name (Representor)	The Lincoln Diocesan Trust and Board of Finance
Proposed Use	Residential (Market Housing)
Proposed Use Information	In March 2018, Land off Tee Lane, Burton upon Stather (KD4T8) was submitted to the North Lincolnshire Call for Sites as a potential housing allocation. Consideration of the site is undertaken within the SHELAA 2021, which includes it within the list of discounted sites for the following reasons: Highways have concerns about impact of development on existing highway infrastructure. The site has a number of Tree Preservation Orders on site. The site is within 1000m of Burton Kennels so noise may be an issue.
Site Size (Ha)	16.99
Site Details Land Use	The information within the SHELAA 2021 does not expand upon these concerns so it is not possible to specifically address them, other than to note that the site is served by the public highway. It appears to have good visibility and whilst single carriageway at present, there are verges which could allow for it to be upgraded to serve development. The site is within 1000m of Burton Kennels so noise may be an issue. Burton Kennels is located on Stather Road, which is approximately 400m away from the nearest part of the site. However, between the kennels and the development site is a mature woodland, which itself is around 200m wide and would therefore provide a buffer to any potential noise. In addition, any development proposals for the site would be accompanied by an appropriate acoustic impact assessment to ensure that noise levels on the site would be acceptable.
Site Details Landscape Features	
Site Details Access	
Site and Surrounding Area Description	The site has residential development to south and Burton upon Stather is identified as a Larger Rural Settlement and has a number of local facilities including a Primary School.
Market Interest	
Utilities Water	
Utilities Sewerage	
Utilities Electric	
Utilities Gas	
Utilities Landline	

Settlement - Crowle
Site Reference - CFS0300106



Site Address	Land to the north of Low Cross Street
Applicant Name (Representor)	Steve foster
Proposed Use	Residential (Market Housing)
Proposed Use Information	Access through new shared access road moorcroft allowed a further 26 dwellings on part of field passed for pony paddock on 2.5 acres
Site Size (Ha)	2.57
Site Details Land Use	Pony paddock / grassland
Site Details Landscape Features	None
Site Details Access	Low cross street / moorcroft
Site and Surrounding Area Description	The site is mainly surrounded by agricultural land with some residential development to the south of the site.
Market Interest Type	Site is owned by a developer
Utilities Water	yes
Utilities Sewerage	no
Utilities Electric	no
Utilities Gas	no
Utilities Landline	no

Settlement - Eastoft
Site Reference - CFS0300127



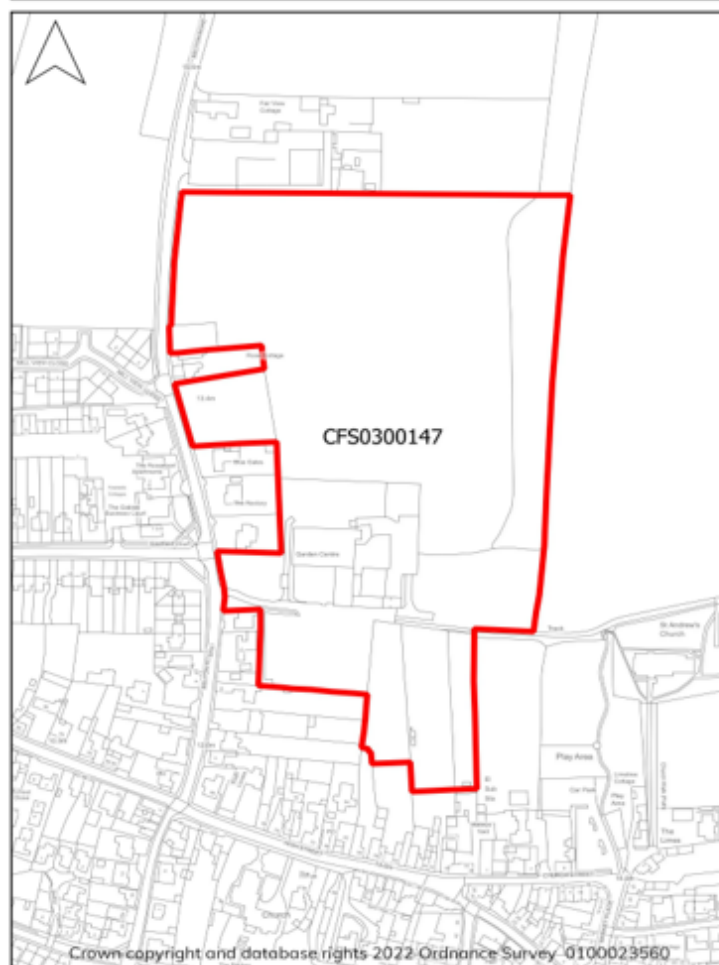
Site Address	Land off Sampson Street
Applicant Name (Representor)	St John's College (c/o Savills UK Limited)
Proposed Use	Residential (Market Housing)
Proposed Use Information	Approximately 10 dwellings
Site Size (Ha)	0.54
Site Details Land Use	Agricultural
Site Details Landscape Features	None. The site is open and flat arable land.
Site Details Access	Access achieved from the Old Moorings, the eastern extent of which is adopted.
Site and Surrounding Area Description	The site lies behind the old Moorings and has residential development to the south east of the site. The remainder of the site is surrounded by agricultural land.
Market Interest Type	None
Utilities Water	yes
Utilities Sewerage	unsure
Utilities Electric	yes
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Epworth
Site Reference - CFS0300110



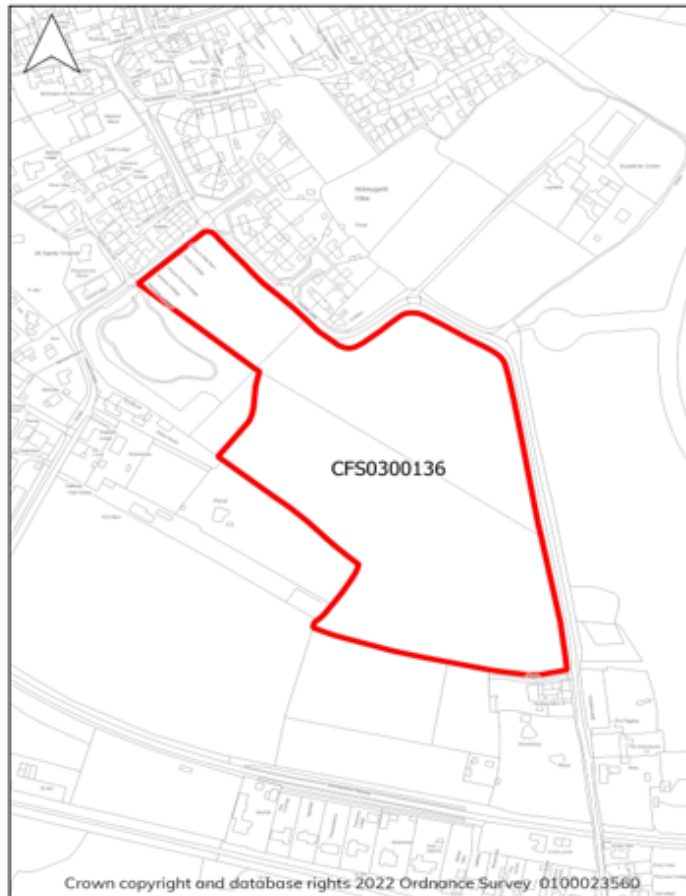
Site Address	Land to the north of Station Road.
Applicant Name (Representor)	Richard Webster
Proposed Use	Residential (Affordable Housing)
Proposed Use Information	approx 4 acres out of 5 we own
Site Size (Ha)	1.14
Site Details Land Use	garden/paddock
Site Details Landscape Features	none
Site Details Access	multiple options are possible to be discussed
Site and Surrounding Area Description	The site is mainly surrounded by residential development and fields.
Market Interest Type	Not Known
Utilities Water	yes
Utilities Sewerage	yes
Utilities Electric	yes
Utilities Gas	yes
Utilities Landline	yes

Settlement - Epworth
Site Reference - CFS0300147



Site Address	Land at east of Belton Road
Applicant Name (Representor)	Michelle Robinson (Barton Willmore)
Proposed Use	Our Client is proposing a mixed use scheme on the site which includes: Relocation of the garden centre (9,000 sq ft internal, 7,340 sq ft external); A retail convenience store (19,500 sq ft) and four retail units (1x2,500sq ft and 4 x 5,000 sq ft); Business / office space (4,000 sq ft); Older persons' specialist accommodation (70 beds); 69 Residential units (mix of 2, 3, 4 and 5 beds) which will include policy compliant affordable homes; and the Relocation of the GP medical centre (10,000 sq ft).
Proposed Use Information	It is understood that the community are seeking a community orchard. There are opportunities through partnering with the Garden Centre for example and could either be achieved on site or secured via a financial contribution from the development. The relocation of the garden centre and retention on the wider site will retain the business and jobs within Epworth whilst also providing an updated building and free car parking.
Site Size (Ha)	7.31
Site Details Land Use	The site includes the site of the existing Holmes and Gardens Garden Centre and associated car parking which is to the north of the Epworth defined shopping centre.
Site Details Landscape Features	The site includes the site of the existing Holmes and Gardens Garden Centre and associated car parking which is to the north of the Epworth defined shopping centre.
Site Details Access	Access off Belton Road
Site and Surrounding Area Description	The site is bound to the west by Belton Road and extends as far as Fairview Cottage and Peter's Poultry. The site includes the site of the existing Holmes and Gardens Garden Centre and associated car parking which is to the north of the Epworth defined shopping centre. Along the eastern boundary of the Site, land is protected and identified as part of the Green Infrastructure network which will provide a strong, mature landscape buffer to any future development.
Market Interest	Site is under option to a developer
Utilities Water	yes
Utilities Sewerage	yes
Utilities Electric	yes
Utilities Gas	unsure
Utilities Landline	yes

Settlement - Goxhill
Site Reference - CFS0300136



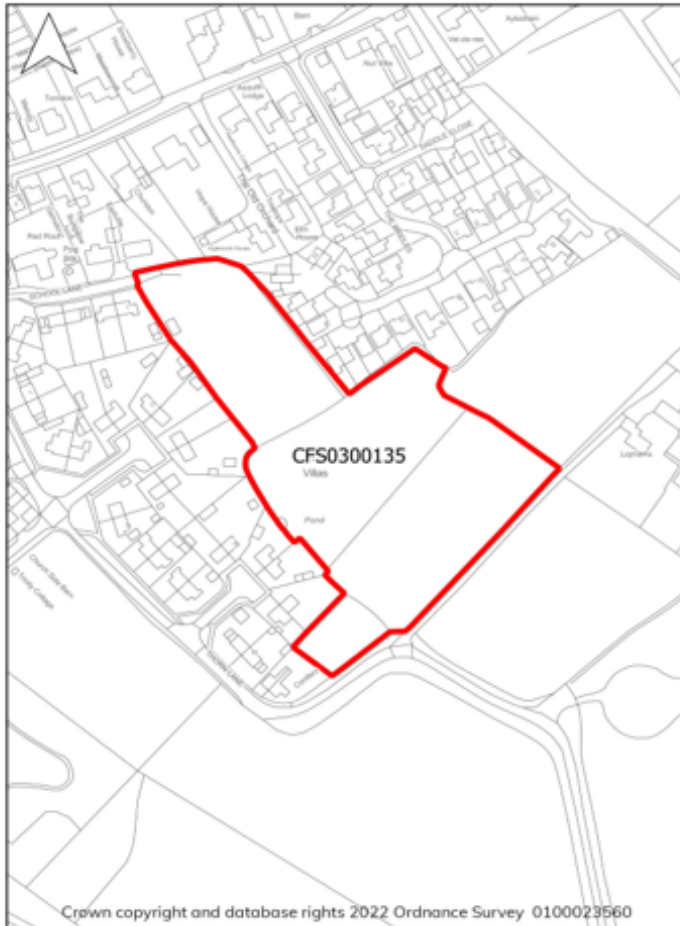
Site Address	Land to the south of Thorn Lane
Applicant Name (Representor)	Corporation of Trinity House c/o Savills
Proposed Use	Residential (Market Housing)
Proposed Use Information	6.9 hectares; up to 60 dwellings. The landowner is willing to only develop part of the site to make it more appropriate to its surroundings. Therefore, the site size and dwelling amount can be reduced accordingly to council wants/needs
Site Size (Ha)	6.93
Site Details Land Use	Agriculture
Site Details Landscape Features	Trees around the boundary of the site
Site Details Access	There is safe and easy access to the site off Thorn Lane. This is confirmed by a Transport Statement supporting the site produced by a third party.
Site and Surrounding Area Description	Land to the south of Thorn Lane is a Greenfield site, the majority of which is currently in agricultural use. This site also offers excellent transport routes within the district, through a range of sustainable transport choices. The site is not allocated within any of the green space designations as per the adopted and emerging Local Plan.
Market Interest Type	Enquiries received
Utilities Water	yes
Utilities Sewerage	yes
Utilities Electric	yes
Utilities Gas	yes
Utilities Landline	yes

Settlement - Goxhill
Site Reference - CFS0300176



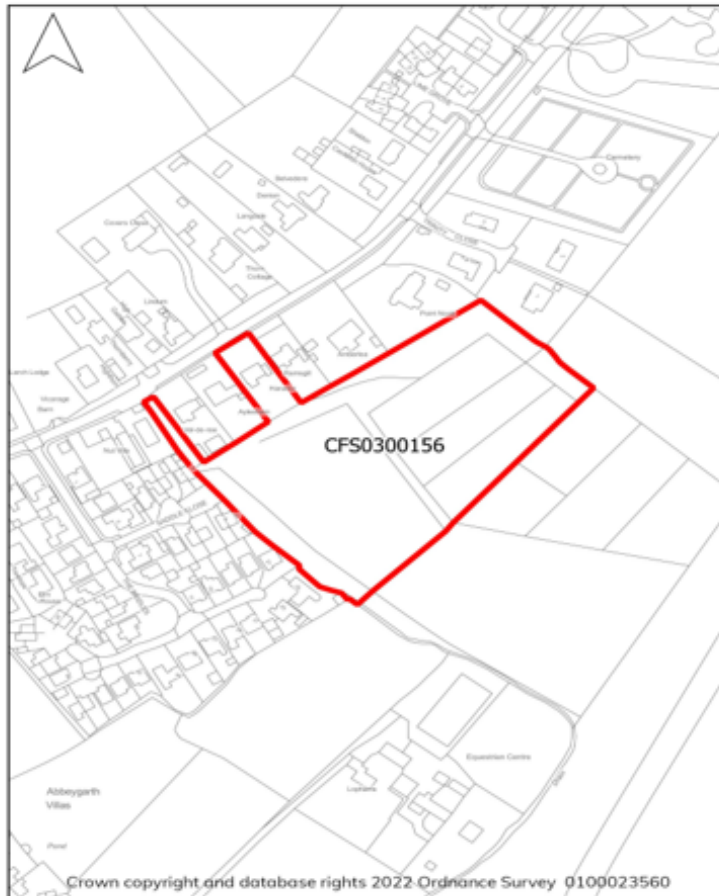
Site Address	Land to the South East of School Lane
Applicant Name (Representor)	Corporation of Trinity House c/o Savills
Proposed Use	Residential (Market Housing)
Proposed Use Information	Whilst it's considered that the Land to the south east of School Lane is suitable as a small-scale development of its own merit, it requires access via Thorn Lane in order to be considered acceptable in terms of highways and access. This therefore it provides the opportunity for a larger residential allocation in this location to provide a meaningful contribution towards the housing need and delivery within Goxhill and North Lincolnshire, of a scale that is considered to be appropriate to its location.
Site Size (Ha)	0.54
Site Details Land Use	Agriculture
Site Details Landscape Features	Trees and hedgerows around the boundary of the site, none of which fall under a TPO and would be sought to be retained. The landscape has no distinct/special features.
Site Details Access	Please note: The Corporation of Trinity House is also the landowner of the site off Thorn Lane, Goxhill, which formerly received outline Planning Permission for the erection of two dwellings, with means of access considered and all other matters reserved (application reference PA/2021/81). This permission further demonstrates the willingness of the landowner for development of the site. The site has not yet come forward for development in the hope that the wider site can instead be allocated for a larger residential development, utilising site ref: PA/2021/81 as the primary point of access.
Site and Surrounding Area Description	The site is located within the settlement of Goxhill and is bound by residential development to the north, east and west. The adjacent site, located behind Abbeygarth Villas, is currently in agricultural use and is in separate ownership albeit is being promoted alongside this site. The site is located outside of, but adjacent to the settlement limits and provides the opportunity to deliver a sensitive residential development in a sustainable location, with no adverse impacts to the core shape and form of the settlement.
Market Interest	
Utilities Water	Yes
Utilities Sewerage	Yes
Utilities Electric	Yes
Utilities Gas	Yes
Utilities Landline	Yes

Settlement - Goxhill
Site Reference - CFS0300135



Site Address	Land to the South East of School Lane and the adjacent site located to the rear of Abbeygarth Villas
Applicant Name (Representor)	Corporation of Trinity House c/o Savills
Proposed Use	Residential (Market Housing)
Proposed Use Information	1.49 hectares. 25-30 dwellings
Site Size (Ha)	1.89
Site Details Land Use	Agriculture
Site Details Landscape Features	Trees and hedgerows around the boundary of the site, none of which fall under a TPO and would be sought to be retained. The landscape has no distinct/special features.
Site Details Access	The site is accessible via Thorn Lane. An accompanying Transport Assessment completed by a third party confirms this is safe and viable.
Site and Surrounding Area Description	The site extends to 1.49 ha (3.68 acres) and could provide a sustainably located development of approximately 25 - 30 dwellings. Land south east of School Lane and the adjacent site to the rear of Abbeygarth Villas are both Greenfield sites. Neither site is identified as a green space designation within the adopted or emerging Local Plan.
Market Interest Type	Enquiries received
Utilities Water	yes
Utilities Sewerage	yes
Utilities Electric	yes
Utilities Gas	yes
Utilities Landline	yes

Settlement - Goxhill
Site Reference - CFS0300156



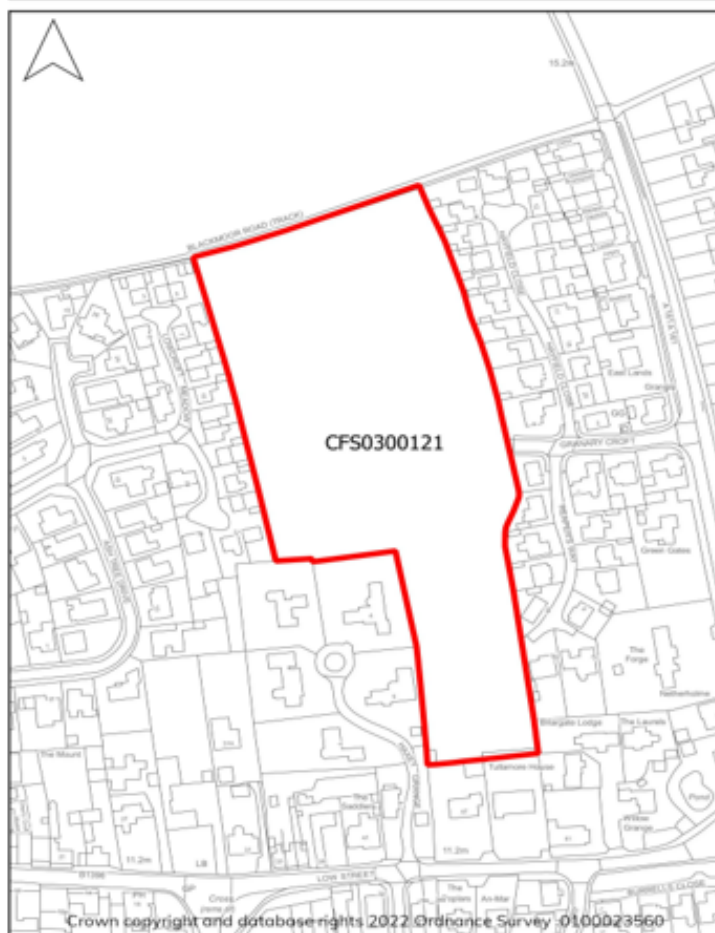
Site Address	Land off Horsegate Field Road
Applicant Name (Representor)	Ian Stewert
Proposed Use	Residential (Market Housing)
Proposed Use Information	consider homes for over 55 also
Site Size (Ha)	2.02
Site Details Land Use	Agricultural land
Site Details Landscape Features	Site B is some 2Ha [5.1 acres in extent and could accommodate about 64 dwellings although Keigar considers the site suitable for specialist "lifetime" dwellings for the over 55s which might have a bearing on density.
Site Details Access	Horsgate Road
Site and Surrounding Area Description	Site B is some 2Ha [5.1 acres in extent and could accommodate about 64 dwellings although Keigar considers the site suitable for specialist "lifetime" dwellings for the over 55s which might have a bearing on density.
Market Interest Type	Site is owned by a developer
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Goxhill
Site Reference - CFS0300155



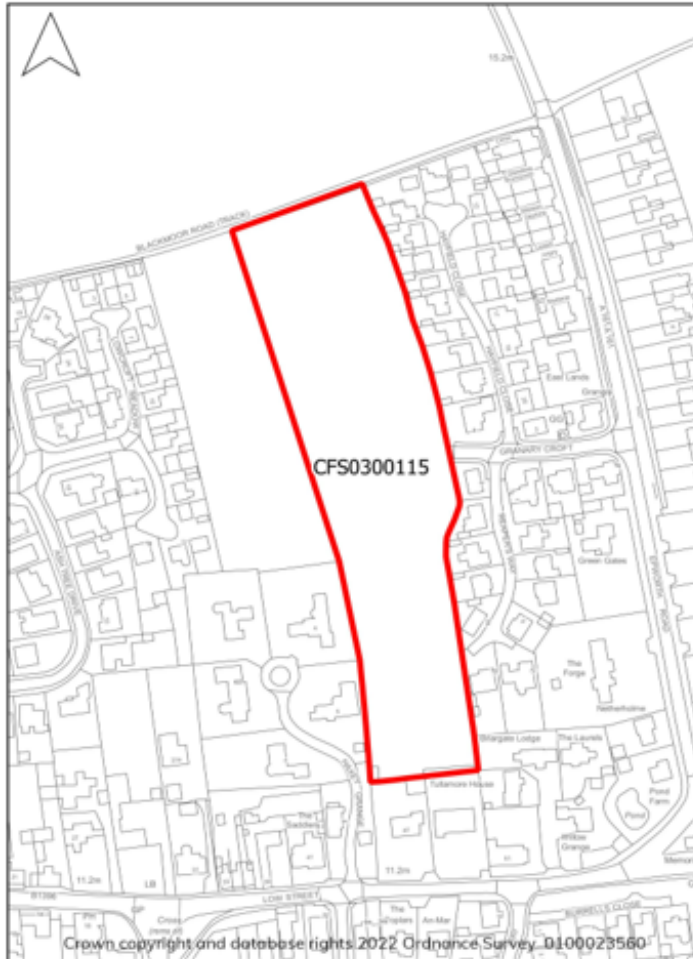
Site Address	Land off Hawthorne Gardens
Applicant Name (Representor)	Ian Stewert
Proposed Use	Residential (Market Housing)
Proposed Use Information	27 dwellings
Site Size (Ha)	0.85
Site Details Land Use	Agricultural Land
Site Details Landscape Features	The site is capable of accommodating about 27 dwellings. It would form a logical extension of the adjoining site which is currently being developed by Keigar.
Site Details Access	n/a
Site and Surrounding Area Description	The site is surrounded by residential development and a recreation ground.
Market Interest Type	Site is owned by a developer
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Haxey
Site Reference - CFS0300121



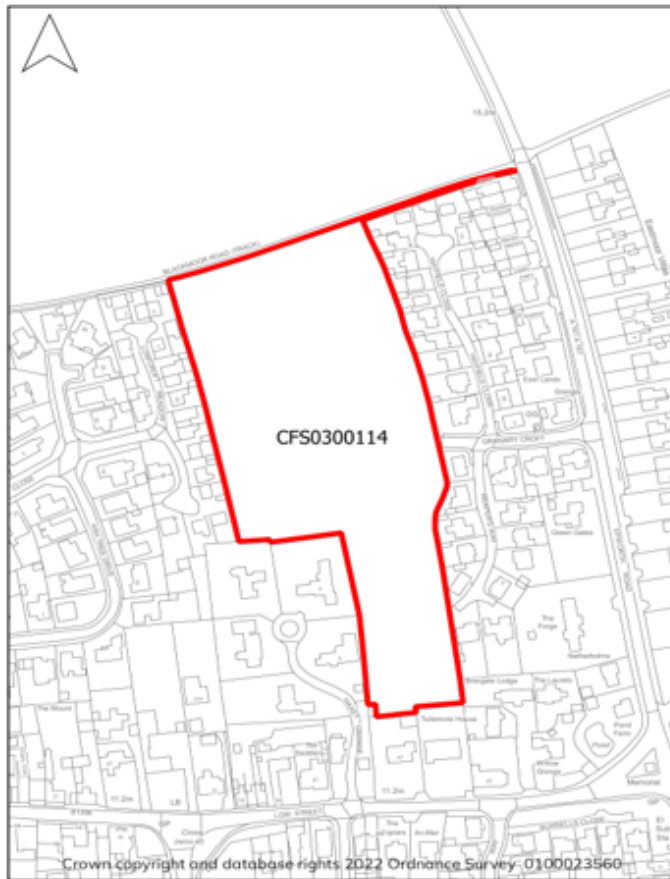
Site Address	Land off Low Street
Applicant Name (Representor)	Mark Husler
Proposed Use	Residential (Market Housing)
Proposed Use Information	Husler Developments Ltd (owned by myself, my sister and mother) owns c4 acres of the proposed site. We've worked with Merlin, local building company, to draw up plans for 50 houses, including affordable housing. We also own 47 & 49 Low Street and submitted planning application to develop new bungalows/semi-detached houses at 47 Low Street, which provides road access to the field off the A161. We would also remove an attached garage at 49 Low St to create additional space for a wider road to access the field if required.
Site Size (Ha)	2.36
Site Details Land Use	Vacant
Site Details Landscape Features	Some trees and shrubs towards the of field
Site Details Access	Site has access via Hunters Croft housing estate, which connects to Epworth Road A161. Also, the detached house at 47 Low Street was demolished in 2020 and can not provide access to the field off Low Street A161.
Site and Surrounding Area Description	The site is surrounded by residential development and the site is currently designated as (LC11) an area of amenity importance.
Market Interest Type	Site is owned by a developer
Utilities Water	yes
Utilities Sewerage	yes
Utilities Electric	yes
Utilities Gas	yes
Utilities Landline	yes

Settlement - Haxey
Site Reference - CFS0300115



Site Address	Land off Low Street
Applicant Name (Representor)	Mrs Fay Husler (Husler Developments Ltd)
Proposed Use	Residential (Market Housing)
Proposed Use Information	50 houses
Site Size (Ha)	1.61
Site Details Land Use	Vacant
Site Details Landscape Features	Some trees/shrubs on back border of field providing privacy from public footpath
Site Details Access	Entrance from roadway on Granary Croft off A161 Epworth Road. Also demolition of house at 47 Low Street, Haxey providing a Further access from A161 Low Street, Haxey.
Site and Surrounding Area Description	The site is surrounded by residential development and the site is currently designated as (LC11) an area of amenity importance.
Market Interest Type	Enquiries received
Utilities Water	yes
Utilities Sewerage	yes
Utilities Electric	yes
Utilities Gas	yes
Utilities Landline	yes

Settlement - Haxey
Site Reference - CFS0300114

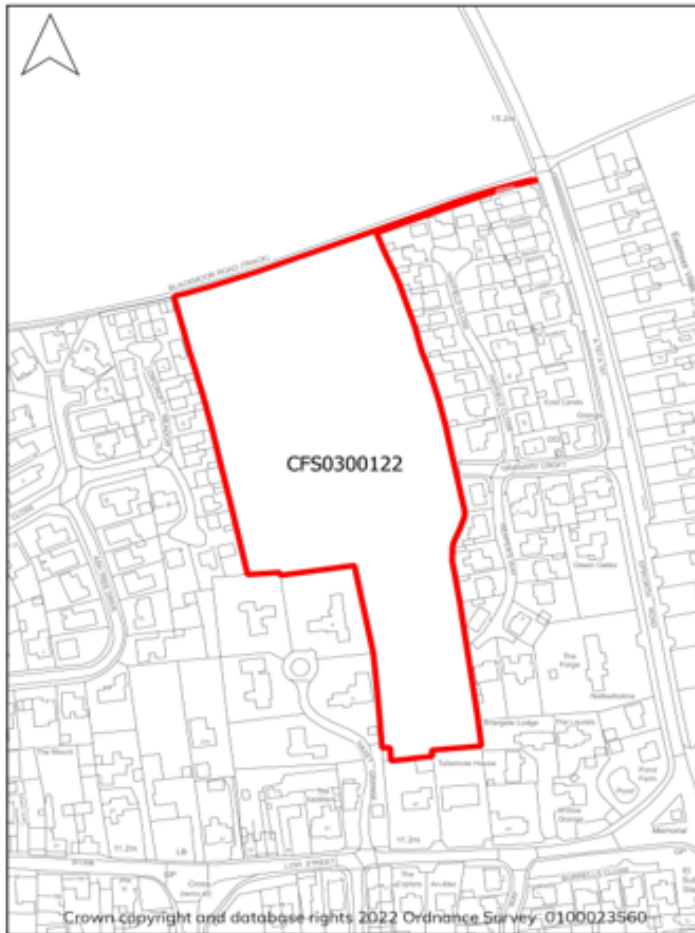


Site Address	Land off Low Street
Applicant Name (Representor)	Amanda Fisher
Proposed Use	Residential (Market Housing)
Proposed Use Information	This site would be good for any residential housing, whatever best suits the needs for the village.
Site Size (Ha)	2.36
Site Details Land Use	Agricultural
Site Details Landscape Features	some concrete posts, dividing the two fields, nothing else.
Site Details Access	very accessible from Low Street and Epworth Road, this is an ideal location for development.
Site and Surrounding Area Description	The site is surrounded by residential development and the site is currently designated as (LC11) an area of amenity importance.
Market Interest Type	Not Known
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure



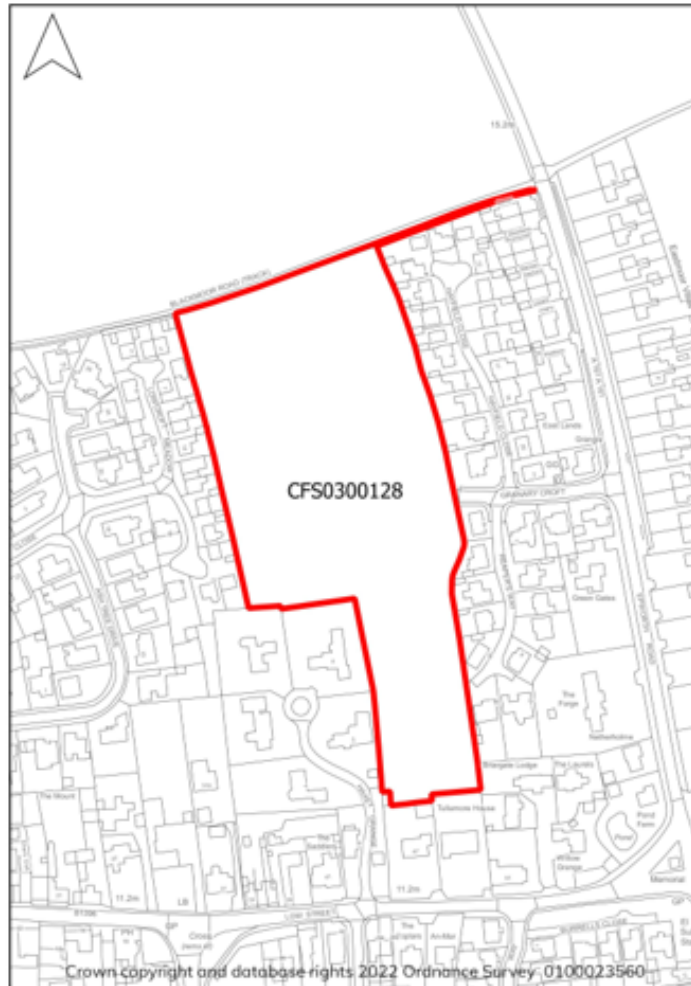
Site Address	Land off Upperthorpe Road
Applicant Name (Representor)	Jack Twell
Proposed Use	Residential (Market Housing)
Proposed Use Information	1 – bungalow.
Site Size (Ha)	0.13
Site Details Land Use	Garden
Site Details Landscape Features	Trees around the perimeter and hedging to the front, which with appropriate design will ensure any development does not visually impact on surroundings
Site Details Access	Existing access can be redesigned to allow access to site
Site and Surrounding Area Description	
Market Interest Type	Not Known
Utilities Water	yes
Utilities Sewerage	yes
Utilities Electric	yes
Utilities Gas	yes
Utilities Landline	yes

Settlement - Haxey
Site Reference - CFS0300122



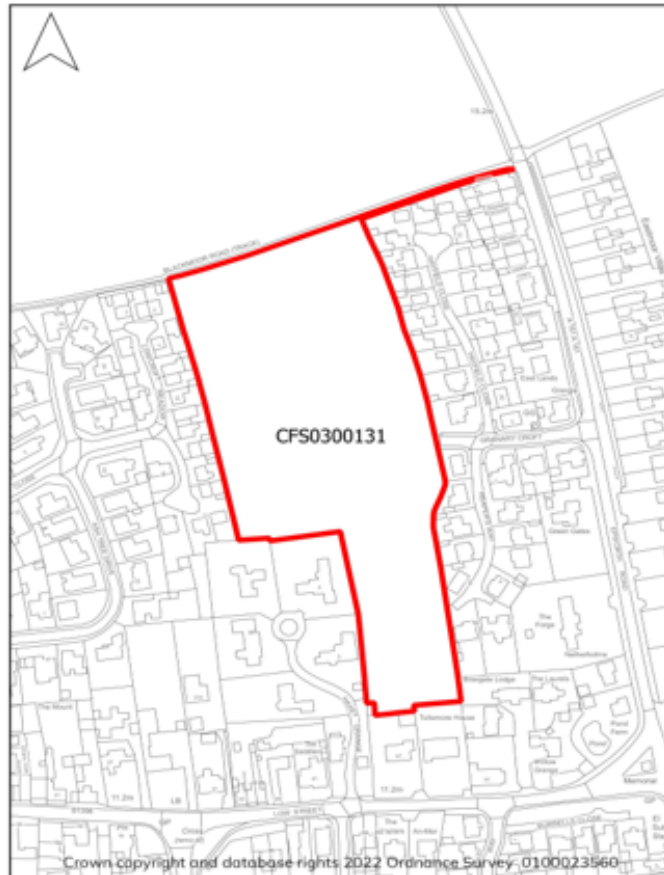
Site Address	Land off Low Street
Applicant Name (Representor)	Rebecca Aldren
Proposed Use	Residential (Market Housing)
Proposed Use Information	3.5 Acres
Site Size (Ha)	2.36
Site Details Land Use	Not in use, access from 49 Low Street Haxey and from Granary croft
Site Details Landscape Features	No trees present on the land
Site Details Access	49 Low Street Off Granary Croft from A161
Site and Surrounding Area Description	The site is surrounded by residential development and the site is currently designated as (LC11) an area of amenity importance.
Market Interest Type	Enquiries received
Utilities Water	yes
Utilities Sewerage	yes
Utilities Electric	yes
Utilities Gas	yes
Utilities Landline	no

Settlement - Haxey
Site Reference - CFS0300128



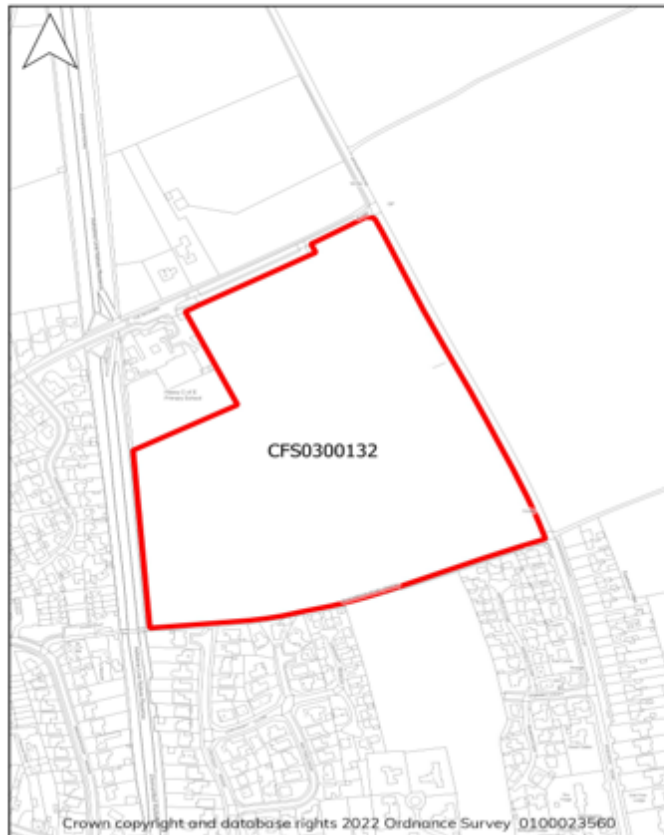
Site Address	Land off Low Street
Applicant Name (Representor)	Grice & Hunter
Proposed Use	Residential (Market Housing)
Proposed Use Information	40 houses
Site Size (Ha)	2.36
Site Details Land Use	Garden
Site Details Landscape Features	None
Site Details Access	Highway access
Site and Surrounding Area Description	The site is surrounded by residential development and the site is currently designated as (LC11) an area of amenity importance.
Market Interest Type	None
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Haxey
Site Reference - CFS0300131



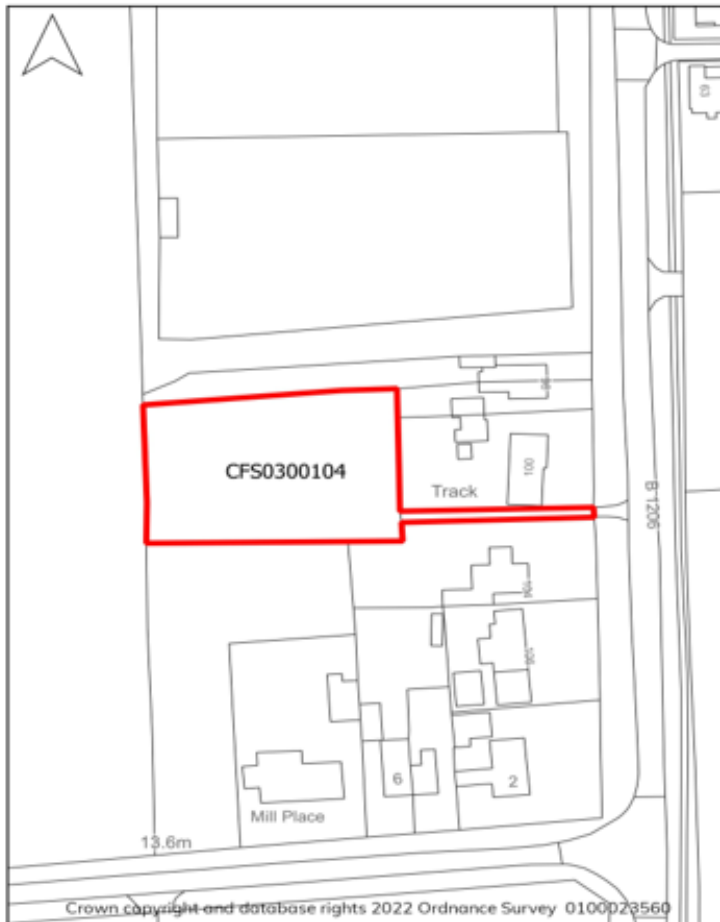
Site Address	Land off Low Street
Applicant Name (Representor)	Stuart Nash
Proposed Use	Residential (Affordable Housing)
Proposed Use Information	75
Site Size (Ha)	2.36
Site Details Land Use	Vacant Immediately Available
Site Details Landscape Features	Grassland
Site Details Access	Two means of access From Low Street Haxey and Epworth Road
Site and Surrounding Area Description	The site is surrounded by residential development and the site is currently designated as (LC11) an area of amenity importance.
Market Interest Type	Not Known
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Haxey
Site Reference - CFS0300132



Site Address	Land between Nooking and the A161
Applicant Name (Representor)	Haxey Parish Council
Proposed Use	Residential (Market Housing)
Proposed Use Information	Potential for 84 dwellings
Site Size (Ha)	9.41
Site Details Land Use	agricultural land
Site Details Landscape Features	N/A
Site Details Access	Via A161 or B1396
Site and Surrounding Area Description	This site has potential for the required 84 dwelling, it also has potential in the long term for car parking to alleviate the school which adjacent to the site and provide shops and other services to provide employment and amenity facilities. It is currently bounded by housing and roads and is a natural projection for the development envelope
Market Interest Type	Not Known
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Hibaldstow
Site Reference - CFS0300104



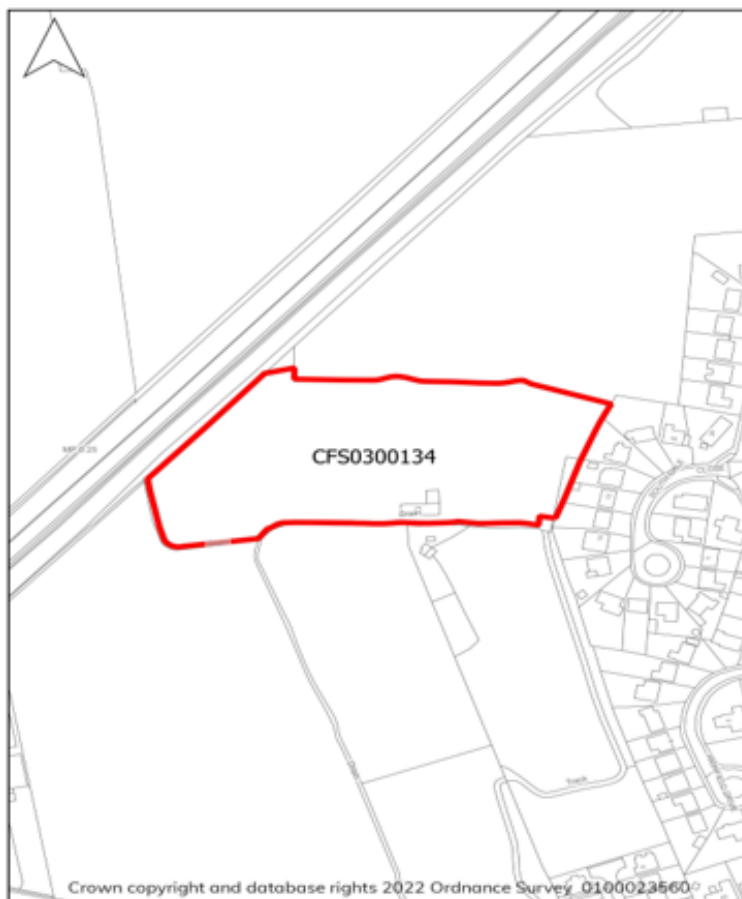
Site Address	Land to the west of Redbourne Road
Applicant Name (Representor)	Grant Bayne
Proposed Use	Residential (Self Build)
Proposed Use Information	Considering putting self build house on the site.
Site Size (Ha)	0.22
Site Details Land Use	Vacant
Site Details Landscape Features	2 small apple trees in the far corner, hedges to 2 sides
Site Details Access	Via track
Site and Surrounding Area Description	The site lies off Redbourne Road and is mainly surrounded by agricultural land.
Market Interest Type	None
Utilities Water	no
Utilities Sewerage	no
Utilities Electric	no
Utilities Gas	no
Utilities Landline	no

Settlement - Kirton in Lindsey
Site Reference - CFS0300111



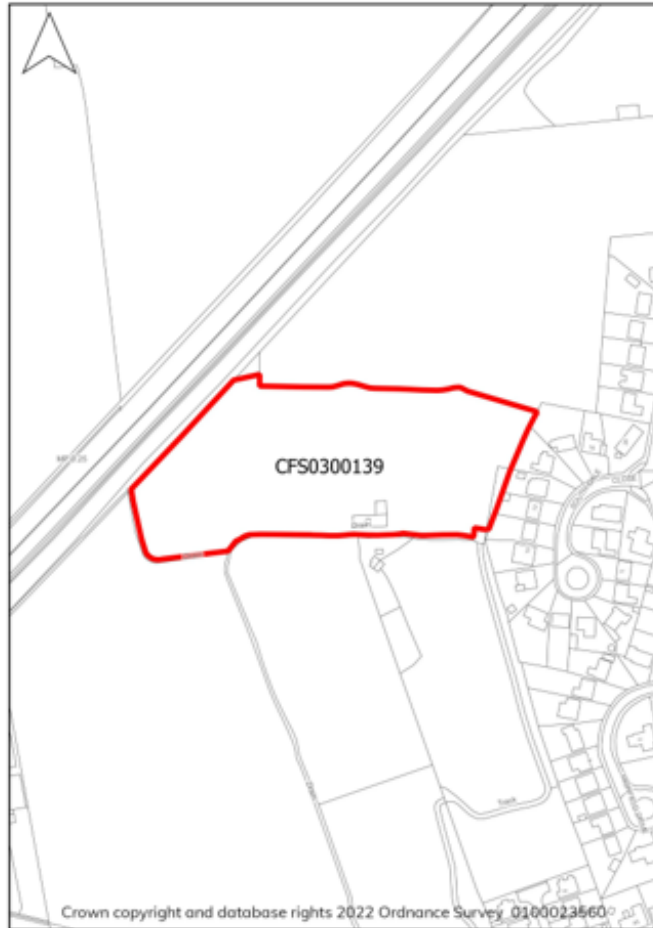
Site Address	Land off Gainsbrough Road
Applicant Name (Representor)	Penelope Ann Rounce
Proposed Use	Residential (Market Housing)
Proposed Use Information	c. 10 houses / bungalows
Site Size (Ha)	0.42
Site Details Land Use	Disused redundant low-grade agricultural land
Site Details Landscape Features	Nothing of interest - overgrown unused grazing land over many years
Site Details Access	Directly accessible via the B1026
Site and Surrounding Area Description	The site has residential development at the east side of the site the remainder of the site is surrounded by agricultural land and fields.
Market Interest Type	Enquiries received
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Kirton in Lindsey
Site Reference - CFS0300134



Site Address	Land at Ings Road
Applicant Name (Representor)	The Strategic Land Group Ltd
Proposed Use	Residential (Market Housing)
Proposed Use Information	c. 30 units
Site Size (Ha)	1.45
Site Details Land Use	Grazing land
Site Details Landscape Features	To the site's boundaries
Site Details Access	Via the approved development to the south (ref: PA/2020/588 and 3261878) which is in the same ownership.
Site and Surrounding Area Description	The land is surrounded by residential development to the east and the remainder of the site is surrounded by agricultural land.
Market Interest Type	Site is under option to a developer
Utilities Water	yes
Utilities Sewerage	yes
Utilities Electric	yes
Utilities Gas	yes
Utilities Landline	yes

Settlement - Kirton in Lindsey
Site Reference - CFS0300139



Site Address	Land at Ings Road
Applicant Name (Representor)	Paul Smith
Proposed Use	Residential (Market Housing)
Proposed Use Information	30 dwellings
Site Size (Ha)	1.45
Site Details Land Use	Agricultural
Site Details Landscape Features	Via the approved development to the south (ref: PA/2020/588 and 3261878) which is in the same ownership.
Site Details Access	The land is surrounded by residential development to the east and the remainder of the site is surrounded by agricultural land.
Site and Surrounding Area Description	
Market Interest Type	None
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Messingham
Site Reference - CFS0300163



Site Address	Land west of Scotter Road
Applicant Name (Representor)	Megan Wilson (DLP Planning) on behalf of Cyden Homes
Proposed Use	Residential (Market Housing)
Proposed Use Information	Approx. 92
Site Size (Ha)	4.67
Site Details Land Use	Agricultural Land
Site Details Landscape Features	The site is located within Flood Zone 2/3a on the Council's SFRA and is identified as being at medium/high risk of flooding. The live planning application is accompanied by a Flood Risk Assessment that demonstrates that the subject site can safely accommodate residential development with the application of appropriate mitigation. It is also noted that the Lincolnshire Lakes draft allocation, immediately to the north, is also located within Flood Zone 2/3a, and clearly is not considered a restriction to development. There are no listed buildings or scheduled monuments on the site or in close proximity. The site is not located within or adjacent to a Green Belt or Conservation Area.
Site Details Access	Access off Brigg Road
Site and Surrounding Area Description	The subject site comprises of land West of Scotter Road, Scunthorpe. The site is vacant and formerly comprised a brickworks (previously developed land) Vehicular access to the developable part of the site is taken from Scotter Road at the eastern site boundary via a farm access gate, although this is currently somewhat overgrown. The access point has good visibility in both directions to passing traffic on Scotter Road.
Market Interest Type	Not Known
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - North Killingholme
Site Reference - CFS0300171



Applicant Name (Representor)	The Lincoln Diocesan Trust and Board of Finance
Proposed Use	Residential (Market Housing)
Proposed Use Information	Consideration of the site is undertaken within the SHELAA 2021, which includes it within the list of discounted sites. Whilst a larger area of land in our client's ownership was submitted, it is considered that a smaller parcel of this, closest to the centre of the village could present a valuable addition, if included within the settlement boundary. The site would be well placed to meet small scale incremental growth for North Killingholme.
Site Size (Ha)	2.48
Site Details Land Use	The lack of growth proposed in the village means that the growth strategy for North Killingholme is not consistent with national policy, specifically paragraph 79, which states: "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby." Restricting growth in this settlement would not support existing services and facilities in the local area
Site Details Landscape Features	
Site Details Access	Church Lane
Site and Surrounding Area Description	The site lies near housing, fields and is next to a recreation ground.
Market Interest Type	
Utilities Water	
Utilities Sewerage	
Utilities Electric	
Utilities Gas	
Utilities Landline	

Settlement - Owston Ferry
Site Reference - CFS0300116



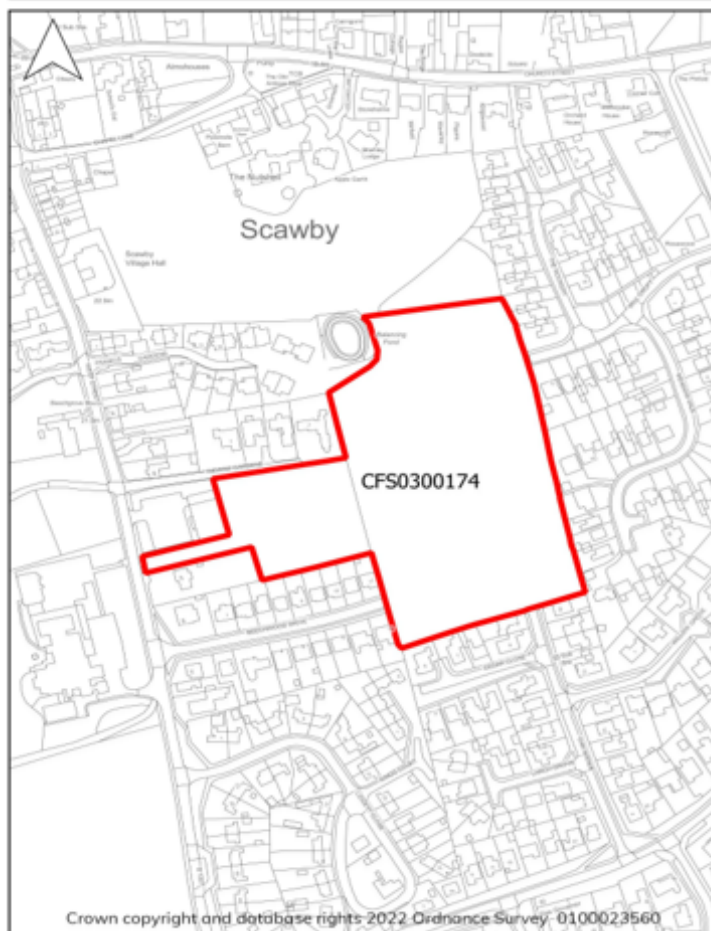
Site Address	Land off North Street
Applicant Name (Representor)	Geoffrey Sanderson
Proposed Use	Residential (Self Build)
Proposed Use Information	5 dwellings Could also be residential, affordable housing and self build.
Site Size (Ha)	0.45
Site Details Land Use	Vacant grass land
Site Details Landscape Features	Existing lane/farm track dividing the site area with pumping station.
Site Details Access	Direct main road access.
Site and Surrounding Area Description	The site is an agricultural field surrounded by fields and some residential development. A pumping station is also on the site.
Market Interest Type	None
Utilities Water	yes
Utilities Sewerage	yes
Utilities Electric	yes
Utilities Gas	no
Utilities Landline	yes

Settlement - Scawby
Site Reference - CFS0300145



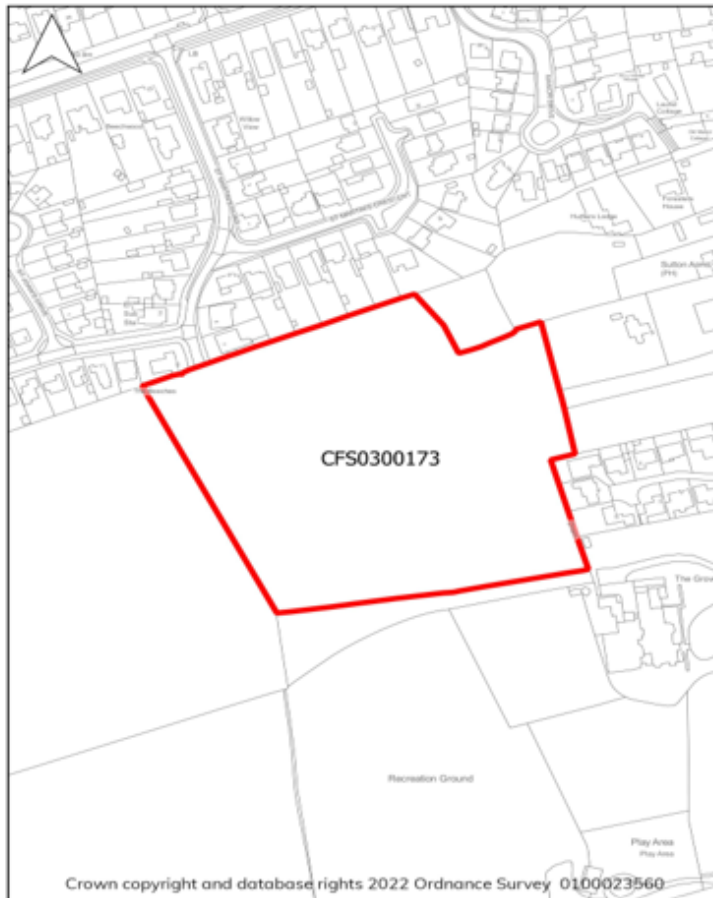
Site Address	Land to the east of Sutton Place
Applicant Name (Representor)	Grange Project Management
Proposed Use	Residential (Affordable Housing)
Proposed Use Information	9 -10 single storey dwellings for older people (55+)
Site Size (Ha)	0.43
Site Details Land Use	Agricultural (currently unlet)
Site Details Landscape Features	None
Site Details Access	Time: Immediate Position: Adjoins the public highways of Sutton Place & Swannacks View
Site and Surrounding Area Description	The site is agricultural land with residential development to the west.
Market Interest Type	Site is owned by a developer
Utilities Water	yes
Utilities Sewerage	yes
Utilities Electric	yes
Utilities Gas	yes
Utilities Landline	yes

Settlement - Scawby
Site Reference - CFS0300174



Site Address	Land off Oak Avenue
Applicant Name (Representor)	Mark Jones
Proposed Use	Residential (Market Housing)
Proposed Use Information	We object to the Policy regarding development limits. The development limit proposed for Scawby allows for little new development over the Plan period. There are sites available on the edge of the existing settlement that can be developed without impairing of the character and appearance of the settlement. The development limits are too restrictive to apply for the entire Plan period. Our comments on the overall distribution, indicate that development limits in the large villages should allow for additional development in these locations.
Site Size (Ha)	3.04
Site Details Land Use	
Site Details Landscape Features	
Site Details Access	Access off Station Road
Site and Surrounding Area Description	
Market Interest Type	
Utilities Water	
Utilities Sewerage	
Utilities Electric	
Utilities Gas	
Utilities Landline	

Settlement - Scawby
Site Reference - CFS0300173



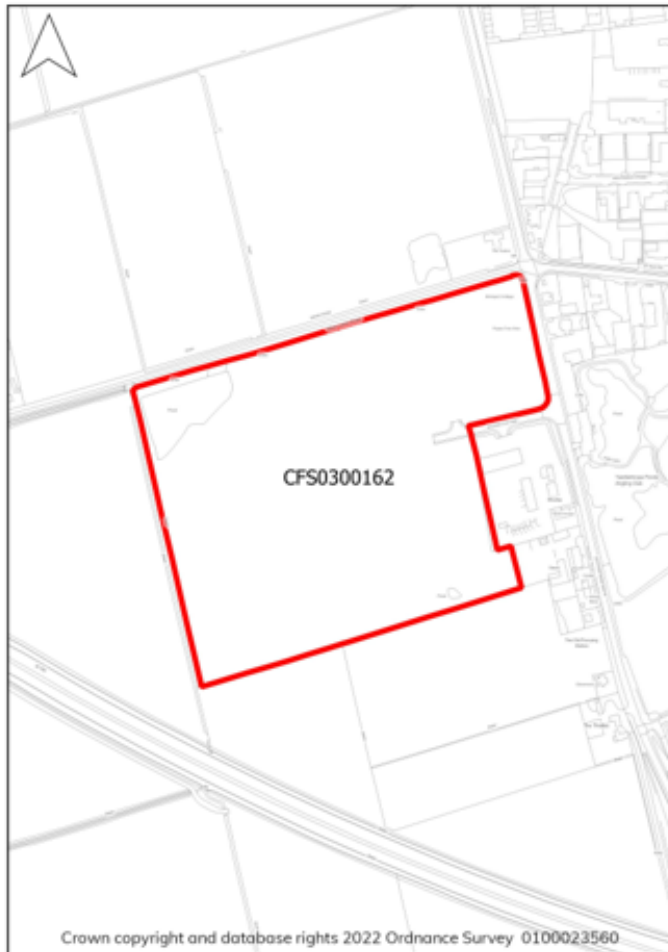
Site Address	Land at St Martins Close Scawby
Applicant Name (Representor)	
Proposed Use	Mark Jones
Proposed Use Information	Residential (Market Housing)
Site Size (Ha)	We object to the Policy regarding development limits. The development limit proposed for Scawby allows for little new development over the Plan period. There are sites available on the edge of the existing settlement that can be developed without impairing of the character and appearance of the settlement. The development limits are too restrictive to apply for the entire Plan period. Our comments on the overall distribution, indicate that development limits in the Large villages should allow for additional development in these locations.
Site Details Land Use	3.21
Site Details Landscape Features	The development limits should be revisited to include areas adjacent to development boundaries that can come forward for development. At Scawby this should be as shown on the attached Plan and include the land off St Martins Close.
Site Details Access	
Site and Surrounding Area Description	
Market Interest Type	
Utilities Water	
Utilities Sewerage	
Utilities Electric	
Utilities Gas	
Utilities Landline	

Settlement - Scunthorpe
Site Reference - CFS0300164



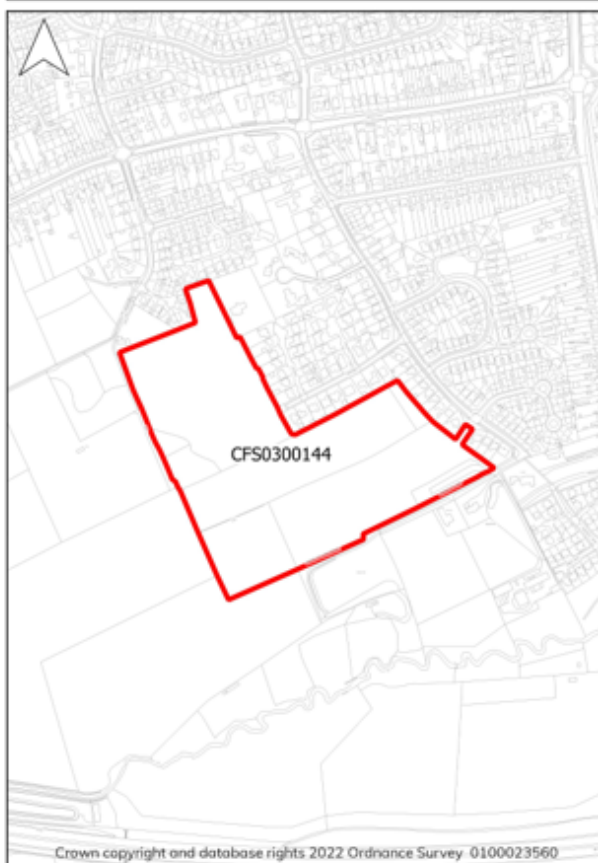
Site Address	Land north of Scotter Road
Applicant Name (Representor)	Megan Wilson (DLP Planning) on behalf of Glenrock
Proposed Use	Residential (Market Housing)
Proposed Use Information	Housing
Site Size (Ha)	6.80
Site Details Land Use	The subject site is situated on land north of Asda, Scotter Road, Scunthorpe (Figure 1). The site comprises a commercial plantation woodland in the northern and central areas. The developable area of the site comprises a large meadow in the south with a small area of less dense woodland at the southern site boundary.
Site Details Landscape Features	N/A
Site Details Access	The woodland is split across the centre of the site by an access road to Parklands Holiday Park to the west. A little to the south, a watercourse crosses the site east to west to join the lagoon beyond the western site boundary at the adjacent Ashfield Park, another holiday caravan park. The meadow has a footpath crossing the site, providing access from Scotter Road to Ashfield Park. A number of trees and shrubs are located at the southern site boundary with the Asda superstore. Vehicular access to the developable part of the site is taken from Scotter Road at the eastern site boundary via a farm access gate, although this is currently somewhat overgrown. The access point has good visibility in both directions to passing traffic on Scotter Road
Site and Surrounding Area Description	The subject site is situated on land north of Asda, Scotter Road, Scunthorpe. The site comprises a commercial plantation woodland in the northern and central areas. The developable area of the site comprises a large meadow in the south with a small area of less dense woodland at the southern site boundary.
Market Interest	Not Known
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Scunthorpe
Site Reference - CFS0300162



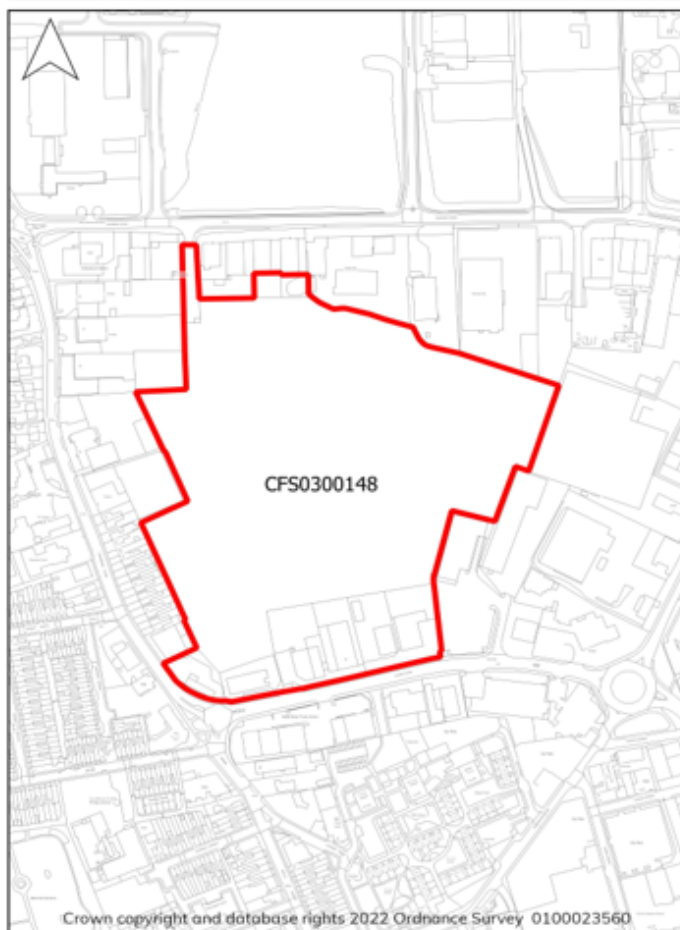
Site Address	Land off Scotter Road
Applicant Name (Representor)	Megan Wilson (DLP Planning) on behalf of Mr G Jewitt
Proposed Use	Residential (Market Housing)
Proposed Use Information	Housing
Site Size (Ha)	13.24
Site Details Land Use	Agricultural Land The subject site comprises of land West of Scotter Road, Scunthorpe (Figure 1). The site is vacant and formerly comprised a brickworks (previously developed land) Vehicular access to the developable part of the site is taken from Scotter Road at the eastern site boundary via a farm access gate, although this is currently somewhat overgrown.
Site Details Landscape Features	The access point has good visibility in both directions to passing traffic on Scotter Road.
Site Details Access	The access point has good visibility in both directions to passing traffic on Scotter Road. The site is subject to a live planning application which is supported by a comprehensive range of technical reports that demonstrate that the subject site is suitable for residential development. Further to this, the site benefits from an existing planning permission.
Site and Surrounding Area Description	
Market Interest Type	Enquiries received
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Scunthorpe
Site Reference - CFS0300144



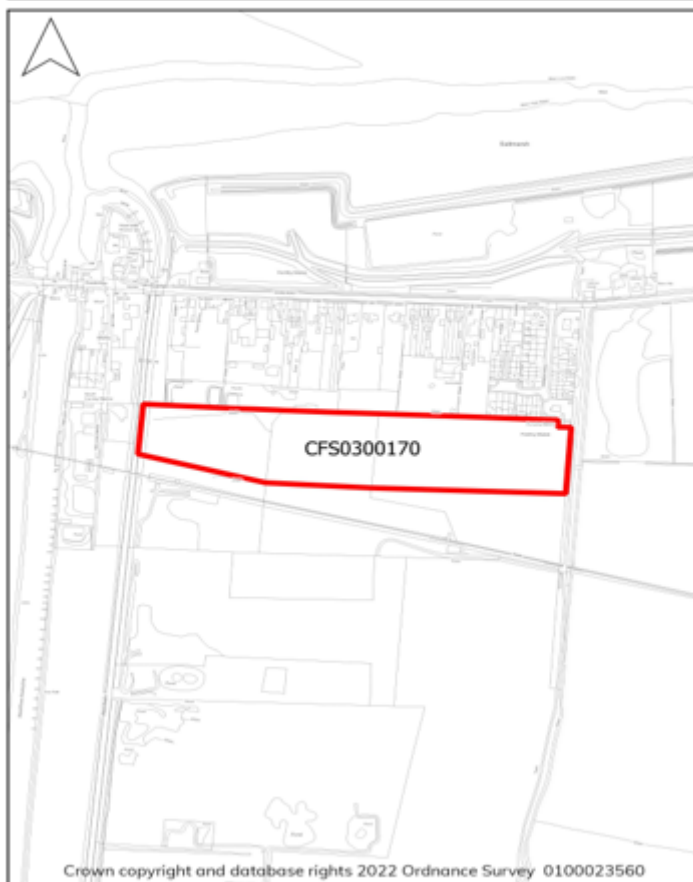
Site Address	Land at Greengarth/High Street
Applicant Name	James Hobson on behalf of Moonwalk
Proposed Use	Residential (Market Housing)
Proposed Use Information	The northern part of the site (3.77Ha) was the subject of an outline application for residential development (LPA PA/2020/1207) with all matters reserved apart from means of access. The extent of the site can be found at appendix 3 and the application was refused planning permission on 15th January 2021 on the grounds of highway safety and insufficient information regarding noise impact
Site Size (Ha)	10.28
Site Details Land Use	see attached email sent in
Site Details Landscape Features	see attached email sent in
Site Details Access	The TA considered the impacts of the proposal on High Street and the High Street / Moorwell Road / High Leys Road junction and concluded that the short section of High Street less than 4.8m wide (just to the north of its junction with Endcliffe Avenue) should be widened to 4.8m, and that no mitigation is necessary at the High Street / Moorwell Road / High Leys Road junction on the basis that the achievable visibility is above the minimum requirements, and that the accidents statistics do not suggest the junction has a road safety issue. In 2013, a Transport Assessment was produced by Northern Transport Planning (NTP) in correspondence with North Lincolnshire Council to support the allocation of the site through the emerging Local Plan. The proposed allocation which is also the subject of the SHELAA assessment was over twice the size of the refused application in 2009 and was for up to 350-dwellings.
Site and Surrounding Area Description	As background, Moorwalk Limited have a landholding interest at Yaddethorpe the site of which is located off High Street and amounts to an area of approximately 11.5Ha in size. This site features in the Strategic Housing Employment Land Availability Assessment (SHELAA 2021), Reference ZFED9 & CFS0300122 -It also featured in previous versions of the SHELAA and the SHLAA 2014 (Reference 36-86) and the Sustainability Appraisal used as evidence to support the emerging Housing and Employment Allocations DPD.
Market Interest Type	Enquiries received
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Scunthorpe
Site Reference - CFS0300148



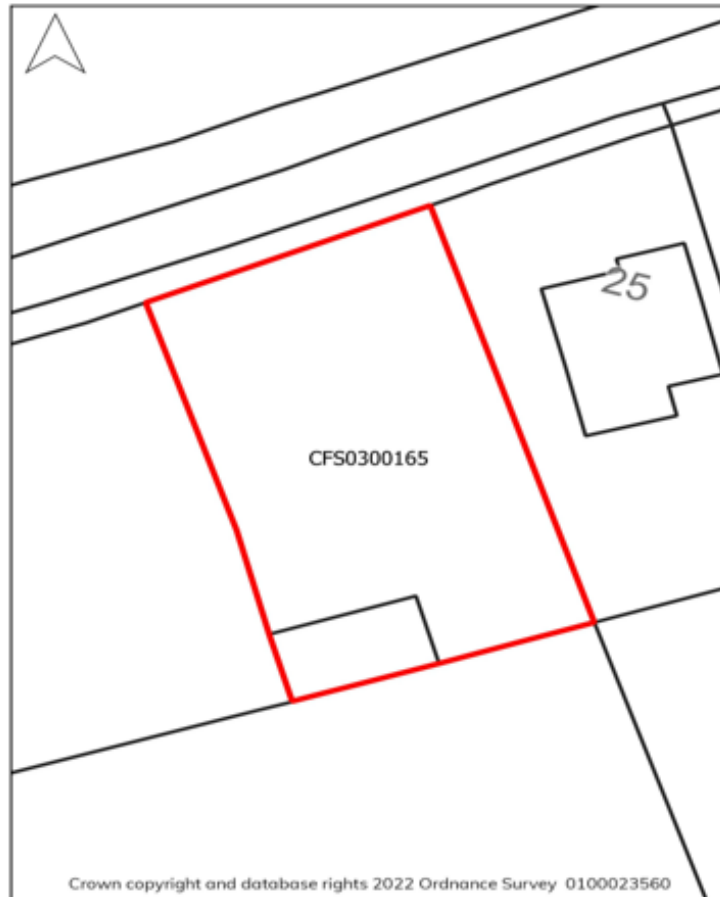
Site Address	Land at the Glebe
Applicant Name (Representor)	Megan Wilson
Proposed Use	Residential (Market Housing)
Proposed Use Information	300+
Site Size (Ha)	9.74
Site Details Land Use	The site comprises a commercial plantation woodland in the northern and central areas. The developable area of the site comprises a large meadow in the south with a small area of less dense woodland at the southern site boundaries. There are also shops, supermarket, commercial premises, schools, bars, parks and places of employment within a short walking distance.
Site Details Landscape Features	The site comprises a commercial plantation woodland in the northern and central areas. The developable area of the site comprises a large meadow in the south with a small area of less dense woodland at the southern site boundaries. There are also shops, supermarket, commercial premises, schools, bars, parks and places of employment within a short walking distance.
Site Details Access	Access from Warren Road
Site and Surrounding Area Description	The subject site comprises of land at The Glebe, Scunthorpe. The site is located 350m north of the main centre of Scunthorpe and is closely related to a range of local shops, services and employment opportunities
Market Interest Type	Site is being marketed
Utilities Water	yes
Utilities Sewerage	yes
Utilities Electric	yes
Utilities Gas	yes
Utilities Landline	unsure

Settlement - South Feriby
Site Reference - CFS0300170



Site Address	Land to the south of Sluice Road
Applicant Name (Representor)	The Lincoln Diocesan Trust and Board of Finance
Proposed Use	Residential (Market Housing)
Proposed Use Information	South Feriby is a sustainable suitable for growth although no housing commitments or proposed residential allocations identified within the Plan nor are there are plans to extend the settlement boundary. The lack of growth proposed in the village means that the growth strategy for South Feriby is not positively prepared to enable the village's growth needs to be met.
Site Size (Ha)	4.57
Site Details Land Use	
Site Details Landscape Features	
Site Details Access	
Site and Surrounding Area Description	In March 2018, Land to the south of Sluice Road, South Feriby (T9E73) was submitted to the North Lincolnshire Call for Sites as a potential allocation for employment uses. The Proposed Plan shows that part of the site is located within a LWS. The remainder of the site outside the LWS is immediately adjacent to a residential area and may therefore be more suited to new housing which could be accessed via the existing access track.
Market Interest Type	
Utilities Water	
Utilities Sewerage	
Utilities Electric	
Utilities Gas	
Utilities Landline	

Settlement - Thornton Curtis
Site Reference - CFS0300165



Site Address	Land off Burnham Lane
Applicant Name (Representor)	Mrs Shirley Leach
Proposed Use	Development Limit Change
Proposed Use Information	Please include in Development Limit
Site Size (Ha)	0.06
Site Details Land Use	Please include in Development Limit Map 82 Thornton Curtis
Site Details Landscape Features	Please include in Development Limit
Site Details Access	Please include in Development Limit
Site and Surrounding Area Description	
Market Interest Type	Not Known
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - South Killingholme
Site Reference - CFS0300108



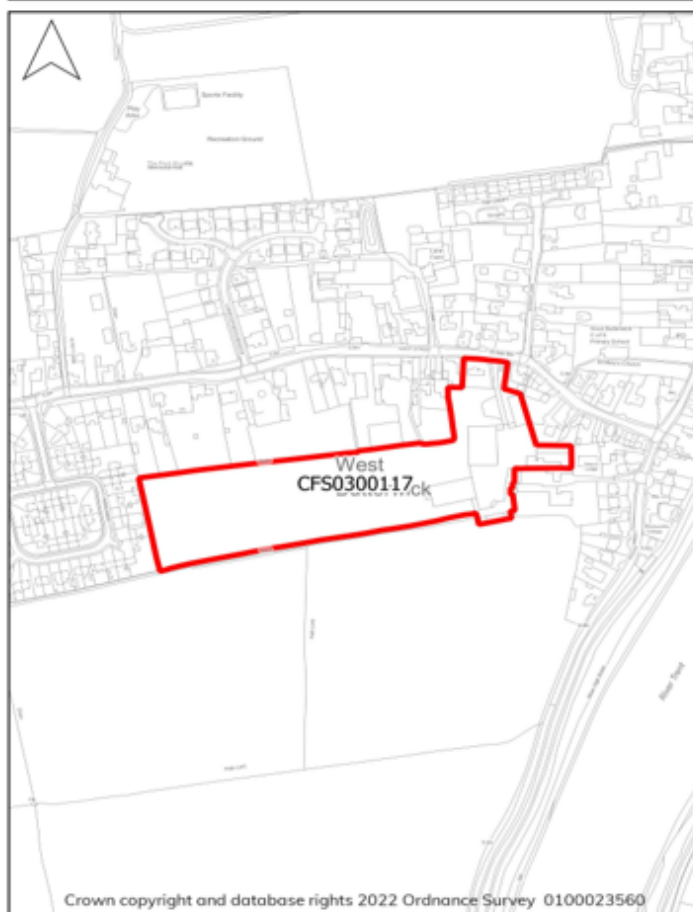
Site Address	Land to the south School Road.
Applicant Name (Representor)	Paul Blades
Proposed Use	Residential (Market Housing)
Proposed Use Information	Currently 1 x three bedroom detached house of 1890 vintage. 1 x detached garage. The plot, c.668sq.m or 0.0668 ha. has room for about 3 low cost affordable housing units.
Site Size (Ha)	0.07
Site Details Land Use	Domestic residence.
Site Details Landscape Features	Mature hedge to western boundary and 1 x mature cherry tree in centre of plot.
Site Details Access	Vehicle access from school road.
Site and Surrounding Area Description	
Market Interest Type	Not Known
Utilities Water	yes
Utilities Sewerage	yes
Utilities Electric	yes
Utilities Gas	yes
Utilities Landline	yes

Settlement - Ulceby
Site Reference - CFS0300159



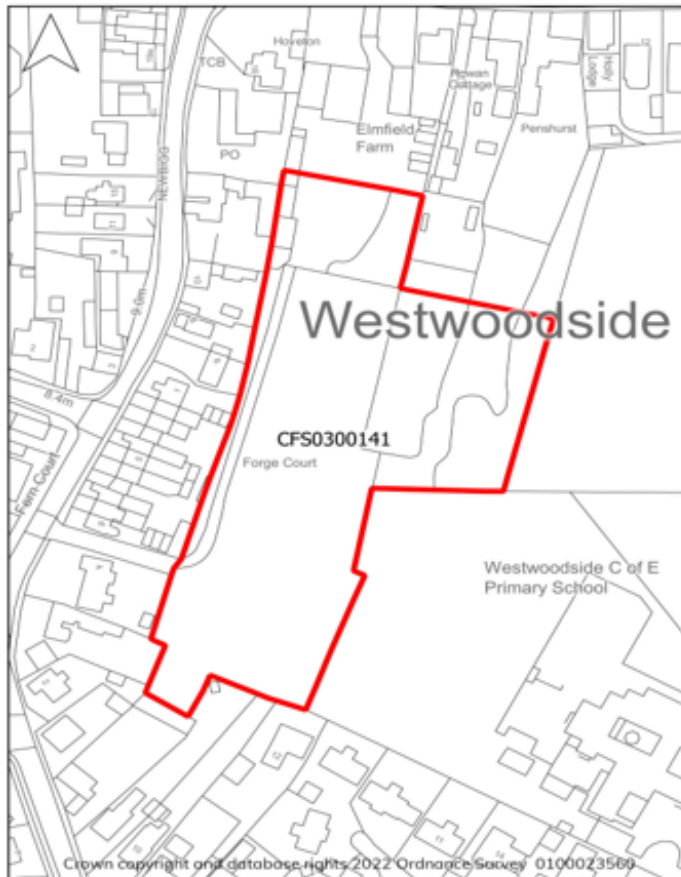
Site Address	Land to the south of West End Road
Applicant Name (Representor)	Lynette Swiburne (Savills)
Proposed Use	Residential (Market Housing)
Proposed Use Information	In March 2020, an additional site was put forward for consideration as a housing allocation, in Ulceby (CFS0300078). A review of the SHELAA 2021 does not appear to show that this site has been assessed. It is also not considered within the Housing Sites Selection Topic Paper.
Site Size (Ha)	1.21
Site Details Land Use	The site is currently in use for agriculture. The scale and L-shape of the land means that its development could fit into the pattern of development in the village, contributing a modest scale of growth within a landscaped buffer.
Site Details Landscape Features	The site is currently in use for agriculture. The scale and L-shape of the land means that its development could fit into the pattern of development in the village, contributing a modest scale of growth within a landscaped buffer.
Site Details Access	The site is located at the western gateway into the village and is accessed via an existing farm track from the A1077. It is adjoined by residential development along its northern boundary and St Nicholas Church is adjacent to the west. The site is currently in use for agriculture. The scale and L-shape of the land means that its development could fit into the pattern of development in the village, contributing a modest scale of growth within a landscaped buffer.
Site and Surrounding Area Description	The site is located at the western gateway into the village and is accessed via an existing farm track from the A1077. It is adjoined by residential development along its northern boundary and St Nicholas Church is adjacent to the west. The site is currently in use for agriculture.
Market Interest Type	Not Known
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - West Butterwick
Site Reference - CFS0300117



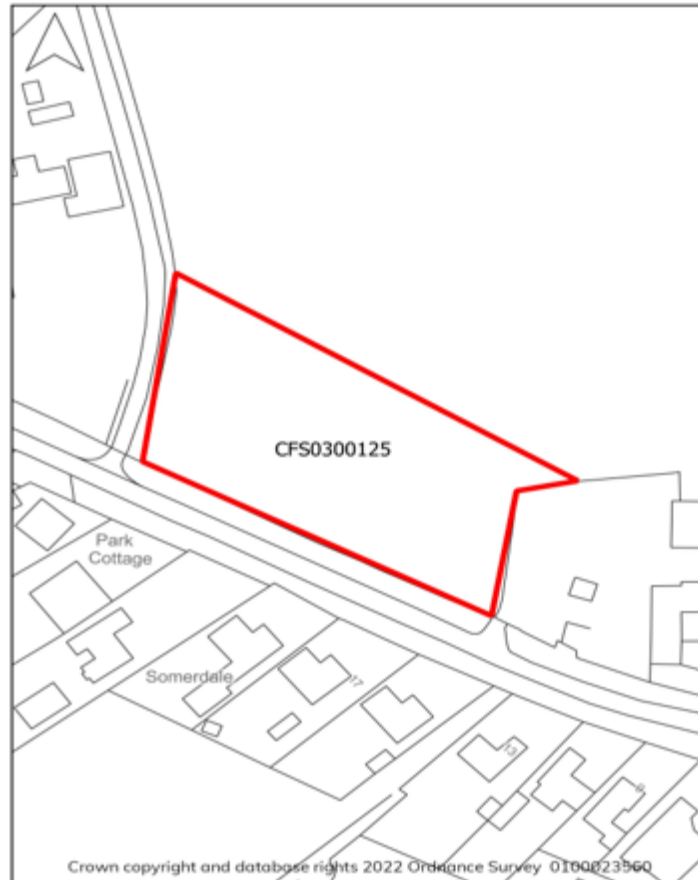
Site Address	Land to the south of West Street
Applicant Name (Representor)	RJ & AE GODFREY
Proposed Use	Residential (Market Housing)
Proposed Use Information	Site area is 2.9 hectares.
Site Size (Ha)	2.86
Site Details Land Use	Agricultural use - farm yard, buildings and approximately 2ha cropped land - also included is 25 West Street a detached two storey dwelling fronting onto West Street and also owned by our clients; also a vehicular access to/from West Street to the farm yard/buildings and continuing westwards as a track and forming the southern boundary of the proposed housing site
Site Details Landscape Features	There are no significant trees or other landscape features on the site, of which some two thirds is cultivated
Site Details Access	The site has a northern boundary, including the existing dwelling and the land and farm yard gain access by it to and from West Street.
Site and Surrounding Area Description	Agricultural use - farm yard, buildings and approximately 2ha cropped land - also included is 25 West Street a detached two storey dwelling fronting onto West Street and also owned by our clients; <u>also</u> a vehicular access to/from West Street to the farmyard/buildings and continuing westwards as a track and forming the southern boundary of the proposed housing site.
Market Interest Type	None
Utilities Water	yes
Utilities Sewerage	yes
Utilities Electric	yes
Utilities Gas	unsure
Utilities Landline	yes

Settlement - Westwoodside
Site Reference - CFS0300141



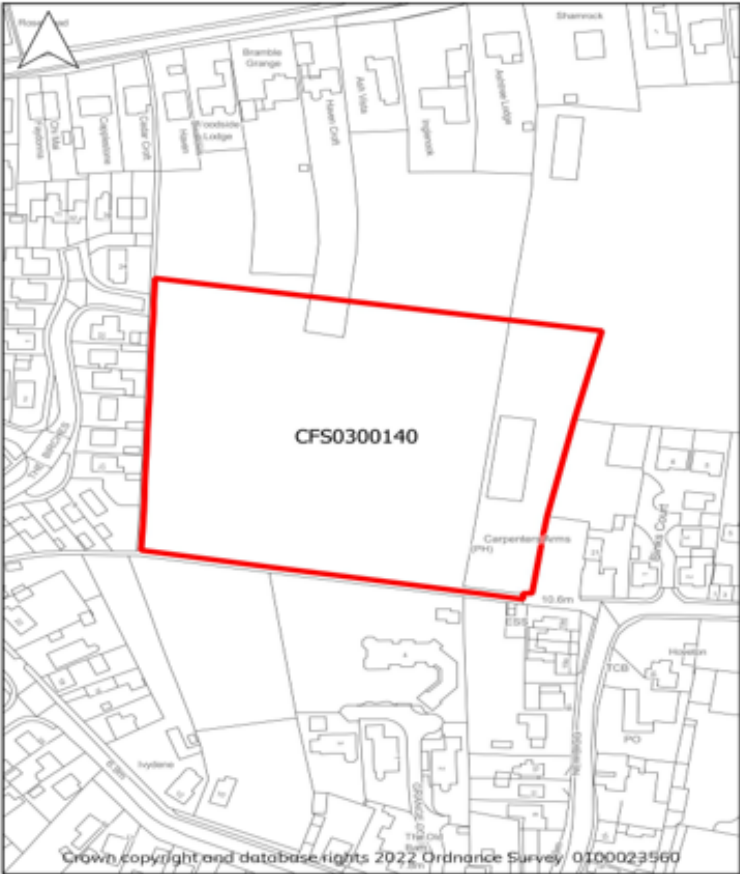
Site Address	Land to the east of Newbigg
Applicant Name (Representor)	Haxey Parish Council
Proposed Use	Residential (Market Housing)
Proposed Use Information	34 dwellings
Site Size (Ha)	1.12
Site Details Land Use	Agricultural land
Site Details Landscape Features	N/A
Site Details Access	Via Southern end of Newbigg
Site and Surrounding Area Description	
Market Interest Type	Not Known
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Westwoodside
Site Reference - CFS0300125



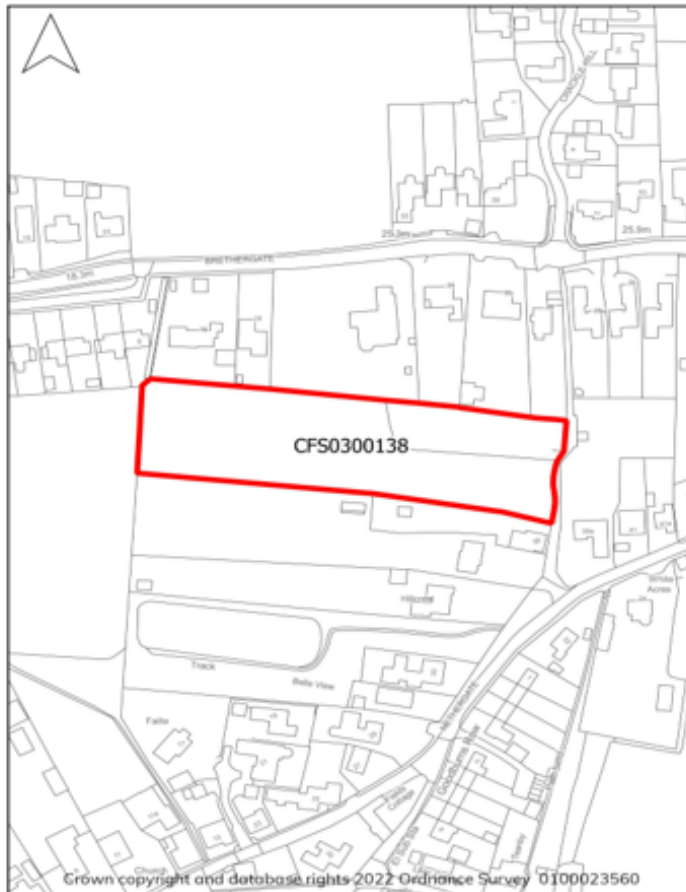
Site Address	Land to the north of Cove Road
Applicant Name (Representor)	Beverley Smith
Proposed Use	Residential (Market Housing)
Proposed Use Information	Suggested 5 No. two bedroom bungalows suitable for a downsizing market
Site Size (Ha)	0.34
Site Details Land Use	Agricultural
Site Details Landscape Features	n/a
Site Details Access	Existing gated field and farm access from Cove Road
Site and Surrounding Area Description	The site lies on the edge of the development limit with residential development adjacent to the site.
Market Interest Type	Not Known
Utilities Water	yes
Utilities Sewerage	yes
Utilities Electric	yes
Utilities Gas	unsure
Utilities Landline	yes

Settlement - Westwoodside Site Reference - CFS0300140
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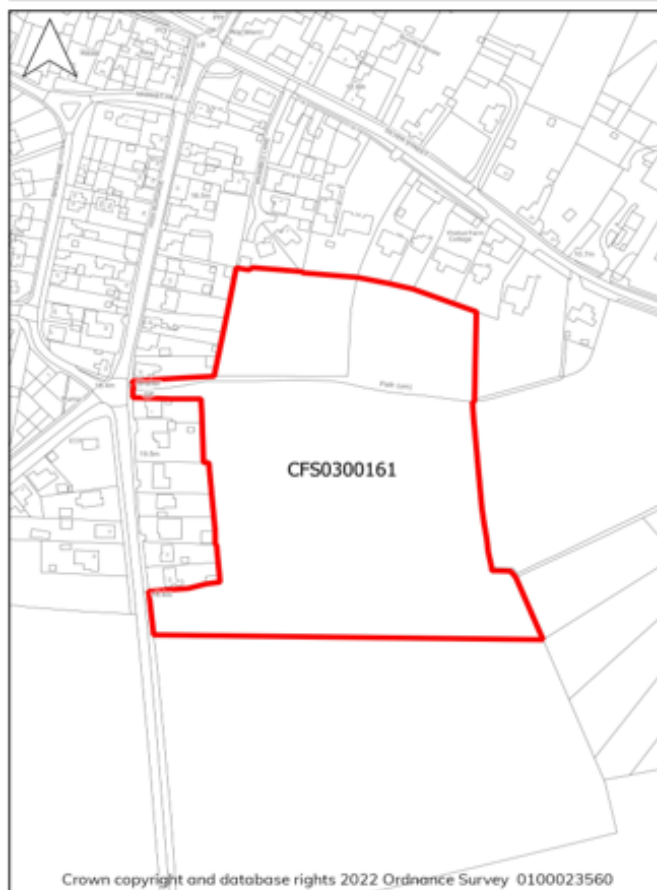
Site Address	Land to the west of Newbigg
Applicant Name (Representor)	Haxey Parish Council
Proposed Use	Residential (Market Housing)
Proposed Use Information	34 dwellings
Site Size (Ha)	1.84
Site Details Land Use	Agricultural land
Site Details Landscape Features	N/A
Site Details Access	Via Newbigg or Uppertorpe
Site and Surrounding Area Description	
Market Interest Type	Not Known
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Westwoodside
Site Reference - CFS0300138



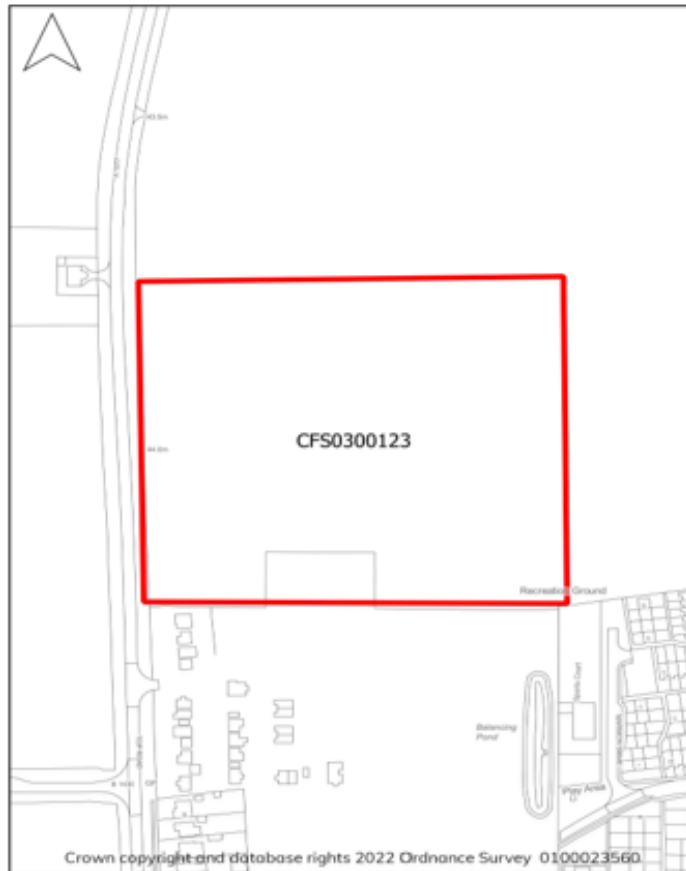
Site Address	Land to the south of Brethergate
Applicant Name (Representor)	Richard E.Hudson
Proposed Use	Residential (Market Housing)
Proposed Use Information	The available land is 2 acres and could suit a variety of housing needs and mixes, dependent on discussions with North Lincolnshire Planning. It is envisaged that this site should be developed with high sustainability values for eco-friendly housing for Westwoodside.
Site Size (Ha)	0.75
Site Details Land Use	Agricultural Formally a field, small holding with villa, barns, stables and orchard.
Site Details Landscape Features	Part overgrown with saplings and undergrowth, some remnants of the former orchard.
Site Details Access	Access to the land via an existing, original cart track between 39 & 39a Nethergate, Westwoodside. Other access routes to this land can be achieved in the future depending on housing numbers and demand.
Site and Surrounding Area Description	Formally a field, small holding with villa, barns, stables, and orchard.
Market Interest Type	Enquiries received
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	no

Settlement - Winteringham
Site Reference - CFS0300161



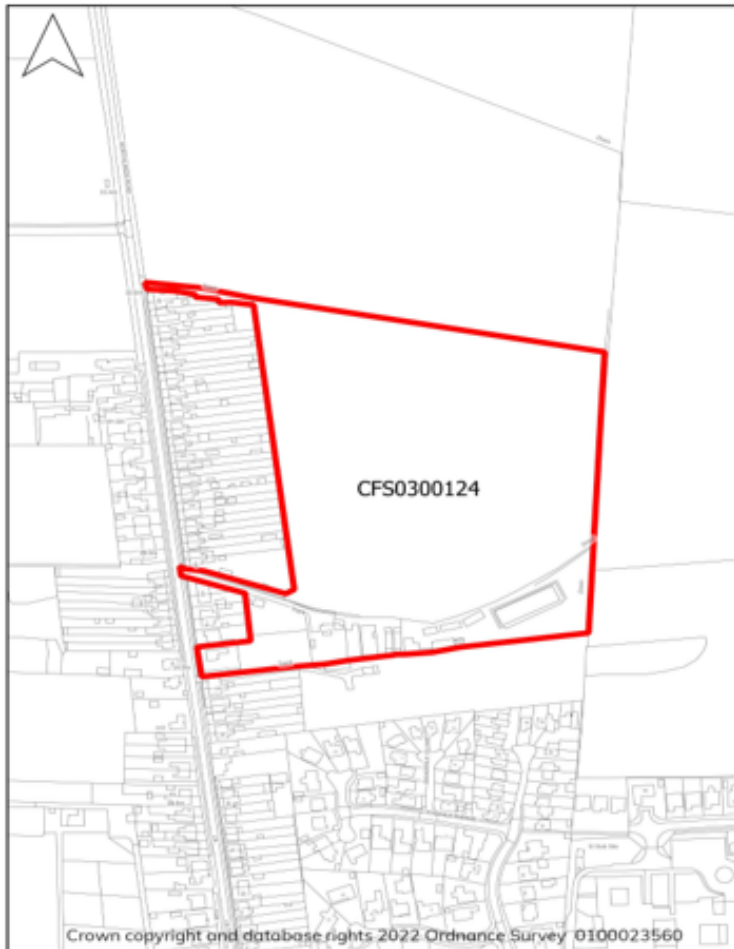
Site Address	Land to the east of High Burnage
Applicant Name (Representor)	Michelle Robinson (Barton Willmore) on behalf of KCS Developments Ltd
Proposed Use	Residential (Market Housing)
Proposed Use Information	Please find attached representations on behalf of our Client, KCS Developments Ltd regarding omission site at land at High Burgage, Winteringham. We write in response to the North Lincolnshire Local Plan Publication Draft which is currently available for consultation until 26th November 2021. We trust that our Client's comments will be duly considered. We would like to express our interest in attending the Examination in Public should the Council decide to submit the Publication Draft to the Secretary of State in its current format.
Site Size (Ha)	3.75
Site Details Land Use	Land at High Burgage Winteringham. Agricultural land
Site Details Landscape Features	The Site is located to the south-east edge of the settlement of Winteringham and measures approximately 3.22 hectares. The site abuts existing housing to the north and west. A small part of the north-west corner of the site falls within the Winteringham Conservation area. However, we do not propose that any part of a site allocation encroaches into this location.
Site Details Access	High Burgage
Site and Surrounding Area Description	
Market Interest Type	Site is owned by a developer
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Winterton
Site Reference - CFS0300123



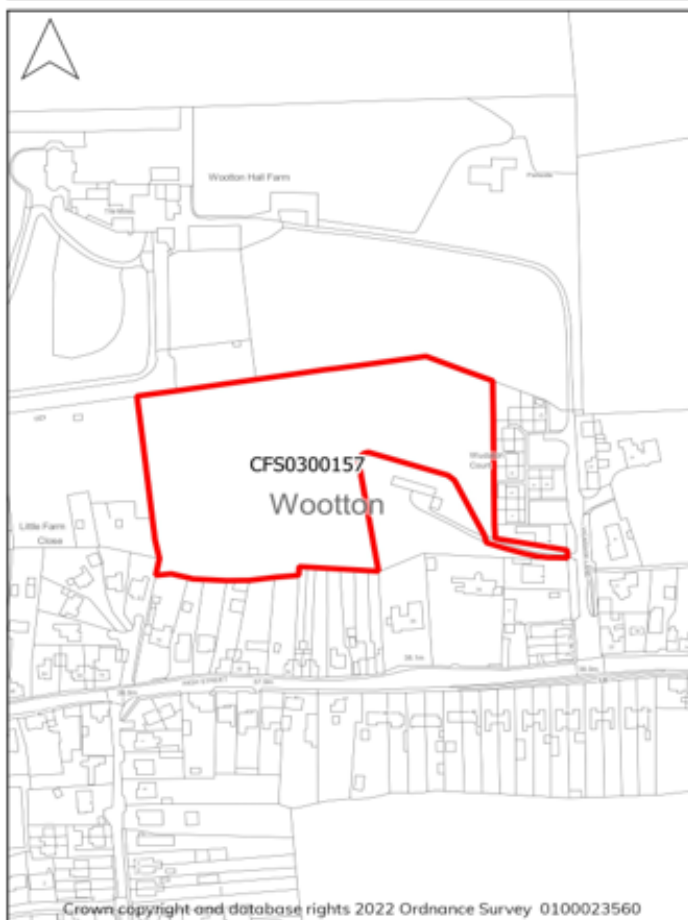
Site Address	Land at Top Road
Applicant Name (Representor)	Mr Tim Lumley
Proposed Use	Residential (Market Housing)
Proposed Use Information	Site comprises 3.60 ha of unconstrained agricultural land which could provide 144-166 dwellings at a rate of 40-45 dwellings/hectare identified for Large Service Centres in the 2021 Strategic Housing and Employment Land Availability Assessment (SHELAA).
Site Size (Ha)	4.46
Site Details Land Use	Agricultural
Site Details Landscape Features	Site is flat arable agricultural land, the nearest landscape feature a low hedgerow on the frontage of A1077 Top Road
Site Details Access	An access point is available in the adjacent H1C-64: Land at Top Road development (Meadowcroft), which could link H1C-64: Land at Top Road to the land to the north, without requiring an additional access onto the A1077 Top Road and any further changes to the A-Road infrastructure, speed limits, etc.
Site and Surrounding Area Description	The land is surrounded by agricultural land.
Market Interest Type	Enquiries received
Utilities Water	yes
Utilities Sewerage	yes
Utilities Electric	yes
Utilities Gas	yes
Utilities Landline	yes

Settlement - Winterton
Site Reference - CFS0300124



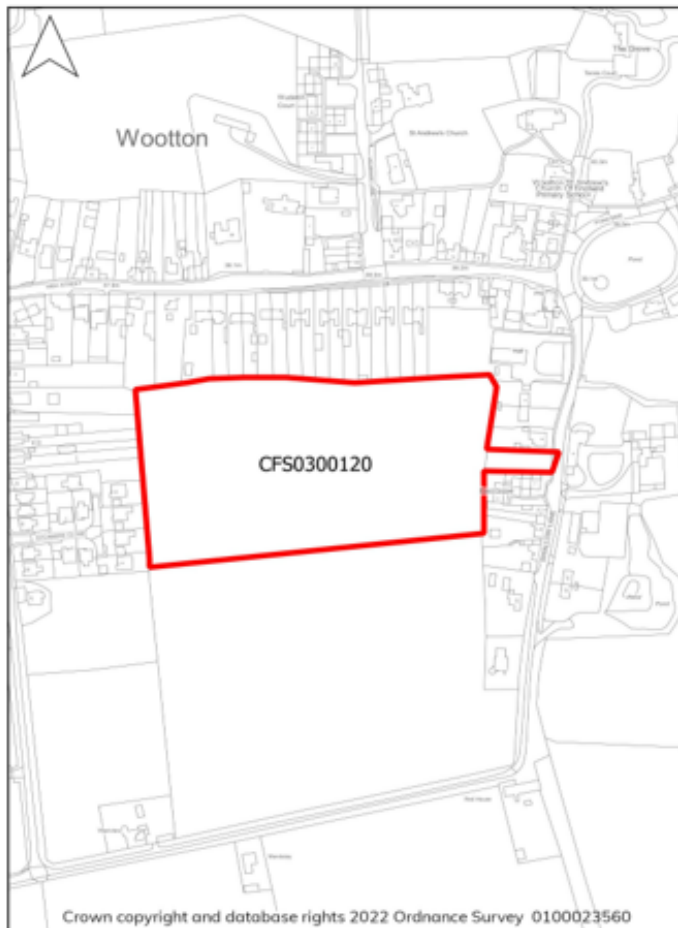
Site Address	Land to the east of Northlands Road
Applicant Name (Representor)	Dennis Edward Ecuyer
Proposed Use	Residential (Market Housing)
Proposed Use Information	It is envisaged that a community within a community could be formed including pensioner's bungalows/accommodation with an on site medical centre with doctors and emergency depot. Also shop and the possibility of linking with the pavilion for access and use for activities and entertainment for the older generation. There is also a strong interest for an ambulance depot on site to relocate a business currently in Scunthorpe to reduce their travel distance to their core areas of work.
Site Size (Ha)	5.45
Site Details Land Use	Agricultural in the main with some redundant buildings to the south
Site Details Landscape Features	Generally flat with trees to the south end
Site Details Access	Access is available from Northlands Road between 122 & 124
Site and Surrounding Area Description	Residential development lies to the west of the site the remainder of the site is surrounded by agricultural land.
Market Interest Type	Not Known
Utilities Water	yes
Utilities Sewerage	yes
Utilities Electric	yes
Utilities Gas	yes
Utilities Landline	yes

Settlement - Wootton
Site Reference - CFS0300157

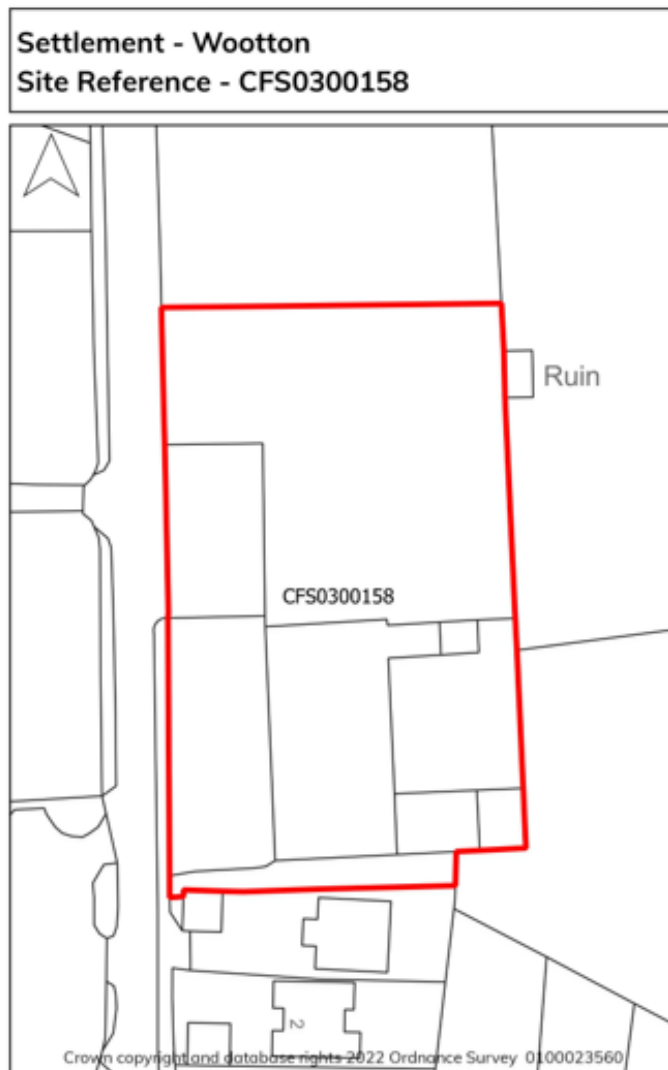


Site Address	Land to the west of Vicarage Lane
Applicant Name (Representor)	Ian Stewert
Proposed Use	Development Limit Change
Proposed Use Information	Full planning permission granted for 5 large dwellings PA/2018/1381
Site Size (Ha)	2.04
Site Details Land Use	Both Sites A and B on the map below enjoy the benefit of planning permission for housing and should be allocated accordingly. The form of development for four dwellings approved on site B is very restricted so in order to provide more scope to provide a design more sympathetic to the character of the village it is proposed that the allocation and settlement boundary be slightly extended as illustrated by the broken black line.
Site Details Landscape Features	Both Sites A and B on the map below enjoy the benefit of planning permission for housing and should be allocated accordingly. The form of development for four dwellings approved on site B is very restricted so in order to provide more scope to provide a design more sympathetic to the character of the village it is proposed that the allocation and settlement boundary be slightly extended as illustrated by the broken black line.
Site Details Access	Both Sites A and B on the map below enjoy the benefit of planning permission for housing and should be allocated accordingly. The form of development for four dwellings approved on site B is very restricted so in order to provide more scope to provide a design more sympathetic to the character of the village it is proposed that the allocation and settlement boundary be slightly extended as illustrated by the broken black line.
Site and Surrounding Area Description	
Market Interest Type	Site is owned by a developer
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Wootton
Site Reference - CFS0300120

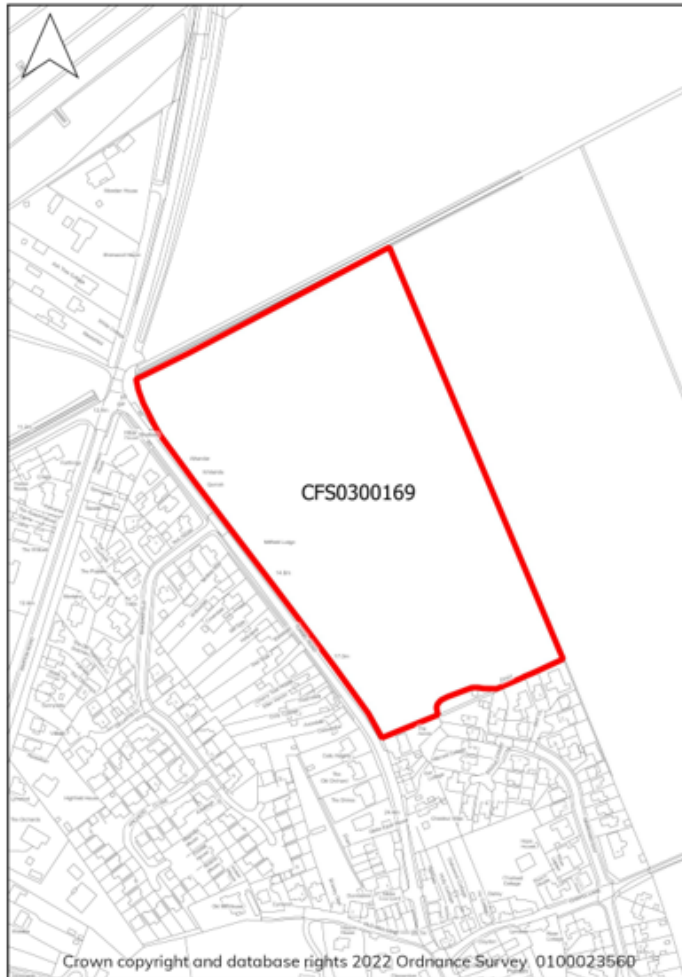


Site Address	Land south of High Street
Applicant Name (Representor)	Lincolnshire Estates Ltd
Proposed Use	Residential (Market Housing)
Proposed Use Information	38 DWELLINGS, ONE SMALL-SCALE RETAIL UNIT, PUBLIC OPEN SPACE INCORPORATING NEW GREEN INFRASTRUCTURE, SUD'S FEATURES, OUTDOOR CLASSROOM, AND BIODIVERSITY ENHANCEMENTS Gross Site Area = 2.6 Ha (Nett Development Area = 1.57 Ha) The proposal is to develop a significantly reduced site area for new dwellings in association with a small retail unit for local needs, new public open spaces, outdoor classroom, ponds, landscaping, and biodiversity enhancements. These facilities will be provided in conjunction with a residential development to provide enhancements to the biodiversity and green infrastructure of the village; and to provide a new 'outdoor classroom' as new educational infrastructure to be utilised by the local community.
Site Size (Ha)	3.14
Site Details Land Use	Agricultural Land
Site Details Landscape Features	None
Site Details Access	Open access from Swallow Lane
Site and Surrounding Area Description	The proposed masterplan shows that substantive additional benefits could accrue through the development of this site for 38 dwellings. These benefits will significantly enhance the overall sustainability of the village ensuring a vital and viable future for its residents.
Market Interest Type	Site is owned by a developer
Utilities Water	yes
Utilities Sewerage	yes
Utilities Electric	yes
Utilities Gas	yes
Utilities Landline	yes



Site Address	Land off Thornton Road
Applicant Name (Representor)	Ian Stewert
Proposed Use	Development Limit Change
Proposed Use Information	Outline permission granted for 4 dwellings Proposed development boundary extension
Site Size (Ha)	0.45
Site Details Land Use	Both Sites A and B on the map below enjoy the benefit of planning permission for housing and should be allocated accordingly. The form of development for four dwellings approved on site B is very restricted so in order to provide more scope to provide a design more sympathetic to the character of the village it is proposed that the allocation and settlement boundary be slightly extended as illustrated by the broken black line.
Site Details Landscape Features	Both Sites A and B on the map below enjoy the benefit of planning permission for housing and should be allocated accordingly. The form of development for four dwellings approved on site B is very restricted so in order to provide more scope to provide a design more sympathetic to the character of the village it is proposed that the allocation and settlement boundary be slightly extended as illustrated by the broken black line.
Site Details Access	Both Sites A and B on the map below enjoy the benefit of planning permission for housing and should be allocated accordingly. The form of development for four dwellings approved on site B is very restricted so in order to provide more scope to provide a design more sympathetic to the character of the village it is proposed that the allocation and settlement boundary be slightly extended as illustrated by the broken black line.
Site and Surrounding Area Description	
Market Interest	Site is owned by a developer
Utilities Water	unsure
Utilities Sewerage	unsure
Utilities Electric	unsure
Utilities Gas	unsure
Utilities Landline	unsure

Settlement - Wrawby
Site Reference - CFS0300169



Site Address	Land to the east of Tunnel Road
Applicant Name (Representor)	The Lincoln Diocesan Trust and Board of Finance
Proposed Use	Residential (Market Housing)
Proposed Use Information	Site K4XSR, Land East of Tunnel Road was included in the list of suitable sites in the SHELAA 2021 with a potential capacity of 157 dwellings. It is unclear why the Land East of Tunnel Road was not selected as a proposed housing allocation. The Housing Sites Selection Topic Paper notes that only 36 dwellings are required for Wrawby, and these are to be delivered via existing commitments. It is considered that our client's site can provide flexibility of choice to the market if included as a housing allocation.
Site Size (Ha)	6.42
Site Details Land Use	Agricultural land
Site Details Landscape Features	
Site Details Access	Access of Tunnel Road
Site and Surrounding Area Description	Wrawby is a sustainable settlement which is suitable for growth as confirmed in policy SS2. Site K4XSR in particular, presents an opportunity for additional growth alongside the committed developments in the village. Whether developed in full or in part, the site can offer flexibility to the future development of the village. It should therefore be included as a housing allocation or within the settlement boundary
Market Interest Type	
Utilities Water	
Utilities Sewerage	
Utilities Electric	
Utilities Gas	
Utilities Landline	

Settlement - Wressle
Site Reference - CFS0300146



Site Address	Land to the west of Bridge Street
Applicant Name (Representor)	Julian Hair
Proposed Use	Residential (Market Housing)
Proposed Use Information	5 - 6 units
Site Size (Ha)	0.51
Site Details Land Use	Commercial - Haulage
Site Details Landscape Features	Boundary hedges and trees
Site Details Access	access via Bridge Road
Site and Surrounding Area Description	
Market Interest Type	Site is being marketed
Utilities Water	yes
Utilities Sewerage	yes
Utilities Electric	yes
Utilities Gas	unsure
Utilities Landline	yes

Settlement - Wressle Site Reference - CFS0300172



Site Address	Wressle
Applicant Name (Representor)	Paul Tattesfield
Proposed Use	Development Limit
Proposed Use Information	On the changes between the regulation.18 consultation and the regulation 19, the area consented in the outline application can be identified in the site location plan with application PA/2018/2328 https://apps.northlincs.gov.uk/application/pa-2018-2328 and the consented house and detached garage block can be seen in the proposed block plan with application PA/2019/1011 for reserved matters. https://apps.northlincs.gov.uk/application/pa-2019-1011 (The house is also shown on your latest OS plan.)
Site Size (Ha)	1.73
Site Details Land Use	N/A
Site Details Landscape Features	N/A
Site Details Access	N/A
Site and Surrounding Area Description	N/A
Market Interest Type	N/A
Utilities Water	N/A
Utilities Sewerage	N/A
Utilities Electric	N/A
Utilities Gas	N/A
Utilities Landline	N/A

6. DELIVERING JOBS & SUPPORTING OUR ECONOMY

Introduction

- 6.1 The Delivering Jobs and supporting our Economy chapter of the North Lincolnshire Local Plan sets out the Council's planning policies relating to the economy and growth in the area from now until 2038. Local Plans are required to proactively drive and support sustainable economic development to deliver jobs that the country needs. As part of this, it must ensure that sufficient employment land of the right type is available in the right places and at the right time to support growth and innovation.
- 6.2 It must also address other issues that are important to businesses such as affordable homes for workers, transport, and infrastructure, and will need to address how many new jobs need to be provided and how best existing and growing employment sectors can be supported. Barriers to investment should be addressed and priority areas identified for economic regeneration, infrastructure provision and environmental enhancement.
- 6.3 The council places a key emphasis on driving economic vitality. It seeks to shape the area into a more prosperous place to live, work, visit and invest, and to be 'safer, greener and cleaner', by increasing economic growth and prosperity through higher employment and increased home ownership.

Consultation

- 6.4 The Publication Draft Document contained 16 policies within this chapter:
- Policy EC1: Employment Land Supply
 - Policy EC1-1: Normanby Enterprise Park
 - Policy EC1-2: Land at North of Doncaster Road
 - Policy EC1-3: Land to the West of Humberside Airport
 - Policy EC1-4: Land North of A18 at Humberside Airport
 - Policy EC1-5: Land at Sandtoft Airfield
 - Policy EC1-6: Land at North West of the Barton Interchange
 - Policy EC1-7: Land at South of Barnetby Top Interchange and to the West of the A18
 - Policy EC1-8: Land at South of Barnetby Top Interchange and to the East of the A18
 - Policy EC1-9: Land at South of the Crowle Gyratory
 - Policy EC2: Existing Employment Areas
 - Policy EC3: Defined Industrial Buffer Areas
 - Policy EC4: South Humber Bank – Landscape Initiative
 - Policy EC5: Wharves
 - Policy EC6: Supporting the Rural Economy
 - Policy EC7: A Sustainable Visitor Economy

Main Concerns

- 6.5 The main concerns and issues raised in this Chapter were:
- 6.6 Further employment sites sought at: -
- Reallocation of former Brigg sugar site for employment related uses
 - Need for more employment land in Brigg with site identified to south of Bridge Street

- Allocation of SHELAA site (ELR22) for employment related uses, Falkland way, Barton
 - Allocation of Gefco site at Sandtoft
- 6.7 Concerns over wastewater capacity for sites EC1-2, EC1-5 and EC1-9 by Severn Trent Water. Concerns were also raised over the phasing elements of EC1-3 Land to the west of Humberside Airport and the extent of the existing Airport Business Park B2 uses sought for EC1-5 at Sandtoft including reidentification as a Strategic Employment Site.
- 6.8 Objection to EC1-6 on numerous grounds including impact on landscape, highway network, residential amenity and the function and scale of the landscape buffer.
- 6.9 General support for EC1-4 'South Humber Bank Landscape Initiative' by environmental organisations subject to minor changes.
- 6.10 Policy EC5 'Wharves' generated a number of comments relating to the existing "no adverse impact" wording and conflict with the Conservation of Habitats and Species Regulations 2017. It was considered by ABP and Keadby generation Limited that the policy wording was too restrictive whilst Natural England sought tighter control.
- 6.11 Policy EC6 'Supporting the Rural Economy' was considered to be too restrictive and did not support appropriate levels of development.

Overall comments received in response to this chapter

- 6.12 In total 46 respondents commented on overall chapter. 21 respondents agreed with its contents, whilst 23 objected to it and 2 respondents did not specify.

Table 1 Overall comments received in response to this chapter		
Response	Number of Respondents	Percentage of Respondents
Support	21	45.65%
Object	23	50%
Not specified	2	4.35%
Total	46	100%

Summary of Responses – Policy EC1: Employment Land Supply

- 6.13 Natural England welcomed policies EC1-1 and EC1-4 make specific reference to BNG, however suggested that where text refers to 'biodiversity enhancements' (EC1-2, EC1-3, EC1-5 to EC1-9) specific reference to achieving measurable biodiversity net gain should be made based on the amended EC1-1 text.
- 6.14 Severn Trent identified a number of high risk sites within the Yaddlesthorpe Catchment including EC1-2 located to the West of Scunthorpe. There is a project within the capital programme for Severn Trent to deliver capacity improvements within this area, continued liaison between the Local Planning Authority, Developers and Severn Trent will be needed to align the development and delivery of any sewer capacity improvements. Sites EC1-5 and EC1-9 are both identified as high risk in the latest desktop sewer capacity assessment.

- 6.15 The Church Commissioners support the continued allocation of EC1-3. This site is available in a suitable location which supports and is consistent with the Plan's spatial strategy and is deliverable within the Plan period to 2038.
- 6.16 The land agent for the former Brigg sugar factory site (previously allocated as site BRIE-1 in the Housing and Employment Land Allocations DPD) has objected to the site not being carried forward in the local plan. They seek the reallocation of the 24.8ha site for B2, B8 and E(g) uses.
- 6.17 A planning agent has objected to the table of employment allocations as there is no provision of new employment sites in Brigg which is a major settlement in the Plan. The Location for new employment sites should be revisited to include additional land in Brigg as shown on their attached submitted plan.
- 6.18 An objector has stated that the Humber Bridge Industrial Estate boundary should be extended to include the large area to the east of the Humber Bridge Industrial Estate, to the north of Wren Kitchens and the south of the Barton to Cleethorpes railway, identified as ELR22 in the 2021 SHELAA. This site is suitable for B1, B2 and B8 uses and has the potential for railfreight access, and the road access issues will be reduced should the Barton Link Road (paragraph 14.47 and policy T7) be progressed. This area could play a significant part in creating new jobs within Barton. diversity of employment within Barton should be encouraged as too much emphasis on one single employer carries risks for the town's economy should that single employer encounter difficulties.

Table 6.2 Policy EC1: Employment Land Supply

Response	Number of Respondents	Percentage of Respondents
Support	1	16.67%
Object	5	83.33%
Not specified	0	0%
Total	6	100%

Summary of Responses – Policy EC1-1: Normanby Enterprise Park

- 6.19 No comments were received in relation to this policy.

Summary of Responses – Policy EC1-2: Land at North of Doncaster Road

- 6.20 1 respondent commented supporting this policy.
- 6.21 A comment was received from the land agent for the site supporting its allocation, stating compliance with the SHELAA, the site is deliverable over the plan period and that it is consistent with national policy.

Table 6.3 EC1-2: Land at North of Doncaster Road

Response	Number of Respondents	Percentage of Respondents
Support	1	100%
Object	0	%
Not specified	0	%
Total	1	100%

Summary of Responses – Policy EC1-3: Land to the West of Humberside Airport

- 6.22 2 respondents commented on this policy. 1 respondent supported the policy whilst the other, although supporting the general allocation, objected to part of the policy's criteria.
- 6.23 A comment was received from the planning agent for the site supporting its allocation as an employment site but sought greater clarification on the policy's phasing element that states: - "brought forward for development once the remaining undeveloped part of the existing Airport Business Park is substantially committed or when due to size restrictions proposed employment uses cannot be physically accommodated." The objector highlighted that it was not clear to what area the Airport Business Park refers to and that the policy criteria was too restrictive, not evidenced and that this requirement should be deleted. A further respondent supported the allocation.

Table 6.4 EC1-3: Land to the West of Humberside Airport

Response	Number of Respondents	Percentage of Respondents
Support	1	50%
Object	1	50%
Not specified	0	%
Total	2	100%

Summary of Responses – Policy EC1-4: Land North of A18 at Humberside Airport

- 6.24 One respondent commented supporting this policy.
- 6.25 A comment was received supporting the allocation.

Table 6.5 EC1-4: Land North of A18 at Humberside Airport

Response	Number of Respondents	Percentage of Respondents
Support	1	100%
Object	0	0%
Not specified	0	0%

Total	1	100 %
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Summary of Responses – Policy EC1-5: Land at Sandtoft Airfield

- 6.26 4 respondents commented on this policy with all 4 objecting to lesser extents.
- 6.27 A comment was received from the planning agent for the site supporting its allocation as a Logistics Park but wanted to see the identified uses widened to include B2 from its current E(g) and B8 uses listed to allow flexibility in developing a business park if that opportunity arose. Under separate comments the agent is also seeking to have the Sandtoft site allocated as a Strategic Employment Site. The agent is confident that the site can be delivered within the plan period but requires the B2 addition to enhance marketability and alignment with the council's economic growth aspirations.
- 6.28 3 further comments were submitted that objected to the site's access but were generally supportive of the development's principle. 2 comments suggested a more suitable access would be from a new roundabout just south of junction 2 of the M180 linking through to the site by means of a road running parallel with the motorway. The last comment highlighted an option that included a new junction on the M180 immediately north of the site which would negate the use of minor roads and minimise vehicle journey times and emissions. It was also stated that High Levels Bank Road, even if improved, would be unsuitable for the amount of future HGV movements that the proposed allocated site would generate.

Table 6.6 EC1-5: Land at Sandtoft Airfield

Response	Number of Respondents	Percentage of Respondents
Support		25%
Object	4	75%
Not specified	0	%
Total	4	100%

Summary of Responses – Policy EC1-6: Land at North West of the Barton Interchange

- 6.29 4 respondents commented on this policy. 2 respondents agreed with the contents of the policy and 2 objected. A comment was received from the land agent for the site supporting its allocation, stating compliance with the SHELAA, the site is deliverable over the plan period and that it is consistent with national policy. A further general support was submitted. One objector commented that given the open countryside location it would create indefensible boundaries and should be deallocated. A further objector commented that although not completely against the proposed development there were a number of issues that were of concern, namely: - was the location the most appropriate given the grade 1 agricultural land, other sites may be more suitable such as Elsham Wold Industrial Estate, the impact on the highway network and its immediate impact on the locality and open country setting of the site. Further concerns were expressed about potential impact on the sensitive landscape, residential amenities and how the

landscape buffer would function and how effective it would be in screening properties to the north.

Table 6.7 EC1-6: Land at North West of the Barton Interchange

Response	Number of Respondents	Percentage of Respondents
Support	2	50%
Object	2	50%
Not specified	0	0%
Total	4	100%

Summary of Responses – Policy EC1-7: Land at South of Barnetby Top Interchange and to the West of the A18

- 6.30 4 respondents commented on this policy. 2 respondents agreed with the contents of the policy, 1 objected and a further respondent did not specify.
- 6.31 A comment was received from the planning agent for the site supporting its allocation, stating compliance with the prepared Evidence Base, namely the 2021 SHELAA and the Employment Allocations Topic Paper and recent Written Ministerial Statements regarding planning reforms for lorry parking. Barnetby Parish Council commented that the waterways and sewerage and highway infrastructures must be improved before any major developments are initiated due to the current systems not being adequate. One objector commented that the site, although located close to a major transport interchange, is greenfield set away from a settlement and would not minimise the need to travel and is therefore not consistent with national policy.
- 6.32 A business on Elsham Wold Industrial Estate supported the allocation as it would relieve over night lorry parking pressure at the industrial estate and associated safety and environmental issues.

Table 6.8 EC1-7: Land at South of Barnetby Top Interchange and to the West of the A18

Response	Number of Respondents	Percentage of Respondents
Support	2	50%
Object	1	25%
Not specified	1	25%
Total	4	100%

Summary of Responses – Policy EC1-8: Land at South of Barnetby Top Interchange and to the East of the A18

- 6.33 3 respondents commented on this policy. 1 respondent agreed with contents of the policy, 1 objected and a further respondent did not specify.

- 6.34 A comment was received from the planning agent for the site supporting its allocation, stating compliance with the prepared Evidence Base, namely the 2021 SHELAA and the Employment Allocations Topic Paper and recent Written Ministerial Statements regarding planning reforms for lorry parking. Barnetby Parish Council commented that the waterways and sewerage and highway infrastructures must be improved before any major developments are initiated due to the current systems not being adequate. One objector commented that the site, although located close to a major transport interchange, is greenfield set away from a settlement and would not minimise the need to travel and is therefore not consistent with national policy.

Table 6.9 Policy EC1-8: Land at South of Barnetby Top Interchange and to the East of the A18

Response	Number of Respondents	Percentage of Respondents
Support	1	33.3%
Object	1	33.3%
Not specified	1	33.3%
Total	3	100%

Summary of Responses – Policy EC1-9: Land at South of the Crowle Gyratory

- 6.35 1 respondent objected to this policy.
- 6.36 The objector commented that the site, although located close to a major transport interchange, is greenfield set away from a settlement and would not minimise the need to travel and is therefore not consistent with national policy.

Table 6.10 Policy EC1-9: Land at South of the Crowle Gyratory

Response	Number of Respondents	Percentage of Respondents
Support	0	%
Object	1	100%
Not specified	0	%
Total	1	100%

Summary of Responses – Policy EC2: Existing Employment Areas

- 6.37 No comments were received in relation to this policy.

Summary of Responses – Policy EC3: Defined Industrial Buffer Areas

- 6.38 No comments were received in relation to this policy.

Summary of Responses – Policy EC4: South Humber Bank – Landscape Initiative

- 6.39 6 respondents commented on this policy. 5 respondents supported the policy, 4 of which suggested changes. 1 respondent objected.
- 6.40 The Environment Agency supported the partnership initiative which will mitigate the impact of industrial growth. Lincolnshire Wildlife Trust supports the policy but highlighted that it needs strengthening to reflect the Environment Act 2021 and the 25-year Environment Plan to include the potential opportunities to consider and incorporate natural capital accounting, carbon sequestration, flood mitigation, pollution mitigation and recreational access through habitat provision. They further added that It should be led by the Local Nature Recovery Strategy, Biodiversity Opportunity Mapping and Nature Recovery Networks and involve ecological professionals and address measurable Biodiversity Net Gain.
- 6.41 Natural England suggested changes to the policy by the addition of “Any landscaping provided should be appropriate to the location and sensitivities of nearby habitats and species.” and pointed out that para 6.84 refers to ‘neutral capital’ rather than ‘natural capital’.
- 6.42 The Lincolnshire Wildlife Trust supported paragraph 6.84 but would like to see further reference to environmental stakeholders. The Geater Lincolnshire Wildlife Partnership generally supported paragraph 6.84 particularly the reference to other stakeholders but considered that this could be further strengthened.

Table 6.11 Policy EC4: South Humber Bank – Landscape Initiative

Response	Number of Respondents	Percentage of Respondents
Support	5	83.4%
Object	1	16.6%
Not specified	0	%
Total	6	100%

Summary of Responses – Policy EC5: Wharves

- 6.43 6 respondents commented on this policy. 2 respondents supported the policy whilst 4 respondents objected.
- 6.44 The Lincolnshire Wildlife Trust and Heaton Planning both supported the policy. Natural England highlighted that proposals can only proceed if it can be demonstrated that there are imperative reasons of overriding public interest (IROPI), that there is no alternative and that compensatory measures are provided for the loss of designated site habitat in line with the Conservation of Habitats and Species Regulations 2017 (as amended). They also advised that para 6.89 should refer to Special Areas of Conservation (SACs). Keadby Generation Limited objected on the grounds that it does not provide clear support for jetty and wharf retention and improvement where this facilitates water freight usage for major infrastructure development and is not sufficiently consistent with national policy. ABP objects to the requirement that proposals for port and wharf facilities will be permitted provided that there is “no adverse impact” which is considered onerous and absolute policy requirement and one

which is not supported by the approach taken in the NPPF. ABP is also concerned that current wording of Policy EC5 goes beyond the requirements of the Habitats Regulations, and, on strict interpretation, would not allow for the full legal process to be followed in accordance with the Habitats Regulations. The EA highlighted that Paragraph 6.90 refers to policy DQE6p which is no longer a policy in this document. Natural England suggests the wording at EC5 is amended to read 'designated sites and protected and priority species and a measurable net gain in biodiversity.'

Table 6.12 Policy EC5: Wharves

Response	Number of Respondents	Percentage of Respondents
Support	2	28.57%
Object	5	71.43%
Not specified	0	0%
Total	7	100%

Summary of Responses – Policy EC6: Supporting the Rural Economy

- 6.45 4 respondents commented on this policy. 2 respondents supported the policy whilst 2 respondents objected.
- 6.46 The Lincolnshire Wildlife Trust and the Greater Lincolnshire Nature Partnership both supported the policy. Heaton Planning are generally supportive of the policy but consider that it only supports small scale rural enterprise and as currently worded would restrict levels of development and that 'small scale' should be removed from the Policy. The Banks Group object to part f as they consider any development is always likely to have an impact on highways network which can be offset by mitigative measures. Furthermore, part h does not quantify the percentage of net gains on sites.

Table 6.13 Policy EC6: Supporting the Rural Economy

Response	Number of Respondents	Percentage of Respondents
Support	2	50%
Object	2	50%
Not specified	0	0%
Total	4	100%

Summary of Responses – Policy EC7: A Sustainable Visitor Economy

- 6.47 3 respondents commented on this policy with all 3 supporting. Lincolnshire Wildlife Trust supports parts c and f of the policy. The Greater Lincolnshire Nature Partnership supports the addition of part f.

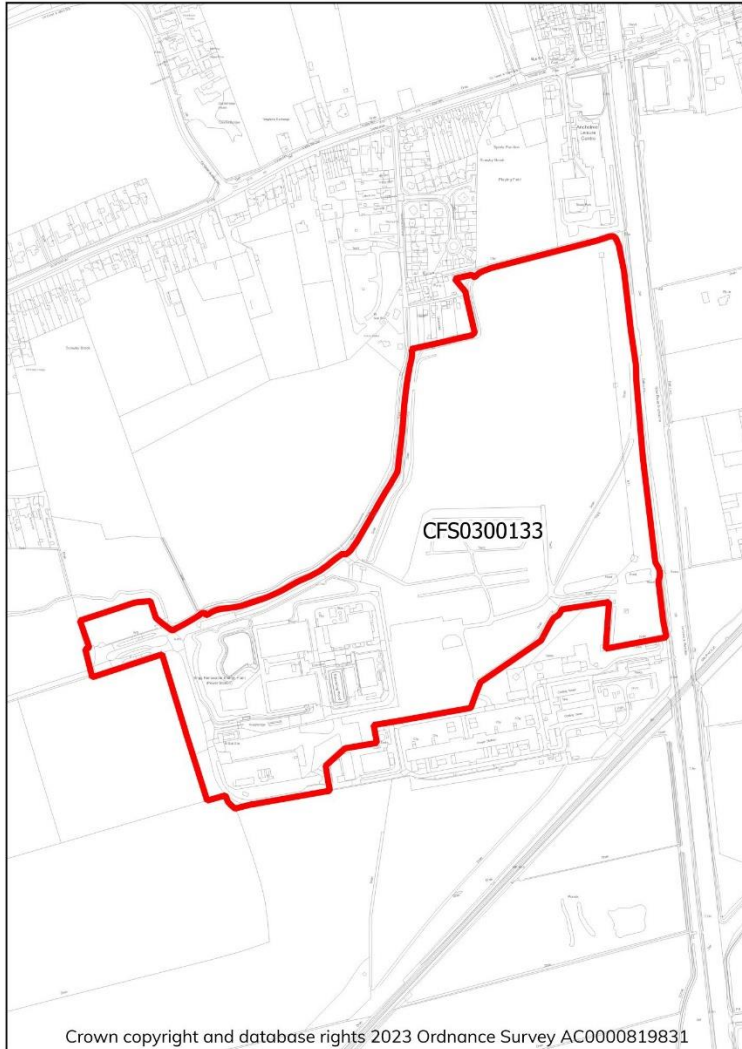
Table 6.14 Policy EC7: A Sustainable Visitor Economy

Response	Number of Respondents	Percentage of Respondents
Support	3	100%
Object	0	0%
Not specified	0	0%
Total	3	100%

Employment/Commercial Omission Sites

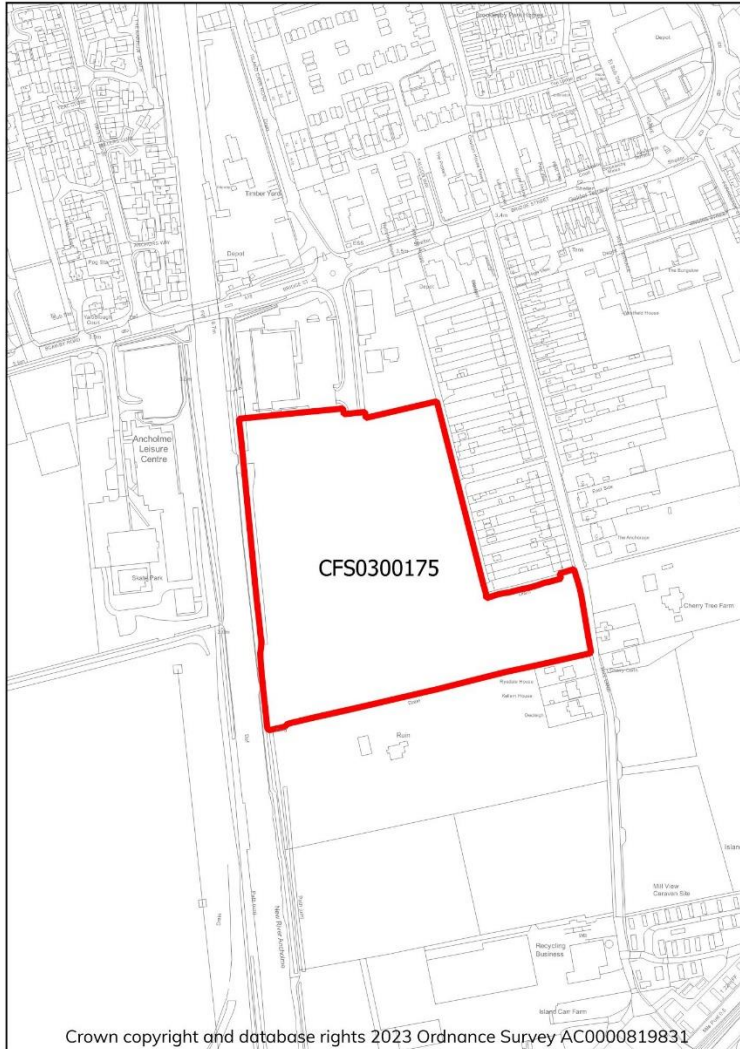
- 6.48 As part of the publication Draft consultation, alternative sites were submitted as Omission sites so they could be considered by the Inspectors during the public examination. This allowed landowners, developers and/or agents to put forward land to be considered for potential site allocations within the emerging Local Plan
- 6.49 Over 70 omission sites were put forward for consideration as part of the public consultation stage. These will be sent to the Planning Inspector when the Plan is submitted, and a list of all proposed employment/commercial sites are attached on the next pages.

Settlement - Brigg
Site Reference - CFS0300133



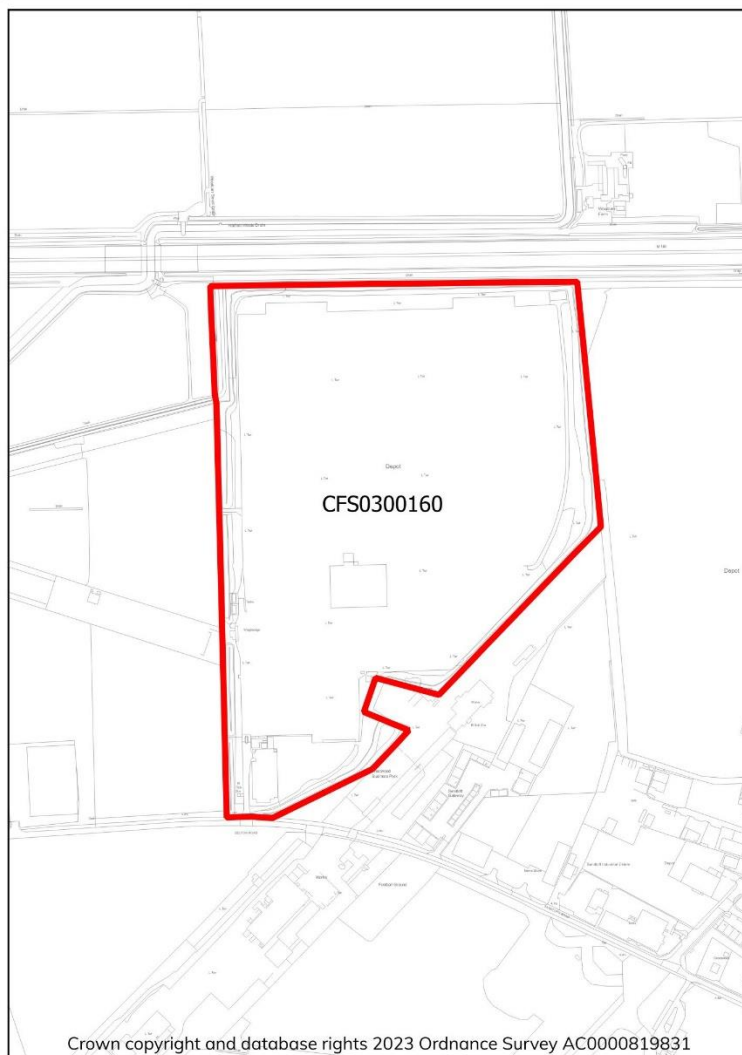
Site Address	Former Brigg Sugar site
Applicant Name (Representor)	Property Recycling Group
Proposed Use	General Industry B2 and warehousing B8
Proposed Use Information	The site is currently allocated in the 2016 Housing and Employment Land Allocations DPD as BRIE-1 for employment uses. The applicant has stated that the developable site area is approximately 25ha which could provide in order of 80,000 sqm of B2/B8 development.
Site Size (Ha)	30.17
Site Details Land Use	Brownfield – former British Sugar factory site
Site Details Landscape Features	Site is predominately cleared following demolition of buildings and restoration of site for development.
Site Details Access	Site is accessed by an existing road from the B1206 Scawby Road. This road was recently upgraded to serve the Eco2 Renewable Energy Plant and the Centrica Power station.
Site and Surrounding Area Description	The site is bounded by the River Ancholme to the east and residential properties and a former sports ground to the north. The Gainsborough to Cleethorpes railway line falls to the south.
Market Interest Type	Site is being actively marketed. It is currently allocated for B2/B8 uses with the owner/agent seeking it reallocated and enlarged on the basis of strong interest in the site from developers.
Utilities Water	Yes
Utilities Sewerage	No
Utilities Electric	Yes
Utilities Gas	Yes
Utilities Landline	Yes

Settlement - Brigg
Site Reference - CFS0300175



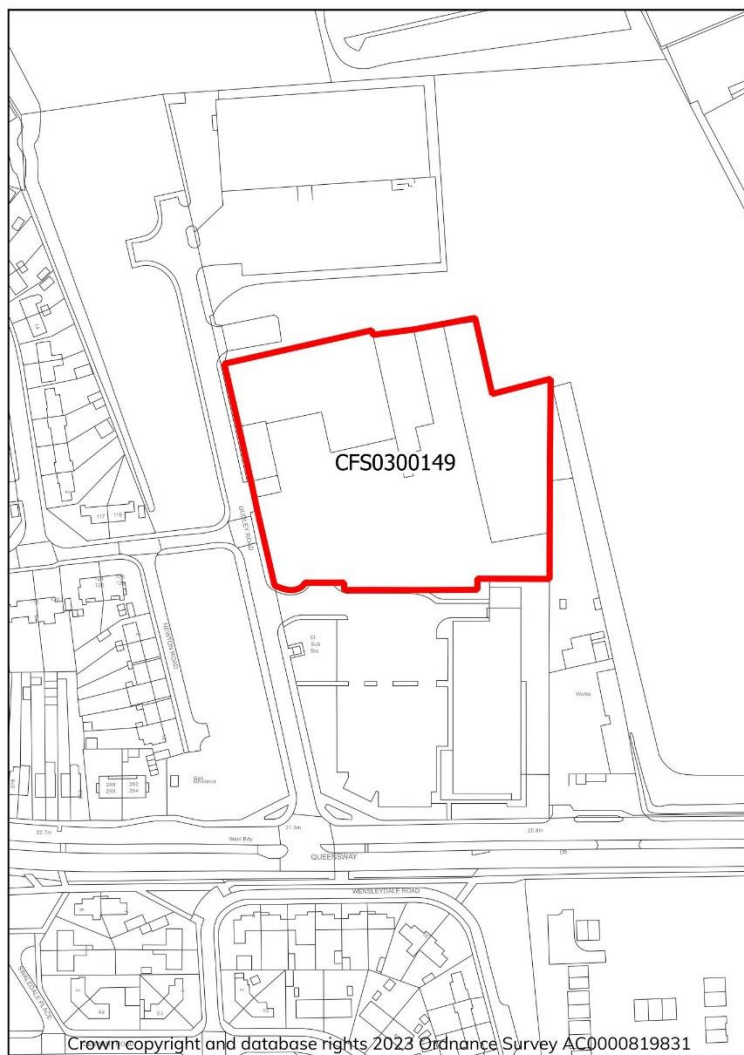
Site Address	Land off Mill Lane
Applicant Name (Representor)	Mark Jones
Proposed Use	Employment
Proposed Use Information	The applicant is seeking that the site is allocated for employment uses on the basis that insufficient employment land has been identified in the Plan for Brigg and the surrounding area.
Site Size (Ha)	4.71ha
Site Details Land Use	Agricultural Land
Site Details Landscape Features	Agricultural land
Site Details Access	Bridge Street via the new mini roundabout or Mill Lane
Site and Surrounding Area Description	The site falls to the south of the Aldi supermarket and to the east of the River Ancholme. Mill Lane, which is predominately residential in nature, is located to the east of the site with the site's south eastern corner abutting Mill Lane.
Market Interest Type	N/a
Utilities Water	Unknown
Utilities Sewerage	Unknown
Utilities Electric	Unknown
Utilities Gas	Unknown
Utilities Landline	Unknown

Settlement - Sandtoft
Site Reference - CFS0300160



Site Address	Land to the west of Sandtoft Industrial Estate
Applicant Name (Representor)	Lucy Stephenson (Savills) on behalf of Gefco
Proposed Use	Employment.
Proposed Use Information	The applicant is seeking that the site is either allocated for wider employment uses or is included within the boundary of the adjacent Sandtoft Industrial Estate which is identified in the Local Plan as an Existing Industrial Area.
Site Size (Ha)	26.35ha
Site Details Land Use	Currently used for B8 car storage and distribution.
Site Details Landscape Features	This is a brownfield site forming part of the former Sandtoft WW2 Airfield.
Site Details Access	Existing access off Belton Road
Site and Surrounding Area Description	The site is located to the east of the existing SANE-1 Employment allocation (2016 Housing and Employment Land Allocations DPD and to the west of the existing businesses that form the Sandtoft Industrial Estate.
Market Interest Type	Unknown
Utilities Water	Yes
Utilities Sewerage	Yes
Utilities Electric	Yes
Utilities Gas	Yes
Utilities Landline	Yes

Settlement - Scunthorpe
Site Reference - CFS0300149



Site Address	Land off Dudley Road
Applicant Name (Representor)	Lidl
Proposed Use	Lidl is promoting the site for commercial uses.
Proposed Use Information	Commercial uses to include: - retail (non-food and bulky goods), Drive thru (restaurant and coffee shop); Trade Counter, general industry, storage and distribution, offices, car dealership; petrol fill station and all other appropriate Sui Generis uses.
Site Size (Ha)	1.18ha
Site Details Land Use	Planning permission was granted, at the same time as the Lidl supermarket in June 2020, for a non food retail unit that covers the southern extent of the proposal site.
Site Details Landscape Features	The site has been cleared but is becoming overgrown. It is uncertain whether footings of previous buildings still remain.
Site Details Access	Off Dudley Road and from the Lidl supermarket carpark to the south.
Site and Surrounding Area Description	A Lidl supermarket and car park is located immediately to the south of the site. To the north is a Go Outdoors retail store and to the west, just beyond a grassed area, falls a residential estate. To the east is an area of brownfield land that falls between the site and an existing industrial estate.
Market Interest Type	Enquiries received
Utilities Water	Yes
Utilities Sewerage	Yes
Utilities Electric	Yes
Utilities Gas	Yes
Utilities Landline	Yes

7. PROSPEROUS TOWN CENTRES

Introduction

- 7.1 The NPPF indicates that planning policies should promote competitive town centre environments and set out policies for their management and growth; recognising the important role of centres as the heart of their communities for which policies to support their viability and vitality should be pursued. Town centres provide a range of functions, infrastructure and services that attract users and investors. While town centres continue to play a vital role in providing a focus for economic activity, transport and civic functions, it is important to recognise that their traditional role is changing, particularly in relation to retailing. If Scunthorpe Town Centre is to remain vibrant, it is important to establish a clear direction for its future prosperity.
- 7.2 The NPPF states that planning policies should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available, should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale. The NPPF also states that this sequential approach should not be applied to small scale rural offices or other small scale rural development.
- 7.3 Having access to a range of shops, cultural and leisure facilities that meet local needs is essential to creating sustainable communities and a successful and vibrant economy. This Plan's approach is to identify, protect and enhance North Lincolnshire's town, district and local centres with the current retail hierarchy being:
- Scunthorpe town centre;
 - Principal town / local service centres of Barton upon Humber, Brigg, Crowle and Epworth;
 - District centres of Kirton in Lindsey and Winterton;
 - District centres of Ashby High Street and Frodingham Road; and
 - Local centres/corner shops.

Consultation

- 7.4 The Publication Draft document contained 2 policies relating to town centres.
- Policy TC1: Retail Hierarchy and Town Centre and District Centre Development
 - Policy TC2: Placemaking & Good Urban Design
- 7.5 Most comments supported the chapter and policies contained within it.

The main concerns and issues raised in this Chapter were:

- The specific reference to Scunthorpe Town centre in paragraph 7.1 needs removing and this is a general introductory paragraph and should include all town centres.
- The town centre boundary for Epworth is different to the policies map for Epworth. It is different to that contained in the North Lincolnshire Retail and Leisure study (2019). There appears to be no justification for a departure from the evidence base.
- Objections were raised in relation to the retail hierarchy groups and the fact that Brigg and Barton upon Humber were in the same tier with Crowle and Epworth despite Brigg and Barton upon Humber having significantly larger town centres.

Responses

7.6 4 respondents commented on this policy. 3 respondents agreed with contents of the policy (with some amendments), whilst 1 respondent objected.

Table 11.1 Policy TC1: Retail Hierarchy and Town Centre and District Centre Development		
Response	Number of Respondents	Percentage of Respondents
Support	3	75%
Object	1	25%
Not specified	0	0
Total	4	100%

Summary of Responses – Policy TC1: Retail Hierarchy and Town Centre and District Centre Development

7.7 Support was given to the fact that the policy covered appropriate measures regarding hot food takeaway proposals to adequately address appropriate measures to ensure the prevention of fats, oil and grease from entering the sewerage network.

Responses

7.8 2 respondents commented on this policy. 1 supported the policy whilst 1 respondent objected.

Table 11.1 Policy TC2: Placemaking & Good Urban Design		
Response	Number of Respondents	Percentage of Respondents
Support	1	50%
Object	1	50%
Not specified	0	0
Total	2	100%

Summary of Responses – Policy TC2: Placemaking & Good Urban Design

7.9 Support was given to the fact that the policy covered the need for waterways, retention of these features as they are essential for facilitating sustainable outfalls for development and appropriate surface water conveyance.

7.10 The objection stated that the plan does not make reference to the creation of ‘high quality, beautiful and sustainable buildings and places’ as required by the NPPF. It is thought to be found sound and encourage appropriate place making these words should be included in the policy.

8. SUPPORTING SUSTAINABLE DEVELOPMENT IN NORTH LINCOLNSHIRE’S COUNTRYSIDE

Introduction

8.1 North Lincolnshire is characterised by its high-quality landscape and scattered flourishing communities. This character makes North Lincolnshire a safe and attractive place for residents and visitors. Consequently, these rural areas are often subject to significant pressure for development. Whilst the scale of change in rural North Lincolnshire is unlikely to be widespread, the vibrancy of the countryside depends on getting the right balance between developments and protecting the intrinsic rural character of North Lincolnshire.

Therefore, considering the importance of sustainable development in North Lincolnshire is fundamental to all planning policy areas and decision making, whilst also achieving the council's wider ambitions and outcomes.

Consultation

8.2 The Publication Draft Document contained 1 policy:

- Policy RD1: Supporting Sustainable Development in the Countryside

8.3 Most comments supported the Chapter and policies contained within it. The main concerns and issues raised in this Chapter were:

- The protection of out of development limits and grade 1 agricultural land included in policy
- development will be expected to protect the best and most versatile agricultural land
 - planning authorities should recognise and implements policies that protect and enhance biodiversity, the natural environment and biodiversity in the countryside

Responses

8.4 In total 15 respondents commented on this policy. 11 respondents agreed with the contents of the policy, 3 respondents objected to it, whilst only 1 respondent did not specify their opinion.

Table 8.1 Policy RD1: Supporting Sustainable Development in the Countryside

Response	Number of Respondents	Percentage of Respondents
Support	11	73.3%
Object	3	20%
Not specified	1	6.6%
Total	15	100%

Summary of Responses – Policy RD1: Supporting Sustainable Development in the Countryside

8.5 Of the 15 comments received on this policy, a significant number of respondents (11 in total) supported the policy and its contribution to supporting sustainable development in North Lincolnshire's countryside. In particular, supportive comments included the view that the policy offered suitable protection of low growth settlements and grade 1 agricultural land (in accordance with NPPF policy and guidance). Additionally, it was suggested that the maintenance of the historical landscape of North Lincolnshire, with vibrant market towns and scattered settlements was vital to supporting first class farming land. It was also stated that the protections and

enhancement of biodiversity and the natural environment was a key consideration for planning authorities, and that this policy supported these aims.

- 8.6 Additionally, supportive respondents also agreed that a number of smaller rural settlements could accommodate small scale development of a limited nature, as this will support their continued vitality and viability of small-scale settlements.
- 8.7 Other respondents raised issues with inconsistencies in the policy, suggesting that it does not accord with advice contained within the NPPF (Paragraph 79) in relation to supporting sustainable development in rural areas, particularly in the support of local services. As such these respondents felt that the plan was considered unsound for these reasons. Furthermore, another objection noted that as it currently appears, the drafted policy does not support energy minerals extraction in the countryside, which is contrary to the NPPF and Minerals PPG, which states that minerals can only be worked, where they are found.

9. DELIVERING A QUALITY ENVIRONMENT

Introduction

- 9.1 The Delivering a Quality Environment chapter includes a variety of policies that relate to a number of aspects of North Lincolnshire's natural environment. Policies within the chapter seek to protect the landscape; consider biodiversity and geodiversity; select and protect local nature reserves; manage flood risk and sustainable drainage systems; meet the local challenge of climate change and low carbon living; promote renewable energy; protect local green space and important open space; provide green infrastructure; and protect and improve our trees, woodland and hedgerows.
- 9.2 Landscape plays an important role in defining the character and appearance of the environment and, importantly, the setting of new development within the environment. It is important that new development is located and designed to recognise existing landscape character. One of the core principles of the NPPF is that planning should recognise the intrinsic character and beauty of the countryside. North Lincolnshire Council is committed to ensuring that this intrinsic landscape value is protected and, wherever possible, enhanced, whilst enabling strategic, sustainable growth which is necessary for the area's communities and economies to thrive.
- 9.3 'Biodiversity' is shorthand for biological diversity, commonly used to describe the variety of life in a particular area including plants, animals and other living organisms. 'Geodiversity' is shorthand for geological diversity, commonly used to describe the variety of earth materials, forms and processes that constitute and shape the Earth. North Lincolnshire has many areas which are noted for their natural beauty and biodiversity value. These areas also support a wide variety of species and habitats and form an important part of the network of biodiversity sites within the wider environment.
- 9.4 Local Nature Reserves (LNRs) are a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 by principal local authorities. Parish and town councils can also declare LNRs, but they must have the powers to do so delegated to them by a principal local authority. Local Nature Reserves will generally be declared by North Lincolnshire Council in accordance with published selection criteria. They will be managed by the Council or by third parties through a management agreement.

- 9.5 Flood risk is a significant issue in North Lincolnshire with approximately 50% of land being located within flood zone 3; indeed, the Humber Estuary, Rivers Trent and Ancholme and the Isle of Axholme are all set in a low-lying landscape. The sources of flooding in North Lincolnshire include tidal (from the sea and tidal rivers/estuaries), fluvial (from rivers), pluvial (from surface water runoff following rainfall), and groundwater. North Lincolnshire Council (NLC) is the Lead Local Flood Authority (LLFA) and is responsible for managing flood risk from ordinary watercourses, ground water and surface water.
- 9.6 Sustainable Drainage Systems are drainage systems which aim to holistically manage water runoff on site, to reduce the quantity and increase the quality of surface water that drains into sewers from a development. They can take the form of, for example, ponds, permeable paving, green roofs, swales or wetlands. They are, in effect, a collection of water management techniques or practices that aim to align modern drainage systems with a natural water process. SuDS help to make urban drainage systems more compatible with components of the natural water cycle, such as storm surge overflows.
- 9.7 Meeting the challenge of climate change is a key role for the planning system by contributing to the delivery of the most sustainable development and by shaping communities that are resilient to the unavoidable consequences of a changing climate. Low carbon living means reducing our carbon footprint through changing lifestyles, both directly (such as not travelling by car), and indirectly (such as purchasing local grown food), and will require wide ranging changes across society and the economy to protect the environment.
- 9.9 Renewable energy proposals provide a positive framework for delivering sustainable energy supplies and will ensure that North Lincolnshire contributes to achieving national renewable energy generation. Proposals will be considered for all types of renewable and low carbon energy infrastructure including biomass and biofuels technologies, energy from waste to be utilised locally, carbon capture/re-use, solar, geothermal energy, wind turbines (onshore and offshore facilities required for the manufacture, commissioning, installation and servicing of offshore windfarms), hydro-power, and micro-generation.
- 9.10 Local Green Space is a national designation as referenced in the NPPF. It aims to protect green areas or spaces which are demonstrably special to a local community and hold a particular local significance. Local Green Space designation can be used where the green space is: in reasonably close proximity to the community it serves; demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including playing fields), tranquillity or richness of its wildlife; and local in character and is not an extensive tract of land.
- 9.11 The Local Plan also protects other existing Important Open Spaces (IOS). Whilst Local Green Spaces have been identified by local communities, Important Open Spaces have been identified by North Lincolnshire Council as spaces important to the settlement in which they are located. North Lincolnshire has a wide variety of IOS which performs a range of functions and delivers a wealth of benefits to local people and wildlife. Parks and gardens, amenity space, play space for children/teenagers, outdoor sports facilities and allotments are all examples of publicly accessible IOS.
- 9.12 Green Infrastructure (GI) is a strategic network of multifunctional green and blue spaces and the connections between them in both urban and rural areas. Green infrastructure is capable of delivering a range of environmental, economic, health and quality of life benefits for local communities, and the GI network may comprise of spaces in public or private ownership, with or

without public access. The elements that make up green infrastructure include parks, playing fields, gardens, agricultural fields, footpaths, road verges, wildlife corridors and woodlands. Blue infrastructure includes, for example, the estuary and wetlands, the field drainage network, water bodies, rivers, streams, and sustainable drainage systems.

9.13 North Lincolnshire's trees and woodlands are of particular importance in contributing to the character of the countryside. Similarly, hedgerows are important to the character of the area, particularly in relation to the scale and pattern of the landscape and as a wildlife resource. Indeed, trees, woodland and hedgerows can play an important role in wider ecosystem services in terms of, for example, carbon sequestration, natural flood management, increased habitat, increased rainwater control, and improved air quality.

Consultation

9.14 The Publication Draft document contained 12 policies relating to subjects that could be covered by Delivering a Quality Environment.

Consultation

9.15 The Publication Draft Document contains 12 policies:

- Policy DQE1: Protection of Landscape, Townscape and Views
- Policy DQE2: Landscape Enhancement
- Policy DQE3: Biodiversity and Geodiversity
- Policy DQE4: Local Nature Reserves
- Policy DQE5: Managing Flood Risk
- Policy DQE6: Sustainable Drainage Systems
- Policy DQE7: Climate Change & Low Carbon Living
- Policy DQE8: Renewable Energy Proposals
- Policy DQE9: Local Green Space
- Policy DQE10: Important Open Space
- Policy DQE11: Green Infrastructure Network
- Policy DQE12: Protection of Trees, Woodland and Hedgerows

9.16 The main issues raised in this Chapter relate to:

- Proposed extension to the Area of Natural Beauty designation (AONB)
- The Deepdale area being categorised as an Area of High landscape Value and the proposed Barton Link Roads impact on this area and Wressle hydrocarbon extraction site
- The requirement for 10% Biodiversity net gain from new development proposals
- Standards for water efficiency of 110 litres per day being too stringent
- An area of Open space in Scawby proposed for Housing

Summary of Responses

9.17 12 respondents commented on this policy. 8 respondents agreed with contents of the policy (some with some amendments), whilst 4 respondents objected to the policy proposals.

Table 9.1 Policy DEQ1: Protection of Landscape, Townscape and Views

Response	Number of Respondents	Percentage of Respondents
Support	8	66%
Object	4	24%
Not specified	0	0%
Total	12	100%

Summary of Responses – Policy DQE1 Protection of Landscape, Townscape and Views

- 9.18 Some comments related to the proposed extension to the Area of Natural beauty and the justification for this. The area known as Deepdale has been identified as an area of High landscape value and several respondents did not agree with this designation. There was also concern that the proposed designation has not taken account of the existing and future hydrocarbon extraction activities within the area at Wressle. It is also considered that the approach to DQE1 in relation to the Areas of High Landscape Value is insufficiently justified. Whilst evidence exists about the landscape character, the specific case for the inclusion of new areas within a restrictive landscape designation such as the AHLV does not appear to have been provided. The designation could also affect the delivery of other policies within the emerging Plan, and could constrain development that would otherwise be appropriate, such as renewable energy generation. It is not therefore considered that this part of the plan is positively prepared. It was stated that a review of the landscape evidence will be carried out by a client consultant to determine whether the land within their ownership around Appleby has been appropriately assessed and meets the criteria for inclusion within the AHLV.
- 9.19 Inclusion for a condition in planning applications regarding Biodiversity net gain was suggested to strengthen the policy and to contribute to Nature Recovery Networks. Other comments stated the policy was too restrictive and should be more proportionate to ensure ample housing land is allocated in sustainable locations.

Summary of Responses Policy DEQ2: Landscape Enhancement

- 9.20 3 respondents commented on this policy. 2 respondents supported with contents of the policy whilst 1 respondent objected to the policy proposals.

Table 9.2 Policy DEQ2: Landscape Enhancement		
Response	Number of Respondents	Percentage of Respondents
Support	2	66%
Object	1	24%
Not specified	0	0%
Total	12	100%

Summary of Responses – Policy DQE2 : Landscape Enhancement

9.21 Most comments were in support of the proposed policy. The objection stated that a landscape enhancement scheme was not needed or an appropriate land use. It was stated the land would be better used for housing allocations or commercial development.

Summary of Responses

9.22 10 respondents commented on this policy. 9 respondents agreed with contents of the policy (some with amendments), whilst 1 respondent objected to the policy proposals.

Table 9.3 Policy DQE3: Biodiversity and Geodiversity		
Response	Number of Respondents	Percentage of Respondents
Support	9	90%
Object	1	10%
Not specified	0	0
Total	10	100%

Summary of Responses – Policy DQE3: Biodiversity and Geodiversity

9.23 Some comments related to the proposed extension to the Area of Natural beauty and the justification for this. The area known as Deepdale has been identified as an area of high landscape value whereas the area as Barton southern gateway has not.

Summary of Responses

9.24 In total 1 respondent commented on this policy. This respondent supported the content of the policy.

Table 9.4 Policy DQE4: Local Nature Reserves		
Response	Number of Respondents	Percentage of Respondents
Support	1	100%
Object	0	0
Not specified	0	0
Total	1	100%

Summary of Responses – Policy DQE4: Local Nature Reserves

9.25 The Environment Agency confirmed that they welcomed the Council's commitment to declare and arrange management of new local nature reserves. Additionally, the EA supported the intention to prioritise sites which would contribute to a Nature Recovery Network as stated in paragraph 9.39 of the policy.

Summary of Responses

9.26 4 respondents commented on this policy. 2 respondents agreed with the contents of the policy (some with some amendments), whilst there were no objections to the policy proposals, a further 2 respondents did not specify their view on the policy.

Table 9.4 Policy DQE5: Managing Flood Risk

Response	Number of Respondents	Percentage of Respondents
Support	2	50%
Object	0	0
Not specified	2	50%
Total	4	100%

Summary of Responses – Policy DQE5: Managing Flood Risk

9.27 Severn Trent are supportive of the principles outlined within this policy, especially the approach to prioritise development in Flood Zone 1. Furthermore, the Environment Agency also support the policy overall, confirming that the amendments that they suggested at the Reg. 18 stage have been adopted and have as such provided improved clarity and consistency with national policy. The EA have suggested that the area of the policy that deals with drainage hierarchy would benefit from having a management and maintenance plan for drainage and flood risk management infrastructure for the lifetime of the development. The EA also confirmed that the Lincolnshire Lakes Flood Risk Assessment has, as of yet not raised any concerns.

9.28 Anglian Water confirmed that they welcomed the contents of the draft policy and the requirement that proposals demonstrate that public sewer networks and wastewater treatment capacity is available, or put in place, to serve developments.

Summary of Responses

9.29 In total 4 respondents commented on this policy. All of whom agreed with the contents of the policy (some with some amendments).

Table 9.4 Policy DQE6: Sustainable Drainage Systems

Response	Number of Respondents	Percentage of Respondents
Support	4	100%
Object	0	0
Not specified	0	0
Total	4	100%

Summary of Responses – Policy DQE6: Sustainable Drainage Systems

9.30 All comments received were supportive of the Policy, with Lincolnshire Wildlife Trust confirming support of Principles 3 b. and g. additionally, Severn Trent Water affirmed their support of the principles outlined in the Policy as they believe that the implementation of SuDs within new

developments is key to ensuring that surface water flows don't cause flooding and that SuDs can provide multiple benefits that meet the four pillars of SuDs detailed within the SuDs Manual (CIRIA C753).

Summary of Responses

9.31 7 respondents commented on this policy. 9 respondents agreed with the contents of the policy (some with some amendments), whilst 3 respondents objected to the policy proposals and 5 failed to specify either way.

Table 9.4 Policy DQE7: Climate Change & Low Carbon Living		
Response	Number of Respondents	Percentage of Respondents
Support	9	53%
Object	3	18%
Not specified	5	29%
Total	17	100%

Summary of Responses – Policy DQE7: Climate Change & Low Carbon Living

9.32 Anglian Water were supportive of the policy and specifically part 2.b, as this would enable the developments to positively contribute towards the transition to low carbon living.

9.33 Encouragement was given to the promoters of energy related projects to coordinate to achieve low carbon living. It was argued that Co-ordination is necessary to ensure more efficiency in the use of land to minimise impacts and to ensure that there is sufficient space for infrastructure and to facilitate the projects required to support decarbonisation of the energy system.

9.34 The Home Builders Federation did not consider the policy to be sound as it has not been positively prepared, justified or consistent with national policy. Objection was made that the policy seeks to implement additional requirements beyond those required by the current Building Regulations, in respect of water efficiency standards and the use of renewable and/or low energy sources. In an area that already is subject to viability issues, careful consideration should be given to imposing additional requirements, beyond those required nationally, that could act to render an otherwise sustainable development unviable.

Summary of Responses

9.35 9 respondents commented on this policy. 3 of whom agreed with the contents of the policy (some with some amendments), with 4 respondents objecting to its proposals. 2 respondents failed to specify their views on the policy either way.

Table 9.4 Policy DQE8: Renewable Energy Proposals		
Response	Number of Respondents	Percentage of Respondents
Support	3	33%
Object	4	45%

Not specified	2	22%
Total	9	100%

Summary of Responses – Policy DQE8: Renewable Energy Proposals

9.36 Principal objections to this policy included concerns that part 5a would place a further burden on the development of renewable technologies at a time when pressure to reduce carbon emissions is very high. For this reason, it was suggested that the policy was not consistent with national policy.

9.37 Lincolnshire Wildlife Trust are supportive of this policy and reference to others delivering Quality Environment Policies, as this will ensure that the content of these policies NPPF requirements are not overlooked. The National Grid stated that the mention of carbon capture and reuse in paragraph 9.76 was welcomed, however they suggested that specific mention should be made to the use of hydrogen as an alternative to fossil fuels.

Summary of Responses

9.38 In total 3 respondents commented on this policy, one of whom supported the contents of the policy and two who objected.

Table 9.4 Policy DQE9: Local Green Space

Response	Number of Respondents	Percentage of Respondents
Support	1	33%
Object	2	67%
Not specified	0	0
Total	3	100%

Summary of Responses – Policy DQE9: Local Green Space

9.39 Seven Trent Water are supportive of Policy DQE9 and the inclusion of a statement to support flood alleviation schemes where the primary function of the green space is not adversely impacted. Furthermore, Lincolnshire Wildlife Trust support the policy as Paragraph 9.95 as it incorporates comments provided at the preferred options consultation.

Summary of Responses

9.40 In total 4 respondents commented on this policy. 3 supported the comments of the policy and 1 objected to it.

Table 9.4 Policy DQE10: Important Open Space

Response	Number of Respondents	Percentage of Respondents
Support	3	75%
Object	1	25%
Not specified	0	0

Total	4	100%
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Summary of Responses – Policy DQE10: Important Open Space

9.41 The respondent who objected did so on the basis that they believed there is no requirement for the allocation of the land in inset 35 as an important open space within Scawby. They believed that this was an unnecessary allocation as it is not needed to safeguard the character of Scawby and that it limited development. It was suggested that the plan should be amended to remove the important open space allocation on the area outside the Conservation Area on inset 35.

Summary of Responses

9.42 11 respondents commented on this policy. 8 respondents agreed with the contents of the policy (some with some amendments), whilst 2 respondents objected to the policy proposals and one did not disclose their views on it.

Table 9.4 Policy DQE11: Green Infrastructure Network		
Response	Number of Respondents	Percentage of Respondents
Support	8	73%
Object	2	18%
Not specified	1	9%
Total	11	100%

Summary of Responses – Policy DQE11: Green Infrastructure Network

9.43 Lincolnshire Wildlife Trust are supportive of the Policy, however believe that Paragraph 9.99 could be made stronger by including that they will be vital in creating Nature Recovery Networks as required in the Environment Act 2021. Severn Trent support the principles of the policy and the reference of needing to protect green infrastructure including waterways. They did recommend that the terms waterway be replaced with watercourse.

9.44 Objections were raised due to the allocation of operational land within the Port of Immingham, as it was argued that allocating this land as Green Infrastructure and Biodiversity opportunities is incorrect, as it is operational port land. Concern was also raised that the policy was also contrary to national policy given the restrictions that it would place on future development proposals on operational land within the Port of Immingham.

9.45 The Canal and River Trust commented that for the Policy to be consistent, reference could be given to 'green and blue' spaces in paragraphs 9.95 and 9.96 and consideration could be given towards retitling the policy heading to *Green and Blue Infrastructure Network*. This could make it clearer for decision makers that waterscapes can form part of the wider Green Infrastructure network, and will make it clearer that the positive aims of the policy would accord to watercourses, lakes and canals.

Summary of Responses

9.46 3 respondents commented on this policy. All 3 of whom agreed with the contents of the policy (some with some amendments).

Table 9.4 Policy DQE12: Protection of Trees, Woodland and Hedgerows

Response	Number of Respondents	Percentage of Respondents
Support	3	100%
Object	0	0
Not specified	0	0
Total	3	100%

Summary of Responses – Policy DQE12: Protection of Trees, Woodland and Hedgerows

9.47 The policy was supported by Lincolnshire Wildlife Trust as it incorporates comments provided at the preferred options consultation. Additionally, they stated that all development is an opportunity for securing biodiversity net gain and the NPPF states that opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity. Furthermore, it was stated that the Environment Act 2021 introduces a statutory requirement that new development achieves a minimum 10% biodiversity net gain (BNG).

10. MANAGING OUR HISTORIC ENVIRONMENT

Introduction

10.1 North Lincolnshire has a rich and distinctive natural and historic environment that is valued and enjoyed by those who live here. This needs to be understood and taken fully into account as developments are being planned, designed and implemented. National policy set out in NPPF and associated guidance outlines core principles in respect of the natural and historic environment for those that reside and invest here. The condition of the surrounding natural and historic environment, including many heritage assets, are critical to North Lincolnshire's image, having a significant impact on the quality of life as well as bringing both social and economic benefits to its communities.

10.2 Environmental considerations are, therefore, fundamental to all planning policy areas whilst achieving the Council's ambition and outcomes where everyone is safe, well, prosperous and connected. They are also central to creating a cleaner, greener and safer place.

10.3 National policy set out in the NPPF and associated guidance outlines a number of core principles in respect of the natural and historic environment for those that work, visit and invest here. The condition of the surrounding natural and historic environment, including many heritage assets, are critical to North Lincolnshire's image, having a significant impact on the quality of life as well as bringing both social and economic benefits to its communities.

10.4 Environmental considerations are therefore fundamental to all planning policy areas whilst achieving the council's ambition and outcomes where everyone is safe, well, prosperous and connected. They are also central to creating a place that is cleaner, greener and safer.

Consultation

10.5 The Publication Draft Document contained 2 policies :

- Policy HE1: Conserving and Enhancing the Historic Environment
- Policy HE2: Area of Special Historic Landscape Interest

10.6 The main issues raised in this Chapter were

- Area of Special Historic Landscape Interest
- Conservation Area Appraisals

Responses – Policy HE1p: Conserving and Enhancing the Historic Environment

10.7 respondents commented on this policy. 1 respondent agreed with contents of the policy (with some amendments), whilst 3 respondents objected to the policy.

Table 10.1: Responses to Policy HE1p: Conserving and Enhancing the Historic Environment		
Response	Number of Respondents	Percentage of Respondents
Support	1	25%
Object	3	75%
Not specified	0	0
Total	4	100%

Summary of Responses – Policy HE1p: Conserving and Enhancing the Historic Environment

10.8 One respondent supported the policy and its content. Other respondents raised issues with the Area of Special Landscape Interest. They highlight that it recognised the importance of the wider area as having importance as one of the largest areas of preserved medieval strip fields in the UK. However, the Review of the Isle of Axholme Historic Landscape Character Assessment, undertaken by JBA Consulting Ltd, recognises on page 24 that areas of Ancient Open Strip Fields (within which both sites are located) have already been encroached upon by housing and paddocks since previous assessments in 1997 and 2011. Whilst we welcome the purpose of the review, our Client is concerned that large areas of land are effectively dismissed from any opportunity for what would otherwise result in sustainable development despite being already encroached upon. They propose changes to the policy so it's less onerous and restrictive. They suggest Policy HE2 be redrafted to be more consistent with NPPF paragraph 195 for example: "Development required to meet the social and / or economic needs of rural communities will be permitted where the benefits significantly outweigh any harm to the significance of the heritage landscape. Planning applications must also avoid or minimise any conflict with the asset through careful siting and design.

10.9 The other respondent raised issues with inconsistencies in the policy and clarification needed. They question why Conservation area appraisals have not been revisited before the Local Plan gets submitted for e.g. they make reference to design concerning materials but without a definition of what the materials are so the policy falls short. They also state the policy itself is good and quite prescriptive, which if taken as read would strengthen a Neighbourhood Plan

heritage wise. However, there is mention of some individual market towns in section 11 of HE1, but not of smaller communities such as Appleby and Winteringham or Saxby All Saints for example, nor of any reference to any Neighbourhood Plan that has definitive references to heritage assets (there is reference to Neighbourhood Plans being important elsewhere, and it would be useful to refer to their importance for Conservation).

Responses –Policy HE2p: Area of Special Historic Landscape Interest

10.10 1 respondent commented on this policy and objected to it.

Table 10.2: Responses to Policy HE2: Area of Special Historic Landscape Interest		
Response	Number of Respondents	Percentage of Respondents
Support	0	0
Object	1	100
Not specified	0	0
Total	1	100%

Summary of Responses – Question Do you think the Preferred Policy HE2p: Area of Special Historic Landscape Interest is the right approach?

10.11 The respondent objected to the proposed policy as it is preventing growth in Epworth and no development will ever happen due to this large designation. New development and new car parking is needed in Epworth. Much of this historical landscape has been developed over the years so why is this land still protected. Many developers are keen to develop in the town of Epworth, yet the Historic landscape designation is preventing this and is too strict.

General comments

10.12 As part of the consultation a general comment was also provided in relation to Chapter 10 Managing Our Historic Environment. These are summarised below:-

10.13 The respondent made comments on one of the paragraphs 10.54. The comments again related to the Historical landscape policy designation. It is noted the designations desire is to protect valuable heritage assets, however the weight against the damage caused long term to Epworth could be stifling development and needs to be considered. Specifically, it references strip farming on Ellers Field and a proposed omission site on Station Road. NLC claims that Ellers field is so important that there should never be any development there. However, the site at Yealand Flats is in Ellers Field, which runs from the A161 past the old railway line and down to West End Road. The row of houses between Torne Valley and the Baptist Chapel on Station Road, built in the 1970s, is partly in Ellers Field (the public footpath running along the southern boundary of the field was diverted when they were built). Furthermore, the most recent extensions to CW Field factory are built on a strip of what was, until a few years ago, greenfield land in Eller's Field, something which was clearly overlooked by the heritage department at the time. It was stated that over the years, strips of land have been rented or sold to form larger blocks of land. The effect is that for years the landscape has changed from some mythical pattern of narrow strips to a patchwork quilt of large patches. This process will doubtless continue until the land represents nothing more than one large field, just like the ones created by modern farming techniques where all the hedgerows have been destroyed so that huge pieces of machinery can

have a clear run. It is strange how hedgerows are being replanted elsewhere in the country, but NLC seemingly wants to create one huge field.

11. CREATING SUSTAINABLE COMMUNITIES AND BETTER PLACES

Introduction

11.1 The planning system can play an important role in facilitating social interaction and create healthy, inclusive, sustainable communities. A healthy community is described as a good place to grow up and grow old in. It is one, which supports healthy behaviours, reductions in health inequalities and enhances the physical and mental health of the community.

11.2 The link between planning and health is long established; the built and the natural environments are major influences on health and wellbeing and delivering sustainable communities is at the heart of the planning system. This means ensuring that alongside homes, jobs and transport infrastructure; all local people have ready access to those services and facilities they need for their everyday lives and that contribute positively to the health and wellbeing of the community.

11.3 National planning guidance emphasises the link between planning and health. It recommends that Local Plans should aim to achieve health objectives through the quality of new places. This includes securing access to open space and sport and recreation facilities, which can make an important contribution to the health of communities and can help in tackling obesity. The Government also attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.

Consultation

11.4 The Publication Draft document contained 17 policies relating to subjects that could be covered by 'Creating Sustainable Communities and Better Places' policies.

Consultation

11.5 The Publication Draft Document policies were :

- Policy CSC1: Health and Wellbeing
- Policy CSC2: Health Care Provision
- Policy CSC3: Protection and Provision of Open Space, Sports and Recreation Facilities
- Policy CS4: Allotments
- Policy CSC5: Golf Courses
- Policy CSC6: Water Based Leisure
- Policy CSC7: Commercial Horse Riding Establishments
- Policy CSC8: Educational Facilities
- Policy CSC9: Nursery and Children's Day Care Provision
- Policy CSC10: Community Facilities and Services
- Policy CSC11: Entertainment and Cultural Facilities
- Policy CSC12: Restaurants and Hot Food Takeaway Establishments
- Policy CSC13: Burial Grounds and Cemetery Provision

- Policy CSC14: Churches, Prayer Houses and other places of Worship
- Policy CSC15: Tourism and Visitor Attractions
- Policy CSC16: Hotel and Guest House Accommodation
- Policy CSC17: Camping and Caravan Sites

11.6 Most comments supported the Chapter and policies contained within it. Specifically support was given to the Health and wellbeing policy and how it interacts with nature and its benefits to physical and mental wellbeing. Support was also given regarding policies and the requirement for biodiversity net gain.

The main concerns and issues raised in this Chapter were

- Lack of skate park and allotment provision in Kirton in Lindsey
- Cemetery provision in Barton upon Humber

Responses

11.7 6 respondents commented on this policy. 3 respondents agreed with contents of the policy, one objected (with some amendments), whilst 2 respondents did not specify.

Table 11.1 Policy CSC1: Health and Wellbeing

Response	Number of Respondents	Percentage of Respondents
Support	3	50%
Object	1	16.6%
Not specified	2	33.4%
Total	6	100

Summary of Responses – Policy CSC1: Health and Wellbeing

11.8 Most comments supported the recognition of the value of the natural environment/green infrastructure to public health and its benefits to physical and mental wellbeing. Support was also given towards canals and towpaths supporting the green infrastructure network which helps to promote active lifestyles and access to relaxing recreational spaces to provide benefits to wellbeing. It was suggested the reference to blue infrastructure within part 1b of the policy text would help to ensure that the role of waterways is fully considered as part of this policy. It was also raised that cycling and walking strategies targets vulnerable road users which includes horse-riders. Further work to ensure the safety of these users should be done using the British Horse Society advice note.

11.9 A comment also stated that the link between provision of affordable housing and public health is unclear and the wording of the policy needs to be reconsidered. It states the policy should relate to Health and Wellbeing however it is stated many of the sub clauses do not relate to the topic in hand. The policy is too prescriptive and should be re-worded to ensure relevance to the Health and wellbeing policy.

Responses – Policy CSC2: Health Care Provision

11.10 No comments were received in relation to this policy.

Responses – Policy CSC3: Protection and Provision of Open Space, Sports and Recreation Facilities

11.11 7 comments from 3 different organisations were received in relation to this policy all off them giving support apart from 1.

Table 11.2: Policy CSC3: Protection and Provision of Open Space, Sports and Recreation Facilities

Response	Number of Respondents	Percentage of Respondents
Support	6	85%
Object	1	15%
Not specified	0	0
Total	7	100%

11.12 The one objection states point 1 should be removed

Responses Policy CS4: Allotments

11.13 One comment was received in relation to this policy. Comments specifically stated that the policy was negatively worded and should be better worded, so it promotes sustainable development. It was stated there is no provision in this policy for the creation of new allotments within new developments. The creation of new allotments would create a high value localised community benefit that would serve a local need and incrementally assist in food production for the entire region. This omission is incongruent with the general council aims to support opportunities for the local growing of food.

Table 11.3: Policy CSC4: Allotments

Response	Number of Respondents	Percentage of Respondents
Support	0	0
Object	1	100%
Not specified	0	0
Total	1	100%

Responses Policy CSC5: Golf Courses

11.14 Three comments were received in relation to this policy, two of which supported its content. One comment stated that the policy aims to protect the best agricultural land however does not acknowledge that the vast majority of agricultural land within North Lincolnshire comprises Grade 1,2 or 3 agricultural land and that each case should be considered on its own merits.

Table 11.3: Policy CSC5: Golf Courses

Response	Number of Respondents	Percentage of Respondents
Support	2	66.5%
Object	1	33.5%
Not specified	0	0
Total	3	100%

Responses Policy CSC6: Water Based Leisure

11.15 Three comments were received in relation to this policy. Two were supporting the policy and its contribution to protect and enhance biodiversity and the natural environment. The Canal and River Trust recommended that specific reference should be made to the Stainforth and Keadby Canal as it provides a waterspace that has the potential to be used for watersports, fishing and general boating leisure. This would ensure the role that the canal can serve for wider based leisure activities.

Table 11.4: CSC6: Water Based Leisure

Response	Number of Respondents	Percentage of Respondents
Support	2	100%
Object	0	0
Not specified	0	0
Total	2	100%

Responses Policy CSC7: Commercial Horse Riding Establishments

11.16 One comment of support was given to this policy and it was stated that all previous comments from Lincolnshire Wildlife Trust had been taken on board at earlier stages of the Local Plan consultation.

Table 11.5: Policy CSC7: Commercial Horse Riding Establishments

Response	Number of Respondents	Percentage of Respondents
Support	1	100%
Object	0	0
Not specified	0	0
Total	1	100%

Responses Policy CSC8: Educational Facilities

11.17 Three responses for this policy were received, both supporting its contents and its contribution to protect and enhance biodiversity and enhance the natural environment. Support was specifically given to point 4 of the policy regarding schools and protection of environmental

features/assets. The extension of schools to accommodate an identified growth should be proportionate and should be objectively justified in the local plan.

Table 11.6: Policy CSC8: Educational Facilities

Response	Number of Respondents	Percentage of Respondents
Support	3	100%
Object	0	0
Not specified	0	0
Total	3	100%

Responses Policy CSC9: Nursery and Children's Day Care Provision

11.18 No comments were received in relation to this policy.

Responses Policy CSC10: Community Facilities and Services

11.19 Two comments were received in relation to this policy supporting its content and the strong protection afforded to valued facilities which contribute towards the social and cultural well-being of local people. Support was given specifically to part 6 of the policy which is was stated provides a robust criteria by which proposals for loss of facilities can be assessed. However, it was suggested that this part of the policy is in isolation and does not relate to anything specific. It is suggested it needs additional wording by way of introduction or to be integrated with part 5 or supporting text. It was also suggested the word 'proportionate' should be included at point 7. The provision of more meaningful (i.e. closer to the development stie or improvement of struggling facilities) should be afforded more weight in the decision making process and this should be reflected in the policy wording.

Table 11.7: Policy CSC10: Community Facilities and Services

Response	Number of Respondents	Percentage of Respondents
Support	2	100%
Object	0	0
Not specified	0	0
Total	2	100%

Responses Policy CSC11: Entertainment and Cultural Facilities

11.20 One comment was received in relation to this policy. The comments stated that this policy is a regurgitation of Town Centre policies in the NPPF and serves no purpose, and hence should be deleted from the Local Plan.

Table 11.7: Policy CSC11: Entertainment and Cultural Facilities

Response	Number of Respondents	Percentage of Respondents
Support	0	0
Object	1	1
Not specified	0	0
Total	2	100%

Responses Policy CSC12: Restaurants and Hot Food Takeaway Establishments

11.21 One comment was received in relation to this policy and the inclusion of a bullet point recognising the impact of places where high amounts of fats, oil and grease are produced and the policy requiring appropriate measures to prevent this reaching the sewerage network.

Table 11.8: Policy CSC12: Restaurants and Hot Food Takeaway Establishments

Response	Number of Respondents	Percentage of Respondents
Support	1	100%
Object	0	0
Not specified	0	0
Total	1	100%

Responses Policy CSC13: Burial Grounds and Cemetery Provision

11.22 Two comments were received restating that no specific allocation for an extension of Barton upon Humber Cemetery has been allocated despite only having 4 years of cremated remains space. The other comment stated makes no reference to amenity issues that may arise from cemeteries. The location of cemeteries is not justified through any objective evidence in the local plan and locating new cemeteries 'adjacent to existing cemeteries' is completely unfounded as a policy and is not based on any evidence. Consideration should also be given for air and water pollutants in relation to this form of development. Policy CSC13 is lacking detail and is in significant need of reconsideration. This necessity for this policy is demonstrated by a recent applications for this form of development in the area. Assessments should also be completed for transport impacts that may arise as a result of the proposed development in relation to this specific use.

Table 11.9: Policy CSC13: Burial Grounds and Cemetery Provision

Response	Number of Respondents	Percentage of Respondents
Support	0	0
Object	1	50%
Not specified	1	50%
Total	1	100%

Responses Policy CSC14: Churches, Prayer Houses, and other places of Worship

11.23 One comment was received in relation to this policy. It was stated that the policy makes no reference to a place of worship as a community asset and is therefore inconsistent with national policy. The social sustainability of this form of development has not been considered as part of this policy wording, the policy therefore needs to be revised. Any loss or gain of community asset should be appraised in the policy.

Table 11.10 Policy CSC14: Churches, Prayer Houses, and other places of Worship

Response	Number of Respondents	Percentage of Respondents
Support	0	0
Object	1	50%
Not specified	1	50%
Total	1	100%

Responses Policy CSC15: Tourism and Visitor Attractions

11.24 Two comments of support were received in relation to this policy. They both specifically recognised the contribution of the policy to enhance the natural environment and biodiversity net gain. One comment objecting to this policy was received. It stated that Policy CSC15 is not positively prepared and contrary to national planning policy. Paragraph 84 c) of NPPF states 'Planning policies and decisions should enable: c) sustainable rural tourism and leisure developments which respect the character of the countryside.' Policy CSC15 2. relates to visitor attractions where a countryside location is necessary. The policy does not refer to proposals being required to respect the character of the countryside as required by NPPF and instead lists four criteria that must be met. Whilst a proposal can 'help to enhance' an affected asset, the policy should clarify the way in which a decision will ensure that any harm to an asset within or adjacent to the site is quantified and is outweighed by potential benefits of a proposal.

Table 11.11: Policy CSC15: Tourism and Visitor Attractions

Response	Number of Respondents	Percentage of Respondents
Support	2	66.5%
Object	1	33.5%
Not specified	0	0
Total	3	100%

Responses Policy CSC16: Hotel and Guest House Accommodation

11.25 One comment of support was received for this policy highlighting that all previous comments had been taken on board from previous stages of consultation. One comment of objection was

received which stated that it makes no reference to the need for parking and deliveries in association with the use of a building as a hotel/guest house.

Table 11.12: Policy CSC16: Hotel and Guest House Accommodation

Response	Number of Respondents	Percentage of Respondents
Support	1	50%
Object	1	50%
Not specified	0	0
Total	2	100%

Responses Policy CSC17: Camping and Caravan Sites

11.26 Six comments were received in relation to this policy, most of them in support. One minor modification was suggested from the Environment Agency which stated 'Occupants of caravan and camping facilities are particularly vulnerable to flood risk, and we consider this should be highlighted here as in section 3. One comment also stated that this policy makes no reference to noise, water, air or light pollution that may arise as a result of the proposed use as a campsite.

Table 11.13: CSC17: Camping and Caravan Sites

Response	Number of Respondents	Percentage of Respondents
Support	4	66%
Object	2	33%
Not specified	0	0
Total	6	100%

12. PLANNING FOR A SUSTAINABLE SUPPLY OF MINERALS

Introduction

12.1 Minerals play a vital role in society. Aggregates and other types of construction minerals are needed to build homes, factories, offices and transport infrastructure. Other minerals are used in industry, food production and agriculture. Energy minerals like oil and gas provide the country with power and heating. Whilst seeking to deliver development, increase our quality of life, and create sustainable communities, it is essential that we plan appropriately for minerals. Doing so ensures that the need for minerals by society and the economy, together with the impacts of extraction and processing on communities and the environment, are managed in an integrated way.

12.2 Minerals are also a finite resource and can only be extracted where they are found. This means it is important to make best use of them and secure their long-term conservation. North Lincolnshire's geology ensures the presence of several different mineral resources in the area. These include sand and gravel, limestone, chalk, silica sand, clay, ironstone and peat as well as hydrocarbon (oil and gas) deposits. We have five quarries extracting either chalk or limestone and four extracting either sand and gravel, or silica sand. Ironstone extraction ceased some time

ago, as has peat extraction. There is one operational oil well. The British Geological Survey (BGS) report on mineral resources in the former Humberside area and its accompanying map identifies the type and extent of the minerals present in North Lincolnshire.

Consultation

12.3 The Publication Draft Document contained 8 policies:

- Policy MIN1: Mineral Supply Requirements
- Policy MIN2: Mineral Safeguarding
- Policy MIN3: Mineral Extraction
- Policy MIN4: Recycled and Secondary Aggregates
- Policy MIN5: Energy Minerals (Oil & Gas/Hydrocarbons)
- Policy MIN6: Mineral Sites
- Policy MIN7: Borrow Pits & Ancillary Extraction
- Policy MIN8: Restoration, Aftercare & Afteruse of Mineral Extraction Sites

12.4 There was an even split between comments supporting the policies and chapter and comments objecting. Specific support was given to the biodiversity enhancement requirements to the policies.

12.5 The main concerns and issues raised in this Chapter were:

- Sufficient provision in terms of sites to meet aggregate requirements
- Assurance safeguarding areas do not prevent important infrastructure from coming forward.
- A hydrocarbon site is missing from the plan

Responses – Policy MIN1: Mineral Supply Requirements

12.6 Two comments were received in relation to this policy. One objecting and another supporting the approach.

Table 12.1 Policy MIN1: Mineral Supply Requirements

Response	Number of Respondents	Percentage of Respondents
Support	1	50%
Object	1	50%
Not specified	0	0%
Total	1	100%

Summary of Responses – Policy MIN1: Mineral Supply Requirements

12.7 One comment highlighted that whilst the Plan acknowledges suitable landbanks for clay and silica sand are needed, there is no evidence these are provided for. Another comment wanted to see national requirements for clay and silica sand landbanks recognised in the policy.

Responses – Policy MIN2: Mineral Safeguarding

12.8 Eight comments were received in relation to this policy. Four objecting and two supporting the approach and two others not specifying whether they support or object.

Table 12.2 Policy MIN2: Mineral Safeguarding		
Response	Number of Respondents	Percentage of Respondents
Support	2	25%
Object	4	50%
Not specified	2	25%
Total	8	100%

Summary of Responses – Policy MIN2: Mineral Safeguarding

12.9 Some support for the policy but one comment highlighted that supporting text needs to refer to known mineral resources to be sound and in line with wording in the NPPF.

12.10 Sibelco and Mineral Products Association (MPA) considered there is no logic to excluding dormant sites from safeguarding as all known minerals need to be safeguarded. The MPA also wanted reference to specific types of minerals infrastructure to be included in the policy, such as railheads and concrete batching plants. Clarity is needed on what is meant by ‘associated infrastructure’ and the ‘agent of change’ principle needs to be referred to.

12.11 National Grid requested more detail be added in supporting text to explain that the nature of some infrastructure could limit future mineral working in safeguarding areas. Supporting text refers to policy EC6 safeguarding wharves when it is not clear how that policy relates to this

12.13 The Banks Group object to the approach taken in the draft plan as it will limit innovation in the development of new mineral opportunities in the district. The National Planning Policy Framework expects plans to be prepared to achieve sustainable development and be aspirational but deliverable. Considered this expectation is not reflected in the policies or approach with specific regard to minerals other those minerals commonly worked for aggregate, oil and gas.

Responses – Policy MIN3: Mineral Extraction

12.14 Three comments were received in relation to this policy. Two supporting and another objecting to the approach.

Table 11.3 Policy MIN3: Mineral Extraction		
Response	Number of Respondents	Percentage of Respondents
Support	2	67%
Object	0	0%
Not specified	1	33%

Total	3	100%
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Summary of Responses – Policy MIN3: Mineral Extraction

12.15 The policy was supported by the Lincolnshire Wildlife Trust and Greater Lincolnshire Nature Partnership as it includes biodiversity net gain principles highlighted during previous consultation.

12.16 National Grid wanted to see a new supporting text paragraph added, to ensure that proposals for mineral extraction do not inhibit the deployment and operation of significant new infrastructure.

Responses – Policy MIN4: Recycled & Secondary Aggregates

12.17 No comments were received in relation to this policy.

Responses – Policy MIN5: Energy Minerals (Oil & Gas/Hydrocarbons)

12.18 Three comments were received in relation to this policy. Two supporting and another objecting to the approach.

Table 12.4 Policy MIN5: Energy Minerals (Oil & Gas/Hydrocarbons)

Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	3	100%
Not specified	0	0%
Total	3	100%

Summary of Responses – Policy MIN5: Energy Minerals (Oil & Gas/Hydrocarbons)

12.19 Lincolnshire Wildlife Trust objects to there not being any mention in this section about reducing and phasing out exploration and development of fossils fuels or energy minerals as an unsustainable source of energy as outlined in COP26: UN Climate Change Conference 2021: The Global Climate Pact Nov 2021

12.20 Another respondent stated that Section 12.29 incorrectly refers to Crosby Warren as the only operational oil well within North Lincolnshire. No specific reference is made to the Wressle wellsite despite it being included on the interactive Policy Map. They have concerns over the soundness of this policy as currently worded as it replicates planning practice guidance, is inconsistent with Spatial Objective 13 which seeks to ensure “a steady and adequate supply of minerals to meet needs. The requirement that applications for energy minerals significantly benefit the economy (MIN5 1b) is not justified and is not consistent with national planning policy guidance, the Minerals PPG and the written ministerial statements. There is no clear definition as to what constitutes applications that “significantly benefit the economy.” Cumulative impacts are formally assessed when there is a requirement for an Environmental

Statement to accompany an application. Much of the remaining text at 1(b) duplicates other policies in the Plan.

Responses – Policy MIN6: Mineral Sites

12.21 Four comments were received in relation to this policy. One supporting, two objecting, and one neither supporting nor objecting to the approach.

Table 12.5 Policy MIN6: Mineral Sites		
Response	Number of Respondents	Percentage of Respondents
Support	1	25%
Object	2	50%
Not specified	1	25%
Total	4	100%

Summary of Responses – Policy MIN6: Mineral Sites

12.22 Two responses either raised no matters of soundness or legal compliance or supported the policy.

12.23 Lincolnshire County Council noted that overall, whilst requirements for aggregates have been identified, it is not clear in terms of demonstrating how these requirements are to be met over the plan period.

12.24 The Minerals Apportionment Background Paper (2020 to 2038) has demonstrated significant growth in both sand and gravel and crushed rock sales since 2016 and 2013 respectively. It is therefore considered that more weight should have been given to the significant level of future/planned infrastructure when setting future requirements for aggregates.

12.25 For sand and gravel, there is no information setting out how much the existing S&G sites/reserves will contribute to requirements over the plan period as there are no details of reserves or production capacity. In addition, in Policy MIN 6: Mineral Sites, the proposed area of search MIN6-15: Cove Farm is not capable of delivering enough to meet the projected S&G demand over the plan period. For crushed rock, no allocations have been made despite the plan noting a requirement for 8.6mt over the plan period and permitted reserves of around 5.7mt. However, the reserves figure is at odds with the site-specific detail provided in the plan which indicates there are substantial reserves in existing crushed rock sites which far exceed the projected shortfall. The lack of consistent supporting information and the development of a clear strategy for the delivery of aggregate provision for the whole of the plan period means the plan also does not give due regard to implications on potential demand from other MPAs.

12.26 Egdon Resources: Wressle wellsite is not included in the Plan as an operational site despite it being visible on the interactive Policy Map. The company considers that need should not have to be demonstrated in the case of hydrocarbon sites with planning permission and additional sites. Elements of policy MIN6 duplicates other development management policies.

Responses – Policy MIN7: Borrow Pits & Ancillary Extraction

12.27 One comment was received in relation to this policy supporting the approach.

Table 11.6 Policy MIN7: Borrow Pits & Ancillary Extraction

Response	Number of Respondents	Percentage of Respondents
Support	1	100%
Object	0	0%
Not specified	0	0%
Total	1	100%

Summary of Responses – Policy MIN7: Borrow Pits & Ancillary Extraction

12.28 Lincolnshire Wildlife Trust supports the policy's requirement for biodiversity enhancement on borrow pit and ancillary extraction sites.

Responses – Policy MIN8: Restoration, Aftercare & Afteruse of Mineral Extraction Sites

12.29 Eight comments were received in relation to this policy supporting the approach.

Table 12.7 Policy MIN8: Restoration, Aftercare & Afteruse of Mineral Extraction Sites

Response	Number of Respondents	Percentage of Respondents
Support	8	100%
Object	0	0%
Not specified	0	0%
Total	8	100%

Summary of Responses – Policy MIN6: Restoration, Aftercare & Afteruse of Mineral Extraction Sites

12.30 Greater Lincolnshire Nature Partnership, Lincolnshire Wildlife Trust and the Lapwing Estate supports the policy's requirement for biodiversity enhancement. Greater Lincolnshire Nature Partnership and Lincolnshire Wildlife Trust supports the policy's requirement for restoration to contribute toward landscape quality, air, soil and water quality, flood risk management and promotion of recreational facilities.

13. SUSTAINABLE WASTE MANAGEMENT

Introduction

13.1 Nearly all activities create waste, whether it is through the production or consumption of goods and services as part of the economy and wider society. This means that it needs to be managed in the most appropriate and sustainable manner. Waste is viewed as a resource rather than something that is to be disposed of, whilst its management is seen as being a part of efforts to reduce carbon emissions and combat climate change. Government policy set out in the National Waste Strategy (2013) clearly points towards a zero waste economy. This means that material

resources like waste are re-used, recycled or recovered, wherever possible, and only disposed of as the last option. This contributes to developing a place that is cleaner and greener.

- 13.2 The Local Plan sets out policies based on the outcomes of the preferred options consultation in this chapter. These policies will guide the future development of waste facilities in the area in addition to safeguarding existing sites and infrastructure. Doing so will ensure that growth and development is sustainable and contributes to meeting our ambitions and outcomes for North Lincolnshire as well as creating a place that is cleaner and greener.

Consultation

- 13.3 The Publication Draft document contained 7 policies relating to subjects that could be covered by waste management policies.

- Policy WAS1 – Waste Management Principles
- Policy WAS2 – Waste Facilities
- Policy WAS3 – Waste Management Provision
- Policy WAS4 – Safeguarding Existing Waste Sites & Infrastructure
- Policy WAS5 – Wastewater Treatment
- Policy WAS6 – Waste Management
- Policy WAS7 – Restoration & Aftercare

Responses – Policy WAS1: Waste Management Principles

- 13.4 No comments were received in relation to this policy.

Responses – Policy WAS2: Waste Facilities

- 13.5 No comments were received in relation to this policy.

Responses – Policy WAS3: Waste Management Provision

- 13.6 No comments were received in relation to this policy.

Responses – Policy WAS4: Safeguarding Existing Waste Sites & Infrastructure

- 13.7 No comments were received in relation to this policy.

Responses – Policy WAS5: Wastewater Treatment

- 13.8 3 comments were received in relation to this policy. 1 supported the content and the others did not specify either way.

Table 13.1: Responses to Policy WAS5: Wastewater Treatment

Response	Number of Respondents	Percentage of Respondents
Support	1	33%
Object	0	27%
Not specified	2	67%

Total	11	100%
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Summary of Responses – Policy WAS5: Wastewater Treatment

13.12 Anglian Water welcomes the Policy WAS5 and the support for water, water recycling and wastewater infrastructure which may necessarily be outside urban areas. Policy WAS5 support for supporting infrastructure including renewable energy at wastewater treatment facilities.

13.13 The Environment Agency stated that new and expanded wastewater treatment facilities will require an environmental permit or variation to a permit under the Environmental Permitting (England & Wales) Regulations 2016, from the Environment Agency. Permits will not be granted where there would be an unacceptable impact on the watercourse receiving the treated discharge. They agree that the potential environmental impacts listed should be considered adequately at the planning application stage, preferably in parallel with, or following, a permit application or pre-application enquiry. They welcome the acknowledgement that due consideration will need to be given in the Local Plan to the impact that growth and development will have and commitment to work with the water companies to identify future needs resulting from growth and development. There is some evidence of such consideration and work in the Plan, Infrastructure Delivery Plan and Statement of Common Ground but this will need to continue in order for solutions to be identified, to allow allocated sites to come forward safely.

Responses – Policy WAS6: Waste Management in Development

13.14 No comments were received in relation to this policy.

Responses – Policy WAS7: Restoration & Aftercare

13.15 One comment was received in relation to this policy.

Responses – Policy WAS7: Restoration & Aftercare

Table 13.2: Responses to Policy WAS7 Restoration & Aftercare		
Response	Number of Respondents	Percentage of Respondents
Yes	1	100%
No	0	0%
Other	0	0%
Total	1	100%

Summary of Responses – Policy WAS7: Restoration & Aftercare

13.18 Principle 2.b. Lincolnshire Wildlife Trust supports this principle as it incorporates comments provided at the preferred options consultation. All planning authorities should recognise and implement their legal and policy duties to protect and enhance biodiversity, the NPPF requires planning policies and decisions to enhance the natural environment by establishing coherent ecological networks, (174d) safeguarding wider ecological networks (179a) and promoting the conservation, restoration and enhancement of priority habitats, ecological networks• (179b).

General comments

- 13.19 One general comment was made in relation to Paragraph 13.41. Lincolnshire Wildlife Trust supports this paragraph as it incorporates comments provided at the preferred options consultation. All planning authorities should recognise and implement their legal and policy duties to protect and enhance biodiversity, the NPPF requires planning policies and decisions to enhance the natural environment by establishing coherent ecological networks, (174d) safeguarding wider ecological networks (179a) and promoting the conservation, restoration and enhancement of priority habitats, ecological networks (179b).

14. CONNECTING NORTH LINCOLNSHIRE

Overview of chapter

- 14.1 Transport has an important role to play in facilitating sustainable development through the promotion of walking, cycling and public transport as key modes of travel as an integral part of all developments. This also contributes to wider aspects of sustainability including improving people's health and environmental quality, through reduced vehicle emissions and increasing active travel. Whilst behaviours, working patterns and lifestyle choices, coupled with emerging technological changes and innovation in how we travel, are changing transport choices, it is clear that new development will continue to generate additional transport movements, both now and in the future.

Consultation

- 14.2 The Publication Draft Document contained 8 policies :

- Policy T1: Promoting Sustainable Transport
- Policy T2: Promoting Public Transport
- Policy T3: New Development and Transport
- Policy T4: Parking
- Policy T5: Cycle and Motorcycle Parking
- Policy T6: Freight
- Policy T7: Safeguarding Transport Infrastructure
- Policy T8: Safeguarding Aviation

Main Concerns

- 14.3 The main concerns and issues raised in this Chapter were:

- Concerns were raised that the plan appears to ignore Kirton in Lindsey, which is designated as a 'larger service centre' and that the level of regular bus services to and from this settlement is inadequate
- Objection to Paragraph 14.25 as it was suggested that Demand Responsive Transport (DRT) is not an adequate replacement for scheduled fixed bus services
- South Killingholme Parish Council objected to Paragraph 14.25, outlined in the policy, as it is felt that the Just Go service is inadequate and discriminatory as it doesn't allow under 12's to

travel unaccompanied, requires card payment for bookings and does not permit access to mobility scooters

- The plan makes no provision for upgrading of Brigg Road, Scunthorpe, despite traffic on this road getting progressively slower over the last 10 years (Paragraph 14.32)

Summary of Responses - Policy T1: Promoting Sustainable Transport

14.4 Banks Group support this policy as they felt that it is important to promote sustainable transport choices. Additionally, support was given to paragraph 2a as this suggested development should be in the most sustainable areas to reduce journey times, to encourage reductions in emissions.

Table 14.1 Policy T1: Promoting Sustainable Transport		
Response	Number of Respondents	Percentage of Respondents
Support	1	50%
Object	0	0%
Not specified	1	50%
Total	2	100%

Summary of Responses - Policy T2: Promoting Public Transport

14.5. An objection was raised as it was felt that the policy was biased towards a demand responsive bus services and offers no scope for financially supporting other forms of bus provision. Conversely, Banks Group support this policy as it was felt important to support and promote public transport choices, as well as providing housing developments that support the extension of the existing bus routes in the area

Table 14.2 Policy T2: Promoting Public Transport		
Response	Number of Respondents	Percentage of Respondents
Support	1	12.5%
Object	7	87.5%
Not specified	0	0%
Total	8	100%

Summary of Responses - Policy T3: New Development and Transport

14.6. Network Rail requested that wording is added to Part 1e of Draft Policy T3 so that it reads as follows:

- *"Not have an adverse impact on the network's functioning and safety. Proposals that have significant transport implications will be expected to deliver necessary and cost-effective mitigation measures (including, where a proposal is in the vicinity of a pedestrian or vehicular level crossing, an assessment of the potential increase in risk at that level crossing and identification of the appropriate mitigation required to reduce or remove such risks). Such measures shall be secured through conditions and/or legal agreements."*

14.7. Network Rail also requested that wording be added to Part 2a of Draft Policy T3 so that it reads as follows:

- *"Public transport services and infrastructure, providing bus stops within a 400m walk of all new developments and ensuring that there is no increase in risk at level crossings (both vehicular and pedestrian) in the vicinity of the site".*

14.8. Banks Group confirmed their support of this policy as they believe that all new developments should have access to different modes of transport. Egdon Resources UK Limited had concern with the policy as it was felt that neither the supporting text, nor the policy itself recognises that many forms of development outside urban areas, such as proposals for hydrocarbon extraction, are not suitable for sustainable travel options owing to their remote locations

Table 14.3 Policy T3: New Development and Transport

Response	Number of Respondents	Percentage of Respondents
Support	1	25%
Object	3	75%
Not specified	0	0%
Total	4	100%

Summary of Responses - Policy T4: Parking

14.9. Banks Group stated that Policy T4 does not quantify the actual need for parking per house, and generally lacks clarity. Concern was also raised that the policy also omits mention of the proximity to town centre or employment locations when assessing the need for parking

14.10. Various concerns raised over Policy T4, and specifically focussed on how this relates to charging points. The stated quota of charging points required within the draft Local Plan, for new developments.

Table 14.4 Policy T4: Parking

Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	1	33.3%
Not specified	2	66.6%
Total	3	100%

Summary of Responses - Policy T6: Freight

14.11. The Canal and River Trust believed that this policy should also recognise and promote the use of waterborne freight as this would accord with the general aims of the NPPF. They also advised that the Stainforth & Keadby canal should be included on the map contained in Figure 2.9, as it would help to make the presence and opportunities of waterborne freight

apparent to future decision makers when exploring the transport connections within the plan.

Table 14.5 Policy T6: Freight

Response	Number of Respondents	Percentage of Respondents
Support	0	0%
Object	0	0%
Not specified	1	100%
Total	1	100%

Summary of Responses - Policy T7: Safeguarding Transport Infrastructure

- 14.12. Banks Group had concerns related to the alignment of the route, its interaction with proposed housing sites and finding. Suggesting that the link road is omitted from the list of safeguarded routes in Policy T7 and removed from the policies map. They also said that they would support a Barton link road in the future, once a clear requirement for the road has been established to support future housing growth in Barton.
- 14.13. Significant objections to the inclusion of paragraph 14.47 in the local plan, as it was felt by some that the relief road in Barton Upon Humber would not provide the desired outcome for some residents.
- 14.14. It was suggested that any route joining up with the A15 by a new intersection should be South of the current Brigg / A15 bridge as this would mitigate the need to build a new roundabout to give access to and from the Brigg Road. It would be more ecologically sound to create a route that crosses Caistor Road, joining the A15 via an existing road running from New Holland to the A15
- 14.15. It was requested that the text contained in this Policy be revised to:
- “To support the growth of the manufacturing sector in Barton upon Humber and unlock land for future development, a new road is recommended. This should commence at the A1077/Falkland Way junction, connect to the existing Caistor Road route and ultimately enable traffic flow to/from the A15 via a cost-effective route that minimises unnecessary construction, disruption and ecological damage. In conjunction with other traffic management measures, this is anticipated to reduce traffic flows, particularly HGV’s, through the town centre. Route options to be subject to full and proper consultation.”

Table 14.6 Policy T7: Safeguarding Transport Infrastructure

Response	Number of Respondents	Percentage of Respondents
Support	14	26.4%
Object	25	47.1%
Not specified	14	26.4%
Total	53	100%

15. DEVELOPMENT MANAGEMENT

Introduction

- 15.1 The Development Management (DM) chapter of the North Lincolnshire Local Plan sets out the Council's planning policies for managing development and growth in the area from now until 2038. It assists in achieving our ambition that North Lincolnshire is the best place for our residents and the best Council we can be. The DM policies aim to ensure all new developments will result in safer communities, safer places, safer people, safer environments and spaces. This should result in an improved overall quality of life for existing and future residents of North Lincolnshire.
- 15.2 The policies in this section should be read alongside the strategic policies set out in the earlier section of this Local Plan. The Council will produce Supplementary Planning Documents (SPDs) where it considers them necessary to provide more details on the policies set out within other parts of the Local Plan. SPDs are not part of the statutory development plan and do not have the same weight; however, they will be significant considerations in determining planning applications.
- 15.3 The primary objective of development management is to enable the delivery of sustainable development. The Council sees development management as a positive and proactive approach to shaping, considering, determining, and delivering development proposals and it is not intended to hinder or prevent sustainable development.
- 15.4 Government guidance makes it clear that a Local Plan should not repeat policies that are in either National Policy or other 'development plan' documents. The absence of a policy for a particular topic in the Local Plan therefore does not necessarily mean that the topic is unimportant; it may be that there is already a relevant adopted policy and must therefore be read in conjunction with the other relevant plans and guidance.

Consultation

- 15.5 The Publication Draft Document contained 5 policies within this chapter:

- Policy DM1: General Requirements
- Policy DM2: Temporary Buildings
- Policy DM3: Environmental Protection
- Policy DM4: Telecommunications and Broadband
- Policy DM5: Advertisements and Shop Fronts

- 15.6 Most comments supported the contents in this Chapter and the policies contained within it. Specifically, support was given to the Policy DM1 general requirements making reference to the needs for water efficiency and the inclusion of watercourses and their need for protection. The need for reference to Biodiversity net gain was suggested for inclusion in this policy also. A few comments relating to paragraphs 15.37, 15.24, 15.25 and 15.28. All of them supporting these paragraphs apart from one relating to para 15.37 which stated 'The words mitigation and avoided are mean two different things. Mitigation allows, but mitigation implies that that odours are acceptable. It was suggested the word 'Mitigation' be removed.

Responses – Policy DM1: General Requirements

15.7 4 respondents commented on this policy. 3 respondents agreed with contents of the policy (with some amendments), whilst 1 respondent objected.

Table 15.1 Policy DM1: General Requirements

Response	Number of Respondents	Percentage of Respondents
Support	3	75%
Object	1	15%
Not specified	0	0%
Total	4	100

Summary of Responses – Policy DM1: General Requirements

15.8 The majority of the comments received supported this policy. One objection was received, and it was stated that in relation to this policy that some forms of development, such as hydrocarbon extraction, are functional in design and layout. It would be inappropriate and impractical for these forms of development to be expected to enhance the character and local distinctiveness of an area and create a sense of place. The policy as currently worded is inconsistent with the approach taken in Policy DM3 which states clearly that the policy will be applied to development proposals “as appropriate to their nature and scale” (not all development can be expected to enhance the character and local distinctiveness of an area and create a sense of place). It was suggested ‘where applicable’ should be inserted to the policy for clarity. Further comments suggested water efficiency should be covered in the policy also.

Responses – Policy DM2: Temporary Buildings

15.9 No comments were received in relation to this policy.

Responses – Policy DM3: Environmental Protection

15.10 6 comments from 4 different organisations and people were received in relation to this policy.

Table 15.2 Policy DM3: Environmental Protection

Response	Number of Respondents	Percentage of Respondents
Support	3	50%
Object	3	50%
Not specified	0	0
Total	6	100%

Summary of Responses – Policy DM3: Environmental Protection

15.11 Lincolnshire Wildlife Trust supported this policy and stated that earlier comments they had put forward at preferred Options had been taken on board. One of the objections received stated that Part 5 of the policy (Light Pollution) is ambiguous and unclear and inconsistent with the

other parts of the policy. It refers to both individual and cumulative adverse impacts but does not clarify what is meant by cumulative impacts. It is also unclear why this only applies to lighting. Secondly, whilst the threshold for noise and odour adverse impacts are specified as “significant”, the threshold for air quality, lighting and water environment is simply “adverse effects” (the light pollution part of the policy is ambiguous/unclear and inconsistent with the other parts of the policy).

15.12 It was also stated that where the policy states where proposals have the potential to release significant odours or where a sensitive use is being proposed near to an existing odorous process, applicants will be required to provide an odour impact assessment which demonstrates that impacts upon amenity can be avoided or properly mitigated and managed by remedial measures or improvements as part of the design of the proposed development. "Impacts upon amenity can be avoided " again followed by the wording "mitigate "- which can be used to minimise as opposing to avoiding an issue, the respondent believes developers will take advantage of.

15.13 Another objection stated that the policy and supporting text in respect of Environmental Protection covering the topic of the water environment needs to be more explicit in terms of what needs to be protected and the requirements for assessments, as well as encouraging opportunities for environmental improvement. Accordingly, it is the Environment Agency's view that the policy as currently drafted is not sound. Further suggested text to be included in the policy was given which they would then deem the policy sound if it were included.

Responses Policy DM4: Telecommunications and Broadband

15.14 No comments were received in relation to this policy.

Responses Policy DM5: Advertisements and Shop Fronts

15.15 One comment of support was received in relation to this policy which was from Historic England.

Table 15.3: Policy DM5: Advertisements and Shop Fronts

Response	Number of Respondents	Percentage of Respondents
Support	1	100%
Object	0	0
Not specified	0	0
Total	1	100%

16. DELIVERING INFRASTRUCTURE

Introduction

16.1 It is critical that North Lincolnshire receives the infrastructure it needs to support the delivery of housing and jobs growth, and to ensure that existing communities can be sustained. It is important that the growth should bring benefits to, and not adversely affect the quality of life of existing communities.

16.2 There are several ways to ensure infrastructure delivery through the planning system. The existing system in North Lincolnshire includes developer obligations secured in Section 106 Agreements.

16.3 Government policy is to ensure that planning policies requiring contributions should not make development unviable and that policies should be supported by evidence to demonstrate this. Plans should also set out any circumstances in which further viability assessment may be required in determining individual applications.

Consultation

16.4 The Publication Draft document contained 1 question relating to subjects that could be covered by 'Delivering Infrastructure' policy.

Consultation

16.5 The Publication Draft Document contained 1 policy:

- Policy ID1: Delivering Infrastructure

16.6 Some comments supported the chapter, specifically the recognition of planning obligations to be directly related to the development. Also, the recognition that some developments may be unable to meet all the policy and planning obligation requirements whilst remaining economically viable and deliverable.

The main concerns and issues raised in this Chapter were:-

- Paragraph 3 suggests that where numerous parcels of land, most likely in different ownerships, are proposed for development then separate/individual planning applications will be treated as one. That is a different thing to saying that each application will be required to fit within an agreed framework or approved masterplan. It is impractical and unreasonable and should be deleted.

Responses

16.7 4 respondents commented on this policy. 1 respondent agreed with contents of the policy, whilst 1 respondent did not specify, and 2 respondents objected.

Table 16.1 Policy ID1: Delivering Infrastructure

Response	Number of Respondents	Percentage of Respondents
Support	1	25%
Object	2	50%
Not specified	1	25%
Total	3	100

Summary of Responses – Policy ID1: Delivering Infrastructure

- 16.8 A comment of support stated that ‘the Council recognises that developer contributions must meet the test set out in the National Planning Policy Framework and also that it is recognised that some developments may not be viable whilst meeting all the policy and planning obligations requirements. It was raised that where numerous parcels of land, most likely in different ownerships, are proposed for development then individual planning applications will be treated as one.
- 16.9 The objections both stated that paragraph 3 suggests where numerous pieces of land are proposed for development then separate. Individual planning applications will be treated as one. Therefore, the policy is considered unsound.

List of Respondents – North Lincolnshire Local Plan – Publication Draft Consultation (October to December 2021) consultation

Name	Company
- Alex Willis on behalf of Associated British Ports - Alison Nettleton - Amanda Fisher - Amie Easey - Amy Hordon	BNP Paribas Real Estate Avison Young on behalf of National Grid
Andrew Horner	NULL

- Andy Killip National Grid Consents Officer National Grid
- Ann Hindley
- Anna Hearfield
- Ashley Lambert-Jefferson
- Becky Johns
- Bethany Banks
- Beverley Smith
- Brian Edwards
- Brian Wesley
- C Turnbull DWD
- C Wilkinson
- Callum Hearfield
- Candace Brent Burton upon Stather Parish Council
- Carl Curtis
- Caroline Chave Chave Planning on Qudos Homes LTD
- Celia Atkinson
- Chris Bramley Severn Trent
- Clive Sargeantson
- Colin Parker
- Corinna Dietz Marine Management Organisation
- Corporation of Trinity House c/o Savills
- Curtis Walker
- Cyden Homes c/o Megan Wilson DLP Planning Ltd
- Darl Sweetland Anglian Water
- Darren Saunders
- Dave Harford (Clerk) West Stockwith Parish Council
- David Atkin
- David Cox
- David Fallowfield
- David Parker
- David Walker
- David Walters Chapel House,
- David Walton Sustainability Manager Sibelco
- Deb Hotson (Clerk to Elsham Parish Council)
- Deb Hotson Haxey Parish Council
- Debra Fallowfield
- Dennis Edward Ecuyer
- Dian Horner
- Dot Oaks

- Dr Christopher Wilson, Principal Regeneration Consultant
 - Elayne Smith
 - Eleanor Gribben
 - Elizabeth Hackney
 - Emile Carr
 - Environment Agency - Nicola Farr
 - Eric Parker
 - Frazer Melton
 - Gary Tanswell
 - Geoff Bullock
 - Geoffrey Sanderson
 - George Gladwin
 - Georgina Walker
 - Gillian Kendall
 - Glenrock c/o Megan Wilson
 - Grange Project Management
 - Grant Bayne
 - Greg Pearce
 - Gregg Tyers
 - Gregory Tyers
 - Grice & Hunter
 - Grice & Hunter
 - Hannah Lewis
 - Haxey Parish Council
 - Heather Crawson
 - Helen Chafer
 - Hugh Rees
 - Ian Johns
 - Ian Ransford
 - Ian Stewert
 - Ian Stuart
 - Ian Stuart BSP Consulting to support Land off Barrow Road)
 - Ian Stuart BSP Consulting to support Land off Barrow Road)
 - Ian Stuart BSP Consulting to support Land off Barrow Road)
 - IAN WALKER
 - Ivor Keyes
 - Jack Startin
 - Jack Twell
- BE Group (agents for Mr Tim Lumley)
- Historic England
- Environment Agency
- DWD on behalf of PHILLIPS 66 LTD & VPI Immingham
- DLP Planning Ltd
- David Lock Associates
- Avoca Planning, Landscape and Development Ltd on behalf of Keigar Homes Ltd
- Avoca Planning, Landscape and Development Ltd on behalf of Keigar Homes Ltd
- Avoca Planning, Landscape and Development Ltd on behalf of Keigar Homes Ltd

- Jake McLeod Walsingham Planning (C/O Lidl Great Britain Limited)
- James Durham East Riding Council
- James Hobson JEH Planning on behalf of Moonwalk
- James Hobson (on behalf of Jalapeno Ventures Ltd and Mr Day) JEH Planning on behalf of Jalapeno Ventures Ltd and Mr Day
- James Hobson (on behalf of Jalapeno Ventures Ltd and Mr Day) JEH Planning on behalf of Jalapeno Ventures Ltd and Mr Day
- James Hobson (on behalf of the Partners T A White & Sons) JEH Planning on behalf of Partners of T A White & Sons
- James Hobson on behalf of Moonwalk
- James Peter Smith
- James Rigby Globe Consultants Limited
- James Smith
- Jamie Kendall
- Jamie Roberts Westfield Farm
- Janet Hodson JVH Planning on behalf of Scawby Estate
- Jay Robert Everett Addison Planning Consultants Ltd
- Jayne Baldwin
- Jayne Gale South Killingholme Parish Council
- Jeffrey Laird
- Jennifer Harrison
- Jess Wilson
- Jill Copeland Treasurer and on behalf of Barton RAID
- Jim Hackney Chair Barrow Neighbourhood plan group
- Joanne Galdwin
- Joanne Harding Home Builders Federation
- Joe Perkins Banks Group
- Joe Perkins
- John Craig Hull City Council
- John Hancock
- John Medley
- Jon Campbell
- Josh Van Den Bos
- Julian Hair
- Karen Bunyan
- Karen Pickering - clerk to Scawby PC Scawby Parish Council

- | | |
|---|--|
| • Karen Pickering Clerk to parish Council | Ulceby Parish Council |
| • Karen Pickering Clerk to parish Council | Wootton Parish Council |
| • Kate Billmore | |
| • Katie Atkinson | KVA Planning consultancy on behalf of Jenny Hayenes Planning Lead for CPRE Northern Lincolnshire |
| • Katie Laughton | |
| • Kerry Fawcett | |
| • Kevin and Pat Armstrong | |
| • Kevin Farrow | |
| • Kevin Holmes | |
| • Kim Gribben Principal | Kimberley Performing Arts Centre |
| • Kristin Sutton Nelthorpe | |
| • Lee Storey | |
| • Lidl (Jake Mcleod) | |
| • Lincolnshire Estates Ltd | |
| • Lindsay Coy | |
| • Lisa White | |
| • Lorraine Preston | |
| • Lucy Stephenson | |
| • Luke Bamforth | Greater Lincolnshire Nature Partnership |
| • luke bunyan | |
| • Lynette Swinburne | Savills on behalf of The Lincoln Diocesan Trust and Board of Finance |
| • M Nettleton | |
| • Mandy Atkinson | NULL |
| • Mark E North | Director of Planning-Aggregates and Production and Dimension Stone |
| | Mineral Products Association |
| • Mark Eagland Peacock and Smith on behalf of Gleson Regeneration | Peacocok and Smith |
| • Mark Husler | Husler Developments Ltd |
| • Mark Jones | |
| • Mark Plaskitt | |
| • Mark Wood | NULL |
| • Marta Kotwica | |
| • Maxine Harvey | |
| • Megan Wilson | DLP Planning Consultants on behalf on Onward Holdings |
| • Megan Wilson (DLP Planning) on behalf of Cyden Homes | |

- | | | |
|--|---|---|
| | Megan Wilson (DLP Planning) on behalf of Glenrock | |
| | Megan Wilson (DLP Planning) on behalf of Mr G Jewitt | |
| | Melanie Lindsley | The Coal Authority Team leader Planning |
| | Merlin Ash | Natural England (Yorkshire & Lincolnshire Team) |
| | Michael griffiths | |
| | Michael Kendall | |
| | Michelle Holt | |
| | Michelle Robinson | Barton Willmore on behalf of Barratt Homes Yorkshire East and David Wilson Homes Yorkshire East |
| | Michelle Robinson (Barton Willmore) on behalf of KCS Developments Ltd | |
| | Michelle Robinson Planning Associate Barton Willmore | on behalf of Millea Land (Epworth Limited) |
| | Mike Daley | Lincolnshire County Council |
| | Mike Pilsworth | RSPB |
| | Mike Smith | |
| | Mike Upton | Earn Design Services Limited |
| | Mirjam Fogarty | Pipers Crisps |
| | Montagu Martin | |
| | Monty Martin | |
| | Mr & Mrs A Cassidy | |
| | Mr and Mrs Griffiths | |
| | Mr G Jewitt c/o Megan Wilson | DLP Planning Ltd |
| | Mr J Butterfield | |
| | Mr Justin Steggles | |
| | Mr S Sharpe | |
| | Mr Tim Lumley | |
| | Mr Tom Libera | |
| | Mrs Fay Husler (Husler Developments Ltd) | |
| | Mrs Fisher | |
| | Mrs Kay Mitchell-Gough | |
| | Mrs M. Easton | |
| | Mrs Pauline Hepworth | |
| | Mrs S Chester | |
| | Mrs S Sharpe | |
| | Mrs Shirley Leach | |
| | Mrs Susan Laird | |
| | Natalie Dear | Natalie Dear Planning Consultancy on behalf of DDM Agriculture Ltd |

- Neil Taylor-Matson Kirton in Lindsey Town Council
- Network Rail Infrastructure Limited Network Rail Infrastructure Limited
- Nicholas Shoot
- Nicola Farr Environment Agency
- Nicola Ward Doncaster Council Principal Planner
- Nicolas White
- Nigel Smith
- Nolan Tucker & Emma Gomersal Agent for Church Commissioners for England
- Onward Holdings Ltd c/o Megan DLP Planning Ltd
Wilson
- Paul Blades
- Paul Brown
- Paul Foster (Head of Minerals and Waste and Planning Lead for the East) AECOM On behalf of Egdon Resources UK Limited
- Paul Rounce
- Paul Smith The Strategic Land Group
- Paul Sutton P.S. Planning & Heritage
- Paul Tattersfield GPM Group
- Pauline Maksymowych
- Penelope Ann Rounce
- Pete Adams RAID
- Peter Large
- Philip Drury
- Property Recycling Group PLC
- Rachael Reddin Clerk Barnetby le Wold Parish Council
- Rebecca Aldren
- Rebecca Housam Savills
- Rebecca Leconte ADC Infrastructure
- Richard Crawson
- Richard E.Hudson
- Richard Patterson
- Richard Webster
- Richard Wright North East Lindsey Drainage Board
- RJ & AE GODFREY
- Robert Doughty on behalf of RM and EF davey RDC Consultancy
- ROBERT HEBBLEWHITE
- Robert Ian Stuart Avoca PLD
- Roger Harrison
- Roy Kitching
- Ruth Tyers
- Ruth Tyers

- S Sharpe
 - Sally Hare
 - Sallyanne Reed
 - Sarah Atkin
 - Sebastian Musil
 - Sharon Bell
 - Sharon Curtis
 - Simon Fisher
 - Simon Tucker
 - Simon William
 - Spencer Warren
- NFU East Midlands Region
Canal and River Trust

Heaton planning on behalf of The Lapwing Estate
-
- St John's College
 - St John's College (c/o Savills UK Limited)
 - Stephen Bunyan
 - Stephen Lambert-Jefferson
 - Steve Foster
 - Steve Pluta
 - Steven Field
 - Stewart Provan
 - Stuart Nash
 - Stuart Smith
 - Sue Williamson
 - Sunny Ali
 - Susan Walker
 - Suzanne Fysh, Conservation Officer
 - The Lincoln Diocesan Trust and Board of Finance
 - The Strategic Land Group Ltd
 - Thomas Smith
 - Tom Clarke MRTPI
 - Tommy Libera
 - Tony Goss
 - Tori Heaton
 - Trevor Clark
 - Trudie Wilson
 - Ursula Vickerton
 - Victoria Nettleton
 - W B Turner
 - Wendy Bannerman
 - William Atkinson
 - Wroot Parish Council (Dave Telford Clerk)
 - Yvonne Farrow
- St John's College (c/o Savills UK Limited)

The Banks Group

Lincolnshire Wildlife Trust

NULL
Theatres Trust

DDM Agriculture

NULL

The British Horse Society
Goedon May's cattery
Wroot Parish Council

- Ziyad Thomas Associate Director Planning Issues Ltd on behalf of Churchhill Retirement Living and Mccarthy Stone
- Zoe Tuxworth