



Our Ref: General 40b – Planning Conformity/North Lincs/Final Responses

30 June 2009

FAO: William Hill
North Lincolnshire Council

By E-mail

Dear William,

Planning Application Number: PA/2009/0600

Erect buildings and use land for the purposes of A3, C1, B1, B2 and B8 for port-related storage and associated services at Land off Skitter Road, East Halton, North Lincolnshire

The Regional Planning Body is grateful for the opportunity to comment on this proposed development. The Regional Planning Body has been asked to comment on this development as its nature and location mean that it could have an effect on the implementation of the Regional Spatial Strategy (RSS). The current RSS - the Yorkshire and Humber Plan was issued by the Secretary of State in May 2008. The RSS has the status of a Development Plan Document and forms part of the framework for decisions taken under section 38 of the Planning and Compulsory Purchase Act (2004), which means that decisions on all applications have to be taken in accordance with the Development Plan unless other material considerations indicate otherwise.

The response will focus on the general regional policy context, the nature of the office development in particular and the potential for on-site decentralised and renewable or low carbon energy, as follows:

Regional Policy Context

The proposal is **supported** in general as it will serve to deliver many of the economic outcomes of the RSS, including those in relation to optimising the opportunities provided by the Humber Ports as an international trade gateway for the region and country.

Office Development

Policy E2 of the RSS seeks to ensure that office development is located in town centres. It states that *“the centres of Regional Cities and Sub Regional Cities and Towns should be the focus for offices”*.

The amount of B1 office development proposed is relatively small when compared to the primary B8 storage uses. Such ancillary office development would not raise an issue with the delivery of RSS outcomes in this location. However, the description of the proposal in the planning application notes the “creation of a business park on the west of the spine road”. Speculative office development of a business park character that did not relate to the primary industrial use would be contrary to Policy E2 of the RSS and would **raise an issue**. The proposed development would therefore have the potential to harm the delivery of vibrant and successful town centres.

It is **recommended** that, prior to granting planning permission, the Local Authority satisfies itself that the B1 office proposed is ancillary to the primary use of the site; through condition if necessary.

Energy

The Local Authority should be satisfied that Policy ENV5 of the RSS has been applied to the development. In particular there is a need to ensure that the development is energy efficient and that it secures *‘at least 10% of their energy from decentralised and renewable or low-carbon sources’*. Further guidance on this is available in the Draft Renewable Energy Toolkit (2009) available on request.

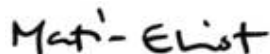
Conclusion

Given the issues set out above, the Regional Planning Body concludes that:

- This type of development is **supported** in principle on the basis that it will assist in the implementation of current RSS (2008).
- This support in principle does not prejudice the need for issues related to the proposed development’s siting, design, local access, transport impacts, landscape assessments, and compliance with environmental standards to be assessed by the decision making body.
- An **issue is raised** around the nature of the proposed office development and the local authority should satisfy itself that the B1 element of the proposal is ancillary to the primary B8 use before granting planning permission. This should be formalised through condition if necessary.

If you have any queries about these points, please do not hesitate to contact Martin Elliot on 01924 331594.

Yours sincerely



Martin Elliot

Please note: from 1 April 2009 officers supporting the work of the Joint Regional Board, the new Regional Planning Body, will work in LGYH; please amend your contact databases accordingly.

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