



## **Chapter 15**

# **Northern Parishes**

**Holton Le Clay**

**North Thoresby**

**Tetney**

**Fulstow**

**Marshchapel**

**North Cotes**

**Ludborough**

## Chapter 15

### Northern Parishes

15.1 This area, closely linked to Grimsby and Cleethorpes for service and employment, contains three main villages. The largest, Holton le Clay, in particular has developed largely with a dormitory function and has a limited range of facilities and little local employment for a settlement of its population size.

15.2 There is great pressure for general or commuter housing development from Grimsby and Cleethorpes. However, potentially adequate provision of housing land has been identified by the adjacent Humberside Planning Authorities in Local and Structure Plans and so it is not considered necessary to meet all of this demand and so the Local Plan aims to allocate at a locally appropriate scale. The need to encourage further commuter residential development is not justified simply by the presence of opportunity or demand.

15.3 In the Local Plan's 10 year period, at least, priority must be given to consolidating villages to make them more self-sufficient in services and community facilities. In the Council's view, this is better achieved by concentrating new housing land in locations where it is most likely to be taken up by people working locally or with local connections who will look more to the village for their basic support services. This is particularly important when the overall housing allocation figure has been considerably reduced by the large number of outstanding planning permissions and committed housing development proposals. As much of the previous housing development has been commuter-led then, for the Plan period at least, the Council considers a policy of reasonable restraint to be most appropriate for this area. At the same time, the Plan allows

for the provision of special low cost and local needs housing under Policy H5 and for 'windfall' or infill sites under policies H1 and H10.

15.4 Development in Holton le Clay is considered to have reached the limits of natural growth and further development would expand unnecessarily into the open countryside. Using the ten year building rates, adequate land is available to meet general housing needs for the next five years.

15.5 The other main villages of North Thoresby and Tetney are under some, but lesser, pressures for development. Any future development should be at a scale in keeping with villages of their size, and reflect a small, piecemeal pattern of growth. Any applications for development will require agreements on phasing.

15.6 All three villages are in the Grimsby Travel to Work Area (TTWA) which has above average unemployment. There is a need to promote local economic activity in all three and sites are sought in North Thoresby and Tetney for small workshops. The whole of the Grimsby TTWA has Assisted Area status and, as such, is eligible for industrial development grants from the Department of Trade and Industry and the European Regional Development Fund.

15.7 Elsewhere in the area the second tier villages have seen less development and opportunities exist at Marshchapel and Fulstow for small extensions to meet local need. Ludborough can only offer a limited number of suitable infill sites and, given the paucity of facilities and new bypass, is considered as a small sized village under Policy H3. North Cotes village requires special consideration owing to the newly redundant M.o.D. property. The remaining settlements in the northern parish area are considered to be dominated by open countryside where DC1 policies are to be generally applied.

## **Holton le Clay (Inset Map 21)**

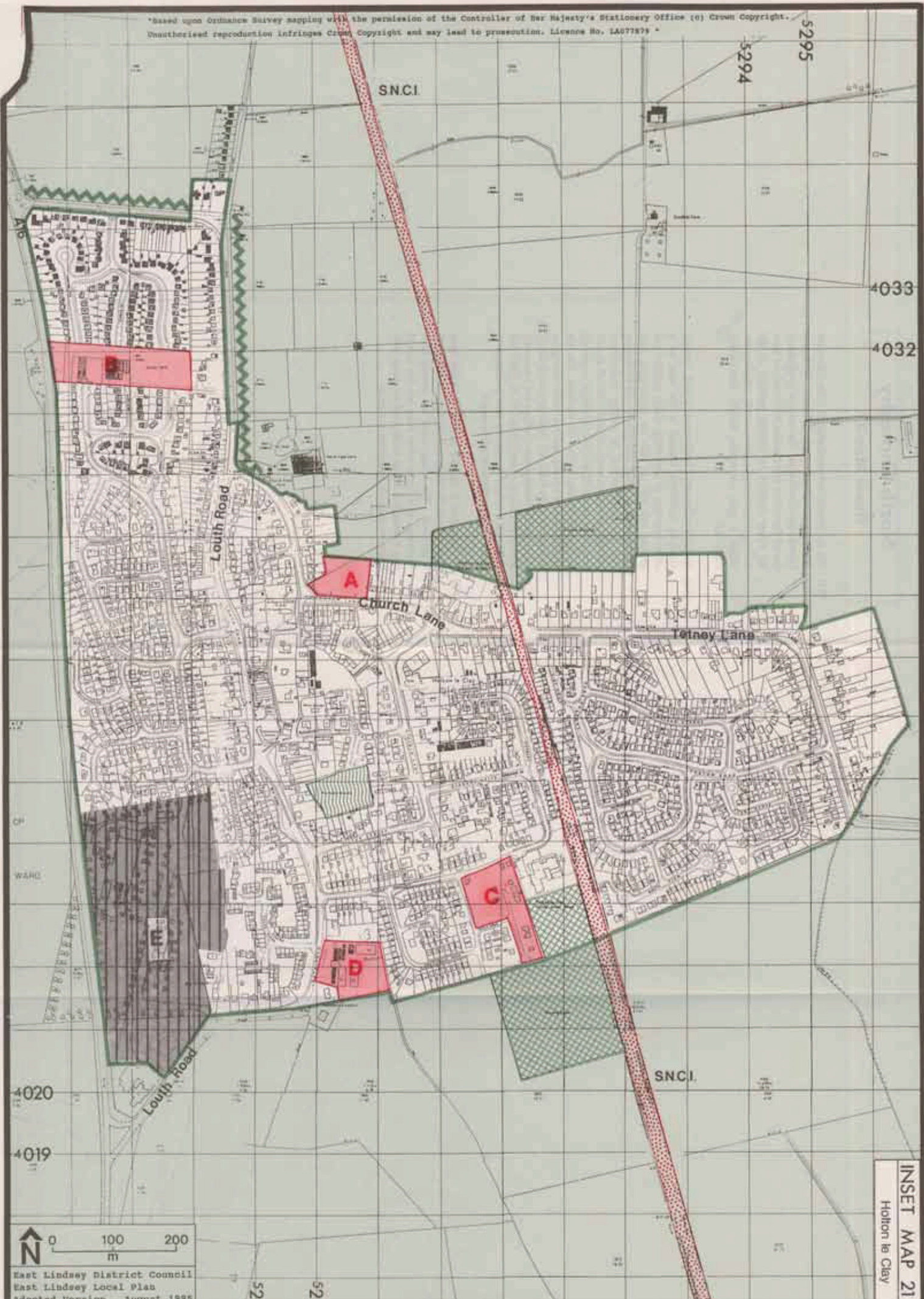
15.8 The rapid growth of Holton le Clay in recent years is attributed to activity on the Humber Bank and in Grimsby/Cleethorpes nearby. The population has risen from just over 2,000 in 1971 to 3,800 in 1990. Such development has, however, been out of proportion to the needs of the village and resulted in a sprawling development whose services do not match the levels expected in a settlement of similar size. Within the Cleethorpes area, housing allocation provides adequate capacity to meet that externally created demand.

15.9 Holton le Clay's growth has created three large residential areas around the old village using natural boundaries to define its edges. Further development of any substantial scale would extend the settlement both undesirably and unnecessarily into the open countryside contrary to Policy DC1 and threaten the valuable open space between Holton le Clay and Waltham to the north. However, Site B and smaller sites A, C and D are allocated for housing. Site A would be required to reserve access to land to the north to cater for any possible future development.

15.10 A policy of restrictive housing development, combined with a promotional economic development strategy (Policies EMP1, EMP2 and EMP4), to benefit from assisted area status, through the creation of a strong employment base around the Nickerson site (Site E) is therefore proposed. This site is identified as a potential business park. Through this approach, it is intended that the village's role as an independent settlement can be consolidated.



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INSET MAP 21  
Holt-on le Clay

## **North Thoresby (Inset Map 22)**

15.11 This is a compact settlement adjacent to the A16 whose development has been partly influenced by nearby Grimsby and Cleethorpes. The nature of development has left few further opportunities that would not harm the village character by creating pressures on the existing infrastructure or unnecessarily extending the village in open countryside, thereby contravening Policy DC1.

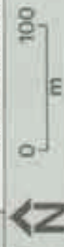
15.12 Speculative housing development geared towards satisfying commuter demand is not seen as a satisfactory way of supporting village facilities and services and will do little for encouraging local employment. A limited allocation of land for housing (Site A), complemented by existing undeveloped planning permissions and potential 'windfall' or infill sites under policies H1 and H10, is intended to provide for general housing needs. At the same time, the opportunities for low cost and local needs housing can be explored under Policy H5. Also, the Council would encourage the development of village and community services particularly under Policies CF1, S7, EMP1 and EMP6 and a suitable location for rural workshops to provide local employment will be sought.

15.13 The protection of valuable amenity and buffer open space between the village and the A16 (Policy ENV20) is proposed. The village centre has recently been designated as a Conservation Area and this should help to strengthen village identity and encourage local businesses to locate, consolidate or expand.

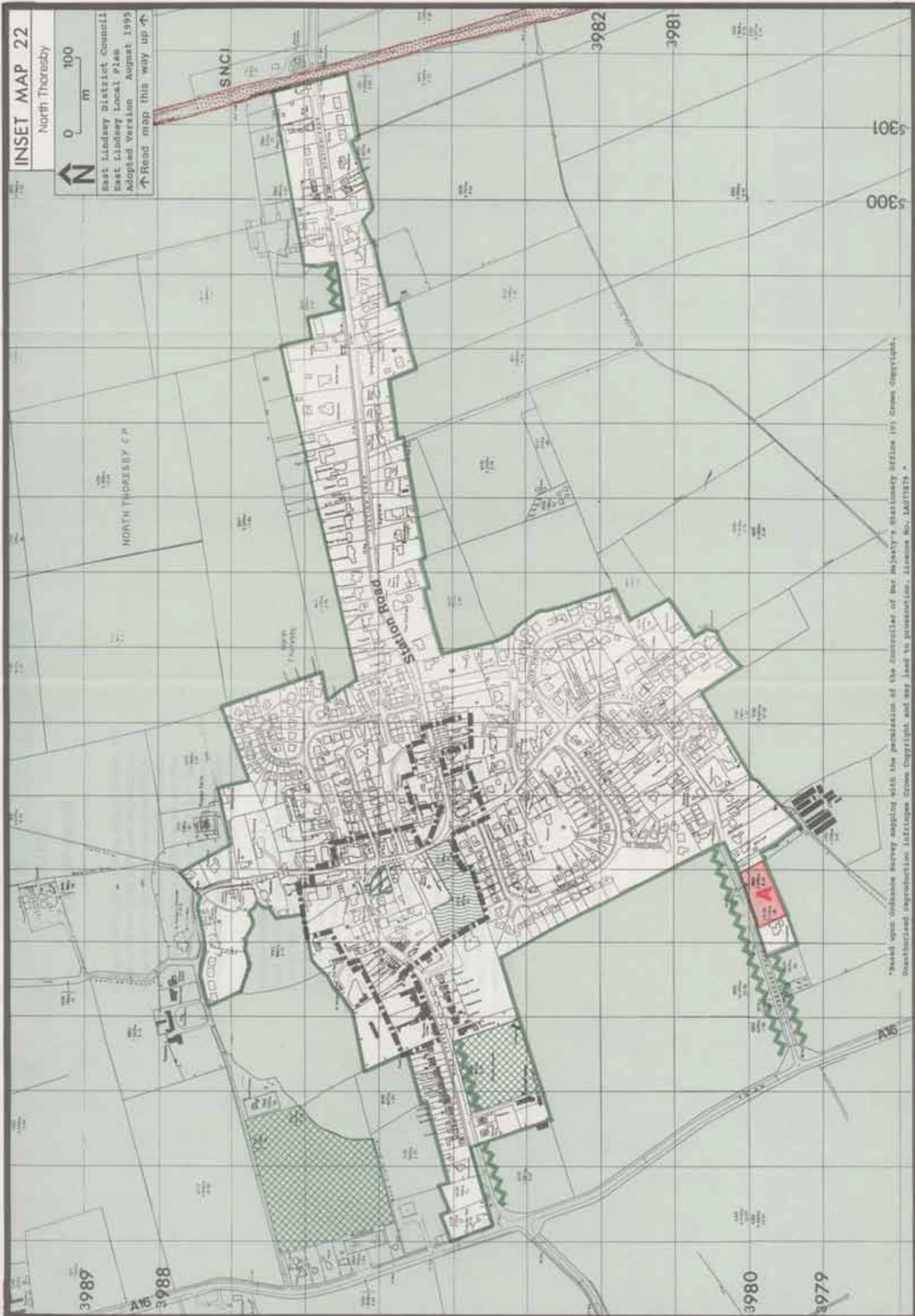


# INSET MAP 22

North Thoresby



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### **Tetney (Inset Map 23)**

15.14 Much of the recent growth in Tetney, which has seen the population grow from 1250 in 1971 to over 1700 in 1990 is attributed to the neighbouring centre of Grimsby some 5 miles away. It has taken the form of housing estates of an urban scale that are unrelated to and out of keeping in a small rural settlement. Such development is also unnecessary given the housing land supply within the Grimsby/Cleethorpes area and for the reasons given in the introduction to this chapter.

15.15 At present that development is contained within the axes formed by the Humberston (A1031) and Tetney Roads. Sufficient land is identified to meet the local demand over the plan period on Sites A and B. Any allocation beyond that would encroach into the open countryside and will be inappropriate and undesirable in terms of its effect on the local environment. Opportunities to investigate further sites for low cost housing needs nevertheless exist under Policy H5. Accordingly a policy of general restraint (Policy DC1) is considered most suited to Tetney's short term needs.

15.16 A site for rural workshops is needed to reinforce local employment opportunities. No site has been identified as there is no obviously suitable location but the District Council, in association with the Parish Council, will continue to look for one. The Council would also encourage the reinforcement of village centre facilities through Policies EMP6, CF1 and S7.



# INSET MAP 23

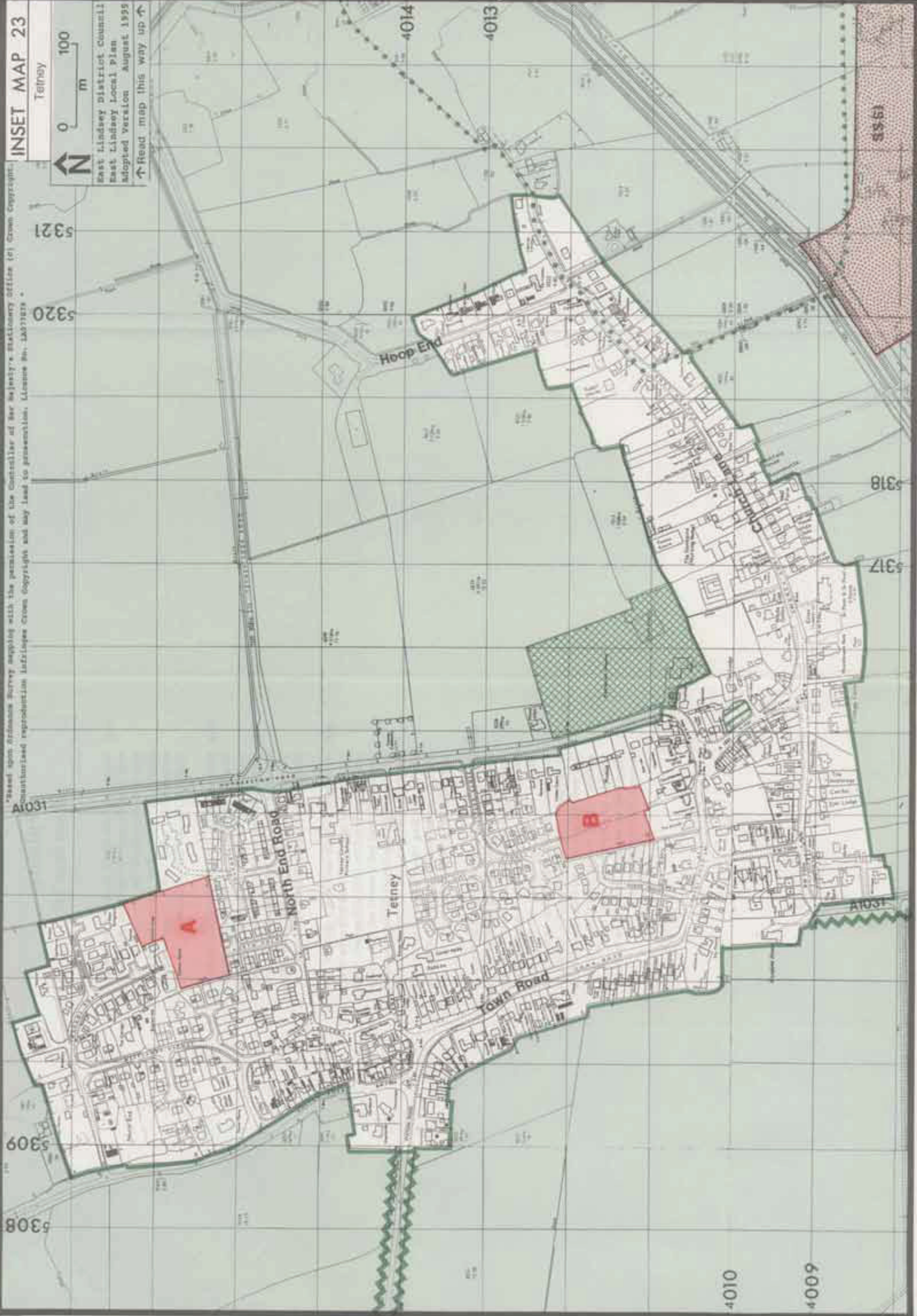
Tetney



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## **Fulstow (Inset Map 24)**

15.17 Fulstow lies at the edge of the defined Grimsby area away from the main through-routes (A16/A1031). Most of its recent growth has taken place along or adjacent to Main Street and includes two uncharacteristic, albeit small, urban "estates" (Cassbrook Drive and Casswell Crescent).

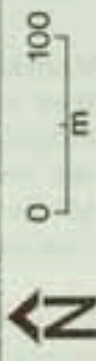
15.18 It is a small village, having its focus around the public house and the post office and runs in a linear pattern north towards the church and primary school, and westwards towards the Louth Navigation Canal along Main Street. This older part of the village is a quiet country street where old and new merge before blending into the countryside along a bridle path.

15.19 St. Lawrence's Church lies amidst a group of farm buildings to the north of the main body of the village along Churchthorpe Lane, and is quite separate. Views from Thoresby Road to this western side of the village are spoiled by the open views to the rear of properties unbroken by tree or hedge line. By comparison, views from the west along Station Road and from the south and east, are softened by plentiful natural features, where Policy ENV20 will be applied.

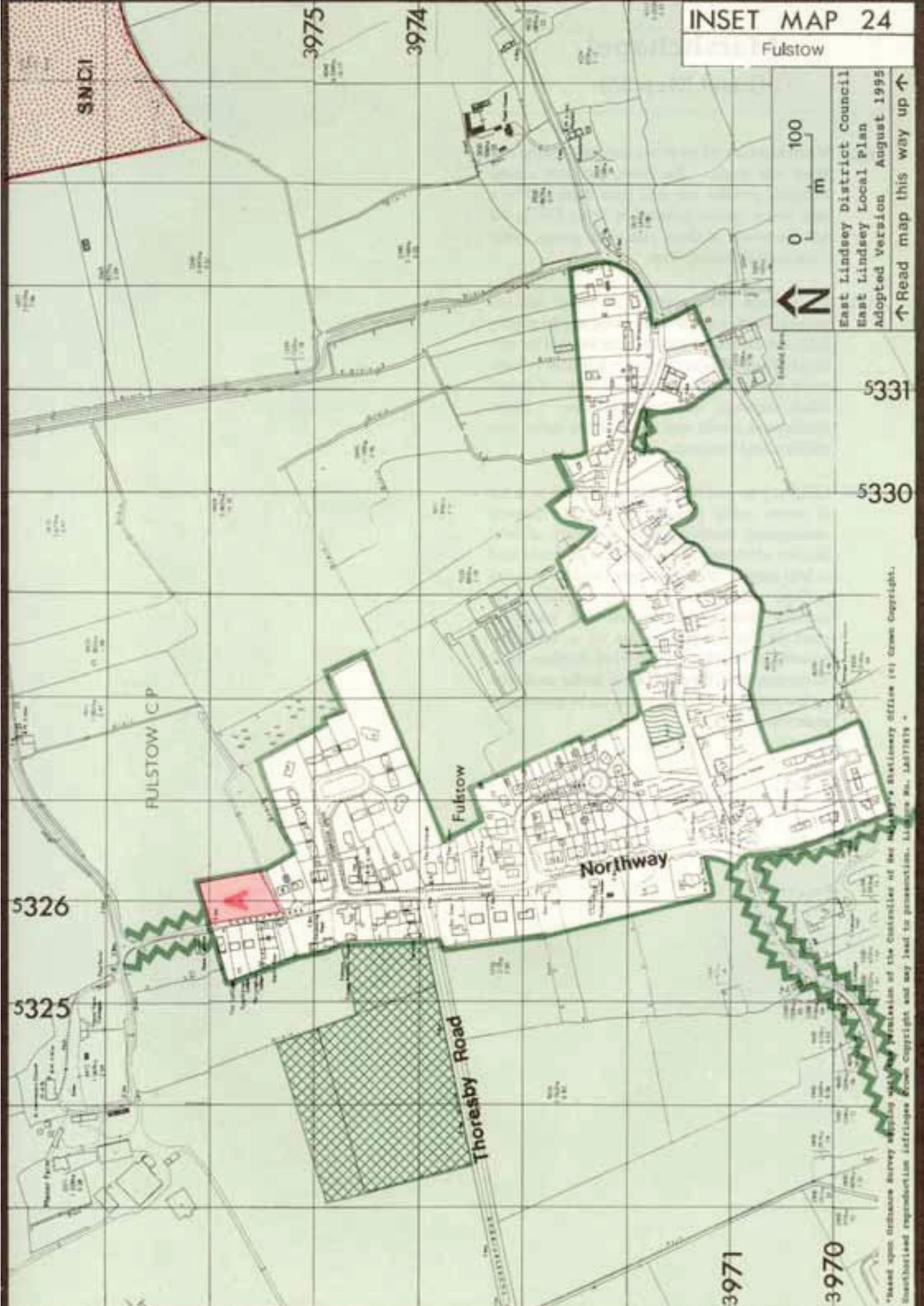
15.20 Opportunities for housing development are limited by the form of the village and are hard to justify except on grounds of local need. Other than agriculture, there is little economic activity apparent. A general policy of restraint here will be matched by the Council's commitment towards strengthening local facilities under Policies REC4, S7, EMP6 and DC6. Housing for local needs can be investigated under Policy H5 but, in addition, a small frontage housing site (Site A) is identified on Churchthorpe which rounds off the village with the remaining section of the road to be protected. (Policy ENV20).

# INSET MAP 24

Fulstow



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## **Marshchapel (Inset Map 25)**

15.21 Marshchapel is a village of two core areas spilling over along side roads. The north, the area around Hallgarth, provides one focal point dominated by a large private garden, protected by Policy ENV20, but with the benefit of shops, post office, garage, public house and fish and chip shop.

15.22 The southern core focuses on the village hall and primary school, a second public house and the playing fields and allotments which separate much of the area from Hallgarth. Unlike that area, it is typified by more recent development in the form of three cul-de-sacs which dominate residential provision. Future development should seek to consolidate rather than unduly extend these areas.

15.23 Sufficiently far from both Grimsby and Louth so as not to receive undue pressure for commuter housing development, Marshchapel has a breadth of local facilities which suggest that new housing would tend to help support, rather than desert, local services and facilities. The general policy of restraint in the northern parishes, therefore, has been marginally eased in this exceptional case by a substantial allocation of housing land (Site A) off Harpham Road. At the same time, the possibility of further small sites for low cost or local needs housing can be investigated under Policy H5.

# INSET MAP 25

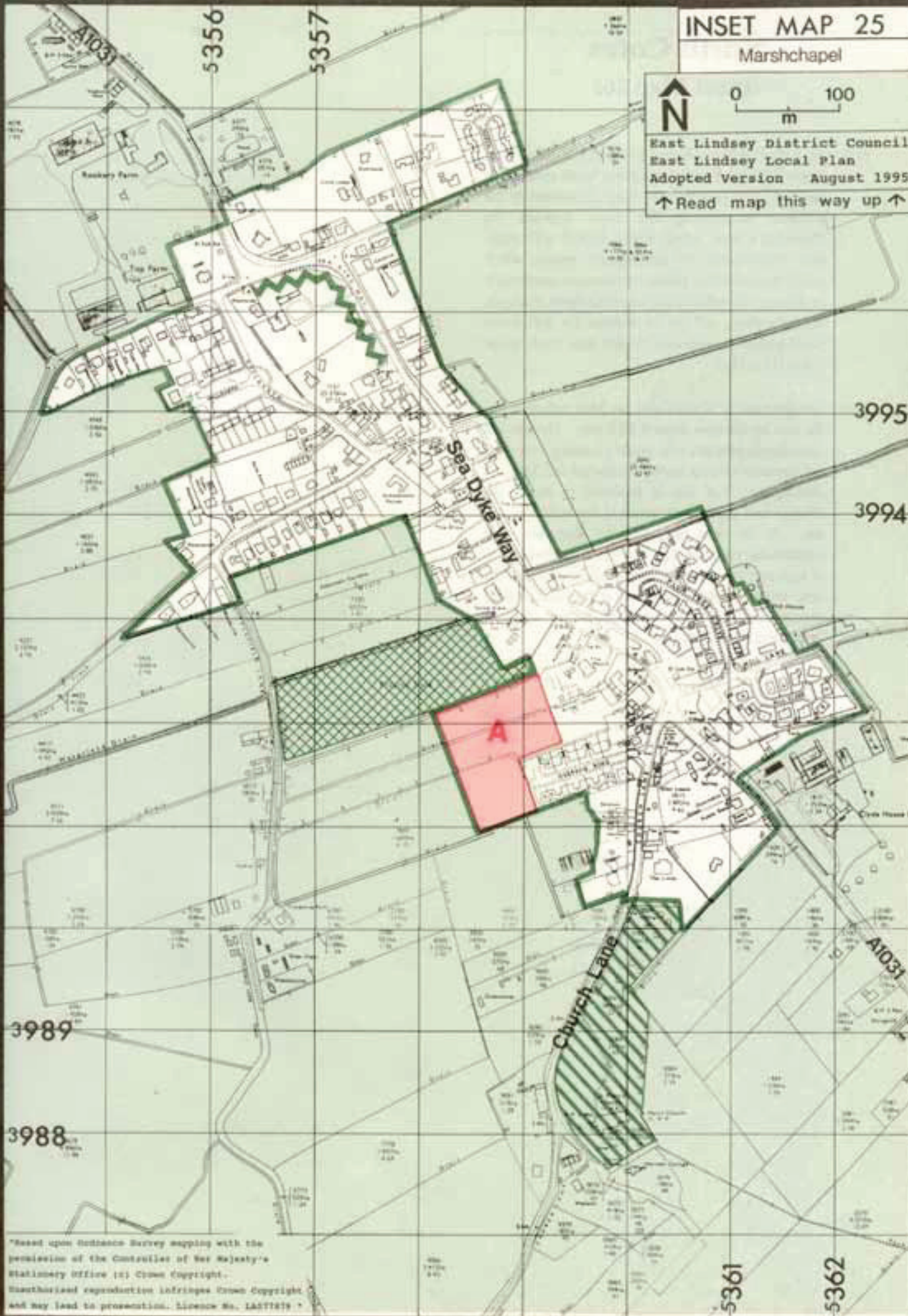
Marshchapel



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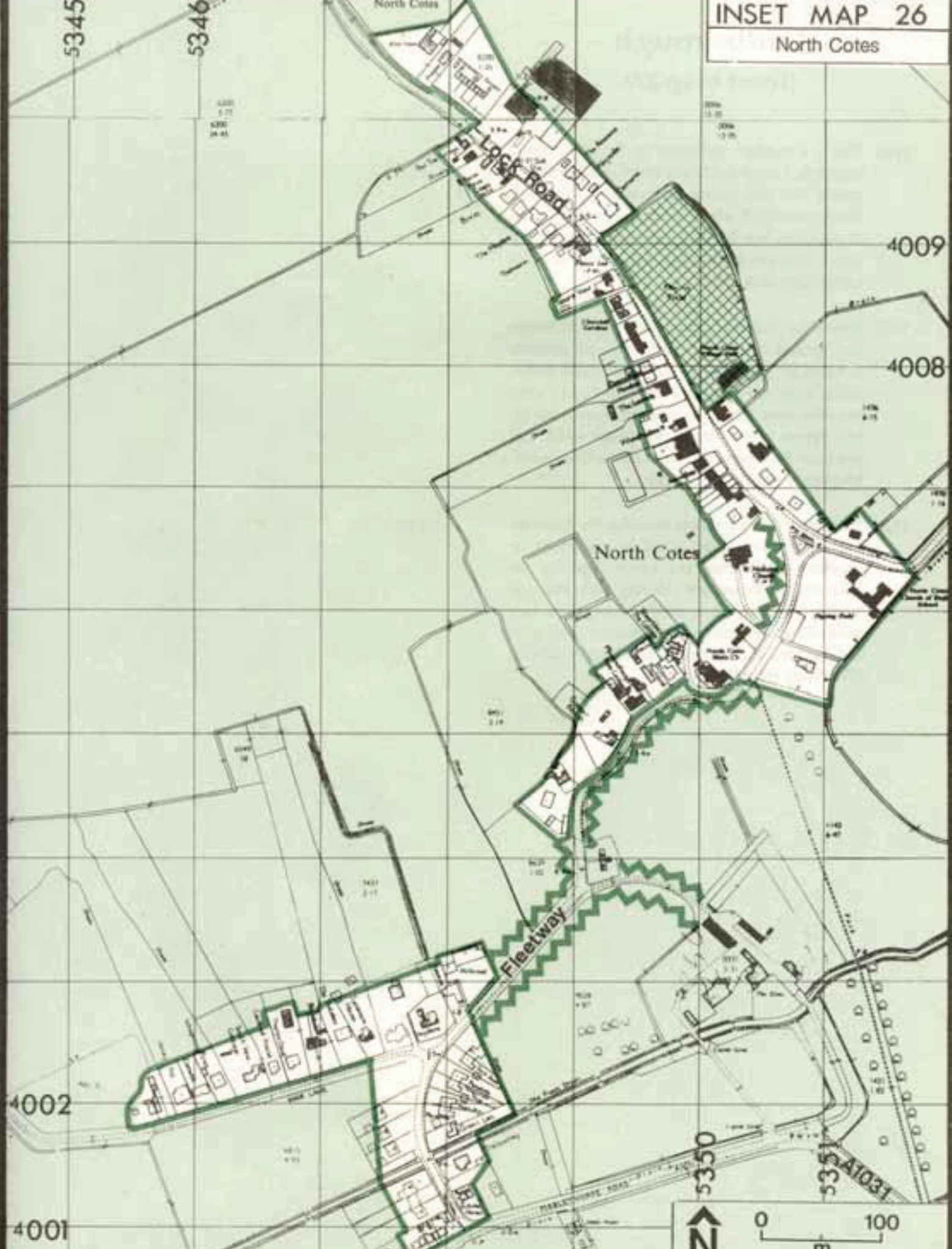
## **North Cotes (Inset Map 26)**

15.24 As a small village adjacent to the A1031 coast road, North Cotes has a school and public house amongst its facilities. It is an attractive village dominated by the parkland surrounding The Elms, opposite the Methodist Chapel, where Policy ENV20 will apply. Few opportunities for development remain which would not extend the village into the open countryside or damage the value of the protected open frontages. Sites, therefore, will not be released for speculative development but will seek to meet local needs under Policy H3 or H10.

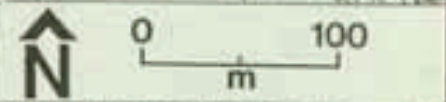
15.25 Development in North Cotes has been influenced in the past by the now disused RAF base. The site has considerable potential with existing housing, industrial and commercial units having established use rights. A development brief will be produced to ensure the efficient and appropriate re-use of the buildings and site. At the same time, however, there are some considerable constraints on any further intensification of uses over the site in the form of poor access and the need to safeguard the amenities of the local resident communities in North Cotes and further afield in Tetney and North Thoresby.

INSET MAP 26

North Cotes



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## **Ludborough (Inset Map 27)**

15.26 This is a compact settlement on the A16, formed around the Church and Manor which overlook the old moated sites and ancient fish ponds. Ludborough House to the south west is set in woodland and, with its associated farm buildings, dominates the southern aspect. This part of the village will be considered for Conservation Area status.

15.27 Some older properties remain but many new houses are "up-market" and the village has an attractive suburban air. Apart from agriculture, the horse stables, public house and garage and the Ross Factory some two miles away, there is no local employment and the new bypass to the east of the village could well jeopardise the future of some of the facilities which have benefited from through traffic.

15.28 The Council does not wish to encourage the dormitory role of the village which would be contrary to the objectives of the Plan and advice regarding the relationship between new housing with jobs and services. Ludborough is therefore categorised as a small village where one or two dwellings providing for local need will be developed in accordance with Policy H5 or Policy H3 or Policy H10.

