

**The Great Grid Upgrade**

Grimsby to Walpole

# Preliminary Environmental Information Report

Volume 3 Part A Introduction and Overview

Chapter 2 Legislative, Regulatory and Planning Policy Context

Appendices

June 2025



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# Grimsby to Walpole

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# 2A. Key Legislation



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## 2A. Key Legislation

### 2A.1 Overview

- 2A.1.1 The Preliminary Environmental Information (PEI) Report outlines the key legislation and local and national policy in **PEI Report Volume 2 Part A Chapter 2 Legislative, Regulatory and Planning Policy Context**. A wider list of relevant environmental legislation is set out below **Table 2A.1**. The list will be updated and amended throughout the evolution of the project design and for the Environmental Statement. The assessment methodology, relevant guidance, key assumptions and limitations for topic specific technical assessments are set out in **PEI Report Volume 3 Part A Appendix 4B Environmental Impact Assessment Methodologies and Scope**.
- 2A.1.2 General legislation, which applies to more than one topic, are listed first, followed by topic-specific legislation. Each technical chapter in the **PEI Report Volume 2 Part B** and **PEI Report Volume 2 Part C** reference the key legislation relevant to the topic in more detail.
- 2A.1.3 This document presents key legislation only. Relevant policies are presented in **PEI Report Volume 3 Part A Appendix 2B National and Regional Planning Policy**, **Appendix 2Ci Local Plan Policy: Section Specific** and **Appendix 2.Cii Local Plan Policy: Route wide**.

Table 2A.1 Key legislation

Topic Chapter	Name/Reference
All Topics	Planning Act 2008 (Ref 1)
	The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (Ref 2)
	Marine and Coastal Access Act 2009 (Ref 3)
	Electricity Act 1989 (Ref 4)
	Countryside and Rights of Way Act 2000 (Ref 5)
PEI Report Volume 2 Part B Section 1-7 Chapter 2 Landscape and PEI Report Volume 2 Part C Chapter 2 Landscape and PEI Report Volume 2 Part B Sections 1-7 Chapter 3 Visual	European Landscape Convention (Ref 6)
	Town and Country Planning (Trees) Regulations 1999 (Ref 7)
PEI Report Volume 2 Part B Sections 1-7 Chapter 4 Ecology and Biodiversity and PEI Report Volume 2 Part C Chapter 3 Ecology and Biodiversity	Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (Ref 8)
	Directive 2009/147/EC on the conservation of wild birds (the codified version of Council Directive 79/409/EEC as amended) (Ref 9)
	Regulation (EU) 1143/2014 on the prevention and management of the introduction and spread of invasive alien species (Ref 10) as enacted in England by The Invasive Alien Species (Enforcement and Permitting) Order 2019 (as amended) (Ref 11)
	The Invasive Non-native Species (Amendment etc.) (EU Exit) Regulations 2019 (Ref 12)
	Wildlife and Countryside Act 1981 (as amended) (Ref 13)
	Countryside and Rights of Way Act 2000 (Ref 14)
	The Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations 2017) (Ref 15)



Topic Chapter	Name/Reference
	Natural Environment and Rural Communities Act 2006 (Ref 16)
	Environment Act 2021 (Ref 17)
	Protection of Badgers Act 1992 (Ref 18)
	The Hedgerows Regulations 1997 (Ref 19)
	Animal Welfare Act 2006 (Ref 20)
	Salmon and Freshwater Fisheries Act 1975 (Ref 21)
	The Eels (England and Wales) Regulations 2009 (Ref 22)
	The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 (Ref 23)
	The Wild Mammals (Protection) Act 1996 (Ref 24)
	Town and Country Planning (Tree Preservation) (England) Regulations 2012 (Ref 25)
	Forestry Act 1967 (Ref 26)
<b>PEI Report Volume 2 Part B Sections 1-7 Chapter 5 Historic Environment and PEI Report Volume 2 Part C Chapter 4 Historic Environment</b>	Ancient Monuments and Archaeological Areas Act 1979 (Ref 27) (amended by the National Heritage Act 1983 (Ref 28) and the National Heritage Act 2002 (Ref 29)
	Planning (Listed Buildings and Conservation Areas) Act 1990 (Ref 30)
	The Hedgerows Regulations 1997 (Ref 19)
<b>PEI Report Volume 2 Part B Sections 1-7 Chapter 6 Water Environment and PEI Report Volume 2 Part C Chapter 5 Water Environment</b>	The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 (Ref 23)
	Environment Act 2021 (Ref 17)
	The Land Drainage Act 1991 (Ref 31)
	Water Resources Act 1991 (Ref 32)
	Flood and Water Management Act 2010 (Ref 33)

Topic Chapter	Name/Reference
	Environmental Permitting Regulations 2016 (Ref 34)
<b>PEI Report Volume 2 Part B Sections 1-7 Chapter 7 Geology and Hydrogeology</b>	The Environmental Protection Act (EPA) 1990 – Part 2A (Ref 35)
	The Contaminated Land (England) Regulations 2006 (which consolidate the provisions of the Contaminated Land (England) Regulations 2000 and subsequent amendments), as amended by the Contaminated Land (England) (Amendment) Regulations 2012 (Ref 36)
	The Water Framework Directive (Standards and Classification) Directions (England and Wales) 2015 (Ref 38)
	The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 Ref 37
<b>PEI Report Volume 2 Part B Sections 1-7 Chapter 9 Traffic and Movement</b>	Transport Act 2000 (Ref 39)
	Railways Act 2005 (Ref 40)
<b>PEI Report Volume 2 Part B Sections 1-7 Chapter 12 Air Quality</b>	Environment Act 1995 (Ref 41)
	Environmental Protection Act 1990 (Ref 42)
	Air Quality (England) Regulations 2000 (Ref 43)
	Air Quality Standards Regulations 2010 (Ref 45), as amended in 2016 (Ref 44)
	Environment (Miscellaneous Amendments) (EU Exit) Regulations 2020 (Ref 47)
	Environment Act 2021 (Ref 17)
	The Environmental Targets (Fine Particulate Matter) (England) Regulations 2023 (Ref 48)
<b>PEI Report Volume 2 Part B Sections 1-7 Chapter 10 Noise and Vibration</b>	Air Quality (Amendment of Domestic Regulations) (EU Exit) Regulations 2019 (Ref 46)
	The Control of Pollution Act 1974 (Ref 49)
	Environmental Protection Act 1990 (Ref 42)

Topic Chapter	Name/Reference
PEI Report Volume 2 Part C Chapter 8 Health and Wellbeing	The Health and Care Act 2022 (Ref 50)
PEI Report Volume 2 Part C Chapter 9 Climate Change	The Climate Change Act 2008 (2050 Target Amendment) Order 2019 (Ref 51)
	The Climate Change Act 2008 (Ref 53)
	Carbon Budget Order 2021 (Ref 52)
PEI Report Volume 2 Part C Chapter 10 Cumulative Effects	The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (Ref 2)



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# **2B. National and Regional Planning Policy**

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## 2B. National and Regional Planning Policy

### 2B.1 Overview

- 2B.1.1 The Preliminary Environmental Information (PEI) Report outlines the key legislation and national, regional and local policy in **PEI Report Volume 2 Part A Chapter 2 Legislative, Regulatory and Planning Policy Context**.
- 2B.1.2 **Table 2B.1** contains extracts from National Policy Statements that are considered to have particular relevance to the Project.
- 2B.1.3 **Table 2B.2** provides extracts of other relevant national and regional policies relevant to the Project.
- 2B.1.4 The list of policies in these tables below will be updated and amended throughout the evolution of the Project design and the Environmental Statement (ES).
- 2B.1.5 This document presents national and regional policy only. The relevant local policy considerations are presented within **PEI Report Volume 3 Part A Appendix 2.Ci Local Plan Policy: Section Specific** and **PEI Report Volume 3 Part A Appendix 2.Cii Local Plan Policy: Route wide**.

Table 2B.1 Schedule of relevant extracts from National Policy Statements

Relevance to PEI Report	National policy	National policy Requirement
All Topics	Overarching National Policy Statement for Energy (NPS) (2024) EN-1 (Ref 1)	<b>2 Government policy on energy and energy infrastructure development</b>
		<b>2.1 Introduction</b>
		2.1.1 “This Part outlines the policy context for the development of nationally significant energy infrastructure.” 2.1.3 “To produce the energy required for the UK and ensure it can be transported to where it is needed, a significant amount of infrastructure is needed at both local and national scale. High quality infrastructure is crucial for economic growth, boosting productivity and competitiveness. Part 3 of this NPS provides further details on the need for, and importance of, energy to economic prosperity and social well-being.”
		2.1.6 “This energy NPS considers the large-scale infrastructure which will be required to ensure the UK can provide a secure, reliable, and affordable supply of energy, while also meeting our decarbonisation targets.”
		<b>3 The need for new nationally significant energy infrastructure projects</b>
		<b>3.1 Introduction</b>
		3.1.1 “This Part of the NPS explains why the government sees a need for significant amounts of new large-scale energy infrastructure to meet its energy objectives and why the government considers that the need for such infrastructure is urgent.”
		<b>3.2 Secretary of State decision making</b>
		3.2.6 “The Secretary of State should assess all applications for development consent for the types of infrastructure covered by this NPS on the basis that the



Relevance to PEI Report	National policy	National policy Requirement
		<p><i>government has demonstrated that there is a need for those types of infrastructure which is urgent, as described for each of them in this Part.”</i></p>
		<p><i>3.2.7 “In addition, the Secretary of State has determined that substantial weight should be given to this need when considering applications for development consent under the Planning Act 2008.”</i></p>
		<p><i>3.2.8 “The Secretary of State is not required to consider separately the specific contribution of any individual project to satisfying the need established in this NPS.”</i></p>
		<p><b>3.3 The need for new nationally significant electricity infrastructure</b></p>
		<p><i>3.3.65 “There is an urgent need for new electricity network infrastructure to be brought forward at pace to meet our energy objectives”.</i></p>
		<p><i>3.3.66 “The security and reliability of the UK’s current and future energy supply is highly dependent on having an electricity network which will enable new renewable electricity generation, storage, and interconnection infrastructure that our country needs to meet the rapid increase in electricity demand required to transition to net zero while maintaining energy security. The delivery of this important infrastructure also needs to balance cost to consumers, accelerated timelines for delivery and the minimisation of community and environmental impacts.”</i></p>
		<p><i>3.3.67 “The need to connect to new sources of electricity generation and new sources of demand is not the only driver for new electricity network infrastructure. As the electricity system grows in scale, dispersion, variety, and complexity, work will be needed to protect against the risk of large-scale supply interruptions in the absence of sufficiently robust electricity networks. While existing transmission and distribution networks must adapt and evolve to cope with this reality, development of new lines of 132kV (and over 2km) and above will also be necessary to</i></p>

Relevance to PEI Report	National policy	National policy Requirement
		<p><i>preserve and guarantee the robust and reliable operation of the whole electricity system.”</i></p> <hr/> <p><i>3.3.68 “The volume of onshore reinforcement works needed to meet decarbonisation targets is substantial. National Grid ESO forecasts that over the next decade the onshore and offshore transmission network, some of which is located offshore will require a doubling of north-south power transfer capacity due to increased wind generation in Scotland; substantial reinforcement in the Midlands to accommodate increased power flows from Scotland and the North of England; substantial reinforcement in London and the South of England to allow for Europe-bound export of excess wind generation from Scotland and the North of England, as well as the importation of energy from Europe to increase resilience during any periods which may be affected by intermittent energy generation mix and as part of the country’s transition to increased energy security; and substantial reinforcement in East Anglia to handle increased power flows from offshore wind generation (this may also require additional offshore connections coming to land in England).”</i></p> <hr/> <p><i>3.3.69 “It is important to note that the crucial national benefits of increased system robustness through new electricity network infrastructure projects are shared by all users of the system.”</i></p> <hr/> <p><i>3.3.70 “As all new grid projects have a role in efficiently constructing, operating and connecting low carbon infrastructure to the National Electricity Grid, the scope of networks CNP infrastructure is not limited to those associated specifically with a particular project.”</i></p> <hr/> <p><i>3.3.71 “The historical approach to connecting offshore wind resulted in individual radial connections developed project-by-project. This may continue to be the most appropriate approach for some areas with single offshore wind projects that are not located in the vicinity of other offshore wind and / or offshore infrastructure that is planned or foreseen in the near future. For regions with multiple windfarms or offshore transmission projects it is expected that a more coordinated approach will</i></p>

Relevance to PEI Report	National policy	National policy Requirement
		<p><i>be delivered. For these areas, this approach is likely to reduce the network infrastructure costs as well as the cumulative environmental impacts and impacts on coastal communities by installing a smaller number of larger connections, each taking power from multiple windfarms instead of individual point-to-point connections for each windfarm.”</i></p> <hr/> <p><i>3.3.78 “Further to the needs case above, it is recognised that the case for a new connection or network reinforcement is demonstrated if the proposed development represents an efficient and economical means of:</i></p> <ul style="list-style-type: none"> <li><i>• connecting a new generating station or storage facility to the network</i></li> <li><i>• reinforcing the network to accommodate such connections, or</i></li> <li><i>• reinforcing the network to ensure that it is sufficiently resilient and capacious (per any performance standards set by Ofgem) to reliably supply present and/or anticipated future levels of demand.</i></li> </ul> <p><i>In considering the ‘economic and efficient’ approach the network project needs to follow good design, avoidance and mitigation principles (and / or biodiversity compensation where needed for transmission in the marine environment), as referenced in EN-5.”</i></p> <hr/> <p><i>3.3.79 “Moreover, given the crucial role of networks in connecting all of the other kinds of electricity infrastructure described above, it is especially important that the Secretary of State considers network projects as elements of a coherent and strategically necessary system, whether or not they are linked together in specific NSIPs. For instance, when evaluating applications for new electricity networks infrastructure the Secretary of State should have regard to the fact that given, i) the government’s strategic commitment to ambitious levels of interconnection capacity and offshore wind generation, and ii) the tightly interdependent infrastructure chain linking interconnection and offshore generation with onshore demand centres, delays in the approval of associated new network developments could cause significant economic waste and set back the strategically vital goals of decarbonisation and energy security.”</i></p>

Relevance to PEI Report	National policy	National policy Requirement
		<p>3.3.83 “Given the urgent need for new electricity infrastructure and the time it takes for electricity NSIPs to move from design conception to operation, there is an urgent need for new (and particularly low carbon) electricity NSIPs to be brought forward as soon as possible, given the crucial role of electricity as the UK decarbonises its economy.”</p>
		<p><b>4 Assessment Principles</b></p>
		<p><b>4.1 General Policies and Considerations</b></p>
		<p>4.1.1 “This part of EN-1, Assessment Principles, sets out the general policies for the submission and assessment of applications relating to energy infrastructure.”</p>
		<p>4.1.3 “Given the level and urgency of need for infrastructure of the types covered by the energy NPSs set out in Part 3 of this NPS, the Secretary of State will start with a presumption in favour of granting consent to applications for energy NSIPs. That presumption applies unless any more specific and relevant policies set out in the relevant NPSs clearly indicate that consent should be refused.”</p>
		<p><b>4.2 The critical national priority for low carbon infrastructure</b></p>
		<p>4.2.1 “Government has committed to fully decarbonising the power system by 2035, subject to security of supply, to underpin its 2050 net zero ambitions. More than half of final energy demand in 2050 could be met by electricity, as transport and heating in particular shift from fossil fuel to electrical technology.”</p>
		<p>4.2.2 “Ensuring the UK is more energy independent, resilient and secure requires the smooth transition to abundant, low-carbon energy. The UK’s strategy to increase supply of low carbon energy is dependent on deployment of renewable and nuclear power generation, alongside hydrogen and CCUS. Our energy security and net zero ambitions will only be delivered if we can enable the development of new low carbon sources of energy at speed and scale.”</p>

Relevance to PEI Report	National policy	National policy Requirement
		<p>4.2.3 <i>“With smart and strategic planning, the UK can maintain high environmental standards and minimise impacts while increasing the levels of deployment at the scale and pace needed to meet our energy security and net zero ambitions.”</i></p> <hr/> <p>4.2.4 <i>“Government has therefore concluded that there is a critical national priority (CNP) for the provision of nationally significant low carbon infrastructure.”</i></p> <hr/> <p>4.2.5 <i>“This does not extend the definition of what counts as nationally significant infrastructure: the scope remains as set out in the Planning Act 2008. Low carbon infrastructure for the purposes of this policy means:</i></p> <p><i>for electricity grid infrastructure, all power lines in scope of EN-5 including network reinforcement and upgrade works, and associated infrastructure such as substations. This is not limited to those associated specifically with a particular generation technology, as all new grid projects will contribute towards greater efficiency in constructing, operating and connecting low carbon infrastructure to the National Electricity Transmission System...”</i></p> <hr/> <p>4.2.6 <i>“The overarching need case for each type of energy infrastructure and the substantial weight which should be given to this need in assessing applications, as set out in paragraphs 3.2.6 to 3.2.8 of EN-1, is the starting point for all assessments of energy infrastructure applications.”</i></p> <hr/> <p>4.2.7 <i>“The CNP policy does not create an additional or cumulative need case or weighting to that which is already outlined for each type of energy infrastructure. The policy applies following the normal consideration of the need case, the impacts of the project, and the application of the mitigation hierarchy. As such, it is relevant during Secretary of State decision making and specifically in reference to any residual impacts that have been identified. It should therefore also be given consideration by the Examining Authority when it is making its recommendation to the Secretary of State.”</i></p> <hr/> <p>4.2.8 <i>“During decision making, the CNP policy will influence how non-HRA and nonMCZ residual impacts are considered in the planning balance. The policy will therefore also influence how the Secretary of State considers whether tests</i></p>

Relevance to PEI Report	National policy	National policy Requirement
		<p><i>requiring clear outweighing of harm, exceptionality, or very special circumstances have been met by a CNP Infrastructure application.”</i></p>
		<p><b>4.5 Marine Considerations</b></p>
		<p><i>4.5.1 “The Marine Policy Statement is the framework for preparing Marine Plans and taking decisions affecting the marine environment, as per section 44 of the Marine and Coastal Access Act 2009. Marine plans apply in the ‘marine area’, which is the area from mean high water springs to the seaward limit of the Exclusive Economic Zone (EEZ). The ‘marine area’ also includes the waters of any estuary, river or channel, so far as the tide flows at mean high water spring tide.”</i></p>
		<p><i>4.5.2 “Marine plans set out marine specific aspects of many of the assessment principles in Part 4 and 5 of this NPS. 108 Individual Marine Plans must be consulted to understand marine relevant specific considerations.”</i></p>
		<p><i>4.5.5 part “The Government is producing guidance to help applicants and regulators understand how to consider environmental impacts on Marine Protected Areas (MPAs), including applying the mitigation hierarchy and using strategic approaches.”</i></p>
		<p><i>4.5.6 “A deemed marine licence can be granted as part of the Development Consent Order and is developed in consultation with regulators and statutory advisors. A Marine Licence is primarily concerned with the need to protect the environment and human health and to prevent interference with other legitimate uses of the sea. Marine Licences may be required for the marine elements of proposed developments (up to Mean High Water Springs), including associated development and activity such as cabling, dredging and offshore substations. Applicants should consult Part 4 Section 66 of the Marine and Coastal Access Act 2009 when considering what activities will require a Marine Licence.”</i></p>
		<p><b>4.6 Environmental and Biodiversity Net Gain</b></p>
		<p><i>4.6.1 “Environmental net gain is an approach to development that aims to leave the natural environment in a measurably better state than beforehand. Projects</i></p>



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		<p><i>should therefore not only avoid, mitigate and compensate harms, following the mitigation hierarchy, but also consider whether there are opportunities for enhancements.”</i></p>
		<p><i>4.6.2 “Biodiversity net gain is an essential component of environmental net gain. Projects in England should consider and seek to incorporate improvements in natural capital, ecosystem services and the benefits they deliver when planning how to deliver biodiversity net gain.”</i></p>
		<p><i>4.6.10 “Biodiversity net gain should be applied after compliance with the mitigation hierarchy and does not change or replace existing environmental obligations, although compliance with those obligations will be relevant to the question of the baseline for assessing net gain and if they deliver an additional enhancement beyond meeting the existing obligation, that enhancement will count towards net gain.”</i></p>
		<p><i>4.6.11 “Biodiversity net gain can be delivered onsite or wholly or partially off-site. We encourage details of any off-site delivery of biodiversity net gain to be set out within the application for development consent.”</i></p>
		<p><b>4.7 Criteria for good design for Energy Infrastructure</b></p>
		<p>Section 4.7 of NPS EN-1 provides details on the criteria for good design for energy infrastructure.</p>
		<p><i>4.7.1 “The visual appearance of a building, structure, or piece of infrastructure, and how it relates to the landscape it sits within, is sometimes considered to be the most important factor in good design. But high quality and inclusive design goes far beyond aesthetic considerations. The functionality of an object – be it a building or other type of infrastructure – including fitness for purpose and sustainability, is equally important.”</i></p>
		<p><b>4.10 Climate Change Adaptation and Resilience</b></p>
		<p><i>4.10.1 “Whilst we must continue to accelerate efforts to end our contribution to climate change by reaching Net Zero greenhouse gas emissions, adaptation is</i></p>

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		<p><i>also necessary to manage the impacts of current and future climate change. If new energy infrastructure is not sufficiently resilient against the possible impacts of climate change, it will not be able to satisfy the energy needs as outlined in Part 3 of this NPS.”</i></p>
		<p><i>4.10.5 “In certain circumstances, measures implemented to ensure a scheme can adapt to climate change may give rise to additional impacts, for example as a result of protecting against flood risk, there may be consequential impacts on coastal change. In preparing measures to support climate change adaptation applicants should take reasonable steps to maximise the use of nature-based solutions alongside other conventional techniques.”</i></p>
		<p><i>4.10.8 “New energy infrastructure will typically need to remain operational over many decades, in the face of a changing climate. Consequently, applicants must consider the direct (e.g. site flooding, limited water availability, storms, heatwave and wildfire threats to infrastructure and operations) and indirect (e.g. access roads or other critical dependencies impacted by flooding, storms, heatwaves or wildfires) impacts of climate change when planning the location, design, build, operation and, where appropriate, decommissioning of new energy infrastructure.”</i></p>
		<p><i>4.10.11 “Applicants should demonstrate that proposals have a high level of climate resilience built-in from the outset and should also demonstrate how proposals can be adapted over their predicted lifetimes to remain resilient to a credible maximum climate change scenario. These results should be considered alongside relevant research which is based on the climate change projections.”</i></p>
		<p><b>4.11 Network Connection</b></p>
		<p><i>4.11.1 “The connection of a proposed electricity generation plant to the electricity network is an important consideration for applicants wanting to construct or extend a generation plant.”</i></p>
		<p><i>4.11.2 “In the market system and in the past, it has been for the applicant to ensure that there will be necessary infrastructure and capacity within an existing</i></p>

Relevance to PEI Report	National policy	National policy Requirement
		<p><i>or planned transmission or distribution network to accommodate the electricity generated.”</i></p> <hr/> <p><i>4.11.3 “To support the achievement of the transition to net zero, government is accelerating the co-ordination of the development of the grid network to facilitate the UK’s net zero energy generation development and transmission.”</i></p> <hr/> <p><i>4.11.4 “Transmission network infrastructure, and related network reinforcement and upgrade works, associated with nationally significant low carbon infrastructure is considered as CNP Infrastructure. Further guidance can be found in Section 4.2 of this NPS and EN-5.”</i></p> <hr/> <p><b>5 Generic Impacts</b></p> <hr/> <p>Part 5 of NPS EN-1 sets out generic impacts in respect of matters such as air quality and emissions, greenhouse gas emissions, biodiversity and geological conservation, civil and military aviation and defence interests, coastal change, dust and odour, flood risk, historic environment, landscape and visual, land use, noise and vibration, socio-economics, traffic and transport, resource and waste management, and water quality and resources, and how these should be addressed.</p> <p>Part 5 of NPS EN-1 sets out the assessments applicants should undertake should their project be likely to have adverse effects on any of those matters listed.</p>
	<p>National Policy Statement for Electricity Networks Infrastructure (EN-5) (2024) (Ref 2)</p>	<p><b>2 Assessment and Technology-Specific Information</b></p> <hr/> <p><b>2.1 Introduction</b></p> <hr/> <p><i>2.1.2 “When evaluating the impacts of electricity networks infrastructure in particular, all of the generic impacts detailed in EN-1 are likely to be in play, even if only during specific phases of the development (such as construction), or at one specific part of the development (such as a substation).”</i></p>

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		<p>2.1.3 <i>“This NPS has additional policy on:</i></p> <ul style="list-style-type: none"> <li><i>• factors influencing site selection and design;</i></li> <li><i>• biodiversity and geological conservation;</i></li> <li><i>• landscape and visual;</i></li> <li><i>• noise and vibration;</i></li> <li><i>• Electric and Magnetic Fields; and</i></li> <li><i>• Sulphur Hexafluoride.”</i></li> </ul>
		<p><b>2.2 Factors influencing site selection and design</b></p> <hr/> <p>2.2.10 <i>“As well as having duties under Section 9 of the Electricity Act 1989, (in relation to developing and maintaining an economical and efficient network), applicants must take into account Schedule 9 to the Electricity Act 1989, which places a duty on all transmission and distribution licence holders, in formulating proposals for new electricity networks infrastructure, to “have regard to the desirability of preserving natural beauty, of conserving flora, fauna and geological or physiographical features of special interest and of protecting sites, buildings and objects of architectural, historic or archaeological interest; and ...do what [they] reasonably can to mitigate any effect which the proposals would have on the natural beauty of the countryside or on any such flora, fauna, features, sites, buildings or objects.”</i></p>
		<p><b>2.3 Climate change adaptation and resilience</b></p> <hr/> <p>2.3.2 <i>“As climate change is likely to increase risks to the resilience of some of this infrastructure, from flooding for example, or in situations where it is located near the coast or an estuary or is underground, applicants should in particular set out to what extent the proposed development is expected to be vulnerable, and, as appropriate, how it has been designed to be resilient to:</i></p>

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		<ul style="list-style-type: none"> <li>• <i>flooding, particularly for substations that are vital to the network; and especially in light of changes to groundwater levels resulting from climate change;</i></li> <li>• <i>the effects of wind and storms on overhead lines;</i></li> <li>• <i>higher average temperatures leading to increased transmission losses;</i></li> <li>• <i>earth movement or subsidence caused by flooding or drought (for underground cables); and</i></li> <li>• <i>coastal erosion – for the landfall of offshore transmission cables and their associated substations in the inshore and coastal locations respectively.”</i></li> </ul> <p><b>2.12 Special assessment principles of offshore-onshore transmission</b></p> <p>2.12.3 <i>“A substantial amount of new onshore network infrastructure, including network reinforcements, is required to enable transmission of the domestic and international offshore power flows coming onshore or power being exported to neighbouring North Seas countries.”</i></p> <p>2.12.4: <i>“As identified in EN-1, it is important that the network planning for offshore transmission is much more closely co-ordinated with the planning and development of the onshore transmission network than previously”.</i></p>
	National Policy Statement for Renewable Energy (EN-3) (2024) (Ref 3)	<p>NPS EN-3 includes support for the onshore infrastructure required to deliver new offshore wind developments. Section 2.8 considers offshore wind.</p> <p>2.8.1 <i>“As set out in the British Energy Security Strategy, the Government expects that offshore wind will play a significant role in meeting demand and decarbonising the energy system. The ambition is to deploy up to 50GW of offshore wind capacity (including up to 5GW floating wind) by 2030, with an expectation that there will be a need for substantially more installed offshore capacity beyond this to achieve net zero carbon emissions by 2050.”</i></p> <p>Paragraphs 2.8.34 to 2.8.43 reiterate the position set out in EN-1 and EN-5 that a co-ordinated approach to onshore-offshore transmission is required.</p>

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		<p>2.8.35 <i>"The previous standard approach to offshore-onshore connection involved a radial connection between single wind farm projects and the shore. A co-ordinated approach will involve the connection of multiple, spatially close, offshore wind farms and other offshore infrastructure, wherever possible, as relevant to onshore networks."</i></p> <p>NPS EN-3 also includes reference to CNP Infrastructure and confirms that the assessment principles outlined in Section 4 of EN-1.</p> <p>2.1.7 <i>"As stated in Section 4.2 of EN-1, to support the urgent need for new low carbon infrastructure, all onshore and offshore electricity generation covered in this NPS that does not involve fossil fuel combustion (that is, renewable generation, including anaerobic digestion and other plants that convert residual waste into energy, including combustion, provided they meet existing definitions of low carbon) are considered to be Critical National Priority (CNP) infrastructure."</i></p> <p>2.1.8 <i>"The assessment principles outlined in Section 4 of EN-1 continue to apply to CNP infrastructure. Applicants must show how any likely significant negative effects would be avoided, reduced, mitigated or compensated for, following the mitigation hierarchy. Early application of the mitigation hierarchy is strongly encouraged, as is engagement with key stakeholders including SNCBs, both before and at the formal pre-application stage."</i></p>
<p>PEI Report Volume 2 Part B Chapter 2 Landscape and PEI Report Volume 2 Part C Chapter 2 Landscape</p>	<p>NPS EN-1 (2024) (Ref 1)</p>	<p><b>4 Assessment Principles</b></p> <hr/> <p><b>4.7 Criteria for good design for Energy Infrastructure</b></p> <hr/> <p>4.7.2 <i>"Applying good design to energy projects should produce sustainable infrastructure sensitive to place, including impacts on heritage, efficient in the use of natural resources, including land-use, and energy used in their construction and operation, matched by an appearance that demonstrates good aesthetic as far as possible. It is acknowledged, however that the nature of energy infrastructure development will often limit the extent to which it can contribute to the enhancement of the quality of the area."</i></p>



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		<p>4.7.3 “Good design is also a means by which many policy objectives in the NPSs can be met, for example the impact sections show how good design, in terms of siting and use of appropriate technologies, can help mitigate adverse impacts such as noise. Projects should look to use modern methods of construction and sustainable design practices such as use of sustainable timber and low carbon concrete. Where possible, projects should include the reuse of material.”</p> <hr/> <p>4.7.6 (part) “Whilst the applicant may not have any or very limited choice in the physical appearance of some energy infrastructure, there may be opportunities for the applicant to demonstrate good design in terms of siting relative to existing landscape character, landform, and vegetation. Furthermore, the design and sensitive use of materials in any associated development such as electricity substations will assist in ensuring that such development contributes to the quality of the area.”</p> <hr/> <p>4.7.7 “Applicants must demonstrate in their application documents how the design process was conducted and how the proposed design evolved. Where a number of different designs were considered, applicants should set out the reasons why the favoured choice has been selected.”</p> <hr/> <p>4.7.10 “In the light of the above and given the importance which the Planning Act 2008 places on good design and sustainability, the Secretary of State needs to be satisfied that energy infrastructure developments are sustainable and, having regard to regulatory and other constraints, are as attractive, durable, and adaptable (including taking account of natural hazards such as flooding) as they can be.”</p> <hr/> <p>4.7.11 “In doing so, the Secretary of State should be satisfied that the applicant has considered both functionality (including fitness for purpose and sustainability) and aesthetics (including its contribution to the quality of the area in which it would be located, any potential amenity benefits, and visual impacts on the landscape or seascape) as far as possible.”</p>

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		<p>4.7.12 <i>“In considering applications, the Secretary of State should take into account the ultimate purpose of the infrastructure and bear in mind the operational, safety and security requirements which the design has to satisfy. Many of the wider impacts of a development, such as landscape and environmental impacts, will be important factors in the design process.”</i></p> <hr/> <p><b>5 Generic Impacts</b></p> <hr/> <p><b>5.10 Landscape and Visual</b></p> <hr/> <p>5.10.5 <i>“Virtually all nationally significant energy infrastructure projects will have adverse effects on the landscape, but there may also be beneficial landscape character impacts arising from mitigation.”</i></p> <hr/> <p>5.10.6 <i>“Projects need to be designed carefully, taking account of the potential impact on the landscape. Having regard to siting, operational and other relevant constraints the aim should be to minimise harm to the landscape, providing reasonable mitigation where possible and appropriate.”</i></p> <hr/> <p>5.10.7 (part) <i>“National Parks, the Broads and AONBs have been confirmed by the government as having the highest status of protection in relation to landscape and natural beauty. Each of these designated areas has specific statutory purposes. Projects should be designed sensitively given the various siting, operational, and other relevant constraints.”</i></p> <hr/> <p>5.10.8 <i>“The duty to seek to further the purposes of nationally designated landscapes also applies when considering applications for projects outside the boundaries of these areas which may have impacts within them. In these locations, projects should be designed sensitively given the various siting, operational, and other relevant constraints. The Secretary of State should be satisfied that measures which seek to further the purposes of the designation are sufficient, appropriate and proportionate to the type and scale of the development.”</i></p>

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		<p>5.10.12 “Outside nationally designated areas, there are local landscapes that may be highly valued locally. Where a local development document in England or a local development plan in Wales has policies based on landscape or waterscape character assessment, these should be paid particular attention. However, locally valued landscapes should not be used in themselves to refuse consent, as this may unduly restrict acceptable development.”</p>
		<p>5.10.16 “The applicant should carry out a landscape and visual impact assessment and report it in the ES, including cumulative effects (see Section 4.3). Several guides have been produced to assist in addressing landscape issues.”</p>
		<p>5.10.17 “The landscape and visual assessment should include reference to any landscape character assessment and associated studies as a means of assessing landscape impacts relevant to the proposed project. The applicant’s assessment should also take account of any relevant policies based on these assessments in local development plan documents in England and local development plans in Wales.”</p>
		<p>5.10.19 “The applicant should consider landscape and visual matters in the early stages of siting and design, where site choices and design principles are being established. This will allow the applicant to demonstrate in the ES how negative effects have been minimised and opportunities for creating positive benefits or enhancement have been recognised incorporated into the design, delivery and operation of the scheme.”</p>
		<p>5.10.20 “The assessment should include the effects on landscape components and character during construction and operation. For projects which may affect a National Park, The Broads or an AONBs the assessment should include effects on the natural beauty and special qualities of these areas.”</p>
		<p>5.10.22 “The assessment should also address the landscape and visual effects of noise and light pollution, and other emissions (see Section 5.2 and Section 5.7), from construction and operational activities on residential amenity and on sensitive locations, receptors and views, how these will be minimised.”</p>

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		<p>5.10.24 “Applicants should consider how landscapes can be enhanced using landscape management plans, as this will help to enhance environmental assets where they contribute to landscape and townscape quality.”</p>
		<p>5.10.26 “Reducing the scale of a project can help to mitigate the visual and landscape effects of a proposed project. However, reducing the scale or otherwise amending the design of a proposed energy infrastructure project may result in a significant operational constraint and reduction in function – for example, electricity generation output. There may, however, be exceptional circumstances, where mitigation could have a very significant benefit and warrant a small reduction in function. In these circumstances, the Secretary of State may decide that the benefits of the mitigation to reduce the landscape and/or visual effects outweigh the marginal loss of function.”</p>
		<p>5.10.27 “Adverse landscape and visual effects may be minimised through appropriate siting of infrastructure within its development site and wider setting. The careful consideration of colours and materials will support the delivery of a well-designed scheme, as will sympathetic landscaping and management of its immediate surroundings.”</p>
		<p>5.10.28 “Depending on the topography of the surrounding terrain and areas of population it may be appropriate to undertake landscaping off site. For example, filling in gaps in existing tree and hedge lines may mitigate the impact when viewed from a more distant vista.”</p>
		<p>5.10.29 “The Secretary of State should take into consideration the level of detailed design which the applicant has provided and is secured in the Development Consent Order, and the extent to which design details are subject to future approvals.”</p>
		<p>5.10.30 “The Secretary of State should be satisfied that local authorities will have sufficient design content secured to ensure future consenting will meet landscape, visual and good design objectives.”</p>

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		<p>5.10.34 “The duty to seek to further the purposes of nationally designated landscapes also applies when considering applications for projects outside the boundaries of these areas, which may have impacts within them. The aim should be to avoid harming the purposes of designation or to minimise adverse effects on designated landscapes, and such projects should be designed sensitively given the various siting, operational, and other relevant constraints. The fact that a proposed project will be visible from within a designated area should not in itself be a reason for the Secretary of State to refuse consent.”</p>
		<p>5.10.35 “The scale of energy projects means that they will often be visible across a very wide area. The Secretary of State should judge whether any adverse impact on the landscape would be so damaging that it is not offset by the benefits (including need) of the project.”</p>
		<p>5.10.36 “In reaching a judgement, the Secretary of State should consider whether any adverse impact is temporary, such as during construction, and/or whether any adverse impact on the landscape will be capable of being reversed in a timescale that the Secretary of State considers reasonable.”</p>
		<p>5.10.37 “The Secretary of State should consider whether the project has been designed carefully, taking account of environmental effects on the landscape and siting, operational and other relevant constraints, to minimise harm to the landscape, including by appropriate mitigation.”</p>
	NPS EN-5 (2024) (Ref 2)	<p><b>2 Assessment and Technology-Specific Information</b></p>
		<p><b>2.2 Factors influencing site selection and design</b></p>
		<p>2.2.8 “There will usually be a degree of flexibility in the location of the development’s associated substations, and applicants should consider carefully their location, as well as their design.”</p>

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		<p>2.2.9 <i>“In particular, the applicant should consider such characteristics as the local topography, the possibilities for screening of the infrastructure and/or other options to mitigate any impacts...”</i></p> <p>2.2.10 <i>“As well as having duties under Section 9 of the Electricity Act 1989, (in relation to developing and maintaining an economical and efficient network), applicants must take into account Schedule 9 to the Electricity Act 1989, which places a duty on all transmission and distribution licence holders, in formulating proposals for new electricity networks infrastructure, to have regard to the desirability of preserving natural beauty, of conserving flora, fauna and geological or physiographical features of special interest and of protecting sites, buildings and objects of architectural, historic or archaeological interest; and ...do what [they] reasonably can to mitigate any effect which the proposals would have on the natural beauty of the countryside or on any such flora, fauna, features, sites, buildings or objects.”</i></p> <p>2.2.11 <i>“Depending on the location of the proposed development, statutory duties under Section 85 of the Countryside and Rights of Way Act 2000, Section 11A of the National Parks and Access to the Countryside Act 1949 (as amended by Section 62 of the Environment Act 1995), and Section 17A of the Norfolk and Suffolk Broads Act 1988 may be relevant. Applicants should note amendments to each of these provisions contained in Section 245 of the Levelling Up and Regeneration Act 2023.”</i></p>
		<p><b>2.9 Applicant assessment</b></p> <p>2.9.7 <i>“While the government does not believe that the development of overhead lines is incompatible in principle with applicants’ statutory duty under Schedule 9 to the Electricity Act 1989, to have regard to visual and landscape amenity and to reasonably mitigate possible impacts thereon, in practice new overhead lines can give rise to adverse landscape and visual impacts.”</i></p> <p>2.9.8 <i>“These impacts depend on the type (for example, whether lines are supported by towers or monopole structures), scale, siting, and degree of</i></p>



Relevance to PEI Report	National policy	National policy Requirement
		screening of the lines, as well as the characteristics of the landscape and local environment through which they are routed.”
		2.9.9 “New substations, sealing end compounds (including terminal towers), and other above-ground installations that serve as connection, switching, and voltage transformation points on the electricity network may also give rise to adverse landscape and visual impacts.”
		2.9.10 “Cumulative adverse landscape, seascape and visual impacts may arise where new overhead lines are required along with other related developments such as substations, wind farms, and/or other new sources of generation.”
		2.9.11 “Landscape and visual benefits may arise through the reconfiguration, rationalisation, or undergrounding of existing electricity network infrastructure. Though mitigation of the landscape and visual impacts arising from overhead lines and their associated infrastructure is usually possible, it may not always be so, and the impossibility of full mitigation in these cases does not countermand the need for overhead lines.”
		2.9.12 “However, in nationally designated landscapes (for instance, National Parks, The Broads and Areas of Outstanding Natural Beauty) even residual impacts may well make an overhead line proposal unacceptable in planning terms.”
		2.9.13 “Where possible, applicants should ensure that the principles detailed in Sections 2.11.16-2.11.19 below are embodied in the design of their proposed overhead line route and its associated infrastructure. Applicants should also offer proposals (for instance those detailed in Section 2.10 below) for additional mitigation.”
		2.9.14 “Where the nature or proposed route of an overhead line will likely result in particularly significant landscape and visual impacts, as would be assessed through landscape, seascape and visual impact assessment, the applicant should demonstrate that they have given due consideration to the costs and benefits of feasible alternatives to the overhead line. This could include – where appropriate

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		<p>– rerouting, underground or subsea cables and the feasibility e.g. in cost, engineering or environmental terms of these. Applicants should note the position on nationally designated landscapes at section 2.9.20 below.”</p> <hr/> <p>2.9.15 “The ES should set out details of this consideration [reference to clause 2.9.14], including the applicant’s rationale for eschewing feasible alternatives to the overhead line, and the mitigation cost-calculation methodology that this rationale may rely upon.”</p> <hr/> <p>2.9.16 “The Holford Rules – guidelines for the routing of new overhead lines – were originally set out in 1959. These guidelines, intended as a common-sense approach to overhead line route design, were reviewed and updated by the industry in the 1990s, and they should be embodied in the applicants’ proposals for new overhead lines.”</p> <hr/> <p>2.9.17 “In brief, the Holford Rules state that applicants should:</p> <ul style="list-style-type: none"> <li>• avoid altogether, if possible, the major areas of highest amenity value, by so planning the general route of the line in the first place, even if total mileage is somewhat increased in consequence;</li> <li>• avoid smaller areas of high amenity value or scientific interest by deviation, provided this can be done without using too many angle towers, i.e. the bigger structures which are used when lines change direction;</li> <li>• other things being equal, choose the most direct line, with no sharp changes of direction and thus with fewer angle towers;</li> <li>• choose tree and hill backgrounds in preference to sky backgrounds wherever possible. When a line has to cross a ridge, secure this opaque background as long as possible, cross obliquely when a dip in the ridge provides an opportunity. Where it does not, cross directly, preferably between belts of trees;</li> <li>• prefer moderately open valleys with medium or moderate levels of tree cover where the apparent height of towers will be reduced, and views of the line will be broken by trees;</li> <li>• where country is flat and sparsely planted, and unless specifically preferred otherwise by relevant stakeholders, keep the high voltage lines as far as possible independent of smaller lines, converging routes, distribution poles and other</li> </ul>

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		<p><i>masts, wires and cables, so as to avoid a concentration of lines or ‘wirescape’; and</i></p> <ul style="list-style-type: none"> <li><i>• approach urban areas through industrial zones, where they exist; and when pleasant residential and recreational land intervenes between the approach line and the substation, carefully assess the comparative costs of undergrounding.”</i></li> </ul> <p>2.9.18 <i>“The Horlock Rules – guidelines for the design and siting of substations – were established by National Grid in 2009 in pursuance of its duties under Schedule 9 to the Electricity Act 1989. These principles should be embodied in applicants’ proposals for the infrastructure associated with new overhead lines.”</i></p> <p>2.9.19 <i>“In brief, the Horlock Rules state that applicants should:</i></p> <ul style="list-style-type: none"> <li><i>• consider environmental issues from the earliest stage to balance the technical benefits and capital cost requirements for new developments against the consequential environmental effects in order to keep adverse effects to a reasonably practicable minimum.</i></li> <li><i>• seek to avoid altogether internationally and nationally designated areas of the highest amenity, cultural or scientific value by the overall planning of the system connections.</i></li> <li><i>• protect as far as reasonably practicable areas of local amenity value, important existing habitats and landscape features including ancient woodland, historic hedgerows, surface and ground water sources and nature conservation areas.</i></li> <li><i>• take advantage of the screening provided by land form and existing features and the potential use of site layout and levels to keep intrusion into surrounding areas to a reasonably practicable minimum.</i></li> <li><i>• keep the visual, noise and other environmental effects to a reasonably practicable minimum.</i></li> <li><i>• consider the land use effects of the proposal when planning the siting of substations or extensions.</i></li> </ul>

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		<ul style="list-style-type: none"> <li>• <i>consider the options available for terminal towers, equipment, buildings and ancillary development appropriate to individual locations, seeking to keep effects to a reasonably practicable minimum.</i></li> <li>• <i>use space effectively to limit the area required for development consistent with appropriate mitigation measures and to minimise the adverse effects on existing land use and rights of way, whilst also having regard to future extension of the substation.</i></li> <li>• <i>make the design of access roads, perimeter fencing, earth-shaping, planting and ancillary development an integral part of the site layout and design, so as to fit in with the surroundings.</i></li> <li>• <i>in open landscape especially, high voltage line entries should be kept, as far as possible, visually separate from low voltage lines and other overhead lines so as to avoid a confusing appearance.</i></li> <li>• <i>study the inter-relationship between towers and substation structures and background and foreground features so as to reduce the prominence of structures from main viewpoints. Where practicable the exposure of terminal towers on prominent ridges should be minimised by siting towers against a background of trees rather than open skylines.”</i></li> </ul> <p>2.9.20 <i>“Although it is the government’s position that overhead lines should be the strong starting presumption for electricity networks developments in general, this presumption is reversed when proposed developments will cross part of a nationally designated landscape (i.e. National Park, The Broads, or Area of Outstanding Natural Beauty).”</i></p> <p>2.9.21 <i>“In these areas, and where harm to the landscape, visual amenity and natural beauty of these areas cannot feasibly be avoided by rerouting overhead lines, the strong starting presumption will be that the applicant should underground the relevant section of the line.”</i></p>

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		<p>2.9.22 “However, undergrounding will not be required where it is infeasible in engineering terms, or where the harm that it causes (see section 2.11.4) is not outweighed by its corresponding landscape, visual amenity and natural beauty benefits. Regardless of the option, the scheme through its design, delivery, and operation, should seek to further the statutory purposes of the designated landscape. These enhancements may go beyond the mitigation measures needed to minimise the adverse effects of the scheme.”</p> <hr/> <p>2.9.23 “Additionally [reference to clause 2.9.22], cases will arise where – though no part of the proposed development crosses a designated landscape – a high potential for widespread and significant adverse landscape and/or visual impacts along certain sections of its route may result in recommendations to use undergrounding for relevant segments of the line or alternatively consideration of using a route including subsea cabling.”</p> <hr/> <p>2.9.24 “In these cases, and taking account of the fact that the government has not laid down any further rule on the circumstances requiring use of underground or subsea cables, the Secretary of State must weigh the feasibility, cost, and any harm of the undergrounding or subsea option against:</p> <ul style="list-style-type: none"> <li>• the adverse implications of the overhead line proposal;</li> <li>• the cost and feasibility of re-routing overhead lines or mitigation proposals for the relevant line section;</li> </ul> <p>and the cost and feasibility of their configuration, rationalisation, and/or use of underground or subsea cabling of proximate existing or proposed electricity networks infrastructure.”</p> <hr/> <p>2.9.25 “In such cases the Secretary of State should only grant development consent for underground or subsea sections of a proposed line over an overhead alternative if they are satisfied that the benefits accruing from the former proposal clearly outweigh any extra economic, social, or environmental impacts that it presents, the mitigation hierarchy has been followed, and that any technical obstacles associated with it are surmountable. In this context it should consider:</p>

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		<ul style="list-style-type: none"> <li>the landscape and visual baseline characteristics of the setting of the proposed route, in particular, the impact on high sensitivity visual receptors (as defined in the current edition of the Landscape Institute’s Guidelines for Landscape and Visual Impact Assessment), residential areas, designated landscapes, valued landscapes, designated heritage assets and Heritage Coasts (including, where relevant, impacts on the setting of designated features and areas), noting the policy in EN-1 section 5.4.53 on regional and local designations;</li> <li>the additional cost of the proposed underground or sub-sea alternatives, including their significantly higher lifetime cost of repair and later uprating;</li> <li>the potentially very disruptive effects of undergrounding on local communities, habitats, archaeological and heritage assets, marine environments, soil (including peat soils), hydrology, geology, and, for a substantial time after construction, landscape and visual amenity....”</li> </ul>
	NPS EN-3 (2024) (Ref 3)	<p><b>2.3 Factors Influencing Site Selection and Design: National Designations</b></p> <p>2.3.6 “When considering applications for CNP Infrastructure in sites with nationally recognised designations (such as SSSIs, National Nature Reserves, National Parks, the Broads, Areas of Outstanding Natural Beauty, Registered Parks and Gardens, and World Heritage Sites), the Secretary of State will take as the starting point that the relevant tests in Sections 5.4 and 5.10 of EN-1 have been met, and any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by the urgent need for this type of infrastructure.”</p> <p><b>2.5 Consideration of good design for energy infrastructure</b></p> <p>2.5.2 “Proposals for renewable energy infrastructure should demonstrate good design, particularly in respect of landscape and visual amenity, opportunities for co-existence/co-location with other marine and terrestrial uses, and in the design</p>



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		<p><i>of the project to mitigate impacts such as noise and effects on ecology and heritage.”</i></p> <hr/> <p><b>2.6 Flexibility in the project details</b></p> <hr/> <p>2.6.1 <i>“Where details are still to be finalise, applicants should explain in the application which elements of the proposal have yet to be finalised and the reason why this is the case.”</i></p>
		<p><b>4 Assessment Principles</b></p> <hr/> <p><b>4.7 Criteria for good design for Energy Infrastructure</b></p> <hr/> <p>4.7.2 <i>“Applying good design to energy projects should produce sustainable infrastructure sensitive to place, including impacts on heritage, efficient in the use of natural resources, including land-use, and energy used in their construction and operation, matched by an appearance that demonstrates good aesthetic as far as possible. It is acknowledged, however that the nature of energy infrastructure development will often limit the extent to which it can contribute to the enhancement of the quality of the area.”</i></p> <hr/> <p>4.7.3 <i>“Good design is also a means by which many policy objectives in the NPSs can be met, for example the impact sections show how good design, in terms of siting and use of appropriate technologies, can help mitigate adverse impacts such as noise. Projects should look to use modern methods of construction and sustainable design practices such as use of sustainable timber and low carbon concrete. Where possible, projects should include the reuse of material.”</i></p> <hr/> <p>4.7.4 <i>“Given the benefits of good design in mitigating the adverse impacts of a project, applicants should consider how good design can be applied to a project during the early stages of the project lifecycle.”</i></p> <hr/> <p>4.7.5 <i>“To ensure good design is embedded within the project development, a project board level design champion could be appointed, and a representative design panel used to maximise the value provided by the infrastructure. Design</i></p>



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		<p><i>principles should be established from the outset of the project to guide the development from conception to operation. Applicants should consider how their design principles can be applied post-consent.”</i></p>
		<p><i>4.7.6 “Whilst the applicant may not have any or very limited choice in the physical appearance of some energy infrastructure, there may be opportunities for the applicant to demonstrate good design in terms of siting relative to existing landscape character, landform, and vegetation. Furthermore, the design and sensitive use of materials in any associated development such as electricity substations will assist in ensuring that such development contributes to the quality of the area.”</i></p>
		<p><i>4.7.7 “Applicants must demonstrate in their application documents how the design process was conducted and how the proposed design evolved. Where a number of different designs were considered, applicants should set out the reasons why the favoured choice has been selected.”</i></p>
		<p><i>4.7.8 “Applicants should consider taking independent professional advice on the design aspects of a proposal. In particular, the Design Council<sup>123</sup> can be asked to provide design review for nationally significant infrastructure projects and applicants are encouraged to use this service.<sup>124</sup> Applicants should also consider any design guidance developed by the local planning authority.”</i></p>
		<p><i>4.7.9 “Further advice on what applicants should demonstrate by way of good design is provided in the technology specific NPSs where relevant.”</i></p>
		<p><i>4.7.10 “In the light of the above and given the importance which the Planning Act 2008 places on good design and sustainability, the Secretary of State needs to be satisfied that energy infrastructure developments are sustainable and, having regard to regulatory and other constraints, are as attractive, durable, and adaptable (including taking account of natural hazards such as flooding) as they can be.”</i></p>
		<p><i>4.7.11 “In doing so, the Secretary of State should be satisfied that the applicant has considered both functionality (including fitness for purpose and sustainability)</i></p>

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		<p><i>and aesthetics (including its contribution to the quality of the area in which it would be located, any potential amenity benefits, and visual impacts on the landscape or seascape) as far as possible.”</i></p>
		<p><i>4.7.12 “In considering applications, the Secretary of State should take into account the ultimate purpose of the infrastructure and bear in mind the operational, safety and security requirements which the design has to satisfy. Many of the wider impacts of a development, such as landscape and environmental impacts, will be important factors in the design process.”</i></p>
		<p><b>5 Generic Impacts</b></p>
		<p><b>5.10 Landscape and Visual</b></p>
		<p><i>5.10.13 “All proposed energy infrastructure is likely to have visual effects for many receptors around proposed sites.</i></p>
		<p><i>5.10.14 The Secretary of State will have to judge whether the visual effects on sensitive receptors, such as local residents, and other receptors, such as visitors to the local area, outweigh the benefits of the project.”</i></p>
		<p><i>5.10.16 “The applicant should carry out a landscape and visual impact assessment and report it in the ES, including cumulative effects (see Section 4.3). Several guides have been produced to assist in addressing landscape issues.”</i></p>
		<p><i>5.10.19 “The applicant should consider landscape and visual matters in the early stages of siting and design, where site choices and design principles are being established. This will allow the applicant to demonstrate in the ES how negative effects have been minimised and opportunities for creating positive benefits or enhancement have been recognised incorporated into the design, delivery and operation of the scheme.”</i></p>
		<p><i>5.10.21 “The assessment should include the visibility and conspicuousness of the project during construction and of the presence and operation of the project and potential impacts on views and visual amenity. This should include light pollution effects, including on dark skies, local amenity, and nature conservation.”</i></p>

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		<p>5.10.22 <i>“The assessment should also address the landscape and visual effects of noise and light pollution, and other emissions (see Section 5.2 and Section 5.7), from construction and operational activities on residential amenity and on sensitive locations, receptors and views, how these will be minimised.”</i></p>
		<p>5.10.25 <i>“In considering visual effects it may be helpful for applicants to draw attention, in the supporting evidence to their applications, to any examples of existing permitted infrastructure they are aware of with a similar magnitude of impact on equally sensitive receptors. This may assist the Secretary of State in judging the weight they should give to the assessed visual impacts of the proposed development.”</i></p>
		<p>5.10.26 <i>“Reducing the scale of a project can help to mitigate the visual and landscape effects of a proposed project. However, reducing the scale or otherwise amending the design of a proposed energy infrastructure project may result in a significant operational constraint and reduction in function – for example, electricity generation output. There may, however, be exceptional circumstances, where mitigation could have a very significant benefit and warrant a small reduction in function. In these circumstances, the Secretary of State may decide that the benefits of the mitigation to reduce the landscape and/or visual effects outweigh the marginal loss of function.”</i></p>
		<p>5.10.27 <i>“Adverse landscape and visual effects may be minimised through appropriate siting of infrastructure within its development site and wider setting. The careful consideration of colours and materials will support the delivery of a well-designed scheme, as will sympathetic landscaping and management of its immediate surroundings.”</i></p>
		<p>5.10.28 <i>“Depending on the topography of the surrounding terrain and areas of population it may be appropriate to undertake landscaping off site. For example, filling in gaps in existing tree and hedge lines may mitigate the impact when viewed from a more distant vista.”</i></p>
		<p>5.10.29 <i>“The Secretary of State should take into consideration the level of detailed design which the applicant has provided and is secured in the Development</i></p>

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		<p><i>Consent Order, and the extent to which design details are subject to future approvals.”</i></p> <p><i>5.10.30 “The Secretary of State should be satisfied that local authorities will have sufficient design content secured to ensure future consenting will meet landscape, visual and good design objectives.”</i></p>
	NPS EN-5 (2024) (Ref 2)	<p><b>2 Assessment and Technology-Specific Information</b></p> <p><b>2.2 Factors influencing site selection and design</b></p> <p><i>2.2.8 “There will usually be a degree of flexibility in the location of the development’s associated substations, and applicants should consider carefully their location, as well as their design.”</i></p> <p><i>2.2.9 “In particular, the applicant should consider such characteristics as the local topography, the possibilities for screening of the infrastructure and/or other options to mitigate any impacts...”</i></p> <p><i>2.2.10 “As well as having duties under Section 9 of the Electricity Act 1989, (in relation to developing and maintaining an economical and efficient network), applicants must take into account Schedule 9 to the Electricity Act 1989, which places a duty on all transmission and distribution licence holders, in formulating proposals for new electricity networks infrastructure, to “have regard to the desirability of preserving natural beauty, of conserving flora, fauna and geological or physiographical features of special interest and of protecting sites, buildings and objects of architectural, historic or archaeological interest; and ...do what [they] reasonably can to mitigate any effect which the proposals would have on the natural beauty of the countryside or on any such flora, fauna, features, sites, buildings or objects.”</i></p> <p><i>2.2.11 “Depending on the location of the proposed development, statutory duties under Section 85 of the Countryside and Rights of Way Act 2000, Section 11A of the National Parks and Access to the Countryside Act 1949 (as amended by Section 62 of the Environment Act 1995), and Section 17A of the Norfolk and</i></p>

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		<p><i>Suffolk Broads Act 1988 may be relevant. Applicants should note amendments to each of these provisions contained in Section 245 of the Levelling Up and Regeneration Act 2023.”</i></p>
		<p><b>2.9 Applicant assessment</b></p>
		<p><i>2.9.7 “While the government does not believe that the development of overhead lines is incompatible in principle with applicants’ statutory duty under Schedule 9 to the Electricity Act 1989, to have regard to visual and landscape amenity and to reasonably mitigate possible impacts thereon, in practice new overhead lines can give rise to adverse landscape and visual impacts.”</i></p>
		<p><i>2.9.8 “These impacts [reference to clause 2.9.7] depend on the type (for example, whether lines are supported by towers or monopole structures), scale, siting, and degree of screening of the lines, as well as the characteristics of the landscape and local environment through which they are routed.”</i></p>
		<p><i>2.9.9 “New substations, sealing end compounds (including terminal towers), and other above-ground installations that serve as connection, switching, and voltage transformation points on the electricity network may also give rise to adverse landscape and visual impacts.”</i></p>
		<p><i>2.9.10 “Cumulative adverse landscape, seascape and visual impacts may arise where new overhead lines are required along with other related developments such as substations, wind farms, and/or other new sources of generation.”</i></p>
		<p><i>2.9.11 “Landscape and visual benefits may arise through the reconfiguration, rationalisation, or undergrounding of existing electricity network infrastructure. Though mitigation of the landscape and visual impacts arising from overhead lines and their associated infrastructure is usually possible, it may not always be so, and the impossibility of full mitigation in these cases does not countermand the need for overhead lines.”</i></p>
		<p><i>2.9.13 “Applicants should also offer proposals ..... for additional mitigation.”</i></p>

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		<p>2.9.14 “Where the nature or proposed route of an overhead line will likely result in particularly significant landscape and visual impacts, as would be assessed through landscape, seascape and visual impact assessment, the applicant should demonstrate that they have given due consideration to the costs and benefits of feasible alternatives to the overhead line....”</p>
		<p>2.9.15 “The ES should set out details of this consideration [reference to clause 2.9.16], including the applicant’s rationale for eschewing feasible alternatives to the overhead line, and the mitigation cost-calculation methodology that this rationale may rely upon.”</p>
		<p>2.9.16 “The Holford Rules – guidelines for the routing of new overhead lines – were originally set out in 1959. These guidelines, intended as a common-sense approach to overhead line route design, were reviewed and updated by the industry in the 1990s, and they should be embodied in the applicants’ proposals for new overhead lines.”</p>
		<p>2.9.18 “The Horlock Rules – guidelines for the design and siting of substations – were established by National Grid in 2009 in pursuance of its duties under Schedule 9 to the Electricity Act 1989. These principles should be embodied in applicants’ proposals for the infrastructure associated with new overhead lines.”</p>
		<p>2.9.23 “Additionally [reference to clause 2.9.22], cases will arise where – though no part of the proposed development crosses a designated landscape – a high potential for widespread and significant adverse landscape and/or visual impacts along certain sections of its route may result in recommendations to use undergrounding for relevant segments of the line or alternatively consideration of using a route including subsea cabling.”</p>
		<p>2.9.24 “In these cases, and taking account of the fact that the government has not laid down any further rule on the circumstances requiring use of underground or subsea cables, the Secretary of State must weigh the feasibility, cost, and any harm of the undergrounding or subsea option against:</p>



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		<ul style="list-style-type: none"> <li>the adverse implications of the overhead line proposal; the cost and feasibility of re-routing overhead lines or mitigation proposals for the relevant line section; and</li> <li>the cost and feasibility of the reconfiguration, rationalisation, and/or use of underground or subsea cabling of proximate existing or proposed electricity networks infrastructure.”</li> </ul> <p>2.9.25 “In such cases the Secretary of State should only grant development consent for underground or subsea sections of a proposed line over an overhead alternative if they are satisfied that the benefits accruing from the former proposal clearly outweigh any extra economic, social, or environmental impacts that it presents, the mitigation hierarchy has been followed, and that any technical obstacles associated with it are surmountable. In this context it should consider:</p> <ul style="list-style-type: none"> <li>the landscape and visual baseline characteristics of the setting of the proposed route, in particular, the impact on high sensitivity visual receptors (as defined in the current edition of the Landscape Institute’s Guidelines for Landscape and Visual Impact Assessment), residential areas, designated landscapes, valued landscapes, designated heritage assets and Heritage Coasts (including, where relevant, impacts on the setting of designated features and areas), noting the policy in EN-1 section 5.4.53 on regional and local designations;</li> <li>the additional cost of the proposed underground or sub-sea alternatives, including their significantly higher lifetime cost of repair and later uprating;</li> <li>the potentially very disruptive effects of undergrounding on local communities, habitats, archaeological and heritage assets, marine environments, soil (including peat soils), hydrology, geology, and, for a substantial time after construction, landscape and visual amenity....”</li> </ul>



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PEI Report Volume 2 Part B Chapter 4 Ecology and Biodiversity and PEI Report Volume 2 Part C Chapter 3 Ecology and Biodiversity	NPS EN-1 (2024) (Ref 1)	<b>4 Assessment Principles</b>
		<b>4.6 Environmental and Biodiversity Net Gain</b>
		<i>4.6.1 “Environmental net gain is an approach to development that aims to leave the natural environment in a measurably better state than beforehand. Projects should therefore not only avoid, mitigate and compensate harms, following the mitigation hierarchy, but also consider whether there are opportunities for enhancements.”</i>
		<i>4.6.2 “Biodiversity net gain is an essential component of environmental net gain. Projects in England should consider and seek to incorporate improvements in natural capital, ecosystem services and the benefits they deliver when planning how to deliver biodiversity net gain.”</i>
		<i>4.6.3 “Currently biodiversity net gain policy in England only applies to terrestrial and intertidal components of projects. Principles for Marine Net Gain are currently being rolled out by the Government, who will provide guidance in due course. There are provisions in the Environment Act 2021 to allow Marine Net Gain to be made mandatory for NSIPs in the future.”</i>
		<i>4.6.6 “Energy NSIP proposals, whether onshore or offshore, should seek opportunities to contribute to and enhance the natural environment by providing net gains for biodiversity, and the wider environment where possible.”</i>
		<i>4.6.7 “In England applicants for onshore elements of any development are encouraged to use the latest version of the biodiversity metric to calculate their biodiversity baseline and present planned biodiversity net gain outcomes. This calculation data should be presented in full as part of their application.”</i>
		<i>4.6.8 “Where possible, this data should be shared, alongside a completed biodiversity metric calculation, with the Local Authority and Natural England for discussion at the pre-application stage as it can help to highlight biodiversity and wider environmental issues which may later cause delays if not addressed.”</i>

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		<p>4.6.10 “Biodiversity net gain should be applied after compliance with the mitigation hierarchy and does not change or replace existing environmental obligations, although compliance with those obligations will be relevant to the question of the baseline for assessing net gain and if they deliver an additional enhancement beyond meeting the existing obligation, that enhancement will count towards net gain.”</p>
		<p>4.6.11 “Biodiversity net gain can be delivered onsite or wholly or partially off-site. We encourage details of any off-site delivery of biodiversity net gain to be set out within the application for development consent.”</p>
		<p>4.6.12 “When delivering biodiversity net gain off-site, developments should do this in a manner that best contributes to the achievement of relevant wider strategic outcomes, for example by increasing habitat connectivity, enhancing other ecosystem service outcomes, or considering use of green infrastructure strategies. Reference should be made to relevant national or local plans and strategies, to inform off-site biodiversity net gain delivery. If published, the relevant strategy is the Local Nature Recovery Strategy (LNRS). If an LNRS has not been published, the relevant consenting body or planning authority may specify alternative plans, policies or strategies to use.”</p>
		<p>4.6.13 “In addition to delivering biodiversity net gain, developments may also deliver wider environmental gains and benefits to communities relevant to the local area, and to national policy priorities, such as:</p> <ul style="list-style-type: none"> <li>• reductions in GHG emissions</li> <li>• reduced flood risk</li> <li>• improvements to air or water quality,</li> <li>• climate adaptation,</li> <li>• landscape enhancement</li> <li>• increased access to natural greenspace, or</li> <li>• the enhancement, expansion or provision of trees and woodlands</li> </ul>

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		<p><i>The scope of potential gains will be dependent on the type, scale, and location of specific projects. Applicants should look for a holistic approach to delivering wider environmental gains and benefits through the use of nature-based solutions and Green Infrastructure.”</i></p> <p><i>4.6.15 “Applications for development consent should be accompanied by a statement demonstrating how opportunities for delivering wider environmental net gains have been considered, and where appropriate, incorporated into proposals as part of good design (including any relevant operational aspects) of the project.”</i></p>
		<p><b>5 Generic Impacts</b></p> <p><b>5.4 Biodiversity and Geological conservation</b></p> <p><i>5.4.1 “Biodiversity is the variety of life in all its forms and encompasses all species of plants, animals and fungi, the genetic diversity they contain and the complex ecosystems of which they are a part. Geological conservation relates to the sites that are designated for their geology and/or their geomorphological importance.”</i></p> <p><i>5.4.2 “In the 25 Year Environment Plan, the government set out its vision for a quarter of-a-century action to help the natural world regain and retain good health. A commitment to review the plan every 5 years was set into law in the Environment Act 2021. The Environmental Improvement Plan was published in 2023, which reinforces the intent of the 25 Year Environment Plan and sets out a plan to deliver on its framework and vision. The government’s policy for biodiversity in England is set out in the Environmental Improvement Plan 2023, the National Pollinator Strategy and the UK Marine Strategy. The aim is to halt overall biodiversity loss in England by 2030 and then reverse loss by 2042, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people. This aim needs to be viewed in the context of the challenge presented by climate change. Healthy, naturally functioning ecosystems and coherent ecological networks will be more resilient and adaptable to climate change effects.</i></p>

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		<p><i>Failure to address this challenge will result in significant adverse impact on biodiversity and the ecosystem services it provides.”</i></p>
		<p><i>5.4.3 “The wide range of legislative provisions at the international and national level that can impact on planning decisions affecting biodiversity and geological conservation issues are set out in a Government Circular. The National Planning Policy Framework and Natural Environment Planning Practice Guidance document sets out good practice in England in relation to planning for biodiversity and geological conservation.”</i></p>
		<p><i>5.4.4 “The highest level of biodiversity protection is afforded to sites identified through international conventions. The Habitats Regulations set out sites for which an HRA will assess the implications of a plan or project, including Special Areas of Conservation and Special Protection Areas.”</i></p>
		<p><i>5.4.5 “As a matter of policy, the following should be given the same protection as sites covered by the Habitats Regulations and an HRA will also be required: (a) potential Special Protection Areas and possible Special Areas of Conservation; (b) listed or proposed Ramsar sites; and (c) sites identified, or required, as compensatory measures for adverse effects on any of the other sites covered by this paragraph.”</i></p>
		<p><i>5.4.7 “Many SSSIs are also designated as sites of international importance and will be protected accordingly. Those that are not, or those features of SSSIs not covered by an international designation, should be given a high degree of protection. Most National Nature Reserves are notified as SSSIs.”</i></p>
		<p><i>5.4.8 “Development on land within or outside a SSSI, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits (including need) of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of SSSIs.”</i></p>

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		<p>5.4.13 “National planning policy expects plans to identify and map Local Wildlife sites, and to include policies that not only secure their protection from harm or loss but also help to enhance them and their connection to wider ecological networks.”</p>
		<p>5.4.15 “Ancient woodland is a valuable biodiversity resource both for its diversity of species and for its longevity as woodland. Ancient or veteran trees found outside ancient woodland are also particularly valuable. Other types of irreplaceable habitats include blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.”</p>
		<p>5.4.21 “As set out in Section 4.7, the design process should embed opportunities for nature inclusive design. Energy infrastructure projects have the potential to deliver significant benefits and enhancements beyond Biodiversity Net Gain, which result in wider environmental gains (see Section 4.5 on Environmental and Biodiversity Net Gain). The scope of potential gains will be dependent on the type, scale, and location of each project.”</p>
		<p>5.4.22 “The design of Energy NSIP proposals will need to consider the movement of mobile/migratory species such as birds, fish and marine and terrestrial mammals and their potential to interact with infrastructure. As energy infrastructure could occur anywhere within England and Wales, both inland and onshore and offshore, the potential to affect mobile and migratory species across the UK and more widely across Europe (transboundary effects) requires consideration, depending on the location of development.”</p>
		<p>5.4.30 “Applicants should work closely at an early stage in the pre-application process with SNCB and Defra/Welsh Government to develop a compensation plan for all protected sites adversely affected by the development. Applicants should engage with the relevant Local Planning Authority at an early stage regarding the proposed location of compensatory measures. Applicants should also take account of any strategic plan level compensation plans in developing project level compensation plans.”</p>
		<p>5.4.34 “Consideration should be given to improvements to, and impacts on, habitats and species in, around and beyond developments, for wider ecosystem</p>

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		<p><i>services and natural capital benefits, beyond those under protection and identified as being of principal importance. This may include considerations and opportunities identified through Local Nature Recovery Strategies, and national goals and targets set through the government’s strategy for nature for example.”</i></p> <p><i>5.4.32 “Applicants should include measures to mitigate fully the direct and indirect effects of development on ancient woodland, ancient and veteran trees or other irreplaceable habitats during both construction and operational phases.”</i></p> <p><i>5.4.33 “Applicants should consider any reasonable opportunities to maximise the restoration, creation, and enhancement of wider biodiversity, and the protection and restoration of the ability of habitats to store or sequester carbon.”</i></p>
	NPS EN-5 (2024) (Ref 2)	<p><b>2 Assessment and Technology-Specific Information</b></p> <p><i>2.9.3 “Electricity networks infrastructure pose a particular potential risk to birdlife including large birds, such as swans and geese, and perching birds. These may collide with overhead lines and risk being electrocuted. Large birds may also be electrocuted when landing or taking off by completing an electric circuit between live and ground wires. Even perching birds can be killed as soon as their wings touch energised parts of the infrastructure.”</i></p> <p><i>2.9.4 “Applicants should consider measures to make lines more visible such as bird flappers and diverters which are covered in more detail in paragraphs 2.10.3 and 2.10.4.”</i></p> <p><i>2.9.5 “The applicant will need to consider whether the proposed line will cause such problems at any point along its length and take this into consideration in the preparation of the Environmental Impact Assessment (EIA) and ES (see Section 4.2 of EN-1).”</i></p> <p><i>2.9.6 “Particular consideration should be given to feeding and hunting grounds, migration corridors and breeding grounds, , where they are functionally linked to</i></p>



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		<p><i>sites designated or allocated under the ‘national site network’ provisions of the Conservation of Habitats and Species Regulations.”</i></p> <hr/> <p><i>2.10.1 “The applicant should consider and address routing and avoidance/minimisation of environmental impacts both onshore and offshore at an early stage in the development process.”</i></p> <hr/> <p><i>2.10.2 “Careful siting of a line away from, or parallel to, but not across, known flight paths can reduce the numbers of birds colliding with overhead lines considerably.”</i></p> <hr/> <p><i>2.10.3 “Making lines more visible by methods such as the fitting of bird flappers and diverters to the earth wire, which swivel in the wind, glow in the dark and use fluorescent colours designed specifically for bird vision can also reduce the number of deaths. The design and colour of the diverters will be specific to the conditions – the line and pylon/transmission tower specifications and the species at risk”.</i></p> <hr/> <p><i>2.10.4 “Electrocution risks can be reduced through the design of crossarms, insulators and the construction of other parts of high voltage power lines so that birds find no opportunity to perch near energised power lines on which they might electrocute themselves.”</i></p>
<p><b>PEI Report Volume 2 Part B Chapter 5 Historic Environment and PEI Report Volume 2 Part C Chapter 4 Historic Environment</b></p>	<p>NPS EN-1 (2024) (Ref 1)</p>	<p><b>5 Generic Impacts</b></p> <hr/> <p><b>5.9 Historic Environment</b></p> <hr/> <p><i>5.9.1 “The construction, operation and decommissioning of energy infrastructure has the potential to result in adverse impacts on the historic environment above, at and below the surface of the ground.”</i></p> <hr/> <p><i>5.9.3 “Those elements of the historic environment that hold value to this and future generations because of their historic, archaeological, architectural or artistic interest are called ‘heritage assets’. Heritage assets may be buildings,</i></p>



Relevance to PEI Report	National policy	National policy Requirement
		<p><i>monuments, sites, places, areas or landscapes, or any combination of these. The sum of the heritage interests that a heritage asset holds is referred to as its significance. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”</i></p>
		<p><i>5.9.9 “The applicant should undertake an assessment of any likely significant heritage impacts of the proposed development as part of the EIA and describe these along with how the mitigation hierarchy has been applied in the ES (see Section 4.3 [of the NPS]). This should include consideration of heritage assets above, at, and below the surface of the ground. Consideration will also need to be given to the possible impacts, including cumulative, on the wider historic environment. The assessment should include reference to any historic landscape or seascape character assessment and associated studies as a means of assessing impacts relevant to the proposed project.”</i></p>
		<p><i>5.9.10 “The applicant should provide a description of the significance of the heritage assets affected by the proposed development and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage assets and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. As a minimum the applicant should have consulted the relevant Historic Environment Record (HER) (or, where the development is in English or Welsh waters, English Heritage or Cadw) and assessed the heritage assets themselves using expertise where necessary according to the proposed development’s impact.”</i></p>
		<p><i>5.9.11 “Where a development site includes, or the available evidence suggests it has the potential to include, heritage assets with an archaeological interest, the applicant should carry out appropriate desk-based assessment and, where such desk-based research is insufficient to properly assess the interest, a field evaluation. Where proposed development will affect the setting of a heritage asset, representative visualisations may be necessary to explain the impact.”</i></p>

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		<p>5.9.16 <i>“A documentary record of our past is not as valuable as retaining the heritage asset, and therefore the ability to record evidence of the asset should not be a factor in deciding whether such loss should be permitted, and whether or not consent should be given.”</i></p>
		<p>5.9.17 <i>“Where the loss of the whole or part of a heritage asset’s significance is justified, the Secretary of State will require the applicant to record and advance understanding of the significance of the heritage asset before it is lost (wholly or in part). The extent of the requirement should be proportionate to the asset’s importance and significance and the impact. The applicant should be required to publish this evidence and to deposit copies of the reports with the relevant Historic Environmental Record. They should also be required to deposit the archive generated in a local museum or other public repository willing to receive it. “</i></p>
		<p>5.9.21 <i>“Where there is a high probability (based on an adequate assessment) that a development site may include, as yet undiscovered heritage assets with archaeological interest, the Secretary of State will consider requirements to ensure appropriate procedures are in place for the identification and treatment of such assets discovered during construction.”</i></p>
		<p>Paragraphs 5.9.22 to 5.9.36 concern decision making by the Secretary of State in relation to heritage assets. They establish that, in determining applications, the Secretary of State should seek to identify and assess the particular significance of any heritage asset that may be affected by the proposed development, including by development affecting the setting of a heritage asset, (Paragraph 5.9.22).</p> <p>In considering the impact of a proposed development on any heritage assets, the NPS Secretary of State should consider the particular nature of the significance of the heritage assets (Paragraph 5.9.24), the desirability of sustaining and, where appropriate, enhancing the significance and setting of heritage assets (Paragraph 5.9.25), and the desirability for new development to make a positive contribution to the character and local distinctiveness of the historic environment (Paragraph 5.9.26).</p>

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		<p>Paragraphs 5.9.27 and 5.9.28 align with the policies of the NPPF establishing that the Secretary of State should give great weight to the conservation of heritage assets, with greater weight given to assets of greater importance, irrespective of the scale of any potential harm. Any harm or loss of significance of a designated heritage asset should require clear and convincing justification.</p> <p>Paragraphs 5.9.29 to 5.9.30 expand on this, establishing the concept that substantial harm to or loss of significance of a grade II Listed Building or grade II Registered Park or Garden should be exceptional and that substantial harm to or loss of significance of assets of the highest significance should be wholly exceptional. Where proposed development will lead to less than substantial harm to the significance of the designated heritage asset Paragraph 5.9.32 directs that the harm should be weighed against the public benefits of the proposal.</p> <p>With regard to weighing applications that directly or indirectly affect non-designated heritage assets Paragraph 5.9.33 calls for a balanced judgement between the scale of any harm or loss and the significance of the heritage asset.</p> <p>Finally, when considering development that affects the setting of a designated heritage asset, Paragraph 5.9.36 concludes that Secretary of State should give appropriate weight to the desirability of preserving the setting such assets, weighing them against the wider benefits of the application.</p>
	NPS EN-3 (2024) (Ref 3)	<p>2.3.8 <i>“In considering the impact on the historic environment as set out in Section 5.9 of EN-1 and whether the Secretary of State is satisfied that the substantial public benefits would outweigh any loss or harm to the significance of a designated heritage asset, the Secretary of State should take into account the positive role that large-scale renewable projects play in the mitigation of climate change, the delivery of energy security and the urgency of meeting the net zero target.”</i></p>
<b>PEI Report Volume 2 Part B Chapter 6 Water Environment</b>	<b>NPS EN-1 (2024) (Ref 1)</b>	<b>5 Generic Impacts</b>  <b>5.8 Flood Risk</b>

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and Flood Risk and PEI Report Volume 2 Part C Chapter 5 Water Environment and Flood Risk		<p>5.8.9 “If, following application of the Sequential Test, it is not possible, (taking into account wider sustainable development objectives), for the project to be located in areas of lower flood risk the Exception Test can be applied as defined in <a href="https://www.gov.uk/guidance/flood-risk-and-coastal-change#table2_">https://www.gov.uk/guidance/flood-risk-and-coastal-change#table2_</a> The test provides a method of allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.”</p>
		<p>5.8.10 “The Exception Test is only appropriate for use where the Sequential Test alone cannot deliver an acceptable site. It would only be appropriate to move onto the Exception Test when the Sequential Test has identified reasonably available, lower risk sites appropriate for the proposed development where, accounting for wider sustainable development objectives, application of relevant policies would provide a clear reason for refusing development in any alternative locations identified. Examples could include alternative site(s) that are subject to national designations such as landscape, heritage and nature conservation designations, for example Areas of Outstanding Natural Beauty (AONBs), SSSIs and World Heritage Sites (WHS) which would not usually be considered appropriate.”</p>
		<p>5.8.11 “Both elements of the Exception Test will have to be satisfied for development to be consented. To pass the Exception Test it should be demonstrated that:</p> <ul style="list-style-type: none"> <li>• the project would provide wider sustainability benefits to the community<sup>216</sup> that outweigh flood risk; and</li> <li>• the project will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible will reduce flood risk overall.”</li> </ul>
		<p>5.8.13 “A site-specific flood risk assessment should be provided for all energy projects in Flood Zones 2 and 3 in England or Zones B and C in Wales. In Flood Zone 1 in England or Zone A in Wales, an assessment should accompany all proposals involving:</p> <ul style="list-style-type: none"> <li>• sites of 1 hectare or more</li> </ul>

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		<ul style="list-style-type: none"> <li>land which has been identified by the EA or NRW as having critical drainage problems</li> <li>land identified (for example in a local authority strategic flood risk assessment) as being at increased flood risk in future</li> <li>land that may be subject to other sources of flooding (for example surface water)</li> </ul> <p>where the EA or NRW, Lead Local Flood Authority, Internal Drainage Board or other body have indicated that there may be drainage problems.”</p> <hr/> <p>5.8.14 “This assessment should identify and assess the risks of all forms of flooding to and from the project and demonstrate how these flood risks will be managed, taking climate change into account”.</p> <hr/> <p>5.8.18 “Applicants for projects which may be affected by, or may add to, flood risk should arrange pre-application discussions before the official pre-application stage of the Nationally Significant Infrastructure Project (NSIP) process with the EA or NRW, and, where relevant, other bodies such as Lead Local Flood Authorities, Internal Drainage Boards, sewerage undertakers, navigation authorities, highways authorities and reservoir owners and operators.”</p> <hr/> <p>5.8.19 “Such discussions should identify the likelihood and possible extent and nature of the flood risk, help scope the FRA, and identify the information that will be required by the Secretary of State to reach a decision on the application when it is submitted. The Secretary of State should advise applicants to undertake these steps where they appear necessary but have not yet been addressed.”</p> <hr/> <p>5.8.20 “If the EA, NRW or another flood risk management authority has reasonable concerns about the proposal on flood risk grounds, the applicant should discuss these concerns with the EA or NRW and take all reasonable steps to agree ways in which the proposal might be amended, or additional information provided, which would satisfy the authority’s concerns.”</p> <hr/> <p>5.8.21 “The Sequential Test ensures that a sequential, risk-based approach is followed to steer new development to areas with the lowest risk of flooding, taking</p>

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		<p><i>all sources of flood risk and climate change into account. Where it is not possible to locate development in low-risk areas, the Sequential Test should go on to compare reasonably available sites with medium risk areas and then, only where there are no reasonably available sites in low and medium risk areas, within high-risk areas.”</i></p> <p><i>5.8.22 “The technology specific NPSs set out some exceptions to the application of the Sequential Test. However, when seeking development consent on a site allocated in a development plan through the application of the Sequential Test, informed by a strategic flood risk assessment, applicants need not apply the Sequential Test, provided the proposed development is consistent with the use for which the site was allocated and there is no new flood risk information that would have affected the outcome of the test.”</i></p> <p><i>5.8.23 “Consideration of alternative sites should take account of the policy on alternatives set out in Section 4.3 above. All projects should apply the Sequential Test to locating development within the site.”</i></p> <p><i>5.8.29 “The sequential approach should be applied to the layout and design of the project. Vulnerable aspects of the development should be located on parts of the site at lower risk and residual risk of flooding. Applicants should seek opportunities to use open space for multiple purposes such as amenity, wildlife habitat and flood storage uses. Opportunities should be taken to lower flood risk by reducing the built footprint of previously developed sites and using SuDS.”</i></p> <p><b>5.16 Water Quality and Resources</b></p> <p><i>5.16.1 “Infrastructure development can have adverse effects on the water environment, including groundwater, inland surface water, transitional waters coastal and marine waters.”</i></p> <p><i>5.16.2 “During the construction, operation, and decommissioning phases, development can lead to increased demand for water, involve discharges to water and cause adverse ecological effects resulting from physical modifications to the water environment. There may also be an increased risk of spills and leaks of pollutants to the water environment. These effects could lead to adverse impacts</i></p>



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		<p><i>on health or on protected species and habitats (see Section 4.3) and could result in surface waters, groundwaters or protected areas failing to meet environmental objectives established under the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 and the Marine Strategy Regulations 2010.”</i></p> <p><i>5.16.3 “Where the project is likely to have effects on the water environment, the applicant should undertake an assessment of the existing status of, and impacts of the proposed project on, water quality, water resources and physical characteristics of the water environment, and how this might change due to the impact of climate change on rainfall patterns and consequently water availability across the water environment, as part of the ES or equivalent (see Section 4.3 and 4.10).”</i></p> <p><i>5.16.14 “The Secretary of State should be satisfied that a proposal has regard to current River Basin Management Plans and meets the requirements of the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 (including regulation 19). The specific objectives for particular river basins are set out in River Basin Management Plans. The Secretary of State must refuse development consent where a project is likely to cause deterioration of a water body or its failure to achieve good status or good potential, unless the requirements set out in Regulation 19 are met. A project may be approved in the absence of a qualifying Overriding Public. Interest test only if there is sufficient certainty that it will not cause deterioration or compromise the achievement of good status or good potential.”</i></p> <p><i>5.16.15 “The Secretary of State should also consider the interactions of the proposed project with other plans such as Water Resources Management Plans and Shoreline Management Plans.”</i></p> <p><i>5.16.16 “The Secretary of State should consider proposals to mitigate adverse effects on the water environment and any enhancement measures put forward by the applicant and whether appropriate requirements should be attached to any development consent and/or planning obligations are necessary.”</i></p>
	NPS EN-5 (2024) (Ref 2)	<b>2 Assessment and Technology-Specific Information</b>



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		<p data-bbox="884 228 1565 260"><b>2.3 Climate change adaptation and resilience</b></p> <p data-bbox="884 292 2051 472"><i>2.3.2 “As climate change is likely to increase risks to the resilience of some of this infrastructure, from flooding for example, or in situations where it is located near the coast or an estuary or is underground, applicants should in particular set out to what extent the proposed development is expected to be vulnerable, and, as appropriate, how it has been designed to be resilient to:</i></p> <ul data-bbox="931 488 2051 855" style="list-style-type: none"> <li><i>• flooding, particularly for substations that are vital to the network; and especially in light of changes to groundwater levels resulting from climate change;</i></li> <li><i>• the effects of wind and storms on overhead lines;</i></li> <li><i>• higher average temperatures leading to increased transmission losses;</i></li> <li><i>• earth movement or subsidence caused by flooding or drought (for underground cables); and</i></li> <li><i>• coastal erosion – for the landfall of offshore transmission cables and their associated substations in the inshore and coastal locations respectively.”</i></li> </ul> <p data-bbox="884 887 2051 1067"><i>2.3.3 “Section 4.10 of EN-1 advises that the resilience of the project to the effects of climate change should be assessed in the Environmental Statement (ES) accompanying an application. For example, future increased risk of flooding would be covered in any flood risk assessment (see Section 5.8 in EN-1). Consideration should also be given to coastal change (see sections 5.6 in EN-1).”</i></p>
<p data-bbox="159 1094 448 1238"><b>PEI Report Volume 2 Part B Chapter 7 Geology and Hydrogeology</b></p>	<p data-bbox="472 1094 842 1126">NPS EN-1 (2024) (Ref 1)</p>	<p data-bbox="884 1094 1261 1126"><b>4 Assessment Principles</b></p> <p data-bbox="884 1182 1603 1254"><b>4.12 Pollution Control and Other Environmental Regulatory Regimes</b></p> <p data-bbox="884 1286 2051 1422"><i>4.12.1” Issues relating to discharges or emissions from a proposed project, and which lead to other direct or indirect impacts on terrestrial, freshwater, marine, onshore, and offshore environments, or which include noise and vibration may be subject to separate regulation under the pollution control framework or other</i></p>

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		<p><i>consenting and licensing regimes, for example local planning consent or marine licences.”</i></p> <hr/> <p><i>4.12.2 “The planning and pollution control systems are separate but complementary. The planning system controls the development and use of land in the public interest. It plays a key role in protecting and improving the natural environment, public health and safety, and amenity, for example by attaching conditions to allow developments which would otherwise not be environmentally acceptable to proceed and preventing harmful development which cannot be made acceptable even through conditions. Pollution control is concerned with preventing pollution through the use of measures to prohibit or limit the releases of substances to the environment from different sources to the lowest practicable level. It also ensures that ambient air, water, and land quality meet standards that guard against impacts to the environment or human health.”</i></p> <hr/> <p><i>4.12.5 “Applicants should consult the MMO (or NRW in Wales) on energy NSIP projects which would affect, or would be likely to affect, any relevant marine areas as defined in the Planning Act 2008 (as amended by section 23 of the Marine and Coastal Access Act 2009). Applicants are encouraged to consider the relevant marine plans in advance of consulting the MMO for England or the relevant policy teams at the Welsh government.”</i></p> <hr/> <p><i>4.12.6 “Many projects covered by this NPS will be subject to the Environmental Permitting Regulations, which also incorporates operational waste management requirements for certain activities. When an applicant applies for an Environmental Permit, the relevant regulator (usually the EA or NRW but sometimes the local authority) requires that the application demonstrates that processes are in place to meet all relevant Environmental Permitting Regulations requirements.”</i></p> <hr/> <p><i>4.12.7 “Applicants should make early contact with relevant regulators, including EA or NRW and the MMO, to discuss their requirements for Environmental Permits and other consents, such as marine licences.”</i></p>

Relevance to PEI Report	National policy	National policy Requirement
		<p>4.12.8 “Wherever possible, applicants should submit applications for Environmental Permits and other necessary consents at the same time as applying to the Secretary of State for development consent.”</p> <p>4.12.9 “In considering an application for development consent the Secretary of State should focus on whether the development itself is an acceptable use of the land or sea, and the impact of that use, rather than the control of processes, emissions or discharges themselves.”</p> <p>4.12.10 “The Secretary of State should work on the assumption that the relevant pollution control regime and other environmental regulatory regimes, including those on land drainage, water abstraction and biodiversity, will be properly applied and enforced by the relevant regulator. The Secretary of State should act to complement but not seek to duplicate them.”</p>
		<p><b>5 Generic Impacts</b></p>
		<p><b>5.4 Biodiversity and Geological Conservation</b></p>
		<p>5.4.7 “Many SSSIs are also designated as sites of international importance and will be protected accordingly. Those that are not, or those features of SSSIs not covered by an international designation, should be given a high degree of protection. Most National Nature Reserves are notified as SSSIs.”</p> <p>5.4.12 “Sites of regional and local biodiversity and geological interest, which include Regionally Important Geological Sites, Local Nature Reserves and Local Wildlife Sites, are areas of substantive nature conservation value and make an important contribution to ecological networks and nature’s recovery. They can also provide wider benefits including public access (where agreed), climate mitigation and helping to tackle air pollution.”</p> <p>5.4.19 “The applicant should show how the project has taken advantage of opportunities to conserve and enhance geological conservation interests.”</p>
		<p><b>5.11 Land Use, Including Open Space, Green Infrastructure, and Green Belt</b></p>

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		<p>5.11.8 “The ES (see Section 4.3) should identify existing and proposed land uses near the project, any effects of replacing an existing development or use of the site with the proposed project or preventing a development or use on a neighbouring site from continuing. Applicants should also assess any effects of precluding a new development or use proposed in the development plan. The assessment should be proportionate to the scale of the preferred scheme and its likely impacts on such receptors. For developments on previously developed land, the applicant should ensure that they have considered the risk posed by land contamination and how it is proposed to address this.”</p>
		<p><b>5.16 Water Quality and Resources</b></p> <p>5.16.7 “The ES should in particular describe:</p> <ul style="list-style-type: none"> <li>• the existing quality of waters affected by the proposed project and the impacts of the proposed project on water quality, noting any relevant existing discharges, proposed new discharges and proposed changes to discharges</li> <li>• existing water resources affected by the proposed project and the impacts of the proposed project on water resources, noting any relevant existing abstraction rates, proposed new abstraction rates and proposed changes to abstraction rates (including any impact on or use of mains supplies and reference to Abstraction Licensing Strategies) and also demonstrate how proposals minimise the use of water resources and water consumption in the first instance</li> <li>• existing physical characteristics of the water environment (including quantity and dynamics of flow) affected by the proposed project and any impact of physical modifications to these characteristics</li> <li>• any impacts of the proposed project on water bodies or protected areas (including shellfish protected areas) under the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 and source protection zones (SPZs) around potable groundwater abstractions</li> <li>• how climate change could impact any of the above in the future</li> <li>• any cumulative effects.”</li> </ul>

Relevance to PEI Report	National policy	National policy Requirement
	NPS EN-5 (2024) (Ref 2)	<p><b>2 Assessment and Technology-Specific Information</b></p> <hr/> <p><b>2.2 Factors influencing site selection and design</b></p> <hr/> <p>2.2.10 “As well as having duties under Section 9 of the Electricity Act 1989, (in relation to developing and maintaining an economical and efficient network), applicants must take into account Schedule 9 to the Electricity Act 1989, which places a duty on all transmission and distribution licence holders, in formulating proposals for new electricity networks infrastructure, to “have regard to the desirability of preserving natural beauty, of conserving flora, fauna and geological or physiographical features of special interest and of protecting sites, buildings and objects of architectural, historic or archaeological interest; and ...do what [they] reasonably can to mitigate any effect which the proposals would have on the natural beauty of the countryside or on any such flora, fauna, features, sites, buildings or objects.”</p> <hr/> <p><b>2.9 Applicant assessment</b></p> <hr/> <p>2.9.25 “...the Secretary of State should only grant development consent for underground or subsea sections of a proposed line over an overhead alternative if they are satisfied that the benefits accruing from the former proposal clearly outweigh any extra economic, social, or environmental impacts that it presents, the mitigation hierarchy has been followed, and that any technical obstacles associated with it are surmountable. In this context it should consider:</p> <p>...the applicant’s commitment, as set out in their ES, to mitigate the potential detrimental effects of undergrounding works on any relevant agricultural land and soils (including peat soils), particularly regarding Best and Most Versatile land, including development and implementation of a Soil Resources and Management Plan. Such a commitment must guarantee appropriate handling of soil, backfilling, and return of the land to the baseline Agricultural Land Classification (ALC), thus ensuring no loss or degradation of agricultural land. Such a commitment should be based on soil and ALC surveys in line with the 1988 ALC criteria and due</p>

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		<i>consideration of the Defra Construction Code of Practice for Sustainable Use of Soils on Construction Sites.”</i>
PEI Report Volume 2 Part B Chapter 8 Agriculture and Soils and PEI Report Volume 2 Part C Chapter 6 Agriculture and Soils	NPS EN-1 (2024) (Ref 1)	<b>5 Generic Impacts</b>
		<b>5.11 Land Use, Including Open Space, Green Infrastructure, and Green Belt</b>
		<i>5.11.12 “Applicants should seek to minimise impacts on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification) and preferable use land in areas of poorer quality (grades 3b, 4 and 5).”</i>
		<i>5.11.13 “Applicants should also identify any effects and seek to minimise impacts on soil health and protect and improve soil quality taking into account any mitigation measures proposed.”</i>
		<i>5.11.14 “Applicants are encouraged to develop and implement a Soil Management Plan which could help minimise potential land contamination. The sustainable reuse of soils needs to be carefully considered in line with good practice guidance where large quantities of soils are surplus to requirements or are affected by contamination.”</i>
		<i>5.11.34 “The Secretary of State (SoS) should ensure that applicants do not site their scheme on the best and most versatile agricultural land without justification. Where schemes are to be sited on best and most versatile agricultural land the Secretary of State should take into account the economic and other benefits of that land. Where development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.”</i>
	NPS EN-5 (2024) (Ref 2)	<b>2 Assessment and Technology-Specific Information</b>
		<b>2.9 Applicant assessment</b>



Relevance to PEI Report	National policy	National policy Requirement
		<p>2.9.25 (final bullet point) “...the applicant’s commitment, as set out in their ES, to mitigate the potential detrimental effects of undergrounding works on any relevant agricultural land and soils (including peat soils), particularly regarding Best and Most Versatile land, including development and implementation of a Soil Resources and Management Plan. Such a commitment must guarantee appropriate handling of soil, backfilling, and return of the land to the baseline Agricultural Land Classification (ALC), thus ensuring no loss or degradation of agricultural land. Such a commitment should be based on soil and ALC surveys in line with the 1988 ALC criteria and due consideration of the Defra Construction Code of Practice for Sustainable Use of Soils on Construction Sites”.</p> <p>2.9.58 “There is little evidence that exposure of crops, farm animals or natural ecosystems to transmission line EMFs [Electric and Magnetic Fields] (EMFs) has any agriculturally significant consequences.”</p>
<p><b>PEI Report Volume 2 Part B Chapter 9 Traffic and Movement</b></p>	<p>NPS EN-1 (2024) (Ref 1)</p>	<p><b>5 Generic Impacts</b></p> <p><b>5.14 Traffic and Transport</b></p> <p>5.14.4 “The consideration and mitigation of transport impacts is an essential part of Government’s wider policy objectives for sustainable development as set out in Section 2.6 of this NPS.”</p> <p>5.14.5 “If a project is likely to have significant transport implications, the applicant’s ES (see Section 4.3) should include a transport appraisal. The DfT’s Transport Analysis Guidance (TAG) and Welsh Governments WelTAG provides guidance on modelling and assessing the impacts of transport schemes.”</p> <p>5.14.6 “National Highways and Highways Authorities are statutory consultees on NSIP applications including energy infrastructure where it is expected to affect the strategic road network and / or have an impact on the local road network. Applicants should consult with National Highways and Highways Authorities as</p>



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		<p><i>appropriate on the assessment and mitigation to inform the application to be submitted.”</i></p> <hr/> <p>5.14.7 “The applicant should prepare a travel plan including demand management and monitoring measures to mitigate transport impacts. The applicant should also provide details of proposed measures to improve access by active, public and shared transport to:</p> <ul style="list-style-type: none"> <li>• <i>reduce the need for parking associated with the proposal;</i></li> <li>• <i>contribute to decarbonisation of the transport network; and</i></li> </ul> <p><i>improve user travel options by offering genuine modal choice.”</i></p> <hr/> <p>5.14.8 “The assessment should also consider any possible disruption to services and infrastructure (such as road, rail and airports).”</p> <hr/> <p>5.14.10 “Applicants should discuss with network providers the possibility of co-funding by government for any third-party benefits. Guidance has been issued which explains the circumstances where this may be possible, although the government cannot guarantee in advance that funding will be available for any given uncommitted scheme at any specified time.”</p> <hr/> <p>5.14.11 “Where mitigation is needed, possible demand management measures must be considered. This could include identifying opportunities to:</p> <ul style="list-style-type: none"> <li>• <i>reduce the need to travel by consolidating trips</i></li> <li>• <i>locate development in areas already accessible by active travel and public transport</i></li> <li>• <i>provide opportunities for shared mobility</i></li> <li>• <i>re-mode by shifting travel to a sustainable mode that is more beneficial to the network</i></li> </ul>

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		<ul style="list-style-type: none"> <li>• <i>retime travel outside of the known peak times</i></li> <li>• <i>reroute to use parts of the network that are less busy.”</i></li> </ul>
		<p>5.14.12 <i>“If feasible and operationally reasonable, such mitigation should be required, before considering requirements for the provision of new inland transport infrastructure to deal with remaining transport impacts. All stages of the project should support and encourage a modal shift of freight from road to more environmentally sustainable alternatives, such as rail, cargo bike, maritime and inland waterways, as well as making appropriate provision for and infrastructure needed to support the use of alternative fuels including charging for electric vehicles.”</i></p>
		<p>5.14.13 <i>“Regard should always be given to the needs of freight at all stages in the construction and operation of the development including the need to provide appropriate facilities for HGV drivers as appropriate.”</i></p>
		<p>5.14.14 <i>“The Secretary of State may attach requirements to a consent where there is likely to be substantial HGV traffic that:</i></p> <ul style="list-style-type: none"> <li>• <i>control numbers of HGV movements to and from the site in a specified period during its construction and possibly on the routing of such movements;</i></li> <li>• <i>make sufficient provision for HGV parking, and associated high quality drive facilities either on the site or at dedicated facilities elsewhere, to support driver welfare, avoid ‘overspill’ parking on public roads, prolonged queuing on approach roads and uncontrolled on-street HGV parking in normal operating conditions; and</i></li> <li>• <i>ensure satisfactory arrangements for reasonably foreseeable abnormal disruption, in consultation with network providers and the responsible police force.”</i></li> </ul>

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		<p>5.14.15 <i>“The Secretary of State should have regard to the cost-effectiveness of demand management measures compared to new transport infrastructure, as well as the aim to secure more sustainable patterns of transport development when considering mitigation measures.”</i></p> <p>5.14.16 <i>“Applicants should consider the DfT policy guidance “Water Preferred Policy Guidelines for the movement of abnormal indivisible loads” when preparing their application.”</i></p> <p>5.14.17 <i>“If an applicant suggests that the costs of meeting any obligations or requirements would make the proposal economically unviable this should not in itself justify the relaxation by the Secretary of State of any obligations or requirements needed to secure the mitigation.”</i></p> <p>5.14.18 <i>“A new energy NSIP may give rise to substantial impacts on the surrounding transport infrastructure and the Secretary of State should therefore ensure that the applicant has sought to mitigate these impacts, including during the construction phase of the development and by enhancing active, public and shared transport provision and accessibility.”</i></p> <p>5.14.21 <i>“The Secretary of State should only consider refusing development on highways grounds if there would be an unacceptable impact on highway safety, residual cumulative impacts on the road network would be severe, or it does not show how consideration has been given to the provision of adequate active public or shared transport access and provision.”</i></p>
<b>PEI Report Volume 2 Part B Chapter 12 Air Quality</b>	<b>NPS EN-1 (2024) (Ref 1)</b>	<b>5 Generic Impacts</b> <b>5.2 Air Quality and Emissions</b> <p>5.2.8 <i>“Where the project is likely to have adverse effects on air quality the applicant should undertake an assessment of the impacts of the proposed project as part of the ES.”</i></p> <p>5.2.9 <i>“The ES should describe:</i></p>

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		<ul style="list-style-type: none"> <li>• <i>existing air quality concentrations and the relative change in air quality from existing levels;</i></li> <li>• <i>any significant air quality effects, mitigation action taken and any residual effects, distinguishing between the project stages and taking account of any significant emissions from any road traffic generated by the project;</i></li> <li>• <i>the predicted absolute emissions, concentration change and absolute concentrations as a result of the proposed project, after mitigation methods have been applied; and</i></li> <li>• <i>any potential eutrophication impacts.”</i></li> </ul> <p><b>5.7 Dust, Odour, Artificial Light, Smoke, Steam and Insect Infestation</b></p> <p><i>5.7.1 “During the construction, operation and decommissioning of energy infrastructure there is potential for the release of a range of emissions such as odour, dust, steam, smoke, artificial light and infestation of insects. All have the potential to have a detrimental impact on amenity or cause a common law nuisance or statutory nuisance under Part III, Environmental Protection Act 1990. However, they are not regulated by the environmental permitting regime, so mitigation of these impacts will need to be included in the Development Consent Order.”</i></p>
<b>PEI Report Volume 2 Part B Chapter 10 Noise and Vibration</b>	<b>NPS EN-1 (2024) (Ref 1)</b>	<p><b>5 Generic Impacts</b></p> <p><b>5.12 Noise and Vibration</b></p> <p><i>5.12.1 “Excessive noise can have wide-ranging impacts on the quality of human life and health such as annoyance, sleep disturbance, cardiovascular disease and mental ill-health. It can also have an impact on the environment and the use and enjoyment of areas of value such as quiet places and areas with high landscape quality.”</i></p>

Relevance to PEI Report	National policy	National policy Requirement
		<p>5.12.2 “The Government’s policy on noise is set out in the Noise Policy Statement for England. It promotes good health and good quality of life through effective noise management. Similar considerations apply to vibration, which can also cause damage to buildings. In this section, in line with current legislation, references to “noise” below apply equally to the assessment of impacts of vibration”.</p>
		<p>5.12.4 “Noise resulting from a proposed development can also have adverse impacts on wildlife and biodiversity. Noise effects of the proposed development on ecological receptors should be assessed by the Secretary of State in accordance with the Biodiversity and Geological Conservation section of this NPS at Section 5.4. This should consider underwater noise and vibration especially for marine developments. Underwater noise can be a significant issue in the marine environment, particularly in regard to energy production.”</p>
		<p>5.12.6 “Where noise impacts are likely to arise from the proposed development, the applicant should include the following in the noise assessment:</p> <ul style="list-style-type: none"> <li>• a description of the noise generating aspects of the development proposal leading to noise impacts, including the identification of any distinctive tonal characteristics, if the noise is impulsive, whether the noise contains particular high or low frequency content or any temporal characteristics of the noise;</li> <li>• identification of noise sensitive premises and noise sensitive areas that may be affected;</li> <li>• the characteristics of the existing noise environment;</li> <li>• a prediction of how the noise environment will change with the proposed development; <ul style="list-style-type: none"> <li>— in the shorter term such as during the construction period;</li> <li>— in the longer term, during the operating life of the infrastructure;</li> </ul> </li> </ul>

Relevance to PEI Report	National policy	National policy Requirement
		<p>— <i>at particular times of the day, evening and night (and weekends) as appropriate, and at different times of year.</i></p> <ul style="list-style-type: none"> <li>• <i>an assessment of the effect of predicted changes in the noise environment on any noise sensitive receptors, including an assessment of any likely impact on health and quality of life / well-being where appropriate, particularly among those disadvantaged by other factors who are often disproportionately affected by noise-sensitive areas;</i></li> <li>• <i>if likely to cause disturbance, an assessment of the effect of the underwater or subterranean noise; and</i></li> <li>• <i>all reasonable steps taken to mitigate and minimise potential adverse effects on health and quality or life.”</i></li> </ul> <p>5.12.7 <i>“The nature and extent of the noise assessment should be proportionate to the likely noise impact.”</i></p> <p>5.12.8 <i>“Applicants should consider the noise impact of ancillary activities associated with the development, such as increased road and rail traffic movements, or other forms of transportation.”</i></p> <p>5.12.9 <i>“Operational noise, with respect to human receptors, should be assessed using the principles of the relevant British Standards and other guidance. Further information on assessment of particular noise sources may be contained in the technology-specific NPSs. In particular for renewables (EN-3) and electricity networks (EN-5) there is assessment guidance for specific features of those technologies. For the prediction, assessment and management of construction noise, reference should be made to any relevant British Standards and other guidance which also give examples of mitigation strategies”.</i></p> <p>5.12.10 <i>“Some noise impacts will be controlled through environmental permits and parallel tracking is encouraged where noise impacts determined by an environmental permit interface with planning issues (i.e. physical design and</i></p>

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		<p><i>location of development). The applicant should consult the EA and/or the SNCB, and other relevant bodies, such as the MMO or NRW, as necessary, and in particular regarding assessment of noise on protected species or other wildlife. The results of any noise surveys and predictions may inform the ecological assessment. The seasonality of potential affected species in nearby sites may also need to be considered.”</i></p> <p><i>5.12.12 “Applicants should submit a detailed impact assessment and mitigation plan as part of any development plan, including the use of noise mitigation and noise abatement technologies during construction and operation.”</i></p>
	NPS EN-5 (2024) (Ref 2)	<p><b>2 Assessment and Technology-Specific Information</b></p> <p><b>2.9 Applicant assessment</b></p> <p><i>2.9.26 “All high voltage transmission lines have the potential to generate noise under certain conditions.”</i></p> <p><i>2.9.27 “Line noise is most commonly caused by corona noise when the surface electrical stress exceeds the inception level for corona discharge activity which is released as acoustic energy and radiates into the air as sound. Transmission line conductors are normally designed to operate below this threshold”.</i></p> <p><i>2.9.28 “Surface contamination on a conductor or accidental damage during transport or installation can cause local enhancement of electric stress and initiate discharge activity leading to the generation of additional noise.”</i></p> <p><i>2.9.29 “The highest noise levels generated by a line generally occur during rain.”</i></p> <p><i>2.9.30 “Water droplets may collect on the surface of the conductor and initiate corona discharges with noise levels being dependent on the level of rainfall. Fog may also give rise to increased noise levels, although these levels are lower than those during rain.”</i></p>



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		<p>2.9.31 “After a prolonged spell of dry weather without rain to wash the conductors, contamination may accumulate at sufficient levels to result in increased noise. After heavy rain, these discharge sources are washed away and the line will resume normal quieter operating sound.”</p>
		<p>2.9.32 “Surface grease on conductors can also give rise to audible noise effects as grease is able to move slowly under the influence of an electric field, tending to form points which then initiate discharge activity. Surface grease is likely to occur along the entire length of a conductor. Hence there may be many potential discharge sources and, consequently, a higher noise level.”</p>
		<p>2.9.33 “This will only occur if substandard grease has been used during manufacture or if the conductor has been overheated by carrying excessive electrical load. This can be mitigated through good design or by replacement.”</p>
		<p>2.9.34 “Transmission line audible noise is generally categorised as ‘crackle’ or ‘hum’, according to its tonal content.”</p>
		<p>2.9.35 “Crackle may occur alone, but hum will usually occur only in conjunction with crackle. Crackle is a sound containing a random mixture of frequencies over a wide range, typically 1kHz to 10kHz. No individual pure tone can be identified for any significant duration. Crackle has a generally similar spectral content to the sound of rainfall. Hum is only likely to occur during rain when rates of rainfall exceed 1mm/hr. Hum is a sound consisting of a single pure tone or tones.”</p>
		<p>2.9.36 “Noise may also arise from discharges on overhead line fittings such as spacers, insulators and clamps. Such noise should be mitigated through good design.”</p>
		<p>2.9.37 “Audible noise effects can also arise from substation equipment such as transformers, quadrature boosters and mechanically switched capacitors.”</p>

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PEI Report Volume 2 Part B Chapter 11 Socio-economics, Recreation and Tourism and PEI Report Volume 2 Part C Chapter 7 Socio-economics,	NPS EN-1 (2024) (Ref 1)	2.9.38 <i>“Transformers are installed at many substations, and generate low frequency hum. Whether the noise can be heard outside a substation depends on a number of factors, including transformer type and the level of noise attenuation present (either engineered intentionally or provided by other structures).”</i>
		2.9.39 <i>“For the assessment of noise from substations, standard methods of assessment and interpretation using the principles of the relevant British Standards are satisfactory.”</i>
		2.9.40 <i>“For the assessment of noise from overhead lines, the applicant must use an appropriate method to determine the sound level produced by the line in both dry and wet weather conditions, in addition to assessing the impact on noise-sensitive receptors”.</i>
		2.9.41 <i>“For instance, the applicant may use an appropriate noise modelling tool or tools for the prediction of overhead line noise and its propagation over distance, such as an ISO 9613-2 or Technical Report TR(T)94.”</i>
		2.9.42 <i>“When assessing the impact of noise generated by overhead lines in wet weather relative to existing background sound levels, the applicant should consider the effect of varying background sound levels due to rainfall.”</i>
		2.9.43 <i>“The Secretary of State is likely to regard it as acceptable for the applicant to use a methodology that demonstrably addresses these criteria.”</i>
PEI Report Volume 2 Part B Chapter 11 Socio-economics, Recreation and Tourism and PEI Report Volume 2 Part C Chapter 7 Socio-economics,		<b>4 Assessment Principles</b>
		<b>4.3 Environmental Effects/Considerations</b>  4.3.4 <i>“To consider the potential effects, including benefits, of a proposal for a project, the applicant must set out information on the likely significant environmental, social and economic effects of the development, and show how any likely significant negative effects avoided, reduced, mitigated or compensated</i>

Relevance to PEI Report	National policy	National policy Requirement
Recreation and Tourism		<i>for, following the mitigation hierarchy. This information could include matters such as employment, equality, biodiversity net gain, community cohesion, health and well-being.”</i>
		<i>4.3.5 “For the purposes of this NPS and the technology-specific NPSs the ES should cover the environmental, social and economic effects arising from pre-construction, construction, operation and decommissioning of the project.”</i>
		<i>4.3.8 “In this NPS and the technology specific NPSs, when used in relation to environmental matters the terms ‘effects’, ‘impacts’ or ‘benefits’ should be understood to mean likely significant effects, likely significant impacts, or likely significant benefits.”</i>
		<i>4.3.15 “ Applicants are obliged to include in their ES, information about the reasonable alternatives they have studied. This should include an indication of the main reasons for the applicant’s choice, taking into account the environmental, social and economic effects and including, where relevant, technical and commercial feasibility. .”</i>
		<b>5 Generic Impacts</b>
		<b>5.13 Socio-Economic Impacts</b>  <i>5.13.2 “Where the project is likely to have socio-economic impacts at local or regional levels, the applicant should undertake and include in their application an assessment of these impacts as part of the ES (see Section 4.3).”</i>  <i>5.13.3 “The applicant is strongly encouraged to engage with relevant local authorities during early stages of project development so that the applicant can gain a better understanding of local or regional issues and opportunities.”</i>  <i>5.13.4 “The applicant’s assessment s should consider all relevant socio-economic impacts, which may include:</i>

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		<ul style="list-style-type: none"> <li>• <i>the creation of jobs and training opportunities;</i></li> <li>• <i>the contribution to the development of low-carbon industries at the local and regional level as well as nationally;</i></li> <li>• <i>the provision of additional local services and improvements to local infrastructure, including the provision of educational and visitor facilities;</i></li> <li>• <i>effects (positive or negative) on tourism and other users of the area impacted;</i></li> <li>• <i>the impact of a changing influx of workers during the different construction, operation and decommissioning phases of the energy infrastructure; and</i></li> </ul> <p><i>cumulative effects – if development consent were to be granted to for a number of projects within a region and these were developed in a similar timeframe, there could be some short-term negative effects, for example a potential shortage of construction workers to meet the needs of other industries and major projects within the region.”</i></p> <hr/> <p><i>5.13.5 “Applicants should describe the existing socio-economic conditions in the areas surrounding the proposed development and should also refer to how the development’s socio-economic impacts correlate with local planning policies.”</i></p> <hr/> <p><i>5.13.6 “Socio-economic impacts may be linked to other impacts, for example the visual impact of a development is considered in Section 5.10 but may also have an impact on tourism and local businesses.”</i></p> <hr/> <p><i>5.13.7 “Applicants should consider developing accommodation strategies where appropriate, especially during construction and decommissioning phases, that would include the need to provide temporary accommodation for construction workers if required.”</i></p> <hr/>
	NPS EN-5 (2024) (Ref 2)	<b>2 Assessment and Technology-Specific Information</b>

Relevance to PEI Report	National policy	National policy Requirement
		<p><b>2.9 Applicant assessment</b></p> <hr/> <p>With regard to the Horlock Rules, the applicant should:</p> <p><i>2.9.19 “consider environmental issues from the earliest stage to balance the technical benefits and capital cost requirements for new developments against the consequential environmental effects in order to keep adverse effects to a reasonably practicable minimum...seek to avoid altogether internationally and nationally designated areas of the highest amenity, cultural or scientific value by the overall planning of the system connections.”</i></p>
<p><b>PEI Report Volume 2 Part C Chapter 8 Health and Wellbeing</b></p>	<p>NPS EN-1 (2024) (Ref 1)</p>	<p><b>4 Assessment Principles</b></p> <hr/> <p><b>4.4 Health</b></p> <hr/> <p><i>4.4.1 “Energy infrastructure has the potential to impact on the health and well-being (“health”) of the population. Access to energy is clearly beneficial to society and to our health as a whole. However, the construction of energy infrastructure and the production, distribution and use of energy may have negative impacts on some people’s health.”</i></p> <hr/> <p><i>4.4.2 “The direct impacts on health may include</i></p> <ul style="list-style-type: none"> <li>• <i>increased traffic</i></li> <li>• <i>air or water pollution</i></li> <li>• <i>dust, odour</i></li> <li>• <i>hazardous waste and substances</i></li> <li>• <i>noise</i></li> <li>• <i>exposure to radiation, and</i></li> <li>• <i>increases in pests.”</i></li> </ul>

Relevance to PEI Report	National policy	National policy Requirement
		<p>4.4.3 “New energy infrastructure may also affect the composition and size of the local population, and in doing so have indirect health impacts, for example if it in some way affects access to key public services, transport, or the use of open space for recreation and physical activity.”</p> <p>4.4.4 “As described in the relevant sections of this NPS and in the technology specific NPSs, where the proposed project has an effect on humans, the ES should assess these effects for each element of the project, identifying any potential adverse health impacts, and identifying measures to avoid, reduce or compensate for these impacts as appropriate.”</p> <p>4.4.5 “The impacts of more than one development may affect people simultaneously, so the applicant should consider the cumulative impact on health in the ES where appropriate.”</p> <p>4.4.6 “Opportunities should be taken to mitigate indirect impacts, by promoting local improvements to encourage health and wellbeing, this includes potential impacts on vulnerable groups within society and impacts on those with protected characteristics under the Equality Act 2010, i.e. those groups which may be differentially impacted by a development compared to wider society as a whole.”</p>
		<h2>5 Generic Impacts</h2>
		<h3>5.12 Noise and Vibration</h3>
		<p>5.12.17 “The Secretary of State should not grant development consent unless they are satisfied that the proposals will meet the following aims, through the effective management and control of noise:</p> <ul style="list-style-type: none"> <li>• avoid significant adverse impacts on health and quality of life from noise</li> <li>• mitigate and minimise other adverse impacts on health and quality of life from noise</li> </ul>

Relevance to PEI Report	National policy	National policy Requirement
		<p><i>where possible, contribute to improvements to health and quality of life through the effective management and control of noise.”</i></p> <hr/> <p><b>5 Generic Impacts</b></p> <hr/> <p><b>5.15 Resource and Waste Management</b></p> <hr/> <p><i>5.15.1 “Government policy on hazardous and non-hazardous waste is intended to protect human health and the environment by producing less waste and by using it as a resource wherever possible. Where this is not possible and disposal is required as a last resort, waste management regulation ensures that waste is disposed of in a way that is least damaging to the environment and to human health.”</i></p>
	NPS EN-5 (2024) (Ref 2)	<p><b>2 Assessment and Technology-Specific Information</b></p> <hr/> <p><b>2.10 Mitigation</b></p> <hr/> <p><i>2.10.11 “The applicant should consider the following factors:</i></p> <ul style="list-style-type: none"> <li><i>• height, position, insulation and protection (electrical or mechanical as appropriate) measures subject to ensuring compliance with the Electricity Safety, Quality and Continuity Regulations 2002;</i></li> <li><i>• that optimal phasing of high voltage overhead power lines is introduced wherever possible and practicable in accordance with the Code of Practice to minimise EMFs; and</i></li> <li><i>• any new advice emerging from the Department of Health and Social Care relating to government policy for EMF exposure guidelines.”</i></li> </ul> <hr/> <p><i>2.10.12 “Where it can be shown that the line will comply with the current public exposure guidelines and the policy on phasing, no further mitigation should be necessary”.</i></p>



Relevance to PEI Report	National policy	National policy Requirement
		<p>2.10.13 “Where EMF exposure is within the relevant public exposure guidelines, re-routing a proposed overhead line purely on the basis of EMF exposure or undergrounding a line solely to further reduce the level of EMF exposure are unlikely to be proportionate mitigation measures”.</p>
PEI Report Volume 2 Part C Chapter 9 Climate Change	NPS EN-1 (2024) (Ref 1)	<p><b>2 Government policy on energy and energy infrastructure development</b></p> <p><b>2.2 Net zero by 2050</b></p> <p>2.2.1 “In June 2019, the UK became the first major economy to legislate for a 2050 net zero Greenhouse Gases (‘GHG’) emissions target through the Climate Change Act 2008 (2050 Target Amendment) Order 2019. In December 2020, the UK communicated its Nationally Determined Contributions to reduce GHG emissions by at least 68 per cent from 1990 levels by 2030. In April 2021, the government legislated for the sixth carbon budget (CB6), which requires the UK to reduce GHG emissions by 78 per cent by 2035 compared to 1990 levels”.</p> <p><b>4 Assessment Principles</b></p> <p><b>4.2 The critical national priority for low carbon infrastructure</b></p> <p>4.2.1 “Government has committed to fully decarbonising the power system by 2035, subject to security of supply, to underpin its 2050 net zero ambitions”.</p> <p>4.2.2 “Ensuring the UK is more energy independent, resilient and secure requires the smooth transition to abundant, low-carbon energy. The UK’s strategy to increase supply of low carbon energy is dependent on deployment of renewable and nuclear power generation, alongside hydrogen and CCUS. Our energy security and net zero ambitions will only be delivered if we can enable the development of new low carbon sources of energy at speed and scale.”</p>

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		<p>4.2.3 <i>“With smart and strategic planning, the UK can maintain high environmental standards and minimise impacts while increasing the levels of deployment at the scale and pace needed to meet our energy security and net zero ambitions.”</i></p>
		<p>4.2.4 <i>“Government has therefore concluded that there is a critical national priority (CNP) for the provision of nationally significant low carbon infrastructure.”</i></p>
		<p>4.2.5 <i>“This does not extend the definition of what counts as nationally significant infrastructure: the scope remains as set out in the Planning Act 2008. Low carbon infrastructure for the purposes of this policy means:</i></p> <ul style="list-style-type: none"> <li><i>• for electricity grid infrastructure, all power lines in scope of EN-5 including network reinforcement and upgrade works, and associated infrastructure such as substations. This is not limited to those associated specifically with a particular generation technology, as all new grid projects will contribute towards greater efficiency in constructing, operating and connecting low carbon infrastructure to the National Electricity Transmission System”</i></li> </ul>
		<p><b>4 Assessment Principles</b></p>
		<p><b>4.7 Criteria for good design for Energy Infrastructure</b></p>
		<p>4.7.1 <i>“The visual appearance of a building, structure, or piece of infrastructure, and how it relates to the landscape it sits within, is sometimes considered to be the most important factor in good design. But high quality and inclusive design goes far beyond aesthetic considerations. The functionality of an object – be it a building or other type of infrastructure – including fitness for purpose and sustainability, is equally important.”</i></p>
		<p><b>5 Generic Impacts</b></p>
		<p>Section 5 of NPS EN-1 sets out potential impacts in respect of matters such as air quality and emissions, greenhouse gas (GHG) emissions, biodiversity and geological conservation, coastal change, dust/odour/light pollution, flood risk,</p>

Relevance to PEI Report	National policy	National policy Requirement
		<p>historic environment, landscape and visual, noise, socio-economic impacts, traffic and transport, resource and waste management, and water resources.</p>
		<p><b>5.3 Greenhouse Gas Emissions</b></p>
		<p>5.3.1 <i>“Significant levels of energy infrastructure development are vital to ensure the decarbonisation of the UK economy. The construction, operation and decommissioning of that energy infrastructure will in itself, lead to GHG emissions.”</i></p>
		<p>5.3.4 <i>“All proposals for energy infrastructure projects should include a GHG assessment as part of their ES (See Section 4.3). This should include:</i></p> <ul style="list-style-type: none"> <li><i>• A whole life GHG assessment showing construction, operational and decommissioning GHG impacts, including impacts from change of land use.</i></li> <li><i>• An explanation of the steps that have been taken to drive down the climate change impacts at each of those stages.</i></li> <li><i>• Measurement of embodied GHG impact from the construction stage.</i></li> <li><i>• How reduction in energy demand and consumption during operation has been prioritised in comparison with other measures.</i></li> <li><i>• How operational emissions have been reduced as much as possible through the application of best available techniques for that type of technology.</i></li> <li><i>• Calculation of operational energy consumption and associated carbon emissions.</i></li> <li><i>• Whether and how any residual GHG emissions will be (voluntarily) offset or removed using a recognised framework.</i></li> </ul>
		<p><i>Where there are residual emissions, the level of emissions and the impact of those on national and international efforts to limit climate change, both alone and</i></p>

Relevance to PEI Report	National policy	National policy Requirement
		<p><i>where relevant in combination with other developments at a regional or national level, or sector level, if sectoral targets are developed.”</i></p> <hr/> <p><i>5.3.5 “A GHG assessment should be used to drive down GHG emissions at every stage of the proposed development and ensure that emissions are minimised as far as possible for the type of technology...”</i></p> <hr/> <p><i>5.3.10 “The Secretary of State should give appropriate weight to projects that embed nature-based or technological processes to mitigate or offset the emissions of construction and decommissioning within the proposed development. However, in light of the vital role energy infrastructure plays in the process of economy wide decarbonisation, the Secretary of State must accept that there are likely to be some residual emissions from construction and decommissioning of energy infrastructure.”</i></p> <hr/> <p><i>5.3.11 “Operational GHG emissions are a significant adverse impact from some types of energy infrastructure which cannot be totally avoided (even with full deployment of CCS technology). Given the characteristics of these and other technologies, as noted in Part 3 of this NPS, and the range of non-planning policies that can be used to decarbonise electricity generation, such as the UK ETS (see Section 2.4), government has determined that operational GHG emissions are not reasons to prohibit the consenting of energy projects or to impose more restrictions on them in the planning policy framework than are set out in the energy NPSs (e.g. the CCR requirements). Any carbon assessment will include an assessment of operational GHG emissions, but the policies set out in Part 2, including the UK ETS, can be applied to these emissions.”</i></p> <hr/>
	NPS EN-5 (2024) (Ref 2)	<b>2 Assessment and Technology-Specific Information</b> <hr/> <b>2.9 Applicant assessment</b> <hr/> <p><i>2.9.59 “Sulphur Hexafluoride (SF6) is an insulating and arc-suppressant gas used in high-voltage switchgear for electricity networks.”</i></p>

Relevance to PEI Report	National policy	National policy Requirement
		<p>2.9.60 <i>“It is also an extraordinarily potent greenhouse gas, and fugitive emissions from electricity networks infrastructure are an object of increasing environmental concern, especially in light of the UK’s commitment to net zero by 2050.”</i></p> <hr/> <p>2.9.61 <i>“Applicants should at the design phase of the process consider carefully whether the proposed development could be reconceived to avoid the use of SF6-reliant assets.”</i></p> <hr/> <p>2.9.62 <i>“Where the development cannot be so conceived, the applicant must provide evidence of their reasoning on this point. Such evidence will include, for instance, an explanation of the alternatives considered, and a case why these alternatives are technically infeasible or require bespoke components that are grossly disproportionate in terms of cost.”</i></p> <hr/> <p>2.9.63 <i>“In particular, an accounting of the cost differential between the SF6-reliant asset and the appropriate SF6-free alternative should be provided.”</i></p> <hr/> <p>2.9.64 <i>“Where applicants, having followed the above procedure, do propose to put new SF6-reliant assets onto the electricity system, they should design a plan for the monitoring and control of fugitive SF6 emissions consistent with the Fluorinated gas (F-gas) Regulation and its successors.”</i></p>
<b>PEI Report Volume 2 Part C Chapter 8 Health and Wellbeing</b>	<b>NPS EN-1 (2024) (Ref 1)</b>	<b>4.13 Safety</b> <hr/> <p>4.13.3 <i>“Some energy infrastructure will be subject to the Control of Major Accident Hazards (COMAH) Regulations 2015. 165 These Regulations aim to prevent major accidents involving dangerous substances and limit the consequences to people and the environment of any that do occur. COMAH regulations apply throughout the life cycle of the facility, i.e. from the design and build stage through to decommissioning. They are enforced by the Competent Authority comprising HSE or ONR (Office for Nuclear Regulation, for nuclear) and the EA acting jointly in</i></p>

Relevance to PEI Report	National policy	National policy Requirement
		<p><i>England and by the HSE and NRW acting jointly in Wales, and the HSE and Scottish Environment Protection Agency (SEPA) acting jointly in Scotland.”</i></p> <hr/> <p><i>4.13.7 “If a safety report is required it is important to discuss with the Competent Authority the type of information that should be provided at the design and development stage, and what form this should take. This will enable the Competent Authority to review as much information as possible before construction begins, in order to assess whether the inherent features of the design are sufficient to prevent, control and mitigate major accidents.”</i></p> <hr/> <p><i>4.13.5 “Applicants should consult with the HSE on matters relating to safety.”</i></p> <hr/> <p><i>4.13.6 “Applicants seeking to develop infrastructure subject to the COMAH regulations should make early contact with the Competent Authority.”</i></p>
	NPS EN-5 (2024) (Ref 2)	<p><b>2 Assessment and Technology-Specific Information</b></p> <hr/> <p><b>2.4 Consideration of good design for energy infrastructure</b></p> <hr/> <p><i>2.4.2 “Applicants should consider the criteria for good design set out in EN1 Section 4.7 at an early stage when developing projects.”</i></p> <hr/> <p><i>2.4.3 “However, the Secretary of State should bear in mind that electricity networks infrastructure must in the first instance be safe and secure, and that the functional design constraints of safety and security may limit an applicant’s ability to influence the aesthetic appearance of that infrastructure.”</i></p> <hr/> <p><i>2.4.4 “While the above principles should govern the design of an electricity networks infrastructure application to the fullest possible extent – including in its avoidance and/or mitigation of potential adverse impacts (particularly those detailed in Sections 2.9 below) – the functional performance of the infrastructure in</i></p>

Relevance to PEI Report	National policy	National policy Requirement
		<i>respect of security of supply and public and occupational safety must not thereby be threatened.”</i>



Table 2B.2 Schedule of other potentially important and relevant national and regional planning policies

Relevance to PEI Report	National or regional policy	National or regional policy section
All Topics	National Planning Policy Framework (NPPF) (2024) (Ref 4)	<p><b>14 Meeting the challenge of climate change, flooding and coastal change</b></p> <p>Paragraph 161 <i>“The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure”.</i></p>
	UK Marine Policy Statement (MPS) (2011) (Ref 6)	<p>The MPS provides the framework for preparing Marine Plans and taking decisions affecting the marine environment. The objective of Marine Plans is to ensure that marine resources are used in a sustainable way.</p> <p>Paragraph 1.3.5: <i>“Activities taking place on land and in the sea can have impacts on both terrestrial and marine environments. The coast and estuaries are highly valued environments, as well as social and economic assets. The UK Administrations are committed to ensuring that coastal areas, and the activities taking place within them, are managed in an integrated and holistic way in line with the principles of Integrated Coastal Zone Management (ICZM).”</i></p> <p>2.3.2.1 <i>“Enforcement or authorisation decisions that affect or might affect the UK marine area must be made in accordance with the relevant marine policy documents unless relevant considerations, such as advances in scientific knowledge and technology for example, indicate otherwise. This means that decisions on activities in the UK marine area will be plan led once Marine Plans are in place. In the interim, decisions must be made in accordance with the MPS. In either case, the same approach will apply and the decision maker should weigh the potential benefits and adverse effects of each proposal, drawing on different, identifiable lines of evidence to consider the different impacts of a proposal. When considering potential benefits and adverse effects, decision makers should also take into account any multiple and cumulative impacts of proposals, in the light of other projects and activities. The level of assessment undertaken for any project should be proportionate to the scale and impact of the project as well as the sensitivity of the environment concerned and in accordance with the Environmental Impact Assessment (EIA) Directive (Directive 85/337/EEC) where applicable.</i></p>

Relevance to PEI Report	National or regional policy	National or regional policy section
<p><i>An Appropriate Assessment in accordance with the Habitats Directive (Directive 92/43/EC) may also be required, in accordance with relevant national legislation and Government circulars or guidance.”</i></p>		
<p>The East Inshore and East Offshore Marine Plan will be considered in the preparation of the DCO application. The construction measures proposed are summarised in <b>PEI Report Volume 2 Part A Chapter 5 Project Description.</b></p>	<p>East Inshore and East Offshore Marine Plans (2022) (Ref 5)</p>	<p>Regional Marine Plans are also relevant to the Project. The marine plans are focussed on identifying how important navigable waters can be maintained as a vital feature of the marine plan area, as well as providing for changing vessel sizes.</p> <p>Paragraph 344 of the plan identifies that in the East Marine Plan areas there are increasing levels of activity encroaching on navigable space (for example, offshore wind farms), making it ever more important to indicate the area essential for navigation so that this is considered from the outset by public authorities and applicants.</p>
<p>Under Section 50 of the Planning Act 2008 the guidance covering pre-application procedures is ‘statutory’ and something that applicants must have regard to.</p>	<p>National Infrastructure Planning Guidance (2024) (Ref 7) and Planning Act (2008) (Ref 8)</p>	<p>There are two parts of the National Infrastructure Planning Guidance that are relevant to the pre-application stage:</p> <ul style="list-style-type: none"> <li>• Introduction to National Infrastructure Planning Guidance (April 2024), which sets out the role and scope of the National Infrastructure Planning Guidance and,</li> <li>• Planning Act 2008: Pre-application stage for Nationally Significant Infrastructure Projects (April 2024), which provides guidance on the pre-application stage for NSIPs.</li> </ul>
<p><b>15 Conserving and enhancing the natural environment</b></p>		

Relevance to PEI Report	National or regional policy	National or regional policy section
PEI Report Volume 2 Part B Chapter 2 Landscape and PEI Report Volume 2 Part C Chapter 2 Landscape	NPPF (2024) (Ref 4)	<p>187 (part) “Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <p>a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).</p> <p>b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.</p> <p>c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate.</p> <p>d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;</p> <p>e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and</p> <p>f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</p> <p>188 (part) “Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework.”</p> <p>189 “Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues [...] The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”</p>

## 2 Chapter 2

Relevance to PEI Report	National or regional policy	National or regional policy section
<b>PEI Report Volume 2 Part B Chapter 4 Ecology and Biodiversity and PEI Report Volume 2 Part C Chapter 3 Ecology and Biodiversity</b>	UK MPS (2020) (Ref 6)	<b>2.6 Detailed considerations</b>  2.6.5.1 <i>“The effects of activities and developments in the marine and coastal area on the landscape, including seascape, will vary on a case-by-case basis according to the type of activity, its location and its setting. There is no legal definition for seascape in the UK but the European Landscape Convention (ELC) defines landscape as “an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”. In the context of this document, references to seascape should be taken as meaning landscapes with views of the coast or seas, and coasts and the adjacent marine environment with cultural, historical and archaeological links with each other.”</i>
	NPPF (2024) (Ref 4)	<b>15 Conserving and enhancing the natural environment</b>  The NPPF, with particular reference to Section 15 and paragraphs 187 and 192-195 are relevant. They note that the planning system should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. The NPPF is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution.  The NPPF also specifies the obligations that the Local Authorities and the UK Government have regarding statutory designated sites and protected species under UK and international legislation and how this is to be delivered in the planning system, including those that are potential, possible, listed or proposed sites. It states that:  189 <i>“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”</i>

Relevance to PEI Report	National or regional policy	National or regional policy section
	UK MPS (2020) (Ref 6)	<p><b>2.6 Detailed considerations</b></p> <hr/> <p><b>Marine Ecology and Biodiversity</b></p> <hr/> <p>Paragraph 2.6.1.1 <i>“Marine plan authorities should be mindful that, consistent with the high level marine objectives, the UK aims to ensure:</i></p> <ul style="list-style-type: none"> <li><i>• A halting and, if possible, a reversal of biodiversity loss with species and habitats operating as a part of healthy, functioning ecosystems; and</i></li> <li><i>• The general acceptance of biodiversity’s essential role in enhancing the quality of life, with its conservation becoming a natural consideration in all relevant public, private and nongovernmental decisions and policies.”</i></li> </ul> <hr/> <p><b>Ecological and chemical water quality and resources</b></p> <hr/> <p>Paragraph 2.6.4.1 <i>“Developments and other activities at the coast and at sea can have adverse effects on transitional waters, coastal waters and marine waters. During the construction, operation and decommissioning phases of developments, there can be increased demand for water, discharges to water and adverse ecological effects resulting from physical modifications to the water environment. There may also be an increased risk of spills and leaks of pollutants into the water environment and the likelihood of transmission of invasive non-native species, for example through construction equipment, and their impacts on ecological water quality need to be considered.”</i></p> <hr/>
	East Inshore and East Offshore Marine Plans (2022) (Ref 5)	<p>Policy BIO1 <i>“Appropriate weight should be attached to biodiversity, reflecting the need to protect biodiversity as a whole, taking account of the best available evidence including on habitats and species that are protected or of conservation concern in the East marine plans and adjacent areas (marine, terrestrial).”</i></p> <p>Policy BIO2 <i>“Where appropriate, proposals for development should incorporate features that enhance biodiversity and geological interests.”</i></p>

Relevance to PEI Report	National or regional policy	National or regional policy section
		Policy MPA1 <i>“Any impacts on the overall Marine Protected Area network must be taken account of in strategic level measures and assessments, with due regard given to any current agreed advice on an ecologically coherent network.”</i>
PEI Report Volume 2 Part B Chapter 6 Water Environment and Flood Risk and PEI Report Volume 2 Part C Chapter 5 Water Environment and Flood Risk	NPPF (2024) (Ref 4)	<b>14 Meeting the challenge of climate change, flooding and coastal change</b>  170. <i>“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.”</i>
PEI Report Volume 2 Part B Chapter 7 Geology and Hydrogeology	NPPF (2024) (Ref 4)	<b>15 Conserving and enhancing the natural environment</b>  187 <i>“Planning policies and decisions should contribute to and enhance the natural and local environment by:</i> [...] (e) <i>preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.”</i>  196 <i>“Planning policies and decisions should ensure that:</i> (a) <i>a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation).”</i>
		<b>15 Conserving and enhancing the natural environment</b>



Relevance to PEI Report	National or regional policy	National or regional policy section
PEI Report Volume 2 Part B Chapter 8 Agriculture and Soils and PEI Report Volume 2 Part C Chapter 6 Agriculture and Soils	NPPF (2024) (Ref 4)	<p>187 “Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <p>(a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils [...];</p> <p>(b) recognising the intrinsic character and beauty of the countryside...including the economic and other benefits of the BMV agricultural land [...];</p> <p>(e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.”</p> <hr/> <p>Footnote 65 “Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.”</p>
PEI Report Volume 2 Part B Chapter 9 Traffic and Movement	NPPF (2024) (Ref 4)	<p><b>9 Promoting sustainable transport</b></p> <hr/> <p>109 “Transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This should involve:</p> <p>a) making transport considerations an important part of early engagement with local communities;</p> <p>b) ensuring patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places;</p> <p>c) understanding and addressing the potential impacts of development on transport networks;</p> <p>d) realising opportunities from existing or proposed transport infrastructure, and changing transport technology and usage – for example in relation to the scale, location or density of development that can be accommodated;</p> <p>e) identifying and pursuing opportunities to promote walking, cycling and public transport use; and</p>



Relevance to PEI Report	National or regional policy	National or regional policy section
		<p><i>f) identifying, assessing and taking into account the environmental impacts of traffic and transport infrastructure – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains.</i></p> <hr/> <p><i>116 “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios. .”</i></p> <hr/> <p><i>118 “All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a vision-led transport statement or transport assessment so that the likely impacts of the proposal can be assessed and monitored.</i></p>
<b>PEI Report Volume 2 Part B Chapter 10 Noise and Vibration</b>	<b>NPPF (2024) (Ref 4)</b>	<b>15 Conserving and enhancing the natural environment</b> <hr/> <p><i>187 Planning policies and decisions should contribute to and enhance the natural and local environment by:</i></p> <p><i>a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);</i></p> <p><i>b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;</i></p> <p><i>c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;</i></p> <p><i>d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;</i></p> <p><i>e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions</i></p>

Relevance to PEI Report	National or regional policy	National or regional policy section
		<p><i>such as air and water quality, taking into account relevant information such as river basin management plans; and</i></p> <p><i>f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</i></p> <hr/> <p><i>198 “Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:</i></p> <p><i>a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life<sup>72</sup>;</i></p> <p><i>b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and</i></p> <p><i>c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”</i></p>
<b>PEI Report Volume 2 Part B Chapter 11 Socio- economics, Recreation and Tourism and PEI Report Volume 2 Part C Chapter 7 Socio- economics,</b>	<b>NPPF (2024) (Ref 4)</b>	<p><b>2 Achieving sustainable development</b></p> <hr/> <p>Paragraph 8 “Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):</p> <p>a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</p> <p>b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and</p>

Relevance to PEI Report	National or regional policy	National or regional policy section
Recreation and Tourism		<p>open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and</p> <p>c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”</p>
		<p><b>8 Promoting healthy and safe communities</b></p>
		<p>98 “To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <p>a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;</p> <p>b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;</p> <p>c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;</p> <p>d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and</p> <p>e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”</p> <p>105 “Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.””.</p>

Relevance to PEI Report	National or regional policy	National or regional policy section
PEI Report Volume 2 Part C Chapter 8 Health and Wellbeing	NPPF (2024) (Ref 4)	<b>8 Promoting healthy and safe communities</b> <p><i>98 “To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</i></p> <p><i>a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;</i></p> <p><i>b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;</i></p> <p><i>c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;</i></p> <p><i>d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and</i></p> <p><i>e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.” .”</i></p>
PEI Report Volume 2 Part C Chapter 9 Climate Change	NPPF (2024) (Ref 4)	<b>2 Achieving sustainable development</b> <p><i>8 “Achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):</i></p> <p><i>(a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</i></p> <p><i>(b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future</i></p>

Relevance to PEI Report	National or regional policy	National or regional policy section
		<p><i>generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</i></p> <p><i>(c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”</i></p> <hr/> <p><i>20 “Strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for:</i></p> <p><i>a) homes (including affordable housing), employment, retail, leisure and other commercial development;</i></p> <p><i>b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);</i></p> <p><i>c) community facilities (such as health, education and cultural infrastructure); and</i></p> <p><i>d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”</i></p> <hr/> <p><b>14 Meeting the challenge of climate change, flooding and coastal change</b></p> <hr/> <p><i>161 “The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”</i></p>

Relevance to PEI Report	National or regional policy	National or regional policy section
		<p>164 “New development should be planned for in ways that:</p> <p>a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems; and b) help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings in plans should reflect the Government’s policy for national technical standards.”</p>
		<p>168 “When determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should:</p> <p>a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal’s contribution to a net zero future;</p> <p>b) recognise that small-scale and community-led projects provide a valuable contribution to cutting greenhouse gas emissions;</p> <p>c) in the case of applications for the repowering and life-extension of existing renewable sites, give significant weight to the benefits of utilising an established site.”</p>

# References

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- Ref 6 Department for Environment, Food & Rural Affairs (2020) UK Marine Policy Statement [online]. Available at: <https://assets.publishing.service.gov.uk/media/5a795700ed915d042206795b/pb3654-marine-policy-statement-110316.pdf> [Accessed 29 May 2024].
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- Ref 8 Ministry of Housing, Communities and Local Government and Department for Levelling Up, Housing and Communities; Introduction to National Infrastructure Planning Guidance, April 2024. Available at: <https://www.gov.uk/guidance/introduction-to-national-infrastructure-planning-guidance> [Accessed 29 May 2024].
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# **2Ci. Local Plan Policy: Section Specific**

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## 2Ci. Local Plan Policy: Section Specific

### 2Ci.1 Overview

- 2Ci.1.1 **PEI Report Volume 3 Part A Appendix 2Ci** is provided to outline the potentially relevant local planning policy allocations affecting each of the specific sections of the Grimsby to Walpole Project (the Project). The policies set out in both **PEI Report Volume 3 Part A Appendix 2Ci** and **Appendix 2Cii** include those particularly and directly relevant to the Project, and also those relevant to the wider Study Area for the environmental assessment of the Project. Details of policies applicable route-wide within the relevant Local Authority areas are set out in **PEI Report Volume 3 Part A Appendix 2Cii**. The relevant local policy allocations identified will be reviewed throughout the evolution of the Project design and environmental assessments to take account of changes to the design of the Project and changes to local planning policy documents.
- 2Ci.1.2 **PEI Report Volume 3 Part A Appendix 2Ci** considers the local development plan policy documents in order starting from the northern extent of the Project route through the south and details the local policy allocations within a 5 km buffer either side of the Project boundary identified for the Statutory Consultation to ensure cumulative impacts of other developments are considered.
- 2Ci.1.3 For the purpose of assessment, the route has been divided into seven sections, these sections and the local policy documents applicable to each section are listed below:

### Section 1 New Grimsby West Substation

- i. Lincolnshire County Council
  - Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management Policies, adopted in 2016 (Ref 1).
  - Lincolnshire Minerals and Waste Local Plan Site Locations, adopted 2017 (Ref 2).
  - A new Lincolnshire Minerals and Waste Development Local Plan is being prepared and includes a preferred approach to the future planning of minerals and waste in Lincolnshire covering policies and a series of mineral aggregate sites to meet future requirements. A consultation on the preferred approach was undertaken between 30th July and 24th September 2024 (Ref 3).
- ii. North East Lincolnshire Council
  - North East Lincolnshire Local Plan, adopted in 2018 (Ref 4).
  - A Draft Local Plan Review is currently underway, and a Draft Local Plan with Options was subject to public consultation in January-March 2024 (Ref 5).
- iii. West Lindsey District Council
  - Central Lincolnshire Local Plan adopted April 2023 (Ref 6).

- Keelby Neighbourhood Plan adopted September 2023 (Ref 19).

## Section 2 New Grimsby West Substation to New Lincolnshire Connection Substation A

- i. Lincolnshire County Council
  - Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management Policies, adopted in 2016 (Ref 1).
  - Lincolnshire Minerals and Waste Local Plan Site Locations, adopted 2017 (Ref 2).
  - A new Lincolnshire Minerals and Waste Development Local Plan is being prepared and includes a preferred approach to the future planning of minerals and waste in Lincolnshire covering policies and a series of mineral aggregate sites to meet future requirements. A consultation on the preferred approach was undertaken between 30th July and 24th September 2024 (Ref 3).
- ii. North East Lincolnshire Council
  - North East Lincolnshire Local Plan, adopted in 2018 (Ref 4).
  - A Draft Local Plan Review is currently underway, and a Draft Local Plan with Options was subject to public consultation in January-March 2024 (Ref 5).
- iii. East Lindsey District Council
  - East Lindsey Local Plan, adopted in 2018 (Ref 7). (The Council is currently preparing background information to support the production of a Local Plan Review but has not yet published a draft document for public consultation purposes).
  - Holton le Clay Neighbourhood Plan, adopted 2022 (Ref 8).
  - Legbourne; achieved neighbourhood plan area designation in July 2014. There is no Made neighbourhood plan.
- iv. West Lindsey District Council
  - Swallow and Cuxwold Parish Council achieved neighbourhood plan area designation in August 2024. There is no Made neighbourhood plan.

## Section 3 New Lincolnshire Connection Substations A and B

- i. Lincolnshire County Council
  - Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management Policies, adopted in 2016 (Ref 1).
  - Lincolnshire Minerals and Waste Local Plan Site Locations, adopted 2017 (Ref 2).
  - A new Lincolnshire Minerals and Waste Development Local Plan is being prepared and includes a preferred approach to the future planning of minerals and waste in Lincolnshire covering policies and a series of mineral aggregate sites to meet future requirements. A consultation on the preferred approach was undertaken between 30th July and 24th September 2024 (Ref 3).



ii. East Lindsey District Council

- East Lindsey Local Plan, adopted in 2018 (Ref 7). (The Council is currently preparing background information to support the production of a Local Plan Review but has not yet published a draft document for public consultation purposes).
- Alford Neighbourhood Plan, adopted in 2019 (Ref 9).
- Mablethorpe, Trusthorpe and Sutton on Sea achieved Neighbourhood Plan area designation in 2013. There is no Made neighbourhood plan.

## Section 4 New Lincolnshire Connection Substation B to Refined Weston Marsh Substation Siting Zone

i. Lincolnshire County Council

- Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management Policies, adopted in 2016 (Ref 1).
- Lincolnshire Minerals and Waste Local Plan Site Locations, adopted 2017 (Ref 2).
- A new Lincolnshire Minerals and Waste Development Local Plan is being prepared and includes a preferred approach to the future planning of minerals and waste in Lincolnshire covering policies and a series of mineral aggregate sites to meet future requirements. A consultation on the preferred approach was undertaken between 30th July and 24th September 2024 (Ref 3).

ii. East Lindsey District Council

- East Lindsey Local Plan, adopted in 2018 (Ref 7). (The Council is currently preparing background information to support the production of a Local Plan Review but has not yet published a draft document for public consultation purposes).
- Skegness Neighbourhood Plan, adopted 2022 (Ref 11).
- Spilsby achieved neighbourhood plan area designation in September 2020. There is no Made neighbourhood plan.

iii. South East Lincolnshire (covering South Holland District Council and Boston Borough Council)

- South East Lincolnshire Local Plan (South Holland District Council and Boston Borough Council joint plan) adopted 2019. (Ref 10).

## Section 5 Refined Weston Marsh Substation Siting Zone

i. Lincolnshire County Council

- Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management Policies, adopted in 2016 Ref 1).
- Lincolnshire Minerals and Waste Local Plan Site Locations, adopted 2017 (Ref 2).



- A new Lincolnshire Minerals and Waste Development Local Plan is being prepared and includes a preferred approach to the future planning of minerals and waste in Lincolnshire covering policies and a series of mineral aggregate sites to meet future requirements. A consultation on the preferred approach was undertaken between 30th July and 24th September 2024 (Ref 3).
- ii. South East Lincolnshire (covering South Holland District Council and Boston Borough Council)
  - South East Lincolnshire Local Plan (South Holland District Council and Boston Borough Council joint plan) adopted 2019 (Ref 10).
  - Surfleet achieved neighbourhood plan area designation in March 2017. There is no Made neighbourhood plan.

## Section 6 Refined Weston Marsh Substation Siting Zone to New Walpole B Substation

- i. Cambridgeshire County Council
  - Cambridgeshire and Peterborough Minerals and Waste Local Plan, adopted July 2021 (Ref 12).
- ii. Norfolk County Council
  - Norfolk Core Strategy and Minerals and Waste Development Management Policies Development Plan Document and Site Allocations 2010-2026. (noting the Council is currently producing an up-to-date Minerals and Waste Local Plan) (Ref 13).
- iii. Lincolnshire County Council
  - Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management Policies, adopted in 2016 (Ref 1).
  - Lincolnshire Minerals and Waste Local Plan Site Locations, adopted 2017 (Ref 2).
  - A new Lincolnshire Minerals and Waste Development Local Plan is being prepared and includes a preferred approach to the future planning of minerals and waste in Lincolnshire covering policies and a series of mineral aggregate sites to meet future requirements. A consultation on the preferred approach was undertaken between 30th July and 24th September 2024 (Ref 3).
- iv. South East Lincolnshire (covering South Holland District Council and Boston Borough Council)
  - South East Lincolnshire Local Plan (South Holland District Council and Boston Borough Council joint plan) adopted 2019 (Ref 10).
  - Long Sutton achieved neighbourhood plan area designation in September 2017 there is no Made neighbourhood plan.
  - Surfleet Neighbourhood Plan area designation March 2017, there is no Made neighbourhood plan.
- v. Fenland District Council
  - Fenland Local Plan, adopted May 2014 (Ref 16).

- Fenland Local Plan 2021-2040 Draft Local Plan Consultation August 2022 (Ref 17).
  - Parson Drove Neighbourhood Plan, adopted 2020 (Ref 18).
  - Tydd St Giles achieved Neighbourhood Plan area designation in June 2014. Tydd St Giles Parish Council advised Fenland District Council on the 13 January 2016 that it has taken the decision to no longer progress the Tydd St Giles Neighbourhood Plan.
- vi. Kings Lynn and West Norfolk District Council
- Kings Lynn and West Norfolk Local Plan 2021- 2040, adopted March 2025 (Ref 15).

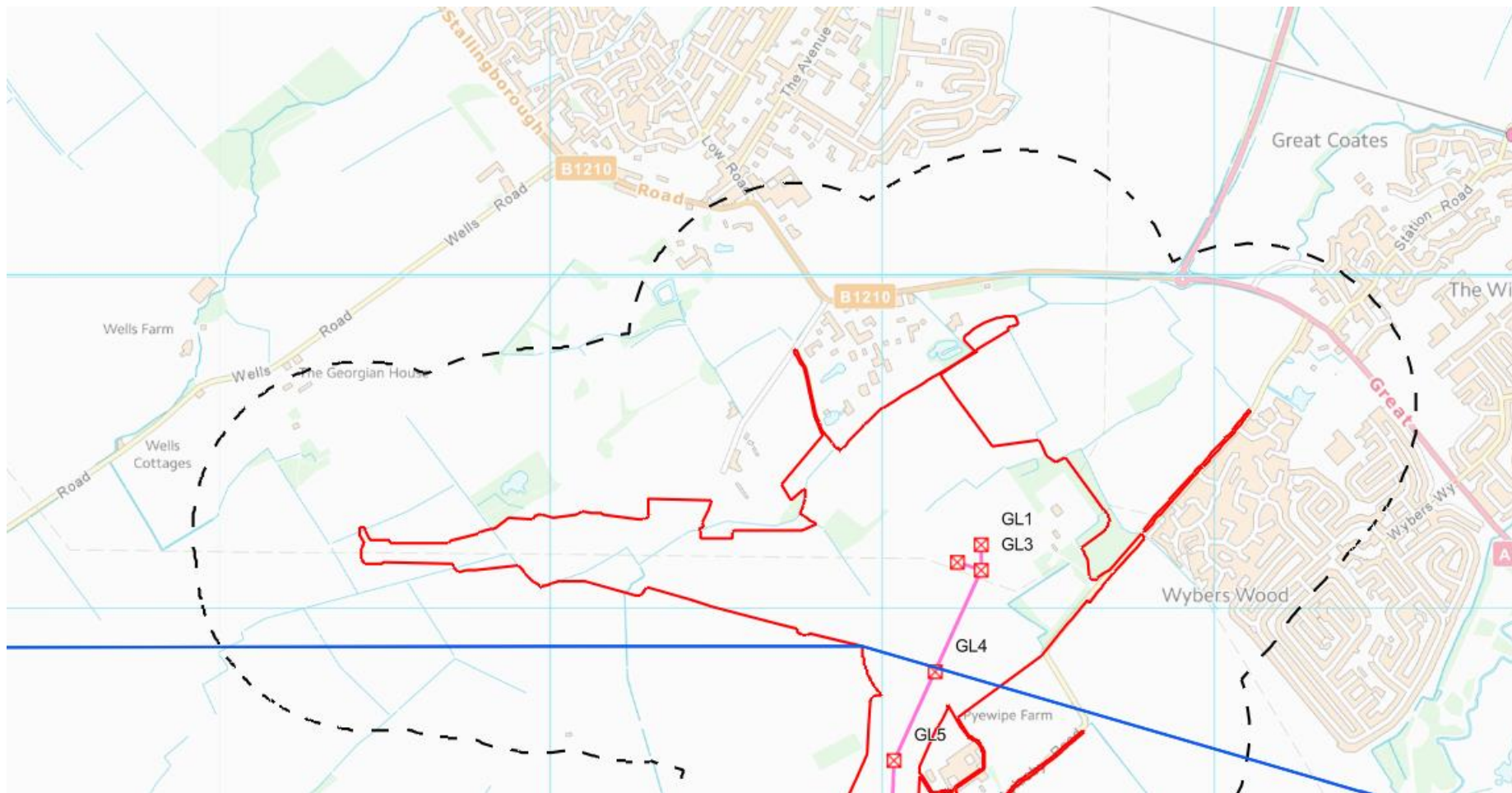
## Section 7 New Walpole B Substation

- i. Norfolk County Council
- Norfolk Core Strategy and Minerals and Waste Development Management Policies Development Plan Document and Site Allocations 2010-2026. (noting the Council is currently producing an up-to-date Minerals and Waste Local Plan) (Ref 13).
- ii. Kings Lynn and West Norfolk District Council
- Kings Lynn and West Norfolk Local Plan 2021- 2040, adopted March 2025 (Ref 15).
  - Marshland St James Pre-Submission Neighbourhood Plan was published March 2024 (2Ci.8.1Ref 22).
  - The Walpoles Pre-Submission Neighbourhood Plan was published September 2024 (Ref 23).
  - Tilney St Lawrence achieved neighbourhood plan area designation in March 2021. There is no Made neighbourhood plan.
  - Terrington St John Neighbourhood Plan, adopted October 2021 (Ref 20).
  - Walpole Cross Keys Neighbourhood Plan, adopted September 2017 (Ref 21).

## 2Ci.2 Section 1 New Grimsby West Substation

2Ci.2.1 This section presents Section 1 of the Project, the boundary of which is shown in **Image 2Ci.1**. Extracts from the local development plans relevant to Section 1 of the Project are shown in Image 2Ci.2- Image 2Ci.6, and an overview of the site allocations within those development plans are presented within **Tables 2Ci.1-2Ci.4** below.

Image 2Ci.1 PEI Report Site Boundary, 500 m Boundary Buffer and Route Section Break





# North East Lincolnshire Local Plan 2013 to 2032, adopted 2018 (Ref 4)

Image 2Ci.2 North East Lincolnshire Local Plan Policies Map Allocations Urban Area

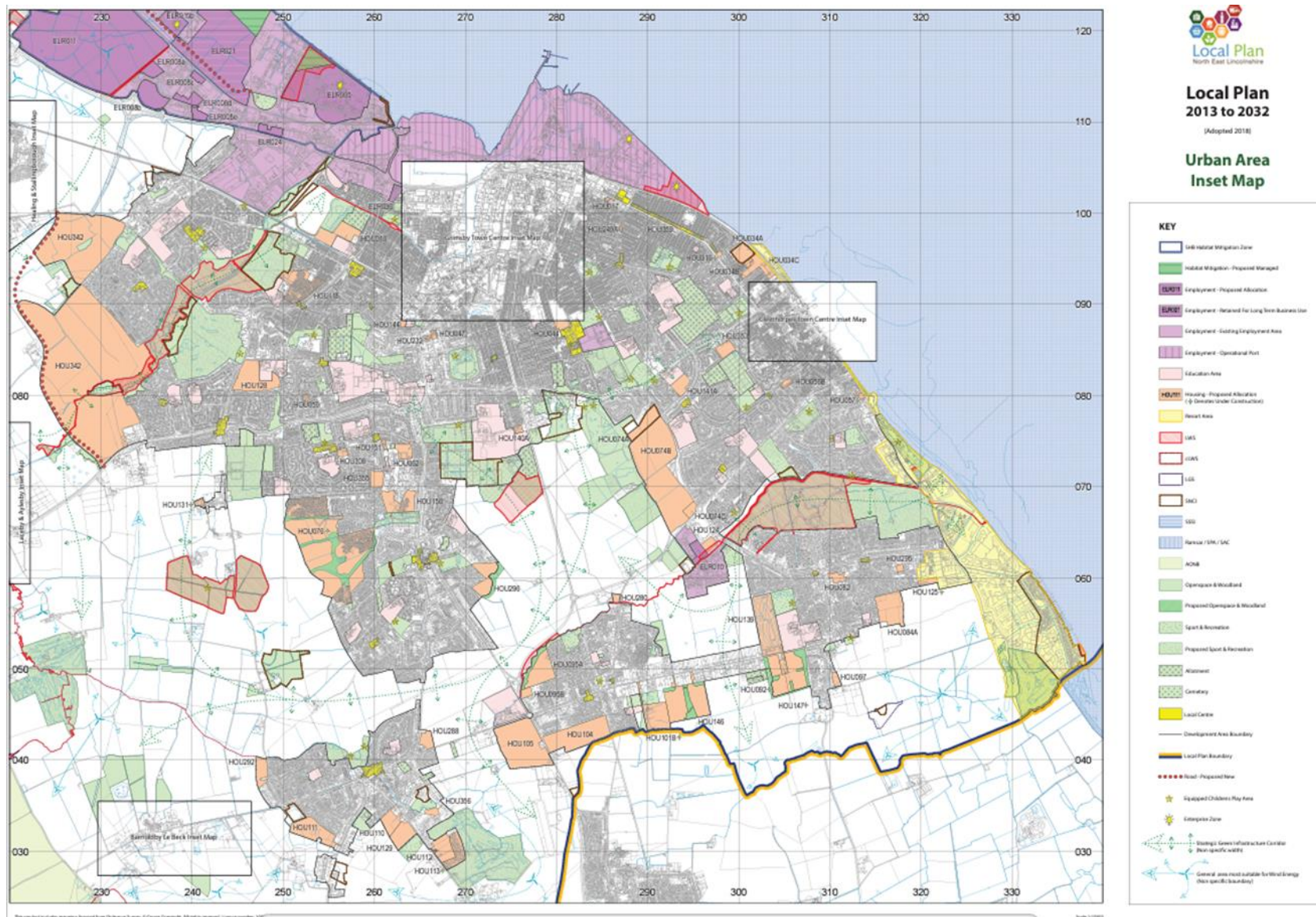


Image 2Ci.3 North East Lincolnshire Local Plan Policies Map Allocations Grimsby Town Centre

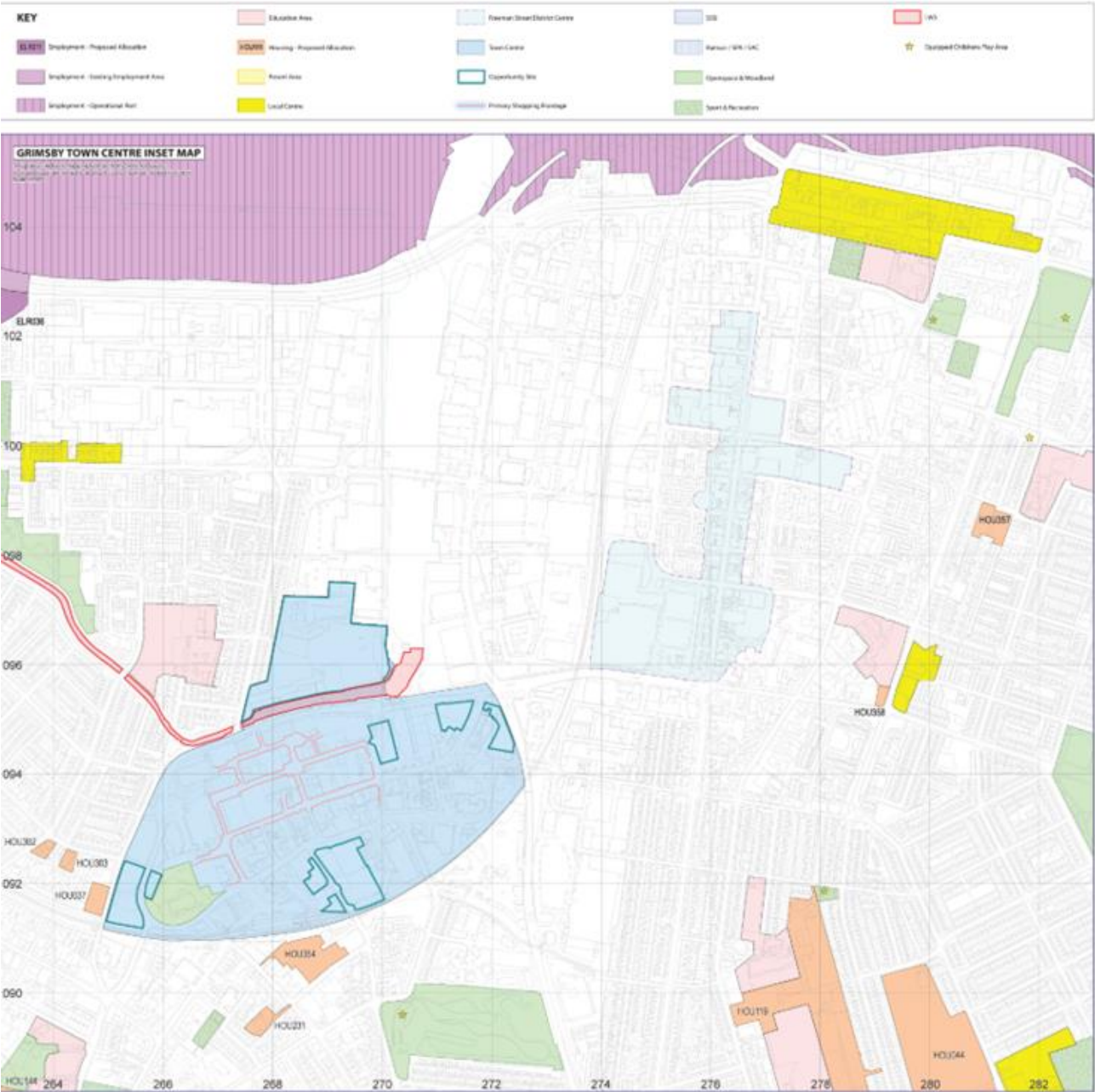




Table 2Ci.1 North East Lincolnshire Local Plan policies

Policy/Allocation Reference	Context
Policy 13 and 14 HOU342	Strategic Housing allocation: Grimsby West Urban Extension. The site area is 206.70 ha, with an anticipated total capacity yield 3,337 dwellings. A masterplan is currently being developed for this site.
Open Space and Woodland/Strategic Green Infrastructure designations covered by Local Plan Policy 40	<p>Policy 40 states that development should maintain and improve green infrastructure, enhancing connectivity of green spaces and access for pedestrians, cyclists, and horse riders. Green spaces should mitigate recreational pressure on the Humber Estuary by attracting walkers and dog walkers, especially in areas likely to increase visitors to the Estuary.</p> <p>Loss or reduction of public rights of way (PRoWs) is not permitted unless equivalent alternatives are provided. Proposed diversions must be convenient, attractive, and not disturb protected wildlife sites. Green spaces should support biodiversity and sustainable water management, including climate change mitigation.</p> <p>The Council will protect strategic gaps to preserve the identity and openness of settlements and prevent their coalescence, specifically between:</p> <ul style="list-style-type: none"> <li>• Immingham and industrial development to the north.</li> <li>• Stallingborough and Healing.</li> <li>• Healing and Grimsby.</li> <li>• Laceby and Grimsby.</li> <li>• Waltham and Grimsby/New Waltham.</li> <li>• New Waltham and Grimsby/Humberston; and</li> <li>• Humberston and Cleethorpes.</li> </ul> <p>These areas form strategic green infrastructure corridors. Development near settlement boundaries should enhance green infrastructure, respecting the relationship between the countryside and urban areas, and avoid creating hard settlement edges.</p>
Proposed New Road	The land west of Laceby Acres and Wybers Wood ('Grimsby West'), will once developed form a major strategic extension to the west of the Grimsby urban area. It will also establish a new road link between the A46 and A180, via the A1136.

Policy/Allocation Reference	Context
HOU128 Policy 13	Housing Allocation: Land at former Western School and to the rear of Grange Primary School, south of Cambridge Road and east of Little Coates Road. The site area is 10.38 ha, with a total capacity yield 390 dwellings.
Policy 7 ELR024	Employment Allocation: Estate Road 1. The site area is 2.3 ha, indicative use for mixed use.
Policy 7 ELR011	Employment Allocation: Europarc Phase IV. The site area is 15 ha, indicative use is food processing.
Policy 7 ELR015b	Great Coates Business Park, Moody Lane, 22.6 ha site indicative use for chemicals and process industries.
Policy 7 ELR008 a/b/c/d/e	Employment allocation, Europarc Phase III 14.9 ha site indicative use is food processing.
Policy 7 ELR024	Employment allocation, estate road 1 2.3 ha site, indicative use is mixed
Policy 7 ELR036	Employment allocation, land at Westgate Park, Armstrong Street. 0.61 ha site indicative use is mixed
Policy 7 ELR021	Employment Allocation: Novartis, Moody Lane. The site area is 56 ha, indicative use is for chemicals and process.
Policy 7 ELR005	Employment Allocation: Former Huntsman Tioxide Site, Moody Lane. The site area is 25 ha, indicative proposed use is for ports and logistics.



# Central Lincolnshire Local Plan, adopted April 2023 (Ref 6)

Image 2Ci.4 Central Lincolnshire Local Plan Policies Map



Table 2Ci.2 Central Lincolnshire Local Plan policies

Policy/Allocation Reference	Policy Context
Value Zone B Policy S22 Affordable Housing	The strategic aim will be to deliver the c.12,000 affordable dwellings that are needed during the plan period to meet the needs of residents unable to meet their own housing need through the open market, though it is recognised that for viability reasons not all this need will be met through the planning system alone.
Policy 14: Renewable Energy Locations suitable in principle for large scale wind turbines	The Central Lincolnshire Joint Strategic Planning Committee is committed to supporting the transition to a net zero carbon future S14 details the support for renewable energy schemes, including ancillary

Policy/Allocation Reference	Policy Context
	development, only where the direct, indirect, individual and cumulative impacts are, or will be made, acceptable.
Area of Great Landscape Value Policy S62	<p>Great Limber and the Chalk Wolds' Estates Area of Great Landscape Value</p> <p>Areas of Great Landscape Value (AGLV) are locally designated landscape areas recognised for their intrinsic character and beauty and their natural, historic and cultural importance. A high level of protection will be afforded to AGLV reflecting their locally important high scenic quality, special landscape features and sensitivity.</p>
Areas of Outstanding Natural Beauty Policy S62	<p>Lincolnshire Wolds National Landscape</p> <p>The Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) is a nationally designated landscape and has the highest level of protection. Great weight should be given to conserving and enhancing the landscape and scenic beauty in this area. All development proposals within, or affecting the setting of, the AONB shall:</p> <ul style="list-style-type: none"> <li>a) be compatible with the special character of the area and have had regard to conserving and enhancing the special quality and scenic beauty of the landscape; and</li> <li>b) respect the landscape character, topography, and context in relation to the siting, design, scale and extent of development; and</li> <li>c) protect and enhance important views into, out of and within the AONB; and</li> <li>d) retain and enhance existing natural, historic and cultural features that contribute to the special quality of the landscape.</li> </ul> <p>Proposals which will result in an adverse impact on the AONB or which fail to demonstrate that they will not have an adverse impact taking into account any mitigation proposed, will not be supported.</p>
Policy S80: Housing Sites in Large Villages	Housing Allocation WL/KEE/001: Land south of Stallingborough Road, Keelby. The site area is 3.83 ha, with a total capacity yield 80 dwellings.
Policy S80: Housing Sites in Large Villages	Housing Allocation WL/KEE/003: Land at Church Lane, Keelby. The site area is 4.45 ha, with a total capacity yield 100 dwellings.
Policy S64: Local Green Space	Two Local Green Space areas identified in Keelby, a large one to the north east and a small area to the west of the settlement.

Policy/Allocation Reference	Policy Context
	<p>An area identified as a Local Green Space on the Policies Map or within an adopted Neighbourhood Plan will be protected from development in line with the NPPF, which rules out development on these sites other than in very special circumstances.</p>
Policy S65: Important Open Spaces	<p>Several Important Open Space areas identified in Keelby.</p> <p>An area identified as an Important Open Space on the Policies Map is safeguarded from development unless it can be demonstrated that: a. there are no significant detrimental impacts on the character and appearance of the surrounding area, ecology and any heritage assets; and b. in the case of publicly accessible open space, there is an identified over provision of that particular type of open space in the community area and the site is not required for alternative recreational uses or suitable alternative open space can be provided on a replacement site or by enhancing existing open space serving the community area.</p>

Keelby Neighbourhood Plan, adopted September 2023 (Ref 19)

Image 2Ci.5    Keelby Designated Neighbourhood Plan Area

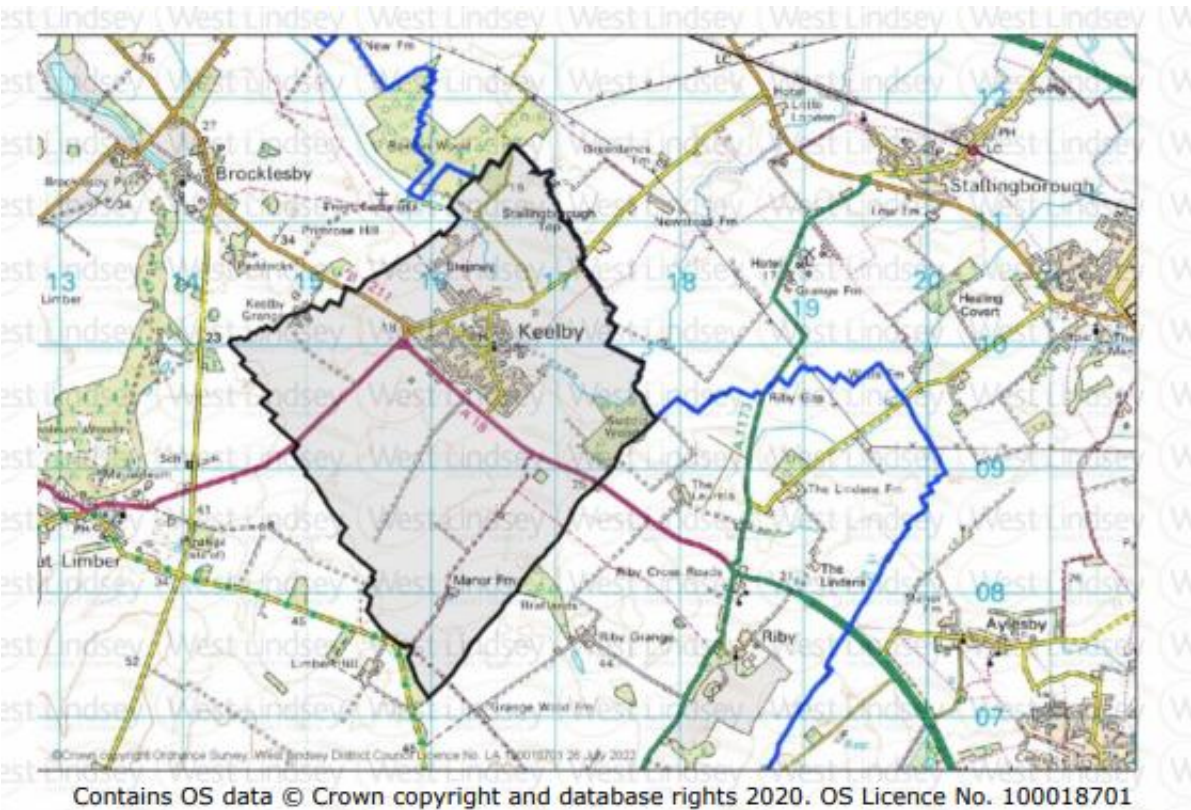


Table 2Ci.3    Keelby Neighbourhood Plan policies

Policy/Allocation Reference	Policy Context
Keelby Neighbourhood Plan lies within 5 km of the draft Order Limits, there are no allocations within the Neighbourhood Plan that impact the Project.	



Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management Policies, adopted 2016 (Ref 1)

Image 2Ci.6 Central Lincolnshire Local Plan Interactive Policies Map

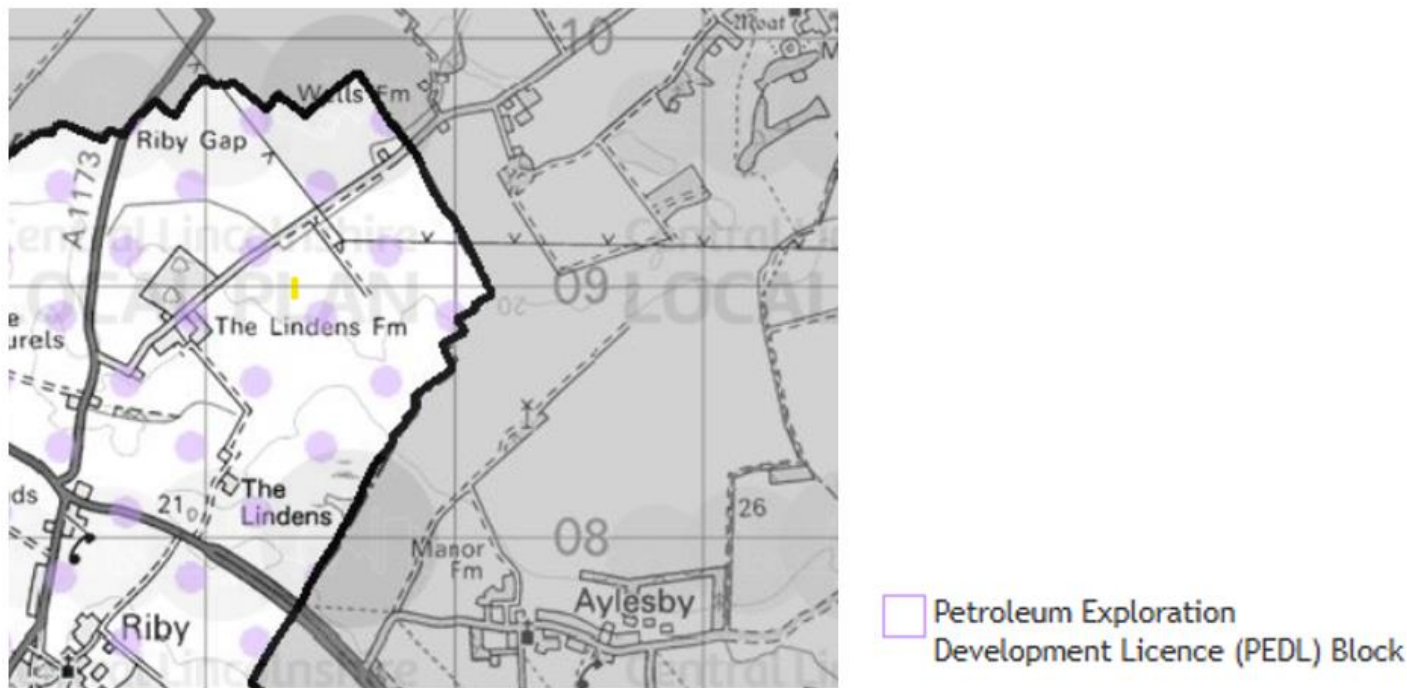


Table 2Ci.4 Lincolnshire Minerals and Waste Local Plan policies

Policy/Allocation Reference	Policy Context
Petroleum Exploration Development Licence (PEDL) Block	Large areas of Lincolnshire are covered by a PEDL which grants exclusive rights to search and bore for, and get, petroleum within a specified area. There is no policy in reference to this area designation in the plan.
W8 Safeguarding Waste Management Sites	Keelby Sewage Treatment Works is located to the east of Keelby. Policy W8 seeks to safeguard existing waste management sites.

## **2Ci.3 Section 2 New Grimsby West Substation to New Lincolnshire Connection Substation A**

- 2Ci.3.1 This section presents Section 2 of the Project, the boundary of which is shown in **Image 2Ci.1**. Extracts from the local development plans relevant to Section 2 of the Project and an overview of the site allocations within those development plans are presented in **Image 2Ci.8- Image 2Ci.20** and within the **Tables 2Ci.4-8** below.



Image 2Ci.7 Project GIS Illustrating Route Section 2



# North East Lincolnshire Local Plan 2013 to 2032, adopted 2018 (Ref 4)

Image 2Ci.8 North East Lincolnshire Local Plan: Laceby and Aylesby (and Key)

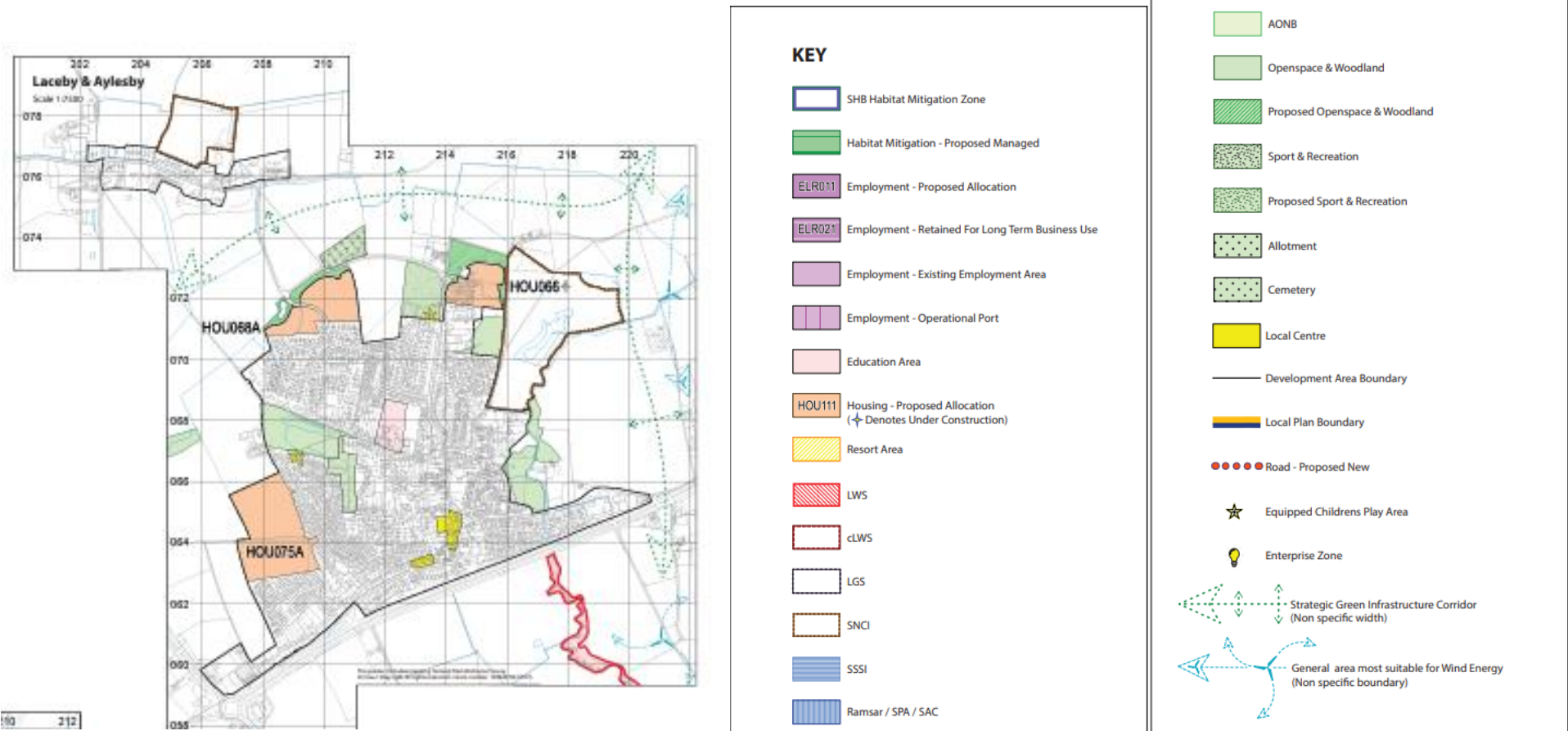




Image 2Ci.9 North East Lincolnshire Local Plan: Urban Area

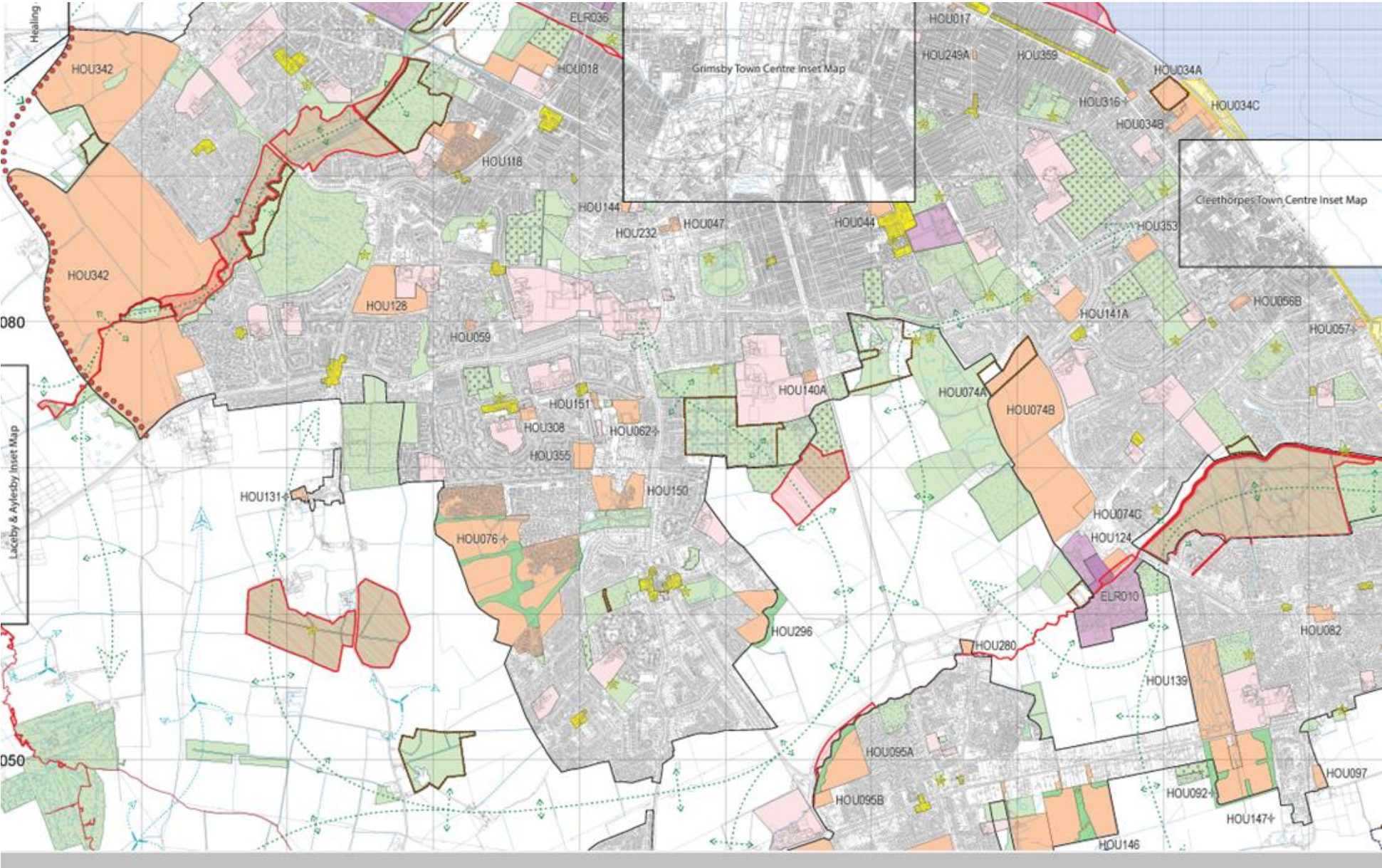




Image 2Ci.10 North East Lincolnshire Local Plan: Grimsby

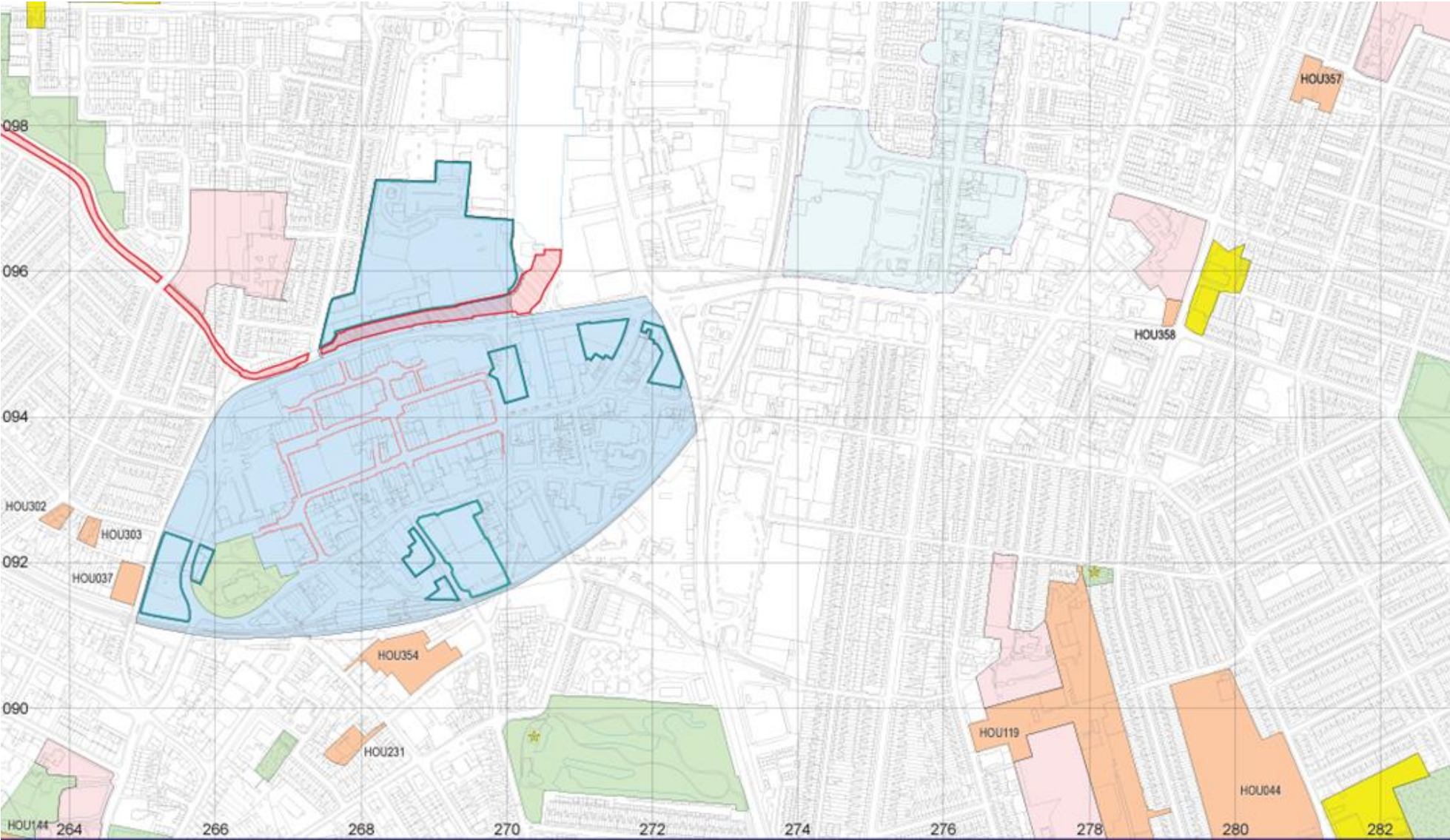


Table 2Ci.5 North East Lincolnshire Local Plan policies

Policy Reference	Context
Policy 13 and 14 HOU342 Grimsby	Strategic Housing allocation: Grimsby West Urban Extension. The site area is 206.70 ha, with an anticipated total capacity yield 3,337 dwellings. A masterplan is currently being developed for this site.
Policy 13 HOU292 Waltham	Housing allocation: Land west of Bradley Road. The site area is 3.4 ha, with an anticipated total capacity yield 66 dwellings.
Policy 13 HOU111 Waltham	Housing allocation: Land to the rear of Sandon House, Barnoldby Road and west of Brigsley Road. The site area is 8.74 ha, with an anticipated total capacity yield 199 dwellings.
Local Wildlife Site and Open space and Woodland	<p>Policy 40 states that development should maintain and improve green infrastructure, enhancing connectivity of green spaces and access for pedestrians, cyclists, and horse riders. Green spaces should mitigate recreational pressure on the Humber Estuary by attracting walkers and dog walkers, especially in areas likely to increase visitors to the Estuary.</p> <p>Loss or reduction of PRoWs is not permitted unless equivalent alternatives are provided. Proposed diversions must be convenient, attractive, and not disturb protected wildlife sites. Green spaces should support biodiversity and sustainable water management, including climate change mitigation.</p> <p>The Council will protect strategic gaps to preserve the identity and openness of settlements and prevent their coalescence, specifically between:</p> <ul style="list-style-type: none"> <li>• Immingham and industrial development to the north;</li> <li>• Stallingborough and Healing;</li> <li>• Healing and Grimsby;</li> <li>• Laceby and Grimsby;</li> <li>• Waltham and Grimsby/New Waltham;</li> <li>• New Waltham and Grimsby/Humberston; and</li> <li>• Humberston and Cleethorpes.</li> </ul> <p>These areas form strategic green infrastructure corridors. Development near settlement boundaries should enhance green infrastructure, respecting the relationship between the countryside and urban areas, and avoid creating hard settlement edges.</p>

Policy Reference	Context
General area most suitable for Wind Energy Policy 31 Renewable and low carbon infrastructure	<p>The Council will support opportunities to maximise renewable energy capacity within the Borough and seeks to deliver at least 75MW of installed grid-connected renewable energy by 2032.</p> <p>Proposals for onshore wind energy development will be permitted if (...) located in an area that is identified as potentially suitable for wind energy development in an adopted Neighbourhood Plan.</p>
Local Nature Reserve	Weelsby Woods Park. Not linked to policy.
Local Nature Reserve	Bradley and Dixon Woods. Not linked to policy.
Education Area	Area identified on the North East Lincolnshire policy map for education south of Butt Lane, Laceby. Identified Education Area's are not linked to a specific policy. This site contains an existing junior school and associated playing field.
Policy 13 HOU128 Grimsby	Housing Allocation: Land at former Western School and to the rear of Grange Primary School, south of Cambridge Road and east of Little Coates Road. The site area is 10.38 ha, with a total capacity yield 390 dwellings.
Policy 13 HOU118 Grimsby	Housing Allocation: Central Parade, Freshney Green (former Yarborough Estate). The site area is 9.95 ha, with a total capacity yield 165 dwellings.
Policy 14 HOU076 Policy 14	Strategic Housing Allocation: Scartho Top. The site has a total capacity yield 971 dwellings. This is a consented site and is currently under construction.
HOU066	Land north of nursing home Butt Lane, Laceby. This site has been constructed and is not linked to policy.
HOU131	Bradley Yard, Bradley. This site has been constructed and is not linked to policy.
Policy 13 HOU068A	Housing Allocation: Land off (to the east and west) Blyth Way. The site area is 3.94 ha, with a total capacity yield 100 dwellings, this site is currently under construction.
Policy 13 HOU075A	Housing Allocation: Land off Field Head Road and west of Charles Avenue. The site area is 6.5 ha, with a total capacity yield 152 dwellings.



Policy Reference	Context
Policy 13 HOU140A	Housing Allocation: Weelsby Avenue Depot. The site area is 0.66 ha, with a total capacity yield 23 dwellings
Policy 13 HOU150	Housing Allocation: Land at the south of Diana Princess of Wales Hospital. The site area is 6.66 ha, with a total capacity yield 490 dwellings
Policy 13 HOU355	Housing Allocation: Scartho Top Playing Field, Heimdal Road. The site area is 2.55 ha, with a total capacity yield 100 dwellings
Policy 13 HOU308	Housing Allocation: Land at Winchester Avenue. The site area is 0.92 ha, with a total capacity yield 60 dwellings
Policy 13 HOU018	Housing Allocation: Land at Macaulay Lane. The site area is 7.24 ha, with a total capacity yield 250 dwellings
Policy 13 HOU119	Housing Allocation: Cordage Mill, Convamore Road. The site area is 3.22 ha, with a total capacity yield 113 dwellings
Policy 13 HOU044	Housing Allocation: Land at Ladysmith Road. The site area is 4.16 ha, with a total capacity yield 260 dwellings
Policy 13 HOU074 A, B, C	Housing Allocation: Lane west of Humberston Road. The site area is 48.91 ha, with a total capacity yield 1,708 dwellings
Policy 13 HOU296	Housing Allocation: Land off Shaw Drive and Glebe Road. The site area is 8.01 ha, with a total capacity yield 160 dwellings
Policy 13 HOU110 and HOU129	Housing Allocation: Land to the west of Cheapside. The site area is 8.76 ha, with a total capacity yield 230 dwellings
Policy 13 HOU112	Housing Allocation: Land to the north west of Golf Course Lane and east of Cheapside. The site area is 5.14 ha, with a total capacity yield 95 dwellings.
Policy 13 HOU288	Housing Allocation: Land off Station Road. The site area is 2.22 ha, with a total capacity yield 51 dwellings.
Policy 13 HOU356	Housing Allocation: Land south of Ings Lane. The site area is 0.99 ha, with a total capacity yield 10 dwellings.

Policy Reference	Context
Policy 13 HOU095A and HOU095B	Housing Allocation: Land west of Greenlands and north of Simpsons Fold Court. The site area is 10.57 ha, with a total capacity yield 216 dwellings.
Policy 13 HOU104	Housing Allocation: Land at Louth Road. The site area is 16.08 ha, with a total capacity yield 300 dwellings.
Policy 13 HOU105	Housing Allocation: Land west of Louth Road and south of Toll Bar School The site area is 23.07 ha, with a total capacity yield 400 dwellings.
Policy 13HOU146	Housing Allocation: Land to the south of 32-66 Humberston Avenue (Millennium Park). The site area is 21.74 ha, with a total capacity yield 385 dwellings.
Policy 13HOU280	Housing Allocation: Land adjacent pumping station Hewitts Avenue. The site area is 0.68 ha, with a total capacity yield 13 dwellings.

# East Lindsey Local Plan, adopted 2018 (Ref 7)

Image 2Ci.11 East Lindsey Local Plan Policies Map: Holton Le Clay

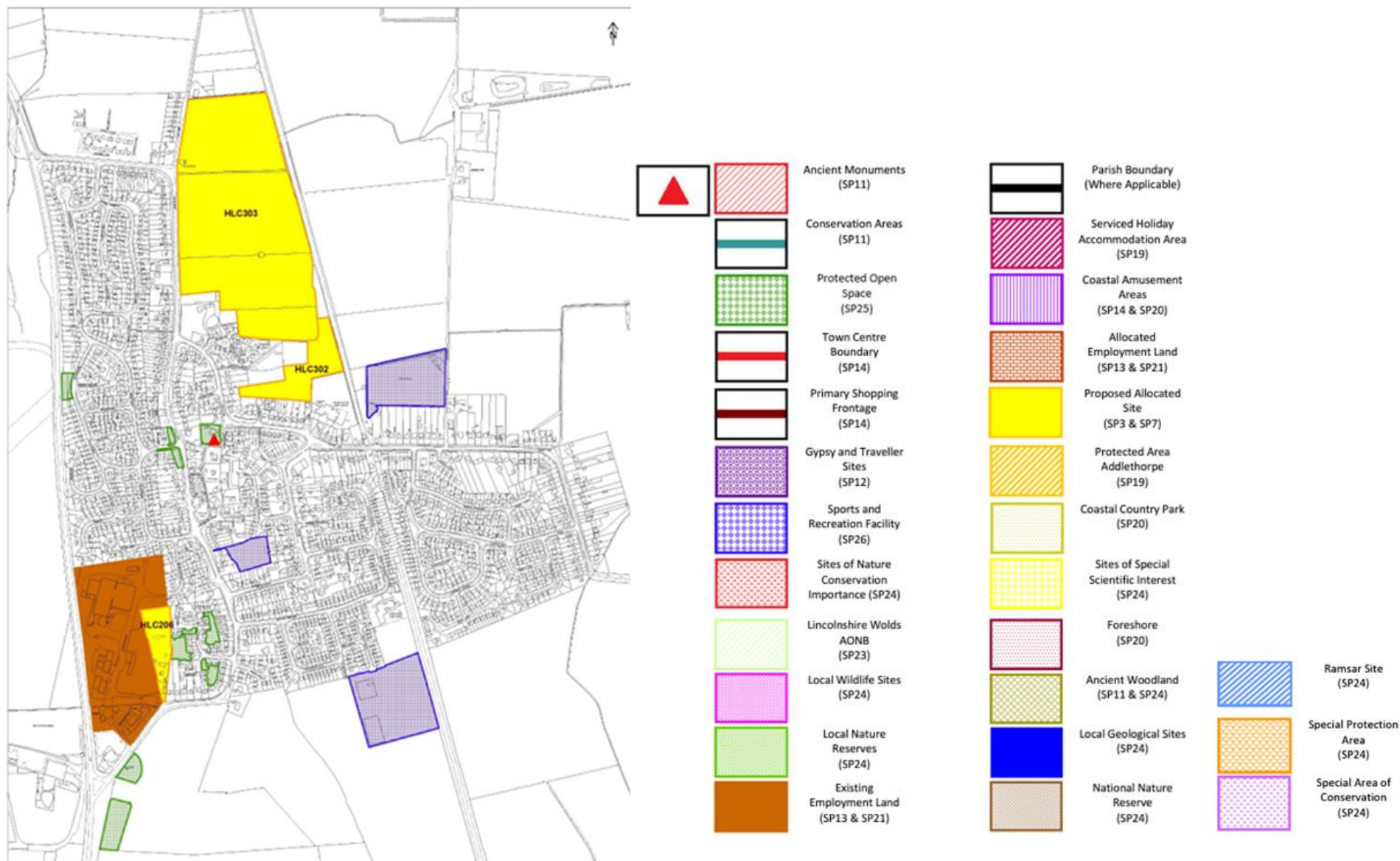


Image 2Ci.12 East Lindsey Local Plan Policies Map: North Thoresby

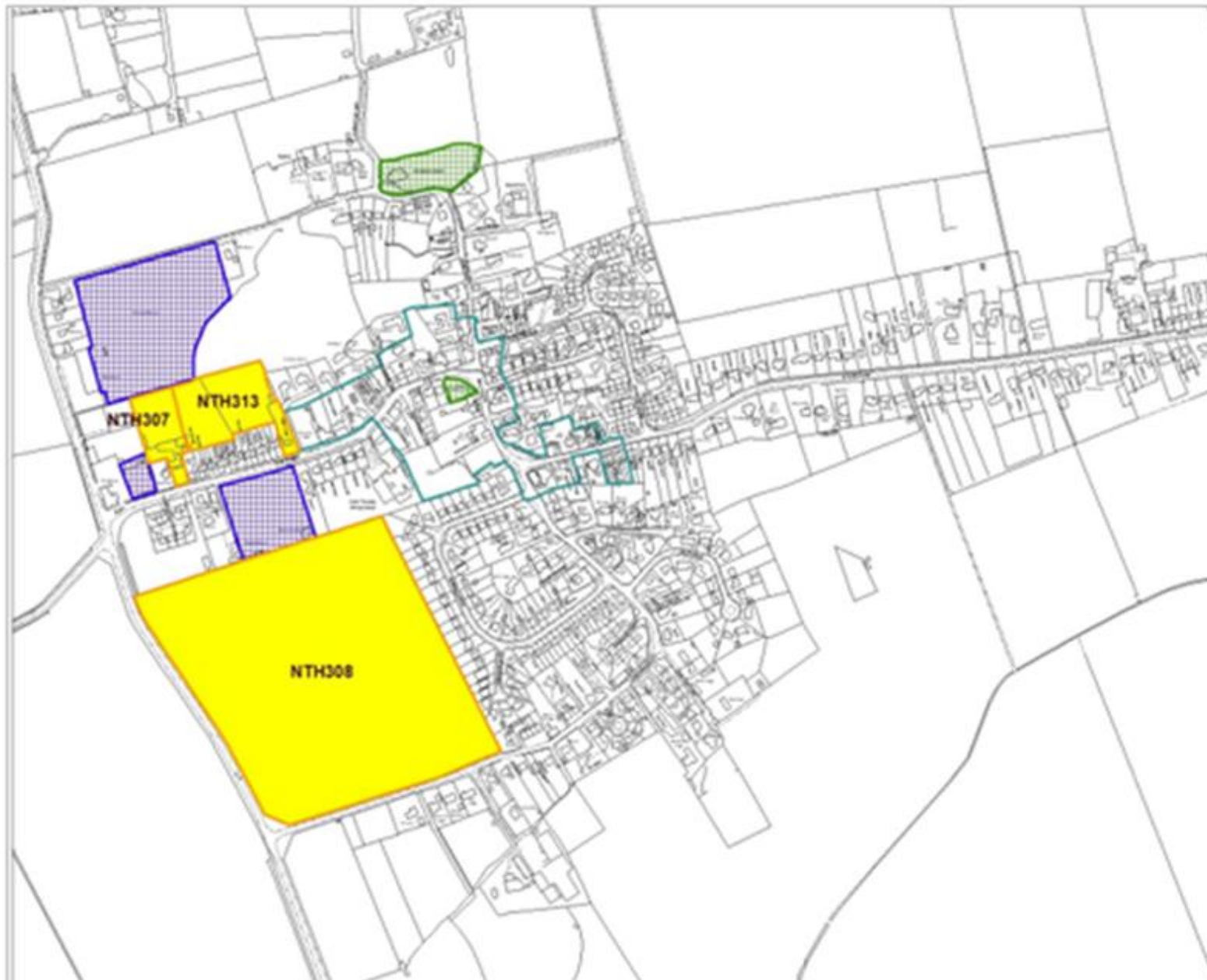




Image 2Ci.13 East Lindsey Local Plan Policies Map: Louth

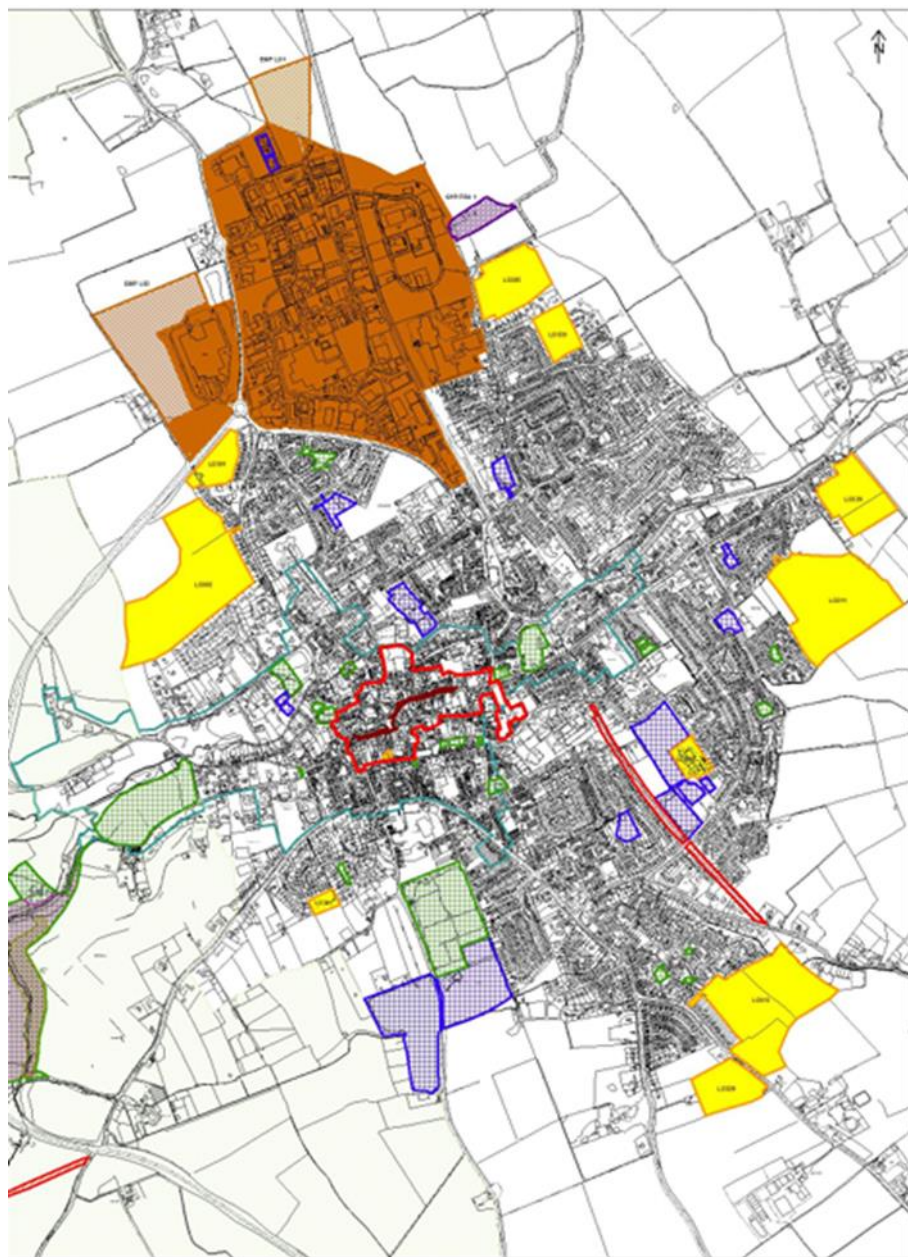


Image 2Ci.14 East Lindsey Local Plan Policies Map: Manby

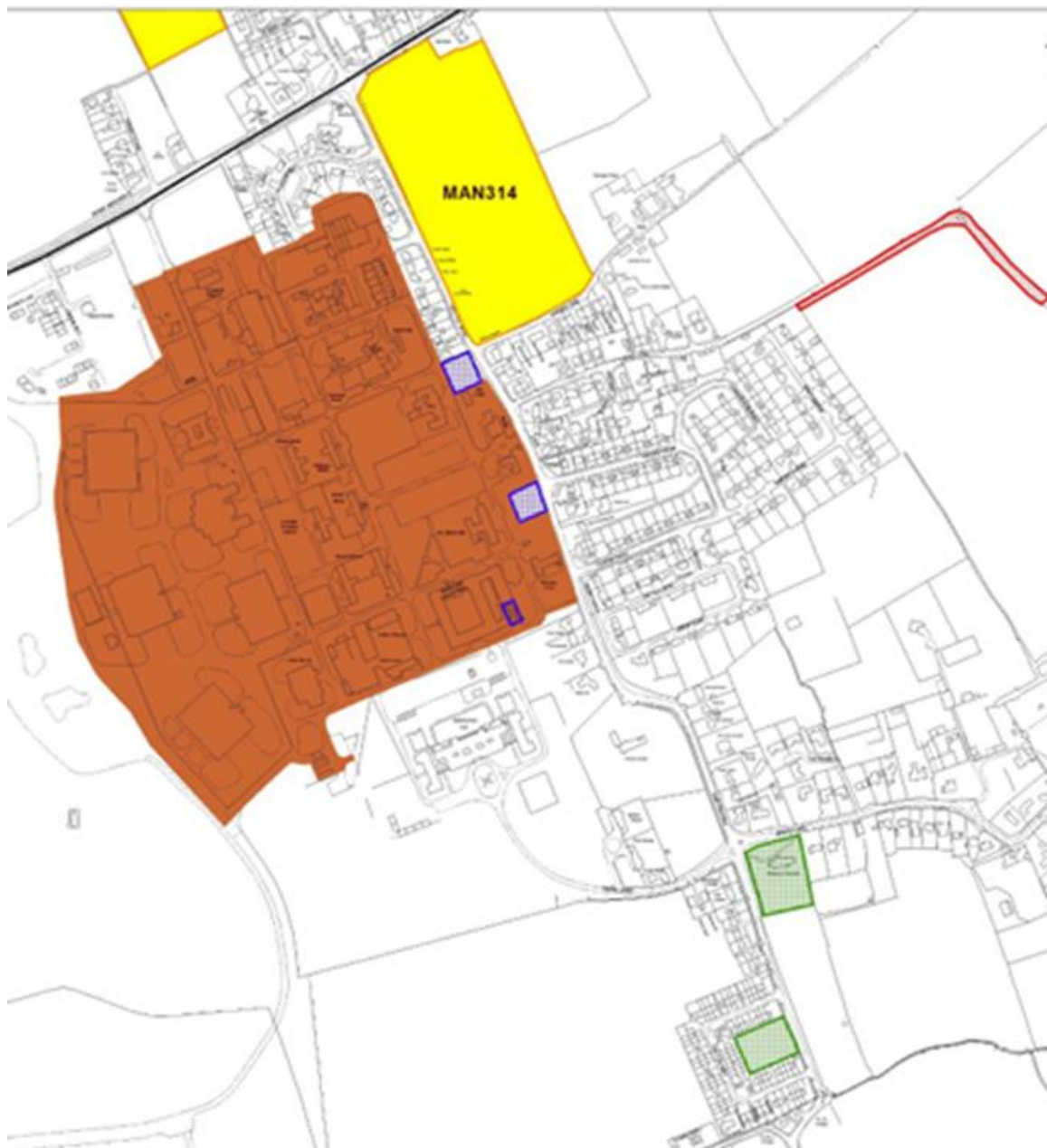




Image 2Ci.15 East Lindsey Local Plan Policies Map: Legbourne

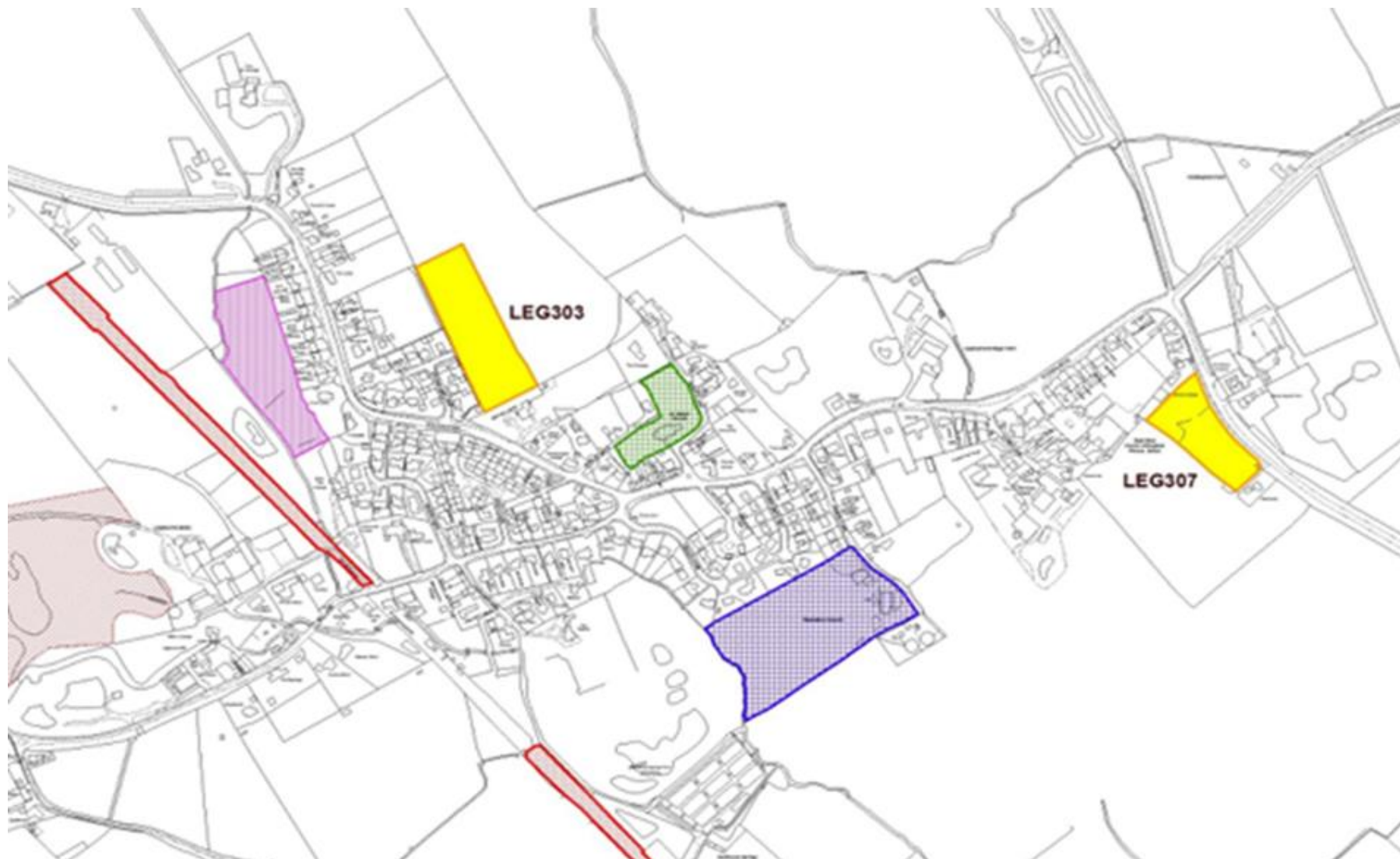


Image 2Ci.16 East Lindsey Local Plan Policy Map: Burgh Le Marsh

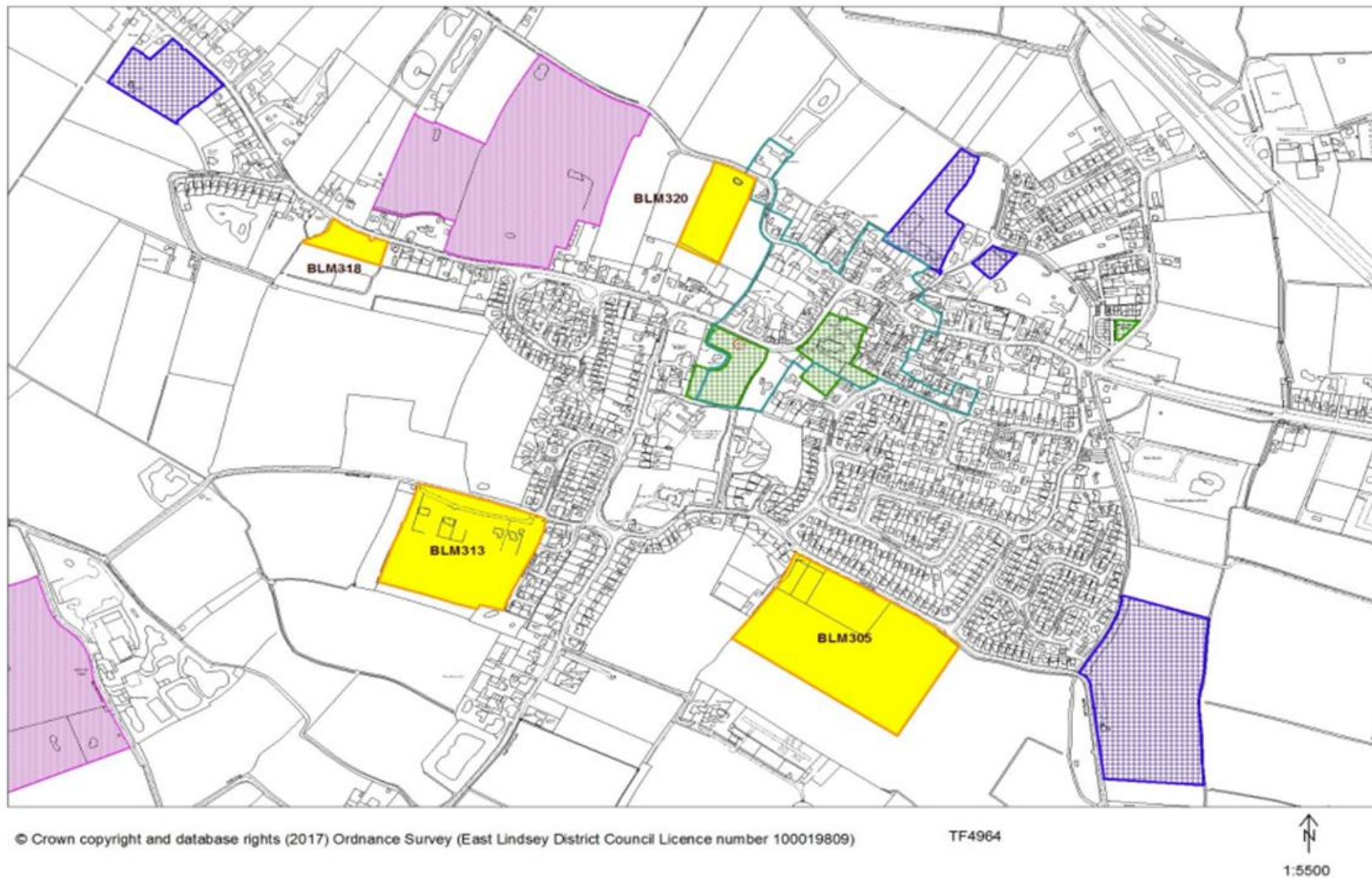


Image 2Ci.17 East Lindsey Local Plan Policies Map: Tetney

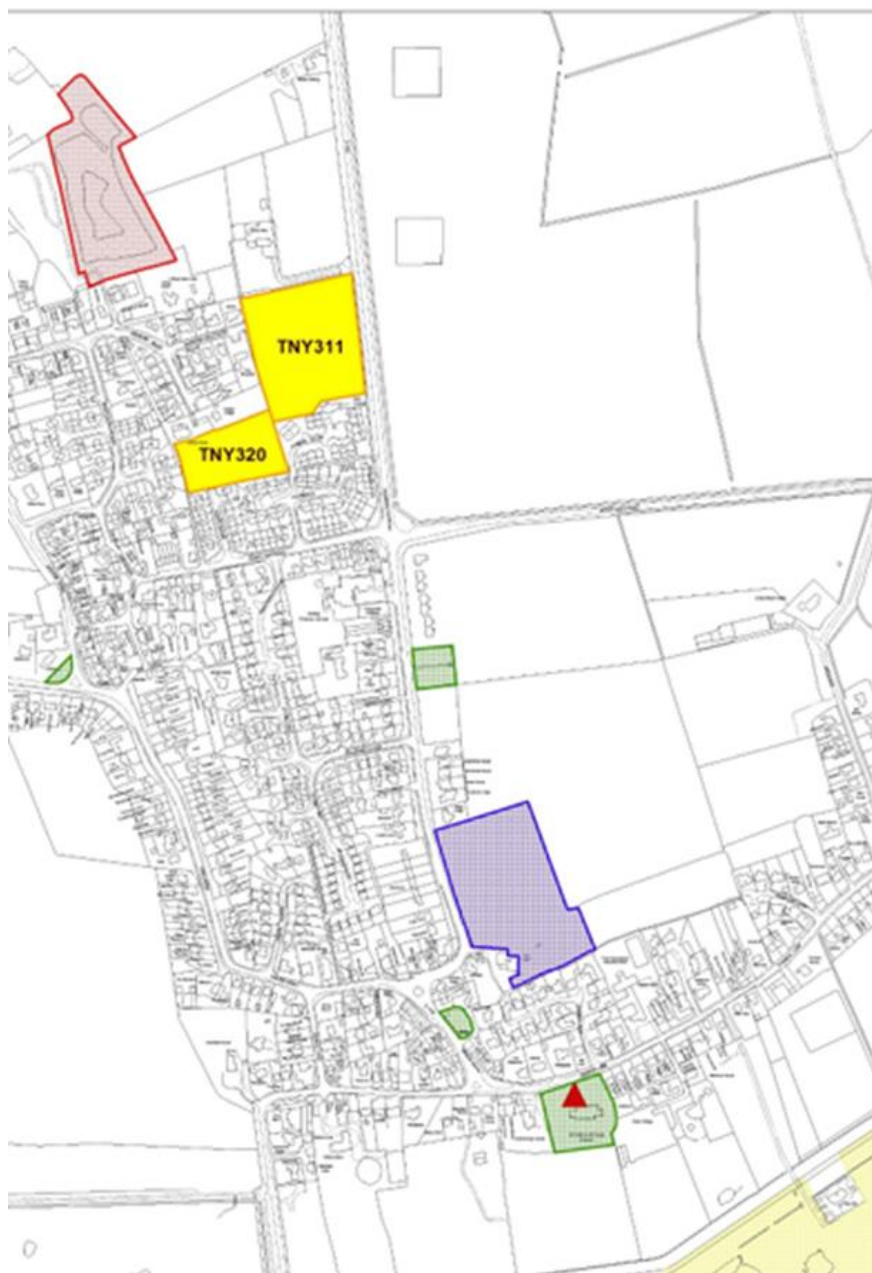




Table 2Ci.6 East Lindsey Local Plan policies

Policy/Allocation Reference	Policy Context
Policy SP DPD1 HLC303	Housing Allocation: Land east of Louth Road Holton le Clay. The site area is 15.37 ha, with a total capacity yield 285 dwellings.
Policy SP DPD1 HLC302	Housing Allocation: Land off Church Road, Holton le Clay. The site area is 1.70 ha, with a total capacity yield 15 dwellings.
Policy SP DPD1 HLC206	Housing Allocation: Land off Louth Road, Holton le Clay. The site area is 0.98 ha, with a total capacity yield 14 dwellings
Policy SP DPD1 NTH308	Housing Allocation: Land off the A16, North Thoresby. The site area is 10.77 ha, with a total capacity yield 130 dwellings.
Policy SP DPD1 NTH313	Housing Allocation: Land off the High Street, North Thoresby. The site area is 1.11 ha, with a total capacity yield 25 dwellings.
Policy SP DPD1 NTH307	Housing Allocation: Land off the High Street, North Thoresby. The site area is 0.54 ha, with a total capacity yield 10 dwellings.
EMP LO2	Employment Allocation: West of the A16 and Fairfield Industrial Estate, Louth. The site area is 9.9 ha.
Emp LO1	Employment Allocation: North of Fairfield Industrial Estate, Louth. The site area is 4.1 ha.
Policy SP DPD1 LO305	Housing Allocation: Land off Brackenborough Road, Louth. The site area is 4.99 ha, with a total capacity yield 129 dwellings.
Policy SP DPD1 LO325	Housing Allocation: Land off Shearwater Close, Louth. The site area is 2.11 ha, with a total capacity yield 54 dwellings.
Policy SP DPD1 LO302	Housing Allocation: Land off Grimsby Road, Louth. The site area is 13.9 ha, with a total capacity yield 240 dwellings.
Policy SP DPD1 LO326	Housing Allocation: Land off Eastfield Road, Louth. The site area is 4.66 ha, with a total capacity yield 76 dwellings.

Policy/Allocation Reference	Policy Context
Policy SP DPD1 LO311	Housing Allocation: Land to the rear of Chestnut Drive, Louth. The site area is 12.03 ha, with a total capacity yield 275 dwellings.
GYP/TRA 1	Gypsy/Traveller Site Allocation: Land off Brackenborough Road, Louth. The site area is 1.71, with a total capacity yield 11 pitches.
Policy SP DPD1 LO312	Housing Allocation: Wallis House, Birch Road, Louth. The site area is 1.40 ha, with a total capacity yield 38 dwellings.
Policy SP DPD1 LO313	Housing Allocation: Land to the north of Legbourne Road, Louth. The site area is 33.93 ha, with a total capacity yield 280 dwellings.
Policy SP DPD1 LO329	Housing Allocation: Land off Legbourne Road, Louth. The site area is 3.44 ha, with a total capacity yield 89 dwellings.
Policy SP DPD1 MAN316	Housing Allocation: Land to the rear the former health centre on the B1200, Manby. The site area is 1.43 ha, with a total capacity yield 27 dwellings.
Policy SP DPD1 MAN314	Housing Allocation: Land to the east of Carlton Road, Manby. The site area is 4.94 ha, with a total capacity yield 50 dwellings.
Policy SP DPD1 LEG303	Housing Allocation: Land off Househams Lane, Legbourne. The site area is 1.09 ha, with a total capacity yield 20 dwellings.
Strategic Policy 13 and 22	Inland Employment and Coastal Employment - Existing Employment Land in Manby, Louth.
Strategic Policy 24	Biodiversity and Geodiversity area identified to the north of Tetney.
TNY320	Housing Allocation: Land rear of North Holme. The site area is 0.8 ha, with a total capacity yield 15 dwellings.
TNY311	Housing Allocation: Land west of Humberston Road. The site area is 1.72 ha, with a total capacity yield 32 dwellings.
Strategic Policy 26	Open Space, Sport and Recreation: Two areas identified for sport and recreation north and south of Horton Le Clay, one in the centre of Tetney, three in North Thoresby, one

Policy/Allocation Reference	Policy Context
	in Marshchapel, one in Grainthorpe, one in Grimoldby, one in Legbourne, one close to Surfleet by St Peter.



## Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management Policies, adopted 2016 (Ref 1) Minerals and Waste Site Locations, adopted 2017 (Ref 2)

Image 2Ci.18 Lincolnshire Waste Local Plan, Site Locations: Allocated Waste Area WA11-EL

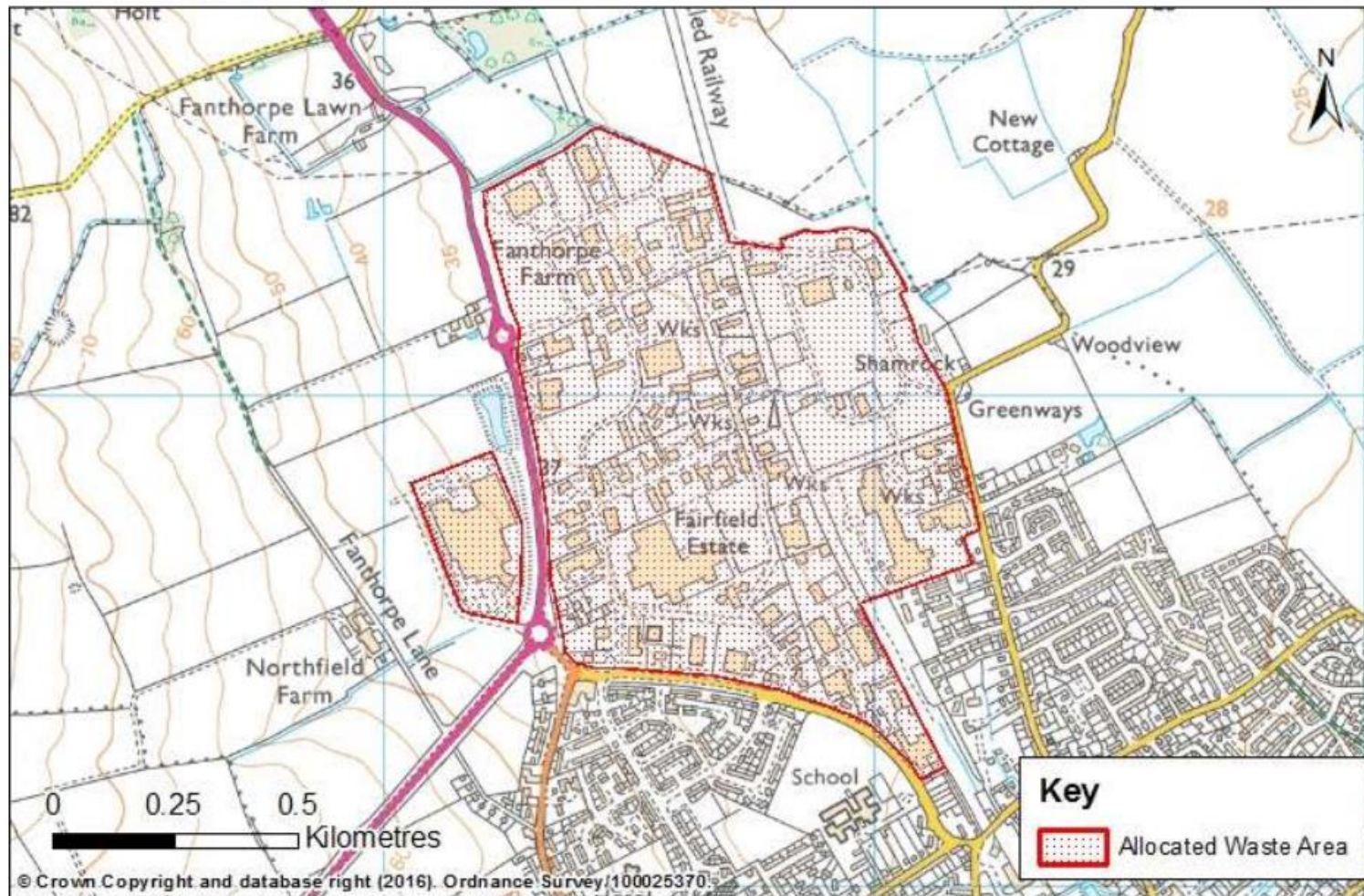


Image 2Ci.19    Lincolnshire Minerals and Waste Sites: East Lindsey

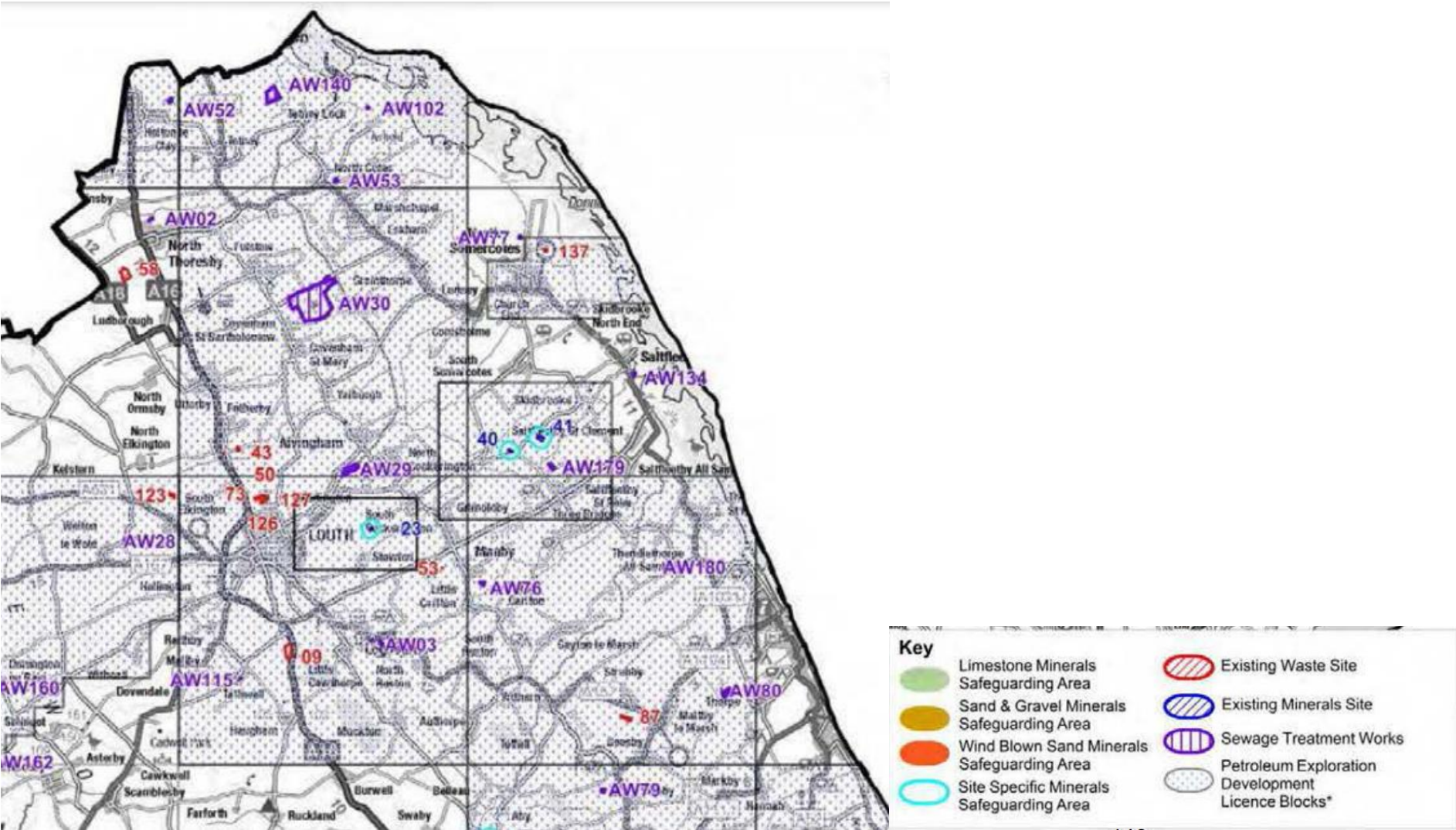




Table 2Ci.7 Lincolnshire Waste Local Plan policies

Policy/Allocation Reference	Policy Context
WA11-EL	Allocated waste area: A16 Grimsby Road, Louth. The site area is 88.5 ha potential uses include Resource Recovery Park, Treatment Facility, Waste Transfer, Materials Recycling Facility, Household Waste Recycling Centre, Metal Recycling/End of Life Vehicles, Re-Use Facility, C&D Recycling, Energy Recovery.
W8 Safeguarding Waste Management Sites	Site AW140 Tetney-Newton Marsh Sewage Treatment Works, Site AW58 Autby House Materials Recycling Facility, Site AW30 Covenham Packaged Sewage Treatment Works, Site AW29 Louth Sewage Treatment Works, Site AW76 Manby Sewage Treatment Works, Site AW127 Louth Waste Transfer Station, Site AW43 Glebe Farm, Site AW73 Belvoir Way, Site AW50 G B M Waste Management, Site AW02 North Thoresby Sewage Treatment Works, Site AW52 Holton Le Clay Sewage Treatment Works, Site AW102 North Cotes Sewage Treatment Works, Site AW03 Legbourne Sewage Treatment Works, Site AW87 Greenaway Green Waste Services
Policy M11/12: Safeguarding of Mineral Resources, Sites and Associated Infrastructure	Areas identified at GL85 and around the junction of Saddleback Road and North End Lane to the north west of Saltfleetby St Peter for potential chalk safeguarding.

## Holton le Clay Neighbourhood Plan, adopted 2022 (Ref 8).

Image 2Ci.20 Holton-le-Clay Neighbourhood Plan Area



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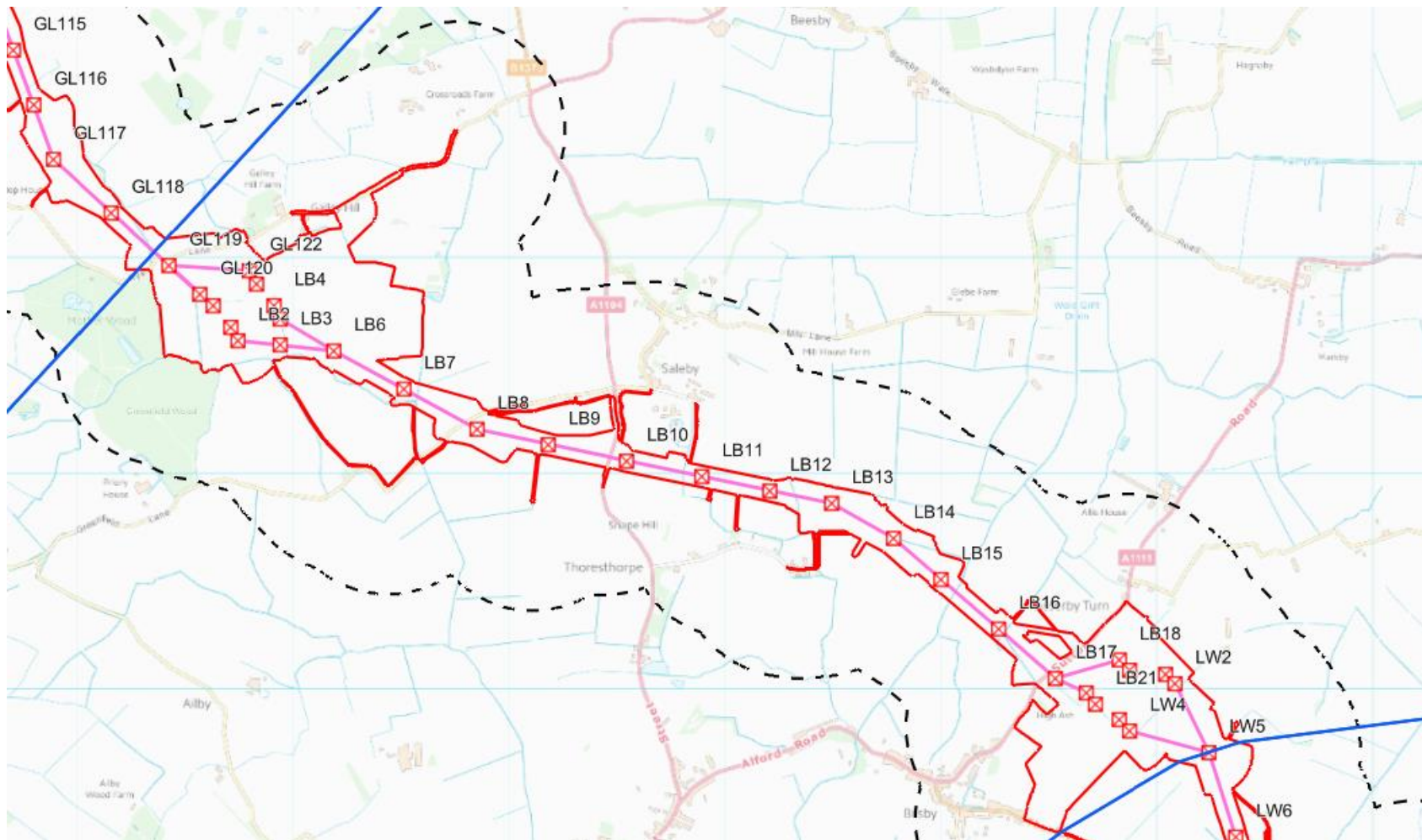
Table 2Ci.8     Holton le Clay Neighbourhood Plan (Ref 8)

Policy/Allocation Reference	Policy Context
Holton le Clay Neighbourhood Plan area lies within 5 km of the draft Order Limits, there are no allocations within the Neighbourhood Plan that impact the Project.	

## 2Ci.4 Section 3 New Lincolnshire Connection Substations A and B

2Ci.4.1 This section presents Section 3 of the Project, the boundary of which is shown in Image 2Ci.21. Extracts from the local development plans relevant to Section 3 of the Project and an overview of the site allocations within those development plans are presented within **Image 2Ci.22– Image 2Ci.24** and within the **Tables 2Ci.9 - 11** below.

Image 2Ci.21 Project GIS PEI Report Boundary and 1km Buffer





# East Lindsey Local Plan, adopted 2018 (Ref 7).

Image 2Ci.22 East Lindsey Local Plan Policy Map Extract

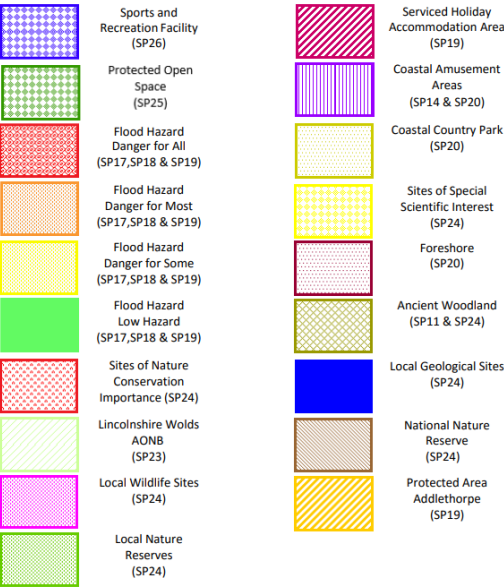
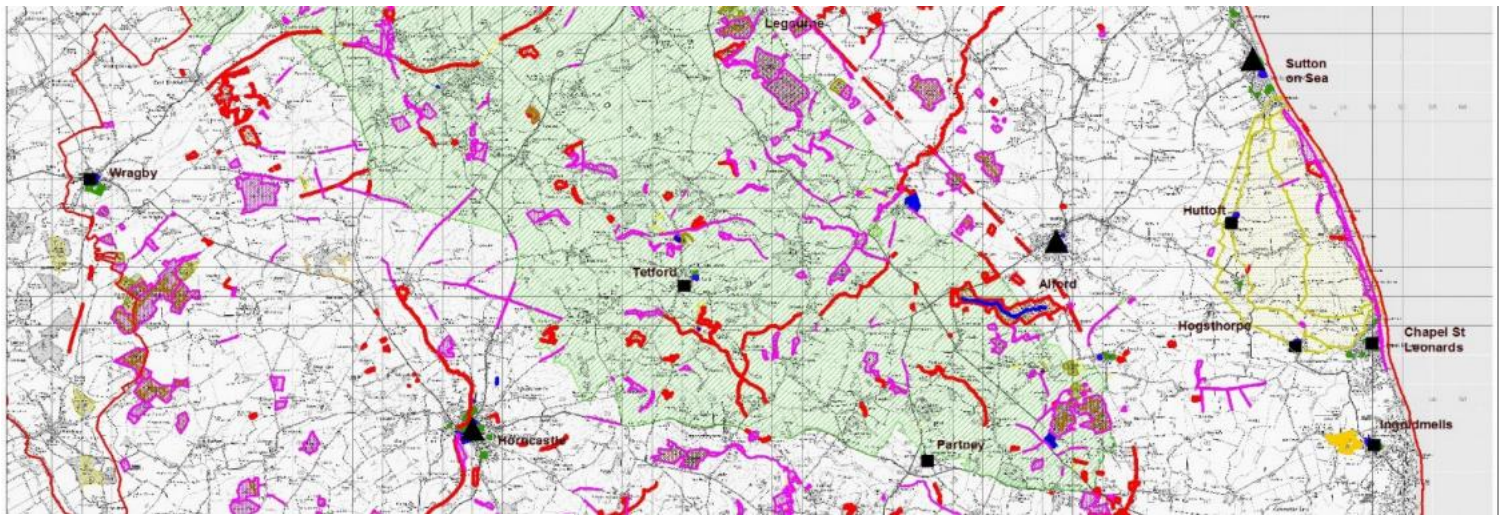


Table 2Ci.9     East Lindsey Local Plan policies

Policy/Allocation Reference	Policy Context
Policy SP DPD1 Housing	Alford Town Council Neighbourhood Plan will set out how the 66 homes and other spatial requirements are to be delivered in Alford over the plan period.
Strategic Policy 26	Open Space, Sport and Recreation: area in South Thoresby
Local Nature Reserve	South Thoresby Warren

# Lincolnshire Minerals and Waste Local Plan, adopted 2016 (Ref 1)

Image 2Ci.23 Lincolnshire Minerals and Waste Local Plan; Minerals and Waste Sites

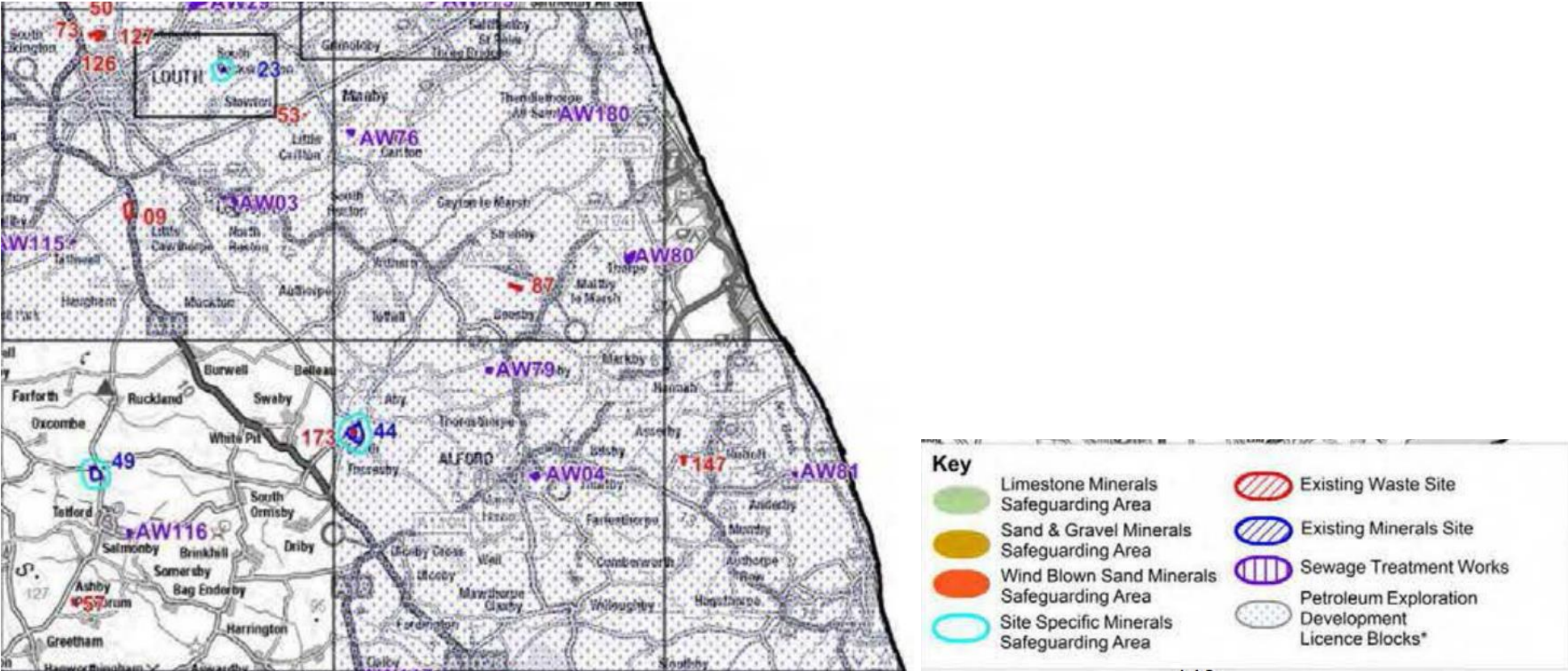


Table 2Ci.10 Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management policies

Policy/Allocation Reference	Policy Context
W8 Safeguarding Waste Management Sites	Site AW04 Alford Sewage Treatment Works,
W8 Safeguarding Waste Management Sites	Site AW79 Strubby Sewage Treatment Works
W8 Safeguarding Waste Management Sites	Site AW80 Mablethorpe Sewage Treatment Works
Petroleum Exploration development Licence Block	Large areas of Lincolnshire are covered by a PEDL which grants exclusive rights to search and bore for, and get, petroleum within a specified area. There is no policy in reference to this area designation in the plan.



## Alford Neighbourhood Plan, adopted 2019 (Ref 9).

Image 2Ci.24 Alford Neighbourhood Plan Policies Map

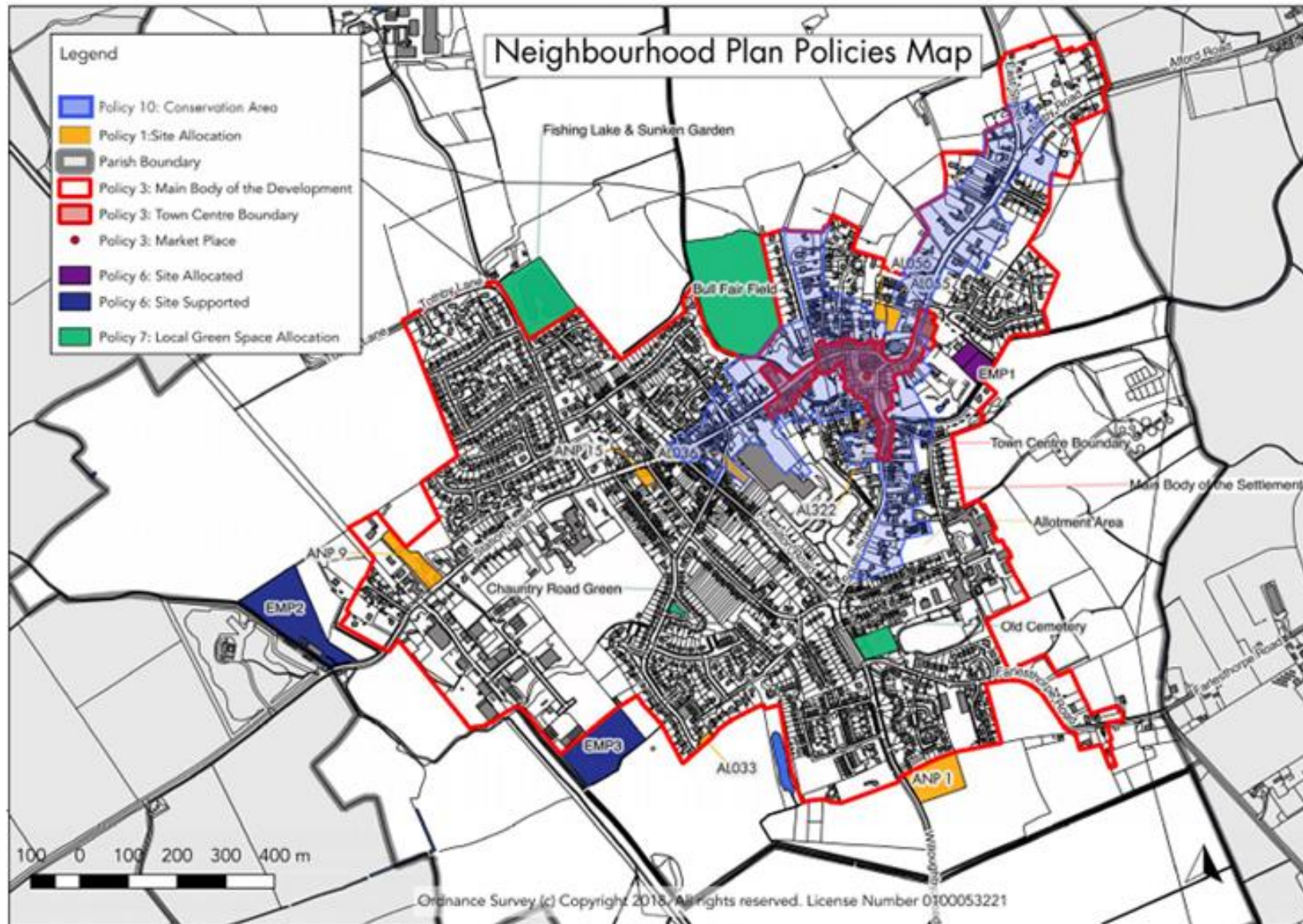


Table 2Ci.11 Alford Neighbourhood Plan policies

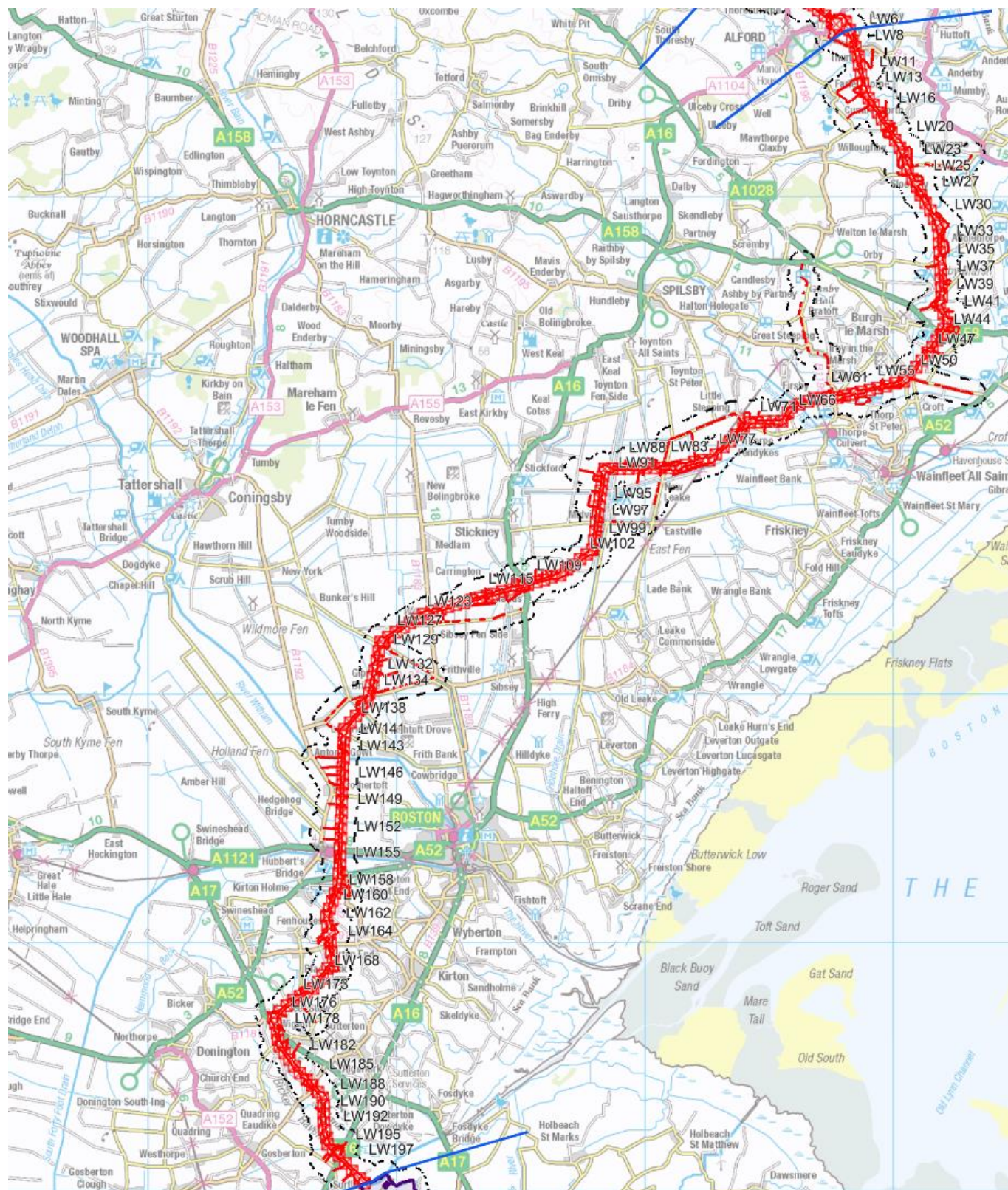
Policy/Allocation Reference	Policy Context
ANP1	Housing allocation: Waterloo Homes, Willoughby Road. The site has a capacity yield of 20 dwellings.
ANP9	Housing allocation: Hunts Depot. The site has a capacity yield of 11 dwellings.
EMP1	Employment allocation
EMP2	Employment Site supported
EMP3	Employment Site supported



## **2Ci.5 Section 4 New Lincolnshire Substation B to Refined Weston Marsh Substation Siting Zone**

- 2Ci.5.1 This section presents Section 4 of the Project, the boundary of which is shown in **Image 2Ci.25**. Extracts from the local development plans relevant to Section 4 of the Project and an overview of the site allocations within those development plans are presented within **Image 2Ci.26– Image 2Ci.42** and within the **Tables 2Ci.12 – 15** below.

Image 2Ci.25 Project GIS PEI Report Boundary Section 4





East Lindsey Local Plan, adopted 2018 (Ref 7)

Image 2Ci.26 East Lindsey Local Plan Policies: Hogsthorpe

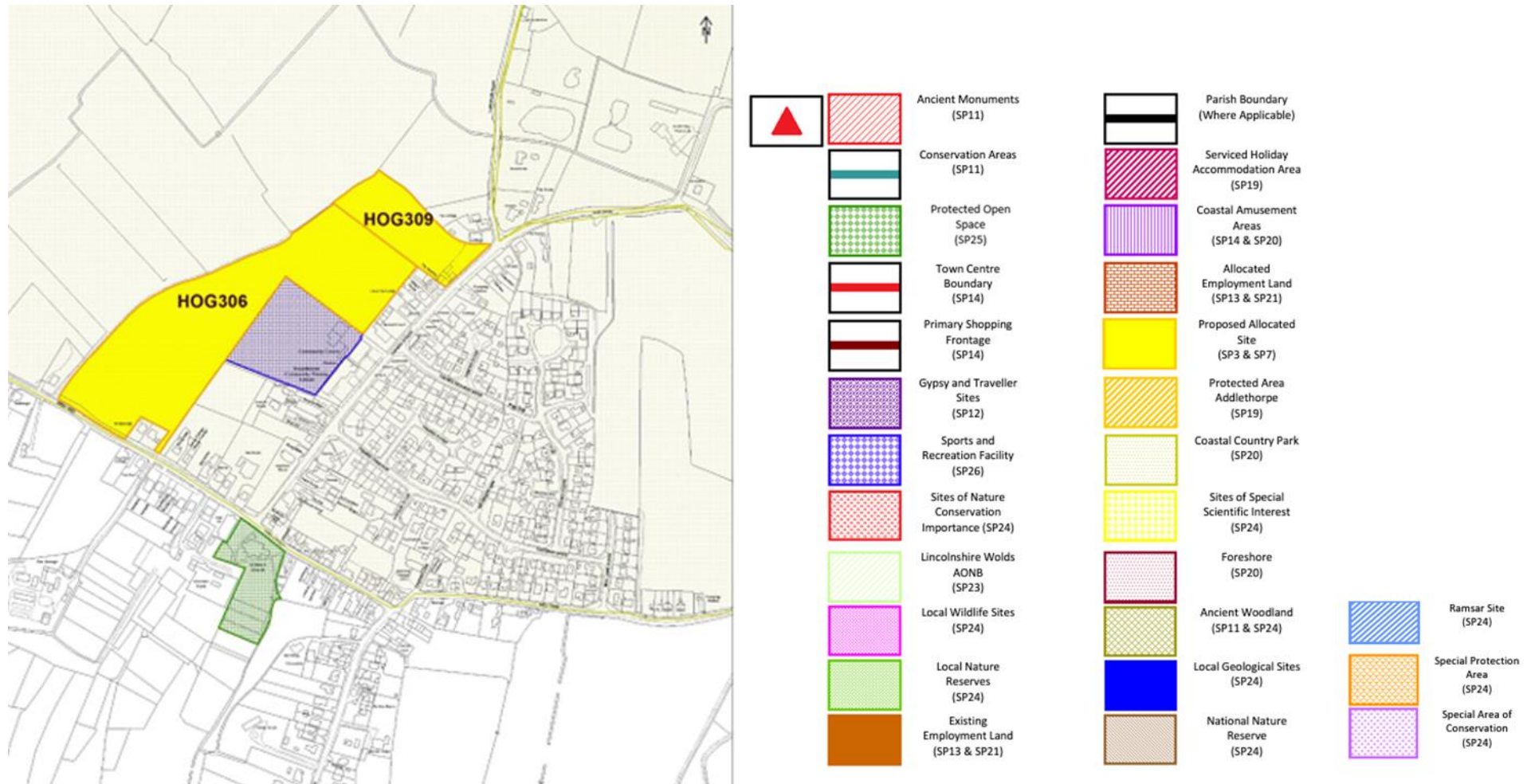


Image 2Ci.27 East Lindsey Local Plan Policies: Burgh Le Marsh

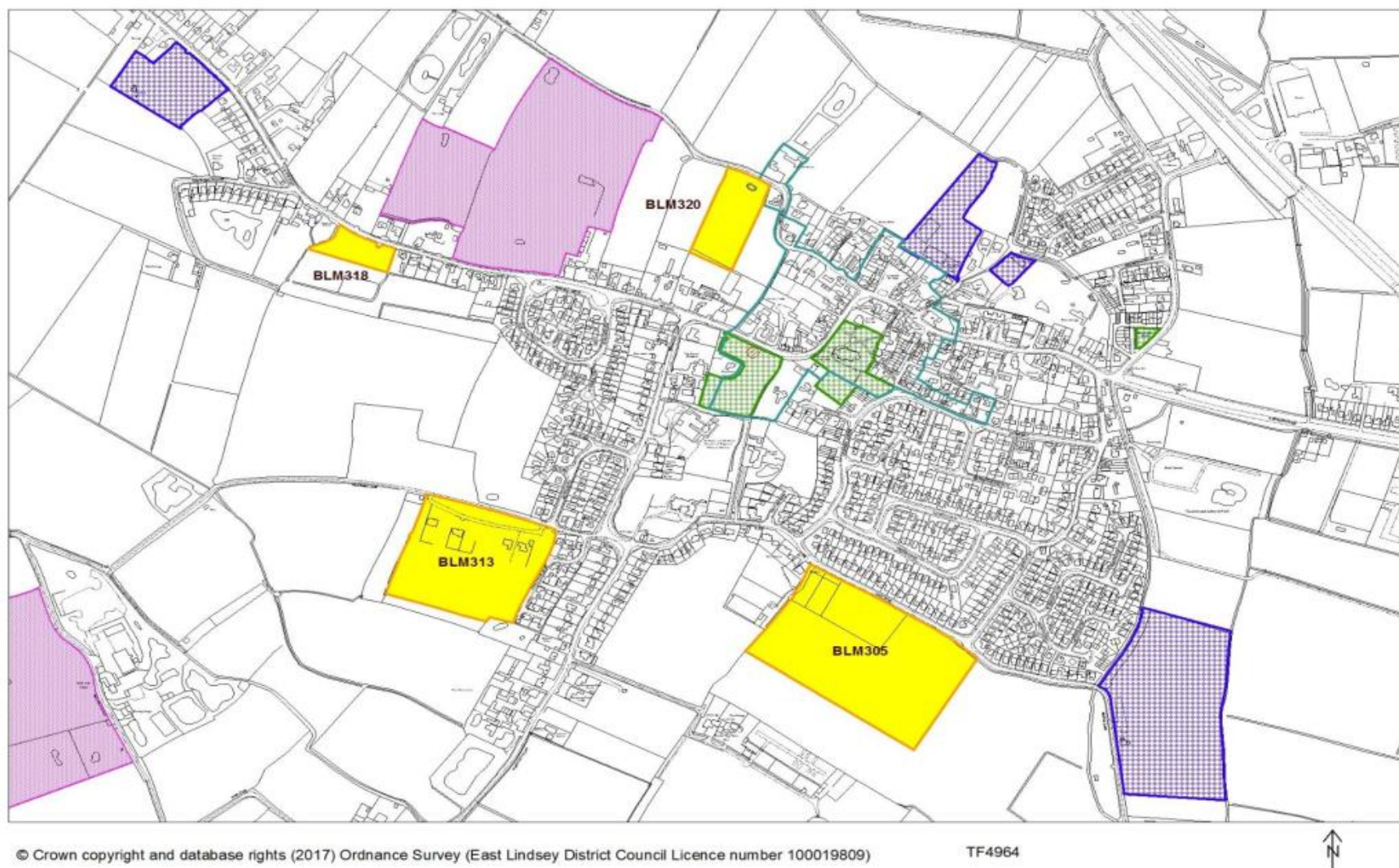




Image 2Ci.28 East Lindsey Local Plan Policies: Wainfleet

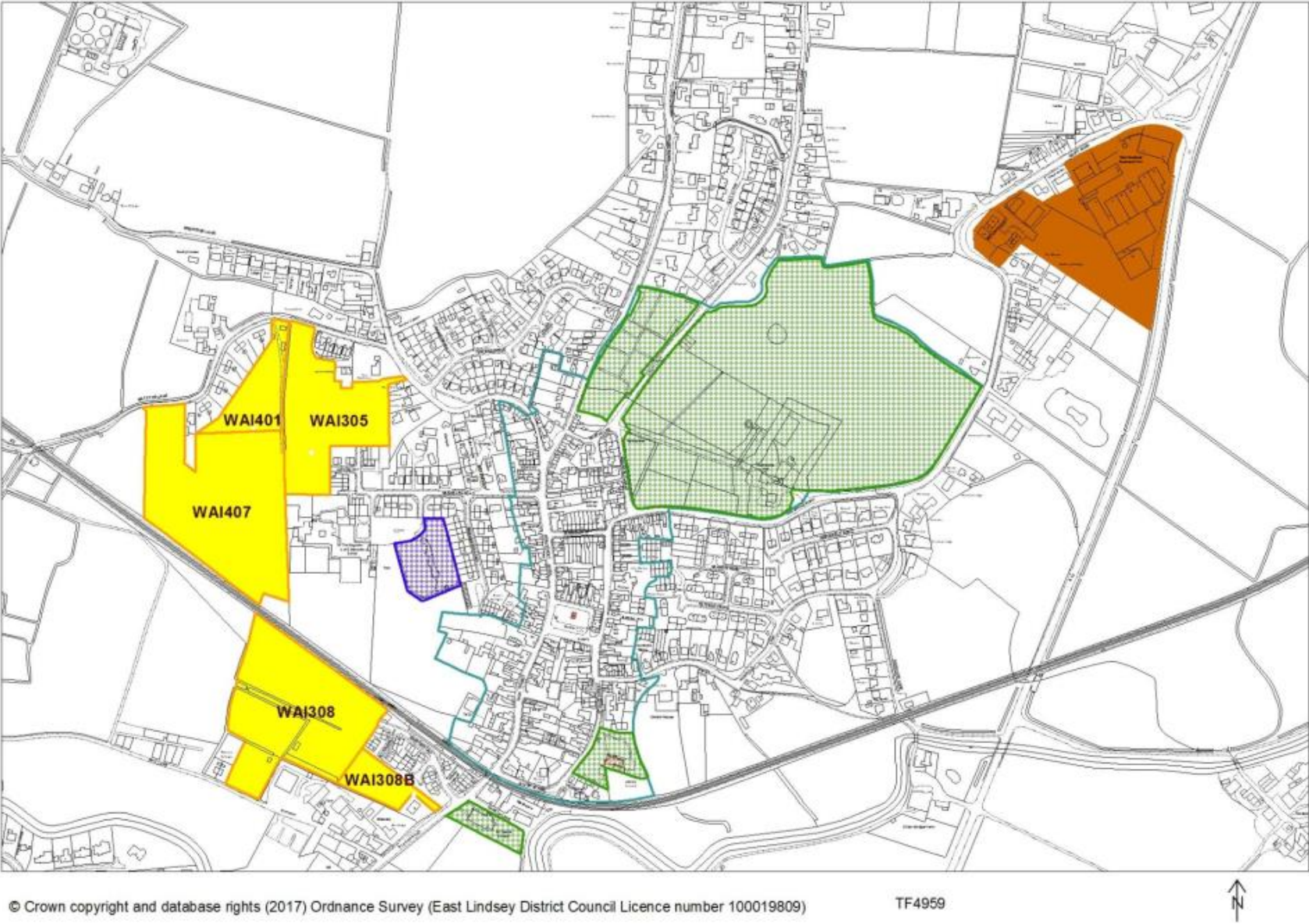


Image 2Ci.29 East Lindsey Local Plan Policies: Sibsey

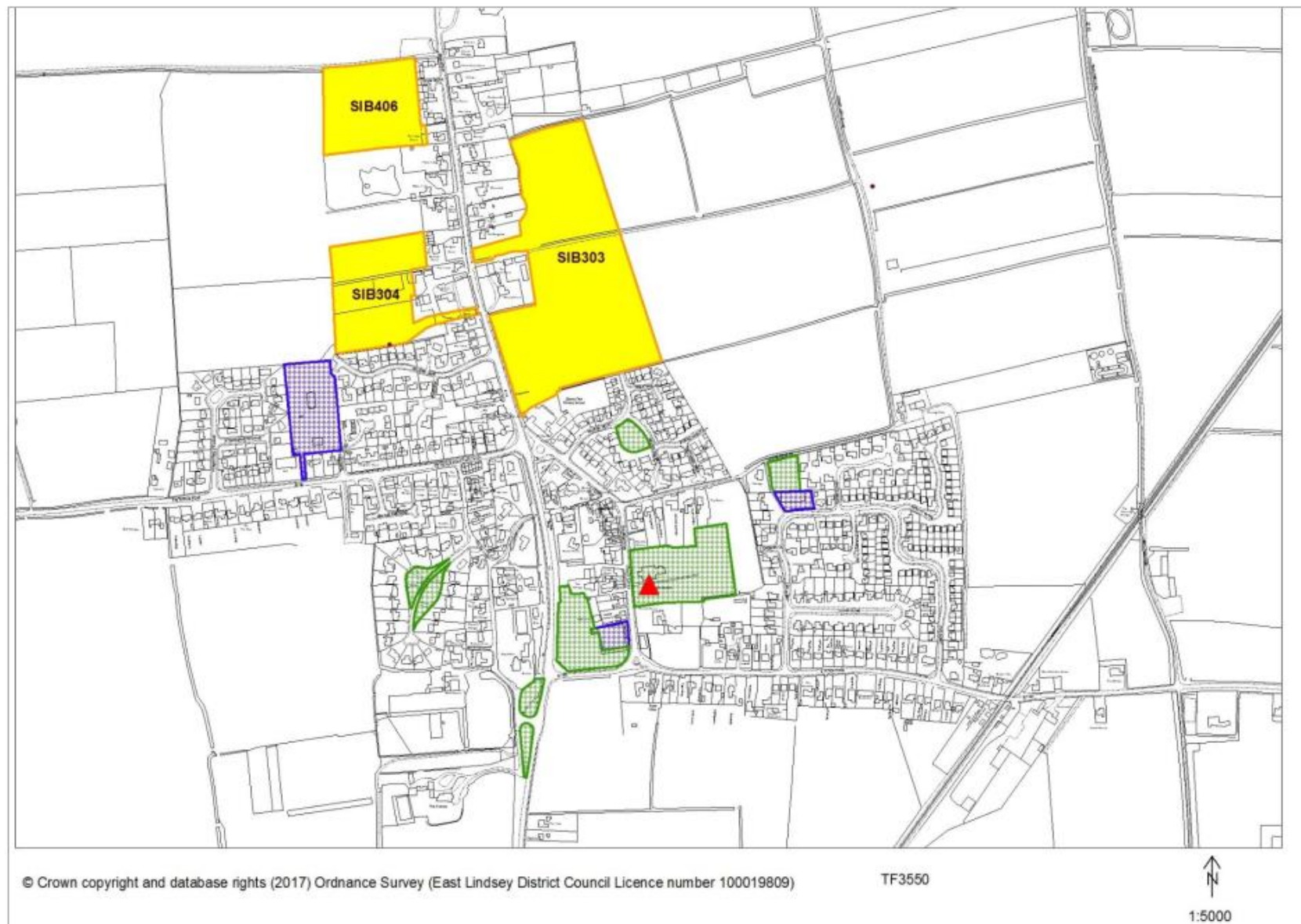




Image 2Ci.30 East Lindsey Local Plan Policies: Stickney



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Scale 1:5550

Table 2Ci.12 East Lindsey Local Plan policies

Policy/Allocation Reference	Policy Context
Policy SP DPD 1 HOG306	Housing Allocation: Land at West End, Hogsthorpe. The site area is 4.62 ha, with a total capacity yield 89 dwellings.
Policy SP DPD 1 HOG309	Housing Allocation: Land off Thames Street, Hogsthorpe. The site area is 1.02 ha, with a capacity for 2 dwellings.
Policy SP DPD 1 BLM313	Housing Allocation: Land on south of Wildshed Lane, Burgh Le Marsh. The site area is 3.37 ha, with a total capacity yield 31 dwellings. This site now has planning permission and has commenced for 8 dwellings.
Policy SP DPD 1 BLM320	Housing Allocation: Land on the south of Orby Road, Burgh Le Marsh. The site area is 1.13 ha, with a total capacity yield 12 dwellings.
Policy SP DPD 1 BLM305	Housing Allocation: Land in Hall Lane, Burgh Le Marsh. The site area is 5.50 ha, with a total capacity yield 97 dwellings.
Policy SP DPD 1 BLM318	Housing Allocation: Land on the south of Station Road, Burgh Le Marsh. The site area is 0.48 ha with a capacity yield 8 dwellings.
Policy SP DPD 1 WAI305	Housing Allocation: Land off Mat Pitts Lane, Wainfleet. The site area is 1.8 ha, with a total capacity yield 35 dwellings.
Policy SP DPD 1 WAI401	Housing Allocation: Land off Mat Pitts Lane, Wainfleet. The site area is 0.71 ha, with a total capacity yield 11 dwellings.
Policy SP DPD 1 WAI407	Housing Allocation: Land off Mat Pitts Lane, Wainfleet. The site area is 3.23 ha, with a total capacity yield 34 dwellings.
Policy SP DPD 1 WAI308	Land off Barton Road, Wainfleet – promoted with WAI308B. The site area is 2.65 ha with a total capacity 7 dwellings.
Policy SP DPD 1 SIB303	Housing Allocation: Land to the rear of Sibsey House on the east of the A16, Sibsey. The site area is 6.6 ha, with a total capacity yield 200 dwellings.
Policy SP DPD 1 SIB406	Housing Allocation: Land to the rear of Page Close, west of the A16. Sibsey. The site area is 1.85 ha, with a total capacity yield 34 dwellings.

Policy/Allocation Reference	Policy Context
Policy SP DPD 1 SIB304	Housing Allocation: Land to the rear of Tregarthen House on the west of the A16, Sibsey. The site area is 2.14 ha with a capacity yield of 5 dwellings.
Policy SP DPD 1 STK306	Housing Allocation: Land to the west of the A16, Stickney. Site area 0.45 ha, with a capacity yield of 9 dwellings.
Policy SP DPD 1 STK319	Land adjacent to the depot, Main Road, Stickney. Site area 0.78 ha capacity 22 reduced down to 9
Strategic Policy 13 and 21	Inland Employment and Coastal Employment - Existing Employment to the south and west of Skegness, to the east of Wainfleet All Saints. Allocated employment land: two areas in Stickney
Protected Area Addlethorpe (SP19)	Strategic Policy 19 (SP19) - Holiday Accommodation protected area in Addlethorpe
Strategic Policy 26	Open Space, Sport and Recreation: area to the south of Well, north of Huttoft, in Willoughby, Hogsthorpe, Ingoldmells, three areas around Burgh Marsh, one to the south of Skegness, one in Sibsey.



# South East Lincolnshire Local Plan (South Holland District Council and Boston Borough Council joint plan), adopted 2019 (Ref 10)

Image 2Ci.31 South East Lincolnshire Local Plan Policies Map: Boston

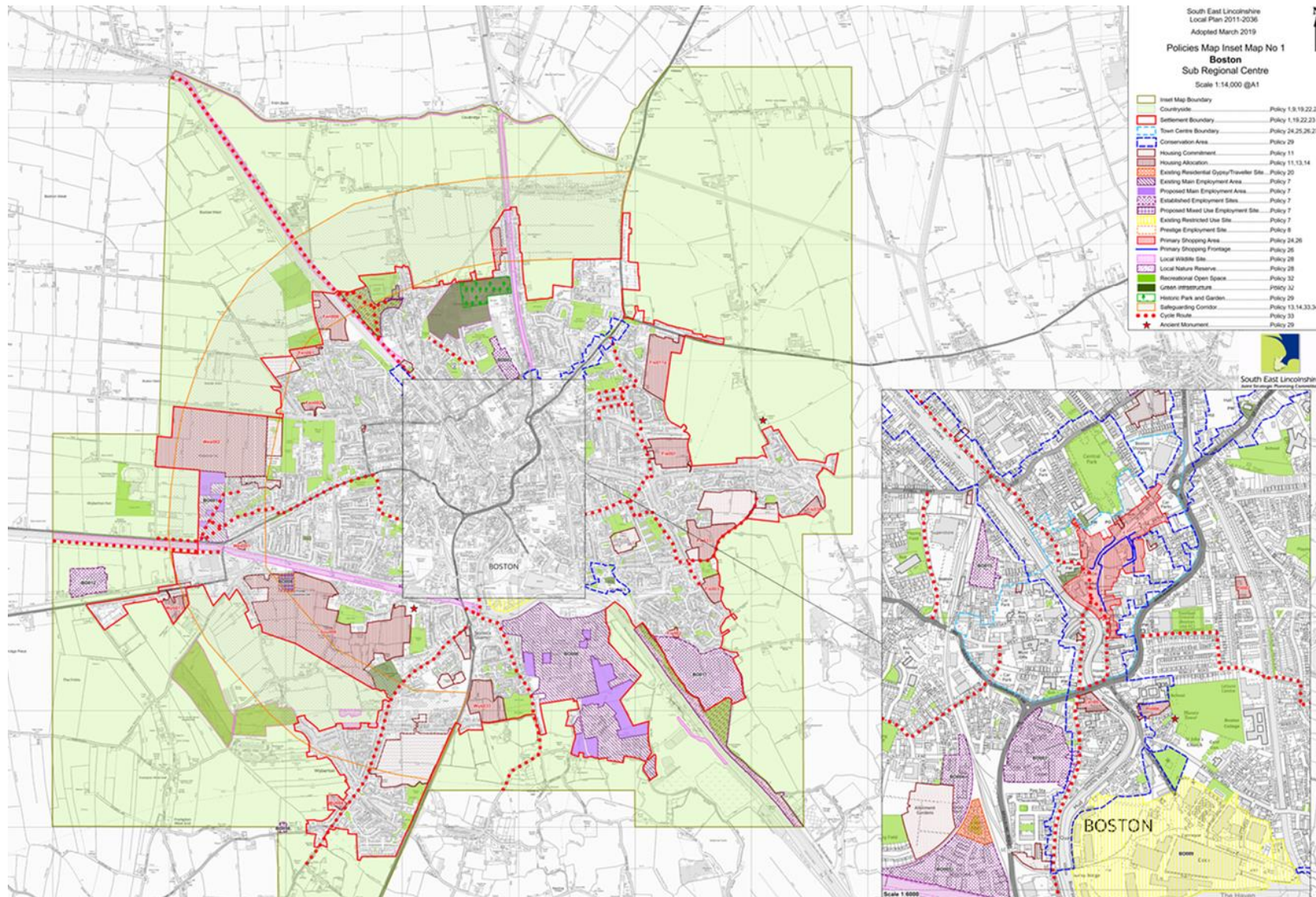


Image 2Ci.32 South East Lincolnshire Local Plan Policies: Wigtoft

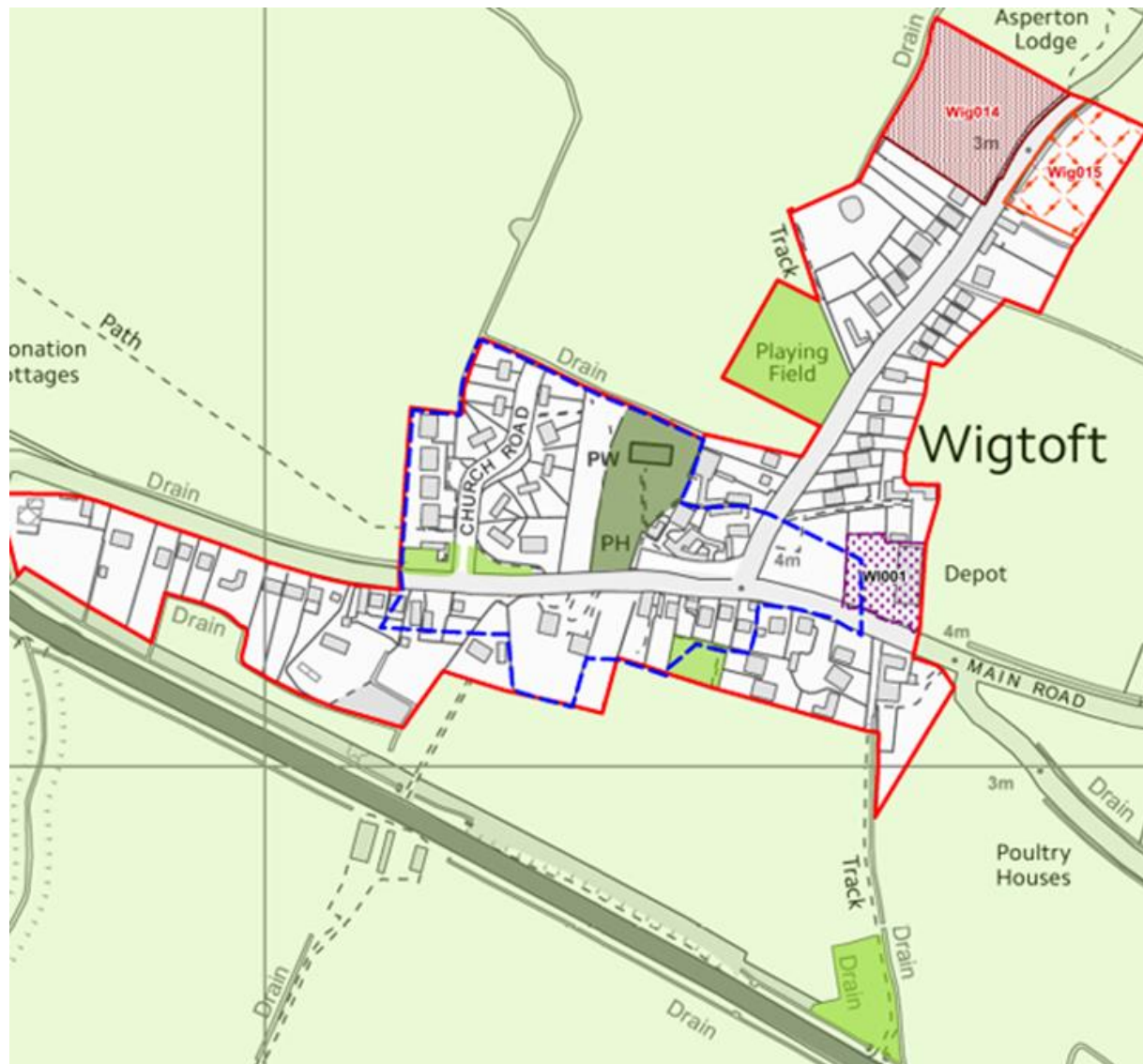




Image 2Ci.33 South East Lincolnshire Local Plan Policies Map Swineshead

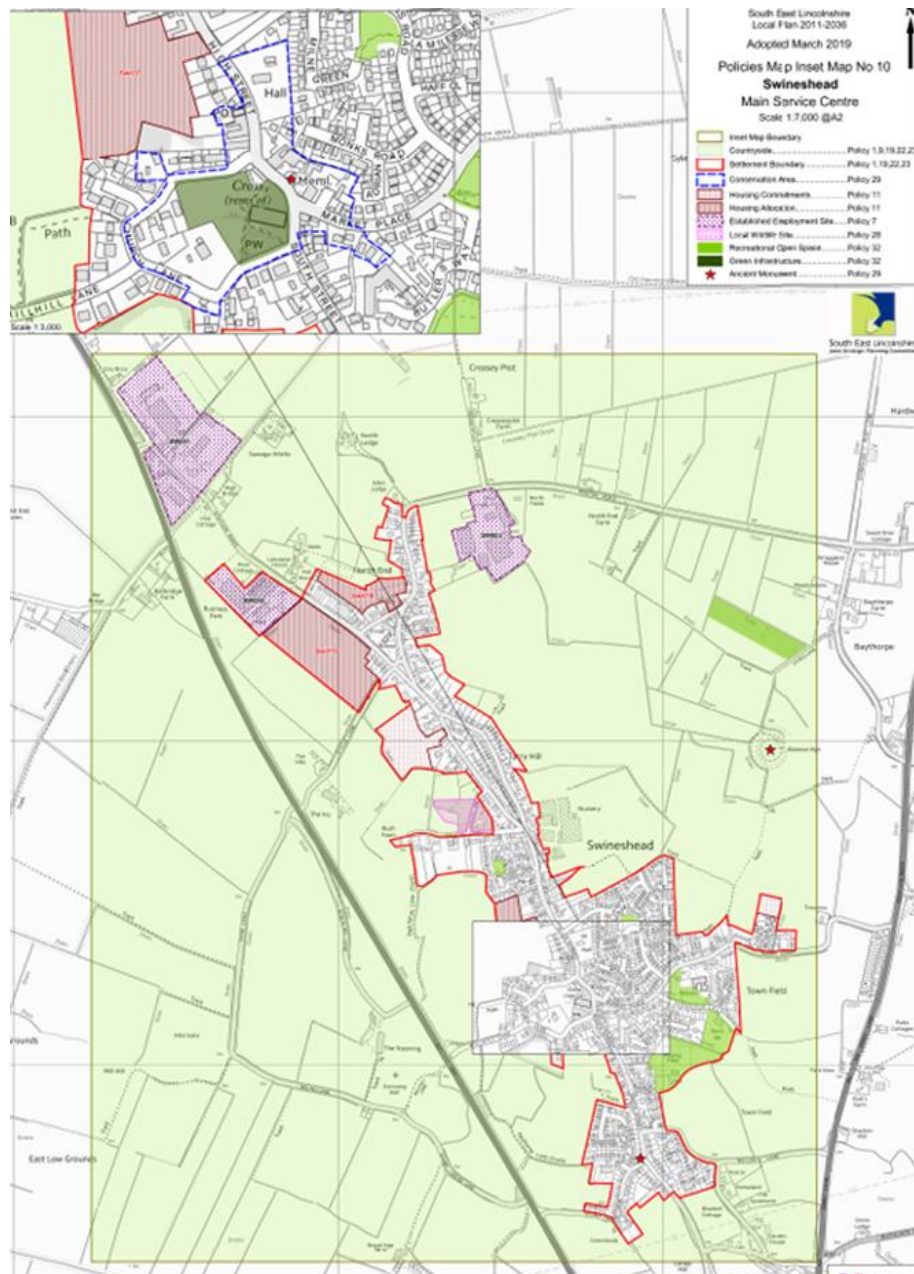




Image 2Ci.34 South East Lincolnshire Local Plan Policies Map Sutterton

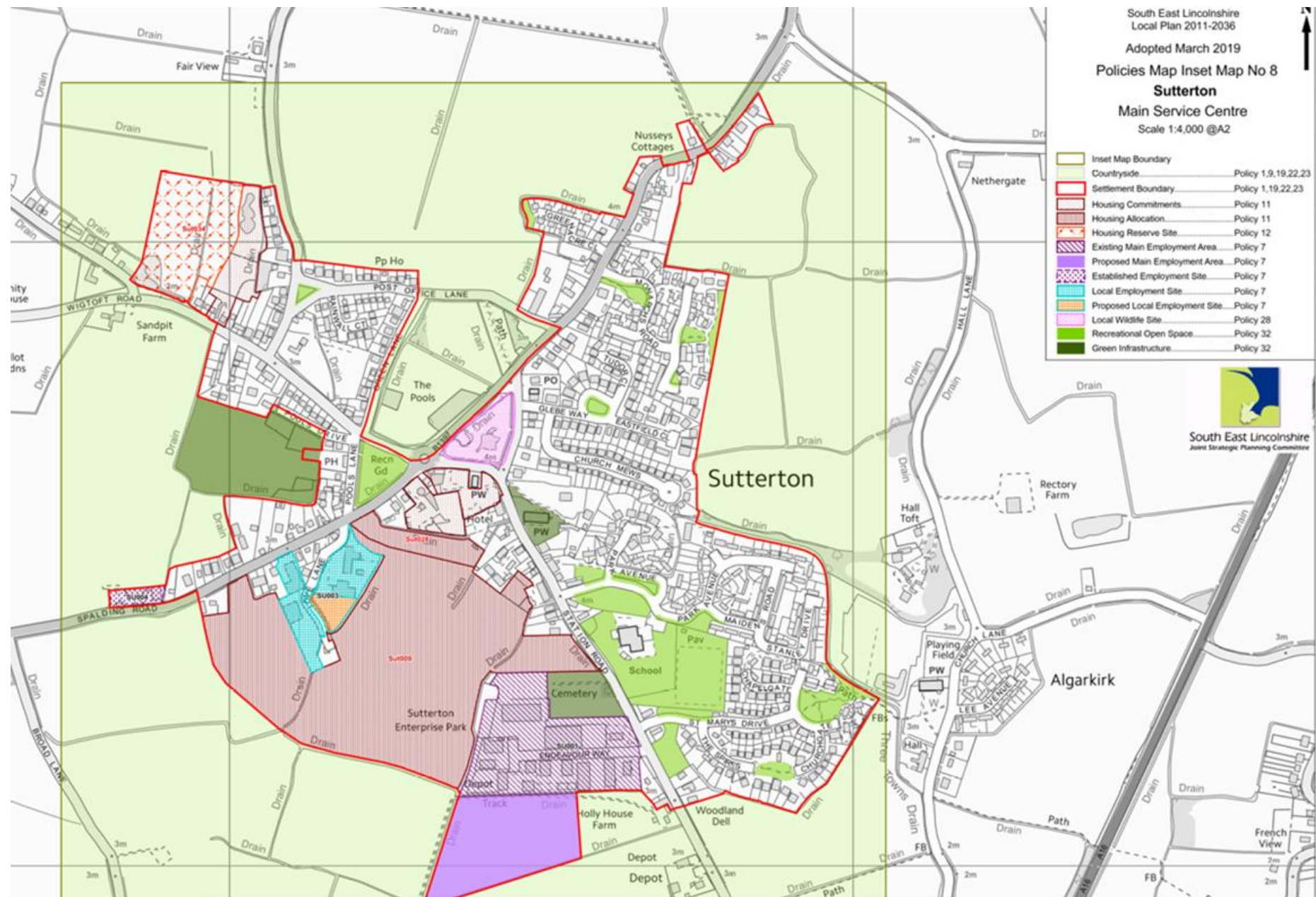


Image 2Ci.35 South East Lincolnshire Local Plan Policies Map Kirton

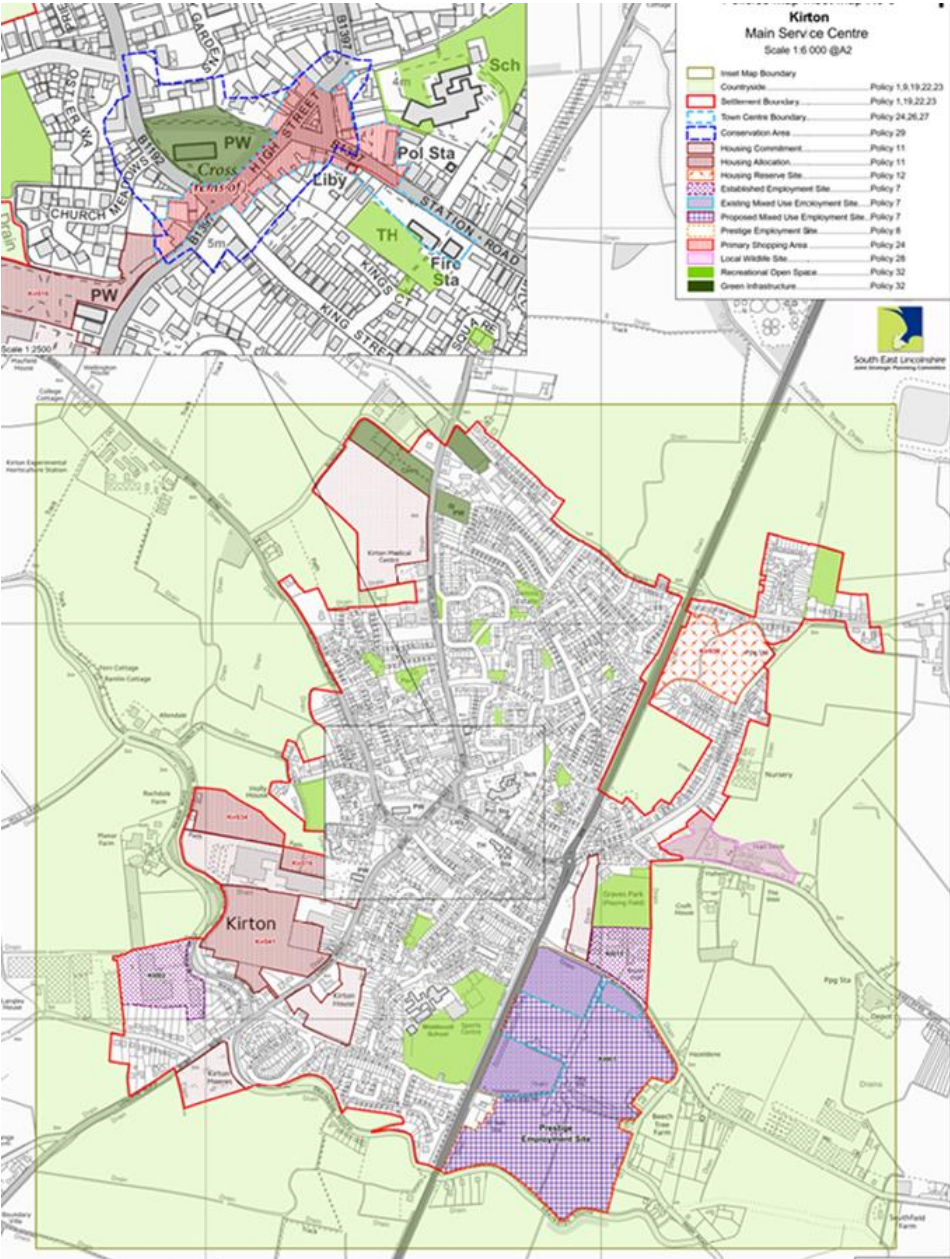




Image 2Ci.36 South East Lincolnshire Local Plan Policies Map Donnington

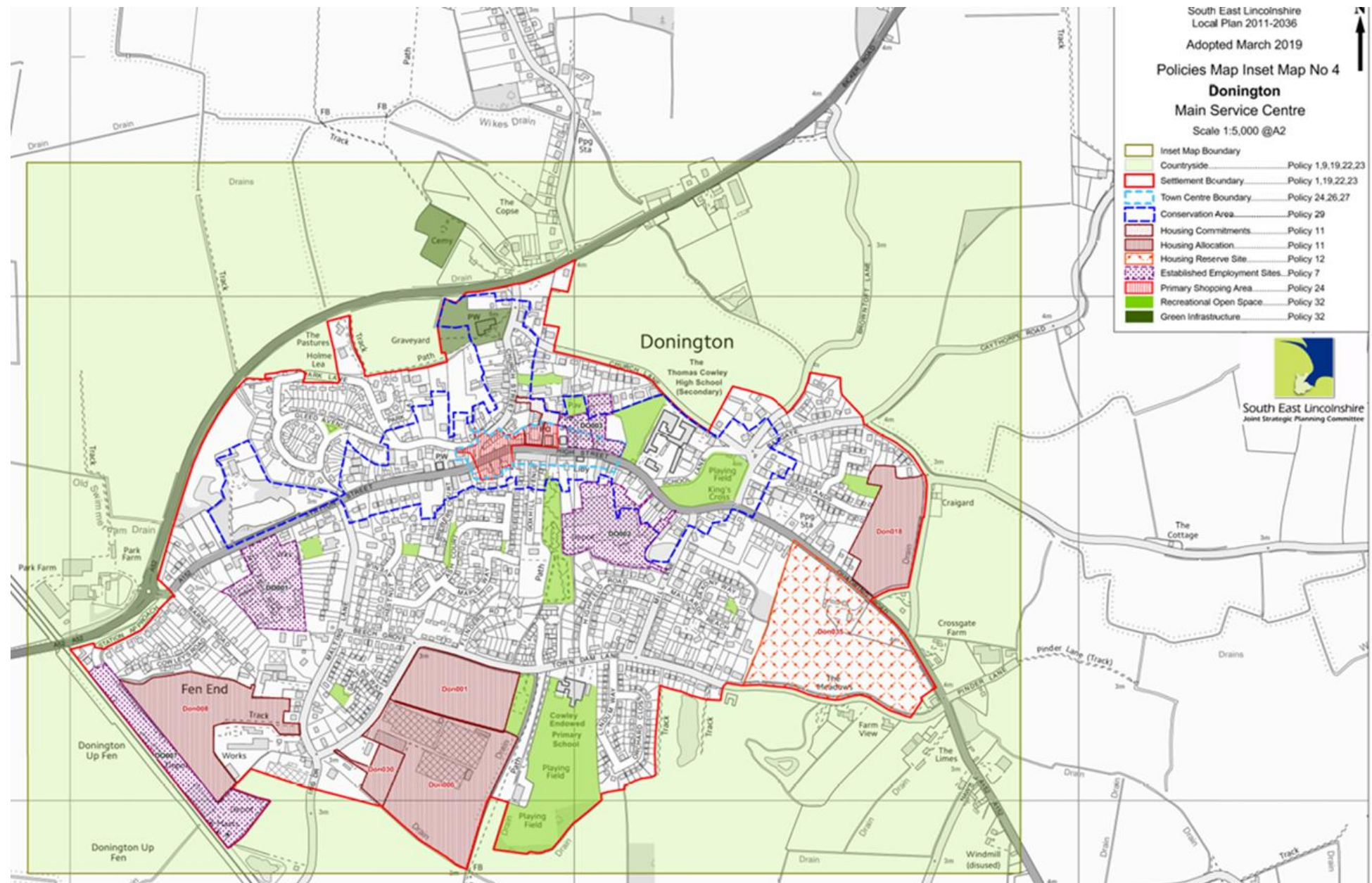


Image 2Ci.37 South East Lincolnshire Local Plan Policies Map Gosberton

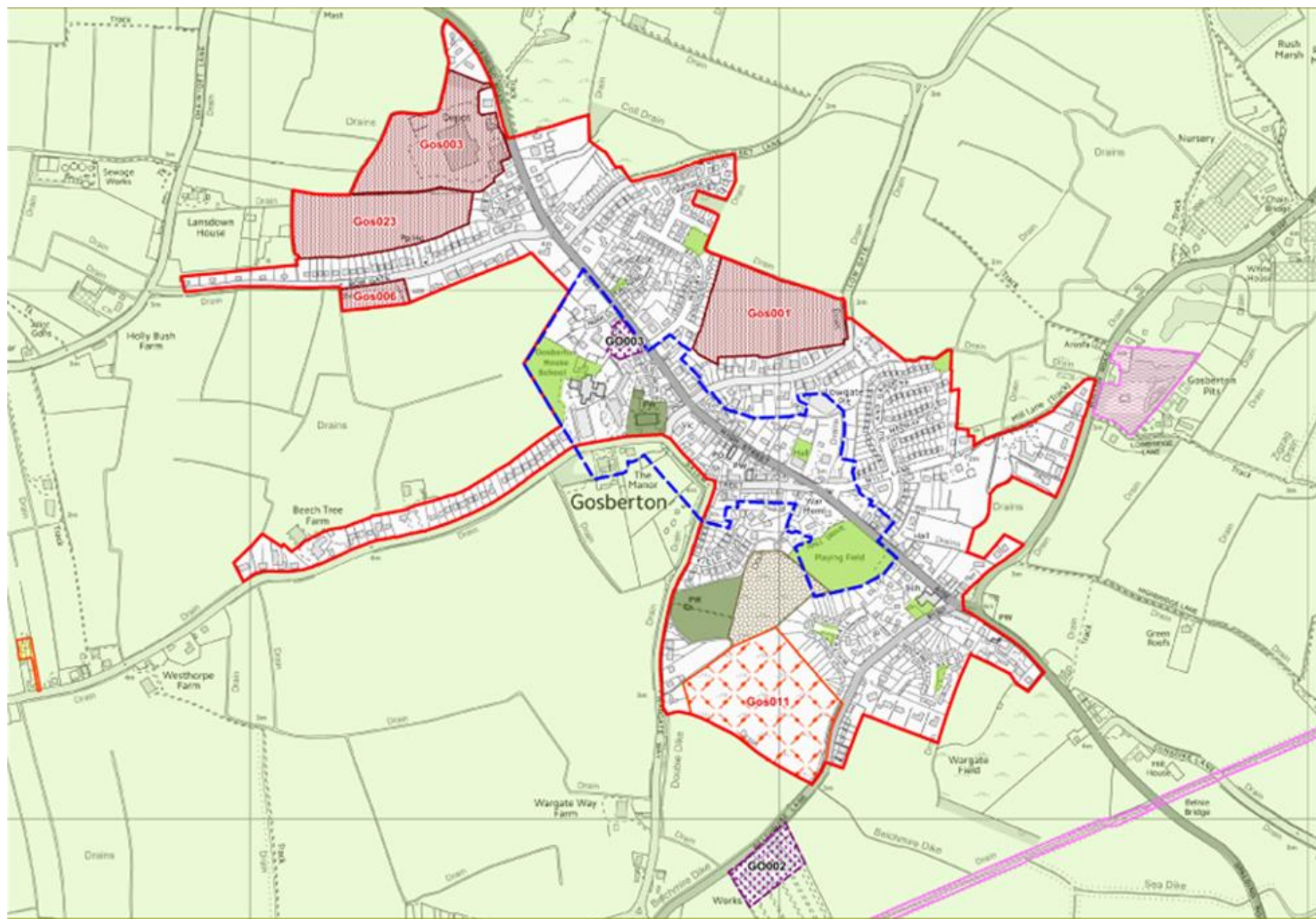




Image 2Ci.38 South East Lincolnshire Local Plan Policies: Quadding

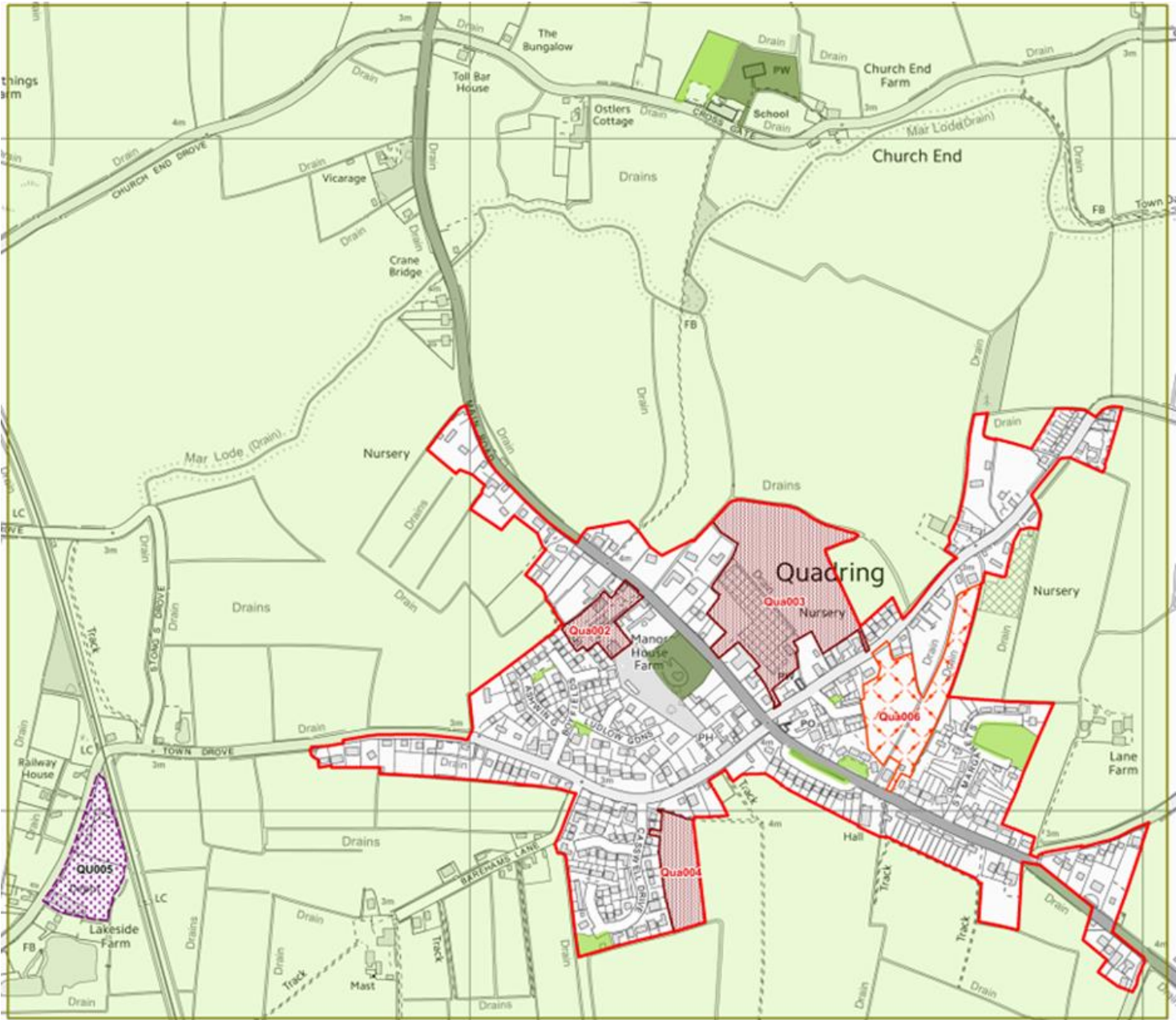




Image 2Ci.39 South East Lincolnshire Local Plan Policies Map Bicker

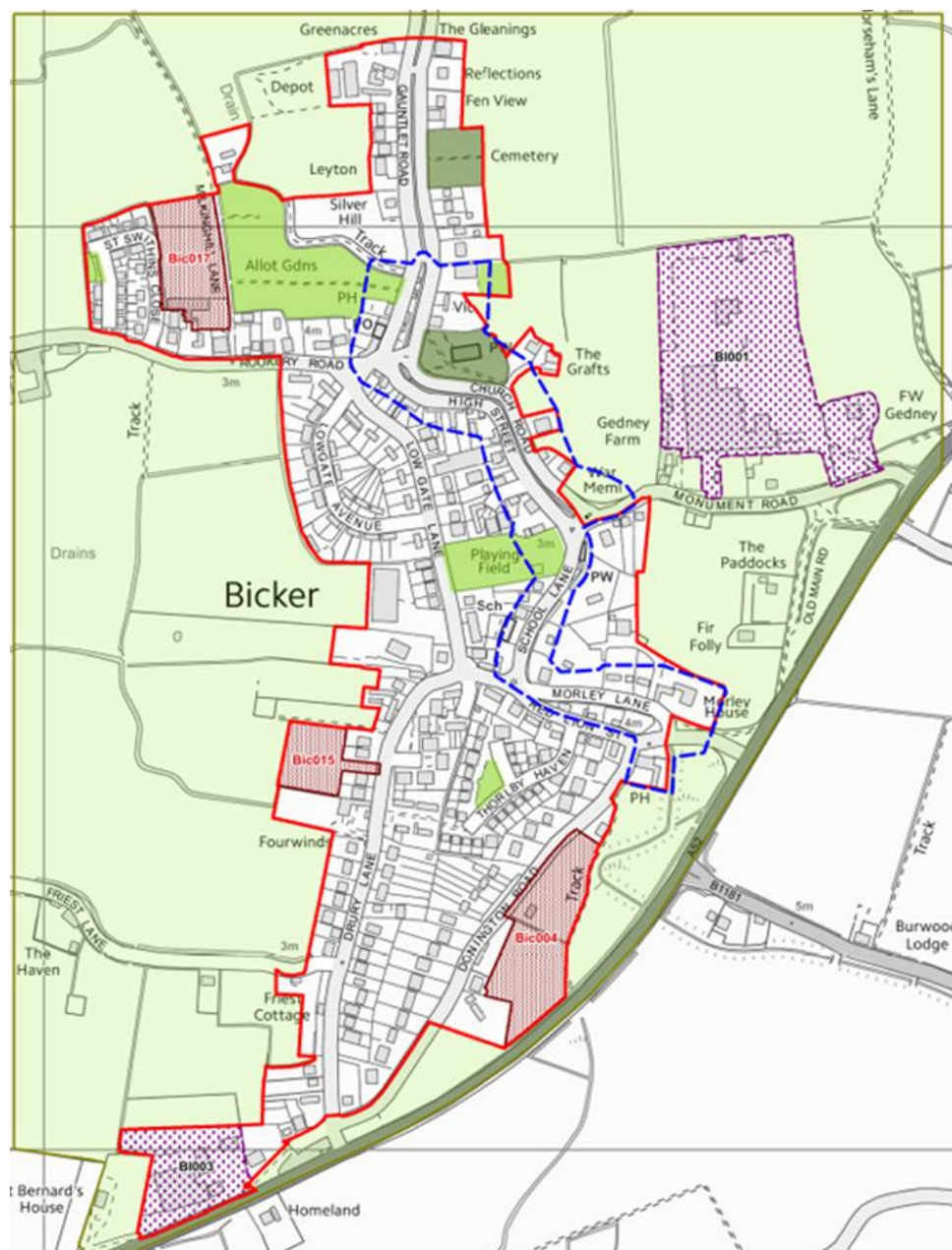


Table 2Ci.13 South East Lincolnshire Local Plan policies

Policy/Allocation Reference	Policy Context
Designated Countryside Policy 1: Spatial Strategy	<p>The Local Plan area, outside the defined settlement boundaries of the Sub-Regional Centres, Main Service Centres, Minor Service Centre and Other Service Centres and Settlements is designated as Countryside.</p> <p>In the Countryside, development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.</p>
Cycle route Policy 33: Delivering a More Sustainable Transport Network	<p>The Local Planning Authorities will work with partners to make the best use of, and seek improvements to, existing transport infrastructure and services within, and connecting to South East Lincolnshire, having considered first solutions that are based on better promotion and management of the existing network and the provision of sustainable forms of travel. To achieve this, the following priorities and actions have been identified:</p> <p>For cycling, walking and other sustainable transport this will be by:</p> <ol style="list-style-type: none"> <li>1. protecting existing footpaths, cycle routes and PRoWs from development.</li> <li>2. improving connectivity to create a more coherent walking and cycling network through the provision of new multi-user routes, including: <ol style="list-style-type: none"> <li>i. between Fenside Road, Boston town centre and Beech Wood;</li> <li>ii. alongside the South Forty Foot Drain, Boston;</li> <li>iii. along the former Boston-Woodhall Spa railway line;</li> <li>iv. between Market Way, Pinchbeck, and Woolram Wygate, Spalding; and</li> <li>v. alongside the Coronation Channel (east bank), Spalding;</li> <li>vi. along West Elloe Avenue and Enterprise Way, Spalding.</li> </ol> </li> <li>3. ensuring that major new developments provide for walking and cycling routes and/or links to existing networks, to key public transport corridors and to transport interchanges;</li> <li>4. protecting the 'key public transport corridors' and supporting the ongoing provision, and, where appropriate, extension of bus services, in partnership with bus operators; and</li> <li>5. helping to ensure the continuous and safe operation of the Port of Boston and the Port of Sutton Bridge.</li> </ol>

Policy/Allocation Reference	Policy Context
Local Wildlife Site Policy 28 The Natural Environment	A high quality, comprehensive ecological network of interconnected designated sites, sites of nature conservation importance and wildlife-friendly greenspace will be achieved by protecting, enhancing and managing natural assets.
Flood storage area	The policy map identifies a flood storage area, there is no associated policy but should be considered in constraints mapping.
Safeguarding Corridor	A specific area of land that is defined for the purpose of protecting proposed large-scale infrastructure projects, such as roads, from conflicting development. There is no associated policy but should be considered in constraints mapping.
Recreational Open Space/Green Infrastructure – Policy 32	A specific area of land that is defined for the purpose of recreational open space, there is no associated policy but should be considered in constraints mapping.
Boston Distributor Road Policy 34	<p>The Boston Distributor Road (BDR) will be delivered in three phases (as shown on the Plan: Indicative Layout Boston Distributor Road). The first two phases are expected to happen in the Plan period up until 2036.</p> <p>The three phases are as follows: Phase 1: A16 to London Road through the development known as Q1; Phase 2: London Road to West End Road (on the southern perimeter of the SUE site known as Sou006) and from Gilbert Drive to the North Forty Foot Drain (through the SUE site known as Wes002); Phase 3: North Forty Foot Drain to the A16 north of Boston. Phase 3 also includes highway improvement options from West End Road which may include new infrastructure to the A52 and beyond to the North Forty Foot Drain section of highway. Highway design for the BDR will be in accordance with the Design Manual for Roads and Bridges as required by the Highways Authority.</p>
Established Employment Sites – Policy 7	BO012: Tulip Ltd Boston and B056 Rolec Services Ltd Boston, SW001 North End Business Park Swineshead, SW002 Station Road Industrial Estate Swineshead, SW003 Mason Bros Swineshead, BI001 JDM Food Group Bicker, BI003 Transflor Ltd Bicker KI001 Kirton Distribution Park, KI002 Manor Road Kirton, DO001 Millfield Road Industrial Estate Donington, DO002 Mill Lane Donington, DO003 High Street Donington, QU005 Turners Quadring, SU004 Spalding Road Industrial Estate Sutterton, SU003 Love Lane, Sutterton, GO002 Morris Machinery Gosberton, GO003 Prince Build Gosberton
Policy 11 Swi015	Housing Allocation: Land west of Station Road. The site area is 5.81 ha, with a total capacity yield 116 dwellings.

Policy/Allocation Reference	Policy Context
Policy 11 Sut009/Sut028	Housing Allocation: Land south of Spalding Road/west of Station Road. The site area is 13.14 ha, with a total capacity yield 263 dwellings.
Policy 11 Kir016	Housing Allocation: 31-33 London Road. The site area is 1.25 ha, with a total capacity yield 40 dwellings.
Policy 11 Kir034	Housing Allocation: Land east of Woodside Road. The site area is 2.05 ha, with a total capacity yield 41 dwellings.
Policy 11 Kir041	Housing Allocation: Land to the west of London Road. The site area is 5.1 ha, with a total capacity yield 102 dwellings.
Policy 11 Don001	Housing Allocation: Land south of Town Dam Lane. The site area is 2.65 ha, with a total capacity yield 53 dwellings.
Policy 11 Don006	Housing Allocation: Land east of Town Dam Lane. The site area is 5.49 ha, with a total capacity yield 110 dwellings.
Policy 11 Don008	Housing Allocation: Land west of Maltings Lane. The site area is 3.61 ha, with a total capacity yield 72 dwellings.
Policy 11 Don018	Housing Allocation: Land north of Quadring Road. The site area is 2.62 ha, with a total capacity yield 52 dwellings.
Policy 11 Don030	Housing Allocation: Land east of Town Dam Lane. The site area is 0.61 ha, with a total capacity yield 12 dwellings.
Policy 11 Gos001	Housing Allocation: Land east of York Gardens. The site area is 3.80 ha, with a total capacity yield 76 dwellings.
Policy 11 Gos003	Housing Allocation: Land west of Quadring Road. The site area is 4.05 ha, with a total capacity yield 81 dwellings.
Policy 11 Gos006	Housing Allocation: Land north of Westhorpe Road. The site area is 0.50 ha, with a total capacity yield 10 dwellings.
Policy 11 Gos023	Housing Allocation: Bowgate Lane. The site area is 3.49 ha, with a total capacity yield 70 dwellings.

Policy/Allocation Reference	Policy Context
Policy 11 Wyb013	Housing Allocation: Land south of Swineshead Road. The site area is 2.84 ha, with a total capacity yield 85 dwellings.
Policy 11 Qua002	Housing Allocation: Land south-west of Main Road. The site area is 0.69 ha, with a total capacity yield 14 dwellings.
Policy 11 Qua003	Housing Allocation: Land north-east of Main Road. The site area is 4.15 ha, with a total capacity yield 83 dwellings.
Policy 11 Qua004	Housing Allocation: Land east of Cresswell Drive. The site area is 0.88 ha, with a total capacity yield 18 dwellings.
Policy 11 Swi018	Housing Allocation: Land at North End. The site area is 1.74 ha, with a total capacity yield 35 dwellings.
Policy 11 Swi037	Housing Allocation: Land west of High Street. The site area is 2.94 ha, with a total capacity yield 59 dwellings.
Policy 11 Wig014	Housing allocation: Land west of Asperton Road. The site area is 0.94 ha, with an anticipated total capacity yield of 19 dwellings.
Policy 11 Fen001	Housing Allocation: Land west of Fenside Road. The site area is 1.83 ha, with a total capacity yield 55 dwellings.
Policy 11 Fen002	Housing Allocation: Land north of Langrick Road. The site area is 1.16 ha, with a total capacity yield 35 dwellings.
Policy 11 Fen006	Housing Allocation: Land east of Fenside Road, Boston. The site area is 8.00 ha, with a total capacity yield 240 dwellings.
Policy 11 Wyb033	Housing Allocation: Land north of Tytton Lane East, Boston. The site area is 8.33 ha, with a total capacity yield 250 dwellings.
Policy 11 Bic004	Housing Allocation: Land east of Donington Road. The site area is 1.35 ha, with a total capacity yield 27 dwellings.
Policy 11 Bic015	Housing Allocation: Land west of Drury Lane. The site area is 0.51 ha, with a total capacity yield 10 dwellings.



Policy/Allocation Reference	Policy Context
Policy 11 Bic017	Housing Allocation: Land east of St Swithins Close. The site area is 0.91 ha, with a total capacity yield 18 dwellings.
Policy 12 Reserve Sites	<p>Kir036: Land to the north of Craven Avenue. The site area is 3.84 ha, with a total capacity yield 77 dwellings.</p> <p>Don035: Land to the north of Town Dam Lane. The site area is 6.76 ha, with a total capacity yield 135 dwellings.</p> <p>Qua006: Land to the south of Watergate. The site area is 1.90 ha, with a total capacity yield 38 dwellings.</p> <p>Wig015: Land to the east of Asperton Road. The site area is 0.52 Ha, with an anticipated total capacity yield 10 dwellings.</p> <p>Sut034 Land to the north of Wigtoft Road. The site area is 2.47 Ha, with an anticipated total capacity yield 49 dwellings.</p> <p>Gos011 Land to the north-west of Belchmire Lane. The site area is 4.95 Ha, with an anticipated total capacity yield 99 dwellings.</p>
Policy 13 and11 Sou006	<p>South West Quadrant Sustainable Urban Extension</p> <p>Land to the south west of the existing urban area of Boston is allocated as a mixed use development and will be developed in accordance with a Masterplan for the area, to be agreed with Boston Borough Council, so as to deliver the following:- Approximately 1515 new homes (of which about 1276 will be built in the plan period); Approximately 2.5 ha of employment comprising of B1, A2, A3 and A4 uses</p>
Policy 14 and 11 Wes002	<p>South of the North Forty Foot Drain Sustainable Urban Extension (Wes002).</p> <p>Land to the south of the North Forty Foot Drain and adjoining the existing urban area of Boston allocated as a predominantly residential development will provide: Approximately 1,138 new homes; Approximately 10 ha of public open space and space of ecological value combined with Sustainable Drainage systems linked with integrated footpaths and where possible providing access to the wider permissive footpath network; A 0.5 ha site for a Local Centre; A Distributor Road (with landscaping) extending south to north to the North Forty Foot Drain.</p>

# Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management Policies, adopted 2016 (Ref 1) Minerals and Waste Site Locations, adopted 2017 (Ref 2)

Image 2Ci.40 Lincolnshire Minerals and Waste Local Plan Policies Map

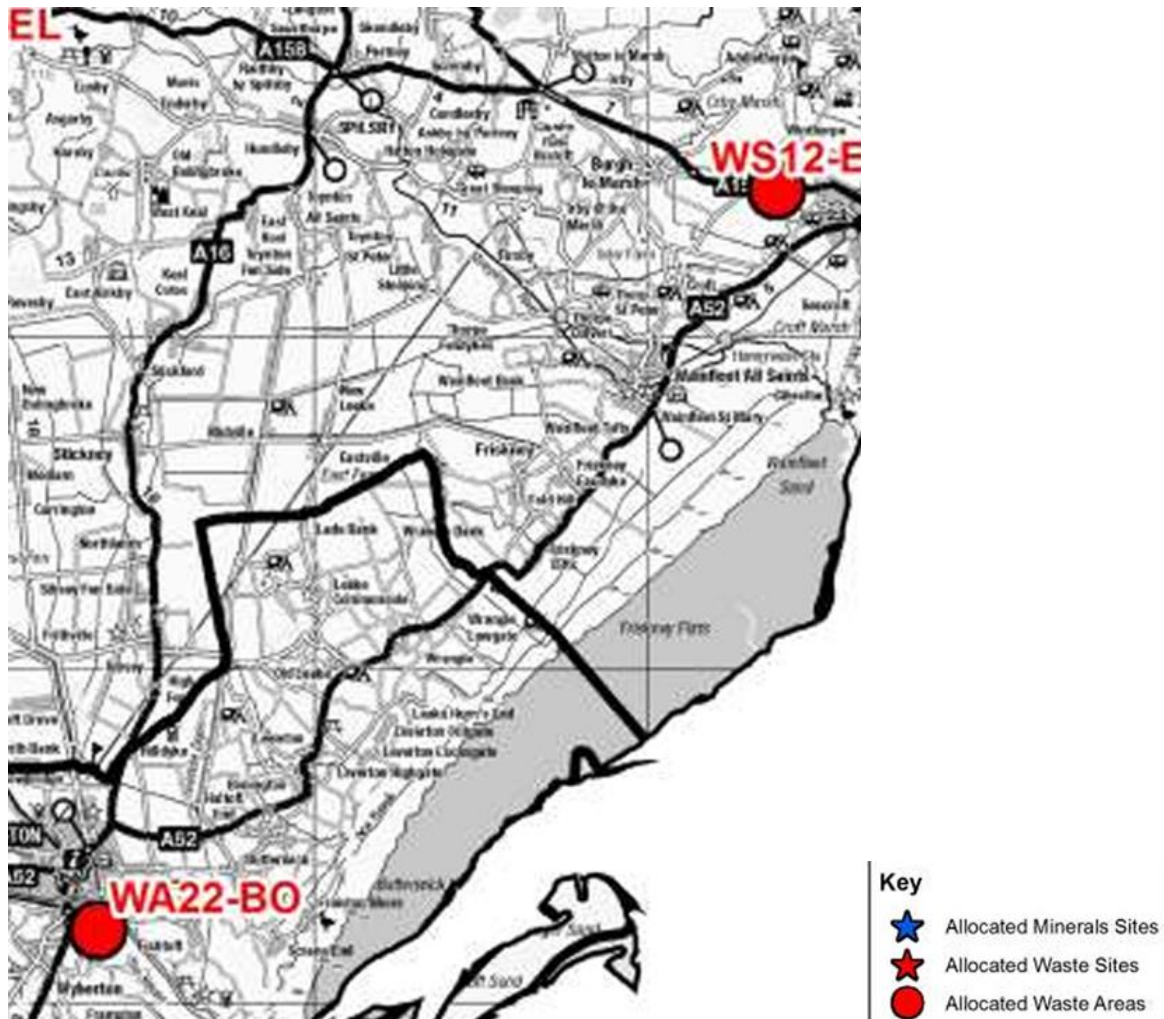


Image 2Ci.41 Lincolnshire Minerals and Waste Local Plan: Boston

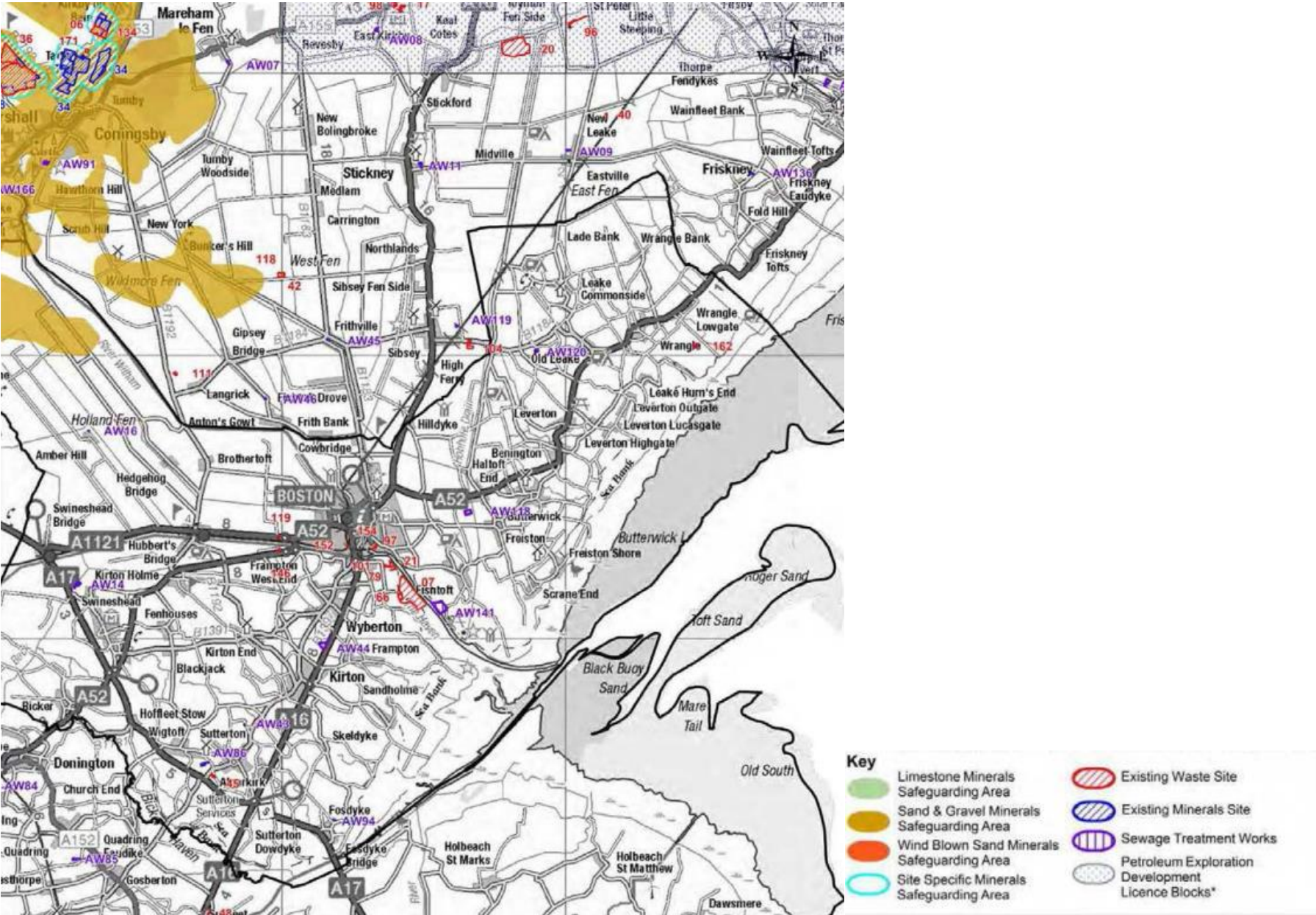




Table 2Ci.14 Lincolnshire Minerals and Waste Local Plan policies

Policy/Allocation Reference	Policy Context
WS12-EL	<p>Allocated Waste Area:</p> <p>A158 Burgh Road West, Skegness. The site area is 9.6 ha, potential uses include Treatment Facility, Waste Transfer, Open Composting, Materials Recycling Facility, Re-Use Facility, C&amp;D Recycling.</p>
WA22-BO	<p>Allocated Waste Area:</p> <p>Riverside Industrial Estate, Boston. The site area is 119 ha, potential uses include Resource Recovery Park, Treatment Facility, Waste Transfer, Materials Recycling Facility, Household Waste Recycling Centre, Metal Recycling/End of Life Vehicles, Re-Use Facility, C&amp;D Recycling, Energy Recovery.</p>
Sand and Gravel Minerals Safeguarding Area Policy M12/M11	<p>Safeguarding of Existing Mineral Sites and Associated Minerals Infrastructure Mineral sites (excluding dormant sites) and associated infrastructure that supports the supply of minerals in the County will be safeguarded against development that would unnecessarily sterilise the sites and infrastructure or prejudice or jeopardise their use by creating incompatible land uses nearby.</p> <p>Area near Welton High Wood</p> <p>Area by Gipsev Bridge</p> <p>Area by Witham Brewery</p>
W8 Safeguarding Waste Management Sites	<p>Site AW47 Ingoldmells Sewage Treatment Works,</p> <p>Site AW68 Skegness Household Waste Recycling Centre,</p> <p>Site AW34 Carousel Recycling Ltd,</p> <p>Site AW8 Middlemarsh Landfill,</p> <p>Site AW100 Sid Dennis &amp; Sons Ltd,</p> <p>Site AW137 Wainfleet STW,</p> <p>Site AW10 Spilsby Sewage Treatment Works,</p> <p>Site AW06 Toynton Sewage Treatment Works, PL/0152/13 ((E)S186/1583/13),</p> <p>Site AW126 Croft STW,</p> <p>Site AW20 Agri-Cycle Ltd,</p> <p>Site AW136 Friskney Sewage Treatment Works,</p>

Policy/Allocation Reference	Policy Context
	<p>Site AW08 East Kirkby STW,  Site 98 Track Recycling Ltd, AEL Biogas Ltd, East Kirkby,  Site 118 Westville Farm Transfer Station,  Site 104 Station Farm Anaerobic Digestion Facility,  Site 48 Boardsides Recycling,  Site 146 The Grey House,  Site AW14 Swineshead STW,  Site AW44 Frampton STW,  Site AW86 Sutterton-Wigtoft STW,  Site 45 Reed Point,  Site AW85 Gosberton Sewage Treatment Works,  Site AW87 Surfleet Sewage Treatment Works</p>



# Skegness Neighbourhood Plan, adopted 2022 (Ref 11).

Image 2Ci.42 Skegness Neighbourhood Plan Map and Key

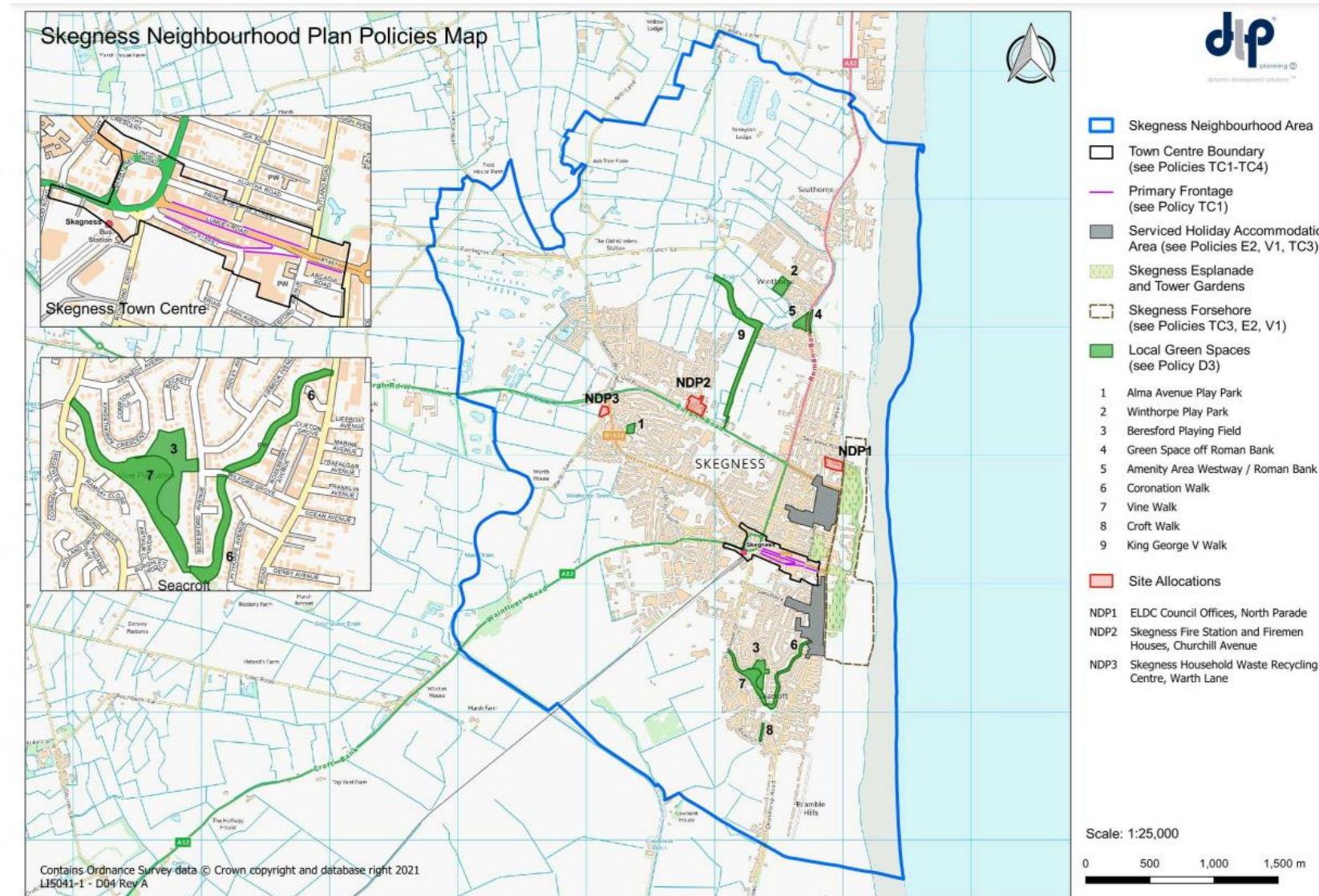


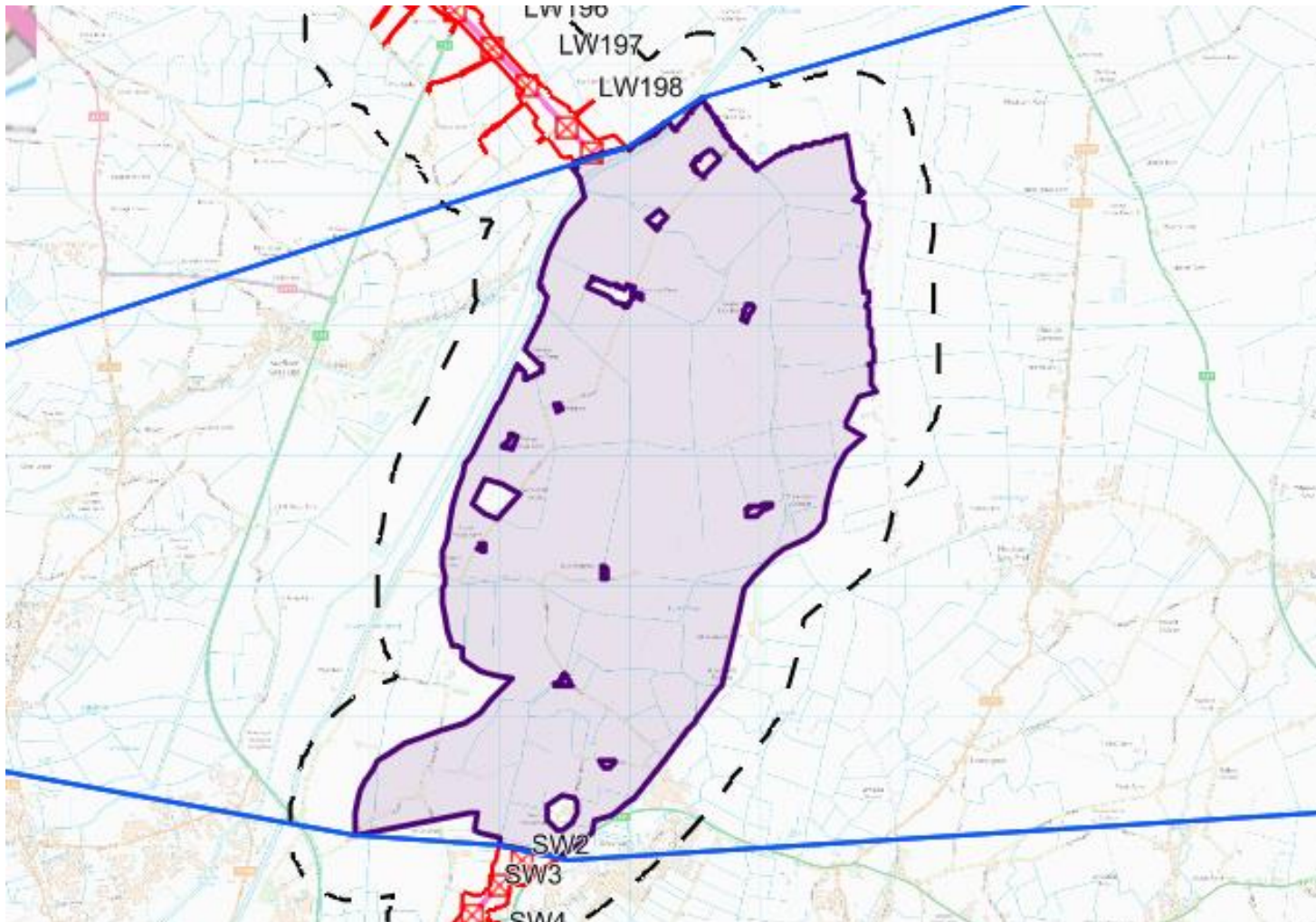
Table 2Ci.15    Skegness Neighbourhood Plan policies

Policy/Allocation Reference	Policy Context
Skegness Neighbourhood Plan area lies within 5 km of the draft Order Limits, there are no allocations within the Neighbourhood Plan that impact the Project.	

## 2Ci.6 Section 5 Refined Weston Marsh Substation Siting Zone

2Ci.6.1 This section presents Section 5 of the Project boundary in **Image 2Ci.43**. Extracts from the local development plans relevant to Section 5 of the Project and an overview of the site allocations within those development plans are presented within **Image 2Ci.44– Image 2Ci.45** and within the **Tables 2Ci.16 - 17** below.

Image 2Ci.43 Project GIS PEI Report Boundary, Route Section 5





# South East Lincolnshire Local Plan (South Holland District Council and Boston Borough Council joint plan), adopted 2019 (Ref 10)

Image 2Ci.44 South East Lincolnshire Local Plan Policies Map: Surfleet

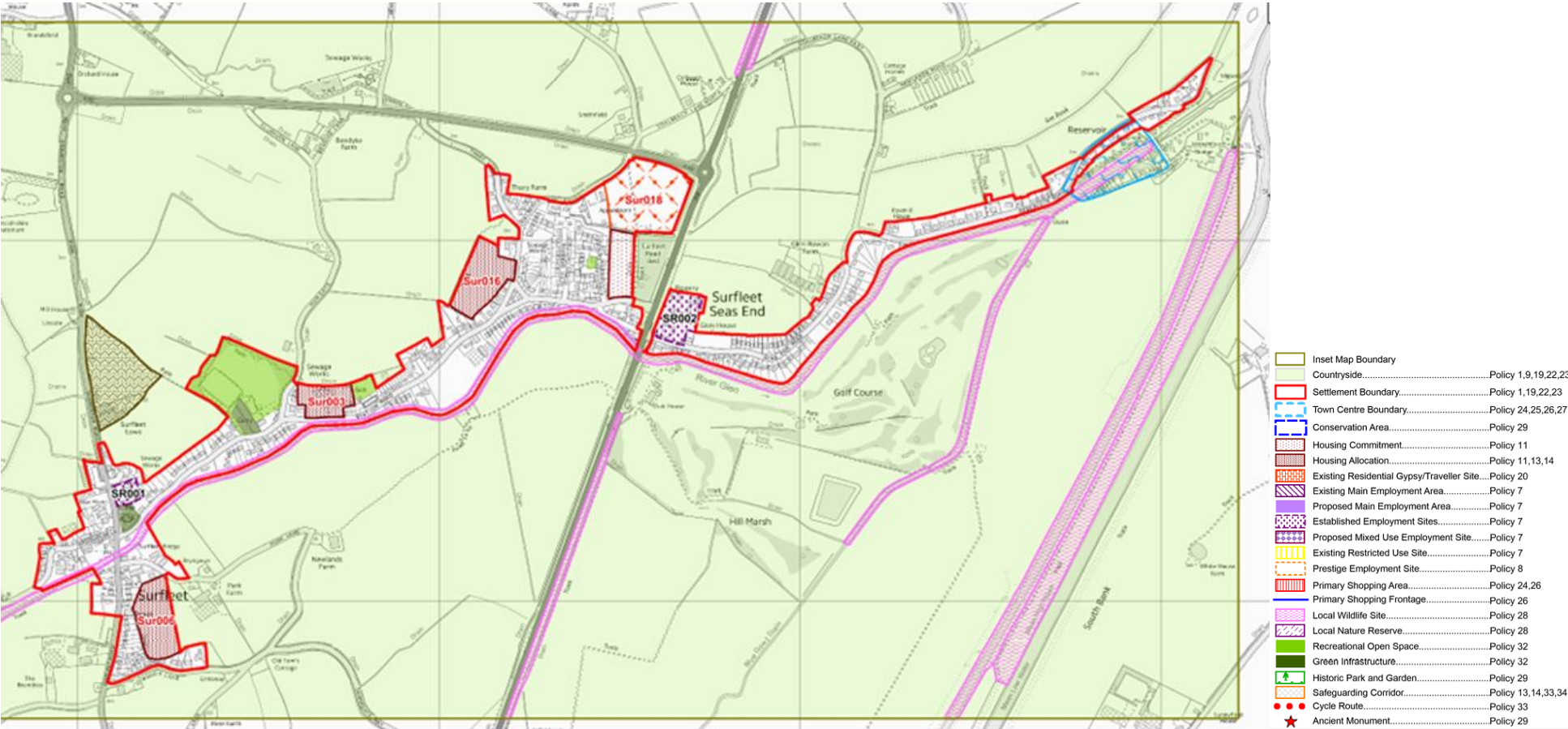


Table 2Ci.16 South East Lincolnshire Local Plan policies

Policy/Allocation Reference	Policy Context
Designated Countryside Policy 1 Spatial Strategy	In the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits
Established Employment Sites – Policy 7	SR001 Gosberton Road Surfleet, SR002 Seas End Road Surfleet
Policy 11 Distribution of new housing: Sur003	Housing Allocation: Land north of Station Road. The site area is 1.23 ha, with a total capacity yield 20 dwellings.
Policy 11 Distribution of new housing: Sur006	Housing Allocation: Land south of Park Lane. The site area is 1.30 ha, with a total capacity yield 26 dwellings
Policy 11 Distribution of new housing: Sur016	Housing Allocation: Land west of Coalbeach Lane. The site area is 2.18 ha, with a total capacity yield 44 dwellings.
Policy 12 - Reserve Sites	Sur018 Land between Station Road and the A152. The site area is 5.06 ha, with a total capacity yield 101 dwellings.



# Lincolnshire Minerals and Waste Local Plan Core Strategy and Development Management Policies, adopted in 2016 (Ref 1)

Image 2Ci.45 Lincolnshire Mineral and Waste Local Plan

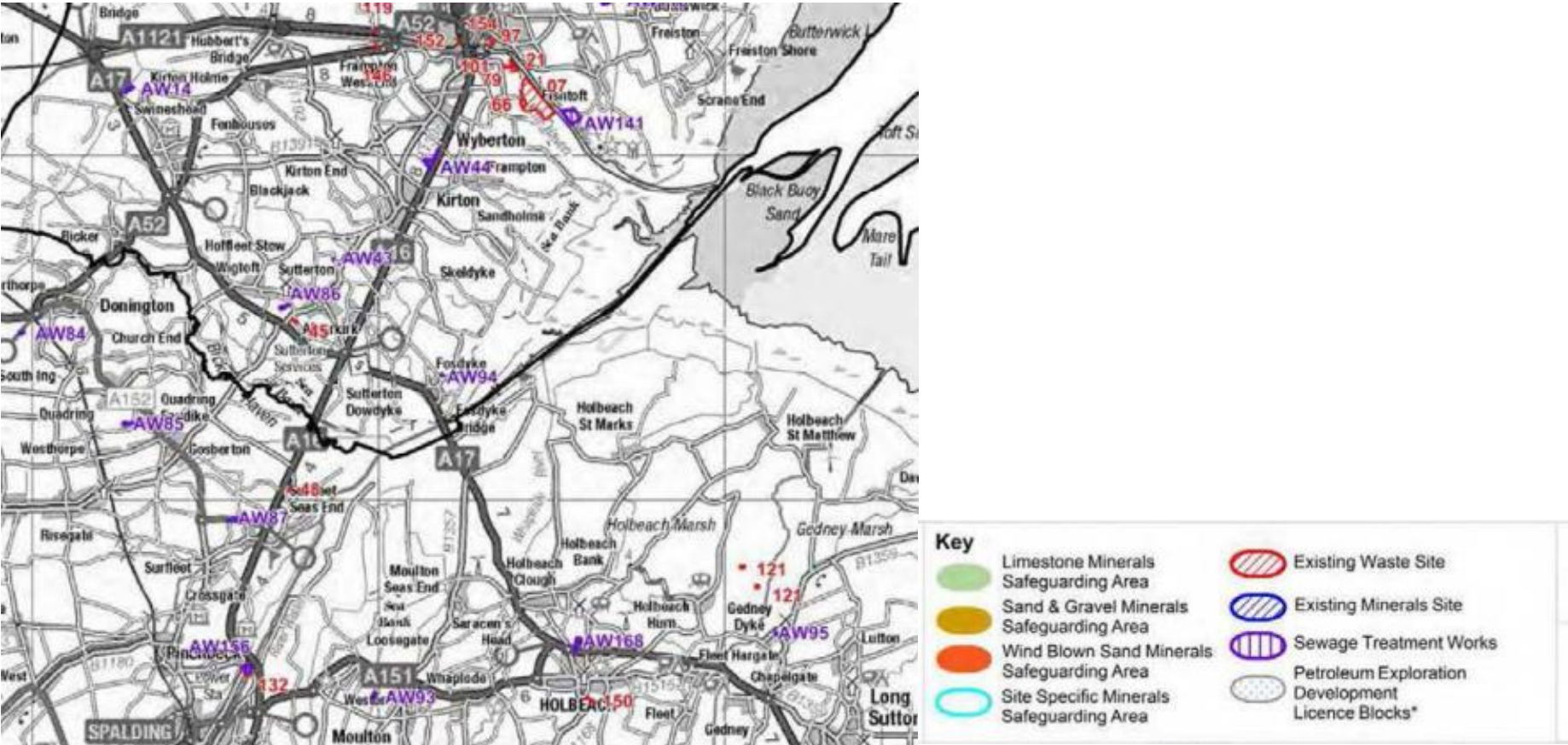


Table 2Ci.17 Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management policies

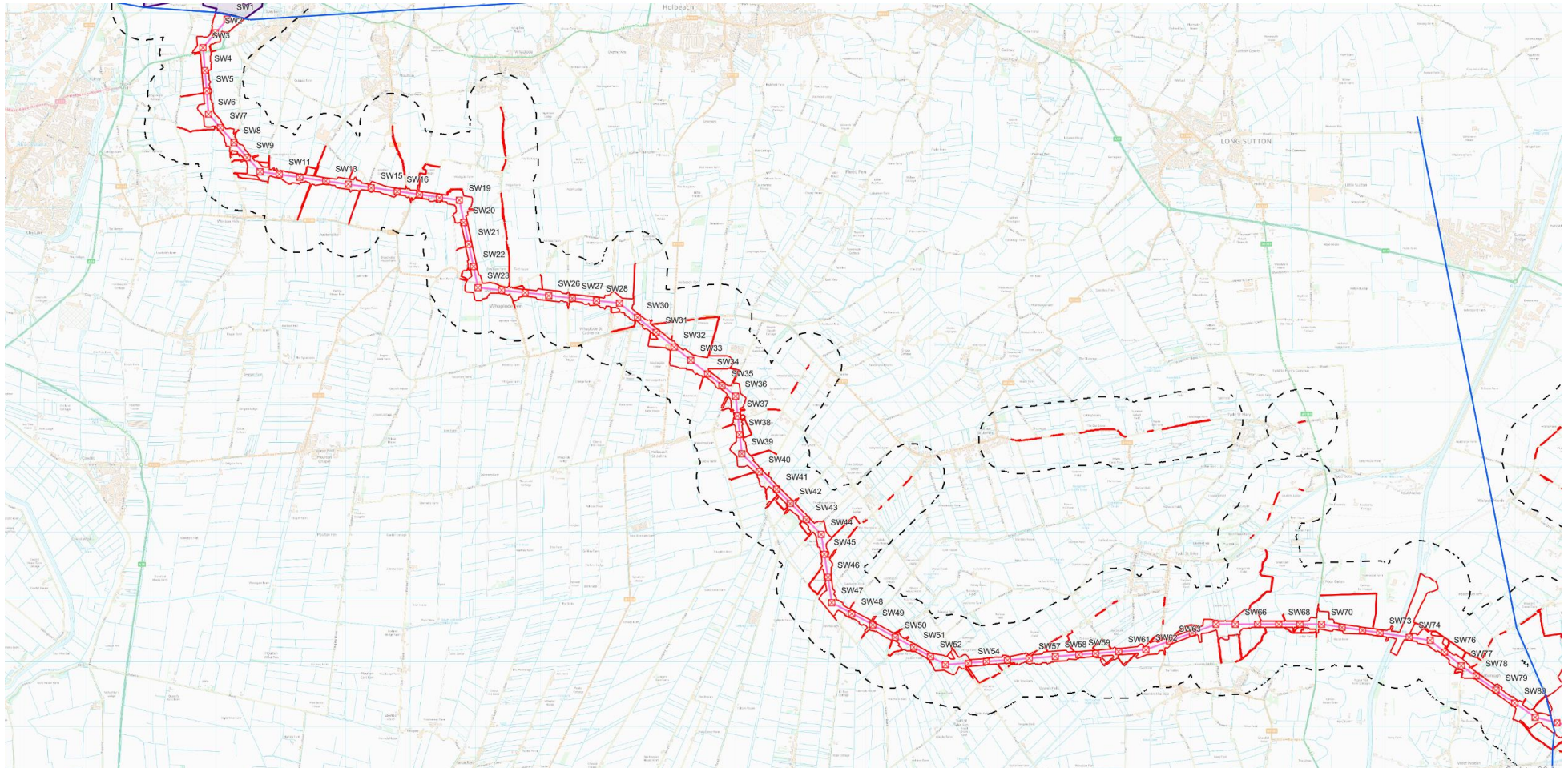
Policy/Allocation Reference	Policy Context
W8 Safeguarding Waste Management Sites	Site AW94 Fosdyke Bell Lane Sewage Treatment works



## 2Ci.7 Section 6 Refined Weston Marsh Substation Siting Zone to New Walpole B Substation

2Ci.7.1 This section presents Section 6 of the Project, the boundary of which is shown in **Image 2Ci.46**. Extracts from the local development plans relevant to Section 6 of the Project and an overview of the site allocations within those development plans are presented within the **Image 2Ci.47- Image 2Ci.66** and within **Tables 2Ci.18 - 25** below.

Image 2Ci.46 Project GIS Route Section 6





# South East Lincolnshire Local Plan (South Holland District Council and Boston Borough Council joint plan), adopted 2019 (Ref 10)

Image 2Ci.47 South East Lincolnshire Local Plan Policies Map Holbeach

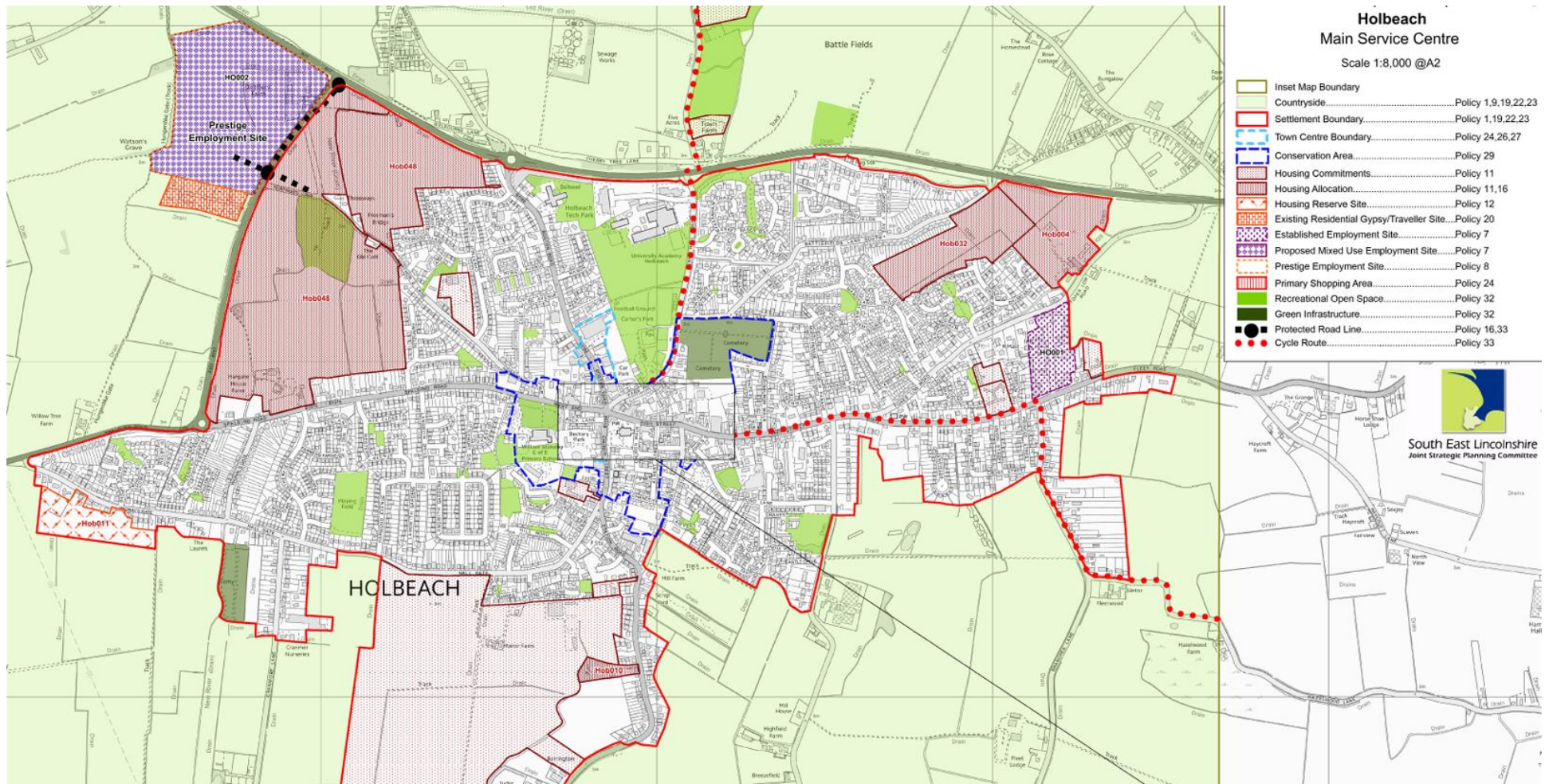






Image 2Ci.49 South East Lincolnshire Local Plan Policies Map Sutton St James

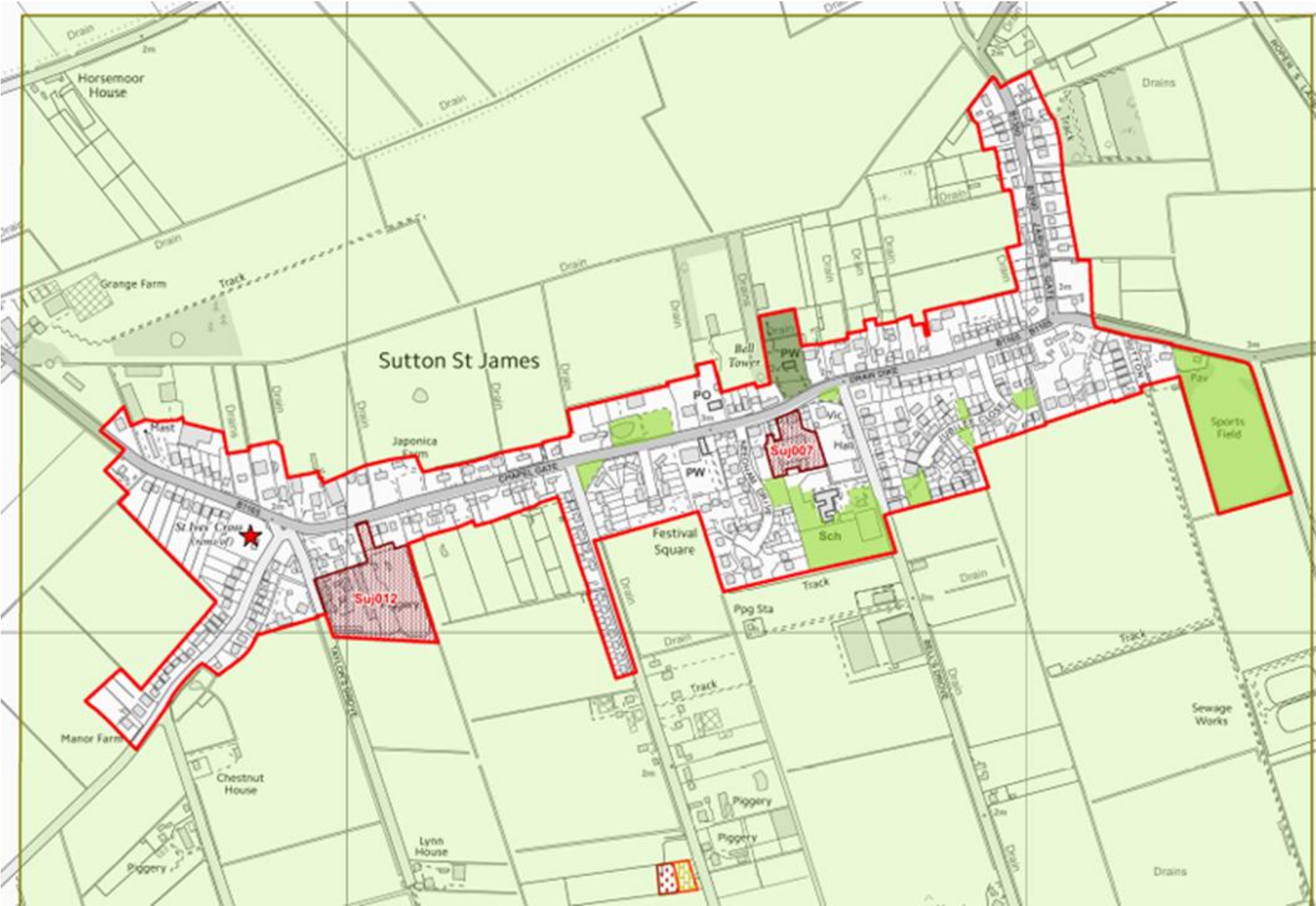




Image 2Ci.50 South East Lincolnshire Local Plan Policies Map Weston

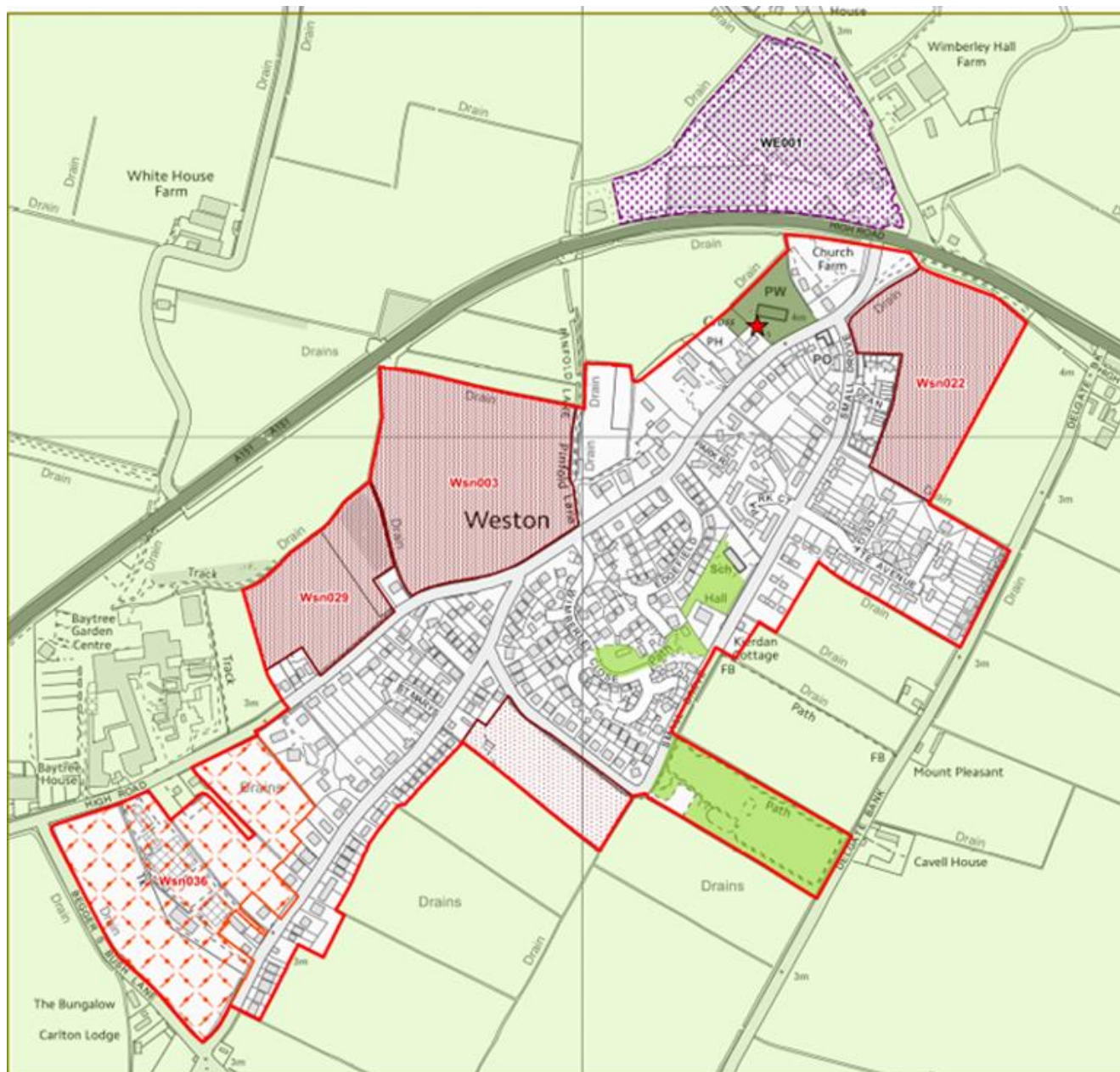
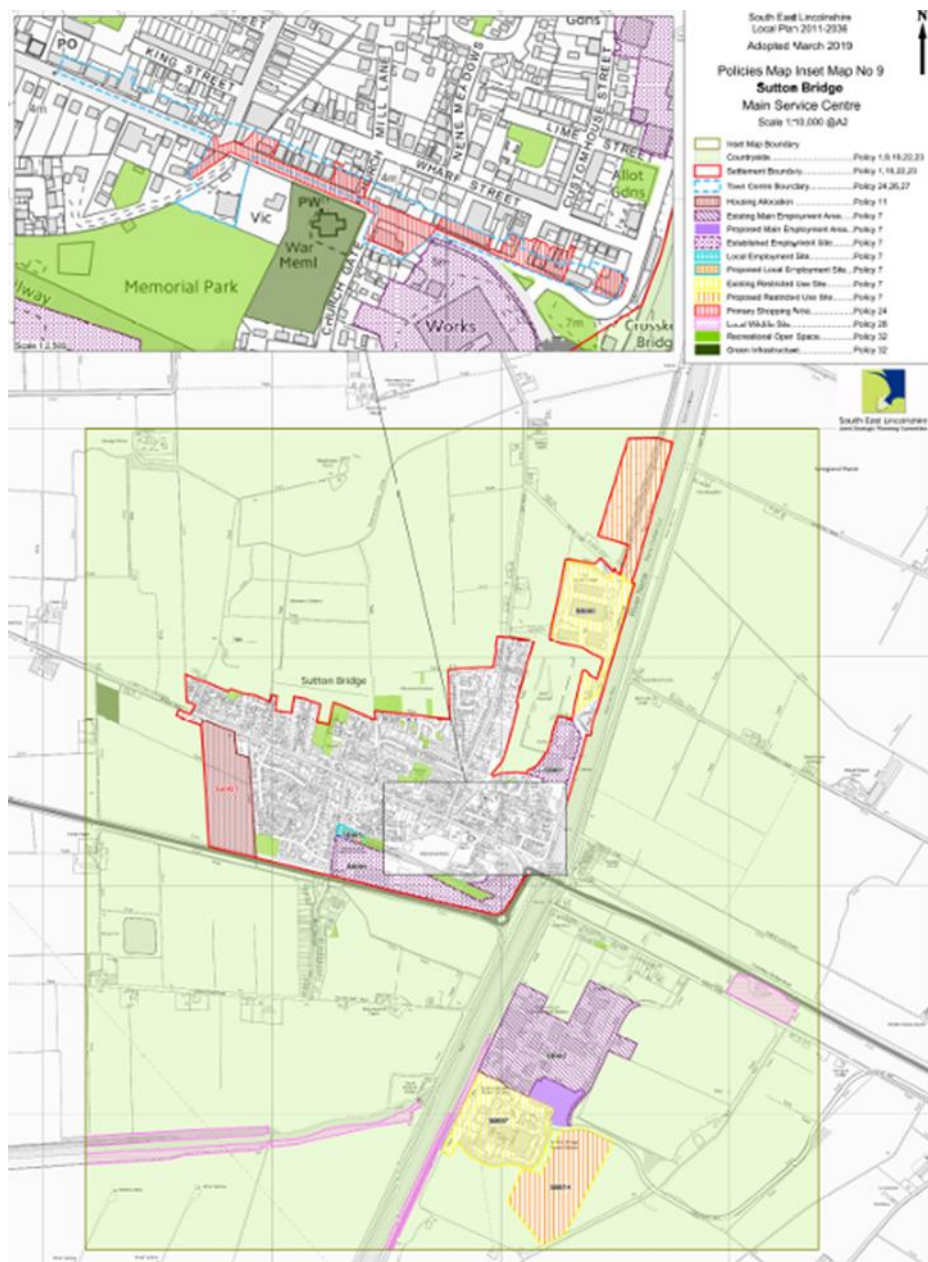


Image 2Ci.51 South East Lincolnshire Local Plan Policies Map Sutton Bridge





The map shows the Tydd St Mary area, including the village of Tydd St Mary, the Rectory Farm, and the Angle Farm. Key features include the Sewage Works, Sports Field, Bottom Field, and the Church. The map also shows the Tydd St Mary River, the Shire Drain, and the Sea Bank. The map is divided into several sections, with the Tydd St Mary area highlighted in red and the Angle Farm area highlighted in blue. The map includes labels for various roads, tracks, and landmarks, such as Tydd014, Minerva Farm, Willows Close, Warley Close, Tysdale arm, Timbrook's Tunnel, Clapfield Lodge, Pol Ho, Arcadia, Track, MIDDLE ROAD, Westwood, Orchard Bungalow, Old Field, Romanhurst, Sea Bank, Westfield, Old Eaudike, Track, World's End, World's End Cottage, Angle Farm, Rectory Farm, Rec, Malberry Lodge, Sch, CHURCH, PW, Sea Bank, Path, HALL, MAIN ROAD, Shire Drain, Track, 3m, Tydd St Mary, The Angle, Minerva Farm, Sewage Works, Sports Field, Bottom Field, Rectory Farm, Angle Farm, World's End Cottage, Lowgate House, Crossgate Field, Hix Lane, Willows Close, Warley Close, Tysdale arm, Timbrook's Tunnel, Clapfield Lodge, Pol Ho, Arcadia, Track, MIDDLE ROAD, Westwood, Orchard Bungalow, Old Field, Romanhurst, Sea Bank, Westfield, Old Eaudike, Track, World's End, World's End Cottage, Angle Farm, Rectory Farm, Rec, Malberry Lodge, Sch, CHURCH, PW, Sea Bank, Path, HALL, MAIN ROAD, Shire Drain, Track, 3m.

Image 2Ci.53 South East Lincolnshire Local Plan Policies Map Cowbit

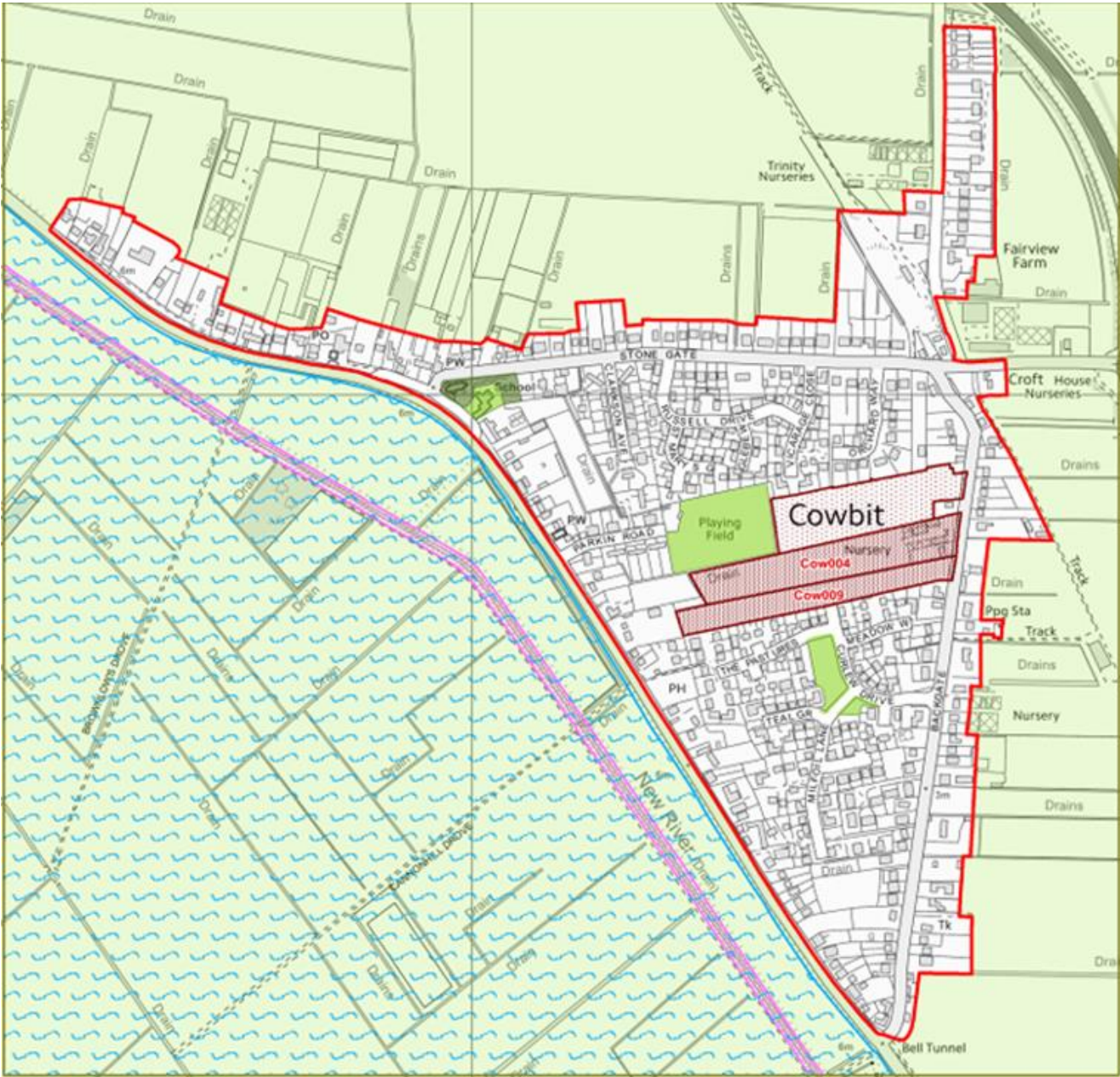




Image 2Ci.54 South East Lincolnshire Local Plan Policies Moulton Chapel

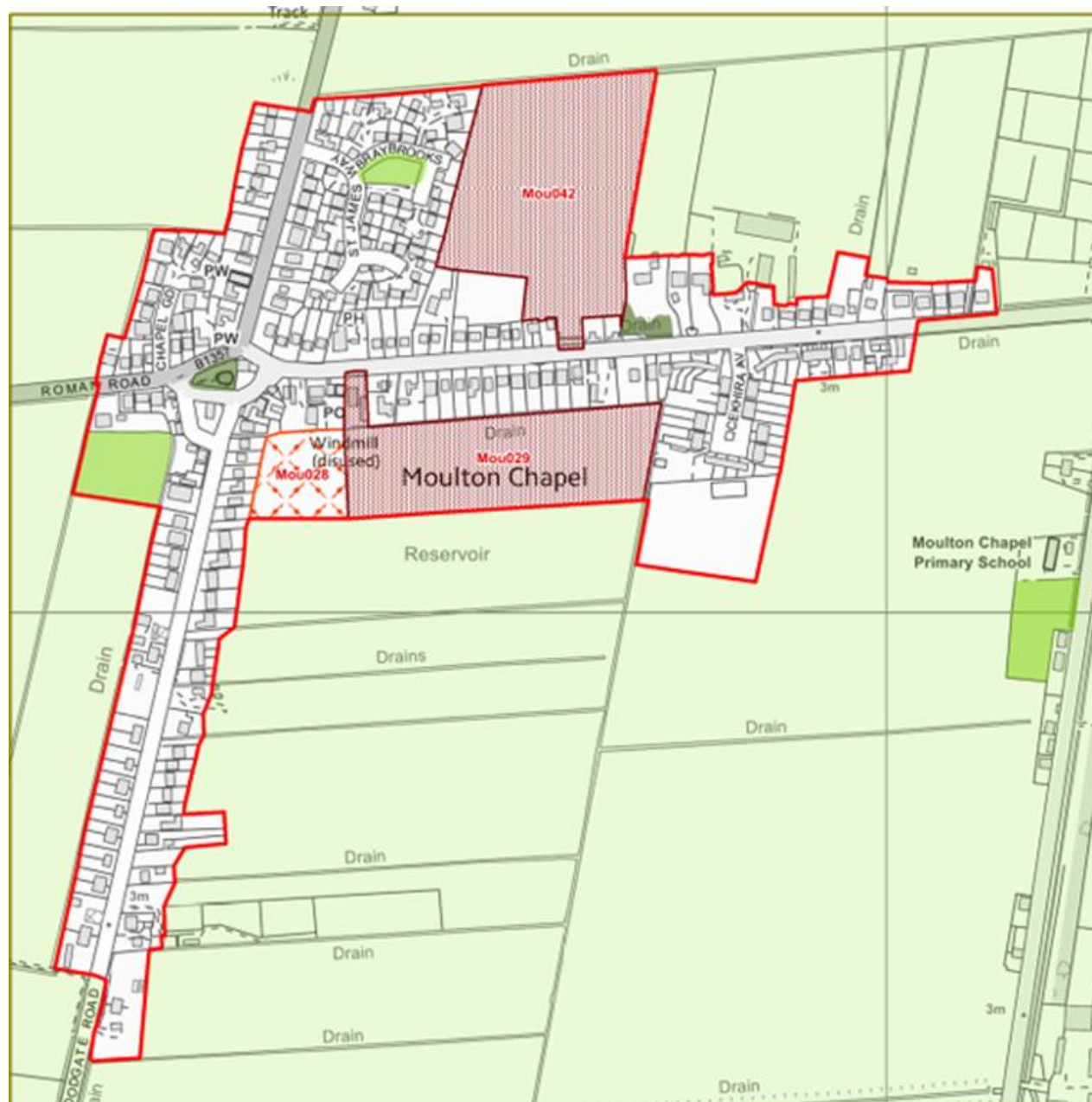




Image 2Ci.55 South East Lincolnshire Local Plan Policies Moulton

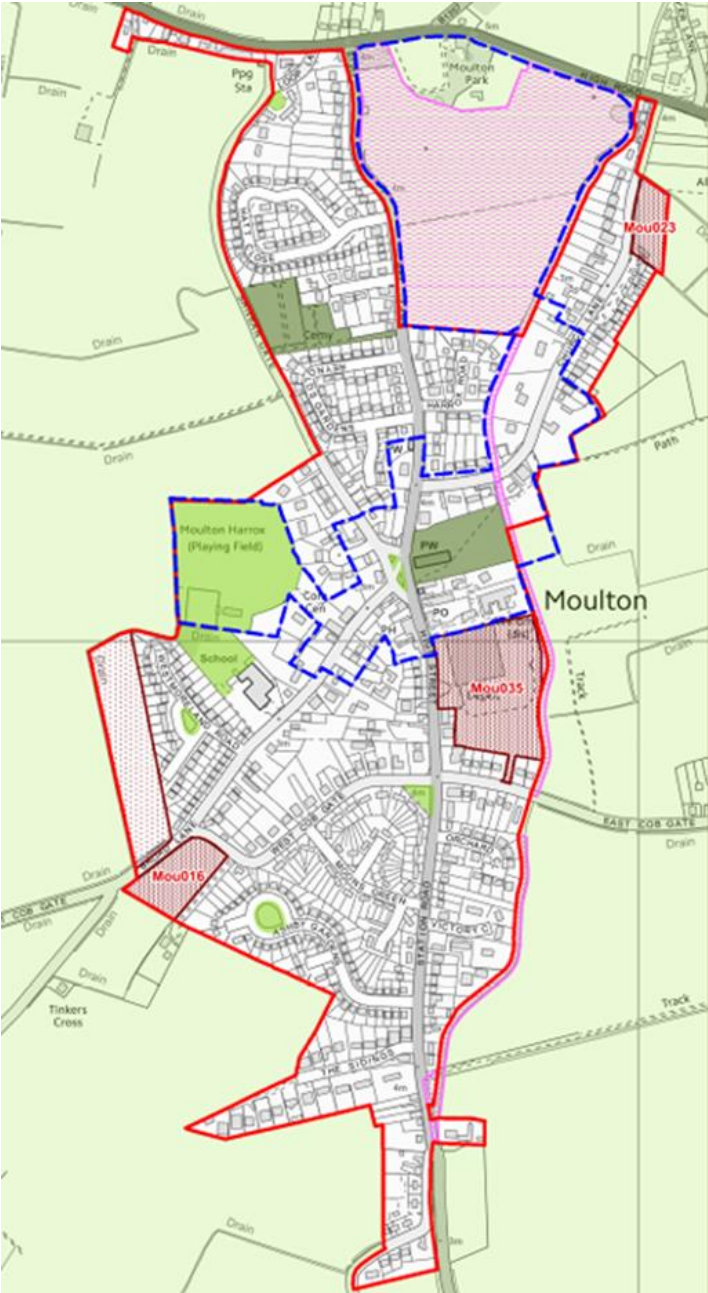


Table 2Ci.18 South East Lincolnshire Planning policies

Policy/Allocation Reference	Policy Context
Local Wildlife Site Policy 28	<p>A high quality, comprehensive ecological network of interconnected designated sites, sites of nature conservation importance and wildlife-friendly greenspace will be achieved by protecting, enhancing and managing natural assets.</p> <ul style="list-style-type: none"> <li>• Cross Keys Pool and Field</li> </ul>
Cycle Route Policy 33 Delivering a More Sustainable Transport Network	<p>The Local Planning Authorities will work with partners to make the best use of, and seek improvements to, existing transport infrastructure and services within, and connecting to South East Lincolnshire, having considered first solutions that are based on better promotion and management of the existing network and the provision of sustainable forms of travel. To achieve this, the following priorities and actions have been identified: For cycling, walking and other sustainable transport this will be by:</p> <ol style="list-style-type: none"> <li>1. protecting existing footpaths, cycle routes and PRowS from development.</li> <li>2. improving connectivity to create a more coherent walking and cycling network through the provision of new multi-user routes, including: <ol style="list-style-type: none"> <li>i. between Fenside Road, Boston town centre and Beech Wood.</li> <li>ii. alongside the South Forty Foot Drain, Boston.</li> <li>iii. along the former Boston-Woodhall Spa railway line;</li> <li>iv. between Market Way, Pinchbeck, and Woolram Wygate, Spalding; and</li> <li>v. alongside the Coronation Channel (east bank), Spalding;</li> <li>vi. along West Elloe Avenue and Enterprise Way, Spalding.</li> </ol> </li> <li>3. ensuring that major new developments provide for walking and cycling routes and/or links to existing networks, to key public transport corridors and to transport interchanges.</li> <li>4. protecting the 'key public transport corridors' and supporting the ongoing provision, and, where appropriate, extension of bus services, in partnership with bus operators; and</li> <li>5. helping to ensure the continuous and safe operation of the Port of Boston and the Port of Sutton Bridge.</li> </ol>
Recreational Open Space /Green Infrastructure – Policy 32	<p>A specific area of land that is defined for the purpose of recreational open space, there is no associated policy but should be considered in constraints mapping.</p>
Policy 11 Distribution of new housing: Hob004	<p>Housing Allocation: Land east of Balmoral Way. The site area is 5.85 ha, with a total capacity yield 109 dwellings.</p>

Policy/Allocation Reference	Policy Context
Policy 11 Distribution of new housing: Hob010	Housing Allocation: Land west of Fen Road. The site area is 0.79 ha, with a total capacity yield 10 dwellings.
Policy 11 Distribution of new housing: Hob032	Housing Allocation: Land off Battlefields Lane. The site area is 6.27 ha, with a total capacity yield 185 dwellings.
Policy 11 Distribution of new housing: Hob048	Housing Allocation: Land east of the A151 (SUE). The site area is 42.2 ha, with a total capacity yield 750 dwellings.
Policy 11 Distribution of new housing: Mon005	Housing Allocation: Land south of Horseshoe Road. The site area is 2.93 ha, with a total capacity yield 88 dwellings.
Policy 11 Distribution of new housing: Mon008	Housing Allocation: Land north of Bourne Road. The site area is 14.47 ha, with a total capacity yield 434 dwellings.
Policy 11 Distribution of new housing: Pin024	Housing Allocation: Land north of the Vernatts Drain (SUE with Pin 045). The site area is 11.67 ha, with a total capacity yield 350 dwellings.
Policy 11 Distribution of new housing: Pin025	Housing Allocation: Land east of Spalding Road. The site area is 0.37 ha, with a total capacity yield 11 dwellings.
Policy 11 Distribution of new housing: Pin045	Housing Allocation: Land west of Spalding Road (SUE with Pin024). The site area is 22.53 ha, with a total capacity yield 676 dwellings.
Policy 11 Distribution of new housing: Pin050	Housing Allocation: Spalding Lifestyle, Spalding Road. The site area is 1.68 ha, with a total capacity yield 50 dwellings.
Policy 11 Distribution of new housing: Pin019	Housing Allocation: Land east of Surfleet Road. The site area is 1.69 ha, with a total capacity yield 34 dwellings.
Policy 11 Distribution of new housing: Pin065	Housing Allocation: Birchgrove Garden Centre, Surfleet Road. The site area is 2.44 ha, with a total capacity yield 49 dwellings.
Policy 11 Distribution of new housing: Pin002	Housing Allocation: Land north of Market Way. The site area is 1.32 ha, with a total capacity yield 11 dwellings.
Policy 11 Distribution of new housing: Suj007	Housing Allocation: Land south of Chapel Gate. The site area is 0.53 ha, with a total capacity yield 42 dwellings.

Policy/Allocation Reference	Policy Context
Policy 11 Distribution of new housing: Suj012	Housing Allocation: Land south of Chapel Gate. The site area is 2.10 ha, with a total capacity yield 42 dwellings.
Policy 11 Distribution of new housing: Wsn003	Housing Allocation: Land north of High Road. The site area is 6.11 ha, with a total capacity yield 135 dwellings.
Policy 11 Distribution of new housing: Wsn022	Housing Allocation: Land east of Small Drove. The site area is 3.88 ha, with a total capacity yield 60 dwellings.
Policy 11 Distribution of new housing: Wsn029	Housing Allocation: Land off High Road. The site area is 2.83 ha, with a total capacity yield 57 dwellings.
Policy 11 Distribution of new housing: Sub027	Housing Allocation: Land south of Bridge Road. The site area is 10.25 ha, with a total capacity yield 210 dwellings.
Policy 11 Distribution of new housing: Tyd014	Housing Allocation: Land at Lowgate. The site area is 1.54 ha, with a total capacity yield 31 dwellings.
Policy 11 Distribution of new housing: Cow004	Housing Allocation: Land west of Backgate. The site area is 1.63 ha, with a total capacity yield 33 dwellings.
Policy 11 Distribution of new housing: Cow009	Housing Allocation: Land west of Backgate. The site area is 1.03 ha, with a total capacity yield 21 dwellings.
Policy 11 Distribution of new housing: Mou029	Housing Allocation: Land south of Roman Road. The site area is 2.86 ha, with a total capacity yield 46 dwellings.
Policy 11 Distribution of new housing: Mou042	Housing Allocation: Land north of Roman Road. The site area is 3.90 ha, with a total capacity yield 78 dwellings.
Policy 11 Distribution of new housing: Mou035	Housing Allocation: Former Gardman Premises, High Street. The site area is 2.58 ha, with a total capacity yield 52 dwellings.
Policy 11 Distribution of new housing: Mou016	Housing Allocation: Land east of Broad Lane. The site area is 0.86 ha, with a total capacity yield 17 dwellings.
Policy 11 Distribution of new housing: Mou023	Housing Allocation: Land east of Church Lane. The site area is 0.51 ha, with a total capacity yield 10 dwellings.



Policy/Allocation Reference	Policy Context
Proposed Gypsy/Traveller Site	Whaplode Fen
Policy 11 Housing Commitments	Area identified on map south of Holbeach, no specific reference number.
Policy 12 Reserve Sites	<p>Wsn036 Land to the south of High Road. The site area is 7.06 ha, with a total capacity yield 141 dwellings.</p> <p>Hob011 Land to the south of Wignals Gate. The site area is 3.48 ha, with a total capacity yield 70 dwellings.</p> <p>Mou028 Land to the east of Roman Road. The site area is 0.82 ha, with a total capacity yield 16 dwellings.</p>
Established Employment Sites – Policy 7	<p>SP001 Wardentree Lane, Spalding,</p> <p>SP037 Spalding Power Station,</p> <p>SP038 Spalding Power Station B,</p> <p>SP003 Fulney Lane North Spalding,</p> <p>SP030 Marsh Road Spalding,</p> <p>SP002 Lincs Gateway, Spalding,</p> <p>SP012 Clay Lake, Spalding,</p> <p>WE001 Flamingo Flowers Weston,</p> <p>HO002 Holbeach Food Enterprise Zone,</p> <p>HO001 Fleet Road Industrial Estate Holbeach,</p> <p>SB007 Wingland Power Station,</p> <p>SB014 Wingland Power Station B,</p> <p>SB001 West Bank Industrial Estate Sutton Bridge,</p> <p>SB004 Railway Lane east Sutton Bridge,</p> <p>SB002 Wingland, Sutton Bridge,</p> <p>SU003 Love Lane, Sutterton,</p> <p>SB005 Railway Lane Industrial Estate, Sutton Bridge.</p>

# Fenland Local Plan, adopted May 2014 (Ref 16)

Image 2Ci.56 Fenland Local Plan Policies Map and Key

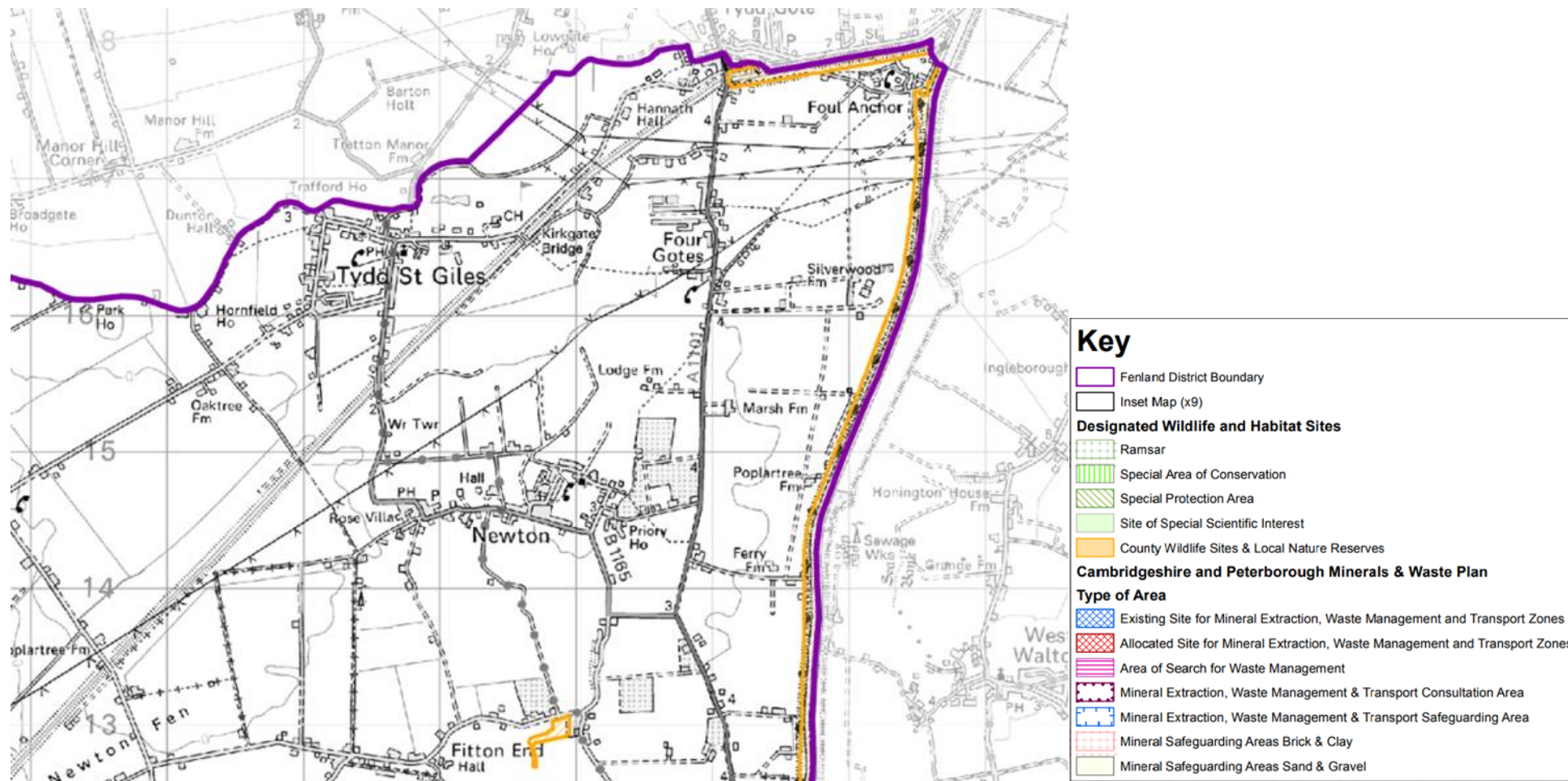


Table 2Ci.19 Fenland Local Plan policies

Policy/Allocation Reference	Policy Context
County Wildlife Site River Nene	No specific policy on County Wildlife Sites, general policies to maintain and improve such sites.



# Kings Lynn and West Norfolk Local Plan 2021-2040 (Ref 15)

Image 2Ci.57 Kings Lynn and West Norfolk Local Plan 2021-2040 Policy Map 10 The Walpoles

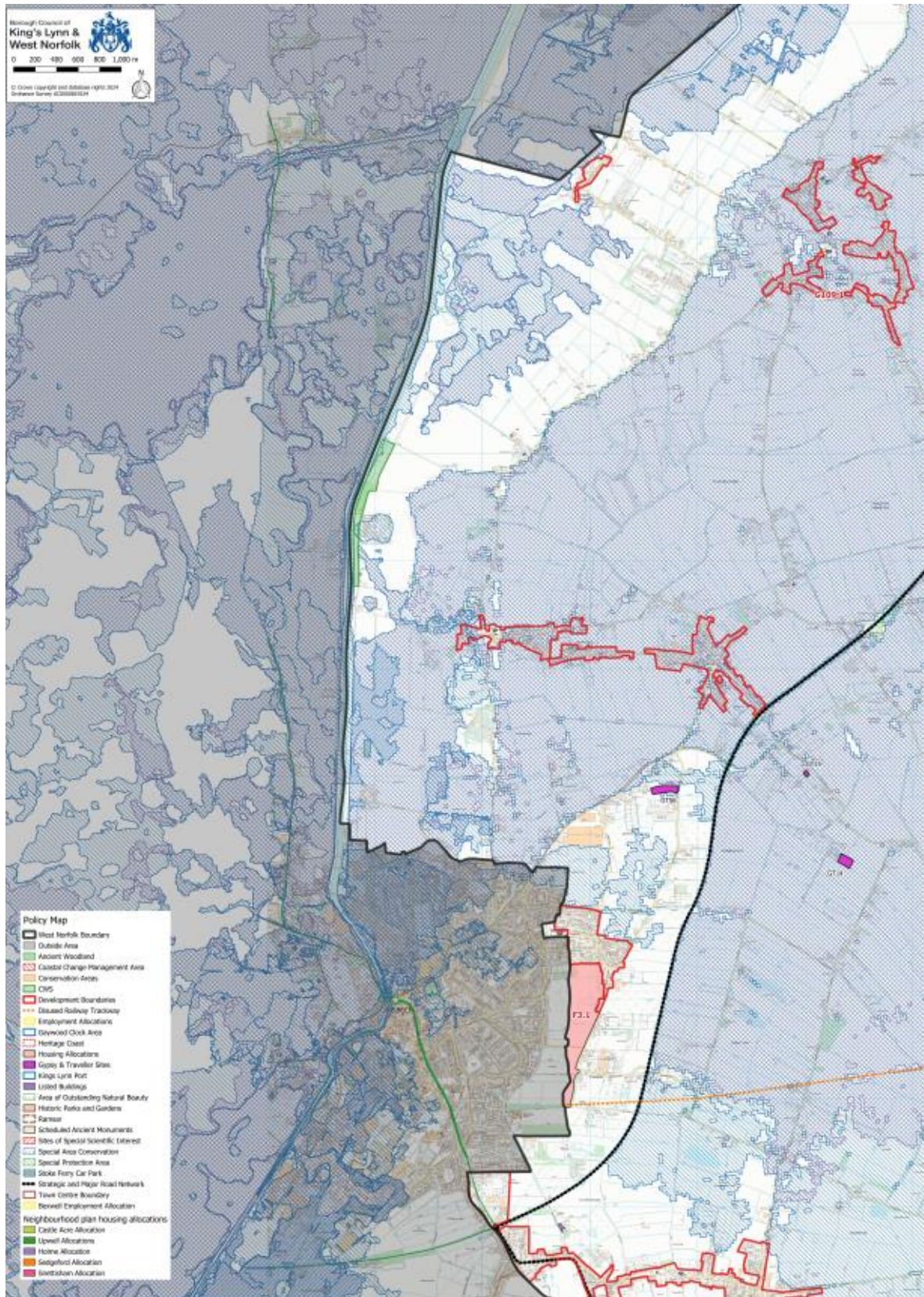




Table 2Ci.20 Kings Lynn and West Norfolk Local Plan 2021-2040 policies

Policy/Allocation Reference	Policy Context
F3.1	Housing Allocation: Wisbech Fringe - Land east of Wisbech (west of Burrettgate Road). The site area is 25.3 ha, with a total capacity yield 550 dwellings.

# Fenland Draft Local Plan Consultation (2022)

Image 2Ci.58 Fenland Draft Policies Map: Wisbech

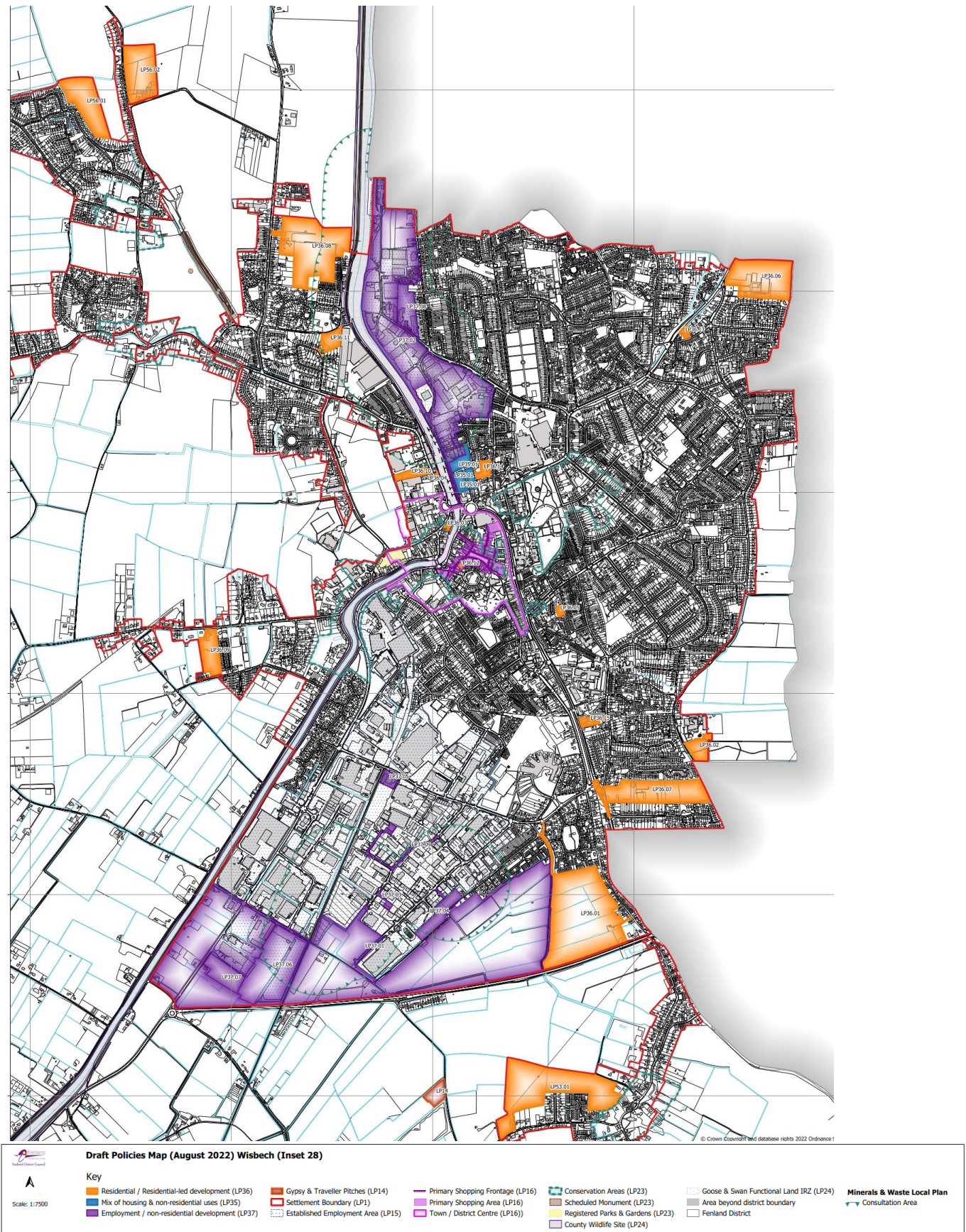




Image 2Ci.59 Fenland Draft Policies Map: Gorefield

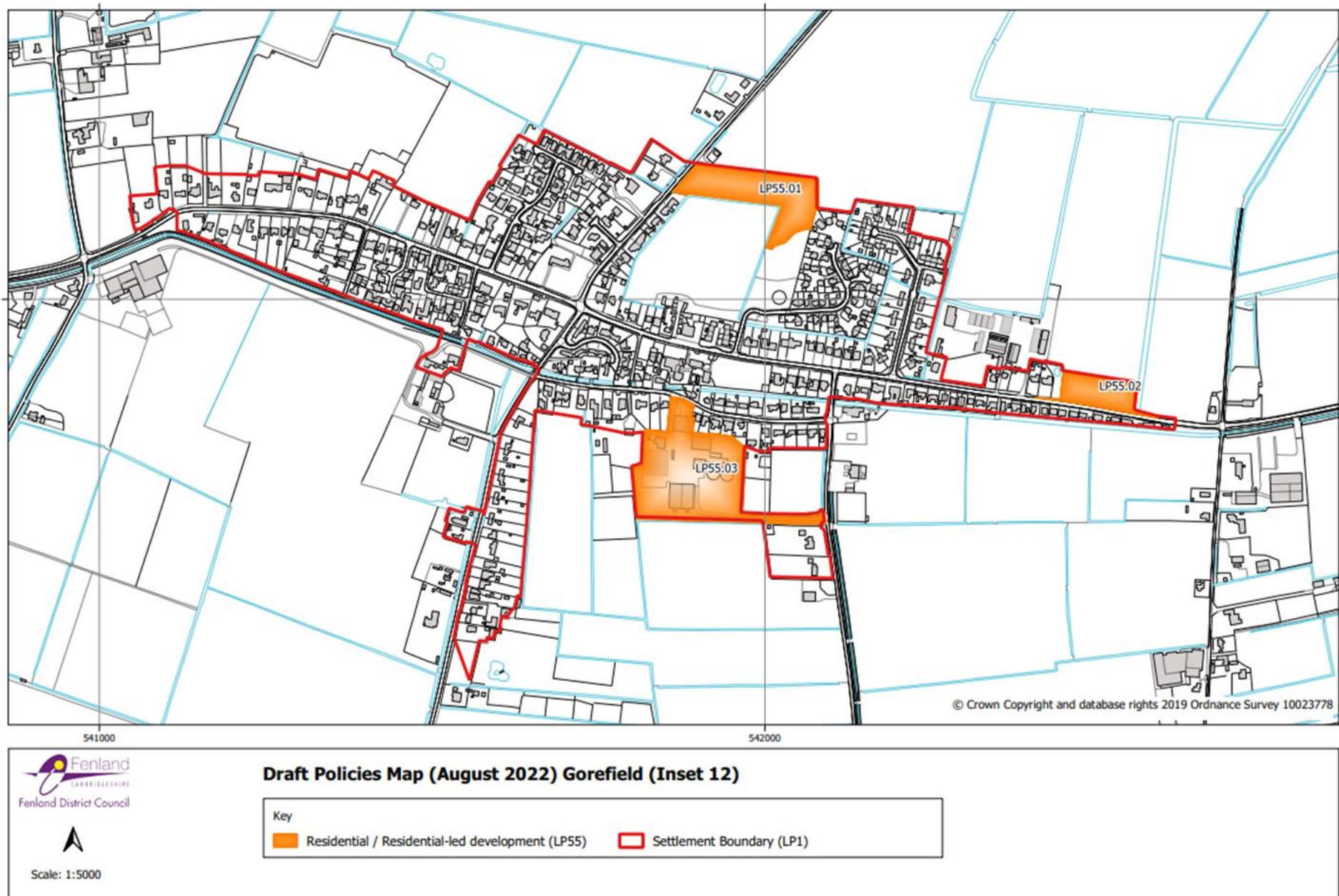


Image 2Ci.60 Fenland Draft Policies Map: Leverington

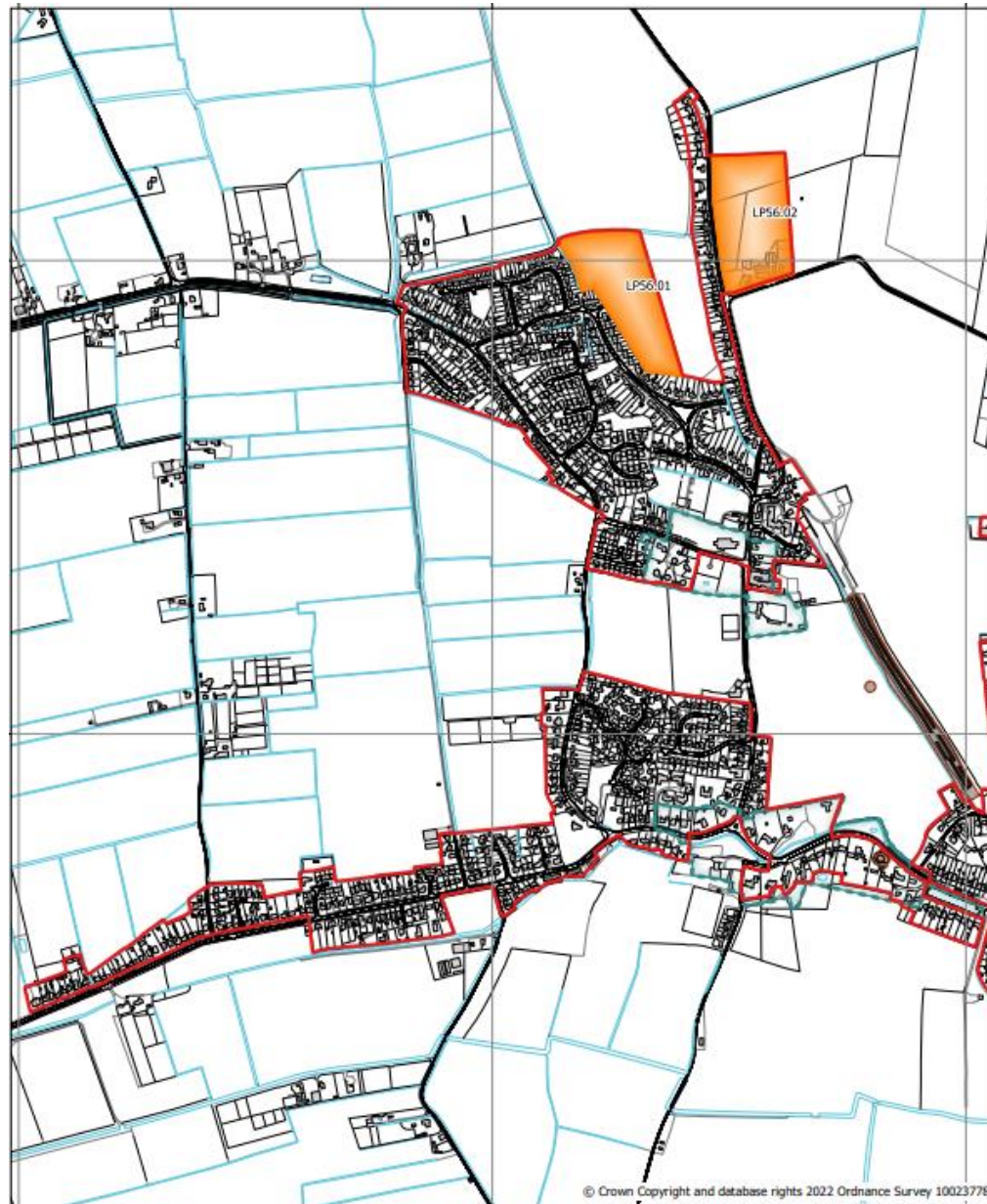




Image 2Ci.61 Draft Policies Map: Tydd St Giles

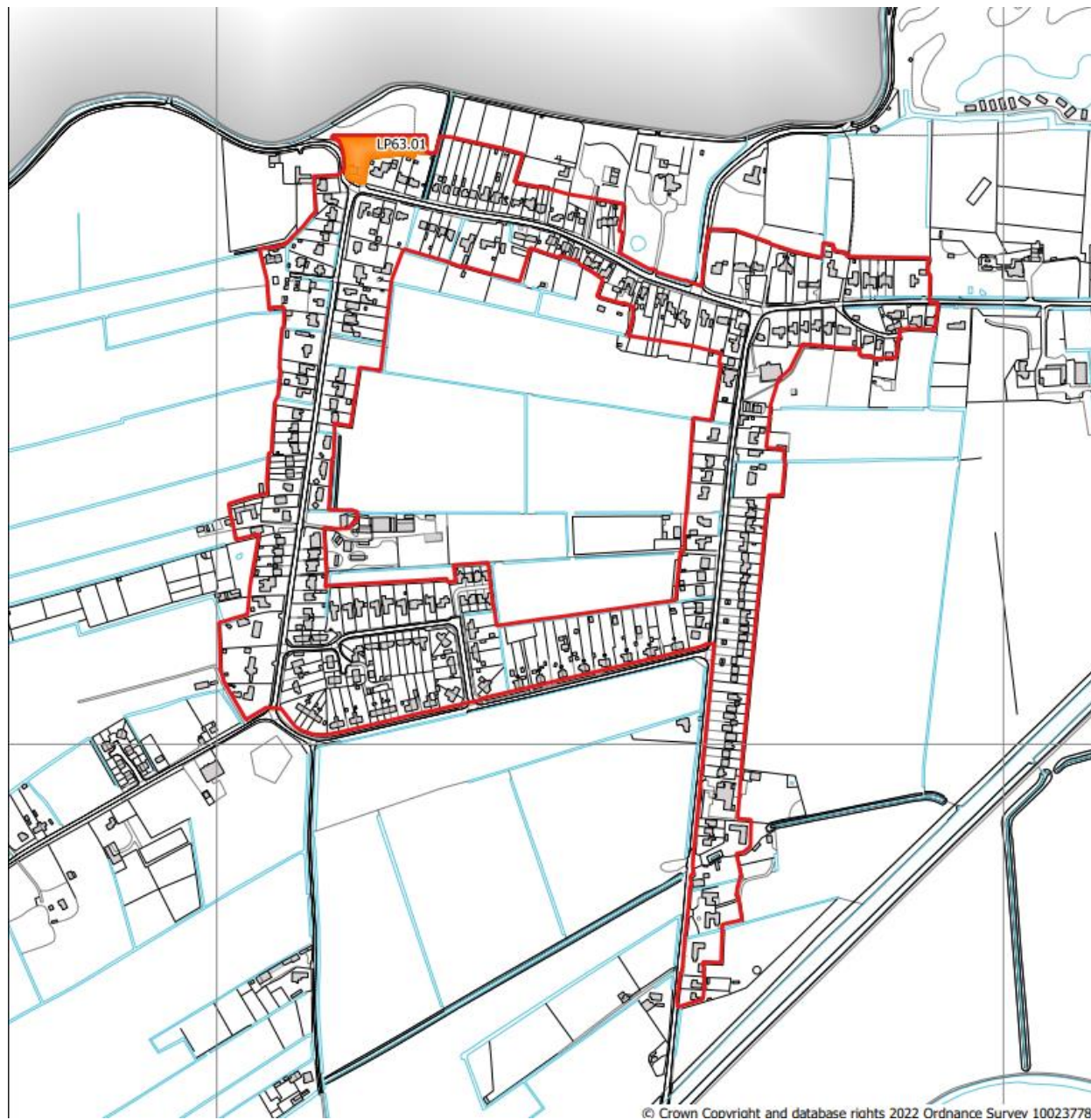


Image 2Ci.62 Draft Policies Map: Newton-in-the-Isle

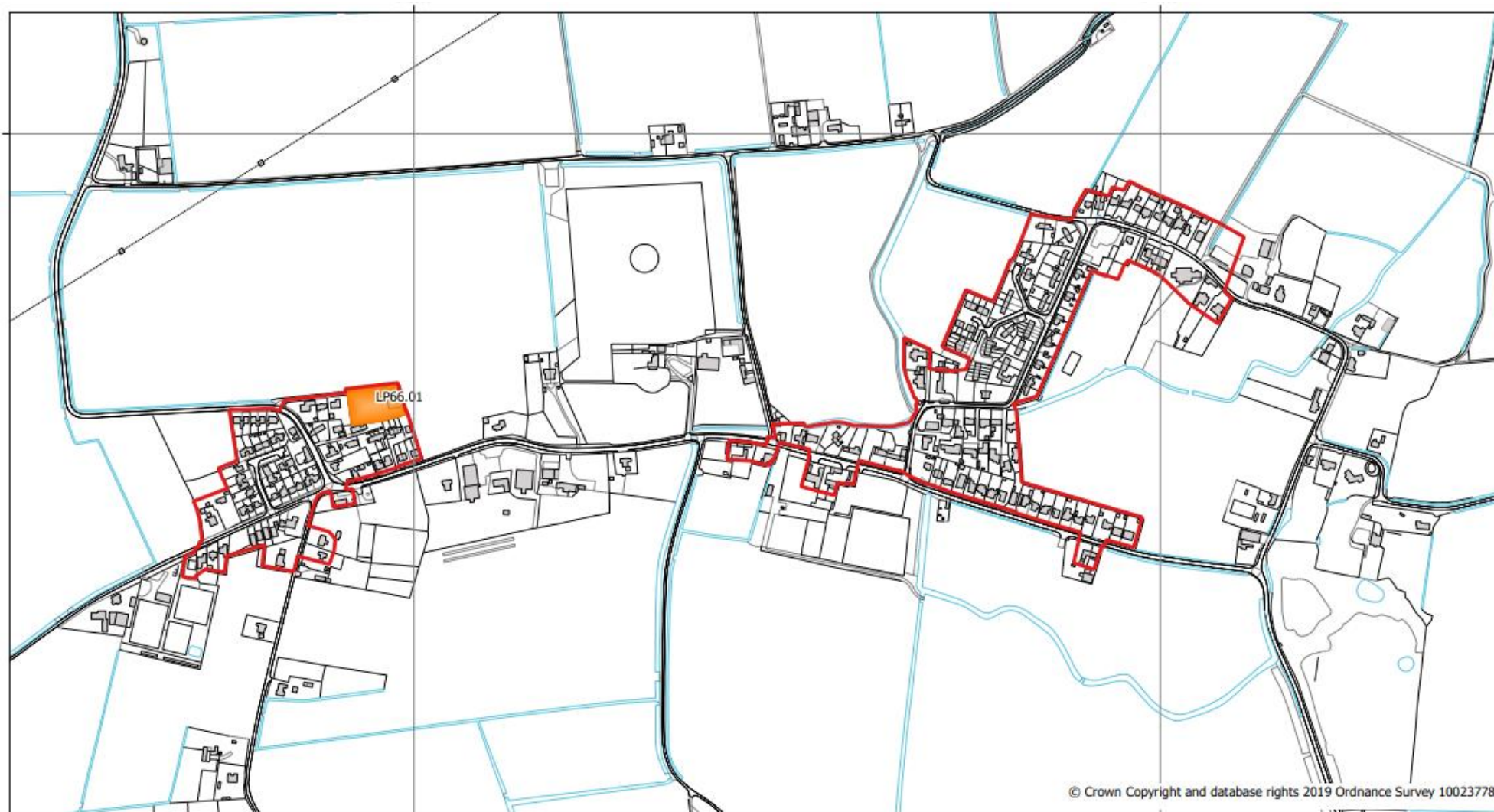


Table 2Ci.21 Fenland Draft Local Plan policies

Policy/Allocation Reference	Policy Context
LP56.01	Housing Allocation in Leverington, 3.87 ha site with capacity for 96 dwellings
LP56.02	Housing Allocation in Leverington, 4.31 ha site with capacity for 100 dwellings
LP36.08	Housing Allocation in Wisbech, Land east of 88 Sutton Road
LP36.11	Housing Allocation in Wisbech, Land north east of 53 The Chase
LP36.06	Housing Allocation in Wisbech, Land east of 46 Old Lynn Road
LP55.01	Housing Allocation in Gorefield, 1.18 ha site with capacity for 30 dwellings
LP55.02	Housing Allocation in Gorefield, Land north of 3A - 15
LP55.03	Housing Allocation in Gorefield. Denicks Yard Back Road
LP63.01	Housing Allocation in Tydd St Giles, 0.34 ha site with capacity for 7 dwellings
LP66.01	Housing Allocation in Newton, 0.32 ha site with capacity for 6 dwellings



Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management Policies, adopted in 2016 (Ref 1) and Minerals and Waste Site Locations, adopted 2017 (Ref 2)

Image 2Ci.63 Lincolnshire Minerals and Waste Local Plan Policies Map

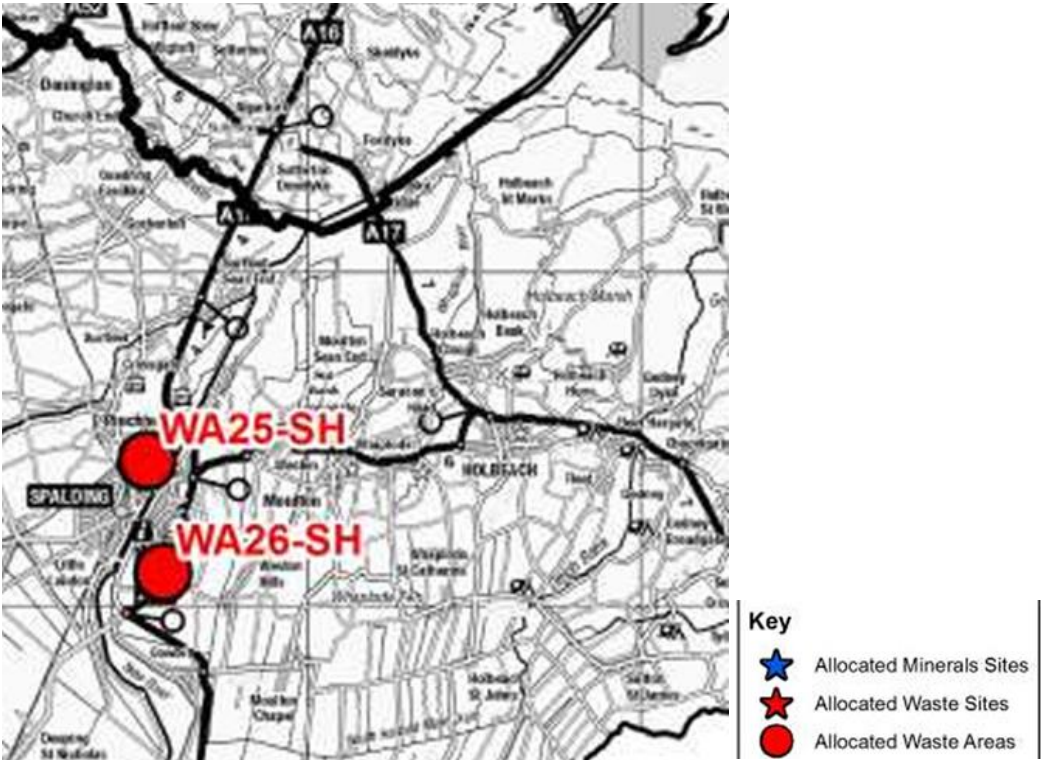


Table 2Ci.22 Lincolnshire Minerals and Waste Local Plan policies

Policy/Allocation Reference	Policy Context
WA25 SH	Allocated Waste Area: Wardentree Lane/Enterprise Park, Spalding. The site area is 195.6 ha, potential uses include Resource Recovery Park, Treatment Facility, Waste Transfer, Materials Recycling Facility, Household Waste Recycling Centre, Re-Use Facility, Energy Recovery.



Policy/Allocation Reference	Policy Context
WA26 SH	Allocated Waste Area: Clay Lake Industrial Estate, Spalding. The site area is 25 ha, potential uses include Treatment Facility, Open Composting, Materials Recycling Facility, Re-Use Facility, C&D Recycling Facility.
W8 Safeguarding Waste Management Sites	Spalding STW, Holbeach STW, Moulton STW, Nationwide Metal Recycling Ltd, The Ranch Scrapyard, A A V Exports, Cowbit STW, Sutton St James Sutton Gate STW, Monksview Demolition Ltd

# Cambridgeshire and Peterborough Minerals and Waste Local Plan, adopted July 2021 (Ref 12)

Image 2Ci.64 Cambridgeshire and Peterborough Minerals and Waste Local Plan Policies Map

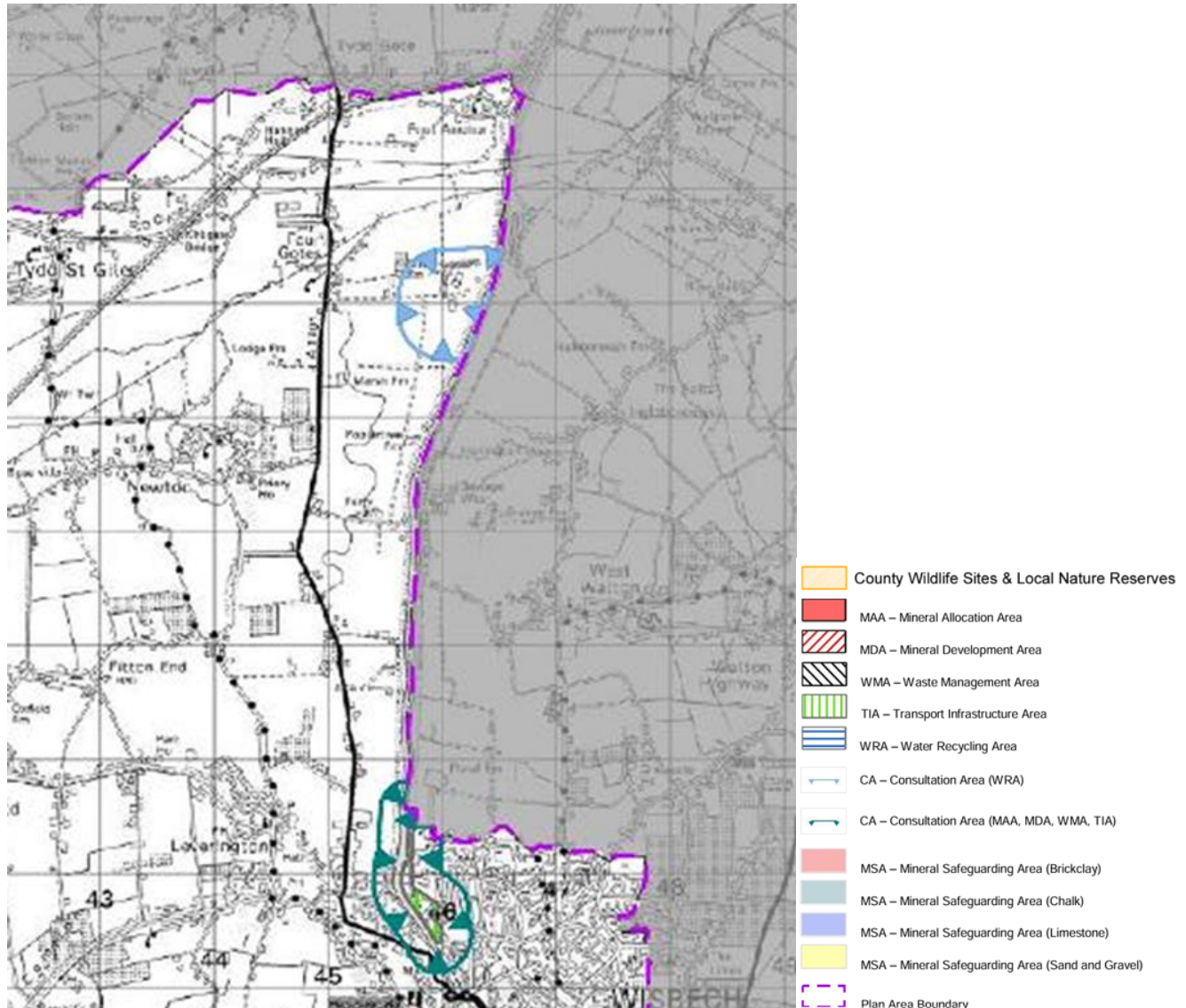
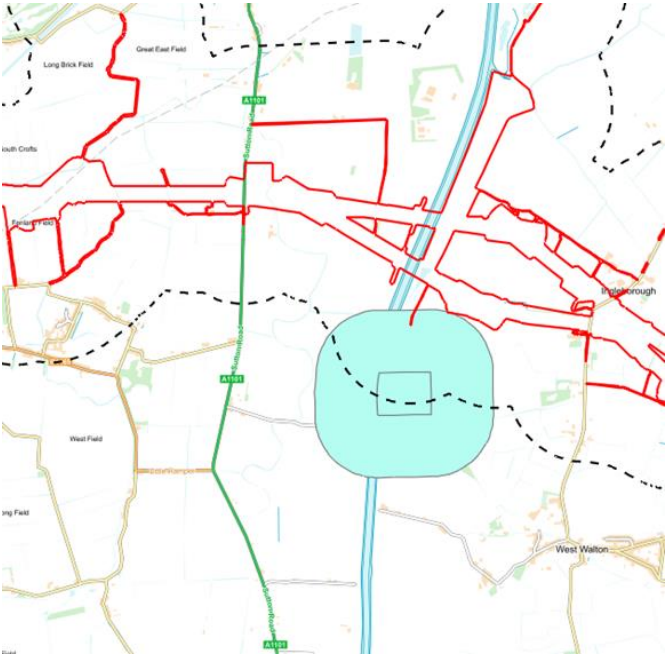


Table 2Ci.23 Cambridgeshire and Peterborough Minerals and Waste Local Plan policies

Policy/Allocation Reference	Policy Context
Consultation Area for Water Recycling (WRA) Tydd St Giles and Wisbech Policy 16	<p>Within a CA which surrounds a WRA, and unless convincing evidence to the contrary is provided via an odour assessment report, there is a presumption against allowing development which would:</p> <ul style="list-style-type: none"> <li>(e) be buildings regularly occupied by people; or</li> <li>(f) be land which is set aside for regular community use (such as open space facilities designed to attract recreational users, but excluding, for example, habitat creation which is not designed to attract recreational users).</li> </ul> <p>In instances where new mineral development, waste management, transport infrastructure or water recycling facilities of significance have been approved (i.e. of such a scale that had they existed at the time of writing this Plan it could reasonably be assumed that they would have been identified as a MDA, WMA, TIA or WRA), the policy principle of a CA around such a facility is deemed to automatically apply, despite such a CA for it not being identified on the Policies Map.</p>
Consultation Area (WRA)	<p>Parsons Drove STW Wisbech Port, Wisbech</p>

# Norfolk Core Strategy and Minerals and Waste Development Management Policies Development Plan Document and Site Allocations 2010-2026 (Ref 13)

Image 2Ci.65    Project GIS



No key available – area shaded in blue is the Wastewater Consultation Area

Table 2Ci.24    Norfolk Core Strategy and Minerals and Waste policies

Policy/Allocation Reference	Policy Context
West Walton existing wastewater consultation area and key wastewater treatment site CS16 Safeguarding mineral and waste sites and mineral resources	<p>The County Council will safeguard existing, permitted and allocated mineral extraction and associated development and waste management facilities.</p> <p>Consultation areas will be delineated on the Proposals Map and extend to 250 metres from each safeguarded site, apart from the key wastewater and sludge treatment facilities, for which the consultation distance will be 400 metres.</p>



## Parson Drove Neighbourhood Plan, adopted 2020 (Ref 18)

Image 2Ci.66 Parson Drove Neighbourhood Plan Area

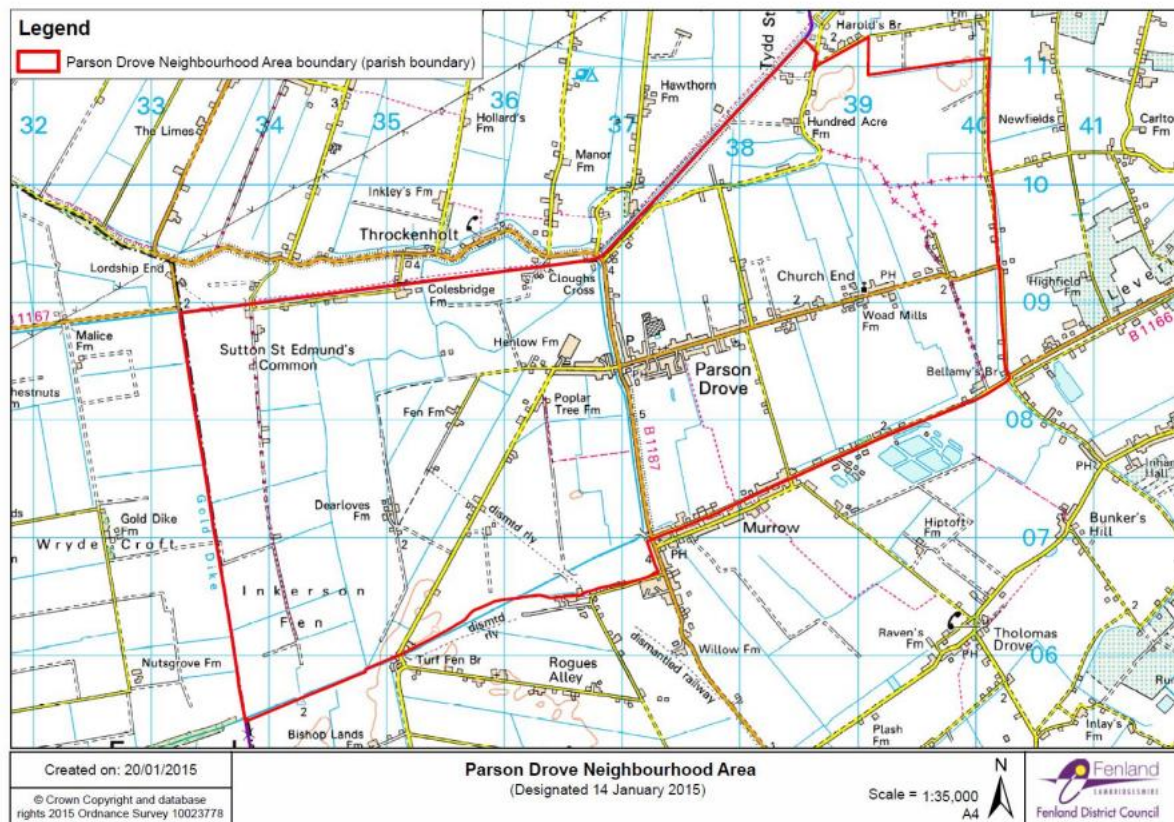


Table 2Ci.25 Parson Drove Neighbourhood Plan policies

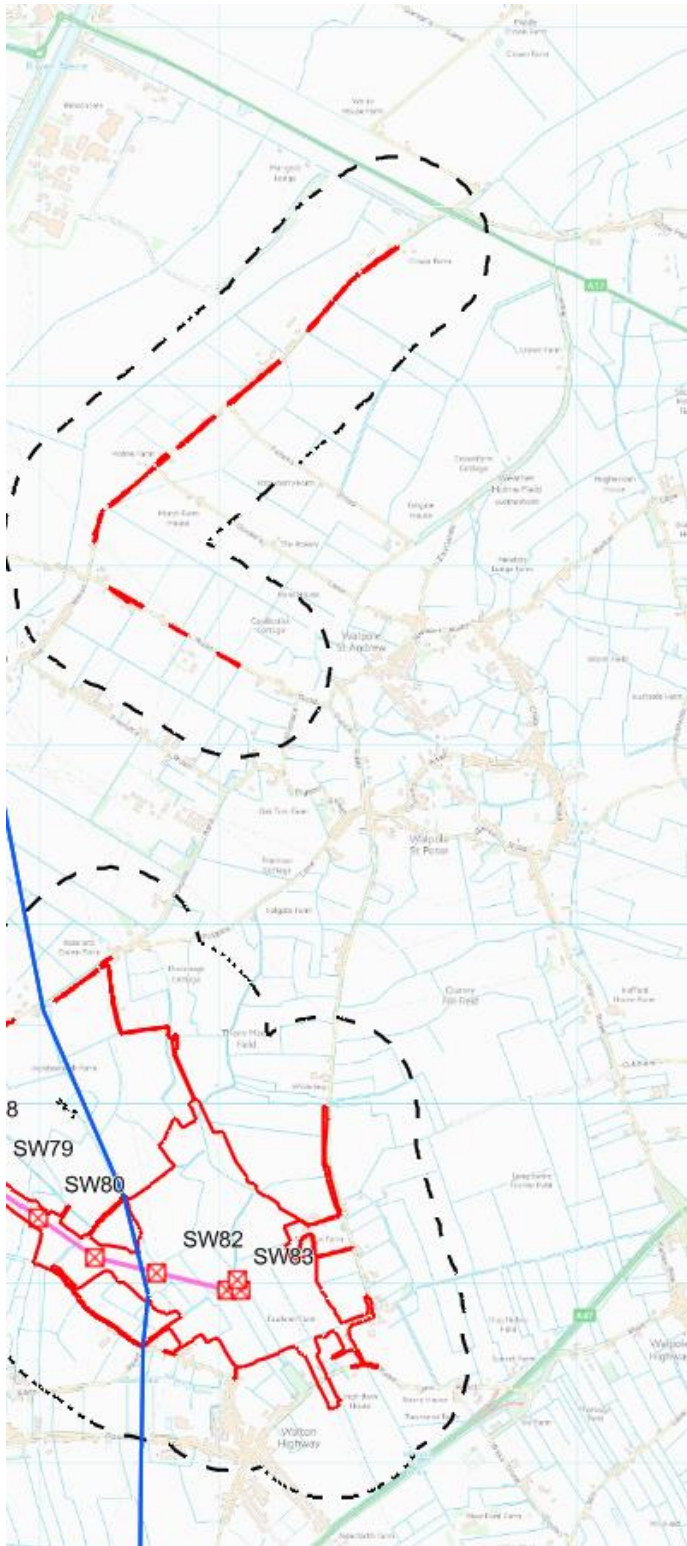
Policy/Allocation Reference	Policy Context
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Parson Drove Neighbourhood Plan lies approximately 5 km from the draft Order Limits, there are no allocations within the Neighbourhood Plan that impact the Project.	
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## 2Ci.8 Section 7 New Walpole B Substation

2Ci.8.1 This section presents Section 7 of the Project, the boundary of which is shown in **Image 2Ci.67**. Extracts from the local development plans relevant to Section 7 of the Project and an overview of the site allocations within those development plans are presented within the **Image 2Ci.68– Image 2Ci.75** and **Tables 2Ci.26 - 29** below.

Image 2Ci.67 Project GIS PEI Report Section 7





Kings Lynn and West Norfolk Local Plan 2021-2040 (Ref 15)

Image 2Ci.68 Kings Lynn and West Norfolk Local Plan 2021-2040 Policies Map 10 The Walpoles

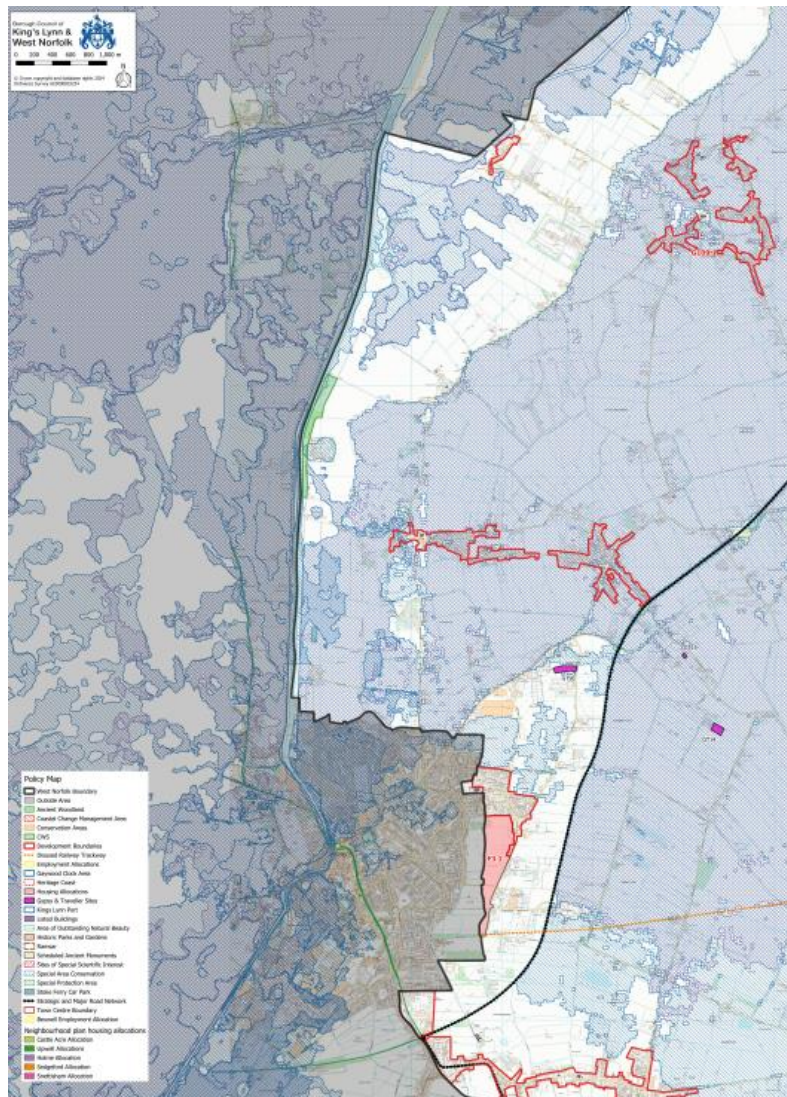




Image 2Ci.69 Kings Lynn and West Norfolk Local Plan 2021-2040 Policies Map 8 Terrington St Clement, Clenchwarton

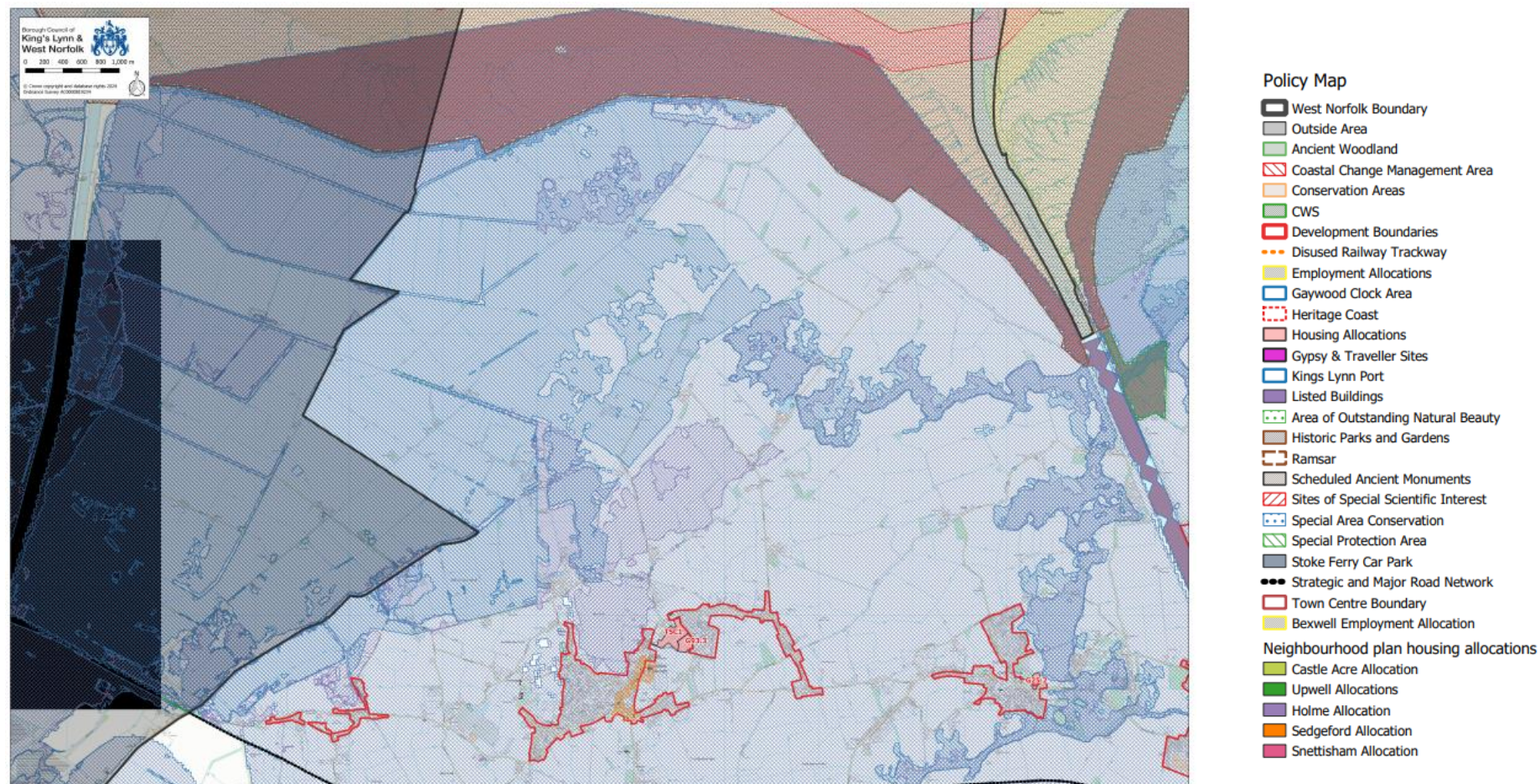




Image 2Ci.70 Kings Lynn and West Norfolk Local Plan Policies Map 11 Tilney High End, Terrington St John, Wiggshall Saint Mary, Marshland Saint James

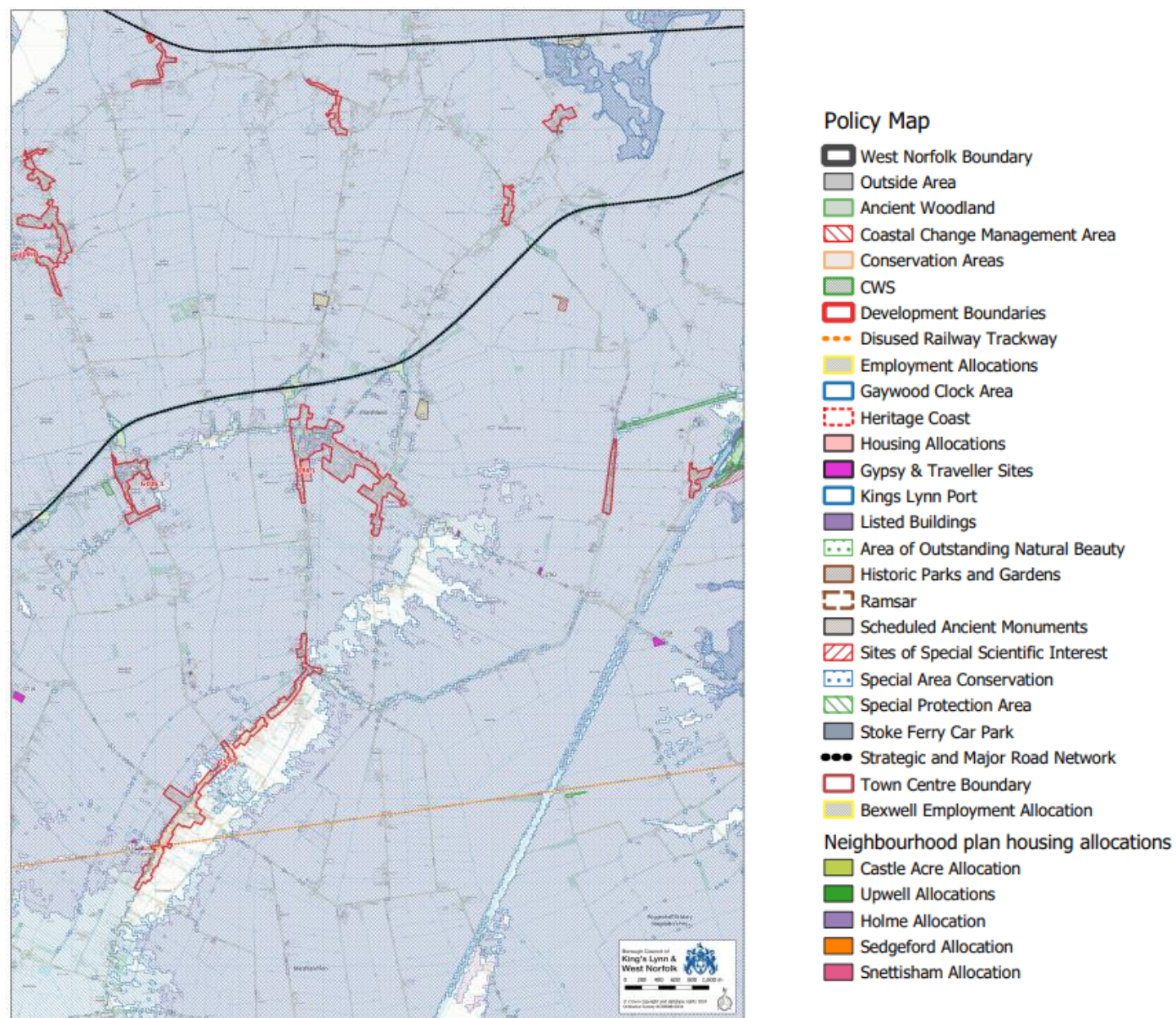


Table 2Ci.26 Kings Lynn and West Norfolk Local Plan policies

Policy/Allocation Reference	Policy Context
G109.1 Walpole St Peter	Housing Allocation: Walpole St. Peter - Land south of Walnut Road. The site area is 0.85 ha, with a total capacity yield 10 dwellings.
G106.1 Walpole Highway	Housing Allocation: Walpole Highway - Land east of Hall Road. The site area is 0.8 ha, with a total capacity yield 10 dwellings
G57.2 Marshland Saint James	Housing Allocation: Land adjacent 145 Smeeth Road, Marshland Saint James. The site area is 0.75 ha, with a total capacity yield 10 dwellings
G94.1 Terrington St. John	Housing Allocation: Terrington St John, St John's Highway and Tilney St Lawrence - Land east of School Road. The site area is 2.8 ha, with a total capacity yield 40 dwellings
GT56	Gypsy and Traveller Site
GT15	Gypsy and Traveller Site
GT14	Gypsy and Traveller Site
GT09	Gypsy and Traveller Site



# The Walpoles Neighbourhood Plan

Image 2Ci.71 The Walpoles Neighbourhood Plan Green Corridor Map

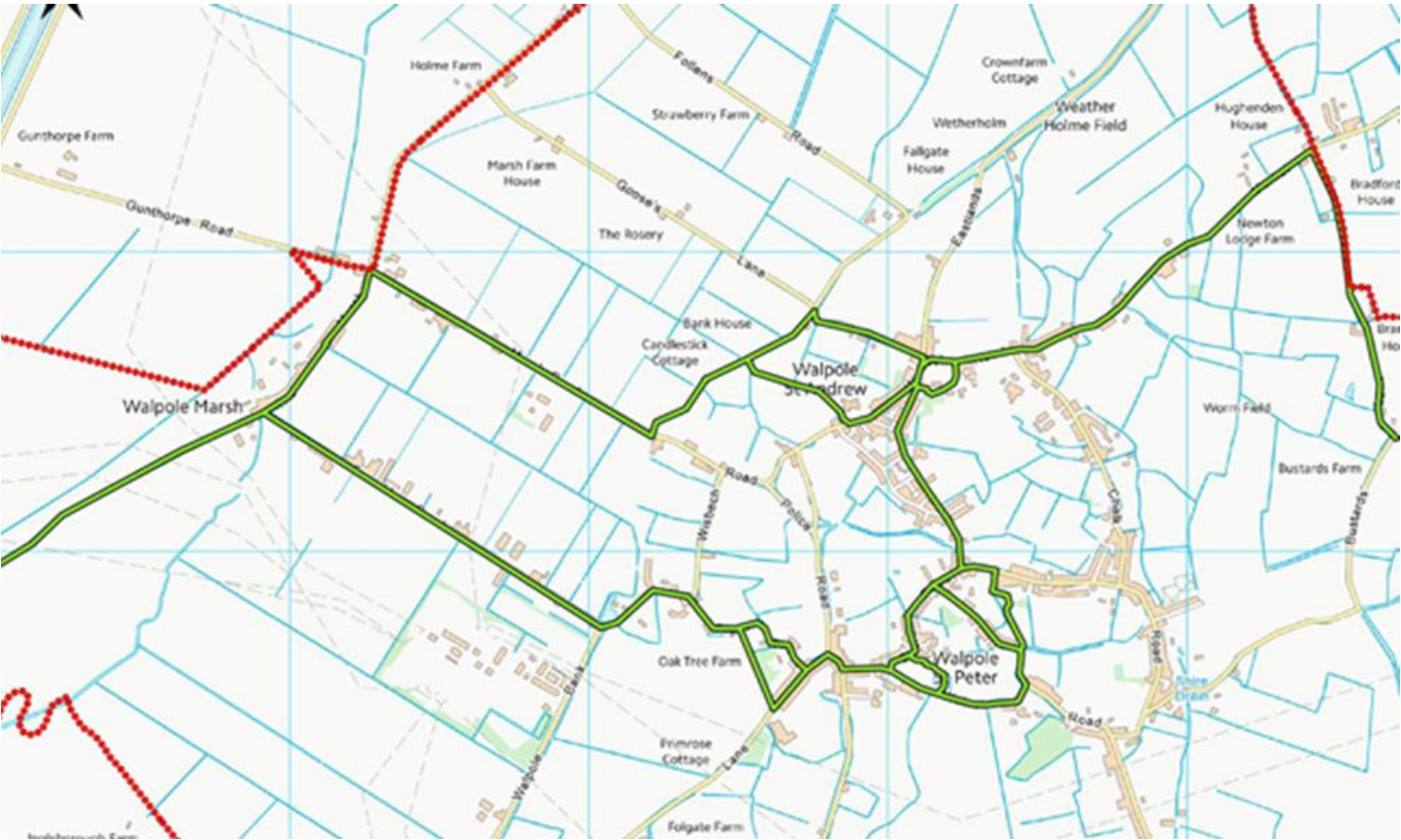


Table 2Ci.27 The Walpoles Neighbourhood Plan policies

Policy/Allocation Reference	Policy Context
Policy 4: Biodiversity and Green Corridors	A Green Corridor has been identified within the neighbourhood plan located at French's Road, Walpole Marsh, it lies to the north of an area that the Project has identified for possible mitigation/BNG.

# Terrington St John Neighbourhood Plan

Image 2Ci.72 Terrington St John Neighbourhood Plan

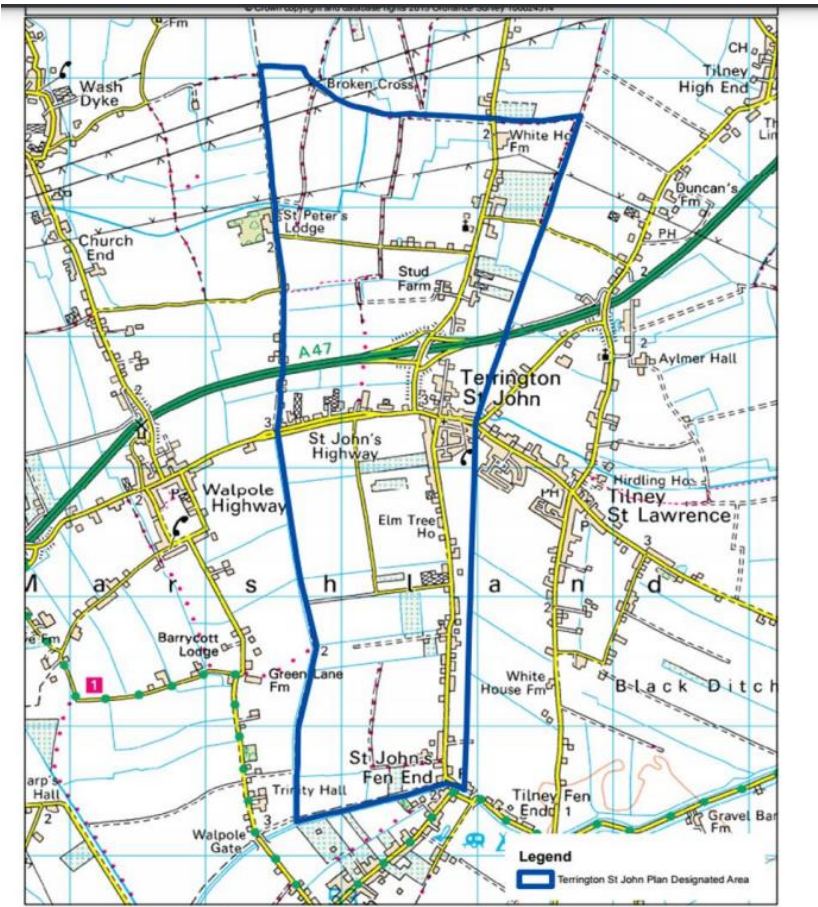


Table 2Ci.28 Terrington St John Neighbourhood Plan policies

Policy/Allocation Reference	Policy Context
Terrington St John Neighbourhood Plan area lies within 5 km of the draft Order Limits, there are no allocations within the Neighbourhood Plan that impact the Project.	



# Walpole Cross Keys Neighbourhood Plan

Image 2Ci.73 Walpole Cross Keys Neighbourhood Plan

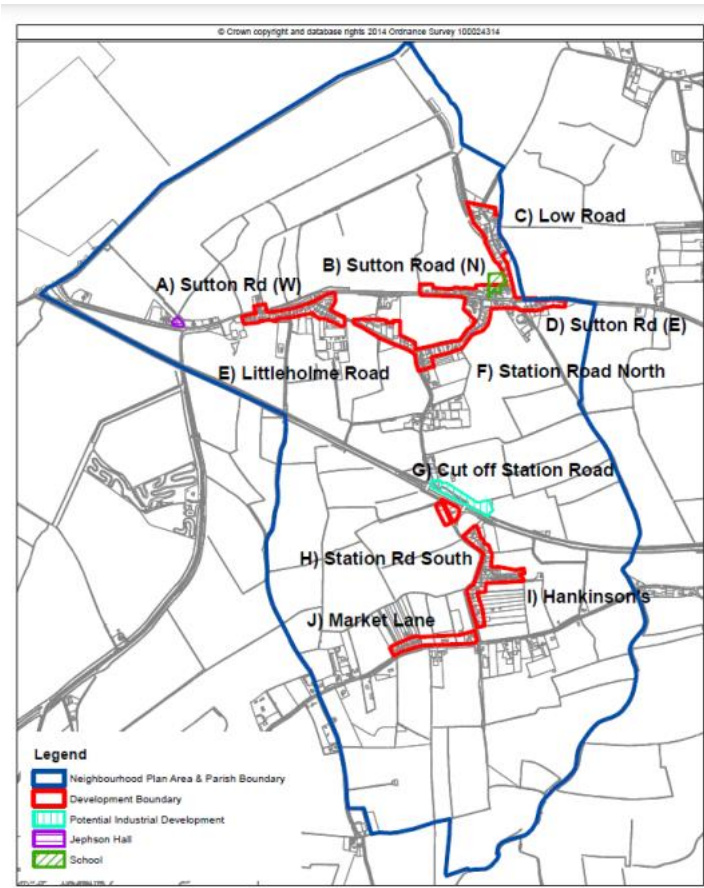


Table 2Ci.74 Walpole Cross Keys Neighbourhood Plan policies

Policy/Allocation Reference	Policy Context
Walpole Cross Keys Neighbourhood Plan area lies within 5 km of the Draft Order Limits, there are no allocations within the Neighbourhood Plan that impact the Project.	

# Norfolk Minerals and Waste Development Framework

Image 2Ci.75 Norfolk Minerals and Waste Development Framework: Key Diagram

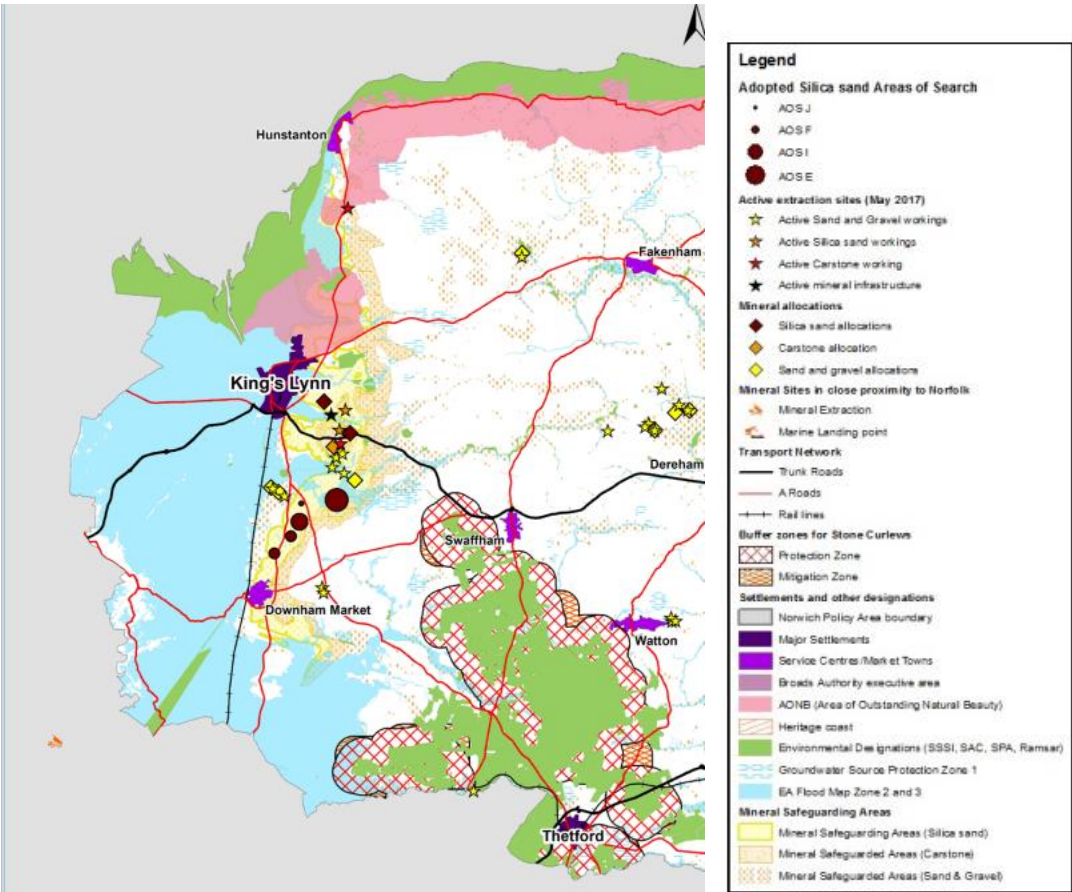


Table 2Ci.29 Norfolk Minerals and Waste Development Management Policies Development Plan Document 2010-2026 policies

Policy/Allocation Reference	Policy Context
There are no section specific allocations identified within the Norfolk Minerals and Waste Development Framework as shown in image above.	

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# **2Cii. Local Plan Policy: Route Wide**

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## 2Cii. Local Plan Policy: Route Wide

### 2Cii.1 Overview

- 2Cii.1.1 **PEI Report Volume 3 Part A Appendix 2Cii** is provided to outline the potentially relevant local policy themes, policies and allocations at the time of authoring the PEI Report. This will be reviewed throughout the evolution of the Project design and environmental assessments, to take account of changes in local planning policy documents prior to the submission of the DCO application.
- 2Cii.1.2 **PEI Report Volume 3 Part A Appendix 2Cii** considers the local policy documents in order starting from the northern extent of the Grimsby to Walpole Project (the Project) through the south. For each relevant policy document, an extract (or extracts) of the relevant Proposals Map and accompanying Inset Maps are provided in images, which are accompanied by a table that identifies all of the general policies relevant to the Project on a district wide basis.
- 2Cii.1.3 The Project passes through six Unitary or District Council areas, and three County Council areas. The policies set out in **PEI Report Volume 3 Part A Appendix 2Cii** include those particularly and directly relevant the Project, and also those relevant to the wider Study Area for the environmental assessment of the Project.

#### North East Lincolnshire Council

- i. North East Lincolnshire Local Plan, adopted in 2018 (Ref 1).
- ii. A Local Plan Review is currently underway, and a Draft Local Plan with Options was subject to public consultation in January-March 2024 (Ref 2).
- iii. There are currently no designated Neighbourhood Forums or Neighbourhood Plans in preparation or adopted in North East Lincolnshire (October 2024).

#### East Lindsey District Council

- i. East Lindsey Local Plan Core Strategy, adopted July 2018 (Ref 3) (the Council is currently preparing a Local Plan Partial Review).

#### West Lindsey District Council

- ii. Central Lincolnshire Local Plan, adopted April 2023 (Ref 4).

#### South East Lincolnshire Joint Strategic Planning Committee (covering South Holland District Council and Boston Borough Council)

- i. South East Lincolnshire Local Plan (South Holland District Council and Boston Borough Council joint plan), adopted 2019 (Ref 5).

#### Fenland District Council

- i. Fenland Local Plan, adopted May 2014 (Ref 6); and

- ii. Fenland Local Plan 2021-2040 Draft Local Plan Consultation, August 2022 (Ref 7).

#### Kings Lynn and West Norfolk District Council

- i. Kings Lynn and West Norfolk Local Plan 2021-2040, adopted in March 2025 (Ref 8).

#### Lincolnshire County Council

- i. Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management Policies, adopted in 2016 and Minerals and Waste Site Locations, adopted 2017 (Ref 9).
- ii. A new Lincolnshire Minerals and Waste Development Local Plan is being prepared and includes a preferred approach to the future planning of minerals and waste in Lincolnshire covering policies and a series of mineral aggregate sites to meet future requirements. A consultation on the preferred approach was undertaken between 30 July and 24 September 2024 (Ref 10).
- iii. Lincolnshire County Council Local Transport Plan 5 (Ref 15).

#### Norfolk County Council

- i. Norfolk Core Strategy and Minerals and Waste Development Management Policies Development Plan Document and Site Allocations 2010-2026 (noting the Council is currently producing an up-to-date Minerals and Waste Local Plan) (Ref 11).

#### Cambridgeshire County Council

- i. Cambridgeshire and Peterborough Minerals and Waste Local Plan adopted July 2021 (Ref 13).



2Cii.2 North East Lincolnshire Council

- 2Cii.2.1 This section provides extracts from the adopted Local Plan for North East Lincolnshire at **Image 2Cii.1** to **Image 2Cii.4**, below. Relevant policies from the adopted Local Plan are provided in **Table 2Cii.1**.
- 2Cii.2.2 Image 2Cii.5 provides an extract from the emerging North East Lincolnshire Local Plan Review (2023) and a description of relevant draft policies are provided in **Table 2Cii.2**.

Adopted Local Plan (2018)

Image 2Cii.1 North East Lincolnshire Proposals Map (2018) and Key

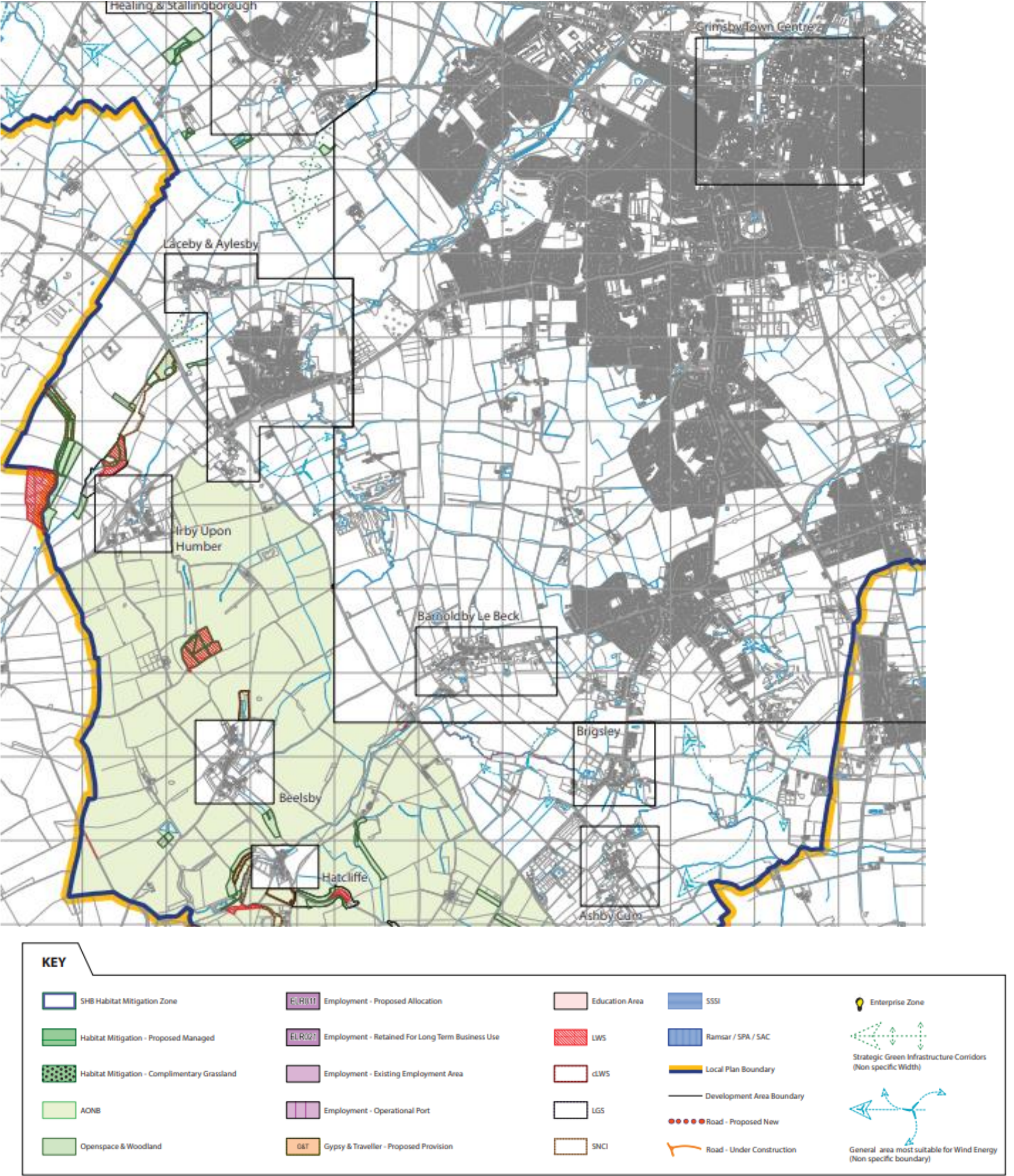




Image 2Cii.2 North East Lincolnshire Local Plan (2018) Urban Area Inset Map and Key

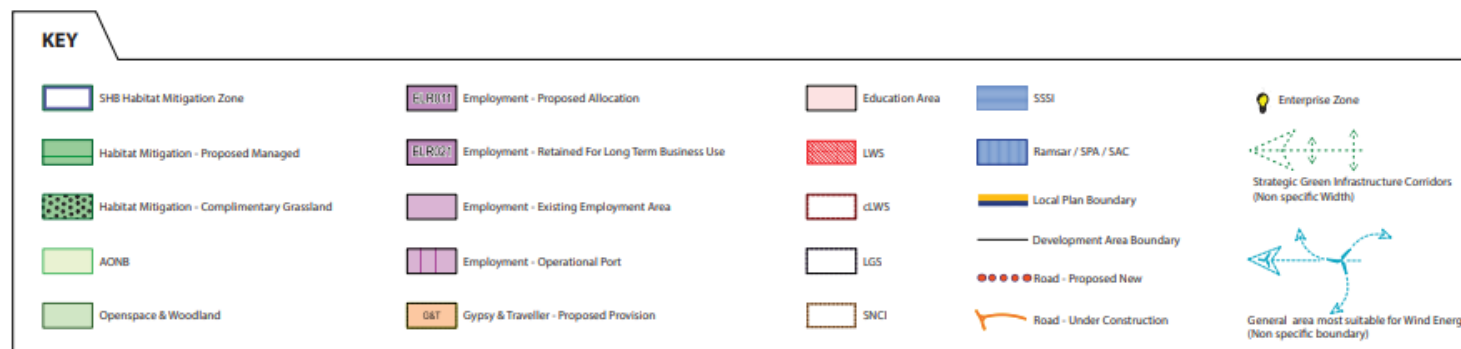
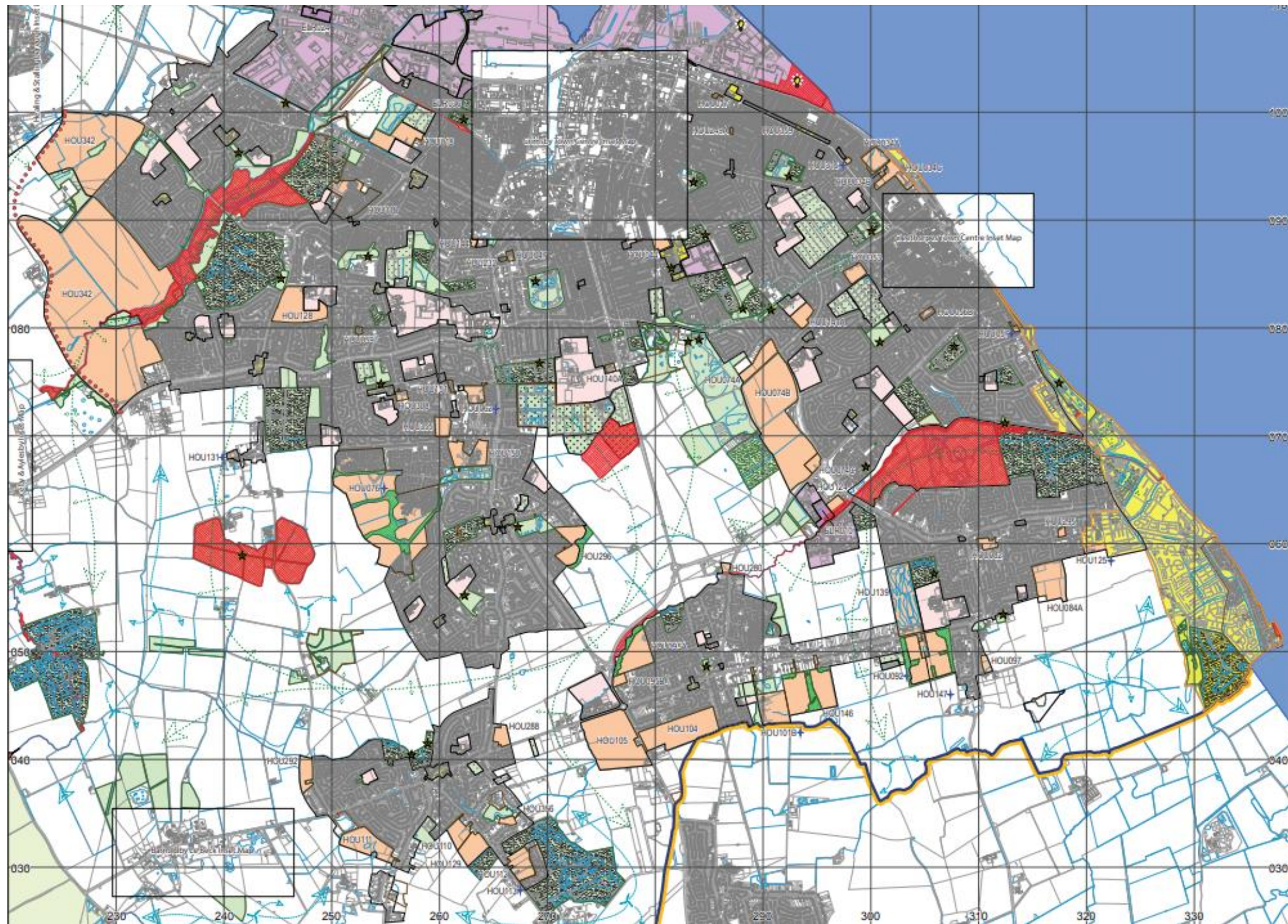




Image 2Cii.3 North East Lincolnshire Local Plan (2018) Grimsby Town Centre Inset Map

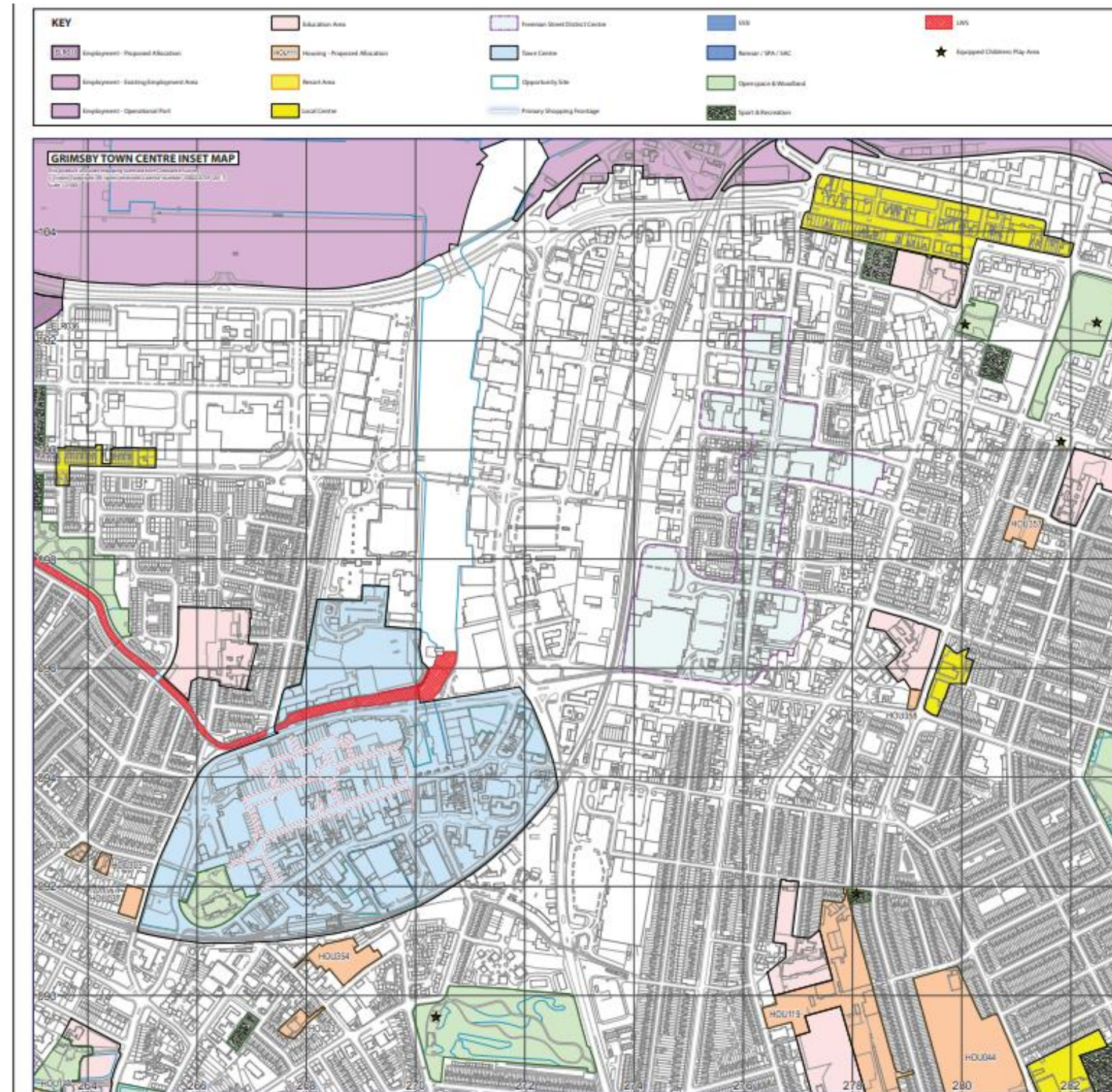




Image 2Cii.4 North East Lincolnshire Local Plan (2018) Laceby and Aylesby Inset Map

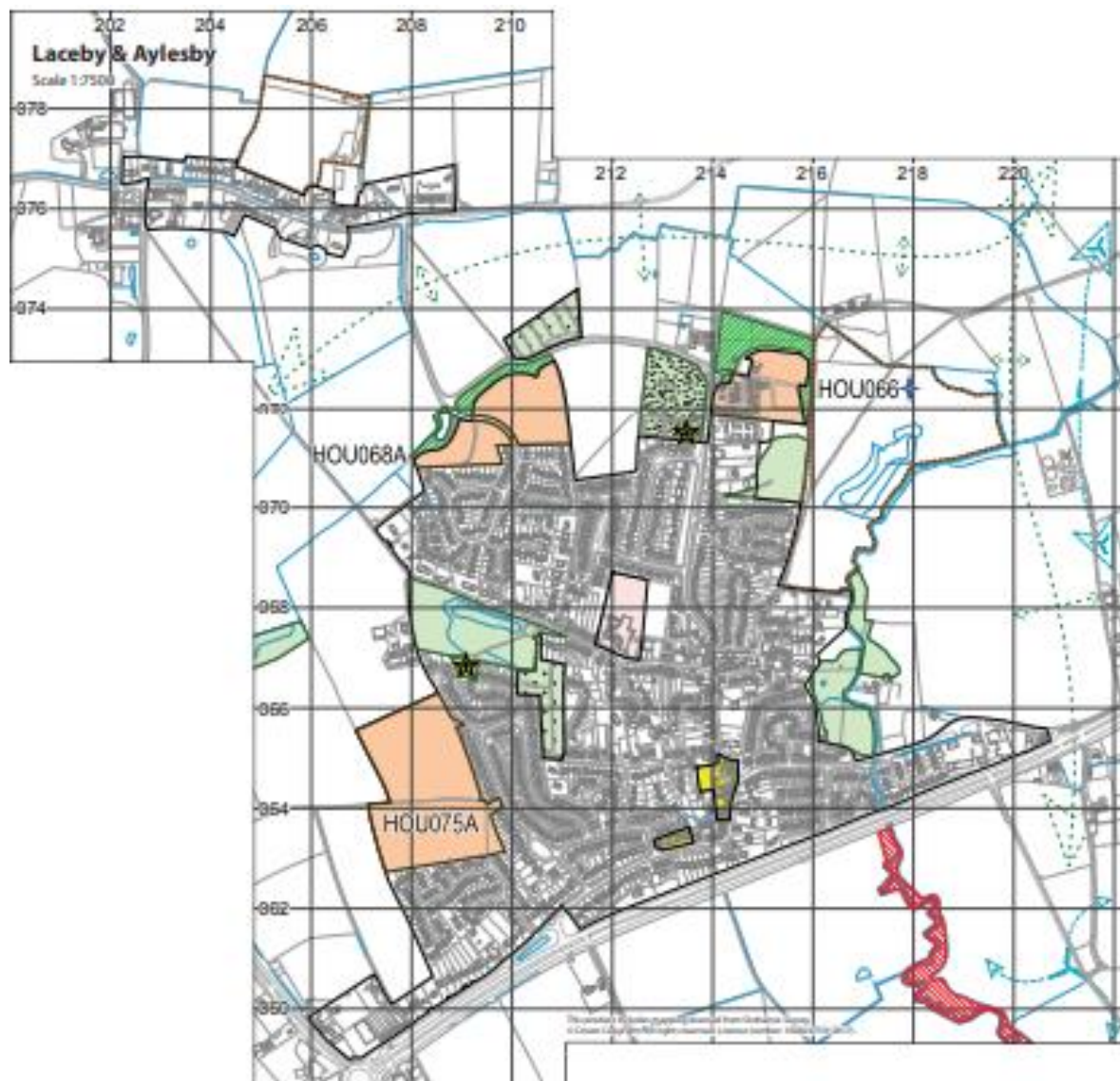


Table 2Cii.1 North East Lincolnshire Local Plan policies

Local Plan Document	Policy/Allocation Reference	Policy Context
North East Lincolnshire Local Plan 2013 to 2032 (Adopted 2018) (Ref 1)	Policy 1 Employment land supply	Policy 1 supports the provision of new and existing sites that will enable the development of B-class uses to accommodate growth primarily within the Renewables and Energy, Chemicals and Process Industries, Food Processing, and Ports and Logistics sectors.
	Policy 5 Development boundaries	<p>Policy 5 states that development boundaries are identified on the Policies Map. All development proposals located within or outside of the defined boundaries will be considered with regard to suitability and sustainability, having regard to the impact upon neighbouring land uses by reason of noise, air quality, disturbance or visual intrusion.</p> <p>Development proposals will have regard to suitability and sustainability, having regard to noise, amongst other considerations.</p>
	Policy 6 Infrastructure	Policy 6 supports developments to create, expand or alter service facilities, including schools, health facilities and key infrastructure to meet the needs of existing and new communities.
	Policy 7 Employment allocations	Policy 7 provides the listed strategic employment sites as identified on the Policies Maps, allocated for employment development, use classes B1, B2, and B8. Employment allocation sites interacting the draft Order Limits are detailed within <b>PEI Report Volume 3 Part A Appendix 2.1Ci Local Plan Policy: Section Specific.</b>
	Policy 8 Existing employment areas	Policy 8 supports safeguarding existing employment sites for future employment uses. Proposals which promote development or reuse of vacant sites located within existing employment areas for employment use will be supported subject to other relevant policies in the Plan
	Policy 11 Skills and training	Policy 11 supports development proposals that relate directly to the development of local skills, and training opportunities, focusing on existing facilities and town centre locations.
	Policy 12 Tourism and visitor economy	Policy 12 includes support for visitor economy for non B-class uses consistent with a range of criteria consistent with the Local Plan policy priorities.
	Policy 13 Housing Allocations	A detailed list of all housing allocations is provided within <b>PEI Report Volume 3 Part A Appendix 2.1Ci Local Plan Policy: Section Specific</b>

Local Plan Document	Policy/Allocation Reference	Policy Context
	Policy 14 Development of Strategic Housing Sites	<p>Policy 14 seeks to ensure the development of strategic housing sites will be planned and implemented in a coordinated way. Strategic sites comprise:</p> <p>Scarcho Top – HOU076</p> <p>Grimsby West – HOU342</p> <p>Humberston Road HOU074A/B/C</p> <p>All of these sites lie within the buffer area of the draft Order Limits. The Grimsby West site lies within the draft Order Limits. Policy 14 includes reference to the delivery of a highway link between the A46 and A1136 including safeguarding capacity for the delivery of a strategic link in accordance the Grimsby West Masterplan.</p>
	Policy 22 Good design in new developments	<p>Policy 22 seeks to ensure a high standard of sustainable design is delivered in all developments, with a design approach informed by a thorough consideration of the sites context and will need to achieve:</p> <ul style="list-style-type: none"> <li>i. protection and enhancement of natural assets.</li> <li>ii. resource efficiency.</li> <li>iii. climate change resilience.</li> <li>iv. sustainable transport.</li> <li>v. accessibility and social inclusion.</li> <li>vi. crime and fear of crime reduction.</li> <li>vii. protection and enhancement of heritage assets, including character and local distinctiveness.</li> <li>viii. high quality public realm; and,</li> <li>ix. efficient use of land.</li> </ul>
	Policy 31 Renewable and low carbon infrastructure	<p>Policy 31 states that renewable and low-carbon energy proposals will be supported if adverse impacts are minimised, and public benefits outweigh the harm. Developments will be assessed on their impact on landscapes and townscapes, particularly in regard to the Landscape Character Assessment and impact on the setting and scenic beauty of the Areas of Outstanding Natural Beauty (AONB), and local amenities like noise, air quality, and visual impact.</p> <p>The supporting narrative highlights the importance of considering the historic character, sense of place, tranquillity, and remoteness of the landscape. It emphasizes avoiding the perception of</p>



Local Plan Document	Policy/Allocation Reference	Policy Context
		industrialization in rural areas and considering cumulative effects. Additionally, the capacity of the landscape to accept energy development should align with Policy 42 'Landscape' and the Landscape Character Assessment.
		Policy 31 states that proposals will be supported where any significant adverse impacts (from noise, amongst other considerations) are satisfactorily minimised and the residual harm is outweighed by the public benefits of the proposal.
		Policy 31 states that the Council aims to achieve at least 75 MW of grid-connected renewable energy by 2032 and supports renewable and low-carbon energy proposals if significant adverse impacts are minimized and public benefits outweigh any remaining harm.
	Policy 32 Energy and low carbon living	<p>Policy 32 states that development should follow the energy hierarchy for energy efficiency and low carbon outcomes. Major development applications must include Design and Access Statements demonstrating consideration of:</p> <ul style="list-style-type: none"> <li>• Landform, layout, building orientation, massing, and landscaping.</li> <li>• use of materials concerning embodied carbon and energy efficiency; and</li> <li>• minimization of waste and reuse of materials from excavation and demolition.</li> </ul> <p>These should align with relevant policies in the Plan.</p>
	Policy 33 Flood Risk	Policy 33 states that development proposals must consider the flood risk Sequential Test and, if needed, the Exception Test. To minimize flood risk and address climate change, proposals must demonstrate completion of a site-specific Flood Risk Assessment (FRA), no unacceptable increase in flood risk to the site or existing properties, safety of the development for its lifetime, incorporation of Sustainable Drainage Systems (SuDS), assessment and justification of Natural Flood Management opportunities, established arrangements for adoption, maintenance, and management of mitigation measures, unaffected access to watercourses or flood defences for maintenance, and appropriate response to local flood risk through restoration, improvement, or provision of additional flood defences, without conflicting with other Plan policies.
	Policy 34 Water Management	Policy 34 sets out water management measures that development proposals should adhere to including compliance with the Humber River Basin Management Plan, demonstrating adequate and sustainable water supplies, provisions made for the efficient use of water. Proposals within

Local Plan Document	Policy/Allocation Reference	Policy Context
		Source Protection Zones must assess potential risks to groundwater resources and quality, ensuring protection during construction and operation phases.
	Policy 36 Promoting sustainable transport	Policy 36 aims to reduce congestion, improve environmental quality and encourage more active and healthy lifestyles. The Council will support measures that promote sustainable transport choices.
	Policy 37 Safeguarding transport infrastructure	Policy 37 states that safeguarded route - Grimsby West Link Road – runs approx. north south from Great Coates Road to A46 immediately west of Grimsby West Substation.
	Policy 39 Conserving and enhancing the historic environment	<p>Policy 39 seeks to provide developers with a clear understanding of the Council’s strategy for securing and facilitating conservation of the historic environment and the Borough's heritage assets and their settings.</p> <p>The policy establishes the criteria under which development will be permitted and requires development proposals that would affect the significance of a heritage assets, including any contribution made to its setting, to be informed by proportionate historic environment assessments and evaluations. These assessments and evaluations must identify all heritage assets likely to be affected by the proposal and explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated.</p>
	Policy 40 Developing a green infrastructure network	<p>Policy 40 states that development should maintain and improve green infrastructure, enhancing connectivity of green spaces and access for pedestrians, cyclists, and horse riders. Green spaces should mitigate recreational pressure on the Humber Estuary by attracting walkers and dog walkers, especially in areas likely to increase visitors to the Estuary.</p> <p>Loss or reduction of public rights of way (PRoWs) is not permitted unless equivalent alternatives are provided. Proposed diversions must be convenient, attractive, and not disturb protected wildlife sites. Green spaces should support biodiversity and sustainable water management, including climate change mitigation.</p> <p>The Council will protect strategic gaps to preserve the identity and openness of settlements and prevent their coalescence, specifically between:</p>

Local Plan Document	Policy/Allocation Reference	Policy Context
		<ul style="list-style-type: none"> <li>• Immingham and industrial development to the north.</li> <li>• Stallingborough and Healing.</li> <li>• Healing and Grimsby.</li> <li>• Laceby and Grimsby.</li> <li>• Waltham and Grimsby/New Waltham.</li> <li>• New Waltham and Grimsby/Humberston; and</li> <li>• Humberston and Cleethorpes.</li> </ul> <p>These areas form strategic green infrastructure corridors. Development near settlement boundaries should enhance green infrastructure, respecting the relationship between the countryside and urban areas, and avoid creating hard settlement edges.</p>
	Policy 41 Biodiversity and Geodiversity	<p>Policy 41 states that the Council will prioritize biodiversity and geodiversity in development proposals by:</p> <ul style="list-style-type: none"> <li>• Establishing and managing long-term mitigation areas in the Estuary Employment Zone to protect internationally important biodiversity sites.</li> <li>• designating Local Wildlife Sites and Local Geological Sites (LGSs) for their wildlife and geological value.</li> <li>• protecting, managing, and enhancing sites of biological and geological importance with appropriate buffer zones.</li> <li>• minimizing biodiversity loss and ensuring mitigation and compensation when loss is unavoidable.</li> <li>• retaining, protecting, restoring, and enhancing biodiversity features, including priority habitats and species; and</li> <li>• maintaining and restoring connectivity within the ecological network.</li> </ul> <p>The policy states that developments causing significant harm to biodiversity that cannot be mitigated or compensated will be refused.</p>
	Policy 42 Landscape	<p>Policy 42 requires developers to consider landscape character in their proposals and should adhere to the Landscape Character Assessment, prioritizing the protection and enhancement of the Lincolnshire Wolds National Landscape (AONB), conduct site-specific landscape appraisals</p>

Local Plan Document	Policy/Allocation Reference	Policy Context
		<p>and submit appropriate landscaping schemes that align with the site's character, address climate change and flood alleviation, and enhance biodiversity and amenity. They should also use landscape buffers and suitable planting to improve landscape quality, retain and protect valuable trees and hedgerows, and preserve and restore elements of historic landscape character.</p> <p>The policy states that the North East Lincolnshire Landscape Character Assessment (2015) aids in understanding landscape character, sensitivity, and historical context, particularly in the Northern Marshes and the Wolds. Future maintenance responsibilities must be considered in new landscaping designs.</p>
	Policy 44 Safeguarding minerals and related infrastructure	<p>Policy 44 relates to the safeguarding of minerals and related infrastructure. The Council will safeguard mineral deposits of sand and gravel and blown sand (silica sand) within the identified Minerals Safeguarding Areas identified on the Policies Map. Prior extraction of mineral should take place, unless it is not feasible or environmentally acceptable to extract the mineral.</p> <p>Non-mineral development proposals within, or adjacent to Minerals Safeguarding Areas which do not allow for the prior extraction, will be permitted where the need for the development outweighs safeguarding the site for future mineral extraction, the mineral is either not present, not of sufficient quality or quantity, or too deep for extraction, or the development is temporary and will not hinder future mineral extraction.</p>
	Policy 46 Restoration and aftercare (minerals)	<p>Policy 46 states that displaced soils should be protected to maintain their quality, especially if the site was high-quality agricultural land (grades 1, 2, and 3a). Restoration should return the land to its original standard, though the after-use need not be agricultural. Aftercare should maintain and improve soil structure and stability, allowing vegetation to mature, typically lasting at least five years, with longer-term management as needed, including identifying a management organization.</p>
	Policy SO2 Climate change	<p>Policy SO2 aims to address climate change by promoting development that minimizes natural resource and energy use, reduces waste and encourages recycling, reduces pollution, promotes sustainable transport use, responds to increasing flood risk, and incorporates sustainable construction practices.</p> <p>It also emphasizes the importance of green infrastructure in mitigating flood risk and recognizes the stress that climate change places on habitats and species.</p>



Local Plan Document	Policy/Allocation Reference	Policy Context
	Policy SO3 Economy	Policy SO3 Supports environmentally responsive local economic growth by promoting conditions that sustain an increase in the number of better paid jobs; removing barriers to investment and access to jobs; and raising skills.
	Policy SO5 Social and Health Inequality	Policy SO5 aims to narrow the gap in terms of social and health inequality by addressing issues of housing choice, providing accessible employment and training opportunities, promoting healthier lifestyles, providing healthcare and community facilities, improving educational attainment and cultural facilities; and establishing protecting and maintaining a network of accessible good quality open space, sport and recreation facilities.
	Policy SO6 Built, historic and natural environment	Policy SO6 requires that the development needs of the Borough are met in a way that safeguards and enhances the quality of the built, historic and natural environment and ensures that the development needs are met in a way that minimises harm to them. Direct development to locations of least environmental value and proactively manage development to deliver net gains in biodiversity overall. Encourage the use of brownfield land.
	Policy SO7 Transport	Policy SO7 aims to improve access to jobs and services through sustainable transport modes like cycling and walking, reduce the need to travel by balancing employment and housing growth, and provide the infrastructure needed to support sustainable growth.

# North East Lincolnshire Draft Local Plan Review (2023)

Image 2Cii.5 Local Plan Review: Housing Site Status

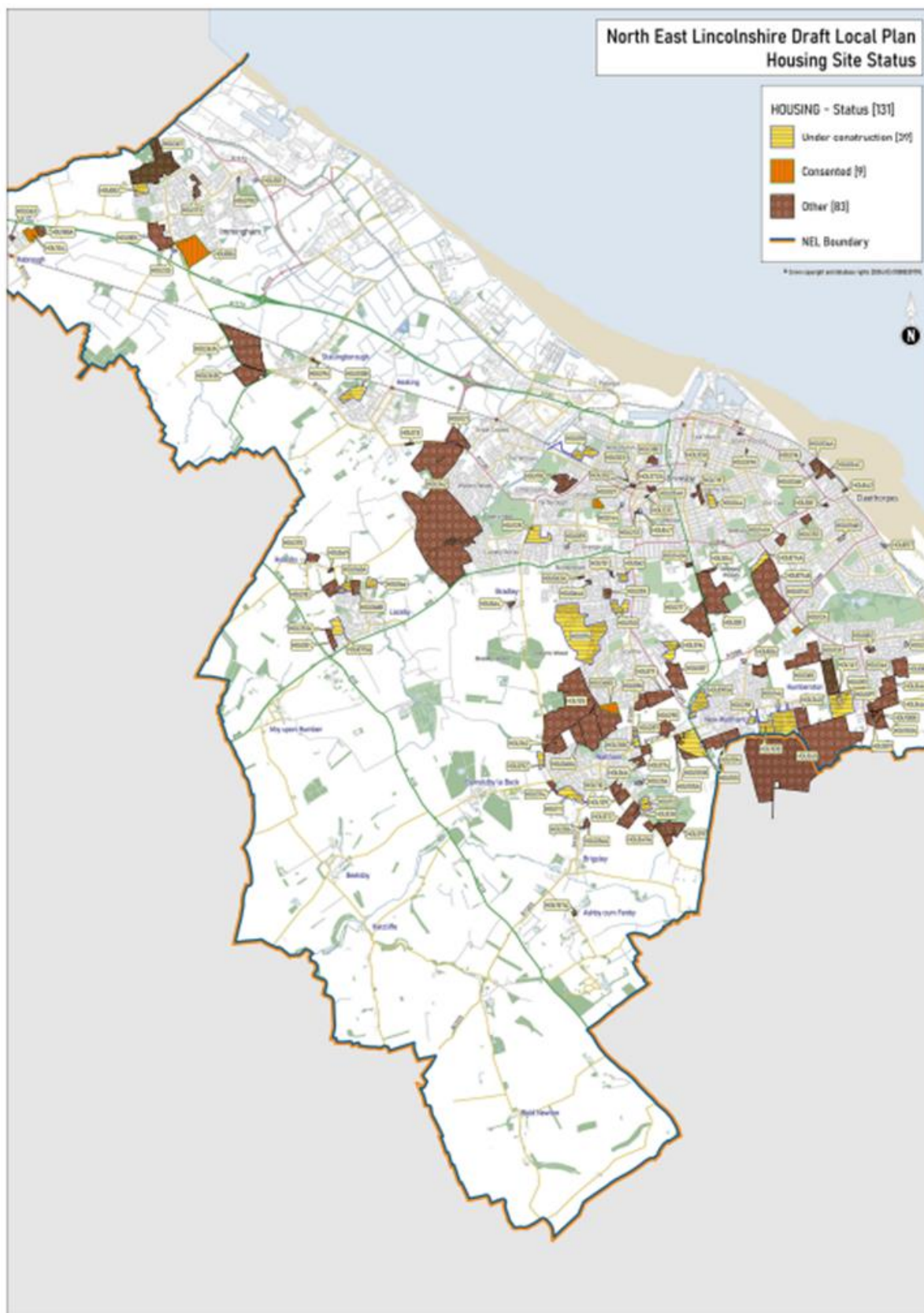


Table 2Cii.2 North East Lincolnshire Local Plan Review policies

Local Plan Document	Policy/Allocation Reference	Policy Context
North East Lincolnshire Local Plan Review (Ref 2).	Draft Strategic Policy 2: Development boundaries	<p>Draft Strategic Policy 2 states that all development proposals, whether within or outside defined boundaries, will be assessed for suitability and sustainability based on the size, scale, and density of the development, impacts on neighbouring land uses, including noise, air quality, disturbance, and visual intrusion, and effects on heritage, landscape, biodiversity, and geodiversity, particularly regarding open land that contributes to settlement character.</p> <p>Outside development boundaries, land is considered open countryside, and development will be supported if it harmonizes with the local setting and respects the area's distinctive character and landscape quality.</p>
	Draft Strategic Policy 3: Green Wedges	<p>This policy gives greater protection to the open and undeveloped areas within identified areas. Within the identified Green Wedges planning permission will not be granted unless it can be demonstrated that the development is not contrary or detrimental to the functions of a Green Wedge; or unless it is essential for the proposed development to be located within the Green Wedge and the benefits would override the potential impact on the Green Wedge.</p> <p>Development within a Green Wedge will be expected to have regard to: the need to retain the open and undeveloped character, physical separation between settlements, historic environment character and green infrastructure value; the maintenance and enhancement of the network of footpaths, cycleways and bridleways, their links to the countryside, to retain public access; and opportunities to improve the quality and function of green and blue infrastructure.</p> <p>Development adjacent to the Green Wedges will be expected to demonstrate that: they do not adversely impact on the reasoning for the designation of the Green Wedge, taking into account scale, siting, layout, design, materials and landscape treatment; and</p>

Local Plan Document	Policy/Allocation Reference	Policy Context
		They have considered linkages to and enhancements of the adjacent Green Wedge.
	Draft Allocations GW4 Freshney Corridor Green Wedge	The draft Order Limits cross the GW4 draft allocation area. The Freshney Green Wedge covers an extensive area of 250.23 ha stretching from the woodland areas to the east of Laceby to the A180 in the east. The Freshney Green Wedge follows the river Freshney following its route from Laceby through the urban area of Grimsby. To the west of Grimsby, the Green Wedge cuts through the land identified as the Grimsby West strategic site in the adopted local plan. This section of the Green Wedge is intended to be developed as a country park as set out in Policy 14 of the local plan.
	Draft Strategic Policy 5 Flood Risk	Development proposals should have regard to the requirements of the flood risk sequential test and, if necessary, the exception test. The regeneration benefits of development in areas of high flood risk should also be considered in light of the Council's Guidance Note on the application of the Sequential and Exception Tests in North East Lincolnshire, and the Environment Agency's Standing Advice.
	Draft Strategic Policy 6 Water Management	<p>1. Development proposals that have the potential to impact on surface and ground water should consider the objectives and programme of measures set out in the Humber River Basin Management Plan.</p> <p>2. Development proposals should consider how water will be used on the site and ensure that appropriate methods for management are incorporated into the design. Development proposals should demonstrate that:</p> <p>A. adequate and sustainable water supplies are available to support the development proposed.</p> <p>B. provisions are made for the efficient use of water, including is reuse and recycling. Proposals for residential development will be expected to demonstrate that a water efficiency standard of 110 litres per person per day can be achieved; and,</p>



Local Plan Document	Policy/Allocation Reference	Policy Context
		<p>C. adequate foul water treatment already exists or can be provided in time to serve the development. Appropriate and sustainable sewerage systems should be provided for the collection and treatment of foul and surface water to ensure new development does not overload the existing sewerage infrastructure, minimising the need to discharge water into sewers, particularly combined sewers.</p> <p>3. Where development is proposed within a Source Protection Zone, the potential for any risk to groundwater resources and groundwater quality must be assessed and it must be demonstrated that these would be protected throughout the construction and operational phase of development.</p>
	Draft Strategic Policy 7 Renewable and low carbon infrastructure	<p>1. The Council will support opportunities to maximise renewable energy capacity within the Borough supporting the drive to achieve net zero for the Council by 2030 and for the Borough as a whole by 2050.</p> <p>2. Proposals for renewable and low carbon energy generating systems will be supported where any significant adverse impacts are satisfactorily minimised, and the residual harm is outweighed by the public benefits of the proposal. Developments and their associated infrastructure will be assessed on their merits and subject to the following impact considerations, taking account of individual and cumulative effects:</p> <p>A. the scale and nature of the impacts on landscapes and townscapes, particularly having regard to the Landscape Character Assessment and impact on the setting and scenic beauty of the AONB.</p> <p>B. local amenity, including noise, air quality, traffic, vibration, dust and visual impact.</p> <p>C. biodiversity, geodiversity and nature conservation, with regard given to the findings of the site and project specific HRA and potential impacts on SPA birds, where appropriate.</p>

Local Plan Document	Policy/Allocation Reference	Policy Context
		<p>D. the historic environment, including individual and groups of heritage assets.</p> <p>E. telecommunications and other networks; including the need for additional cabling to connect to the National Grid, electromagnetic production and interference, and aeronautical impacts such as on radar systems.</p> <p>F. highway safety and network capacity.</p> <p>G. increasing the risk of flooding; and,</p> <p>H. the land, including land stability, contamination, soils resources and loss of agricultural land.</p> <p>3. Where appropriate, proposals should include provision for decommissioning at the end of their operational life. Where decommissioning is necessary the site should be restored, with minimal adverse impact on amenity, landscape and biodiversity, and opportunities taken for enhancement of these features.</p>
	<p>Draft Strategic Policy 8: Energy and Low Carbon Living</p>	<p>1. Where appropriate, the principles of the energy hierarchy should be followed in order to achieve energy efficient and low carbon development.</p> <p>2. Design and Access Statements accompanying applications for major development should include information to demonstrate how appropriate design and construction practices have been considered and incorporated, specifically in relation to the following, and in accordance with other relevant policies in the Local Plan:</p> <p>A. considerations of landform, layout, building orientation, massing and landscaping.</p> <p>B. the use of materials, both in terms of embodied carbon and energy efficiency.</p> <p>C. the minimisation of waste and re-use of material derived from excavation and demolition; and,</p> <p>D. the incorporation of energy efficiency and low carbon technology</p>

Local Plan Document	Policy/Allocation Reference	Policy Context
	Draft Policy 1 Health and Wellbeing	The potential for achieving positive mental and physical health outcomes will be taken into account when considering all development proposals. Where potential adverse health impacts are identified, the developer will need to demonstrate how these will be addressed and mitigated.
	Draft Strategic Policy 9 Developing a Green Infrastructure Network	<p>Development will be expected to maintain and improve the network of green infrastructure. Appropriate opportunities should be taken to improve the overall connectivity of green spaces, including improvements to access to the countryside and permeability of the urban area, for pedestrians, cyclists and horse riders. Recognition should also be made to the role such green infrastructure plays in mitigating the effects of recreational pressure on the Humber Estuary SAC/SPA/Ramsar, specifically designing natural green space, which is attractive to walkers and dog walkers, particularly in areas where development is most likely to result in increasing visitors to the Humber Estuary SCA/SPA/Ramsar.</p> <p>2. Proposals that would result in the loss or reduction in quality or existing public rights of way (PROWs) will not be permitted unless acceptable equivalent alternative provision is made. Where diversions are proposed, these should be convenient and attractive to users and not increase disturbance on protected wildlife sites.</p> <p>3. The multiple value and functionality of green space should be recognised in the planning, design and implementation of developments, and particular attention should be given to planning positively for biodiversity and sustainable water management, including climate change mitigation, when considering the layout of development and delivery of biodiversity net gain proposals. The broad areas defined as strategic green infrastructure corridors are favoured locations for delivery of off-site biodiversity net gain sites.</p>
	Draft Strategic Policy 10: Landscape	Draft Strategic Policy 10 states that developers must consider landscape character in their proposals, including adhering to the Landscape Character Assessment and prioritizing the protection of

Local Plan Document	Policy/Allocation Reference	Policy Context
		the Lincolnshire Wolds National Landscape (AONB), conducting a site-specific landscape appraisal and submitting a landscaping scheme that complements the site and enhances biodiversity and amenity, using landscape buffers to improve landscape quality through suitable planting, retaining and protecting existing trees and hedgerows while incorporating new street trees for amenity and biodiversity, and taking opportunities to protect and restore elements that contribute to historic landscape character.
	Draft Policy 2 Green Space and Recreation	The Council will safeguard against any loss of public or private green spaces, sport and recreation and equipped play facilities (including sites designated as local green space), in recognition of their importance to the health and well-being of residents and visitors to the Borough, and their importance to biodiversity. The green spaces, sport and recreation and equipped play facilities that are safeguarded under this Policy are identified on the Policies Map together with playing fields which form part of identified education areas, cemeteries, and allotments.
	Draft Strategic Policy 11 Biodiversity and Geodiversity	The Council will have regard to enhancing biodiversity and geodiversity when considering development proposals. Any development which would, either individually or cumulatively, result in significant harm to biodiversity which cannot be avoided, adequately mitigated or as a last resort compensated for, will be refused
	Draft Policy 3 Biodiversity Net Gain	<p>1. Following application of the mitigation hierarchy, all development proposals should ensure opportunities are taken to retain, protect and enhance biodiversity and geodiversity features proportionate to their scale, through site layout, design of new buildings and proposals for existing buildings with consideration to the construction phase and ongoing site management.</p> <p>2. Development proposals should create new habitats, and links between habitats, in line with North East Lincolnshire Biodiversity Opportunity and the biodiversity opportunity area principles, and the</p>



Local Plan Document	Policy/Allocation Reference	Policy Context
		<p>Local Nature Recovery Strategy (once completed), to maintain and enhance a network of wildlife sites and corridors, to minimise habitat fragmentation and provide opportunities for species to respond and adapt to climate change.</p> <p>3. Proposals for major and large-scale development should seek to deliver wider environmental net gains where feasible.</p> <p>4. All qualifying development proposals must deliver at least a 10 percent measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using Natural England's Biodiversity Metric.</p> <p>5. Biodiversity net gain should be provided on-site wherever possible, where net gain cannot be achieved within the site boundary or where greater gains can be delivered off-site where the improvements can be demonstrated to be deliverable and are consistent with the Local Nature Recovery Strategy.</p> <p>6. All development proposals must provide clear and robust evidence for biodiversity net gains and losses in the form of a biodiversity gain plan, which should be submitted with the planning application.</p> <p>7. Demonstrating the value of the habitat (pre- and post-development) with appropriate and robust evidence will be the responsibility of the applicant. Proposals which do not demonstrate that the post-development biodiversity value will exceed the pre-development value of the onsite habitat by a 10 percent net gain will be refused.</p> <p>8. Ongoing management of any new or improved onsite and offsite habitats, together with monitoring and reporting, will need to be planned and funded for 30 years after completion of a development.</p>
	Draft Strategic Policy 13 Good Design in New Development	A high standard of sustainable design is required in all developments. The Council will expect the design approach of each development to be informed by:

Local Plan Document	Policy/Allocation Reference	Policy Context
		<p>A. a thorough consideration of the particular site's context (built and natural environment, and social and physical characteristics).</p> <p>B. the need to achieve:</p> <ul style="list-style-type: none"> <li>i. protection and enhancement of natural assets.</li> <li>ii. resource efficiency.</li> <li>iii. climate change resilience.</li> <li>iv. sustainable transport.</li> <li>v. accessibility and social inclusion.</li> <li>vi. crime and fear of crime reduction.</li> <li>vii. protection and enhancement of heritage assets, including character and local distinctiveness.</li> <li>viii. high quality public realm; and,</li> <li>ix. efficient use of land.</li> </ul> <p>C. design guidance for North East Lincolnshire published by the Council; and,</p> <p>D. where applicable and relevant:</p> <ul style="list-style-type: none"> <li>i. the objectives and expectations of the Lincolnshire Wolds Area of Outstanding Natural Beauty Management Plan 2018-2023 (and any subsequent updates).</li> <li>ii. Landscape Character Assessment; and,</li> <li>iii. Conservation Area Appraisals.</li> </ul> <p>2. Where a Design and Access Statement is required, this should describe the specific considerations and rationale on which design proposals have been based.</p>
	Draft Strategic Policy 14 Conserving and Enhancing the Historic Environment	Proposals for development will be permitted where they would sustain the cultural distinctiveness and significance of North East Lincolnshire's historic urban, rural and coastal environment by protecting, preserving and, where appropriate, enhancing the character, appearance, significance and historic value of designated and non-designated heritage assets and their settings.

Local Plan Document	Policy/Allocation Reference	Policy Context
	Draft Strategic Policy 15 Promoting Sustainable Transport	<p>Planning permission will be granted where any development that is expected to have significant transport implications delivers necessary and cost-effective mitigation measures to ensure that development has an acceptable impact on the network's functioning and safety. These measures shall be secured through conditions and/or legal agreements.</p> <p>Where appropriate, Transport Statements, Transport Assessments and/or Travel Plans should be submitted with applications, with the precise form being dependant on the scale and nature of the development and agreed through early discussion with the Council.</p>
	Draft Strategic Policy 16 Tourism and the Visitor Economy	<p>The Council will support development that is consistent with the following principles [amongst others]:</p> <p>A. safeguards, supports and enhances the growth of existing and new visitor, cultural, leisure attractions including visitor accommodation that are appropriate to their location, including the resort area and town centres.</p> <p>F. safeguards and promotes local distinctiveness and cultural diversity.</p> <p>G. maintains the high-water quality and attraction of Cleethorpes beach.</p> <p>H. maintains the integrity of the designated Humber Estuary Natura 2000 sites and features of interest associated with the Humber Estuary SSSI. Securing appropriate, effective and timely mitigation when necessary; including a commitment to further development of the Cleethorpes Habitat Management Plan to manage increasing recreational pressures and access to sensitive areas. Any mitigation or management measures will be implemented prior to impacts occurring.</p> <p>I. protects and enhances places of historic character and appearance.</p> <p>J. protects and enhances sites of biodiversity and geodiversity importance; and,</p>

Local Plan Document	Policy/Allocation Reference	Policy Context
		K. raises the profile of the area at a regional and national scale, contributing to place marketing promoted through DiscoverNEL.
	Draft Strategic Policy 21 Safeguarding Minerals and related infrastructure	<p>1. The Council will safeguard mineral deposits of sand and gravel and blown sand (silica sand) within the identified Minerals Safeguarding Areas identified on the Policies Map (Minerals Safeguarding Areas).</p> <p>2. Prior extraction of mineral should take place, unless it is not feasible or environmentally acceptable to extract the mineral.</p> <p>3. Non-mineral development proposals within, or adjacent to Minerals Safeguarding Areas which do not allow for the prior extraction, will be permitted where:</p> <p>A. the need for the development outweighs the need to safeguard the site for future mineral extraction.</p> <p>B. the mineral is proven to not be present, not of a quality or quantity to justify its extraction, or too deep to allow for extraction; or</p> <p>C. the proposed development is temporary in nature and would not prevent minerals extraction taking place in the future.</p>
	HOU342 Grimsby West Urban Extension	Housing allocation HOU342 is identified within the draft plan as a housing site option with a potential yield for 3,337 dwellings. The status is recorded as 'other,' which means that there is no current planning permission for the site.
	Draft Policy 6 Skills and Training	<p>This draft policy confirms:</p> <p>1. The Council will support development proposals that relate directly to the development of local skills, and training opportunities, focussing on existing facilities and town centre locations.</p> <p>2. Encouragement and support will be given to measures supporting in work training, development of adult skills as well as training for young people to secure employment.</p> <p>3. Encouraging businesses to support local supply chains and seek local labour agreements on all developments of 100m2 or more, to</p>



Local Plan Document	Policy/Allocation Reference	Policy Context
		secure local employment and training measures as part of the development.

2Cii.3 East Lindsey District Council

- 2Cii.3.1 This section provides an extract from the adopted Local Plan for East Lindsey at **Image 2Cii.6** below. Relevant polices from the adopted Local Plan are provided in **Table 2Cii.3**.
- 2Cii.3.2 A series of East Lindsey local plan policy inset maps are presented within **PEI Report Volume 3 Part A Appendix 2.1C Local Plan Policy: Section Specific** together with an overview of the site allocations.

East Lindsey Local Plan Core Strategy Adopted 2018

Image 2Cii.6 East Lindsey Policies Map and Key

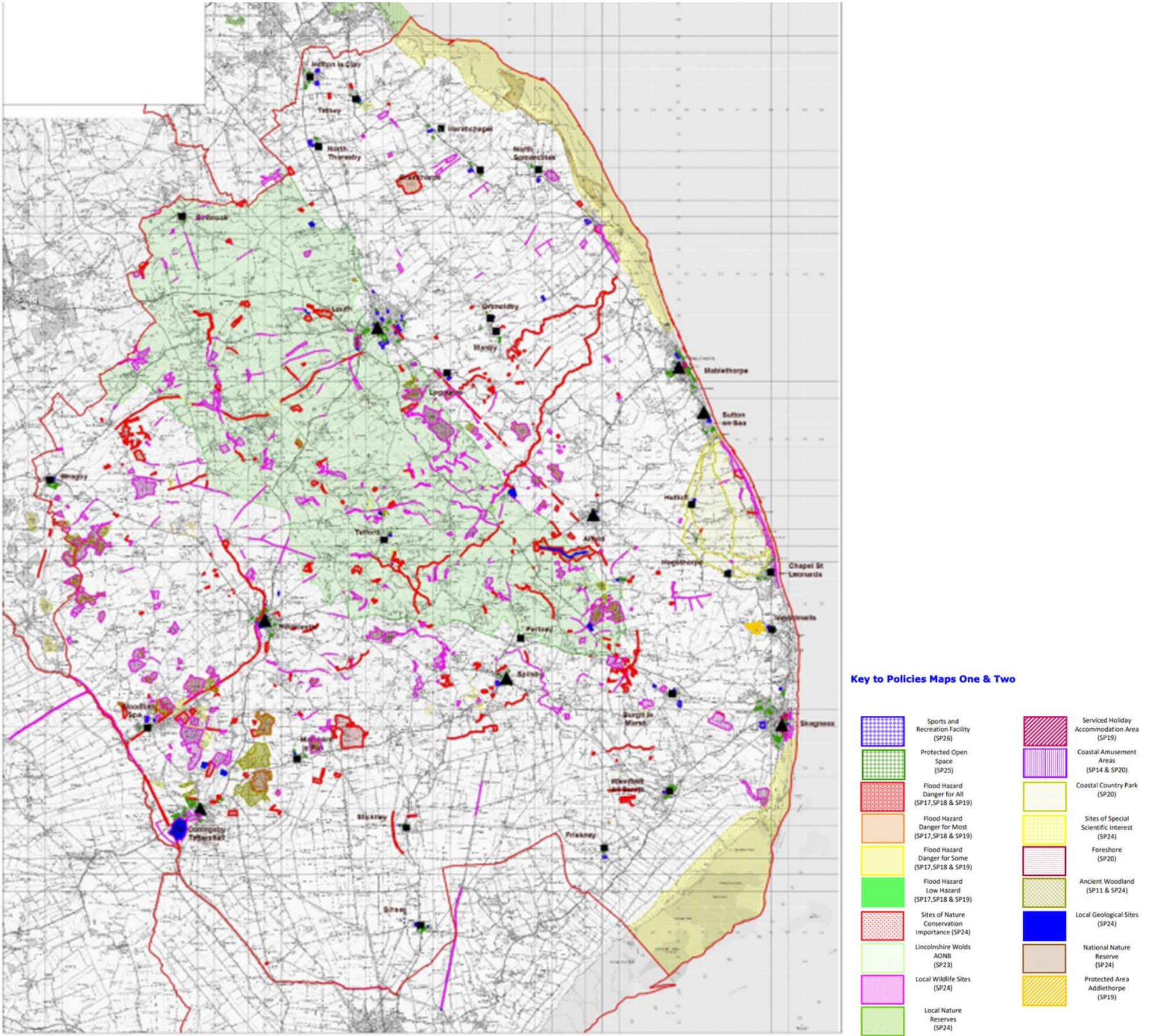




Table 2Cii.3 East Lindsey Local Plan Core Strategy policies

Local Plan Document	Policy/Allocation Reference	Policy Context
East Lindsey Local Plan Core Strategy (Adopted July 2018) (Ref 3)	Strategic Policy 2 (SP2): Sustainable Development	When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
	Strategic Policy 10 SP10: Design	<p>Policy SP10 seeks to support well-designed sustainable development, which maintains and enhances the character of the District's towns, villages and countryside.</p> <p>Supporting the use of brownfield land for development, unless it is of high environmental value is also discussed.</p> <p>Development will be supported if it does not unacceptably harm any nearby residential amenity, amongst other considerations.</p>
	Strategic Policy 11 SP11: Historic Environment	Policy SP11 details the proposals that will be supported are those which are able to preserve and enhance heritage assets and their settings, conservation areas, historic landscapes, and have regard for the architectural and historical interest of Listed Buildings within the district. There must be no harm to the setting and site of any Scheduled Monument.
	Strategic Policy 13 SP13: Inland Employment	<p>The Council will support growth and diversification of the local economy by 1. Building on the role of the inland towns as the focus for business development by identifying and protecting additional land for 68 Adopted July 2018 employment uses B1, B2 and B8.</p> <p>Employment allocation sites interacting the draft Order Limits are detailed within <b>PEI Report Volume 3 Part A Appendix 2.1C Local Plan Policy: Section Specific.</b></p>
	Strategic Policy 16 SP16: Inland Flood Risk	Policy SP16: supports development that demonstrates an integrated approach to sustainable drainage that has positive gains to the natural environment e.g. utilising SuDs and meeting water use efficiency standards.
	Strategic Policy 22 (SP22): Transport and Accessibility	Policy SP22 states that the Council will support accessibility and seek to reduce isolation in the District. The policy stipulates the requirements that developments must meet in order to secure Council support, this include large scale development being accompanied by a transport assessment and travel plan.
	Strategic Policy 23 (SP23): Landscape	Policy SP23 aims to protect, enhance, and manage the District's landscapes to create an attractive and healthy living and working environment. Development will adhere to the District's Landscape Character Assessment, with highly sensitive landscapes receiving the greatest protection. The distinctive character of cultural, natural, and historic landscapes will be preserved, particularly the Lincolnshire Wolds National Landscape (AONB). The Council will support development that conserves and enhances designated and historic landscapes, such as Winceby Battlefield and Conservation Areas, to improve the visitor experience.
	Strategic Policy 24 SP24: Biodiversity and Geodiversity	<p>SP24 seeks to ensure the protection and enhancement of biodiversity and geodiversity value of land and buildings and minimise fragmentation and maximise opportunities for connection between natural habitats.</p> <p>Internationally, nationally or locally designated sites and habitats identified in the Lincolnshire Biodiversity Action Plan and the Natural</p>

Local Plan Document	Policy/Allocation Reference	Policy Context
		<p>Environment and Rural Communities (NERC) Act 2006 will be protected.</p> <p>Policy SP24 identifies that there are a variety of ways development can indirectly impact a sensitive site, including: changes in water levels and pollution of water courses and ground water, from air pollution caused by increased traffic movements,</p> <p>It also acknowledges that soil is a finite resource and fulfils many roles that are beneficial to society. As a component of the natural environment, it is important that soils are protected and used sustainably.</p> <p>SP24 and 25: state that development should seek to maximise opportunities for connection between natural habitats through Green Infrastructure and a PRoW network.</p>
	Strategic Policy 25 SP25: Green Infrastructure	<p>Policy SP25 seeks to ensure the delivery of a network of accessible green infrastructure through:</p> <ul style="list-style-type: none"><li>• Protecting and safeguarding all greenspace identified through the Settlement Proposals Development Plan Document.</li><li>• Maximising opportunities for new and enhanced green infrastructure</li><li>• Seeking opportunities to connect existing green infrastructure</li></ul>
	Strategic Policy 27: Renewable and Low Carbon Energy	<p>Large-scale renewable and low carbon energy development, development for the transmission and interconnection of electricity, and infrastructure required to support such development, will be supported where their individual or cumulative impact is, when weighed against the benefits, considered to be acceptable in relation to:</p> <p>a) residential amenity.</p> <p>b) surrounding landscape, townscape and historic landscape character, and visual qualities.</p> <p>c) the significance (including the setting) of a historic garden, park, battlefield, building, conservation area, archaeological site or other heritage asset.</p> <p>d) sites or features of biodiversity or geodiversity importance, or protected species.</p> <p>e) the local economy.</p> <p>f) highway safety; and</p> <p>g) water environment and water quality</p> <p>Development within or affecting the setting of the Lincolnshire Wolds Area of Outstanding Natural Beauty, and landscape areas defined as highly sensitive within the East Lindsey Landscape Character Assessment, will only be permitted in exceptional circumstances, where the development is in the public interest and considering the following:</p> <p>a) The need for the development, including any national considerations, and the impact of permitting it, or refusing it, upon the local economy; and</p> <p>b) the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and</p> <p>c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be satisfactorily moderated.</p>



Local Plan Document	Policy/Allocation Reference	Policy Context
		The presumption will be for connecting cables to be placed underground, or use made of existing or replacement infrastructure (of the same size and scale) along existing routes to carry any additional base load cabling.

2Cii.4 West Lindsey District Council

- 2Cii.4.1 This section provides an extract from the adopted Central Lincolnshire Local Plan which includes the West Lindsey area at **Image 2Cii.7** below. Relevant policies from the adopted Local Plan are provided in **Table 2Cii.4**.
- 2Cii.4.2 Relevant inset maps from the Central Lincolnshire Local Plan are presented within **PEI Report Volume 3 Part A Appendix 2Ci Local Plan Policy: Section Specific** together with an overview of the site allocations.

Central Lincolnshire Adopted Local Plan (2023)

Image 2Cii.7 Central Lincolnshire Local Plan Policies Map and Key

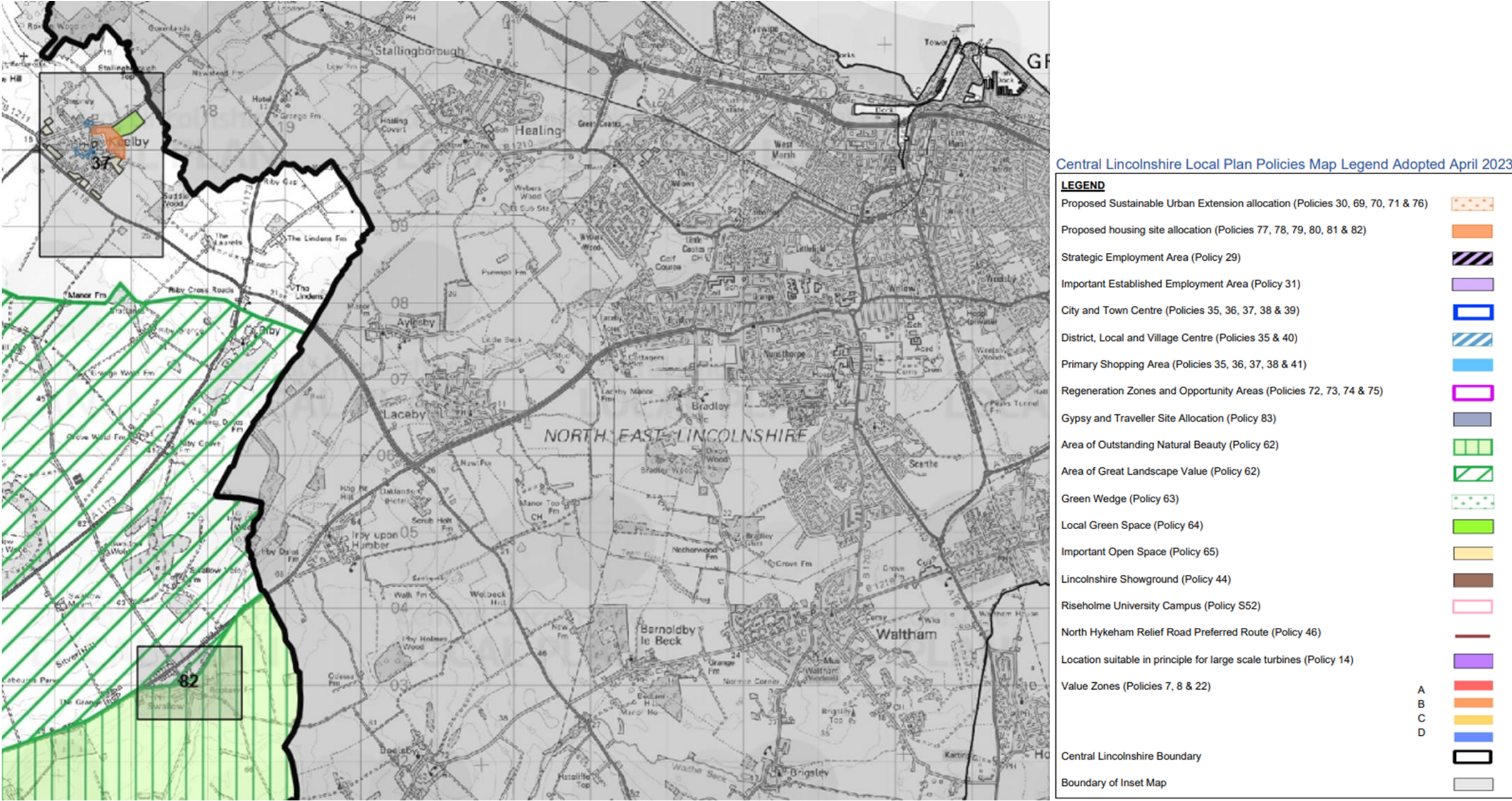


Table 2Cii.4 Central Lincolnshire Local Plan policies

Local Plan Document	Policy/Allocation Reference	Policy Context
Central Lincolnshire Local Plan (Adopted April 2023) (Ref 4)	Policy S1: The Spatial Strategy	<p>The spatial strategy will focus on delivering sustainable growth for Central Lincolnshire based on the settlement hierarchy. Within the countryside development will be restricted to:</p> <ul style="list-style-type: none"> <li>• that which is demonstrably essential to the effective operation of agriculture, horticulture, forestry, outdoor recreation, transport or utility services.</li> <li>• delivery of infrastructure.</li> <li>• renewable energy generation; and</li> <li>• minerals or waste development in accordance with separate Minerals and Waste Local Development Documents.</li> </ul>
	Policy S5: Development in the Countryside	<p>Non-residential development in the countryside Proposals for non-residential development will be supported provided that: a) The rural location of the enterprise is justifiable to maintain or enhance the rural economy or the location is justified by means of proximity to existing established businesses or natural features; b) The location of the enterprise is suitable in terms of accessibility; c) The location of the enterprise would not result in conflict with neighbouring uses; and d) The development is of a size and scale commensurate with the proposed use and with the rural character of the location.</p>
	Policy S6: Design Principles for Efficient Buildings	<p>The following design expectations should be considered when formulating development proposals:</p> <ol style="list-style-type: none"> <li>1. Orientation of buildings – such as positioning buildings to maximise opportunities for solar gain and minimise winter cold wind heat loss.</li> </ol>



Local Plan Document	Policy/Allocation Reference	Policy Context
		<p>2. Form of buildings – creating buildings that are more efficient to heat and stay warm in colder conditions and stay cool in warmer conditions because of their shape and design.</p> <p>3. Fabric of buildings – using materials and building techniques that reduce heat and energy needs. Ideally, this could also consider using materials with a lower embodied carbon content and/or high practical recyclable content.</p> <p>4. Heat supply – net zero carbon content of heat supply (for example, this means no connection to the gas network or use of oil or bottled gas).</p> <p>5. Renewable energy generated – generating enough energy from renewable sources onsite (and preferably on plot) to meet reasonable estimates of all regulated and unregulated total annual energy demand across the year.</p>
	Policy S8: Reducing Energy Consumption – Non-residential buildings	<p>All new non-residential development proposals must include an Energy Statement which confirms that all such non-residential development proposals: 1. Can generate at least the same amount of renewable electricity on-site (and preferably on-plot) as they demand over the course of a year, such demand including all energy use (regulated and unregulated), calculated using a methodology proven to accurately predict a building's actual energy performance; and 2. To help achieve point 1 above, target achieving a site average space heating demand of around 15-20kWh/m2/yr and a site average total energy demand of 70 kWh/m2/yr. No unit to have a total energy demand in excess of 90 kWh/m2/yr, irrespective of amount of on-site renewable energy production. (For the avoidance of doubt, 'total energy demand' means the amount of energy used as measured</p>



Local Plan Document	Policy/Allocation Reference	Policy Context
		<p>by the metering of that building, with no deduction for renewable energy generated on site).</p> <p>The Energy Statement must include details of assured performance arrangements. As a minimum, this will require a) The submission of ‘pre-built’ estimates of energy performance; and b) Prior to each building being occupied, the submission of updated, accurate and verified ‘as built’ calculations of energy performance. Such a submission should also be provided to the first occupier (including a Non-Technical Summary of such estimates); Weight will be given to proposals which demonstrate a deliverable commitment to on-going monitoring of energy consumption, post occupation, which has the effect, when applicable, of notifying the occupier that their energy use appears to exceed significantly the expected performance of the building, and explaining to the occupier steps they could take to identify the potential causes of such high energy use.</p>
	Policy S11: Embodied Carbon	<p>S11 encourages development proposals to take opportunities to reduce the development’s embodied carbon content, through the careful choice, use and sourcing of materials.</p> <p>With all major development proposals setting out what opportunities to lower a building’s embodied carbon content have been considered.</p>
	Policy S12: Water Efficiency and Sustainable Water Management	<p>Water management In addition to the wider flood and water related policy requirements (Policy S21), all residential development or other development comprising new buildings:</p> <ul style="list-style-type: none"> <li>• with outside hard surfacing, must ensure such surfacing is permeable (unless there are technical and unavoidable reasons for not doing so in certain areas) thereby reducing energy demand on the water recycling network;</li> <li>• should consider the potential to</li> </ul>

Local Plan Document	Policy/Allocation Reference	Policy Context
		incorporate a green roof and/or walls in accordance with Policy S20; and • which is residential and which includes a garden area, must include a rain harvesting water butt(s) of minimum 100l capacity.
	Policy S14: Renewable Energy	The Central Lincolnshire Joint Strategic Planning Committee is committed to supporting the transition to a net zero carbon future S14 details the support for renewable energy schemes, including ancillary development, only where the direct, indirect, individual and cumulative impacts are, or will be made, acceptable.
	Policy S16: Wider Energy Infrastructure	<p>The Central Lincolnshire Joint Strategic Planning Committee is committed to supporting the transition to a net zero carbon future S16 details support to those proposals which are necessary for, or form part of, the transition to a net zero carbon sub-region, which could include: upgraded or new electricity facilities (such as transmission facilities, sub-stations or other electricity infrastructure.</p> <p>Any such proposals should take all reasonable opportunities to mitigate any harm arising from such proposals and take care to select not only appropriate locations for such facilities but also design solutions which minimises harm.</p> <p>Support will be given to proposals which are necessary for, or form part of, the transition to a net zero carbon sub-region, including: upgraded or new electricity facilities (such as transmission facilities, sub-stations or other electricity infrastructure.</p>
	Policy S15: Protecting Renewable Energy Infrastructure	Development should not significantly harm: a) the technical performance of any existing or approved renewable energy generation facility; b) the potential for optimisation of strategic renewable energy installations; c)

Local Plan Document	Policy/Allocation Reference	Policy Context
		the availability of the resource, where the operation is dependent on uninterrupted flow of energy to the installation.
	Policy S16: Wider Energy Infrastructure	The Joint Committee is committed to supporting the transition to net zero carbon future and, in doing so, recognises and supports, in principle, the need for significant investment in new and upgraded energy infrastructure. Where planning permission is needed from a Central Lincolnshire authority, support will be given to proposals which are necessary for, or form part of, the transition to a net zero carbon sub-region, which could include: energy storage facilities (such as battery storage or thermal storage); and upgraded or new electricity facilities (such as transmission facilities, sub-stations or other electricity infrastructure
	Policy S17: Carbon Sinks	<p>S17 requires that existing carbon sinks, such as peat soils, must be protected, and where opportunities exist, they should be enhanced in order to continue to act as a carbon sink.</p> <p>Where development is proposed on land containing peat soils or other identified carbon sinks, including woodland, trees and scrub; open habitats and farmland; blanket bogs, raised bogs and fens; and rivers, lakes and wetland habitats, the applicant must submit a proportionate evaluation of the impact of the proposal and an appropriate management plan must be submitted.</p> <p>Existing carbon sinks must be protected and enhanced where possible. Sets out the Council's requirement for an evaluation and management plan where a carbon sink may be impacted by a development. As part of this carbon sequestration is highlighted as a positive option as part of a development</p>

Local Plan Document	Policy/Allocation Reference	Policy Context
	Policy S20: Resilient and Adaptable Design	Applicants should design proposals to be adaptable to future social, economic, technological and environmental requirements in order to make buildings both fit for purpose in the long term and to minimise future resource consumption in the adaptation and redevelopment of buildings in response to future needs. T
	Policy S21: Flood Risk and Water Resources	Sets out the council's commitments for the management of flood risk. All development proposals will be considered against the NPPF, including application of the sequential and, if necessary, the exception test.  Development proposals that are likely to impact on surface or ground water should consider the requirements of the Water Framework Directive.
	Policy S28: Spatial Strategy for Employment	SP28 requires employment-related proposals to be consistent with meeting the overall spatial strategy, which is to strengthen the Central Lincolnshire economy offering a wide range of employment opportunities. Land has been made available in appropriate locations in this plan to meet the strategic needs identified in Central Lincolnshire. Strategic Employment Sites (SES), and existing Important Established Employment Areas (IEEA) will be protected for their importance to the economy.
	Policy S29: Strategic Employment Sites	Policies S29 and S30 set out the plan's Strategic Employment Sites and Employment Allocations on Sustainable Urban Extensions (SUEs) (detailed in Policies S68, S69, S70, S71); and Policy S31 includes Important Established Employment Areas (IEEA).
	Policy S30: Employment Allocations on Sustainable Urban Extensions	Policies S29 and S30 set out the plan's Strategic Employment Sites and Employment Allocations on SUEs (detailed in Policies S68, S69, S70, S71); and Policy S31 includes IEEA.



Local Plan Document	Policy/Allocation Reference	Policy Context
	Policy S47: Accessibility and Transport	<p>Policy S47 sets out the requirements for an efficient and safe transport network, inclusive of strategic and public community transport infrastructure and services. Development proposals which contribute towards an efficient and safe transport network that offers a range of transport choices for the movement of people and goods will be supported.</p> <p>To demonstrate that developers have considered and taken into account the requirements of this policy, an appropriate Transport Statement/Assessment and/or Travel Plan should be submitted with proposals, with the precise form dependent on the scale and nature of development and agreed through early discussion with the local planning or highway authority and external bodies where relevant</p>
	Policy S48: Walking and Cycling Infrastructure	Policy S48 requires existing and new active travel infrastructure to be protected, maintained and improved.
	Policy S50: Community Facilities	Policy S50 sets out the protection of existing and provision of new community facilities where these are accessible to all members of society.
	Policy S53: Design and Amenity	<p>All development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all. Good design will be at the centre of every development proposal, and this will be required to be demonstrated through evidence supporting planning applications to a degree proportionate to the proposal. Design Codes may be produced for parts of Central Lincolnshire or in support of specific developments. The approach taken in these Design Codes should be informed by the National Model Design</p>

Local Plan Document	Policy/Allocation Reference	Policy Context
		Code and where these codes have been adopted, developments will be expected to adhere to the Code. Proposals for new buildings should incorporate the Design Principles for Efficient Buildings in Policy S6 at the centre of design.
	Policy S54: Health and Wellbeing	<p data-bbox="1267 384 2089 504">Policy S54 outlines that the potential for achieving positive mental and physical health outcomes will be taken into account in the context of development.</p> <p data-bbox="1267 520 2089 895">The potential for achieving positive mental and physical health outcomes will be taken into account when considering all development proposals. Where any potential adverse health impacts are identified, the applicant will be expected to demonstrate how these will be addressed and mitigated. The Central Lincolnshire authorities will expect development proposals to promote, support and enhance physical and mental health and wellbeing, and thus contribute to reducing health inequalities.</p>
	Policy S56: Development on Land Affected by Contamination	Development proposals must take into account the potential environmental impacts on people, biodiversity, buildings, land, air and water arising from the development itself and any former use of the site, including, in particular, adverse effects arising from pollution.
	Policy S57: The Historic Environment	<p data-bbox="1267 1166 2089 1278">Policy S57 states that development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.</p> <p data-bbox="1267 1286 2089 1430">The policy sets out the criteria for development that proposals must adhere to if they affect the significance of a heritage asset; alter or change heritage assets; result in substantial harm to assets.</p>

Local Plan Document	Policy/Allocation Reference	Policy Context
		<p>Where a development proposal would result in less than substantial harm to a designated heritage asset, permission will only be granted where the public benefits outweigh the harm.</p> <p>The policy also sets out how development proposals will be determined where they affect Listed Buildings, Conservation Areas and Archaeology.</p>
	Policy S59: Green and Blue Infrastructure Network	<p>The Central Lincolnshire Authorities will safeguard green and blue infrastructure in Central Lincolnshire from inappropriate development and work actively with partners to maintain and improve the quantity, quality, accessibility and management of the green infrastructure network. Proposals that cause loss or harm to the green and blue infrastructure network will not be supported unless the need for and benefits of the development demonstrably outweigh any adverse impacts. Where adverse impacts on green infrastructure are unavoidable, development will only be supported if suitable mitigation measures for the network are provided. Development proposals should ensure that existing and new green and blue infrastructure is considered and integrated into the scheme design from the outset</p>
	Policy S60: Protecting Biodiversity and Geodiversity	<p>Policy S60 seeks to ensure that all development</p> <ol style="list-style-type: none"> <li>protects, manages, enhances and extends the ecological network of habitats, species and sites of international, national and local importance</li> <li>minimises impacts on biodiversity and features of geodiversity value.</li> <li>delivers measurable and proportionate net gains in biodiversity</li> </ol>

Local Plan Document	Policy/Allocation Reference	Policy Context
		d. protects and enhances the aquatic environment within or adjoining the site, including water quality and habitat.
	Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains	Policy S61 encourages all development proposals, unless specifically exempted by Government, must provide clear and robust evidence for biodiversity net gains and losses in the form of a biodiversity gain plan, which should ideally be submitted with the planning application. The net gain for biodiversity should be calculated using Natural England's Biodiversity Metric. Ongoing management of any new or improved onsite and offsite habitats, together with monitoring and reporting, will need to be planned and funded for 30 years after completion of a development.
	Policy S62: Areas of Outstanding Natural Beauty and Areas of Great Landscape Value	<p>Policy S62 requires that all development proposals within, or affecting the setting of, the AONB shall: protect and enhance important views into, out of and within the AONB</p> <p>Policy S62 suggests great weight should be given to conserving and enhancing the landscape and scenic beauty of the Lincolnshire Wolds National Landscape (AONB).</p> <p>Proposals which result in an adverse impact on the AONB or which fail to demonstrate that they will not have an adverse impact taking into account any mitigation proposed, not supported.</p> <p>The policy also refers to Areas of Great Landscape Value, locally designated landscape areas. It suggests that a high level of protection will be afforded to AGLV reflecting their locally important high scenic quality, special landscape features and sensitivity.</p>
	Policy S63: Green Wedges	Green Wedges, as identified on the Policies Map planning permission will not be granted for any form of development, including change of use, unless: a) it can be



Local Plan Document	Policy/Allocation Reference	Policy Context
		demonstrated that the development is not contrary or detrimental to the aims of the green wedge.
	Policy S64: Local Green Space	An area identified as a Local Green Space on the Policies Map or within an adopted Neighbourhood Plan will be protected from development in line with the NPPF, which rules out development on these sites other than in very special circumstances.
	Policy S65: Important Open Space	<p>An area identified as an Important Open Space on the Policies Map is safeguarded from development unless it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>a. there are no significant detrimental impacts on the character and appearance of the surrounding area, ecology and any heritage assets; and</li> <li>b. in the case of publicly accessible open space, there is an identified over provision of that particular type of open space in the community area and the site is not required for alternative recreational uses or suitable alternative open space can be provided on a replacement site or by enhancing existing open space serving the community area.</li> </ul>
	Policy S66: Trees Woodland and Hedgerows	<p>Development proposals should be prepared based on the overriding principle that:</p> <ul style="list-style-type: none"> <li>• the existing tree and woodland cover is maintained, improved and expanded; and</li> <li>• opportunities for expanding woodland are actively considered and implemented where practical and appropriate to do so.</li> </ul>
	Policy S67: Best and Most Versatile Agricultural Land	<p>Policy S67 requires proposals protect the best and most versatile agricultural land.</p> <p>With proposals for sites of 1 hectare or larger and resulting in the loss of best and most versatile agricultural</p>

Local Plan Document	Policy/Allocation Reference	Policy Context
		land, an agricultural land classification report should be submitted, setting out the justification for such a loss.
	Policy S80: Housing Sites in Large Villages	Housing allocation sites interacting the draft Order Limits are detailed within <b>PEI Report Volume 3 Part A Appendix 2.1C Local Plan Policy: Section Specific.</b>



2Cii.5 South East Lincolnshire

- 2Cii.5.1 This section provides an extract from the adopted Local Plan for South East Lincolnshire at **Image 2Cii.8** below. Relevant policies from the adopted Local Plan are provided in **Table 2Cii.5**.
- 2Cii.5.2 Relevant South East Lincolnshire local plan policy inset maps are presented within **PEI Report Volume 3 Part A Appendix 2Ci Local Plan Policy: Section Specific** together with an overview of the site allocations.

South East Lincolnshire Adopted Local Plan 2011-2036 (2019)

Image 2Cii.8 South East Lincolnshire Local Pan Policies Map and Key

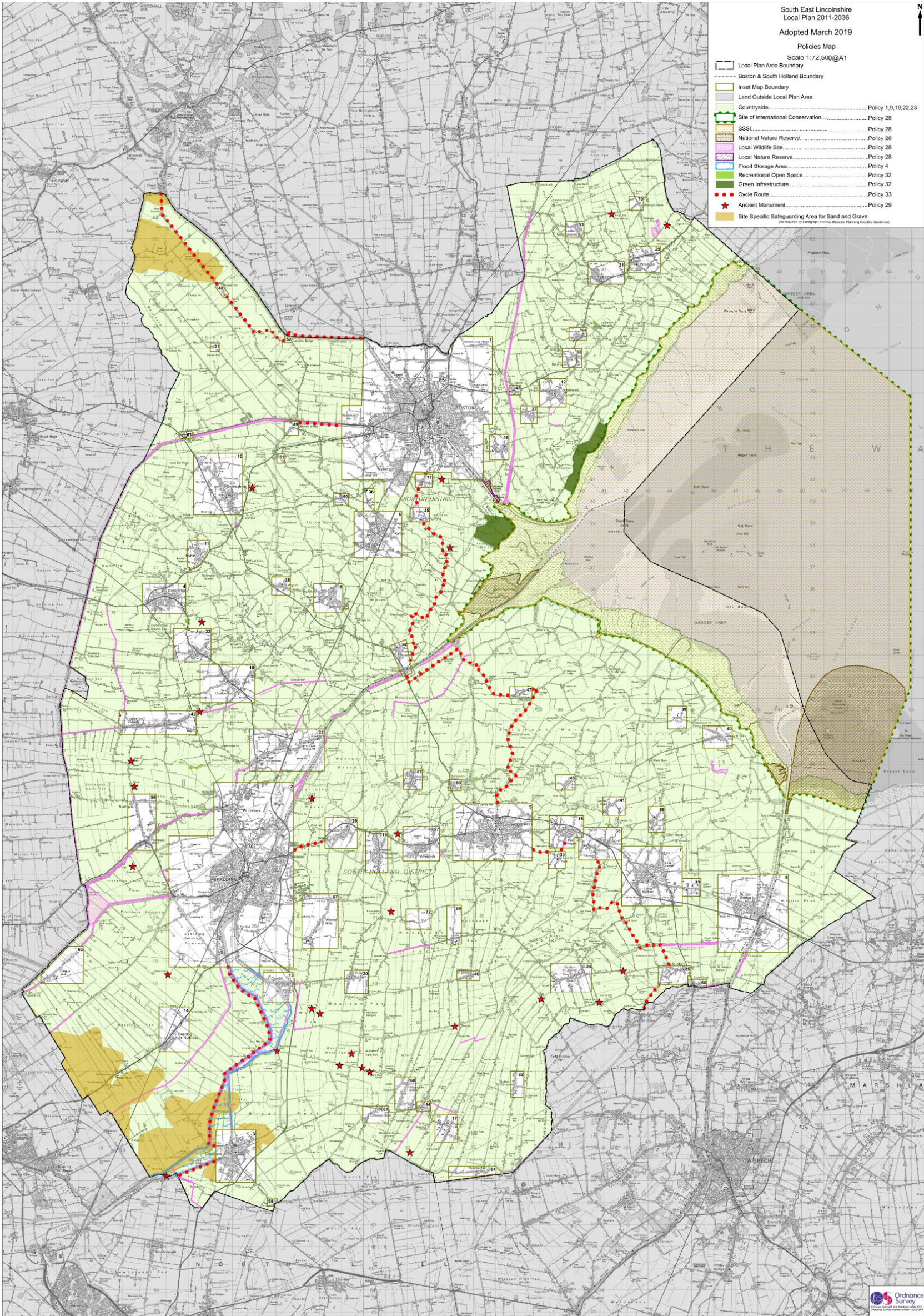




Table 2Cii.5 South East Lincolnshire Local Plan policies

Local Plan Document	Policy/Allocation Reference	Policy Context
South East Lincolnshire Local Plan 2011-2036 (Adopted March 2019) (Ref 5)	Policy 1: Spatial Strategy	Policy 1 seeks to direct development towards the settlements in line with the order they appear in the settlement hierarchy. In the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.
	Policy 2: Development Management	<p>Policy 2 seeks to ensure sustainable development considerations are met, including the consideration of:</p> <ol style="list-style-type: none"> <li>1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses.</li> <li>2. quality of design and orientation.</li> <li>3. maximising the use of sustainable materials and resources.</li> <li>4. access and vehicle generation levels.</li> <li>5. the capacity of existing community services and infrastructure.</li> <li>6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.</li> <li>7. sustainable drainage and flood risk.</li> <li>8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and</li> <li>9. impact on the potential loss of sand and gravel mineral resources.</li> </ol>
	Policy 3: Design of new Development	Policy 3 promotes high quality and inclusive design and layout. Design which is inappropriate to the local



Local Plan Document	Policy/Allocation Reference	Policy Context
		area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.
	Policy 4: Approach to Flood Risk	Much of the land within the Local Plan area is at significant risk of flooding and this will increase with climate change. Policy 4 sets out the council's approach to flood risk.
	Policy 7: Improving South East Lincolnshire's Employment Land Portfolio	<p>The South East Lincolnshire authorities will, in principle, support proposals which assist in the delivery of economic prosperity and some 17,600 jobs in the area, 3,800 in Boston Borough and 13,800 in South Holland District.</p> <p>Employment allocation sites interacting the draft Order Limits are detailed within <b>PEI Report Volume 3 Part A Appendix 2.1C Local Plan Policy: Section Specific.</b></p>
	Policy 11 and 12: Housing	Housing allocation sites interacting the draft Order Limits are detailed within <b>PEI Report Volume 3 Part A Appendix 2.1C Local Plan Policy: Section Specific.</b>
	Policy 28: The Natural Environment	Policy 28: The Natural Environment supports protecting, managing and enhancing a high quality, comprehensive ecological network of interconnected designated sites, sites of nature conservation importance and wildlife-friendly greenspace.
	Policy 29: The Historic Environment	The Local Plan recognises the diverse historic nature of the area of South East Lincolnshire. Much of it is drained marsh and fen has resulted in an open and flat landscape, consequently leading to listed buildings and other dominant heritage assets being visible within the countryside e.g. church towers,

Local Plan Document	Policy/Allocation Reference	Policy Context
		<p>spires and historic windmills. The Plan states that it is important to protect these heritage assets from inappropriate development.</p> <p>Policy 29 encourages development proposals to conserve and enhance the character and appearance of designated and non-designated heritage assets. Policy 29 provides clear requirements for each class of heritage asset.</p> <p>With respect to development proposals that would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made to its setting, applications should be informed by proportionate historic environment assessments and evaluations such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports.</p>
	Policy 30: Pollution	<p>Development proposals are not permitted where, taking account of proposed mitigation measures, they would lead to unacceptable adverse impacts upon:</p> <ol style="list-style-type: none"> <li>1. health and safety of the public.</li> <li>2. the amenities of the area; or</li> <li>3. the natural, historic and built environment;</li> </ol>
	Policy 31: Climate Change and Renewable and Low Carbon Energy	<p>Policy 31 requires that all development proposals will be required to demonstrate that the consequences of current climate change has been addressed, minimised and mitigated.</p> <p>Policy 31 Part B Renewable Energy, supports the development of renewable energy facilities, associated infrastructure and the integration of decentralised technologies on existing or proposed structures, provided, individually, or cumulatively, there would be no significant harm to:</p>

Local Plan Document	Policy/Allocation Reference	Policy Context
		<p>1. visual amenity...it is important that proposals assess their impact individually and in combination with other similar developments on: residential amenity.</p> <p>All development proposals are required to demonstrate that the consequences of current climate change have been addressed and mitigated through design, adoption of sequential approach and SuDS schemes.</p>
	Policy 32: Community, Health and Well-Being	<p>Policy 32: requires development to contribute to the creation of socially cohesive and inclusive communities; reducing health inequalities; and improving the community's health and well-being. This includes protecting and enhancing PRoWs and amenity greenspaces.</p> <p>Policy 32 highlights that development will not be permitted unless it</p> <ol style="list-style-type: none"> <li>1. Protects and enhances existing public rights of way and creates new links to the rights of way network.</li> </ol>
	Policy 33: Delivering a More Sustainable Transport Network	Policy 33 seeks improvements to existing transport infrastructure and services and encourages the protection of existing footpaths, cycle routes and public rights of way from development.
	Policy 34: Delivering the Boston Distributor Road	Priority strategic infrastructure – development that compromises identified priority strategic infrastructure will not be permitted.
	Policy 36: Vehicle and Cycle Parking	All new development, including change of use, should provide vehicle and cycle parking, in accordance with the minimum Parking Standards adopted by the Local Planning Authorities. Parking for residents, employees

Local Plan Document	Policy/Allocation Reference	Policy Context
		and visitors should be integral to the design and form of all new development.



2Cii.6 Fenland District Council

2Cii.6.1 This section provides extracts from the adopted Local Plan for Fenland at **Image 2Cii.9**, **Image 2Cii.10** and **Image 2Cii.11** below. Relevant policies from the adopted Local Plan are provided in **Table 2Cii.6**. An extract from the emerging Draft Local Plan for Fenland is provided at **Image 2Cii.12**, and relevant draft policies are provided in **Table 2Cii.7**. Extracts from the Draft Local Plan and an overview of site allocations is presented within **PEI Report Volume 3 Part A Appendix 2Ci Local Plan Policy: Section Specific**.

Fenland Adopted Local Plan (2014)

Image 2Cii.9 Fenland Local Plan Proposals Map and Key

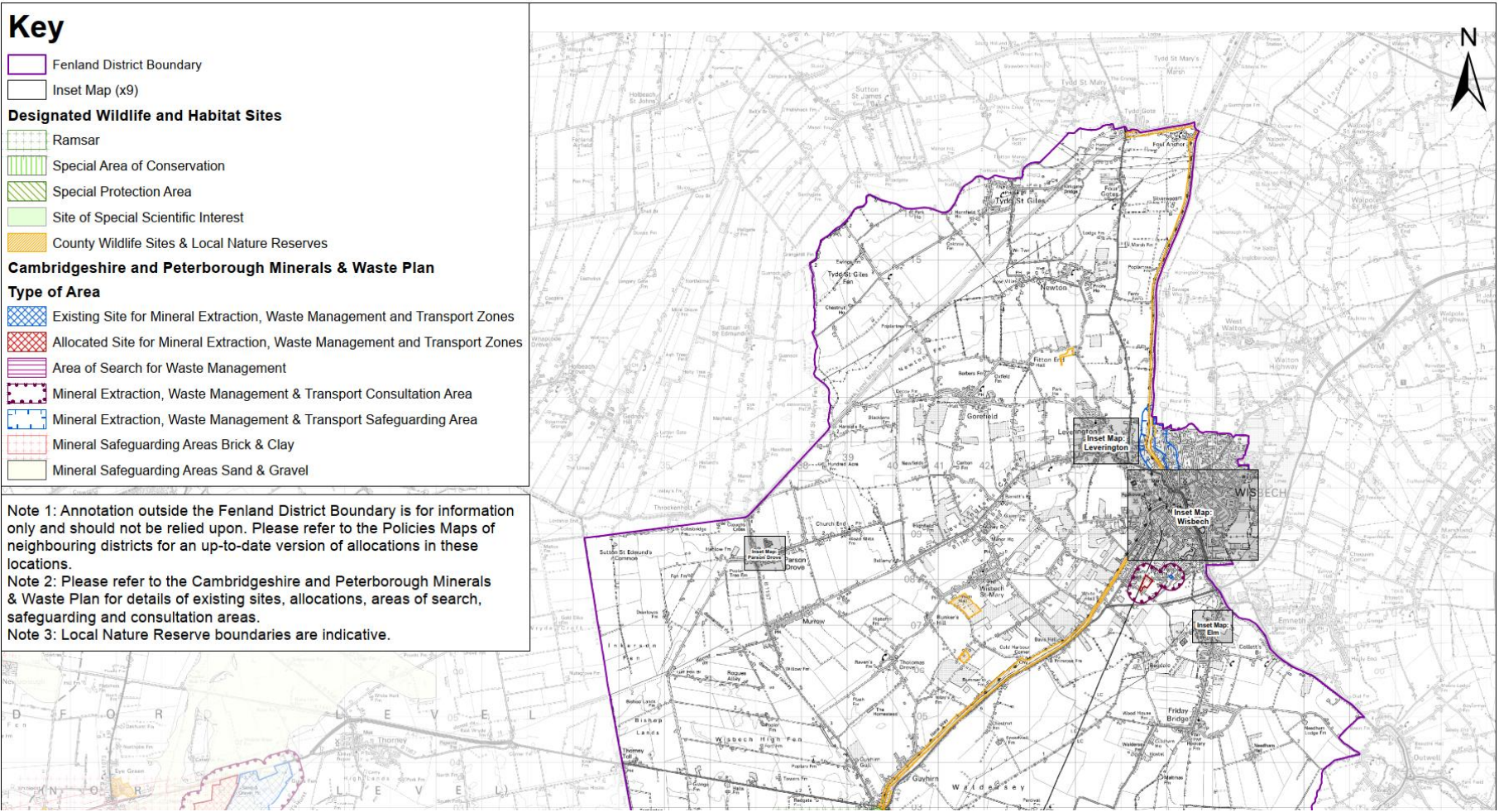


Image 2Cii.10 Fenland Proposals Map: Wisbech Inset Map

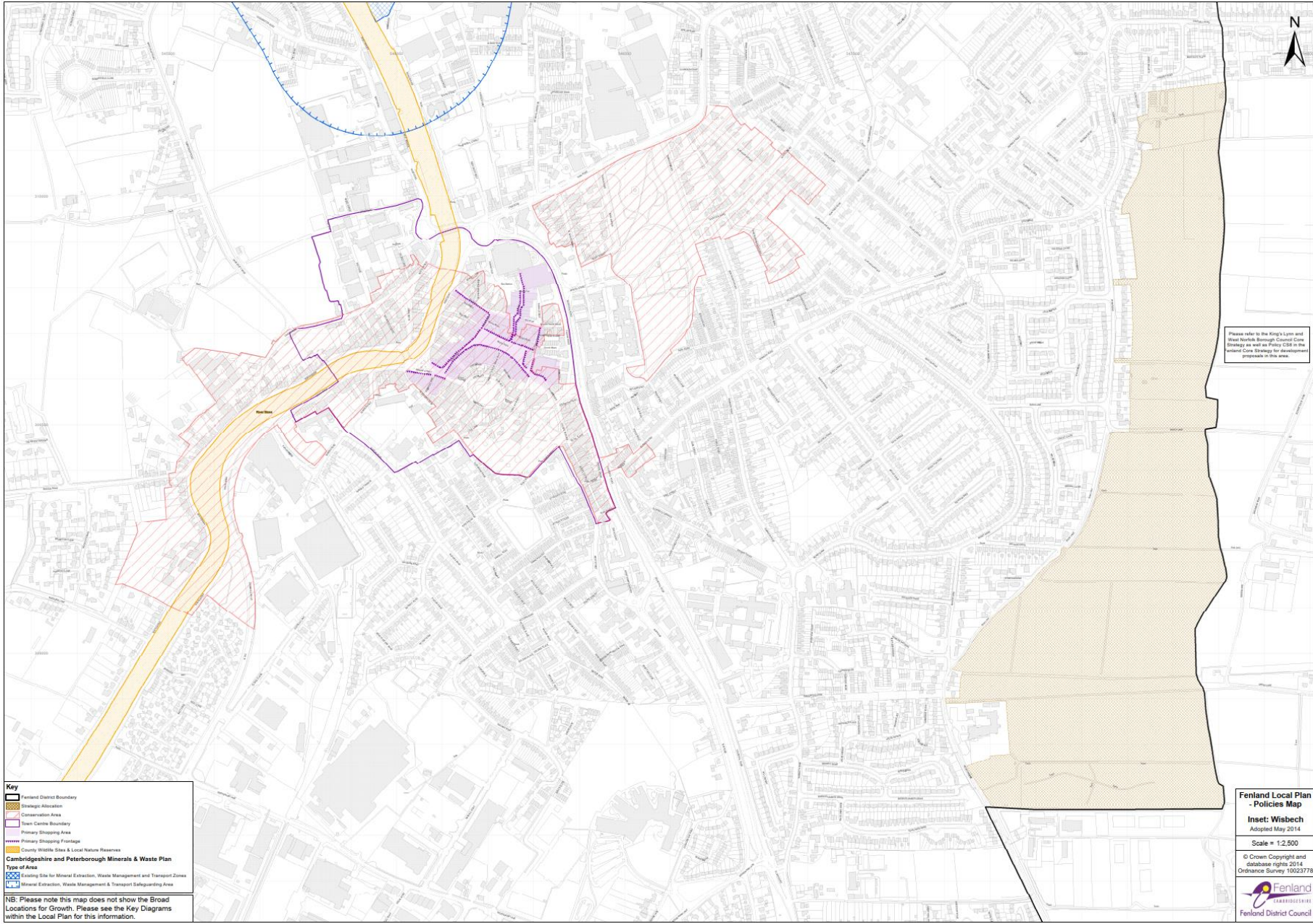




Image 2Cii.11 Fenland Local Plan Policies Map: Leverington Inset Map

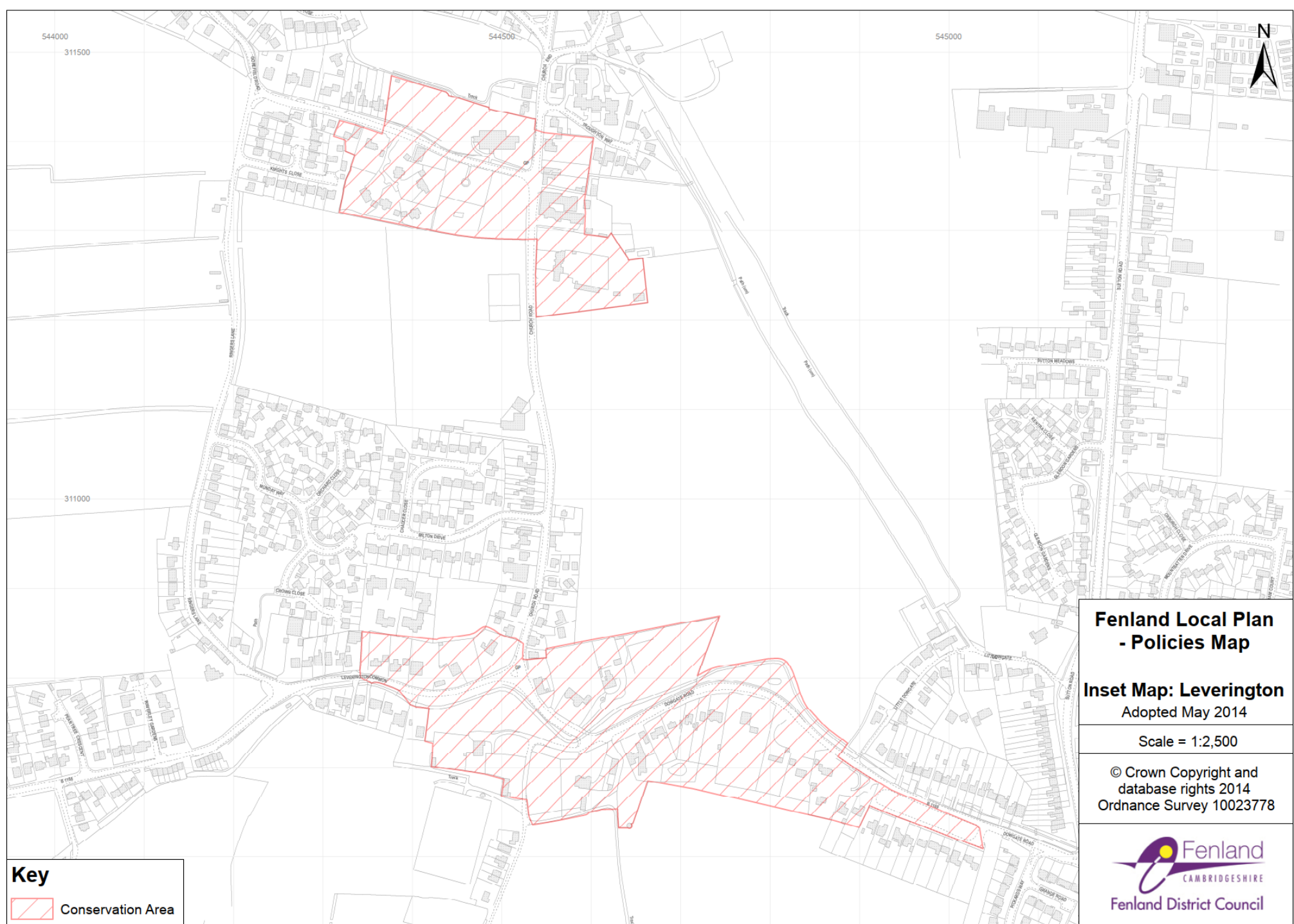


Table 2Cii.6 Fenland Local Plan policies

Local Plan Document	Policy/Allocation Reference	Policy Context
Fenland Local Plan (Adopted May 2014) (Ref 6)	Policy LP1: A Presumption in favour of Sustainable Development	<p>At the heart of the strategy for Fenland is a desire to deliver sustainable growth; growth that is not for its own sake, but growth that brings benefits for all sectors of the community - for existing residents as much as for new ones.</p> <p>Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.</p>
	Policy LP2: Facilitating Health and Wellbeing of Residents	LP2 encourages development proposals to positively contribute to creating a healthy, safe and equitable living environment. For major developments, the Council will require a Health Impact Assessment <sup>5</sup> (HIA) to be submitted with a planning application.
	Policy LP3: Spatial Strategy	Policy LP3 seeks to direct growth to the main urban areas. Development elsewhere will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services; and to minerals or waste development.
	Policy LP6: Employment, Tourism, Community Facilities and Retail	<p>The rural economy will be supported by allowing appropriate proposals that meet the criteria as set out in Policy LP12.</p> <p>Existing cultural, tourism and visitor facilities will be protected and where possible enhanced.</p>
	Policy LP8: Wisbech	Wisbech, alongside March, is the main focus for housing, employment and retail growth. All development should contribute to the promotion of Wisbech into a strong, safe and community focussed market town, preserving and enhancing its unique

Local Plan Document	Policy/Allocation Reference	Policy Context
		<p>historic character and making appropriate use of its heritage assets to benefit its regeneration, tourism potential and sense of place. However, the growth of Wisbech is constrained by the capacity of the highway network both internal (i.e. within the town) and external (i.e. the A47). As such, all Wisbech development proposals, and especially the urban extensions described below, must have an exceptionally strong focus on the provision of deliverable measures which should result in a modal shift to sustainable transport modes for residents and workers of both the new development themselves and, where possible, for existing communities. New urban extensions to Wisbech will be supported in the following locations:</p> <p>East Wisbech (strategic allocation)  South Wisbech (broad location for growth)  West Wisbech (broad location for growth)  Nene Waterfront and Port (broad location for growth):</p>
	Policy LP12: Rural Area Development Policy	LP12 supports development that contributes to the sustainability of the rural settlement and does not harm the wide-open character of the countryside.
	Policy LP14: Responding to Climate Change and Managing the Risk of Flooding in Fenland	<p>P14 Part A: Renewable Energy:</p> <p>Renewable energy proposals will be supported and considered in the context of sustainable development and climate change. Proposals for renewable energy technology, associated infrastructure and integration of renewable technology on existing or proposed structures will be assessed both individually and cumulatively on their merits taking account of the following factors.</p>

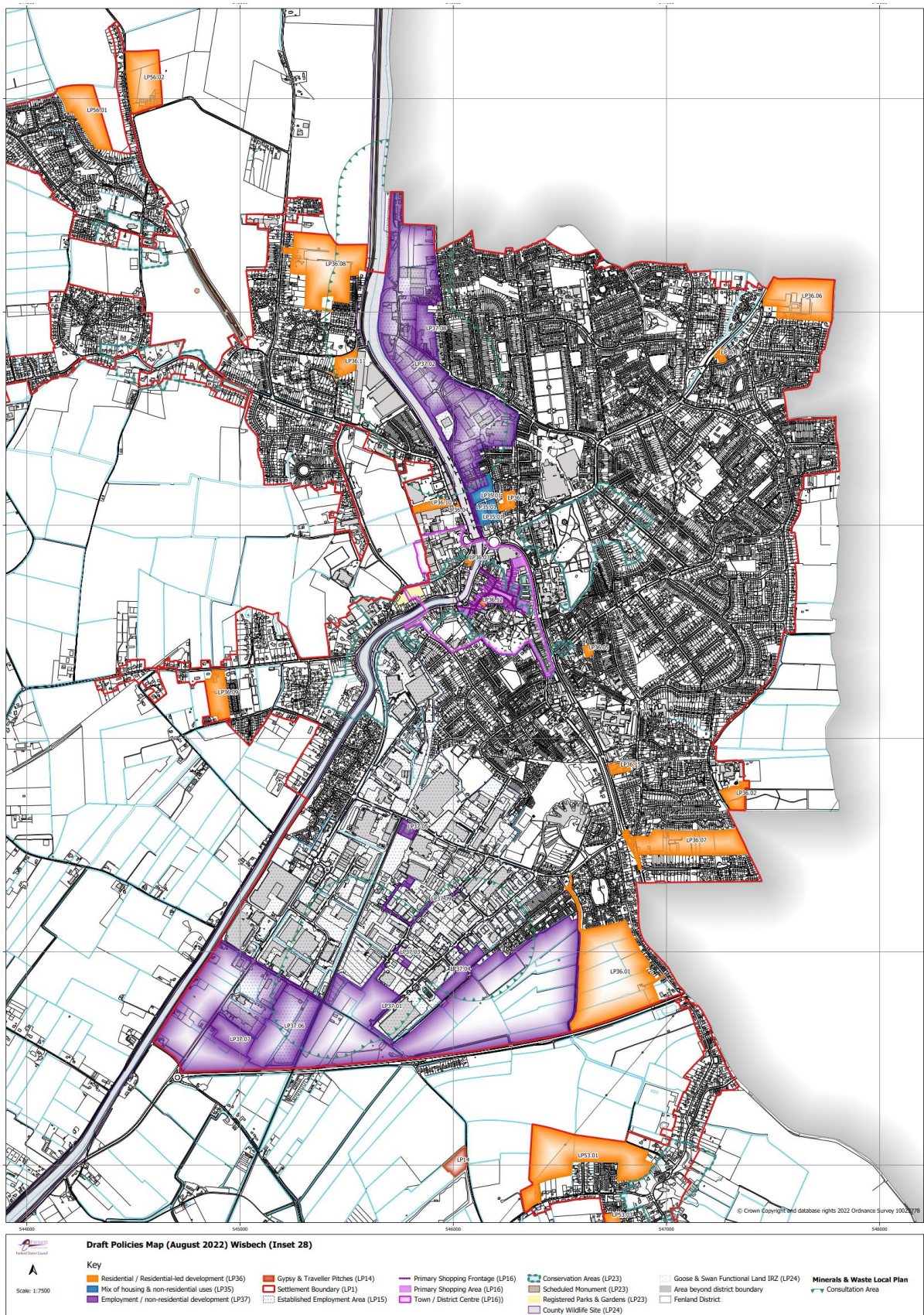


Local Plan Document	Policy/Allocation Reference	Policy Context
		<ul style="list-style-type: none"> <li>• The surrounding landscape, townscape and heritage assets</li> <li>• Residential and visual amenity</li> <li>• Noise impact</li> <li>• Specific highway safety, designated nature conservation or biodiversity considerations</li> <li>• Aircraft movements and associated activities</li> <li>• High quality agricultural land</li> </ul>
	Policy LP16: Delivering and Protecting High Quality Environments across the District	Policy LP16 seeks to ensure development will be managed in such a way that it protects and improves the diverse natural environment of the District and preserves and enhances its rich built and cultural heritage.
	Policy LP18: The Historic Environment	Policy LP18 seeks to protect, conserve and enhance the historic environment. Proposals that are deemed to have an effect on any heritage asset will be required to assess the significance and assets and identify the impact of the Project. A clear justification for works must be provided, especially if there is to be any harm to an asset or its setting.
	Policy LP19: The Natural Environment	<p>Policy LP19 will seek to conserve, enhance and promote the biodiversity and geological interest of the natural environment throughout Fenland.</p> <p>The Council will:</p> <ul style="list-style-type: none"> <li>• Protect and enhance sites which have been designated for their international, national or local importance to an extent that is commensurate with their status, in accordance with national policy in the National Planning Policy Framework.</li> </ul>

Local Plan Document	Policy/Allocation Reference	Policy Context
		<ul style="list-style-type: none"> <li>• Refuse permission for development that would cause demonstrable harm to a protected habitat or species, unless the need for and public benefits of the development clearly outweigh the harm and mitigation and/or compensation measures can be secured to offset the harm and achieve, where possible, a net gain for biodiversity.</li> <li>• Promote the preservation, restoration and re-creation of priority habitats, and the preservation and increase of priority species identified for Fenland in the Cambridgeshire and Peterborough Biodiversity Action Plans.</li> <li>• Ensure opportunities are taken to incorporate beneficial features for biodiversity in new developments.</li> </ul>

# Fenland Draft Local Plan Consultation (2022)

Image 2Cii.12 Fenland Draft Policies Map: Wisbech Inset and Key





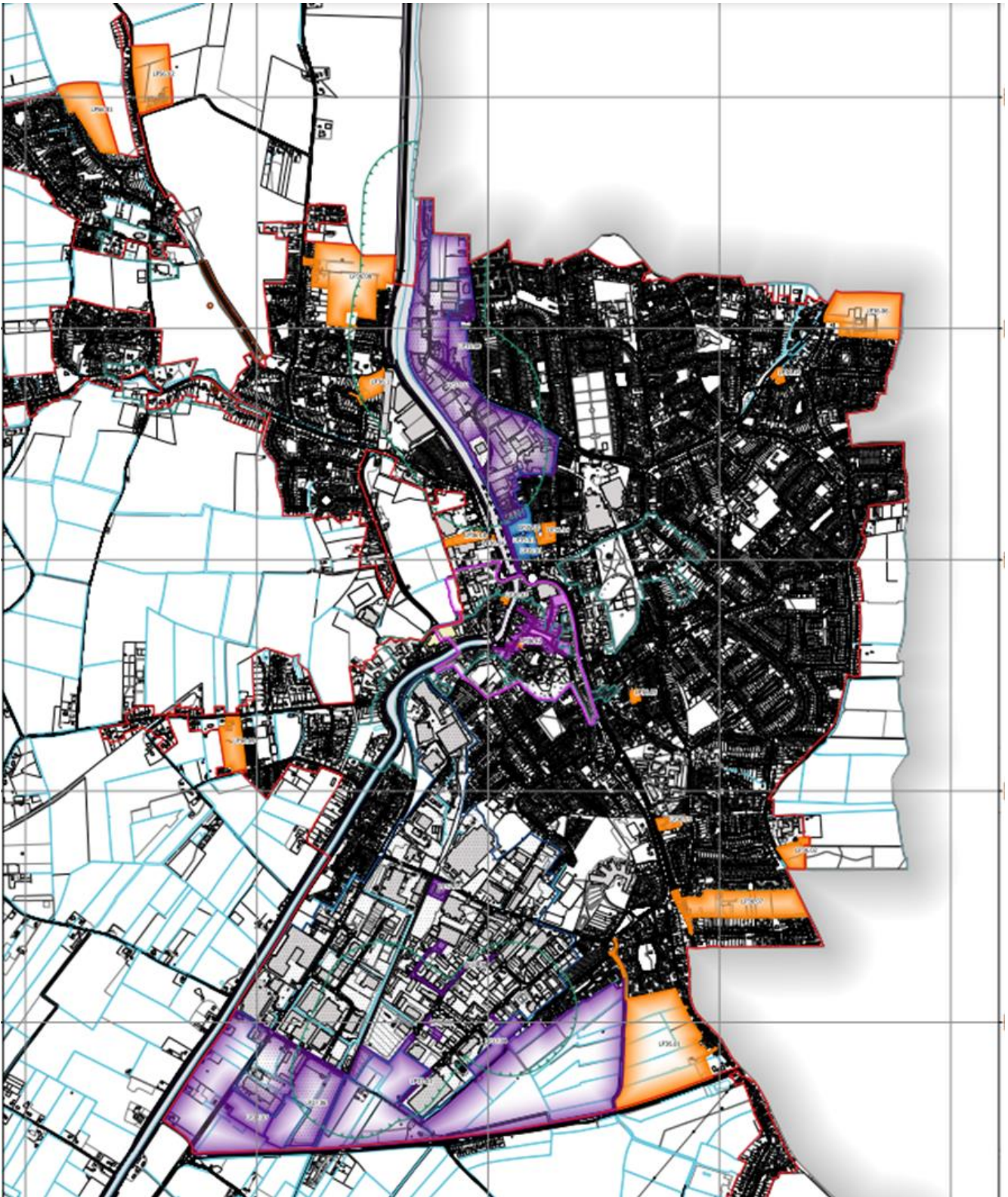




Table 2Cii.7 Fenland Draft Local Plan policies

Local Plan Document	Policy/Allocation Reference	Policy Context
Fenland Local Plan 2021-2040 Draft Local Plan Consultation (August 2022) (Ref 7)	Policy LP5: Health and Wellbeing	Development proposals should contribute to achieving the Council's corporate objective to 'promote health and wellbeing for all' by promoting health and well-being of the community and contributing to reducing health inequalities and helping to enable healthy and active lifestyles.
	Policy LP6: Renewable and Low Carbon Energy Infrastructure	<p>Part A: Renewable and Low Carbon Infrastructure acknowledges that proposals for renewable and low carbon energy schemes, including ancillary development, will be supported where direct, indirect, individual and cumulative impacts are, or will be made, acceptable:</p> <p>Part B: Wider Energy Infrastructure</p> <p>Where planning permission is needed from Fenland District Council, support will be given to proposals which are necessary for, or form part of, the transition to a net zero carbon sub-region. This could include upgraded or new electricity facilities (such as transmission facilities, sub-stations or other electricity infrastructure). Such proposals should take all reasonable opportunities to mitigate any harm arising from such proposals and take care to select appropriate locations for such facilities thereby minimising harm arising.</p>
	Policy LP7: Design	Policy LP7 sets out the overall design vision for Fenland, all development must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, supports diversity, equality and access for all, and mitigates

Local Plan Document	Policy/Allocation Reference	Policy Context
		<p>climate change. Development will be assessed against the following ten design principles. Proposals will be required to demonstrate to a degree proportionate to the proposal that they meet the following design principles.</p> <ol style="list-style-type: none"> <li>1. Context</li> <li>2. Identity</li> <li>3. Built form</li> <li>4. Movement</li> <li>5. Nature</li> <li>6. Public spaces</li> <li>7. Uses</li> <li>8. Homes and buildings</li> <li>9. Resources</li> <li>10. Lifespan</li> </ol>
	Policy LP8: Amenity Provision	<p>Part A: Amenity of Existing Occupiers New development should not result in an unacceptable impact on the amenity of existing occupiers of any nearby properties.</p> <p>Part B: Amenity of Future Occupiers Development proposals should be designed and located to ensure that the needs of future occupiers are provided for. Proposals that would result in unacceptable impact on the amenity of existing or future occupiers will not be supported.</p>
	Policy LP18: Development in the Countryside	<p>Areas outside the defined settlement boundaries are considered as being in the countryside for the purpose of policies in the Local Plan.</p> <p>Development of the best and most versatile agricultural land will only be supported where it can</p>

Local Plan Document	Policy/Allocation Reference	Policy Context
		<p>be demonstrated that the need for the development, its benefits and/or sustainability considerations outweigh the need to protect such land taking into account the economic and other benefits of the best and most versatile agricultural land.</p>
	Policy LP19: Strategic Infrastructure	<p>All new development should be supported by, and have good access to, all necessary infrastructure. Planning permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the necessary requirements arising from the proposed development. Development proposals must consider all of the infrastructure implications of a scheme; not just those on the site or its immediate vicinity.</p> <p>Where planning permission is sought to deliver infrastructure, then such development will be supported in principle, especially if it is demonstrated that such infrastructure is needed to support growth, quality of life or economic prosperity in the district. Such infrastructure will include, but is not limited to transport, telecommunications, community facilities, energy and water supply. Provision of new and improved infrastructure within the district should be informed by the Infrastructure Delivery Plan.</p>
	Policy LP20: Accessibility and Transport	<p>New development must ensure that appropriate provision is made for the transport needs that it will create.</p> <p>Developers will be required to ensure proposals for major new developments are assessed, using appropriate methodologies (such as Travel Plans, Transport Assessment sand Transport Statements)</p>

Local Plan Document	Policy/Allocation Reference	Policy Context
		for their likely transport impacts. All development proposals should have regard to the IDP. Any development that has severe transport implications will not be granted planning permission unless deliverable mitigation measures have been identified, and arrangements secured for their implementation, which will make the development acceptable in transport terms.
	Policy LP21: Public Rights of Way	Policy LP21: requires that existing public rights of way network will, in principle, be protected from development. New development that will result in the loss or cause demonstrable harm to any PRoWs will not be supported.
	Policy LP22: Parking Provision	Non-Residential Development Non-residential developments should incorporate a level of car parking and servicing that is suitable for the operational needs of the proposal taking into account its location, its size and its proposed use, including the expected number of employees, customers and visitors.
	Policy LP23: Historic Environment	<p>LP23 requires proposals should demonstrate that they have a positive regard for preserving the significance of heritage assets, and any proposals that secure the future conservation of heritage assets are encouraged.</p> <p>If any proposal will include or potentially include heritage assets with archaeological interest will require a desk-based assessment and if necessary archaeological investigation.</p> <p>All development proposals that would directly affect any heritage asset (whether designated or non-designated), including any contribution made by its</p>



Local Plan Document	Policy/Allocation Reference	Policy Context
		<p>setting, will need to be accompanied by a Heritage Statement.</p> <p>Development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting.</p> <p>In the case of application sites which include, or could potentially include, heritage assets with archaeological interest, designated or non-designated, the Council will require the developer to carry out a preliminary desk-based assessment. If this does not provide sufficient information, developers will be required to undertake a programme of field evaluations.</p>
	Policy LP24: Natural Environment	LP24 requires development avoids any adverse impact on biodiversity and geodiversity. Where significant adverse impacts would result the mitigation hierarchy should be followed.
	Policy LP25: Biodiversity Net Gain	LP25 requires all new development should ensure no net loss in biodiversity and in the vast majority of cases provide a net gain through the planned retention, enhancement and creation of habitats and wildlife features.
	Policy LP26: Carbon Sinks and Carbon Sequestration	Part A: Carbon Sinks Existing carbon sinks, such as peat soils, must be protected, and where opportunities exist, they should be enhanced in order to continue to act as a carbon sink. Where development is proposed on land containing peat soils or other identified carbon sinks, including woodland, trees and scrub; open habitats and farmland; blanket bogs, raised bogs and fens; and

Local Plan Document	Policy/Allocation Reference	Policy Context
		<p>rivers, lakes and wetland habitats*, the applicant must submit a proportionate evaluation of the impact 93 of the proposal on the carbon content of either the peat soil or other form of identified carbon sink as relevant, and in all cases an appropriate management plan must be submitted. There will be a presumption in favour of preservation of peat and other carbon sinks in-situ.</p> <p>Part B: Carbon Sequestration The demonstration of meaningful carbon sequestration through nature-based solutions within a proposal will be a material consideration in the decision-making process. Material weight in favour of a proposal will be given where the net situation is demonstrated to be a significant gain in nature-based carbon sequestration as a consequence of the proposal. Where a proposal will cause harm to an existing nature-based carbon sequestration process, weight against such a proposal will be given as a consequence of the harm, with the degree of weight dependent on the scale of net loss.</p>
	Policy LP27: Trees and Planting	<p>Planning permission will only be granted if the proposal provides evidence that it has been subject to consideration of the impact of the development on any existing trees and woodland found on-site, and off-site if there are any trees on adjacent land near the site. In these circumstances a British Standard 5837 Tree Survey and, if applicable, an Arboricultural Method Statement will be required.</p>
	Policy LP28: Landscape	<p>LP28 seeks to ensure that development protects and where possible enhances the intrinsic value of the landscape.</p>

Local Plan Document	Policy/Allocation Reference	Policy Context
	Policy LP29: Green Infrastructure	Policies LP29: Green Infrastructure and LP31: Open Space and Recreational Facilities: require the enhancement of amenity spaces, green space, open space and PRoWs through development proposals.
	Policy LP31: Open Space and Recreational Facilities	
	Policy LP33: Development on Land Affected by Contamination	LP33 requires all new development to take into account: a. the potential environmental impacts on people, buildings, land, air and water arising from the development itself; and b. any former use of the site, including, in particular, adverse effects arising from pollution.
	Policy LP32 Flood and Water Management	Development proposals should adopt a sequential approach to flood risk management, taking into account the requirements of the NPPF. A site-specific Flood Risk Assessment appropriate to the scale and nature of the development and risks involved, taking into account future climate change, will be required for development proposals. SuDS will be required for all major developments, unless there is clear evidence that this would be inappropriate, irrespective of whether the site is subject to a risk of flooding or otherwise
	Policy LP33: Development on Land Affected by Contamination	<p>All new development must take into account:</p> <ul style="list-style-type: none"> <li>a. the potential environmental impacts on people, buildings, land, air and water arising from the development itself; and</li> <li>b. any former use of the site, including, in particular, adverse effects arising from pollution.</li> </ul> <p>Where development is proposed on a site which is known to have or has the potential to be affected by</p>

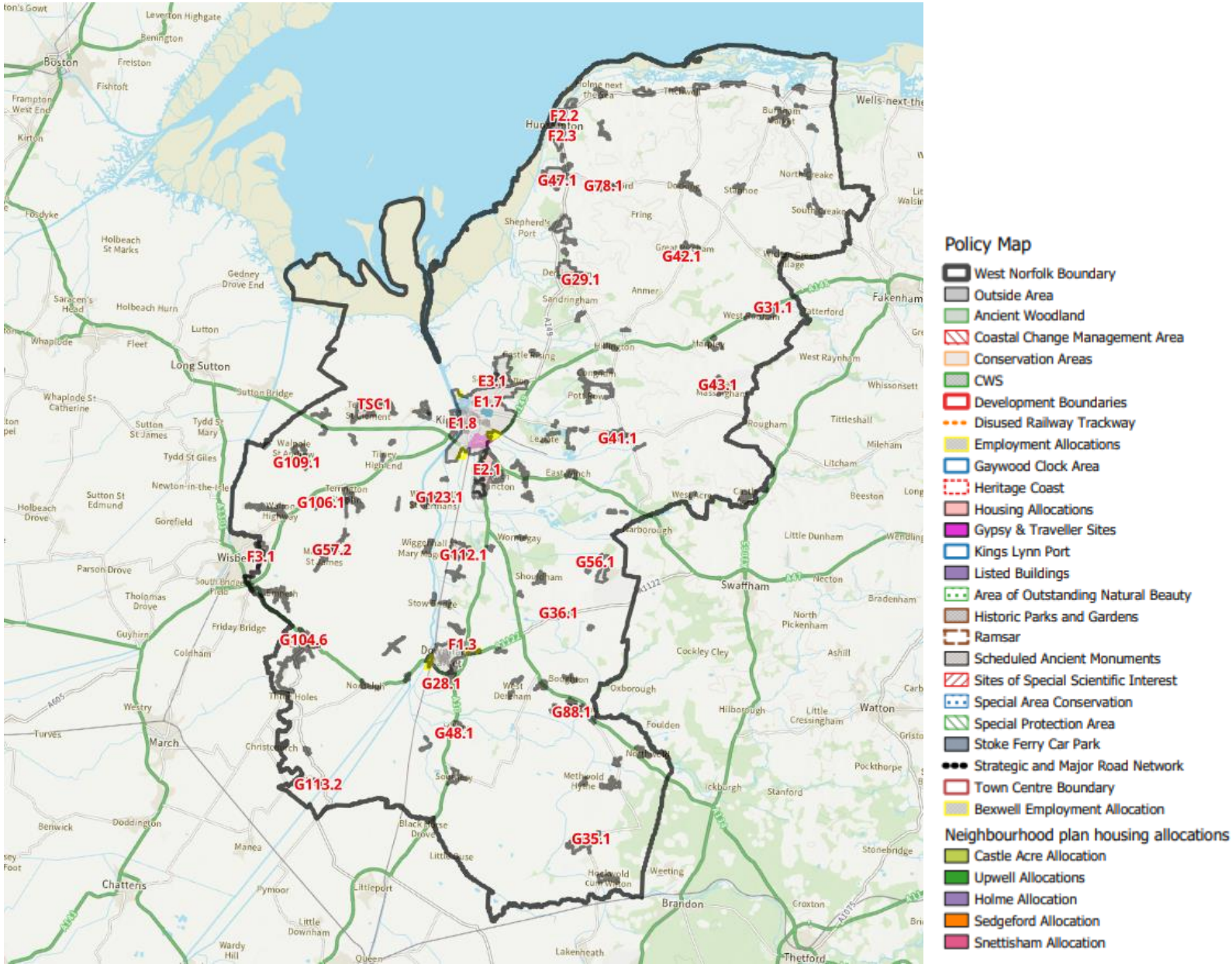
Local Plan Document	Policy/Allocation Reference	Policy Context
		<p>contamination, a preliminary risk assessment should be undertaken by the developer and submitted to the Council as the first stage in assessing the risk. Planning permission will only be granted for development if the Council is satisfied that the site is suitable for its new use, taking account of ground conditions, pollution arising from previous uses and any proposals for land remediation.</p>
	Policy LP34: Air Quality	<p>LP34 identifies the proposals that will need to be accompanied by an Air Quality Assessment which includes:</p> <ul style="list-style-type: none"> <li>a. large scale major development.</li> </ul> <p>An Air Quality Assessment should be proportionate to the nature and scale of the proposal and the level of concern about air quality the policy provides details of what should be included within the assessment and when a Low Emissions Strategy may also be required.</p>



## **2Cii.7 Kings Lynn and West Norfolk District Council**

- 2Cii.7.1 This section provides relevant policies from the Kings Lynn and West Norfolk Local Plan 2021-2040 provided in **Table 2Cii.8**, relevant policies from the Kings Lynn and West Norfolk Local Plan at **Image 2Cii.13**.
- 2Cii.7.2 A series of local plan policy inset maps are presented within **PEI Report Volume 3 Part A Appendix 2.1Ci Local Plan Policy: Section Specific** together with an overview of the site allocations.

Image 2Cii.13 King's Lynn and West Norfolk Local Plan 2021-2040



## Kings Lynn and West Norfolk Local Plan 2021-2040 (2025)

Table 2Cii.8 Kings Lynn and West Norfolk policies

Local Plan Document	Policy/Allocation Reference	Policy Context
Kings Lynn and West Norfolk Local Plan 2021-2040 (Ref 8).	LP04 Presumption in Favour of Sustainable Development	<p>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless a. the application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or b. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.</p>
	LP07 The Economy	<p>The local economy will be developed sustainably:</p> <ul style="list-style-type: none"> <li>a. job growth will be achieved through the provision of employment land as well as policies for tourism, leisure, retail and the rural economy;</li> <li>b. to increase the proportion of higher skilled jobs while ensuring that opportunities are available for the development of all sectors of the economy and workforce.</li> </ul>
	LP14 Parking Provision in New Development Policy	For developments other than dwellings car parking provision will be negotiated having regard to the current standards published by Norfolk County Council.
	LP18: Design and Sustainable Development Policy	<p>All new development in the borough should be of high-quality design.</p> <p>New development will be required to demonstrate its ability to:</p> <ul style="list-style-type: none"> <li>a. protect and enhance the historic and natural environment and reduce environmental risks.</li> </ul>

Local Plan Document	Policy/Allocation Reference	Policy Context
		<p>b. enrich the attraction of the borough as an exceptional place to live, work and visit; c. respond to the context and character of places in West Norfolk by ensuring that the scale, density, layout, materials and access will enhance the quality of the environment.</p> <p>d. where possible, enhance the special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character), gaps between settlements, landscape setting, distinctive settlement character, landscape features and ecological networks.</p> <p>e. optimise site potential, making the best use of land including the use of brownfield land;</p> <p>f. enhance community wellbeing by being accessible, inclusive, locally distinctive, safe and by promoting healthy lifestyles (see Policy LP32 Community and Culture).</p> <p>g. achieve high standards of sustainable design.</p> <p>To promote and encourage opportunities to achieve high standards of sustainability and energy efficiency, should include:</p> <p>a. the use of construction techniques, layout, orientation, internal design and appropriate insulation maximised to improve efficiency;</p> <p>b. the innovative use of re-used or recycled materials of local and traditional materials to decrease waste and maintain local character;</p> <p>c. the reduction of on-site emissions by generation of cleaner energy where appropriate;</p> <p>d. within larger developments of sufficient scale, the provision of green space to safeguard wildlife, provide recreation opportunities and improve the quality of life for people living in the area and the integration of the development into the GI network, or the creation of linkages to it wherever possible;</p> <p>e. the provision of good access links for walking and cycling;</p> <p>f. the provision of built-in nesting boxes (e.g. boxes for migratory bird species, bats, or bee bricks) and/or safe road crossing methods (e.g. for hedgehogs), wherever possible;</p> <p>g. the promotion of water efficiency - all new housing must meet Building Regulation requirement of 110 l/h/d. Non-domestic buildings, where relevant, should as a minimum reach 'Good' BREEAM status;</p> <p>h. the incorporation of Sustainable Drainage Systems (SuDS) ;</p>



Local Plan Document	Policy/Allocation Reference	Policy Context
		<p>i. designs that exceed the present standards set by Building Regulations will be encouraged;</p> <p>j. water reuse and recycling and rainwater and stormwater harvesting, and other suitable measures have been incorporated wherever feasible to reduce demand on mains water supply;</p> <p>k. evidence that there is, or will be, sufficient wastewater infrastructure capacity to accommodate the development;</p> <p>l. at the design stage, that attention has been paid to the Homes England 'Building for a Healthy Life' standard for well-designed homes and neighbourhoods and the Borough Council will encourage all new schemes to be assessed against the Building for a Healthy Life criteria, or successor documents as appropriate;</p> <p>m. well-designed homes which provide good standard and quality internal environments for their users, promoting health and well-being, will be encouraged including those which meet the National Described Space Standards.</p> <p>Flood Risk and Climate Change</p> <p>The Council's Strategic Flood Risk Assessment (SFRA) outlines potential flood risk throughout the Borough. In order to ensure future growth within the Borough is sustainable: the findings of the Strategic Flood Risk Assessment will be used to guide planned growth and future developments away from areas of high flood risk, including the coastal area. Development in any location will be expected to manage water sustainably and reduce surface water runoff.</p> <p>Shoreline Management Plans, Marine Plans and associated documents, will also serve to highlight the future needs and changes that may affect coastal communities arising from changes in climate and will be taken into account in decision making.</p> <p>Renewable Energy</p> <p>The Council and its partners will support and encourage the generation of energy from renewable sources. These will be permitted unless there are unacceptable locational or other impacts that could not be outweighed by wider environmental, social, economic and other benefits.</p>

Local Plan Document	Policy/Allocation Reference	Policy Context
	LP19: Environmental Assets Green Infrastructure Landscape Character, Biodiversity and Geodiversity	Proposals incorporating nature-based solutions such as natural capital, and/or green infrastructure, to protect and enhance our landscape character, biodiversity and geodiversity will be encouraged and supported.
	LP20: Environmental Assets – Historic Environment	The historic environment will be conserved and enhanced in a manner appropriate to its significance. Development of the highest design quality that will sustain and, where appropriate, enhance the special interest, character and significance of the Borough's heritage assets and their settings and that will make a positive contribution to local character and distinctiveness will be supported.
	LP21 Environment, Design and Amenity Policy	<p>Development must protect and enhance the amenity of the wider environment including its historic Environment</p> <p>Proposals will be assessed against their impact on neighbouring uses and their occupants as well as the amenity of any future occupiers of the proposed development.</p> <p>Proposals for development adjacent to, or in the vicinity of, existing uses will need to demonstrate that both the ongoing use of the neighbouring site is not compromised, and that the amenity of occupiers of the new development will be satisfactory with the ongoing normal use of the neighbouring site, taking account of the criteria above.</p>
	LP23: Green Infrastructure Policy	<p>Opportunities will be taken to link to wider networks, working with partners both within and beyond the Borough.</p> <p>The Council supports delivery of the projects detailed in the Green Infrastructure Study. All development will contribute proportionally to the delivery of Green Infrastructure.</p>
	LP24: Renewable Energy Policy	Proposals for renewable energy (other than proposals for wind energy development) and associated infrastructure, including the landward infrastructure for offshore renewable schemes, will be assessed to determine whether or not the benefits they bring in terms of

Local Plan Document	Policy/Allocation Reference	Policy Context
		<p>the energy generated are outweighed by the impacts, either individually or cumulatively, upon:</p> <ul style="list-style-type: none"> <li>a. sites of international, national or local nature or landscape conservation importance, whether directly or indirectly, such as the Norfolk Coast, National Landscapes;</li> <li>b. the surrounding landscape and townscape;</li> <li>c. designated and un-designated heritage assets, including the setting of assets;</li> <li>d. ecological interests (species and habitats);</li> <li>e. amenity (in terms of noise, overbearing relationship, air quality and light pollution);</li> <li>f. contaminated land;</li> <li>g. water courses (in terms of pollution);</li> <li>h. public safety (including footpaths, bridleways and other non-vehicular rights of way in addition to vehicular highways as well as local, informal pathway networks); and</li> <li>i. tourism and other economic activity</li> </ul>
	LP25 Sites in Areas of Flood Risk Policy	<p>Where sites are in flood risk Zones 2 and 3 identified by the Council's Strategic Flood Risk Assessment or more recent Environment Agency mapping: 1. These will be subject to</p> <ul style="list-style-type: none"> <li>a. site-specific flood risk assessment</li> <li>b. satisfactory demonstration that any design or development features necessary to address flood risk issues are compatible with heritage assets in the vicinity (including conservation areas and listed buildings), local visual amenity and (where relevant) to ensure the protection of internationally and nationally designated sites in addition to other natural environment assets such as the landscape and scenic beauty of the National Landscapes.</li> </ul>
	LP26: Protection of Local Open Space Policy	<p>The Council will have careful regard to the value of any area of open space when assessing planning applications for development. Proposals that will result in the loss or restriction of access to locally important areas of open space will be refused planning permission unless such loss can be offset by the replacement of equivalent or higher standard of provision or the wider benefits of allowing development to proceed outweigh the value of the site as an area of open space.</p>

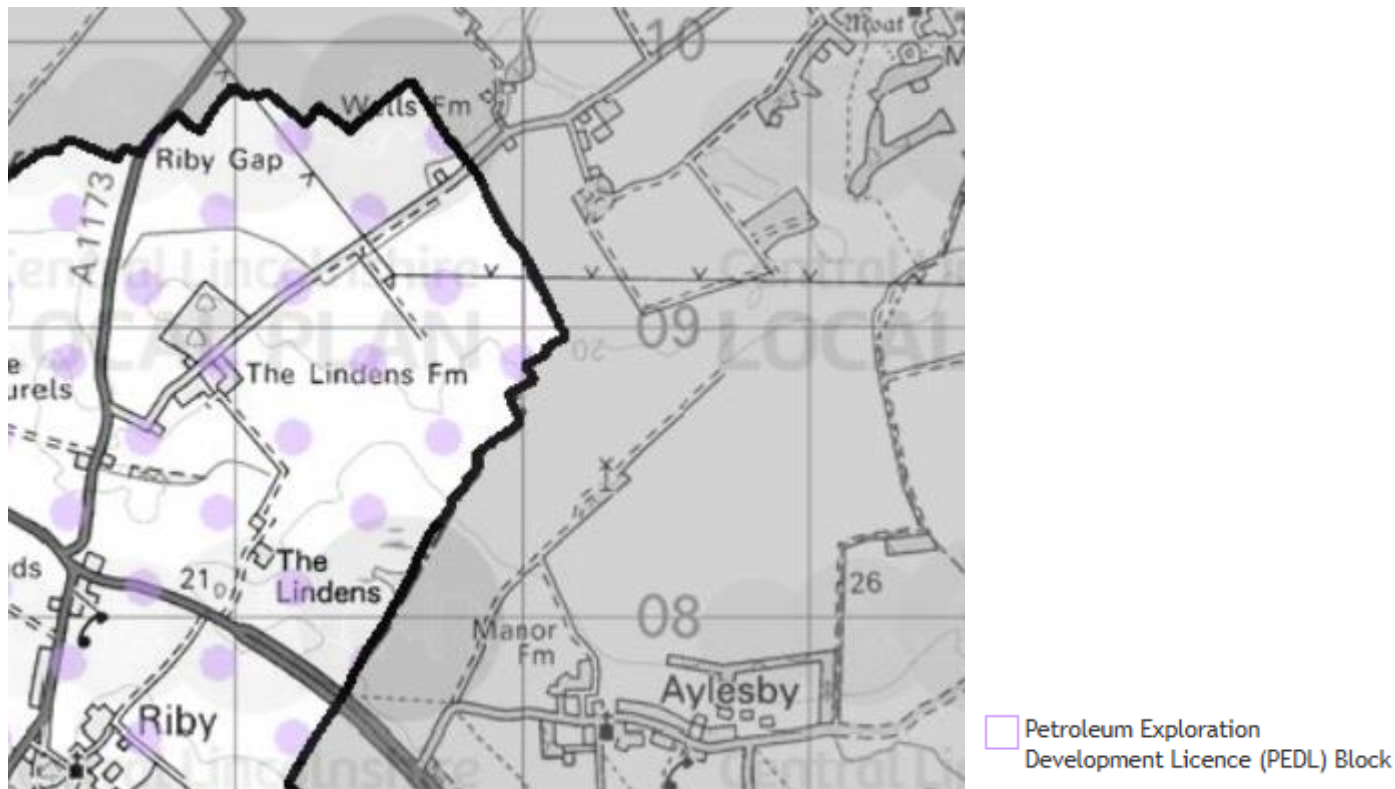
Local Plan Document	Policy/Allocation Reference	Policy Context
	LP27: Habitats Regulations Assessment (HRA) Policy	Development proposals likely to have a significant effect on a European site (either alone or in combination with other plans or projects) will need to be supported by a Project level HRA to establish potential impacts upon affected areas (SPA, SAC, RAMSAR) and a suite of measures
	LP38: Community and Culture Policy	1. Delivering community well-being and enhancing quality of life through good design. 2. Where possible, developers should examine best practice on design in new development and should aim to involve the community early in the design process of new development. 3. The form, design, location and layout of development should enhance community wellbeing.
	LP39: Community Facilities Policy	<p>The Council will encourage the retention of existing community facilities and the provision of new facilities, particularly in areas with poor levels of provision and in areas of major growth.</p> <p>Development leading to the loss of an existing community facility will not be permitted unless it is demonstrated that:</p> <ul style="list-style-type: none"> <li>a. the facility or service concerned will be adequately served by an easily accessible existing or new facility in an appropriate alternative location, or;</li> <li>b. it is no longer viable or feasible to retain the premises in a community facility use.</li> </ul>



## 2Cii.8 Lincolnshire County Council

- 2Cii.8.1 This section provides extracts from the Lincolnshire adopted Minerals and Waste Local Plan. Relevant policies from the Local Plan are provided in **Table 2Cii.9**. **Table 2Cii.10** provides extracts relating to relevant draft policies from the emerging Lincolnshire Minerals and Waste Local Plan Review (2022). **Table 2Cii.11** provides extracts relating to relevant policies in the adopted Lincolnshire County Council Local Transport Plan 5 (adopted February 2022) (Ref 15), which is designed to cover the short, medium, and longer-term time horizons for transport and highways for the whole of Lincolnshire.
- 2Cii.8.2 Relevant site allocations are presented within **PEI Report Volume 3 Part A Appendix 2.1Ci Local Plan Policy: Section Specific** together with an overview of the associated policy context.

Image 2Cii.14 Lincolnshire Minerals and Waste Local Plan and Key



## Lincolnshire Adopted Minerals and Waste Local Plan (2016)

Table 2Cii.9 Lincolnshire Minerals and Waste Local Plan policies

Local Plan Document	Policy/Allocation Reference	Policy Context
Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management (2016) (Ref 9)	Policy M11: Safeguarding of Mineral Resources	M11 highlights that applications for non-minerals development in a mineral safeguarding area must be accompanied by a Minerals Assessment.
	Policy DM1: Presumption in favour of sustainable development	When considering development proposals, the County Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
	Petroleum Exploration Development Licence (PEDL) Block	Large areas of Lincolnshire are covered by a PEDL which grants exclusive rights to search and bore for, and get, petroleum within a specified area. There is no policy in reference to this area designation in the plan.

## Lincolnshire Minerals and Waste Local Plan Review (2022)

Table 2Cii.10 Lincolnshire Minerals and Waste Local Plan Review Draft policies

Local Plan Document	Policy/Allocation Reference	Policy Context
Review of the Lincolnshire Minerals and Waste Local Plan: Issues and Options June 2022 (Ref 10)	Policy DM1: Presumption in favour of sustainable development	When considering development proposals, the County Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

## Lincolnshire County Council Local Transport Plan 5

Table 2Cii.11 Lincolnshire County Council Local Transport Plan 5

Local Plan Document	Policy/Allocation Reference	Policy Context
Lincolnshire County Council Local Transport Plan 5 (Ref 15)	Policy GREEN4	Aims to use the local and strategic development management processes to ensure that development is planned, delivered and managed to reduce the need to travel and to support the delivery of sustainable transport modes. Supports the provision of improved walking, cycling and public transport services and facilities as part of new development and actively encourage innovative solutions such as car clubs, mobility hubs, active travel plans and other sustainable solutions as opposed to single occupancy car use.

### 2Cii.9 Norfolk County Council

2Cii.9.1 This section provides a description of the relevant policies from the Norfolk adopted Mineral and Waste Development Framework (2011) in **Table 2Cii.12** and the emerging draft Minerals and Waste Local Plan (2022) at **Table 2Cii.13**.

### Norfolk Adopted Mineral and Waste Development Framework (2011)

Table 2Cii.12 Norfolk Minerals and Waste Development Framework policies

Local Plan Document	Policy/Allocation Reference	Policy Context
Norfolk Minerals and Waste Development Framework (Adopted September 2011) (Ref 11)	Policy CS14: Environmental protection	The protection and enhancement of Norfolk's natural and built environments is a vital consideration for future minerals extraction and associated development and waste management facilities in the county.
	Policy CS16: Safeguarding mineral	CS16 seeks to safeguard existing, permitted and allocated mineral extraction and associated development and waste management facilities.

Local Plan Document	Policy/Allocation Reference	Policy Context
	and waste sites and mineral resources	
	Policy DM1: Nature conservation	DM1 notes that development that would harm: Locally designated nature conservation and geodiversity sites; and/or Habitats, species or features identified in UK and Norfolk biodiversity and geodiversity action plans; will only be permitted if it can be demonstrated that sufficient measures to mitigate harm to the site, habitat(s) and/or species can be put in place.
	Policy DM3: Groundwater and surface water	Applicants will need to give due regard to the policies within the Environment Agency's document 'Groundwater Protection: Policy and Practice (GP3)' and demonstrate that proposed developments would not adversely impact upon groundwater quality or resources and surface water quality or resources.

## Norfolk Draft Minerals and Waste Local Plan (2022)

Table 2Cii.13 Norfolk Draft Minerals and Waste Local Plan policies

Local Plan Document	Policy/Allocation Reference	Policy Context
Norfolk Minerals and Waste Local Plan Publication (Ref 12)	Policy 5: Mineral Safeguarding Areas (MSAs)	MSAs are identified on the Policies Map for mineral resources of local and/or national importance. The Mineral Planning Authority must be consulted on all development proposals in these areas except: <ul style="list-style-type: none"> <li>(a) development that falls within a settlement boundary.</li> <li>(b) development which is consistent with an allocation in the Development Plan for the area.</li> <li>(c) minor householder development within the immediate curtilage of an existing residential building.</li> <li>(d) demolition or replacement of residential buildings.</li> </ul>



Local Plan Document	Policy/Allocation Reference	Policy Context
		(e) temporary structures. (f) advertisements. (g) listed building consent; and (h) works to trees or removal of hedgerows.

## 2Cii.10 Cambridgeshire County Council

2Cii.10.1 This section provides an extract from the adopted Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) at **Image 2Cii.15** below and policies from the adopted Local Plan are provided in **Table 2Cii.14**

### Cambridgeshire and Peterborough Adopted Minerals and Waste Local Plan (2021)

Image 2Cii.15 Cambridgeshire and Peterborough Minerals and Waste Local Plan Policies Map

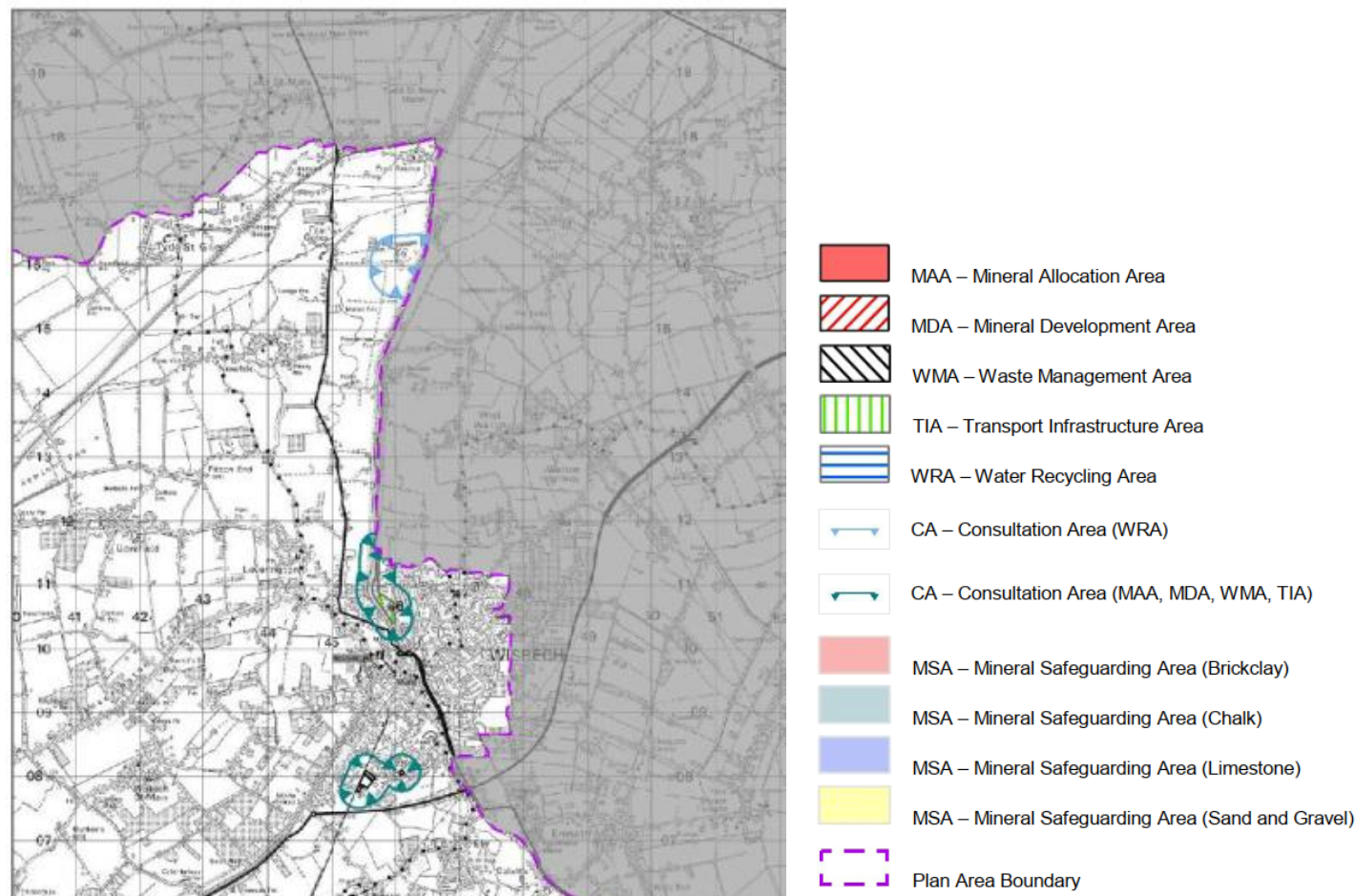


Table 2Cii.14 Cambridge and Peterborough Minerals and Waste Local Plan policies

Local Plan Document	Policy/Allocation Reference	Policy Context
Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036 (Adopted July 2021) (Ref 13)	Policy 6: Mineral Development Areas and Mineral Allocation Areas	Mineral Development Areas (MDAs) and Mineral Allocation Areas (MAAs) are defined on the Policies Map. Within a MAA, only development for which it is allocated for (including, where relevant, its restoration) will be permitted.
	Policy 16 Consultation Areas	Consultation Areas (CAs) are identified on the Policies Map, as a buffer around MAAs, MDAs, Waste Management Areas, Transport Infrastructure Areas and Water Recycling Areas.  The Mineral and Waste Planning Authority must be consulted on all planning applications within CAs except householder applications and advertisements.
	Policy 20 Biodiversity and Geodiversity	Policy 20 requires the protection and enhancement of biodiversity and geodiversity habitats, species and sites. The policy requires a biodiversity net gain to be delivered.

# References

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- Ref 3 East Lindsey District Council (2018) East Lindsey Local Plan Core Strategy (Adopted July 2018). [online] Available at: [https://www.e-lindsey.gov.uk/media/9791/Core-Strategy/pdf/Final\\_Version\\_of\\_Core\\_Strategy\\_2018.pdf?m=1546595473230](https://www.e-lindsey.gov.uk/media/9791/Core-Strategy/pdf/Final_Version_of_Core_Strategy_2018.pdf?m=1546595473230). [Accessed 29 May 2024].
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National Grid plc  
National Grid House,  
Warwick Technology Park,  
Gallows Hill, Warwick.  
CV34 6DA United Kingdom

Registered in England and Wales  
No. 4031152  
[nationalgrid.com](http://nationalgrid.com)