North East Lincolnshire

Strategic Housing Land Availability Assessment 2016

For the period 31 March 2016 to 31 March 2032



Working in Partnership

North East Lincolnshire Council

Executive Summary

North East Lincolnshire Council

This Strategic Housing Land Availability Assessment (SHLAA) is a key part of the Council's evidence base that supports the Council's emerging Local Plan.

The SHLAA provides an assessment of the land which is available to meet North East Lincolnshire's need for housing over the period of the emerging new Local Plan. This SHLAA covers the period from 1 April 2016 to 31 March 2032. It identifies sites in the Borough with the potential to accommodate housing development and provides an assessment of when they could potentially be developed.

Sites have been assessed in line with the Council's published methodology. Where updates have been made, they are reported in this document, in Section 3 'Methodology'. The SHLAA provides a high-level assessment of sites, which is applied in the same way to all sites, and seeks to identify significant constraints which would prohibit development. It also provides an indication of other constraints which may affect the development of a site. This assessment process includes a high-level viability appraisal to inform the assessment of likely deliverability. While the assessment provides evidence to support the local plan, the inclusion of a site in this document does not mean that it will be allocated for housing development. The decision to allocate sites will be informed by further evidence, including the Sustainability Appraisal of the plan.

This document provides an overview of the process to establish North East Lincolnshire's need for housing. This equates to an average annual requirement of 702 net additional dwellings per annum from the base date of 2013 to 2032. The document provides updated evidence showing housing delivery measured against the Council's emerging interim housing requirement, and provides further analysis of recent and future housing delivery. This includes an overview of delivery trends on previously developed (brownfield) land and greenfield land, and delivery from windfall sites.

The main body of this document provides an overview of sites which have been promoted as potential allocation options. The availability, suitability, and achievability of each of these sites is summarised, and a recommendation made regarding the sites potential deliverability. The document identifies minor consents which demonstrates that there is expected to be a consistent source of housing supply provided by smaller housing sites of nine units or less. Future SHLAA documents will expand this chapter to include sites between five and nine dwellings which have been promoted and which do not have planning permission in place.

The SHLAA is a technical document that will support the writing of policies and the identification of land for allocation in the emerging new Local Plan and, as a result, some of the language and terms used are technical and aimed at the informed reader. Technical terms are supplemented with footnotes to explain them. However, if you have any further questions about the document these should be directed to the Spatial Planning team who would be pleased to assist. Contact details are provided to the rear of this document.

The previous SHLAA presented the Five Year Housing Land Supply position. The Council has already published an updated Five Year Housing Land Supply Assessment covering the period 1 April 2016 to 31 March 2021 as a separate document. This SHLAA therefore does not repeat this assessment.

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Introduction

- **1.1** This *Strategic Housing Land Availability Assessment* (SHLAA) presents North East Lincolnshire's housing land supply position as at 31 March 2016. This document updates and supersedes the Council's 2015 SHLAA for the period 1 April 2016 to 31 March 2032.
- **1.2** The SHLAA is an assessment of the land available to meet the area's identified need for housing. The *National Planning Policy Framework* (NPPF) requires all local planning authorities to produce a SHLAA to establish 'realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period⁽¹⁾.
- **1.3** This assessment has been prepared in accordance with the staged approach outlined in the 2014 SHLAA Methodology⁽²⁾. The Council's methodology has evolved and changes are detailed within this document.

The SHLAA identifies sites with potential for housing development. The inclusion of a site in the SHLAA does not guarantee that the site will be allocated for development in the local plan, or that planning permission will be granted. It also does not preclude the development of an identified site for an alternatively acceptable land use. Equally, the exclusion of a site does not preclude the submission of a planning application for the development the site.

This SHLAA has been prepared in accordance with the Council's published methodology and this has been applied in the same way for each site. This methodology is considered appropriate to determine the potential of a site. It represents a high-level assessment which is focused on identifying 'show stoppers' which would preclude development, such as significant constraints which could not be overcome. The SHLAA highlights potential issues that may affect the potential of a site to come forward for development, but it does not make judgements about the harm that could arise from the development in the assessment of suitability.

The SHLAA represents the first step in identifying potential sites for allocation and should be considered alongside other evidence. This should include the Sustainability Appraisal (SA) of the plan; relevant evidence based documents including, but not limited to, the Flood Risk Sequential Test and Landscape Character Assessment; and, any other detailed evidence submitted in support of individual sites.

Policies in the adopted North East Lincolnshire Local Plan (2003) are being reviewed as part of the preparation of the emerging Local Plan, and policy approaches in the emerging Local Plan may differ from adopted policies. Sites contrary to existing saved policies have therefore not automatically been ruled as unsuitable.

¹ Paragraph 159, National Planning Policy Framework, CLG (2012).

² The *Strategic Housing Land Availability Assessment Updated Methodology* 2014 is available to download from the council's website at: <u>http://www.nelincs.gov.uk/council/planning-policy/</u>.

Document Preparation

- 1.4 In October 2012, the Council published its Draft SHLAA 2012 to support the consultation on its *New Local Plan Initial Issues and Options* paper. Since then, the Council has undertaken several exercises to help ensure that it continues to publish adequate, up to date and relevant evidence on housing land supply, to support the preparation of the emerging local plan.
- 1.5 The Council held a 'Call For Sites' during the consultation on the New Local Plan Initial Issues and Options and followed this with the publication of its Review of Available Sites document in October 2013. The Review of Available Sites was subject to a four week consultation. This period gave a further opportunity for land promoters to provide information on previously submitted sites and to promote new locations for potential development. Since this consultation period, the Council has continued to accept new site submissions.
- 1.6 The Council undertook a site assessment process during 2014, taking a multi-disciplinary approach to identifying potential constraints, in line with the Council's published methodology (SHLAA Methodology 2014). Following this, the Council published a SHLAA in late 2014. During April and May 2015, a further site assessment process was undertaken to consider sites which had been submitted following the publication of the SHLAA 2014, which included some re-submissions of previously identified sites. This SHLAA updates and supersedes the SHLAA 2015, updating site details were circumstances have changed but does not include new site submissions submitted after the publication of the SHLAA 2015 and have yet to be subject to site assessment.

Background

2.1 This chapter provides an overview of recent trends in the delivery of new housing in North East Lincolnshire, and provides a summary of North East Lincolnshire's need for housing in the period to 2032.

Housing delivery

- **2.2** The Council monitors the delivery of new homes utilising data from several sources to ensure that changes in the Borough's housing stock are accurately captured and recorded.
- 2.3 The Valuation Office Agency (VOA), an executive agency of Her Majesty's Revenue and Customs (HMRC), maintain the national valuation list. This list records the rating valuation for each property, for tax purposes. The Council uses the VOA Domestic Schedule and the weekly Non-Domestic Schedule of Alterations to the list which provides a definitive, and therefore robust method, of capturing gains and losses to the housing stock in the Borough.
- 2.4 Table 2.1 'Historic housing performance' presents gross completions, which comprises new build completions and new homes formed through conversion/change of use. It presents the number of net additional homes added to stock, which is gross completions minus demolitions and losses. Housing delivery data is presented below for all recent years for which detailed data is available, and covers the period from 1 April 2002 to 31 March 2016. This data is shown graphically in Figure 2.1 'Housing Delivery'.

Historic housing performance							
Year	Gross Completions	New Build Completions	Conversions and Change of Use	Demolitions and Losses	Net Completions		
2002/03	423	379	44	13	410		
2003/04	353	316	38	10	343		
2004/05	207	180	27	5	202		
2005/06	229	190	39	28	201		
2006/07	449	370	79	91	358		
2007/08	446	303	143	104	342		
2008/09	323	361	62	246	77		
2009/10	313	213	100	60	253		
2010/11	360	315	45	154	206		
2011/12	346	297	49	59	287		
2012/13	426	352	74	21	405		
2013/14	364	311	53	50	314		

Historic housing performance							
Year	Gross Completions	New Build Completions	Conversions and Change of Use	Demolitions and Losses	Net Completions		
2014/15	381	320	61	15	366		
2015/16	376	340	31	19	357		

Table 2.1 Historic housing performance

2.5 The Council publishes further monitoring information about the delivery of new homes at least annually, through its Authority Monitoring Report. The latest monitoring report covers the period from 1 April 2014 to 31 March 2015 and is available on the Council's website at: https://www.nelincs.gov.uk/planning-and-development/planning-policy/.

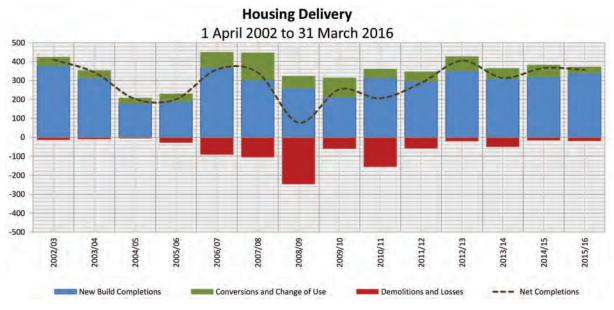


Figure 2.1 Housing Delivery

Housing requirements

- 2.6 The Council is in a transitional period. North East Lincolnshire has not had an adopted housing requirement since the formal revocation of the Yorkshire and Humber Regional Spatial Strategy (RSS) in February 2013⁽³⁾. The following paragraphs explain the housing requirement that the Council is using on an interim basis until an adopted requirement is in place.
- 2.7 The National Planning Practice Guidance (NPPG) states that "housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the five year supply"⁽⁴⁾. Without an adopted housing requirement, the NPPG goes on to state

3 The Regional Strategy for Yorkshire and Humber (Partial Revocation) Order 2013 (S.I. 2013/117).

4 Paragraph: 030; Reference ID: 3-030-20140306; *National Planning Practice Guidance* (2014).

that local authorities should monitor their housing land supply against information provided in the latest full assessment of housing needs, and where there is no recent assessment, that local authorities should measure their housing land supply position against official household projections as a starting point.

- 2.8 The Council published the North East LincoInshire Strategic Housing Market Assessment (SHMA) in May 2013. The SHMA report considered three potential growth scenarios covering the period from 2011 to 2032. This included a trend based scenario, based on the Office for National Statistics Sub-National Population projections 2010 (SNPP2010); a natural change scenario⁽⁵⁾; and, an employment-led scenario using a jobs-growth forecast from the Experian regional model.
- 2.9 The employment-led (Experian) scenario was recommended as the principal scenario for consideration in the formulation of future policy. Under this scenario, 508 net additional dwellings would be required each year to meet the area's need for housing. However, this scenario was based on an Experian Regional forecast of jobs growth linked to national trends, covering a period with recessionary impact, resulting in a forecast of around 1,300 additional jobs by 2030. The scenario is not considered to have taken sufficient account of local circumstances in North East Lincolnshire, which includes the future opportunity for significant growth linked to the renewable energy industry, and the potential for large-scale industrial developments on the South Humber Bank. Furthermore, in this projection, North East Lincolnshire would not return to pre-recession levels of employment by 2032.
- 2.10 As a result, the Council commissioned further work through the Local Economic Assessment (LEA) to examine North East Lincolnshire's potential for jobs growth. The LEA comprises three parts: an Economic Baseline report, which provides an overview of the current economic conditions of North East Lincolnshire; a Sector Study, which provides an analysis of current trends and prospects for the area's five key business sectors⁽⁶⁾; and, the Economic Futures report, which takes the evidence and assesses the potential for future jobs growth in all aspects of the economy, not just the five key sectors. These reports are referred to collectively in this document as the LEA.
- 2.11 The *Economic Futures* report established three scenarios for jobs growth in the area: a 'Baseline Growth' scenario, a 'Medium Growth' scenario, and a 'High Growth' scenario. The scenarios establish that there is potential for a minimum of around 4,430 additional jobs to be created in North East Lincolnshire, in the period to 2032, under the baseline 'business as usual' scenario. Two further scenarios forecast jobs growth of 8,800 new jobs ('medium growth') and 14,200 new jobs ('high growth'). Each scenario was presented in three five year periods, and one final four year period, covering the 19 years from 2013 to 2032. This breaks down the jobs growth forecast to these periods. Of these scenarios, the medium growth scenario was assessed to be the scenario most likely to occur in the period to 2032, having regard to all relevant factors and market signals. Therefore, the scenario utilising the medium employment-led jobs growth figure represents North East Lincolnshire's objectively assessed need for housing.

⁵ This scenario was presented for indicative purposes only.

⁶ These are: food processing; chemicals and process industries; renewables; ports and logistics; and the visitor economy, including services and retail.

- 2.12 Following the publication of the Council's LEA, the Council commissioned demographic modelling specialists, Edge Analytics, to 'translate' the Council's jobs growth forecasts into the need for housing. This is presented in *Demographic analysis and forecasts* (2015). This document fully updates and supersedes the report of the same title published in 2014. It sits alongside and acts as an addendum to the Council's SHMA, providing an updated assessment of the need for housing.
- 2.13 The modelling work undertaken considered nine growth scenarios in total. This includes four trend based projections, and a natural change projection, which updates scenarios considered in the SHMA, and models four employment-led scenarios based on the jobs growth forecasts outlined in the LEA plus an updated forecast from the Regional Econometric Model (REM). Each growth scenario was considered against three household formation models⁽⁷⁾: the 2008-based, interim 2011-based, and 2012-based models.
- 2.14 The SHMA (2013) and *Demographic analysis and forecasts* (2015) reports provide the Council's full, objective assessment of housing need. A summary of the scenarios presented in *Demographic analysis and forecasts* is presented in Table 2.2 'Demographic analysis and forecasts growth scenarios'. The document has been fully updated to take into account the 2012-based household projections released by the Department for Communities and Local Government (DCLG) in February 2015. These official household projections provide a long-term projection, covering the period from 2012 to 2037.

	Demographic analysis and forecasts growth scenarios								
Scenario Type	Scenario	Explanation							
'Official' projections	SNPP-2012	This trend based scenario is formulated using the latest official sub-national population projections from the Office for National Statistics. This is the official 'benchmark' scenario.							
	SNPP-2010	This trend based scenario is formulated using an older official sub-national population projections from the Office for National Statistics. The population is re-based to the 2012 mid-year population estimate to ensure that it can be compared to the SNPP-2012 scenario. This scenario was presented in the SHMA, re-based to the 2011 Census, and formed the trend based projection in that document.							
Alternative 'trend' scenarios	PG-5Yr	This alternative trend scenario shows the impact of internal and international migration trend based on the last five years of available historical evidence (2008/09 to 2012/13).							
	PG-10Yr	This alternative trend scenario shows the impact of internal and international migration trend based on the last ten years of available historical evidence (2003/04 to 2012/13).							

7 These are known as 'household representative rates' (HRR).

	Demographic and	alysis and forecasts growth scenarios
Scenario Type	Scenario	Explanation
Natural change	Natural change	This trend based scenario removes the net impact of migration on the changing population, and projects the impact of trends in birth and death rates. It is presented for illustrative purposes only.
Employment-led	Business as usual (Baseline)	In this employment led scenario, demographic change is modelled to the growth in employment, of around 4,433 additional jobs, as forecast in the 'baseline' scenario outlined in the LEA.
	Medium Growth (Scenario 1)	In this employment led scenario, demographic change is modelled to the growth in employment, of around 8,792 additional jobs, as forecast in 'medium' growth scenario (Scenario 1) outlined in the LEA.
	High Growth (Scenario 2)	In this employment led scenario, demographic change is modelled to the growth in employment, of 14,184 additional jobs, as forecast in 'high' growth scenario (Scenario 2) outlined in the LEA.
	Regional Econometric Model	In this employment led scenario, demographic change is modelled to the growth in employment, of around 7,400 additional jobs, as forecast using the Regional Econometric Model (REM).

Table 2.2 Demographic analysis and forecasts growth scenarios

- 2.15 The Council has considered the impact of the three most recent household representative rate (HRR) models; the 2008-based, interim 2011-based, and most recent 2012-based models; to translate each population growth scenario into the resulting need for housing. The HRR represents the proportion of each age, sex, and relationship group which is the head of a household (in statistical terms). A full account of the factors taken into consideration in each scenario is provided in *Demographic analysis and forecasts*.
- **2.16** The 2011-based model was released as an interim model providing a projection for a ten year period to 2021. It is influenced by recessionary trends and presents a pessimistic view of potential future household formation. The economic recession had wider consequences including restrictions on credit availability and increasing unemployment. The first result is a reduction in capital available to developers which slowed the rate of housing site delivery. The second is a reduction in capital available for potential home buyers, thus enforcing 'forced choices' and not allowing households to form at the rates that they otherwise would have. During the period, higher deposits were required to enter into a mortgage and lending criteria was strengthened. Small deposit mortgage products, such as 100% and 95% mortgage products, were removed from the market during the recessionary period. Today, 95% mortgages have been re-introduced by a small number of lenders, and the Help to Buy scheme allows for home ownership with a 5% deposit under two schemes: a mortgage

guarantee, and an equity loan scheme. These products will increase the number of people who are able to take on the responsibility of a mortgage. Despite this, structural changes in the financial industry aimed to restrict the availability of credit remain.

- 2.17 Following previous analysis, the Council opted to plan for housing growth using the 2008-based household formation rates. This model was chosen in preference of the 2011-based model for the reasons listed above. The 2011-based model reflected many 'forced choices' and, in particular, assumed that representative rates among younger people would decline dramatically and continue to decline, as more and more young people stayed at home with their parents. The Government is focused on encouraging home ownership and with Help to Buy, and 'Starter Home' proposals, along with a general increase in mortgage availability, it is not considered that this trend will continue as dramatically as projected in the interim 2011-based model. Taking forward a housing requirement based on the 2011-based HRRs could result in an under-supply of homes which would reinforce the 'forced choices' made by younger people in particular in the period of recession.
- 2.18 The Council has had regard to the 2012-based household formation rates, which represents the latest official statistical analysis of the statistical probability of household formation. The impact of the 2012-based HRRs is to reduce the number of new homes that would be required compared to the 2008-based HRRs. The Council considers that it is reasonable to take an average of the 2008-based and 2012-based HRRs. This reflects the latest evidence and provides additional homes to reflect that household formation will start to return to previous rates as the general economic position of the area improves, unemployment decreases, and as mortgage availability increases. This approach ensures that there will not be an under-supply of homes.
- **2.19** Housing requirement scenarios are presented using an average of the 2012-based and 2008-based household formation rates. The Council has outlined further analysis of household formation trends in a *Housing Requirement Technical Paper*.

Interim housing requirement

- 2.20 There is a realistic prospect of significant economic growth in North East Lincolnshire, linked to growth in the the renewables industry, and the potential for large-scale industrial developments on the South Humber Bank. As a result of these factors, the Council considers that the employment-led forecasts, rather than the demographic trend based scenarios, are the principal scenarios for consideration.
- 2.21 The employment-led scenarios have been further examined to align growth in households directly to growth in the number of new job opportunities available. This produces a stepped housing requirement, which increases over the plan period as more opportunities become available. Table 2.3 'Net additional dwellings required per year (Employment-led growth scenarios)' presents the modelled dwelling requirement to match each employment-led growth scenario, on the basis of a combination of the 2012-based and 2008-based household formation rates, and a reduction in unemployment levels.

Net additiona	Net additional dwellings required per year (Employment-led growth scenarios)								
Scenario	2013/14 - 2017/18	2018/19 - 2022/23	2023/24 - 2027/28	2028/29 - 2031/32	Total Requirement	Annualised			
Business as usual (Baseline)	397	488	649	518	9,742	512			
Medium Growth (Scenario 1)	505	657	857	811	13,339	702			
High Growth (Scenario 2)	690	941	1173	978	17,932	944			
Regional Econometric Model (REM)	843	510	705	674	12,986	683			

Table 2.3 Net additional dwellings required per year (Employment-led growth scenarios)

- 2.22 All of these scenarios present levels of growth which are significantly higher than trend based expectations, and higher than the housing target outlined in the former RSS. The housing growth scenario that utilises the Regional Econometric Model (REM) output is considered to represent the Council's objectively assessed need for housing. The Council is pursuing a growth led agenda and has considered two policy-on jobs growth scenarios the medium growth and high growth scenarios outlined in the LEA. Taking account of all relevant factors including a detailed analysis of North East Lincolnshire's key sectors and having regard to market signals, as explained above, the medium-growth scenario has been assessed to be the scenario which is most likely to occur and the Council has adjusted its proposed housing requirement upwards to reflect the number of new homes required to accommodate the labour force required by this scenario.
- 2.23 The Council is using the medium growth scenario as its interim housing requirement, as presented in the Pre-Submission Draft Local Plan (2016). This means that there is a requirement for 13,340 additional homes in North East Lincolnshire between 2013 and 2032.

Housing land supply

2.24 The SHLAA provides an assessment of the availability, suitability, and likely economic viability of land which could be used to meet housing needs across the plan period.

- **2.25** The NPPF requires local authorities to "identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing"⁽⁸⁾ when measured against their local housing requirement. Effectively, the five year housing land supply calculation is a comparison between the number of homes required to be built to meet the area's need and the number of homes that are estimated to be built over a 5 year period. Additionally, local authorities must identify additional land to form a buffer capable of delivering homes to meet an additional 5% (3 months) of the requirement.
- **2.26** This buffer is increased to 20% (1 year) where a local authority has a record of persistent under delivery of housing. This buffer comprises sites moved forward from later in the 15 year plan period. It is intended to ensure a more realistic chance of housing development taking place and to ensure choice and competition in the market for land⁽⁹⁾. This buffer also helps to account for the non-implementation of planning permission, because it provides an allowance in recognition that development on some sites may not start as quickly as envisaged, and for delivery rates on site being lower than expected.
- **2.27** The NPPF requires local authorities to 'identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible for years 11-15⁽¹⁰⁾ of the plan.

'Backlog' and 'shortfall'

Definition: 'backlog' and 'shortfall'

'Backlog' refers to unmet need from a previous plan period. **'Shortfall'** refers to any year in which the Council has not met the annual requirement since the base date of the Council's updated housing need work, *Demographic analysis and forecasts* (2015), of 1 April 2013.

- 2.28 North East Lincolnshire has persistently under delivered against its housing requirement, taking account of the RSS housing requirement from the year ending 2005 to 2013, and the interim (medium growth employment-led) housing requirement from 2013 to present. Consequently, the Council considers that it is appropriate to identify land sufficient to provide a 20% buffer when calculating the five year housing land supply position. The Council has only exceeded the housing requirement in two years.
- **2.29** Table 2.4 'Historic housing performance and housing requirements' presents a comparison on net annual housing completions against the RSS housing target and interim housing requirement. For the year ending 2016, data is provided for the half of the monitoring year to 30 September 2015. The number of net completions made in the first half of this monitoring year represents a strong start and suggests that housing delivery will exceed the position projected and published in the *North East Lincolnshire Five Year Housing Land Supply Assessment 2015* (published in May 2015).

⁸ Paragraph 47, *National Planning Policy Framework* 2012 (NPPF).

⁹ Paragraph 47, *National Planning Policy Framework* 2012 (NPPF).

¹⁰ Paragraph 47, National Planning Policy Framework (NPPF).

Hist	Historic Housing Performance and housing requirements							
Year Ending	RSS Housing Requirement	Net Housing Completions	Surplus or (deficit)					
2005	310	202	(108)					
2006	310	201	(109)					
2007	310	358	48					
2008	310	342	32					
2009	510	77	(433)					
2010	510	253	(257)					
2011	510	206	(304)					
2012	510	287	(223)					
2013	510	405	(105)					
Total	3,790	2,331	(1,459)					
Year	Interim Housing Requirement	Net Housing Completions	Surplus or deficit					
2014	505	314	(191)					
2015	505	366	(139)					
2016 ⁽¹⁾	505	357	(148) ⁽²⁾					
Total	1,515	1037	(478)					

Table 2.4 Historic housing performance and housing requirements

- 1. Figures presented as at 31 March 2016.
- 2. This figure represents shortfall from the period from 1 April 2015 to 30 March 2016.
- **2.30** With a requirement of 13,339 units over the period to 2013 to 2032, and delivery of 1037 units within this plan period to 31 March 2016, there is a remaining need for 12,303 units to be delivered over the plan period. This SHLAA needs to identify a sufficient supply of land which could accommodate this requirement.
- **2.31** Table 2.4 'Historic housing performance and housing requirements' illustrates that net completions have typically fallen significantly under those required under the former RSS targets, resulting in backlog. The Council has not taken forward any backlog accumulated

under RSS targets in housing land supply position statements in this SHLAA. The Council considers that because it has an updated assessment of housing need in place that there is no need to add on backlog. This principle has now been established in case law⁽¹¹⁾.

2.32 The calculated shortfall in delivery accumulated against the interim housing requirement is factored into plan period housing land supply position statements. This housing still needs to be delivered in order for the Council to meet the emerging housing requirement to ensure that the needs of North East Lincolnshire's current and future residents are met.

Definition: The Sedgefield method and the Liverpool method

The **Sedgefield** approach involves committing to making up any backlog or shortfall within the first five years of a plan. The merit of this approach is that it is considered to be closely aligned to the NPPF's aim to significantly boost the supply of housing, and to put right the consequences of under delivery. The NPPG advises that authorities take account of shortfall in the first five years of a plan.

The **Liverpool** approach involves spreading any backlog or shortfall across the whole of the plan period. This means that there is a longer period of time to address the shortfall, as opposed to a shorter five year period.

Recent inspectors' letters have favoured the Sedgefield method, considering it prudent to meet shortfall sooner rather than later. However, some inspectors' letters have supported the use of the Liverpool method. In one particular case, it was supported because it allowed a cautious approach in anticipation of a slow and steady economic recovery, which was considered to be appropriate based on the specific circumstances of the local authority in question. The Council will need to consider which approach is considered the most appropriate for North East Lincolnshire.

2.33 For the housing land supply position statements presented in this SHLAA, the Sedgefield and Liverpool methods are both presented. These are applied to the estimated shortfall of 478 homes.

Regeneration proposals

- 2.34 There have been several significant housing-led regeneration schemes taking place in North East Lincolnshire in recent years, of which the Guildford Street (now 'Orchard Drive') and former Yarborough Estate (now 'Freshney Green') schemes have been the most notable. These have involved the wholesale demolition and reconstruction of estates to improve the quality of the housing offer within these inner urban areas.
- 2.35 The Council is expecting one major regeneration scheme which will have a significant impact on the quantity of housing stock available. Shoreline Housing Partnership (SHP), a registered social landlord (RSL), manage the Council's former housing stock. Since the publication of the Council's last five year housing land supply assessment, SHP have formally announced their decision to demolish the East Marsh high-rise estate. The proposal involves the demolition of six high-rise blocks; known as Albion House, Bevan House, Garibaldi House,
- 11 See Zurich Assurance v Winchester City Council and South Downs National Park Authority [2014].

Tennyson House, Thesiger House, and Nelson House; and low-rise properties on the adjacent Comber Place. This will result in the demolition of 638 properties. Figure 2.2 'East Marsh High-Rise Estate Regeneration Area' shows the extent of the area covered by this proposal.

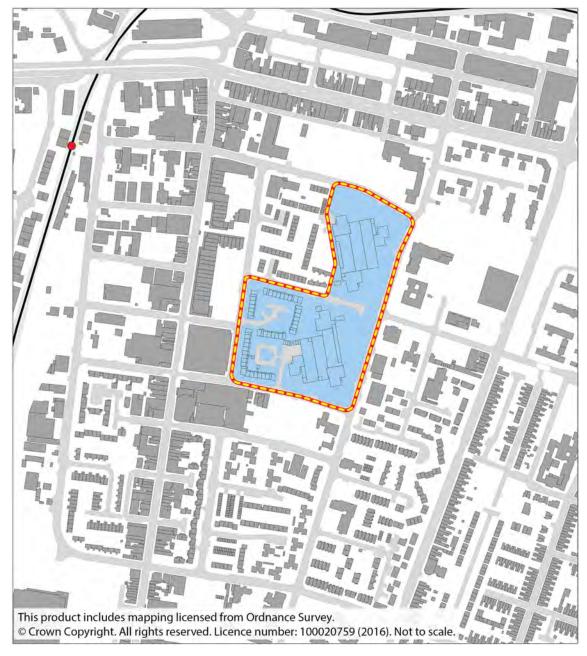


Figure 2.2 East Marsh High-Rise Estate Regeneration Area

2.36 These demolitions have been taken into account within the Council's housing land supply position statements, in addition to the Council's standard assumptions regarding the occurrence of demolitions and losses which were formulated utilising trend data.

Methodology

- **3.1** The Council published a revised methodology document, in 2014, which supersedes all previous methodologies. The revised methodology was subject to extensive consultation with technical specialists and the housebuilding industry. This methodology can be found online⁽¹²⁾.
- **3.2** The SHLAA Methodology was prepared collaboratively, with involvement from the Council's assessment partners and with the Council's Housing and Development Sector Board. The Council has outlined an accompanying methodology for a viability appraisals.
- **3.3** This section outlines minor changes to, and notes on the application of, the published SHLAA methodology document.

Compliance with the Local Plan with the National Planning Policy Framework

- **3.4** Sites have been broadly assessed for their compliance with the *National Planning Policy Framework* (NPPF) and with the saved policies of the *North East Lincolnshire Local Plan* (adopted November 2003).
- **3.5** The NPPF requires that 'due weight should be given to relevant policies in existing plans according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'⁽¹³⁾. Planning law requires that the Council determine applications for planning permission in accordance with the development plan unless material considerations indicate otherwise⁽¹⁴⁾. The NPPF is a material consideration.
- **3.6** The Council has undertaken initial work to assess the compatibility of existing saved development plan policies with the NPPF. The Council's initial work has been taken into account in this high-level assessment of sites and this has a number of implications. The Council has not automatically ruled promoted sites as unsuitable if they conflict with saved policies GEN1 (Development Area), GEN2 (Development in the Open Countryside), or NH9 (Landscape Areas of Strategic Importance). These policies seek to restrict development and in the formation of the new Local Plan a wide range of sites need to be assessed to look at where new development could be accommodated. Where a site is judged to be suitable but falls within a landscape area of strategic importance designated by saved policy NH9, no judgement has been made about the level of harm that the development of the site would cause on the landscape quality of the site or wider area, or the potential impact that development of the site would have on the coalescence of settlements.

Sources of supply

3.7 The housing land supply position presented in this SHLAA represents the theoretical total supply that could be achieved within the plan period if all sites were to come forward. This SHLAA presents the potential supply of sites available from all sources. This includes:

¹² A copy of the 2014 SHLAA Methodology can be downloaded from the council's website at: <u>https://www.nelincs.gov.uk/planning-and-development/planning-policy/</u>.

¹³ Paragraph 214, National Planning Policy Framework, CLG (2012).

¹⁴ Section 38(6), *Planning and Compulsory Purchase Act* 2004.

- Sites which have Full Planning Permission for housing;
- Sites which have Outline Planning Permission for housing⁽¹⁵⁾;
- Sites allocated for housing in the North East Lincolnshire Local Plan (2003), and;
- Sites which have no formal planning status but which have been promoted by landowners and developers.
- **3.8** In addition sites currently being progressed by the North East Lincolnshire Development Company have been identified.
- **3.9** The SHLAA is produced to inform the preparation of the emerging Local Plan and will identify the supply that could theoretically come forward within years 1-5 of the plan, years 6-10, and years 11-15. Sites which have been assessed as deliverable (available, suitable, and achievable) include promoted sites with no formal planning status. The five year housing land supply position in this document is produced with the purpose of informing plan allocations and therefore should not be used in the determination of planning applications. The Council will continue to publish an annual assessment of North East Lincolnshire's Five Year Housing Land Supply which takes a robust and realistic view of supply based on sites where the principle of residential development has been established.

Development Company Sites

3.10 A number of additional council owned sites are being progressed specifically by the North East Lincolnshire Development Company. The Development Company is a wholly owned company that has been established to accelerate the delivery of high quality developments. It will bring forward housing development on a number of publicly owned sites that have been released through the property rationalisation programme. It is progressing these sites through a joint venture with a development partner procured through the Homes and Communities Agency Delivery Partner Panel 2 (DPP2). These sites are currently being assessed through a separate assessment process. They are identified in the SHLAA, but at this time are not identified specifically as part of the supply. The contribution these sites could play to the overall supply has however been identified in a separate table in the SHLAA.

Site threshold

- **3.11** The Council will maintain a threshold of at least 10 units for the allocation of housing sites in the emerging Local Plan. This SHLAA will additionally identify all sites of five or more dwellings to provide on-going evidence of the quantity of supply available from minor sites, following the publication of the Council's *Windfall Allowance Technical Paper* in December 2014. In addition, the Council will list all minor consents which have been granted for housing, but will provide less detail for these sites. Minor sites have not been subject to the same availability, suitability, and achievability tests applied to promoted major sites, however, all of the minor sites benefit from an active planning permission which demonstrates their availability and suitability for development.
- **3.12** The Government intends to introduce reforms to the planning system through the *Housing and Planning Bill* which, if enacted, will introduce a statutory requirement for Council's to prepare a register of brownfield land, and will introduce new means of gaining planning

¹⁵ This includes sites with a Local Development Order (LDO) in place.

permission on smaller sites. The identification of smaller sites in this SHLAA will help to increase the availability of evidence available on smaller sites in North East Lincolnshire, and provide a basis for further information to be provided in future updates to the document.

Delivery rates

- **3.13** The SHLAA methodology established an average delivery rate across major housing sites of 25 dwellings per annum. There was evidence that larger sites with more than one developer could achieve higher delivery rates of 45 dwellings per annum. These assumptions were agreed with the development industry during consultation on the updated methodology. These assumptions have been applied to sites where construction has yet to commence, unless discussions with the developer has indicated a different delivery rate.
- **3.14** For sites under construction the Council monitors the annual delivery rate. Where the Council holds a significant period of historic delivery rate evidence, custom delivery rates have been applied. This has resulted in a reduction in delivery rate for some sites and an increase on others, generally, using an average rate based on the past five years of delivery.
- **3.15** The average delivery rate was calculated from completions made on all major sites under construction over the ten year period from 1 April 2003 to 31 March 2013. This data therefore covers a period of economic growth, from 2003 to 2008, and economic decline or slow growth from 2008 to 2013.

Lead-in times

3.16 The following lead-in times are applied for the commencement of development on sites within the assessment. Sites with a resolution to grant planning permission from the Council's Planning Committee or a Council officer with delegated powers have been included in the five year housing land supply position. For all of these sites, completions are not not assumed to start until year 3 (including for applications for full planning permission including 'hybrid' applications) to reflect the time required for legal agreements to be concluded. The assumptions outlined below have been applied to all sites unless evidence submitted by the developer suggests a different commencement date. Where a planning consent has been issued with a condition requiring a start to be made on site within a reduced time period, this is reflected in the Council's assessment of supply.

Lead-in times: Site commencement in years 1 to 5						
Site category			Year			
Sile Calegory	1	2	3	4	5	
Under Construction	\checkmark	\checkmark	\checkmark	\checkmark	~	
Full Planning Permission (Allocated/Unallocated)	×	~	\checkmark	\checkmark	\checkmark	

Lead-in times: Site commencement in years 1 to 5						
Site category			Year			
	1	2	3	4	5	
Outline Planning Permission (Allocated/Unallocated)	×	×	\checkmark	\checkmark	\checkmark	
Resolution to Grant Planning Permission (Allocated/Unallocated)	×	×	\checkmark	\checkmark	\checkmark	
Residual North East Lincolnshire Local Plan (2003) allocations	×	×	\checkmark	\checkmark	\checkmark	

Table 3.1 Lead-in times: Site commencement in years 1-5

Demolitions and Losses

- **3.17** The Council monitors the number of homes which are demolished in each year, or 'lost' through conversion to another use. In recent years, a number of regeneration schemes have taken place in North East Lincolnshire which involved the demolition of significant numbers of existing properties. In the future, it is expected that there will be less scope for large publicly funded regeneration schemes involving significant residential demolitions, because there is less public funding available.
- **3.18** Over the past ten years, demolitions at regeneration sites comprised 61% of all demolitions made. These schemes have had an impact on historic demolitions and losses trend and the Council has established the impact of this.
- **3.19** The Council has established its demolitions and losses assumptions based on trend between 1 April 2003 and 31 March 2013. This ten year period covers the same period for which the Council's housing delivery rates were calculated. Once demolitions from regeneration sites are removed, this equates to an average demolition and losses rate of 42 dwellings per year, which the Council has rounded upwards to 45 dwellings per year.

Demolitions and Losses							
Year	All demolitions	All losses	Demolitions on regeneration sites	Demolitions minus those from regeneration sites	Demolitions minus regeneration sites and losses		
2002/03	13	0	0	13	13		
2003/04	10	0	0	10	10		
2004/05	5	0	0	5	5		

	Demolitions and Losses							
Year	All demolitions	All losses	Demolitions on regeneration sites	Demolitions minus those from regeneration sites	Demolitions minus regeneration sites and losses			
2005/06	28	0	0	28	28			
2006/07	91	0	0	91	91			
2007/08	50	54	28	22	76			
2008/09	184	62	169	15	77			
2009/10	28	32	20	8	40			
2010/11	140	14	113	27	41			
2011/12	34	25	25	9	34			
2012/13	1	20	0	1	21			
2013/14	22	28	19	3	31			
2014/15	5	10	0	5	15			
2015/16	14	5	0	14	19			

Table 3.2 Demolitions and Losses

Shoreline Housing Partnership (SHP), a registered social landlord (RSL) which manages 3.20 the Council's former social housing stock is pursuing plans for the demolition of the East Marsh high rise estate during the plan period. This proposal will result in the demolition of 638 flats spread across the Albion House, Bevan House, Garibaldi House, Nelson House, Tennyson House, and Thesiger House tower blocks, along with the the demolition of neighbouring maisonettes located on Comber Place. This scheme represents a significant loss of stock and will need to be factored into housing supply calculations. Discussions with Shoreline Housing Partnership have identified that 86 Comber Place dwellings will be demolished in 2016/17 and the tower blocks 552 dwellings are anticipated to be demolished during 2017/18 and 2018/19. The demolitions are a consequence of significant lack of demand for units. Evidence of tenancy turnover has shown that in the years 2011/12, 2012/13 an 2013/14 the rate of tenancy turnover in the high rise neighbourhood increased by 44% and was 61% higher than the turnover of Shoreline stock as a whole. Considering the displaced need, in May 2014, 256 empty Shoreline properties were available to let (true voids). In July 2016 the this had fallen to 97 voids, indicating a very significant reduction in overall vacant stock. Given this position and the strategic nature of the regeneration proposals the Council will take account of the overall loss of the Shoreline demolitions over the plan period.

Health and Safety Executive Major Hazard Consultation Zones

- **3.21** The Health and Safety Executive (HSE) contribute to the assessment of housing sites by providing information about major hazards (to support methodology questions SU4⁽¹⁶⁾), which may have an impact on the suitability of a site for residential development. The HSE has provided data showing the extent of sites covered by hazardous installations and their proximity to sites identified in this SHLAA.
- **3.22** The Council has applied the HSE's methodology for providing land use planning advice, *Planning Advice for Developments near Hazardous Installations* (known as 'PADHI') where a site is identified as being within a consultation zone. Where a site receives an 'advise against development' result following the PADHI methodology it has been declared unsuitable in the SHLAA. Where a site is encroached to a small extent by a consultation zone, a judgement has been made to retain the site; with a note that the developable area may have to be reduced.
- 3.23 In the SHLAA 2014 several sites were identified as being within a major hazard consultation zone associated with the Immingham CHP Project Natural Gas Pipeline B, following advice from the HSE. This advice was revised in December 2014 and the HSE confirmed at this point that this pipeline is not a Major Accident Hazard Pipeline (MAHP). The Council will continue to review any sites declared as unsuitable for residential development because of the presence of HSE consultation zones as new evidence emerges.

Residential Institutions

- **3.24** Guidance issued in the *National Planning Practice Guidance* (NPPG) recommends that local planning authorities 'count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement'⁽¹⁷⁾.
- **3.25** The Council has included residential institutions in Use Class C2 in the SHLAA and Five Year Housing Land Supply only where the units constitute separate dwellings. For this purpose, the Council has chosen the definition of dwelling used by the Office for National Statistics when compiling Census datasets.

Dwelling

Dwellings are classified into two types, unshared and shared. The 2011 Census defines a dwelling as a single self-contained household space (an unshared dwelling) or two or more household spaces at the same address that are not self-contained, but combine to form a shared dwelling that is self-contained. A household space is the accommodation that a household occupies, and self-containment means that all rooms, including the kitchen, bathroom and toilet, are behind a door (but not necessarily a single door) only that household can use. In most cases, a single household space will be an unshared dwelling⁽¹⁸⁾.

18 Source: Office for National Statistics.

^{16 &}quot;Would development of the site be precluded by its location within a defined Health and Safety Executive Major Hazard Consultation Zone?"

¹⁷ Paragraph 037, Reference ID: 3-037-20140306, National Planning Practice Guidance (2014).

3.26 The Council is currently reviewing the approach to residential institutions in Use Class C2 assessing the contribution that non self contained accommodation is playing in meeting housing need and may as a consequence review this approach.

Viability

- **3.27** A high level viability assessment has been undertaken for each site using the assumptions set out in the *Strategic Housing Land Availability Assessment Viability Assessment Methodology* report (2014). The assumptions were based on a robust assessment of current market conditions, which were agreed with local market operators, and followed best practice guidance set out in the *RICS Valuation Professional Standards 2014* (January 2014)⁽¹⁹⁾ document.
- **3.28** For all schemes, measuring against this defined set of assumptions provides a guide as to the likelihood of scheme viability. Any differentiation in the assumptions arising from more detailed information available to the parties involved in promoting the scheme may result in a different outcome. The Council accepts no responsibility or liability in such circumstances.
- **3.29** All sites have been modelled on a traditional residual basis, where the viability of a scheme is expressed in terms of the expected residual land receipt, to determine their probability of viability. Extensive consultation was undertaken with the development industry, including a workshop, to ensure a robust approach to the viability testing. While the council has had regard to these appraisals in assessing the achievability of sites, it is recognised that the results are indicative. The results reflect a specific point in time and changes in the market will affect the achievability of sites.

¹⁹ Known as the 'Red Book'.

Housing land supply

Supply Analysis

- **4.1** The housing land availability calculator provides an overview of potential housing supply across the remainder of the plan period, from 31 March 2016 to 31 March 2032. It identifies the number of homes that can be provided from sites which have been assessed to be 'deliverable' or 'developable'. It also provides an estimate of when those sites will begin to deliver new homes, and the rate at which new homes are expected to be delivered.
- 4.2 Deliverable sites start to deliver homes in line with the assumptions outlined in the SHLAA Methodology. Sites that are considered to be developable are assumed to start at the beginning of the five year period in which they have been placed (6-10 years or 11-15 years). Some sites will be built out across more than one five year period and this is accounted for in the calculator. For a number of sites, it is not expected that construction would be completed on all units until after the plan period.

Housing Land Availability Calculator					
Baseline data	Units				
Net Completions	1037				
Housing Requirement	13,340				
Remaining Housing Requirement	12,303				
FIVE YEAR SUPPLY: 2016/17 to 2020/21					
Supply identified					
Formally Identified Sites	2,711				
Planning Permission on Allocated Sites	605				
Planning Permission on Unallocated Sites	1,545				
Residual Allocations	75				
Minor Consents	486				
Resolution to Grant Planning Permission	729				
Informally Identified	517				
Total Supply	3,957				
SIX TO TEN YEAR SUPPLY: 2021/22 to 2025/26					
Supply required					
Formally Identified Sites	1,697				
Planning Permission on Allocated Sites	542				

Housing Land Availability Calculator		
Baseline data	Units	
Planning Permission on Unallocated Sites	952	
Residual Allocations	203	
Minor Consents	0	
Resolution to Grant Planning Permission	454	
Informally Identified	4,290	
Windfall Allowance	325	
Total Supply	6,766	
ELEVEN TO FIFTEEN YEAR SUPPLY: 2025/26 to 2030/31	·	
Supply required		
Formally Identified Sites	295	
Planning Permission on Allocated Sites	225	
Planning Permission on Unallocated Sites	70	
Residual Allocations	0	
Minor Consents	0	
Resolution to Grant Planning Permission	50	
Informally Identified	3,412	
Windfall Allowance	325	
Total Supply	4,082	
FIFTEEN YEAR PLUS SUPPLY: 2031/32 to 2032/33		
Supply identified		
Formally Identified Sites	0	
Planning Permission on Allocated Sites	0	
Planning Permission on Unallocated Sites	0	
Residual Allocations	0	
Minor Consents	0	

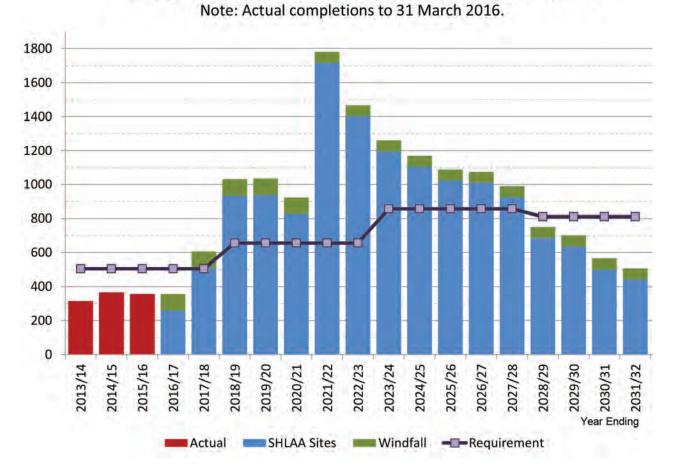
Housing Land Availability Calculator		
Baseline data	Units	
Resolution to Grant Planning Permission	0	
Informally Identified	442	
Windfall Allowance	65	
Total Supply	507	
TOTALS		
Formally Identified Supply (includes year 1-5 minor consents)	4,703	
Informally Identified Supply	8,661	
Resolution to Grant Planning Permission	1,233	
Windfall Supply	715	
Total Capacity within Plan Period (including windfall contribution)	15,312	
Estimated Demolitions and Losses	(1,280)	
Total Net Supply	14,034	
Remaining units carried forward	4,064	

Table 4.1 Housing Land Availability Calculator

4.3 Table 4.1 'Housing Land Availability Calculator' estimates the housing land supply position and shows how this would carry through the next fifteen years. The total estimated capacity of SHLAA sites is 18,175 units, of which 14,111 are considered to be achievable within the plan period. When compared against the remaining requirement of 12,303 this SHLAA identifies enough deliverable and developable land to meet North East Lincolnshire's need for housing, and will allow for some choice to be made in allocations. The sites being advanced by the North East Lincolnshire Development Company have not been included in these figures but have the potential to provide an additional 366 units to the overall supply. The implication of the addition of these sites has been identified in the Housing Land Calculator.

Housing Land Supply Trajectory

4.4 Figure 4.1 'Total supply available from SHLAA sites and windfall allowance' illustrates recent completions and the total supply available from SHLAA sites across the period to 2032. This includes all deliverable and developable SHLAA sites, plus the Council's windfall allowance (discussed further below). The interim housing requirement shown is unadjusted for historic shortfall and provided for illustrative purposes. This shows the stepped requirement approach which increases over the plan period, in line with forecast jobs growth.



Total supply available from SHLAA sites and windfall allowance

Figure 4.1 Total supply available from SHLAA sites and windfall allowance

4.5 The Council is undertaking further work to establish if sites identified with the potential to start delivering completions in the 6-10 year period could start to deliver new homes at an earlier date, to address the early shortfall in supply, and is progressing the development of surplus council sites through the North East Lincolnshire Development Company.

Spatial Analysis

4.6 The geographic spread of deliverable and developable potential housing sites is illustrated in Figure 4.2 'SHLAA Site Delivery Estimates' coded to the period in which it is estimated that delivery on site could start. Figure 4.3 'SHLAA Site Planning Status at 31 March 2016' shows the same sites coded by their planning status at 31 March 2016. This identifies the sites on which the principle of residential development has been formally established, and informally identified sites which have been promoted through the SHLAA process.

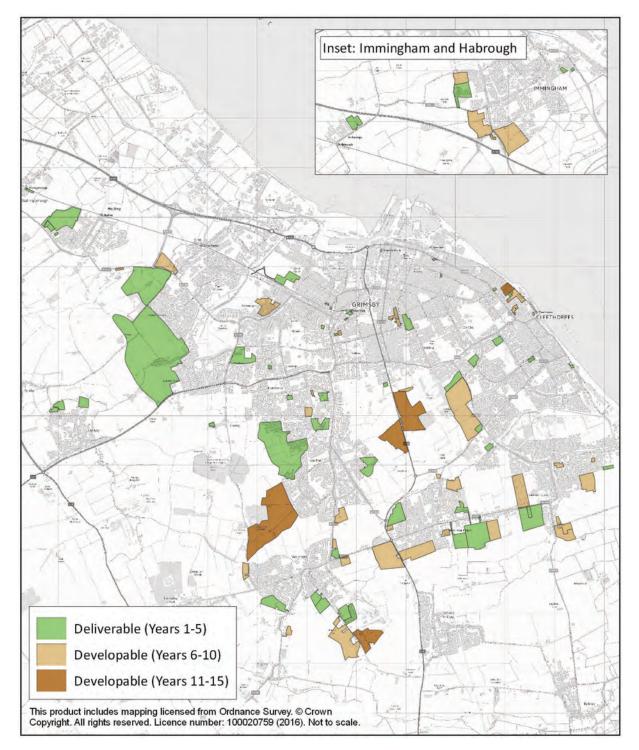
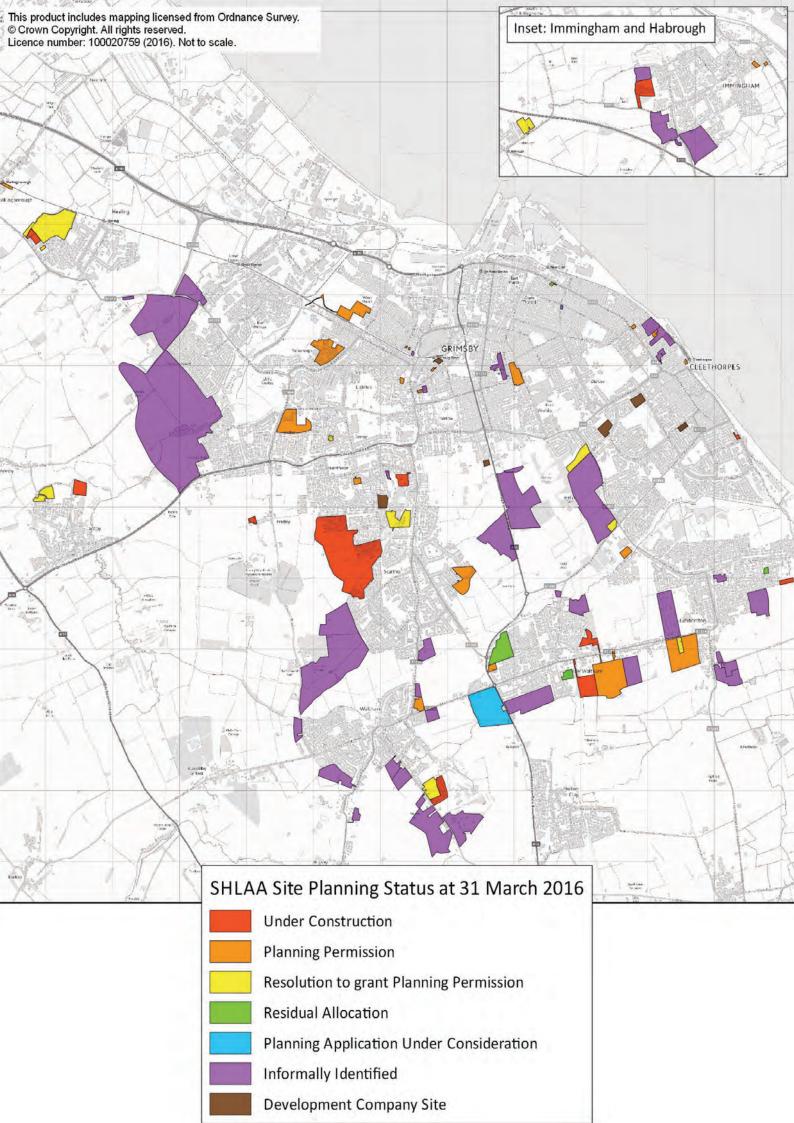
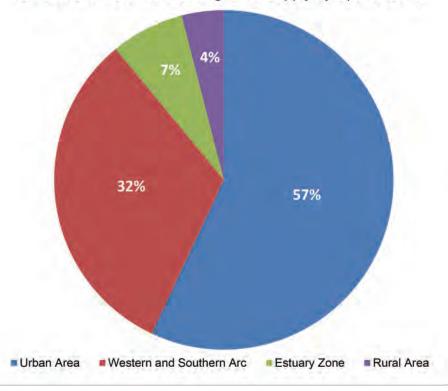


Figure 4.2 SHLAA Site Delivery Estimates





SHLAA Site Potential Housing Land Supply by Spatial Zone

Figure 4.4 Site potential housing land supply by Spatial Zone

- **4.7** Figure 4.4 'Site potential housing land supply by Spatial Zone' illustrates the overall potential housing land supply by spatial zones, based on sites within the SHLAA. This is based on the total capacity of all sites identified and it shows that 57% of the total supply identified, in terms of estimated number of units, is within the urban area. The western and southern arc represents 32% of potential total supply, while 7% of supply could come from the Estuary Zone. The entire rural area accounts for 4% of identified supply. When looking at the estimated delivery within the plan period to 2032, the proportions remain broadly the same, with sites in the urban area capable of providing 48% of the total units available, and 39% for the western and southern arc.
- **4.8** The quantity of supply identified from the Estuary Zone remains low because this spatial zone only has one settlement. This zone provides the vast majority of North East Lincolnshire's available employment land identified in the Council's most recent *Employment Land Review*. The Rural Zone provides relatively little available supply which is concentrated in the northern rural settlements, and to the south of Waltham.
- **4.9** SHLAA Site Housing Land Supply by Spatial Zone shows that there is the potential estimated capacity of sites identified as deliverable or developable in the SHLAA is 14,111 units, within the plan period to 2032. This figure exceeds the total housing requirement for this period. The SHLAA therefore identifies a surplus of available land, which will enable some choice in the allocation of sites.

	SHLAA Site Housing Land Supply by Spatial Zone								
			Pla	n Peric	bd			Total Ca	pacity
Zone	Years 1-5	Years 6-10	Years 11-15	Year 16	Total	Percentage	Years 17+	Total	Percentage
Urban Area	2,034	2,993	1,395	302	6,724	48%	3,544	10,268	57%
Estuary Zone	117	575	372	45	1,109	8%	165	1,274	7%
Western and Southern Arc	1,220	2,605	1,640	70	5,535	39%	305	5,840	32%
Rural Area	100	268	350	25	743	5%	50	793	4%
Total	3,471	6,441	3,757	442	14,111	100.0%	4,064	18,175	100.0%

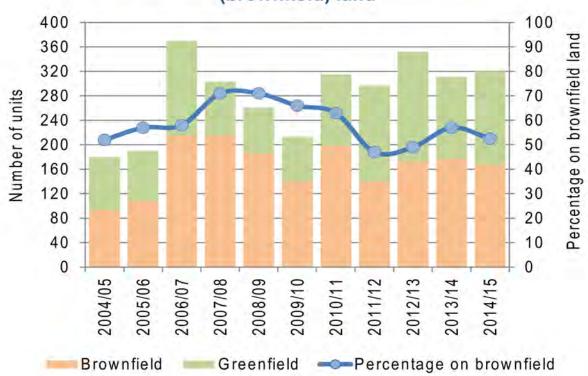
Table 4.2 SHLAA Site Housing Land Supply by Spatial Zone

Previously Developed (Brownfield) Land

- **4.10** The Council monitors the percentage of new homes built on previously developed land (brownfield land). This is reported in the authority's monitoring report⁽²⁰⁾.
- **4.11** Over the past ten years, the general trend in the percentage of new homes delivered is one of decline. However, when looking at actual units delivered, the general trend is an increase in the number of new homes on brownfield land. The difference between these trends reflects an increasing amount of new build home completions occurring on greenfield land. The majority of new homes were constructed on brownfield land in the most recent year, however, it is expected that more will be constructed on greenfield land than brownfield land in future years, which will continue to result in a decline in the proportion delivered on brownfield land.
- **4.12** Figure 4.5 'New homes built on previous developed (brownfield) land' illustrates these recent trend and provides actual completions from brownfield and greenfield sites for comparison. Analysis of the number of dwellings to be built in the next five years shows that more dwellings can be expected to be built on brownfield land closer to the beginning of the five year period, but that it will decline dramatically after. However, in practice, the decline is likely to be more gradual. This is discussed further below.

²⁰ This was previously recorded for the purpose of reporting against Best Value Performance Indicator (BVPI) 106 - 'Percentage of new homes built on previously developed land'.

4.13 A number of factors contribute to the projected decline in homes to be built on previously developed land. The analysis is based solely on major sites (sites of 10 or more dwellings built on sites with a size of 0.4ha or above⁽²¹⁾). which meet the Council's threshold for sites to be considered as allocations. Windfall sites⁽²²⁾ which includes minor consents have made a significant contribution to North East LincoInshire's housing supply in the past and these are predominantly brownfield sites. Between 1 April 2005 and 31 March 2014, 93% of all windfall completions were on brownfield sites. Many minor windfall sites are small 'infill' opportunities and change of use applications (for the conversion of existing buildings).



New homes built on previously developed (brownfield) land

Figure 4.5 New homes built on previous developed (brownfield) land

4.14 The SHLAA captures a large number of major housing sites, and therefore the windfall contribution from major sites within the last five years has been low at 17% of all units delivered; meaning that 83% of windfall units were delivered on minor brownfield and greenfield sites in this period.

²¹ Where a site is demonstrated to be able to deliver 10 or more dwellings on a site smaller than this threshold through the granting of a planning consent it is included.

²² Land that has not been specifically identified as available in an existing Local Plan or Strategic Housing Land Availability Assessment, and which have come forward through the development management process.

- **4.15** Since June 2010 development on 'garden land'⁽²³⁾ has been classed as development on greenfield land and not brownfield land. The impact of this in North East Lincolnshire is on average a four per cent reduction per year on the percentage of dwellings delivered on previously developed land in the period from 2010/11 to 2013/14. Further information about this is provided in the *Windfall Allowance Technical Paper* (2014).
- **4.16** Constraints to development will also increase the number of greenfield sites coming forward for development. Much of the urban area is at risk of flooding and there is a need to plan for growth outside of areas at risk of flooding, where possible and consistent with other policies. The urban area is also affected by constraints such as proximity to facilities where there is a risk to the public as identified by the Health and Safety Executive, which require appropriate buffer zones from residential development.

Supply from windfall and minor consents

- **4.17** The NPPF allows "local planning authorities [to] make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply." The NPPF further states that any windfall allowance should be realistic and have regard to evidence including the SHLAA, historic windfall delivery rates and expected future trends. Calculations should not include housing development on residential gardens⁽²⁴⁾.
- **4.18** The Council has undertaken an assessment of windfall supply and this was published in the Council's *Windfall Allowance Technical Paper* (2014) in January 2015. This document provides a robust assessment of the contribution that major and minor windfall sites have historically made to the supply of new homes in North East Lincolnshire, covering the ten year period from 1 April 2004 to 31 March 2014. This report recommended that the Council utilise a windfall allowance of 65 dwellings per annum. This was based on historic trends in the completion of minor sites within the Urban Area and the Western and Southern Arc. Dwellings completed on residential gardens were removed from the data.
- **4.19** The Council is monitoring trends in windfall supply through the use of two indicators. The first is the number of consented units which could be delivered from minor consents⁽²⁵⁾, and the second is recording the year on year contribution that all windfalls make to supply. This chapter provides updated monitoring data for the 2014/15 monitoring year.
- **4.20** In the Five Year Housing Land Supply position, the numbers of units that could be delivered from extant planning permissions is divided by five. These units are assumed to complete within the five year period. The annualised position shown in Table 4.3 'Total dwellings remaining to be built from extant minor consents' shows the average number of completions that would be delivered from these sites if they were to be built out in the following five year period from the base date. This shows that there has been a significant increase in new homes granted planning permission on minor sites.

²³ Land that is in use as a domestic garden and is classified as within the curtilage of an existing dwelling.

²⁴ Paragraph 48, National Planning Policy Framework (2012).

²⁵ Planning permissions for 9 dwellings or less.

Total dwellings remaining to be built from extant minor consents						
Date	Dwellings Remaining	Annualised ⁽¹⁾				
31 March 2013	324	65				
31 July 2013	300	60				
31 March 2014	272	54				
30 September 2014	302	60				
31 March 2015	405	81				
30 September 2015	463	93				
31 March 2016	495	99				

Table 4.3 Total dwellings remaining to be built from extant minor consents

- 1. This is presented to show the average yearly contribution that would be made to the five year housing land supply position if all extant minor consents were built out in that period.
- **4.21** Table 4.4 'Minor Windfall Completions by Spatial Zone' updates Table 3.6 of the *Windfall Allowance Technical Paper* (2014) provides a ten year average from 2004/05 to 2014/15. It identifies that the delivery of windfall completions within the urban area and western and southern arc continues to provide a consistent source of supply. It provides an updated ten year average, which shows an increase in the average delivery in this ten year period. Between 2004/05 and 2013/14, the average delivery was 67.5 units from these areas per annum. This has increased to 69.3 units per annum.
- **4.22** For the plan period, the Council is utilising a windfall allowance of 65 dwellings per annum, based on historic delivery rates of minor sites from the urban area and western and southern arc only. This presents a conservative estimate of windfall allowance which has been consistently demonstrated in the past. The latest monitoring data confirms that this trend is likely to continue.

Minor Windfall Completions by Spatial Zone ⁽¹⁾⁽²⁾							
Year ending	Urban Area	Western and Southern Arc	Rural Area	Estuary Zone	Total		
2006	39	7	1	1	48		
2007	75	16	6	4	101		
2008	78	24	4	6	112		
2009	55	9	5	0	69		
2010	65	23	7	1	96		

North East Lincolnshire Council

Minor Windfall Completions by Spatial Zone ⁽¹⁾⁽²⁾							
Year ending	Urban Area	Western and Southern Arc	Rural Area	Estuary Zone	Total		
2011	42	24	7	1	74		
2012	45	0	4	0	49		
2013	71	6	1	1	79		
2014	42	8	0	3	53		
2015	49	15	2	1	67		
2016	26	34	13	3	76		
Total	587	166	50	21	824		
Mean Average	53.4	15.1	4.5	1.9	74.9		
%	71.2	20.1	6.2	2.5	100.00		

Table 4.4 Minor Windfall Completions by Spatial Zone

- 1. This table updates Table 3.6 of the *Windfall Allowance Technical Paper* (2014) to the most recent monitoring year, and provides an updated rolling ten year average.
- 2. Dwellings constructed on residential gardens have been excluded from this table.

List of large potential housing sites

5.1 The sites are presented in numerical order using their SHLAA reference. A full list of SHLAA sites and their references is presented at Appendix B 'List of all sites'. Sites have been superseded over time as boundaries have changed, and merged in instances where separate landowners have promoted joint schemes. Reference to the Spatial Zone (the Urban Area, Western and Southern Arc, Estuary Zone, and Rural Area), in which a site is within gives an indication as to the broad location of the sites. This is used to distinguish the spatial distribution of sites. Figure 5.1 'Spatial Zones in North East Lincolnshire' shows the extent of North East Lincolnshire's four spatial zones.

Spatial Zones

The Spatial Zones of North East Lincolnshire were identified in the former Local Development Framework (LDF) Core Strategy and are likely to be retained in the New Local Plan.

There are some sites that fall within more than one Spatial Zone. Where this is the case, a Spatial Zone has been selected for each of those sites based on where the majority of the site falls, and based on physical attachment to settlements.

5.2 A map of each site is presented as well as a site reference number and description⁽²⁶⁾.

Deliverable and Developable Sites

- 5.3 The SHLAA identifies sites which are 'deliverable', and 'developable'.
- **5.4** To be considered 'deliverable', a site should be available now, offer a suitable location for development now and be achievable now with a realistic prospect that housing will be built on the site within five years, and in particular that development of the site is viable⁽²⁷⁾.
- **5.5** Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years. For example, they will not be viable, there is no longer a demand for the type of units, or sites have long term phasing plans⁽²⁸⁾.
- **5.6** To be considered 'developable', sites should be in a suitable location for housing development, and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged⁽²⁹⁾.
- **5.7** Site assessments have been conducted on an individual basis with no assessment of the cumulative impact of sites undertaken. The Council has undertaken work to assess the cumulative impact of sites during other studies. The site maps included in this document only show the extent of the assessed site and they do not show any adjoining land which has been also been promoted, either by the same or alternative landowner.

²⁶ This is the reference number and description given to the site within the SHLAA.

²⁷ Footnote 11, *National Planning Policy Framework*, CLG (2012), p.12.

²⁸ Footnote 11, *National Planning Policy Framework*, CLG (2012), p.12.

²⁹ Footnote 12, National Planning Policy Framework, CLG (2012), p.12

5.8 The suitability of sites is based on the SHLAA Methodology. As the Local Plan progresses further evidence has been prepared which may have a bearing on the suitability of sites. This will continue to inform future reviews of the SHLAA documents, and will support the process to produce the Local Plan including its associated sustainability appraisal.

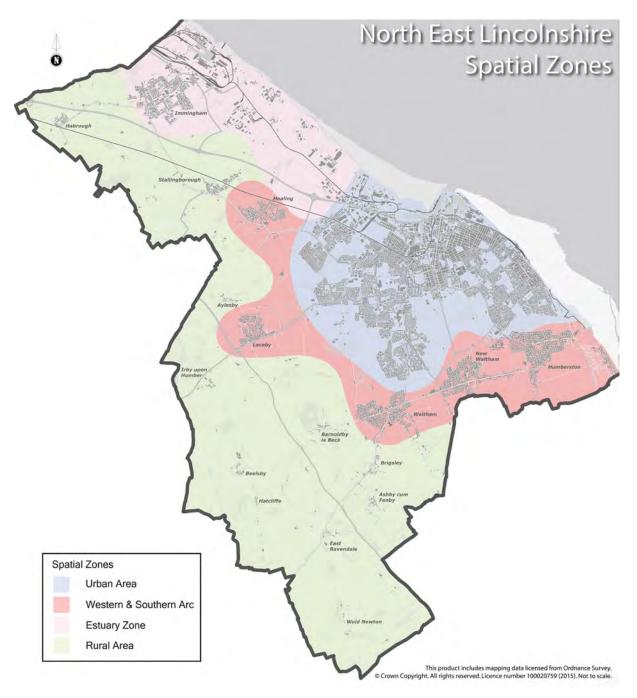


Figure 5.1 Spatial Zones in North East Lincolnshire

Site Capacity

- **5.9** Site capacity is reported in four different ways:
 - **Remaining capacity**: This is applicable only to sites under construction and represents the number of homes remaining to be built as at 31 March 2016. In some cases, development at these sites may have been completed during the preparation of this document.
 - **Consented capacity**: This is the capacity demonstrated through an extant planning consent.
 - **Promoted capacity**: This is a capacity figure promoted by the site promoter (and therefore, can be an estimate), a capacity provided by an expired consent, or a capacity figure stated as part of a planning application which is under consideration.
 - **Estimated capacity**: This is a capacity based on the Council's developable area and density assumptions. This is used only where a consented or promoted capacity is not available.

Site pro-formas

Site Reference:	This is the site's SHLAA reference number.				
Location:	This provides	a description of ar	nd location for	r the site.	
Spatial Zone:	The spatial zon	e in which the majo	rity of the site i	s within.	
Local Plan (2003):	This provides th Plan (2003).	ne status of the site i	n the North Ea	st Lincolnshire Local	
Estimated delivery time:		he period in which d cover more than on		estimated to start.	
Grid Reference:	E:	Easting	N:	Northing	
Site Area:	Gross:	Gross site area in hectares.	Net:	Net site area in hectares.	
Potential capacity:	The number of units expected to be delivered.	Capacity source:		Explains if the capacity used is remaining, consented, promoted, or estimated.	
Planning status:		y for the site including opment orders (LDC	•	blanning applications	
Land type:	Whether the site or a mix of both		sly developed l	and, greenfield land,	
Electoral/Administrative area:	Ward:	The North East Lincolnshire Council electoral ward in which the site is located. Some sites will cross ward boundaries.	Parish:	The Parish in which the site is located. Some sites will cross parish boundaries.	

5.10 The site pro-forma provides summary data for each housing site.

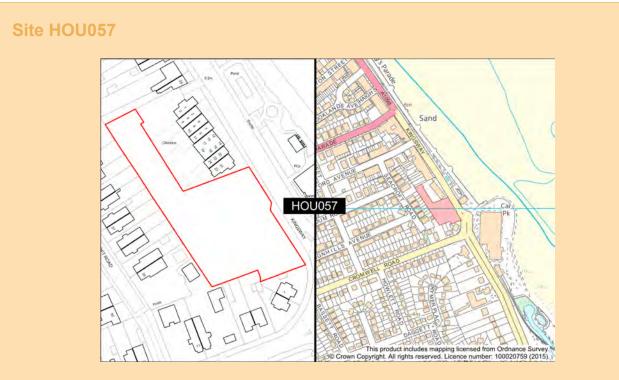
Sites under construction

5.11 This section sets out details of those sites where construction is currently underway. It does not include sites where enabling work has commenced. It only includes sites where completions have been recorded in the Council's monitoring records. Where known, details of the developer and marketing name have been included. The pro-forma for each site reflects the status of each site at 31 March 2016. Where relevant, notes have been made indicating major changes that have occurred at the time of writing.



Site Reference	HOU004					
Location	Land south v	Land south west of Roval Drive, Immingham				
Spatial Zone:	Estuary Zone					
Local Plan (2003):	H1/38					
Estimated delivery time:	1-5 years					
Grid reference:	E:	517091	N:	414530		
Site area:	Gross:	9.93Ha	Net:	8.44Ha		
Remaining capacity:	67					
Planning status:	Under constru	uction				
Land type:	Greenfield					
Electoral/Administrative area:	Ward:	Immingham	Parish:	Immingham		

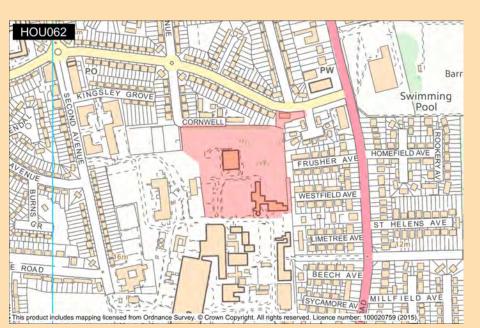
The site is under construction by Peter Ward Homes as 'Habrough Fields'.



Site Reference:	HOU057				
Location:	Winter Garde	ns, Kingsway, C	leethorpes		
Spatial Zone:	Urban Area				
Local Plan (2003):	White land (ins	side Developmen	t Boundary)		
Estimated delivery time:	1-5 years				
Grid reference:	E:	531330	N:	408009	
Site Area:	Gross:	0.41Ha	Net:	0.41Ha	
Remaining capacity:	25				
Planning status:	Under constru	ction			
Land type:	Brownfield				
Electoral/Administrative area:	Ward:	Haverstoe	Parish:	N/A	

Site under construction by Winter Gardens Ltd.

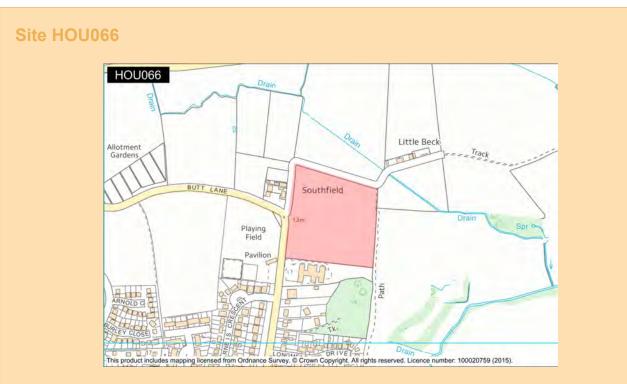
Site HOU062



Site Reference:	HOU062					
Location:	Diana Princes	Diana Princess of Wales Hospital, Scartho Road, Grimsby				
Local Plan (2003):	E11					
Spatial Zone:	Urban Area					
Estimated delivery time:	1-5 years					
Grid reference:	E: 526221 N: 4074			407457		
Site Area:	Gross:		2.71Ha			
	Net:		2.30Ha			
Remaining capacity:	104					
Planning status:	Under constru	iction				
Land type:	Brownfield					
Electoral/Administrative area:	Ward:	Park	Parish:	N/A		

Notes:

Site under construction by Cyden Homes.



Site Reference:	HOU066					
Location:	Land north of	Land north of Nursing Home, Butt Lane, Laceby				
Local Plan (2003):	White land (out	side Developmer	nt Boundary and i	n Strategic Gap)		
Spatial Zone:	Western and S	outhern Arc				
Estimated delivery time:	1-5 years					
Grid reference:	E:	521497	N:	407280		
Site Area:	Gross:		3.65Ha			
	Net:		3.10Ha			
Remaining capacity:	58					
Planning status:	Under construc	ction				
Land type:	Greenfield					
Electoral/Administrative area:	Ward:	Wolds	Parish:	Laceby		

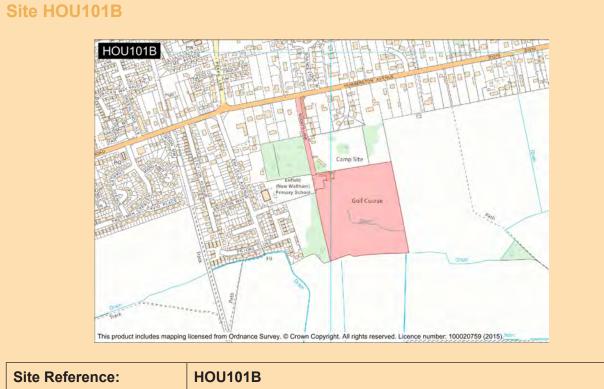
Site under construction by Snape Properties Ltd.

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Site Reference	HOU076					
Location	Scartho Top,	Scartho Top, Grimsby				
Spatial Zone:	Urban Area					
Local Plan (2003):	H1/7					
Estimated delivery time:	1-5 years					
Grid reference:	E:	526498	N:	406290		
Site area:	Gross:	64.25Ha	Net:	44.98Ha		
Remaining capacity:	985					
Planning status:	Under constru	uction				
Land type:	Greenfield					
Electoral/Administrative area:	Ward:	Scartho	Parish:	N/A		

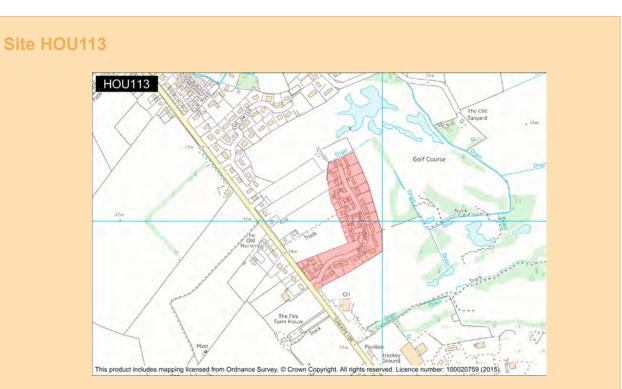
Notes:

Site under construction by Redrow Homes (Kirks Paddock), and Cyden Homes (Pelham Heights and Springfield Meadows).



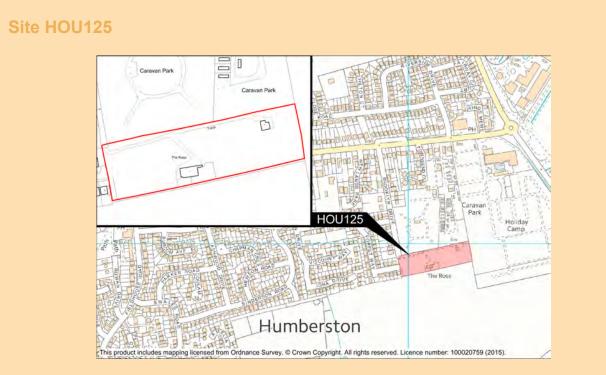
Site Reference:	HOU101B					
Location:	Humberston	Humberston Park Golf Club ('Par 3'), Humberston				
Local Plan (2003):	Amenity Oper	n Space				
Spatial Zone:	Western and	Southern Arc				
Estimated delivery time:	1-5 years					
Grid reference:	E:	528988	N:	404610		
Site Area:	Gross:	8.10Ha	Net:	5.67Ha		
Remaining capacity:	112					
Planning status:	Under constru	uction				
Land type:	Mixed					
Electoral/Administrative area:	Ward:	Humberston and New Waltham	Parish:	Humberston		

Site under construction by Cyden Homes.



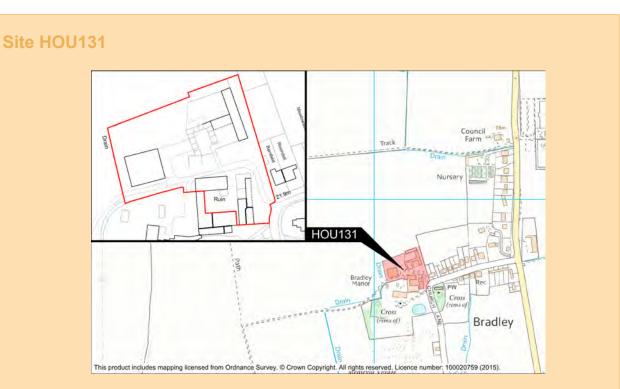
Site Reference	HOU113					
Location	Golf Course	Golf Course site, Cheapside, Waltham				
Spatial Zone:	Western and	Southern Arc				
Local Plan (2003):	H1/53					
Estimated delivery time:	1-5 years					
Grid reference:	E:	526928	N:	403000		
Site area:	Gross:	4.91Ha	Net:	4.17Ha		
Remaining capacity:	1					
Planning status:	Under constru	iction				
Land type:	Greenfield					
Electoral/Administrative area:	Ward:	Waltham	Parish:	Waltham		

The site is under construction by Strawsons.



Site Reference:	HOU125			
Location:	Brooklyn Drive (The Rose), Humberston			
Local Plan (2003):	Resort Area	Resort Area		
Spatial Zone:	Western and	Western and Southern Arc		
Estimated delivery time:	1-5 years			
Grid reference:	E:	531951	N:	406088
Site Area:	Gross:	1.27Ha	Net:	1.27Ha
Remaining capacity:	28			
Planning status:	Under construction			
Land type:	Mixed			
Electoral/Administrative area:	Ward:	Humberston and New Waltham	Parish:	Humberston

Site under construction by John Collis Builders Limited.

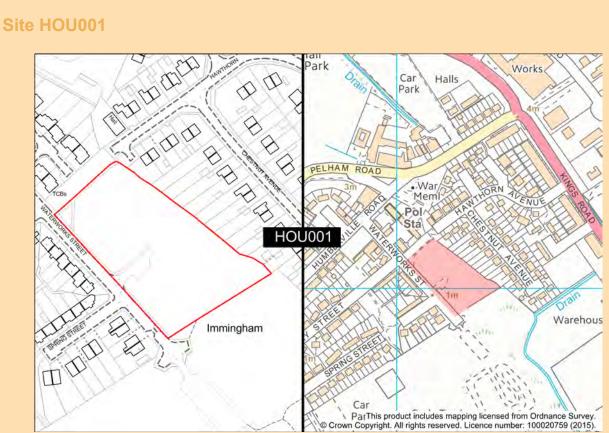


Site Reference:	HOU131			
Location:	Bradley Yard, Bradley, Grimsby			
Spatial Zone:	Urban Area	Urban Area		
Local Plan (2003):	White land (outside Development Boundary and in Strategic Gap)			
Estimated delivery time:	1-5 years			
Grid reference:	E:	524094	N:	406820
Site Area:	Gross:	0.85Ha	Net:	0.85Ha
Remaining capacity:	12			
Planning status:	Under construction			
Land type:	Brownfield			
Electoral/Administrative area:	Ward:	Wolds	Parish:	Bradley

The site is under construction by ****

Sites identified as deliverable and developable

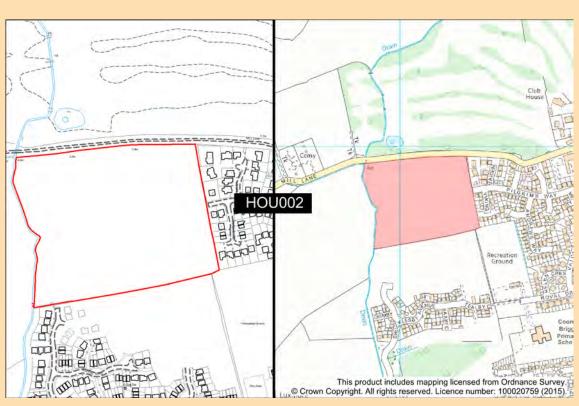
- **5.12** The sites listed in this section are those that have been classified as 'deliverable' or 'developable' through the assessment and evaluation process.
- **5.13** It includes sites that are considered 'deliverable' in the short term (1-5 years) and sites which are considered 'developable' in the medium term (6-10 years), and longer term (11-15 and 15 years plus).
- **5.14** A brief description of why the sites have met the key criteria of being available, suitable, and achievable has been included for each site along with a location plan, grid reference, estimated yield, and a recommendation as to why the site is considered deliverable or developable within its proposed time frame.
- **5.15** Where 'years' are referred to this is the time frame in which the site is expected to begin to contribute new dwellings to the housing land supply.



Site Reference:	HOU001			
Location:	Tower Place, Waterworks Street, Immingham			
Spatial Zone:	Estuary Zone	Estuary Zone		
Local Plan (2003):	H1/39	H1/39		
Estimated delivery time:	1-5 years			
OS Grid Reference:	E:	519088	N:	415017
Site Area:	Gross:	0.80Ha	Net:	0.80Ha
Potential for housing	32	32 Capacity source: Consented		Consented
Planning status:	Formally Identified - Allocated with Full Consent			
Land type:	Brownfield			
Electoral/Administrative area:	Ward:	Immingham	Parish:	Immingham

Notes:	
Availability	The site is in the ownership of a developer. There are no known legal constraints which would affect its development. Recent discussions have been held with the developer and they are currently pursuing the discharge of conditions for the site's planning consent.
Suitability	This site is allocated for housing development in the North East Lincolnshire Local Plan (2003) (Allocation reference: H1/39), and planning permission has been granted on the site in the past. It is located in the north east of Immingham and it is within walking distance of a range of local facilities. Frequent bus services run along Pelham Road and Kings Road which are close to the site. The main issue affecting the site is flood risk. The site is located in Flood Zone 3 in an area of severe and moderate degree of breach flood hazard, as identified in the Council's SFRA. However, it has been demonstrated that flood risk issues can be satisfactorily addressed, through the granting of planning permission. The site is therefore considered suitable for residential development. The site is a derelict brownfield site and bringing it forward for development will have a regeneration benefit.
Achievability	The Council's high level viability assessment suggests that this site would have a low probability of meeting benchmark land values, taking into account abnormal costs due to the risk of flooding. However, a developer is in place to deliver the site and they are actively discharging conditions with a view to implementing the consent. The site has been cleared.
Recommendation	The site is available and suitable for development. Developer interest indicates that the site is considered to be achievable. The site is considered to be deliverable.

Site HOU002



Site Reference:	HOU002			
Location:	Land to west of Pilgrims Way, Immingham			
Spatial Zone:	Estuary Zone	Estuary Zone		
Local Plan (2003):	White Land (o	White Land (outside Development Boundary)		
Estimated delivery time:	6-10 years			
OS Grid Reference:	E:		N:	
Site Area:	Gross:	5.81 Ha	Net:	4.07 Ha
Potential for housing	178	Capacity source	e:	Promoted
Planning status:	None			
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Immingham	Parish:	Immingham

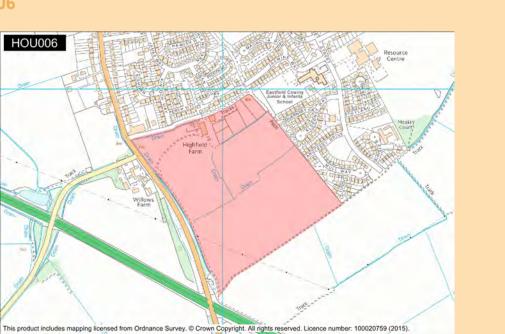
Notes:	
Availability	The site is in single ownership. There are multiple potential access routes to the site which are not in the control of the landowner. The owner of this site has held positive informal discussions with adjacent landowners regarding access to this site. No further land availability issues have been identified. There is no developer partner in place, however, the site owner has held discussions with a developer and there is potential developer interest in the site. The site was most recently promoted in 2015.
Suitability	This site is located to the north west of Immingham in an edge of settlement location. The site is located 1.2km (0.75 miles) from the nearest bus stop and 1.5km (0.93 miles) from local shops in Immingham. It is located to the west of the Pilgrims Way housing estate, and north of the Habrough Fields development (HOU004). A watercourse defines the western boundary of the site and Flood Zone 2 encroaches on the western edge of the site adjacent to this watercourse. This is accounted for in the reduced net developable area and this area can be avoided to deliver a development on site. The area of the site within Flood Zone 2 is also highlighted as an area at high risk of surface water flooding. The site is located on the edge of a historic settlement and therefore work will be required to establish the potential of the site for archaeological deposits. Historic site assessments have indicated the potential for the presence of protected species. Mill Lane, to the north of the site, is not considered a suitable access, however, suitable access can be achieved from other points. The suitability assessment did not identify any unresolvable issues. However, the site occupies an edge of settlement location and the development of the site could have an impact on the character of the settlement and landscape. This could be mitigated by providing a soft edged landscaped buffer to the west of the site.
Achievability	The edge of settlement location means that wastewater, drainage, and public transport infrastructure will need to be delivered, which will have an impact on scheme viability. The site is adjacent to an area of land which has received waste in the past and this has been taken into account in the Council's high level viability assessment, along with flood risk. Despite these potential abnormal costs, the high level viability appraisal suggests that benchmark land values could be exceeded.
Recommendation	The site is considered to be available and suitable for development. The site is not considered to be immediately achievable because there is no developer partner in place. The site is considered developable and could start to deliver completions in the medium term.



Site Reference:	HOU005	HOU005		
Location:	Land south of Habrough Road and west of Stallingborough Road, Immingham			
Spatial Zone:	Estuary Zone	Estuary Zone		
Local Plan (2003):	White land (ou	White land (outside Development Boundary)		
Estimated delivery time:	6-10 years			
OS Grid Reference:	E:	517478	N:	413970
Site Area:	Gross:	15.17Ha	Net:	10.62Ha
Potential capacity:	319	Capacity source	:	Estimated
Planning status:	Informally Identified			
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Immingham	Parish:	Immingham

Notes:	
Availability	The land is in single ownership. The owners have expressed an intention to develop but there is no evidence of a developer partner being in place to deliver the site. There are no known availability issues or legal constraints which would prevent development of the site. The site was most recently promoted in 2012.
Suitability	This site is a large edge of settlement site located to the west of Immingham, south of the B1210 and north of the A180. The site benefits from good access to existing local services, including frequent bus services which run along Stallingborough Road, which forms part of the eastern boundary of the site. The site may have an impact on the strategic road network and further evidence is required to understand the extent of this impact. Given the site's edge of settlement location, and proximity to the A180 dual carriageway, a significant landscaping scheme would be beneficial to soften the settlement edge. This would also help to provide a buffer between the site and the A180, which otherwise might have a detrimental impact on residential amenity due to noise and air quality. A watercourse forms the western boundary of the site, however, the site is located within Flood Zone 1 and has a negligible degree of breach hazard risk. Pockets of land near this western boundary are highlighted as being of medium to low risk of surface water flooding, with a small area of land identified as being at high risk of flooding from this source. The suitability assessment did not identify any issues that are considered to be unresolvable, though it will need to be demonstrated that potential surface water flood risk issues can be overcome to bring forward development. Much of the site is identified as being on land at very low risk of surface water flooding and it may be possible to avoid development areas which are at risk while still achieving the estimated capacity. A Candidate Local Wildlife site is located to the south of the site and it would need to be demonstrated that development would not have a detrimental impact on the ecological value of this site.
Achievability	There is potential for contamination on part of the site due to its existing non-residential use and this may require remediation, which would result in abnormal costs. Extensive off-site works to the foul sewer system would also be required to bring the site forward. Taking the potential for abnormal costs into account, the Council's high level viability assessment suggests that this site has a low probability of achieving benchmark land values.
Recommendation	This site is considered available for development. The site is considered to be broadly suitable for development, however, further evidence is required to understand the potential impact that development would have on the highway network and landscape character. This site is not considered to be immediately achievable because there is no developer partner in place and the Council's viability assessment suggests that benchmark land values may not be achieved. The site is considered to be developable and it is anticipated that the site could start to deliver completions in the medium to long term.



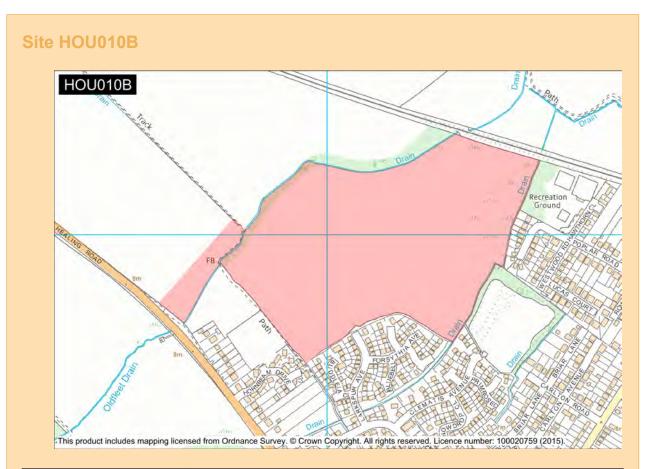


Site Reference:	HOU006	HOU006		
Location:	Land at Highfield Farm and east of Stallingborough Road, Immingham			
Spatial Zone:	Estuary Zone			
Local Plan (2003):	White land (out	White land (outside Development Boundary)		
Estimated delivery time:	6-10 years			
OS Grid Reference:	E:	518048	N:	413856
Site Area:	Gross:	22.30Ha	Net:	15.61Ha
Potential capacity:	660	Capacity source:		Promoted
Planning status:	None			
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Immingham	Parish:	Immingham

Notes:	
Availability	The site is in single ownership. The land promoter has expressed an intention to develop the site and has undertaken assessments to explore delivery of the site. no developer partner is known to be in place. An easement is known to cover a strip of land which runs north to south adjacent to the eastern boundary of the site. This identified easement marginally reduces the developable area of the site, but does not affect the overall potential development capacity. There are no other known legal issues which would prevent the development of this site. This site was most recently promoted in 2012.
Suitability	The site is located to the south west of Immingham and is bounded by existing residential development to the north and east. It is located close to existing facilities, and frequent bus services run along Stallingborough Road (B1210) which forms the western boundary of the site. The southern boundary is a track. Flood Zone 2 encroaches marginally in the south eastern corner and this is taken into account in the reduced net developable area of the site. The site is located in an area identified as being of negligible risk from breach hazard flood risk. Small pockets of land on the site are identified as being at risk of surface water flooding, including land adjacent to a drain which runs from east to west across the site, and a small watercourse which runs north to south in the centre of the site. These areas could be avoided to deliver a development scheme. Electricity pylons cross the south western corner of the site and these will need to be factored into the design of any scheme, as will an existing public rights of way. A site of this scale has the potential to adversely impact on local community infrastructure. The site promoter has submitted a Landscape and Visual Impact Assessment which suggests that while the site is of some landscape and visual value because of its edge of settlement location, but that adverse impacts can be overcome with appropriate mitigation. The Council's Landscape Character and Capacity Assessment (2015) identifies the site as being of medium to low sensitivity, and suggests that there is a high to medium capacity to absorb change. The developable area of the site will need to be reduced to provide landscaping to the south owing to the proximity of the site to the A180 to ensure that an appropriate buffer is provided, in order to ensure that noise and air pollution does not have a detrimental impact on residential amenity. The suitability assessment did not identify any unresolvable issues, though evidence is required to demonstrate that surface water flood risk issues can be ove
Achievability	This site will require work to provide a suitable foul wastewater drainage solution. The owner has held discussions with Anglian Water. This has resulted in the identification of a foul wastewater connection point and Anglian Water have confirmed that there is sufficient capacity nearby to treat flows from the site. The existing non-residential use of the site means that there is potential for contamination and this has been taken into account in the Council's high level residual appraisal, which suggests that development at this location may not achieve benchmark land values.
Recommendation	The site is considered available and suitable for development. The site is not considered to be immediately achievable because there is no developer partner

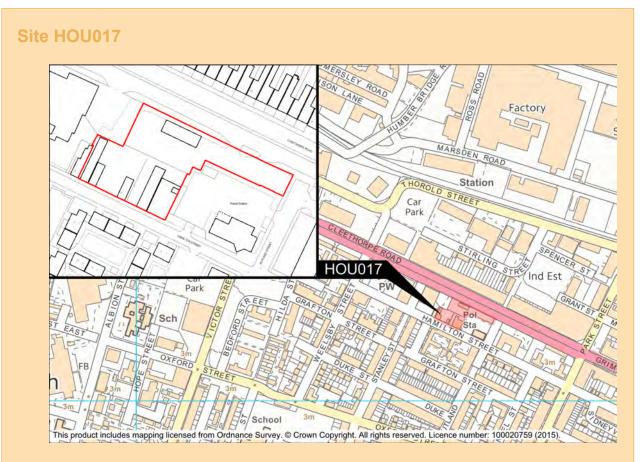
Notes:

in place. However, the site is considered to be developable and could come forward within the medium term.



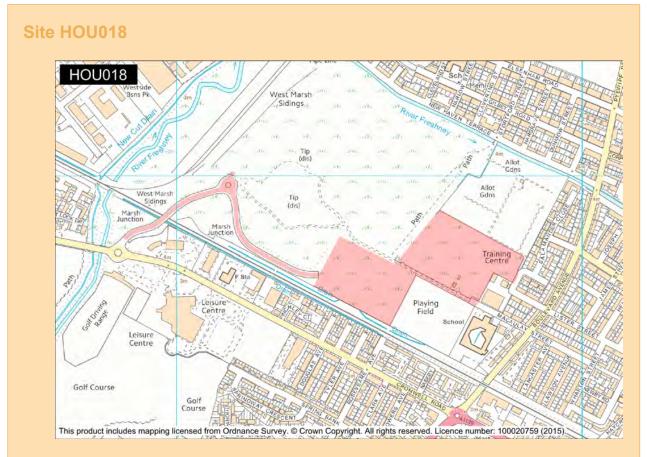
Site Reference:	HOU010B			
Location:	Land north of Healing	Land north of Grampian Avenue and west of Larkspur Avenue, Healing		
Spatial Zone:	Western and S	Western and Southern Arc		
Local Plan (2003):	White land (out	White land (outside Development Boundary)		
Delivery Time:	1-5 years			
OS Grid Reference:	E:	521031	N:	410975
Site Area:	Gross:	20.41	Net:	9.00
Potential capacity:	250	Capacity source):	Promoted
Planning status:	Resolution to grant planning permission.			
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Wolds	Parish:	Healing

Notes:	
Availability	This site is in single ownership and is under option to a developer. The developer has confirmed that they are still actively promoting this site, and the Council has considered a planning application for residential development on the site (DM/0378/15/OUT). There are no known legal issues which would affect the potential to develop the site.
Suitability	This site occupies an edge of settlement location to the west of Healing and adjacent to a modern residential estate to the east. It would provide a good level of access to the limited services provided in the village. Most of the site is within a short distance (0.4km) of a local bus route and bus stop offering a frequent bus service. There is the potential to provide additional access to bus services by providing new bus stops on the B1210. Services between Immingham and Grimsby use this route. The site is adjacent to the Oldfleet Drain watercourse which forms its western boundary. There is a risk of flooding on the site and Flood Zones 2 and 3 covers an extensive area of the site. The site master plan indicates that residential development would be located in Flood Zone 1, with areas of the site at risk of flooding forming open space and landscaping. Pockets of land on the site have been identified as being at high risk of surface water flooding. This includes areas covered by Flood Zones 2 and 3. It also includes a small area of land located north of Larkspur Avenue and Forsythia Avenue. The site is located in an area identified as having a negligible risk level of breach hazard flood risk. The site is in an area of known archaeological significance with the potential for archaeological remains of regional significance to be present. A number of existing trees would need to be retained due to tree preservation orders. The development of this site would extend Healing towards Stallingborough. Consideration needs to be given to the potential impact on coalescence, settlement identity, and landscape character that development of this site would have. The suitability assessment did not identify any unresolvable issues, though further evidence is required that flood risk concerns can be satisfactorily addressed.
Achievability	The Council's high level viability assessment identified a high chance of the site achieving benchmark land values. Healing is a high demand and high value area, and the site is under option to a developer.
Recommenda	tion The site is considered to be available and suitable for development. The site is considered achievable because there is developer involvement and it is located within an area of high demand. The site is deliverable and it is considered that it could start to deliver completions in the first five years of the plan period.



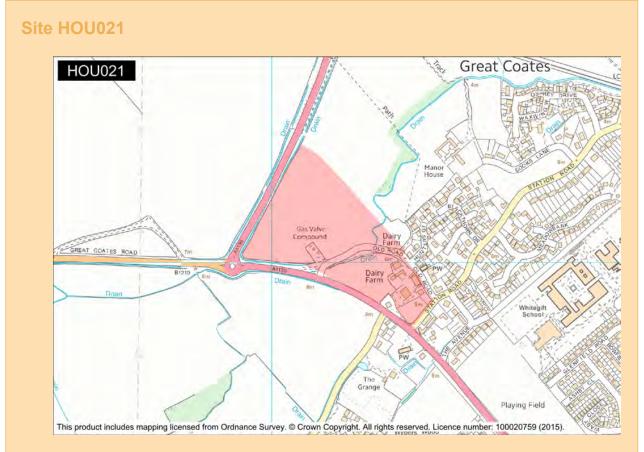
Site Reference:	HOU017			
Location:	71-85 Hamilton Street, Grimsby			
Spatial Zone:	Urban Area			
Local Plan (2003):	H1/32			
Delivery Time:	6-10 years			
Grid reference:	E:	528454	N:	410217
Site Area:	Gross:	0.27Ha	Net:	0.27Ha
Potential capacity:	30	Capacity source: Promote		Promoted
Status:	Formally Identified - Residual Allocation			
Land type:	Brownfield			
Electoral/Administrative area:	Ward:	East Marsh	Parish:	N/A

Notes:	
Availability	The site is in single ownership but there is no developer partner in place. This site was most recently promoted in 2014. There are no known legal constraints which would prevent the development of the site. Part of the site is in use as a car wash which is accessed from Cleethorpe Road.
Suitability	This site is located in a central accessible location within Grimsby. It is located opposite the Cleethorpe Road Local Centre and a range of amenities are available close to the site. Cleethorpe Road benefits from regular bus services providing access to Grimsby and Cleethorpes town centres. New Clee rail station which provides access to local stopping services is located a short distance from the north of the site. This site was granted outline permission for 3 dwellings and 21 apartments (DC/764/07/EMA) in November 2007. This consent has since expired. A subsequent application for 26 apartments (DC/291/08/EMA) was withdrawn. This site in its entirety is located within Flood Zones 3 and 3, and within an area identified as being at risk from breach hazard, with the degree of risk varying from low to severe on the site. Streets adjacent to the site have been identified on the Environment Agency's Risk of Flooding from Surface Water data at low risk. Planning permission has been granted previously which demonstrates that flood risk issues could be overcome for those particular schemes. The site is a brownfield site in a prominent location and redevelopment of this site could support the Council's wider regeneration aims. The site is considered to be broadly suitable for development, subject to the outcome of a site specific Flood Risk Assessment.
Achievability	There are no known infrastructure issues with the site. The site is located in an area of low value market housing. The results of the Council's high level residual appraisal would suggest that there is a low probability of the site being delivered in the short term. The land owners have stated that there has not been any market interest in the site.
Recommendation	The site is considered to be available and suitable for development. The site is not considered to be immediately achievable because there is no developer partner in place. The site is considered developable and could start to deliver completions in the medium term in an improved market.



Site Reference:	HOU018				
Location:	Land at Maca	Land at Macaulay Lane ('West Marsh Renaissance'), Grimsby			
Spatial Zone:	Urban Area				
Local Plan (2003):	H1/27				
Estimated delivery time:	1-5 years				
Grid reference:	E:	525487	N:	409848	
Site Area:	Gross:	31.95Ha	Net:	27.16Ha	
Potential capacity:	250	Capacity source:		Consented	
Status:	Formally Identified - Allocated with Outline Consent				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	West Marsh (access road Yarborough)	Parish:	N/A	

Notes:	
Availability	The site is in single ownership and the landowner has indicated that there is are no known legal constraints. The landowner has pursued planning permission for this site and an outline planning permission was granted in 2014 (DC/723/12/WMA). Works to form an access to the site from Cromwell Road have already been implemented. There is no known developer partner in place to deliver the site.
Suitability	This site is located in central Grimsby in a sustainable location which has access to frequent bus services which run along Cromwell Road providing access to Grimsby town centre. The site has a number of technical issues. The site is located in Flood Zone 3 in its entirety and in an area identified as being at a severe degree of breach flood hazard risk. Pockets of the site have been identified as being at risk of surface water flooding, with the risk level identified ranging from low to high. Outline planning permission has been granted on this site for housing and the principle of residential development has been established. Through the granting of this permission, it has been demonstrated that flood risk issues can be satisfactorily overcome through the use of mitigation measures. Other technical issues which affect the site include the potential for contamination, which has arisen due to the adjacent former landfill site.
Achievability	Site enabling works including an access road and bridge have already been completed. The Council's high level residual appraisal suggests that the area would have a low probability of achieving benchmark land values. However, the planning consent includes a review mechanism to allow a flexible delivery approach to be taken with regards to the delivery of the site's affordable housing contribution to enable the scheme to come forward. Planning permission has been granted for land remediation works and the creation of a country park on the neighbouring site which, once implemented, will improve the quality and marketability of the wider area.
Recommendation	The site is considered to be available and suitable for development. This site is considered achievable because a consent with a site specific review mechanism is in place. This site is considered deliverable and could start to deliver housing completions in the early part of the plan period.

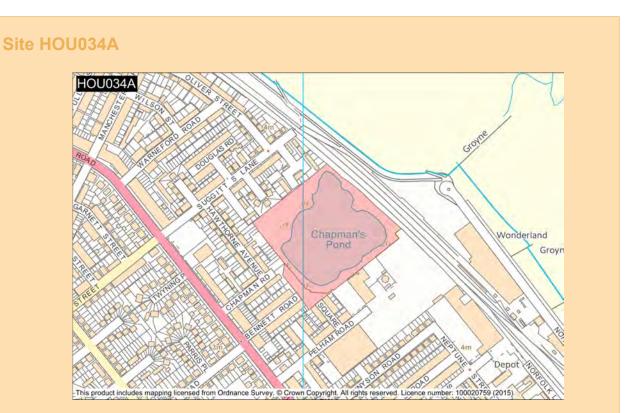


Site Reference:	HOU021				
Location	Land west of Great Coates (Church Farm), Grimsby				
Spatial Zone:	Urban Area	Urban Area			
Local Plan (2003):	Strategic Gap	Outside Develop	ment Boundary)	
Estimated delivery time:	Developable	Developable (6-10)			
Grid reference:	E:	E: 523235 N: 410003			
Site area:	Gross:	8.72Ha	Net:	6.10Ha	
Potential capacity:	150 Capacity source: Promoted			Promoted	
Planning status:	None				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Wolds/Freshney	Parish:	Healing/Great Coates	

Notes:	
Availability	The site is in single ownership and was most recently promoted in 2013. A pipeline is known to cross the south west corner of the site and there may be an easement associated with this. The extent of any easement related to this is unknown. There are no other known constraints on site availability.
Suitability	This site occupies an edge of settlement location to the west of the historic village of Great Coates. The site provides good access to the public transport network, including regular bus services which run along Great Coates Road which forms the southern boundary of the site. A link could be provided to enable a pedestrian and cycling access to Great Coates rail station, located to the north east of the site. The site is located close to the strategic road network at the A1136, which provides access to the A180 dual carriageway via the Great Coates interchange. Part of the site is located within the Great Coates Conservation Area, and development would be likely to affect key views into and out of the conservation area. Development of the site could impede views to the Grade I Listed St. Nicholas Church. Views to Grade II Listed structures and locally listed buildings within the settlement could also be affected. There are visible earthworks on the site area is located within Flood Zones 2 and 3 which would reduce the developable area of the site. Parcels of the land have been identified as being at risk of surface water flooding and these follow the water course that runs from north to south through the site. The site is located in an area identified as being at a negligible degree of breach hazard flood risk. The site is within the 'Strategic Gap' (known as 'Landscape Areas of Strategic Importance' under saved policy NH9) defined in the North East Lincolnshire Local Plan 2003. The Council's Landscape Character and Capacity Assessment suggests that the site is located within an area of medium sensitivity with a medium capacity for change. The existing settlement edge in this location provides an attractive soft edge to Great Coates. There is the potential for development in this location to have an impact on landscape character, particularly given the scale of development estimated which may also have an impact on the setting of a number of heritage assets.
Achievability	Mitigation to address flood risk issues, the presence of a gas pipeline, and the potential for contamination given the sites former non-residential use may reduce the viability of the site. The Council's viability assessment suggests that there is a marginal chance of benchmark land values being met. Avoiding areas of the site most at risk of flooding and the potential for an easement may significantly reduce the capacity of the site, which could affect the overall viability of any scheme. Reducing the potential capacity to reduce the impact on heritage assets, for example, to allow for views to be maintained could also impact on scheme viability.

Notes:

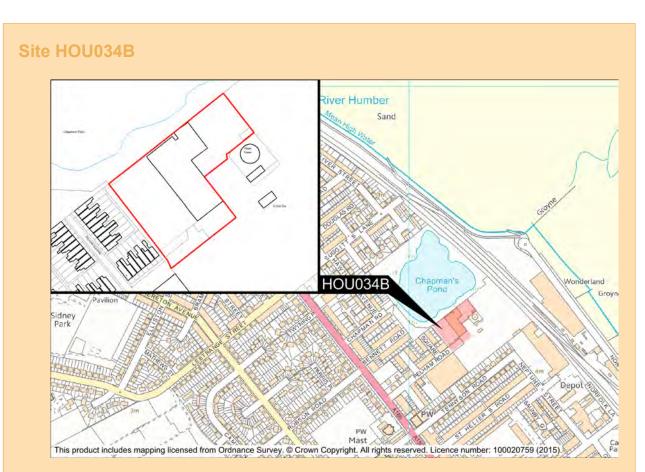
Recommendation The site is in the ownership of a willing landowner, however, the presence of the pipeline may affect the availability of part of the site for development. At this stage, no detailed site layout is known and therefore the site has not been ruled as unsuitable based on heritage concerns. However, development at this location has the potential to have a significant impact on the setting of the conservation area as well as several designated and undesignated heritage assets, and the wider landscape character. This site is considered broadly suitable because the concerns highlighted would not necessarily preclude development, though they may significantly alter the quantum of development that is acceptable. The capacity estimate is based on the Council's standard assumptions and could be reduced significantly to accommodate a smaller scheme, focused around the eastern part of the site. Further information is required before this estimate can be relied upon. The site is not considered to be immediately developable due to viability concerns and the lack of a developer partner.



Site Reference:	HOU034A			
Location:	Chapman's Pond, Hawthorne Avenue, Cleethorpes			
Spatial Zone:	Urban Area	Urban Area		
Local Plan (2003):	Designated Sit	e of Local Nature	Conservation Im	portance/Value
Estimated delivery time:	11 -15 years			
Grid reference:	E:		N:	
Site Area:	Gross:	3.76Ha	Net:	Unknown ⁽¹⁾
Potential capacity:	110 Capacity source: Promoted			Promoted
Planning status:	None.			
Land type:	Mixed			
Electoral/Administrative area:	Ward:	Sidney Sussex	Parish:	N/A

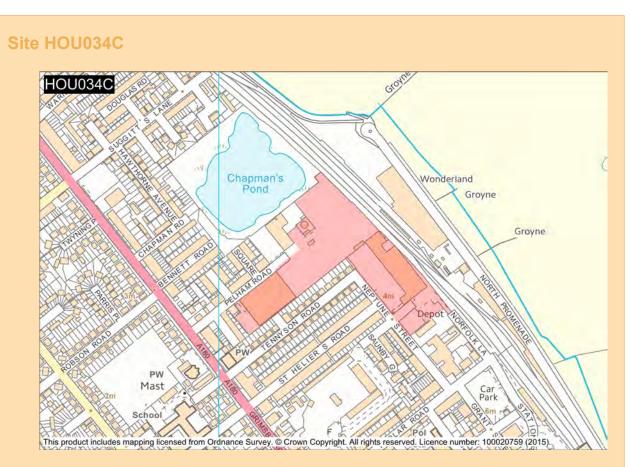
1. Development of this scheme would involve the part infilling of Chapman's Pond. Applying the Council's standard density assumptions would result in a net developable area of 3.20Ha. The developable area is likely to be smaller than this.

Notes:	
Availability	The site is in single ownership and in the control of a developer. There are multiple potential access points and positive informal discussions have been held between the land owner and neighbouring land owner regarding the potential to provide access through a neighbouring site (HOU034C). The site was most recently confirmed as being available for development in 2015.
Suitability	This site is located in central Cleethorpes close to amenities provided in the town centre, including public transport links such as bus services which run along Grimsby Road and train services provided from Cleethorpes train station. This site is located almost entirely in Flood Zones 2 and 3, and within an area identified as at a extreme and severe degree of breach hazard flood risk. It is a brownfield site and there is a regeneration benefit in bringing the site forward for development. Chapman's Pond is a former mineral working which has, in part, been filled with waste. The pond has formed from an underground water source. The site is in close proximity to the Humber estuary and ecological issues will need to be addressed. The site has previously been assessed as having biological value, as recognised by its designation in the North East Lincolnshire Local Plan (2003) as a site of Local Nature Conservation Importance (SNCI). Proposals for redevelopment will need to demonstrate that there will not be adverse impacts on the biological value of the site, or that any impact can be satisfactorily mitigated.
Achievability	This site has a number of technical constraints relating to flood risk and ground contamination (owing to its former use as a landfill site) which will result in significant abnormal costs. Additionally, extensive off site works will be required to the foul sewer system. The Council's viability evidence suggests that it is not likely that benchmark land values would be met.
Recommendation	The site is considered to be available for development, and suitable subject to further evidence regarding the impact that development would have on the site's biological value. The sites presents technical issues which will impact on the ability to gain a detailed consent to enable housing development. The Council's viability assessment considers the probability of viability to be low with significant abnormal costs taken into consideration. The site is not considered immediately achievable but is considered developable in the longer term.



Site Reference:	HOU034B				
Location:	Land off Pelha	Land off Pelham Road, Cleethorpes			
Spatial Zone:	Urban Area				
Local Plan (2003):	White land (for	mer E13 allocatio	n - not saved)		
Estimated delivery time:	1-5 years	1-5 years			
Grid reference:	E: N:				
Site Area:	Gross:	0.54Ha	Net:	0.54Ha	
Potential capacity:	14 Capacity source: Consented			Consented	
Planning status:	Planning consent granted (DC/800/12/SSU) approved 24 Dec 2015				
Land type:	Brownfield				
Electoral/Administrative area:	Ward:	Sidney Sussex	Parish:	N/A	

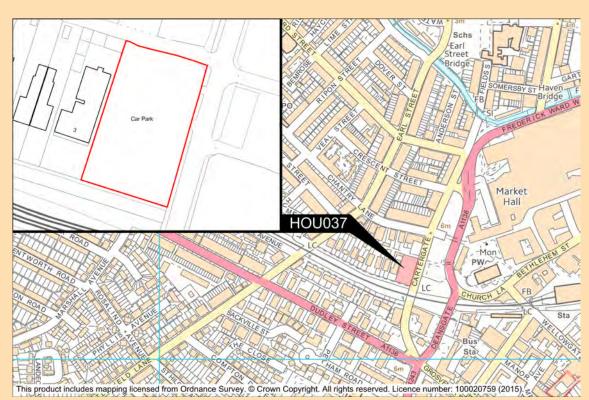
Notes:	
Availability	This site is in single ownership. There are no known legal constraints. Access can be achieved via Pelham Road.
Suitability	Planning permission (DC/800/12/SSU) has been granted for development of the site. The site is located in central Cleethorpes and it is close to the wide variety of local amenities and facilities provided by Cleethorpes town centre, as well as public transport links. The site was allocated for employment use in the North East Lincolnshire Local Plan (2003), however, this allocation was not saved and to date, no proposals for employment uses have been submitted for consideration. The site is within Flood Zones 2 and 3, and in an area assessed to have a low to moderate degree of breach hazard flood risk. Surface water flooding risk has been identified as low on Pelham Road by the Environment Agency. The granting of planning permission shows that it is possible to satisfactorily overcome flood risk concerns.
Achievability	The Council's viability evidence suggests that it is unlikely that benchmark land values would be achieved on this site however development proposals have been pursued.
Recommendation	The site is considered available and suitable for development and has been actively pursued for development. It is considered that completions could occur in the short term. This site is recommended for inclusion in the 1-5 year time frame.



Site Reference:	HOU034C			
Location:	Land off Pelham Road, Cleethorpes			
Spatial Zone:	Urban Area			
Local Plan (2003):	Designated Sit	e of Local Nature	Conservation Im	portance/Value
Estimated delivery time:	6-10 years			
Grid reference:	E:		N:	
Site Area:	Gross:	3.96Ha	Net:	3.37Ha
Potential capacity:	118	Capacity source	:	Promoted
Planning status:	Informally identified			
Land type:	Mixed			
Electoral/Administrative area:	Ward:	Sidney Sussex	Parish:	N/A

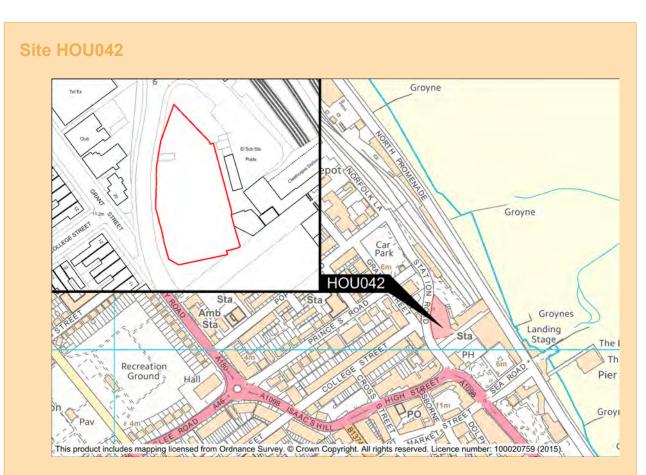
Notes:	
Availability	The site is in single ownership and there are no known legal constraints. The site was most recently promoted in 2015. The land promoter has stated that active commercial leases are in place for part of the site, but that their long term aim is for the redevelopment of the site.
Suitability	The site is located in central Cleethorpes and it is close to the wide variety of local amenities and facilities provided by Cleethorpes town centre, as well as public transport links. This site is located in Flood Zones 2 and 3. The southern part of the site is located in an area assessed as having a low to moderate degree of breach hazard flood risk, while the remainder of the site is having a negligible degree of risk. It is a brownfield site and there is a regeneration benefit in redeveloping the site. The site is within close proximity to the Humber estuary and close to a designated site of local nature conservation importance, and development may have an ecological impact which will need to be assessed.
Achievability	This site has technical constraints relating to flood risk which will have an impact on scheme viability. It is located in an area of low value market housing and the Council's high level viability assessment suggests that benchmark land values would not be achieved. There is no known market interest in the site and the landowner does not have a developer partner in place to deliver the site.
Recommendation	The site is considered to be available for development, and suitable, subject to further evidence regarding the impact that development could have on nearby sites of biological value. The Council's viability assessment considers the probability of viability to be low. The site is not considered immediately achievable but is considered developable in the medium to longer term.





Site Reference:	HOU037			
Location:	Land west of Cartergate, Grimsby			
Spatial Zone:	Urban Area			
Local Plan (2003):	White land			
Estimated delivery time:	6-10 years			
Grid reference:	E:		N:	
Site Area:	Gross:	0.18Ha	Net:	0.18Ha
Potential capacity:	14	Capacity source	ce:	Promoted
Planning status:	Planning consent for a temporary alternative use			
Land type:	Brownfield			
Electoral/Administrative area:	Ward:		Parish:	N/A

Notes:	
Availability	The site is in single ownership. There are no known legal constraints on the site. The site is currently in temporary alternative use as a car park. This use has a temporary planning permission which expires on 10 October 2016.
Suitability	This site is located at the edge of Grimsby town centre which provides easy access to a wide range of services and amenities. The site is accessible by public transport and located close to Grimsby train station. The area surrounding the site features a mixture of uses, including residential and commercial. The site is located in Flood Zone 1, and surface water and breach hazard datasets do not identify flood risk issues. The site is located in an area of known archaeological significance within the historic core of Grimsby. Provided that development can occur without significant detrimental impact to archaeological remains, the site is considered to be suitable. The site is located within a conservation area and any scheme will need to be sensitively designed to ensure that the character and appearance of the design is appropriate within the setting of the conservation area.
Achievability	Important archaeological remains are known to exist on the site and retaining them in situ could increase development costs. The Council's high level viability assessment takes this into account and suggests that there is a low probability of benchmark land values being met, based on the information provided. The immediate area has been subject to major redevelopment which provides a stimulus for future development. A Car Park Assessment (Grimsby Parking Strategy - Modelling Report 2015) has been completed which identified there is not justification for retaining the car park on grounds of car park capacity.
Recommendation	The site is considered available and suitable. The site is considered to be achievable. It is considered that residential development could occur in the 6 - 10 year time frame.

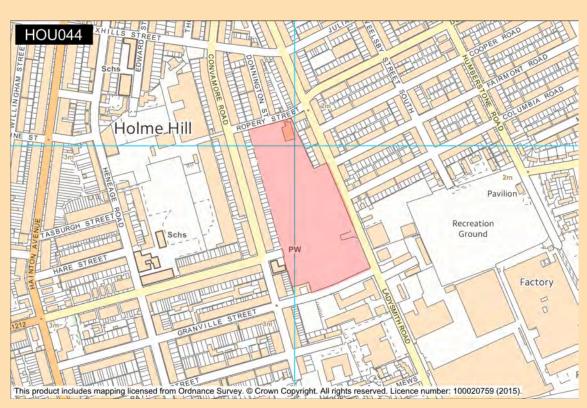


Site Reference:	HOU042			
Location:	Former Clifton Bingo, Grant Street, Cleethorpes			
Spatial Zone:	Urban Area			
Local Plan (2003):	Resort area			
Estimated delivery time:	1-5 years			
Grid reference:	E:	530573	N:	409057
Site Area:	Gross:	0.21Ha	Net:	0.21Ha
Potential capacity:	80	Capacity source:		Promoted
Planning status:	Formally Identified - Unallocated with Full Consent, Draft LDO (DM/0676/15/LDO)			
Land type:	Brownfield			
Electoral/Administrative area:	Ward:	Sidney Sussex	Parish:	N/A

North East Lincolnshire Council

Notes:	
Availability	The site is in single ownership and it is owned by a developer. It was most recently promoted in 2015 through discussions with the site owners to prepare a Local Development Order (LDO). There are no known legal constraints which would prevent development.
Suitability	This site is located in central Cleethorpes adjacent to Cleethorpes train station. A wide range of services and amenities are provided in Cleethorpes town centre which is within a short walking distance of the site. Bus services run regularly along the nearby A1098. The principle of residential development for 35 units, as part of a mixed use residential and commercial scheme, has previously been established on the site through the granting of full planning permission (DC/1162/05/SSU). The Council has prepared a Local Development Order (LDO) for the site which promotes a mixed use development, involving a high density residential element of up to 80 units. This LDO has been subject to public consultation and was adopted on 9 March 2016. The site is located in Flood Zone 1, in an area of assessed to have a negligible degree of breach hazard flood risk, with no identified surface water flooding issues. The suitability assessment has not highlighted any significant constraints to the redevelopment of this prominent brownfield site.
Achievability	The site has consent for an apartment scheme and discussions with the developer indicated that this scheme is not considered to be viable at this time. The Council's viability assessment suggests that there is a low probability of benchmark land values being met based on the information provided.
Recommendation	The site is considered to be available and suitable for development, the site is in the ownership of a developer and is considered to be achievable.

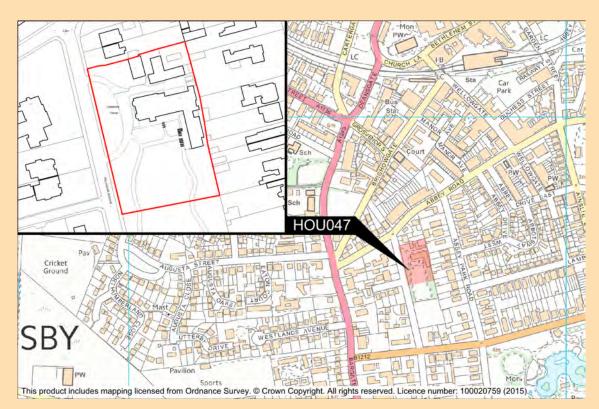
Site HOU044



Site Reference:	HOU044			
Location:	Former Birds Eye factory site, Ladysmith Road, Grimsby			
Spatial Zone:	Urban Area			
Local Plan (2003):	Industrial area			
Estimated delivery time:	1-5 years			
Grid reference:	E:	528029	N:	408866
Site Area:	Gross:	4.16Ha	Net:	3.54Ha
Potential capacity:	260	Capacity source	:	Consented
Planning status:	Formally Identified - Unallocated with Outline Consent and Full Consent (Part)			
Land type:	Brownfield			
Electoral/Administrative area:	Ward:	Heneage	Parish:	N/A

Notes:	
Availability	The site is in single ownership and is on the market. Further recent discussions have taken place with the landowner to pursue a Local Development Order (LDO) for the site. There are no known availability constraints, however, an easement associated with a water main crosses the site from north to south to the east.
Suitability	The site is located in central Grimsby, on Ladysmith Road which is a public transport route. The site is located close to local services including a primary school and medical centre, as well as shopping amenities. The site is located in Flood Zones 2 and 3, and a small parcel of the site is located in an area assessed as being at a low to severe degree of breach hazard flood risk. The site is within an area of very low to low surface water flood risk. This site benefits from outline planning permission (DC/1224/06/HEN) and reserved matters have been approved for part of the site (DC/630/12/HEN). The principle of residential development is therefore established and it has been satisfactorily demonstrated that suitability issues, including flood risk, can be overcome on the site.
Achievability	The Council's viability assessment suggests that there benchmark land values would not be met at the present time. There is no developer partner in place but there has been market interest shown in the site. The adoption of a Local Development Order (LDO) (9 March 2016) could help to enhance the viability of the site by establishing the principle of a mixed-use development scheme, which could make the site more attractive to prospective purchasers. The easement can be addressed through avoiding the development of part of the site, without compromising the ability of the site to be brought forward for development.
Recommendation	The site is considered to be available and suitable for development, and the Council considers there to be a prospect that development could start, given recent market interest and the potential for a revised development scheme. The site is therefore considered to be achievable.

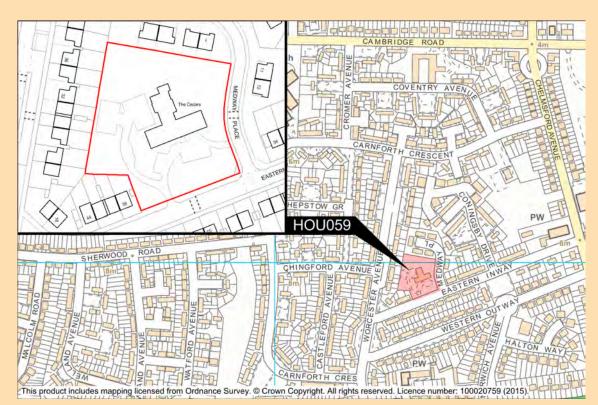
Site HOU047



Site Reference:	HOU047			
Location:	Claremont House, 7 Welholme Avenue, Grimsby			
Spatial Zone:	Urban Area			
Local Plan (2003):	White land (ins	ide Developme	ent Area)	
Estimated delivery time:	6-10 years			
Grid reference:	E:		N:	
Site Area:	Gross:	0.58Ha	Net:	0.58Ha
Potential capacity:	23		Capacity source:	Promoted
Planning status:	None - planning permission expired			
Land type:	Mixed			
Electoral/Administrative area:	Ward:		Parish:	

Notes:	
Availability	This site is in single ownership. Recent discussions with the land owner have confirmed that the site remains available for development. There are no known legal constraints.
Suitability	This site is located within an attractive area of central Grimsby, within close proximity to the town centre. It is within close proximity of existing services and public transport links. Planning permission has previously been granted on the site for the alteration of Claremont House to form 13 flats, including the part demolition of the building (DC/430/07/PAR). This consent has since expired. The current owner has proposed a scheme involving the retention and conversion of Claremont House, along with the demolition of a bungalow to allow the formation of townhouses to provide enabling development. The site is located in Flood Zone 2 but has not been classified as unsuitable because the site is a mixed previously developed land and greenfield site, which presents a regeneration opportunity to bring a locally listed heritage asset back into use. Environment Agency maps identify the site to be in an area of very low/low flood risk from surface water. The site is within the Wellow Conservation Area and the design of any scheme will need to ensure that the character and appearance of the area is maintained and enhanced. The surrounding area features many large villas of exceptional quality. There are a number of existing mature trees within the site that would need to be retained.
Achievability	There is no known developer partner in place. The site is within a medium value area and the Council's high level viability assessment suggests that benchmark land values could be met in this location.
Recommendation	This site is considered to be available. This site is considered to be suitable for development, subject to the application of the Flood Risk Sequential Test (and if necessary, the Exception Test which would require a site specific Flood Risk Assessment to demonstrate that the development could be made safe and that there would not be an increase in flood risk elsewhere), and the impact of the design of a development on designated heritage assets, including the impact that development would have within the conservation area. The site is not considered immediately achievable because there is no developer partner in place.

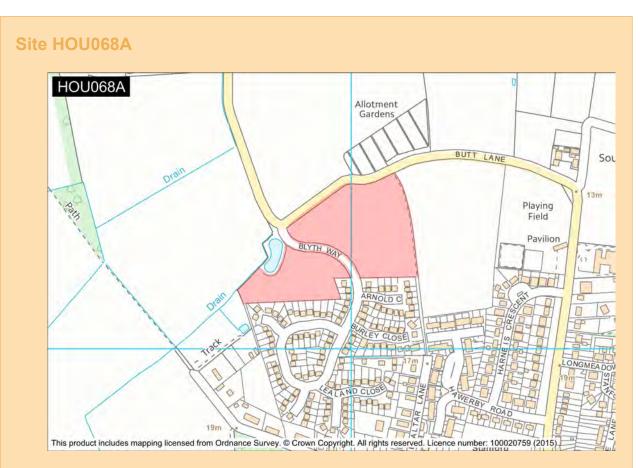
Site HOU059



Site Reference:	HOU059			
Location:	The Cedars Offices, Eastern Inway, Grimsby			
Spatial Zone:	Urban Area	Urban Area		
Local Plan (2003):	White land (ins	White land (inside Development Boundary)		
Estimated delivery time:	1-5 years			
Grid reference:	E:	525252	N:	407974
Site Area:	Gross:	0.43Ha	Net:	0.43Ha
Potential capacity:	32	Capacity source	:	Promoted
Planning status:	Resolution to Grant Planning Permission (DM/0105/15/OUT)			
Land type:	Brownfield			
Electoral/Administrative area:	Ward:	South	Parish:	N/A

Notes:	
Availability	The site is in single ownership and is under option to a developer, subject to the granting of planning permission. There are no known legal constraints which would prevent the site from coming forward for development.
Suitability	The site is located in a residential area with access to local services. Frequent bus services to Grimsby town centre are provided along nearby Worcester Avenue and Chelmsford Avenue. The assessment has not identified any major constraints to development. The site is located in Flood Zone 1 in an area identified as being at very low risk from surface water flooding, in an area at a negligible degree of breach hazard flood risk. The site has a resolution to grant planning permission for 32 units (DM/0105/15/OUT) subject to the signing of a s.106 agreement, which demonstrates that the site is suitable for residential development.
Achievability	The Council's viability assessment suggests that benchmark land values could be exceeded in this area. Given the lack of constraints, there should be few abnormal costs associated with development of the site, however, some site clearance may be required.
Recommendation	The site is considered available, suitable, and achievable. It is expected that completions could start to be made on the site within five years.

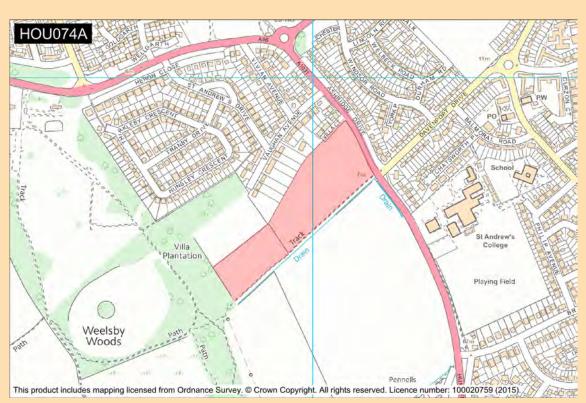




Site Reference:	HOU068A			
Location:	Land off Blyth Way, Laceby			
Local Plan (2003):	White land (our	tside Developme	nt Boundary)	
Spatial Zone:	Western and S	outhern Arc		
Estimated delivery time:	1-5 years			
Grid reference:	E:	520899	N:	407292
Site Area:	Gross:	3.94Ha	Net:	3.35Ha
Potential capacity:	100 Capacity source: Conse		Consented	
Planning status:	Planning permission (DM/0335/14/OUT), decision pending DM/0422/16/REM			
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Wolds	Parish:	Laceby

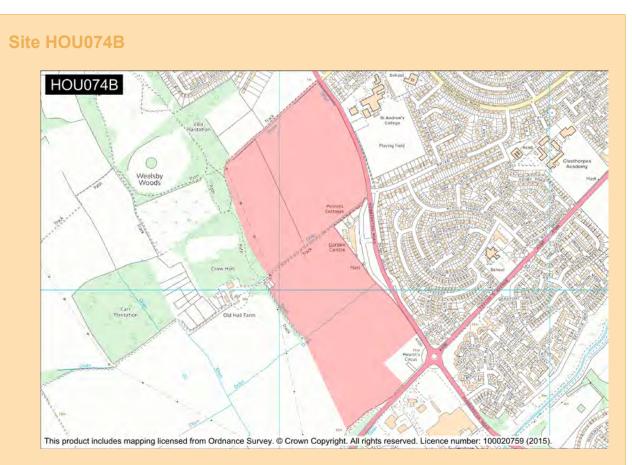
Notes:	
Availability	The site is in single ownership. This site is under option to a developer and the developer is promoting the site in agreement with the landowner. The site was most recently promoted in 2014. Outline planning approved has been granted 28 April 2016 and discussions are on-going with the Council regarding progression of a reserved matters planning application for the site. There are no known legal constraints and access can be achieved from Blyth Way.
Suitability	The site is located to the north of the village of Laceby. The site is not easily accessible by public transport, and is not located close to existing services and amenities in the village core which are further to the south. The site is located in Flood Zone 1, in an area of negligible breach hazard flood risk. Environment Agency flats identify that the surface water flood risk on the site ranges from very low to low. There are no major constraints which would prohibit development of the site. It has been demonstrated that the site is suitable for residential development through the resolution to grant planning permission.
Achievability	Laceby is a desirable high value area and the Council's viability assessment suggests that benchmark land values could be achieved in this location. There are no constraints which would affect the achievability of this site.
Recommendation	This site is considered available, suitable, and achievable. It is considered that completions could start to occur on the site within five years.





Site Reference:	HOU074A			
Location:	Land off Humberston Road (North of Weelsby Hall Farm HOU074B), Cleethorpes			
Spatial Zone:	Urban Area	Urban Area		
Local Plan (2003):	White land (outside Development Boundary and in Strategic Gap)			
Estimated delivery time:	1-5 years			
Grid reference:	E: 528854 N: 407771			407771
Site Area:	Gross:	4.64Ha	Net:	3.94Ha
Potential capacity:	145	Capacity source	:	Consented
Planning status:	Resolution to grant planning permission (DM/0225/14/OUT)			
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Heneage	Parish:	N/A

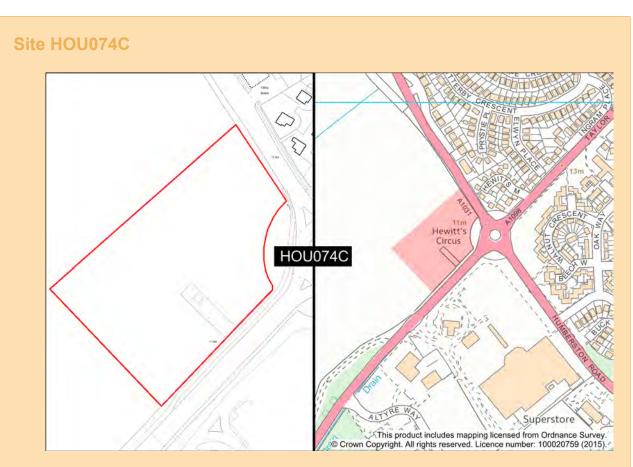
Notes:	
Availability	The site is in single ownership and was most recently promoted in 2014. The site is owned by a developer. There are no known legal constraints which will prevent development, but there is a need to ensure that pedestrian access to a public right of way is maintained in delivering the site.
Suitability	This site is located in an area of open countryside adjacent to existing residential development. Humberston Road (A0131), a strategic transport route, forms the eastern site boundary and public transport services run along this route to Grimsby town centre. The site is located close to Weelsby Road and Clee Road which provide frequent bus services to Grimsby and Cleethorpes. There are services within the local area including a nearby Primary School. The site is located in a landscape area of strategic importance and part of the site is a designated site of local nature conservation importance in the North East Lincolnshire Local Plan (2003). The site is located in Flood Zone 1 in an area identified as having a negligible degree of risk from breach hazard flood risk. Parcels of land running along the southern boundary of the site are identified by the Environment Agency as having a high risk of flooding from surface water. The site has received a resolution to grant planning permission which demonstrates that the site is suitable for development.
Achievability	The Council's viability assessment suggests that development could be viable on this site. There are no site constraints which may affect achievability and access can be achieved from Humberston Road.
Recommendation	This site is considered to be available, suitable, and achievable. It is expected that completions could begin on site within the next five years.



Site Reference:	HOU074B				
Location:	Land north and west of Pennells Garden Centre, Weelsby Hall Farm, Humberston Road, Grimsby				
Spatial Zone:	Urban Area				
Local Plan (2003):	White land (ou	White land (outside Development Boundary and in Strategic Gap)			
Estimated delivery time:	6-10 years				
Grid reference:	E:	E: 529178 N: 406862			
Site Area:	Gross:	42.76Ha	Net:	29.93Ha	
Potential capacity:	1,500 Capacity source: Promoted				
Planning status:	None				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Humberston and New Waltham	Parish:	New Waltham	

North East Lincolnshire Council

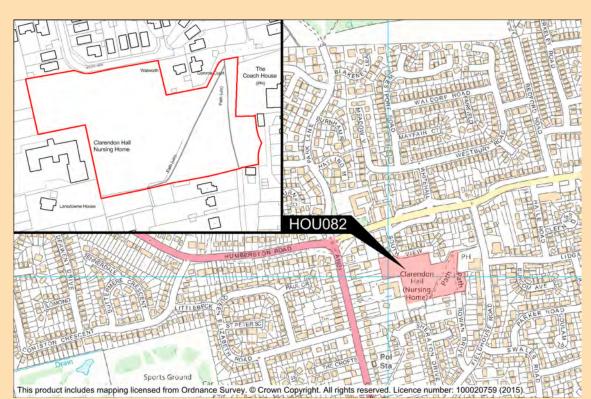
Notes:	
Availability	The site is in single ownership. A developer partner is not in place. This site was most recently promoted in 2013. There are no known legal constraints which would prevent development.
Suitability	The site is located on the edge of the urban area in open countryside with good access to facilities. The site is linked to a strategic transport route which provides public transport services to Grimsby town centre. The site is located in an area identified as having a medium sensitivity to new development in the Council's Landscape Character and Capacity Assessment, in an area identified a shaving a medium capacity for change. Development of this site could have a significant impact on landscape and settlement character, and it would represent a large expansion of Cleethorpes west of Humberston Road. The site is located in a landscape area of strategic importance designated in the North East Lincolnshire Local Plan (2003) and development could have a coalescing impact. The size of the site means that additional community infrastructure may be required. There would be a cumulative impact if this site was brought forward with neighbouring sites (HOU074A and HOU074C) which has the potential to have an impact on a strategic transport route and detailed highways modelling is required to understand the impact of this site, and cumulative impact of this site forward alongside other development proposals. Part of the site has been identified in historic surveys as best and most versatile agricultural land. The site is located in Flood Zone 1 and is within defined as having a negligible degree of breach hazard flood risk. Much of the site is identified by the Environment Agency as being at very low risk of surface water flood, however, parcels of land on the site have been identified as high risk areas. This site is adjacent to a site of local nature conservation importance and there could be an adverse impact on biodiversity. No detailed evidence has been submitted at this stage regarding the potential impact on landscape character and biodiversity that could occur as a result of the scale of development proposed on this site.
Achievability	The site will require significant additional infrastructure, including highways works to facilitate development which may need to include off site improvements to make the development acceptable. There is a high risk of surface water flooding at parts of the site which could reduce the overall developable area. This could affect viability and the Council's high level viability assessment suggests that benchmark land values may not be achieved.
Recommendation	The site is considered to be available for development. On the basis of the high level assessment undertaken, this site is considered broadly suitable for development subject to the consideration of further evidence regarding highways and transport implications, landscape character, and biodiversity. Due to the scale of infrastructure work required the site is not considered immediately deliverable, and it is not expected that completions could start to occur until the medium to long-term periods.



Site reference	HOU074C				
Location	Land at Hewitt's Circus, Grimsby				
Spatial Zone:	Urban Area	Urban Area			
Local Plan (2003):	White Land (O	White Land (Outside Development Boundary and in Strategic Gap)			
Estimated delivery time:	1-5 years				
Grid reference:	E: 529362 N: 406821				
Site area:	Gross:	1.46Ha	Net:	1.46Ha	
Potential capacity:	63 Capacity source: Consented				
Planning status:	Resolution to grant planning permission (DM/0059/15/OUT)				
Land type:	Greenfield				
Electoral/Administrative area	Ward:	Humberston and New Waltham	Parish:		

Notes:	
Availability	The site is in single ownership and was most recently promoted in 2014. There are no known legal constraints which would prevent development. The site is under option to a developer.
Suitability	This site is located north of Hewitt's Avenue and west of Humberston Road. This site is located in open countryside. It is located opposite a large retail store and area of employment. Residential properties exist to the east across Humberston Road, which is a strategic transport route providing public transport services to Grimsby. An existing bus stop is located 0.2km from the site. A small area of land to the south west of the site is identified as an area at high risk of surface water flooding. The site is within Flood Zone 1 and within an area assessed as having a negligible degree of breach hazard flood risk. This site has received a resolution to grant planning permission showing that suitability issues can be overcome and the principle of residential development has been established. Despite this, there is the potential to improve access the access to this site by preparing a scheme in conjunction with the neighbouring owner of HOU074B.
Achievability	The Council's viability assessment suggests that benchmark land values could be exceeded. The site is located in a high value area and it is not expected that there would be abnormal costs involved in delivering this scheme.
Recommendation	The site is considered to be available, suitable, and immediately achievable. It is expected that the site could deliver completions within the next five years.

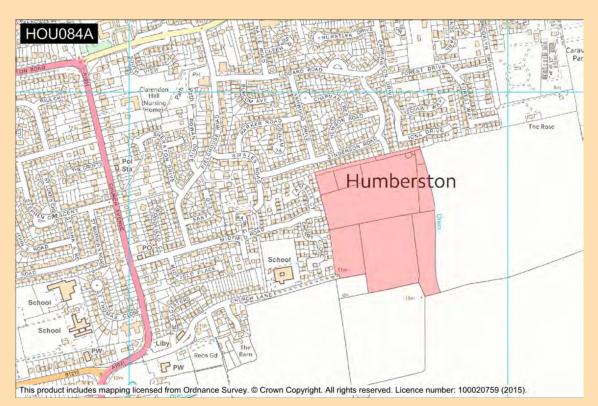




Site Reference:	HOU082				
Location:	South View adjacent to Coach House Public House, Humberston				
Spatial Zone:	Western and	Western and Southern Arc			
Local Plan (2003):	Proposed Am	Proposed Amenity Open Space			
Estimated delivery time:	6-10 years				
Grid reference:	E:	E: 531078 N: 405991			
Site Area:	Gross:	1.50Ha	Net:	1.50Ha	
Potential capacity:	17 Capacity source: Promoted				
Planning status:	None				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Humberston and New Waltham	Parish:	Humberston	

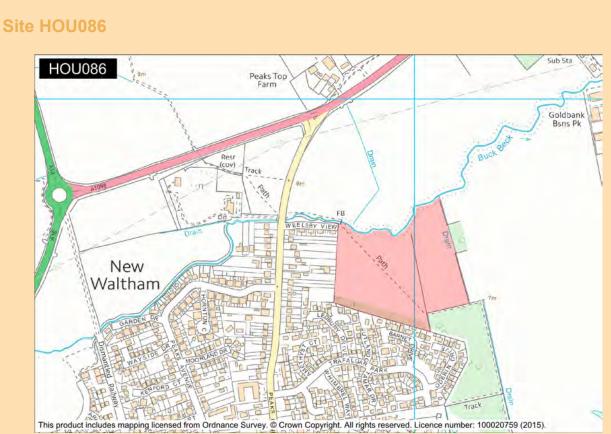
Notes:	
Availability	The site is in multiple ownership and was most recently promoted in 2015. Part of the site is owned by the Council. The Council has been in discussions with a potential developer partner. There are known legal constraints on the site including a restrictive covenant and listing of the site in a local by-law, however these aspects can be addressed. Based on the evidence provided, it is not considered that these legal issues result in the site being unavailable for development, or affect the overall time frame in which development could reasonably start to occur.
Suitability	The site is located in central Humberston, within a predominantly residential area with good access to local services. Two public rights of way will need to be incorporated into the design of any scheme, along with a number of trees which are protected by tree preservation orders. The existing road access to the site may require widening. The site is located in Flood Zone 1, in an area assessed as having a negligible degree of breach hazard flood risk. The vast majority of the site is within an area defined by the Environment Agency as having a very low risk of flooding from surface water. A small parcel of land is within the low surface water flood risk category. No major suitability issues were identified during the assessment process.
Achievability	The site is located in a desirable high value area close to local services and the Council's viability assessment suggests that development in this location would have a high probability of viability. Site specific legal issues (mentioned above) may result in delays in bringing the site to market in the short term.
Recommendation	The site is considered available and suitable for development, it is considered that development on the site could be achieved in the medium term.





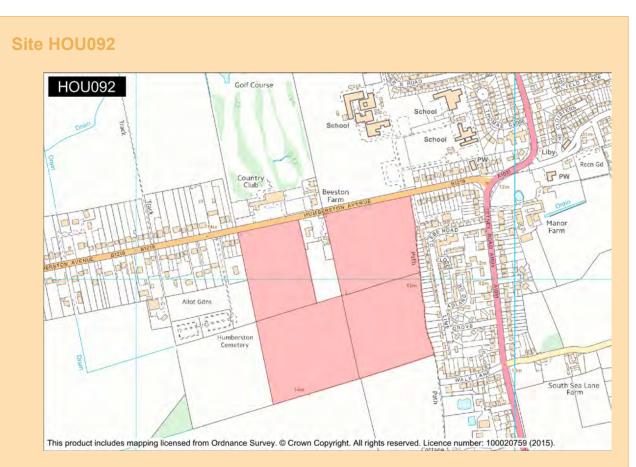
Site Reference:	HOU084A				
Location:	Land at Midfield Farm, Humberston				
Spatial Zone:	Western and	Western and Southern Arc			
Local Plan (2003):	White land (or	White land (outside Development Boundary)			
Estimated delivery time:	6-10 years				
Grid reference:	E:	E: 531553 N: 405733			
Site Area:	Gross:	9.41Ha	Net:	6.59Ha	
Potential capacity:	198	Capacity source:		Estimated	
Planning status:	Informally Identified				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:Humberston and New WalthamParish:Humberston				

Notes:	
Availability	The site is in single ownership and was most recently promoted in 2012. The site is owned by a developer.
Suitability	The site is adjacent to existing residential areas and has a good level of access to local facilities including the Humberston local centre. The impact on the landscape character of any proposed scheme will require careful consideration including the impact any development would have on existing well established hedgerows, which contribute positively to the site. The hedgerow at the eastern boundary is protected by the Hedgerow Regulations. Midfield Road forms the main access route to the site, with the potential for a secondary access to be achieved via Andrew Road. Consideration should be given to the need to widen existing residential roads leading to the main road network to facilitate the scale of traffic movements that the development would be likely to generate. Historic surveys indicate that part of the site may be best and most versatile agricultural land. Records held by the Lincolnshire Wildlife Trust indicate that bird species associated with the Humber Estuary Special Protection Area (SPA), an internationally designated and protected wildlife site, have in the past been recorded using parts of this site. The development of this site would therefore need to assess the potential adverse impact on the integrity of the SPA. The site is within Flood Zone 1 in an area assessed as having a negligible degree of breach hazard flood risk. Much of the site is located on land identified as having a very low risk of flooding from surface water, however, a band of land crosses the centre of the site, from east to west, and stretches to the far north east of the site, where the risk ranges from low to high.
Achievability	Humberston is a high value area and the Council's viability assessment suggests that benchmark land values could be achieved in this area, but that the site's viability is likely to be marginal.
Recommendation	It is considered that the site is available and suitable. The site is not considered immediately achievable and is included in the 6-10 year time frame.



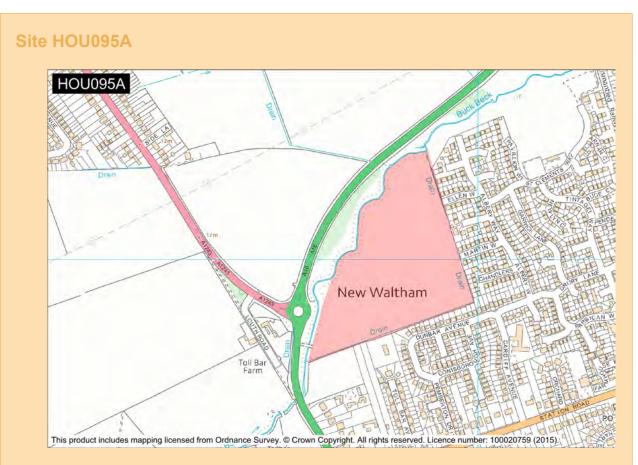
Site Reference:	HOU086				
Location:	Land off Weelsby View, New Waltham				
Spatial Zone:	Western and Southern Arc				
Local Plan (2003):	White land (ou	White land (outside Development Boundary and in Strategic Gap)			
Estimated delivery time:	6-10 years				
Grid reference:	E:	E: 528825 N: 405666			
Site Area:	Gross:	5.86Ha	Net:	4.98Ha	
Potential capacity:	150 Capacity source: Promoted				
Planning status:	Informally Identified				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Humberston and New Waltham	Parish:	New Waltham	

Notes:	
Availability	This site is in single ownership and was most recently promoted in 2013. A developer is promoting the site on behalf of the owner. There are no known legal constraints which would prevent development. A public right of way crosses the site, however, this would not preclude development.
Suitability	The site is located to the north of New Waltham and would be accessed through Weelsby View which would need widening to facilitate traffic movements. There is land to the north of the highway where this could potentially be achieved. The site is located around 1km from the New Waltham local centre. The site occupies an edge of settlement location within a designated landscape area of strategic importance (Saved Policy NH9) and development of the site has the potential to have an impact on settlement and landscape character. The Council's Landscape Character and Capacity Assessment identifies the site as being within an area of medium sensitivity to development, in an area with a medium to low capacity to accommodate change. The site is located in Flood Zone 1, in an area assessed to have a negligible degree of breach hazard flood risk. Buck Beck, classified as a main river, forms the northern boundary of the site, and areas of land on the site are identified as presenting higher risk of surface water flooding on Environment Agency maps. This includes land adjacent to Buck Beck, where the risk is assessed as high in some areas, and an area of land along the eastern boundary of the site which presents a low to medium risk. The site is adjacent to a local wildlife site (Buck Beck) and it will need to be demonstrated that there will be no adverse impacts on its ecological value, or that any adverse impacts can be satisfactorily mitigated. The site's design would have to be sensitive to the adjacent woodland on the southern boundary. A public right of way runs through the site which would need to be incorporated or diverted.
Achievability	The site is in a high value area and the Council's viability assessment suggest that benchmark values could be exceeded in this location, though it suggests that viability is marginal. The promoter has stated that enquiries have been received regarding the potential of the land for development. Works required to widen the access road may affect the achievability of the site.
Recommendation	The site is considered to be available for development. In terms of suitability, there are no constraints which would act as a 'show stopper' to development, however, the site would have an impact on landscape and settlement location given its edge of settlement location. The site is considered to be suitable for development in the context of the high level assessment outlined in this document, but further evidence to assess the potential harm that this site could have on landscape and settlement character is required. It is considered that development could give these provisos occur on this site in the medium to longer term.



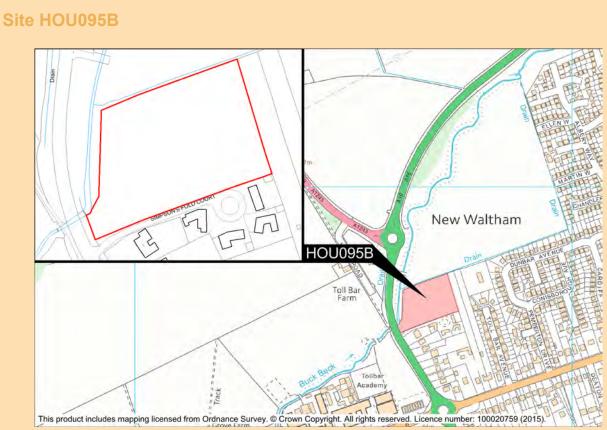
Site Reference:	HOU092				
Location:	Land to rear 184 Humberston Avenue ('Keystone Development'), Humberston				
Spatial Zone:	Western and S	Western and Southern Arc			
Local Plan (2003):	White land (ou	itside Developmen	t Boundary)		
Estimated delivery time:	1-5 years				
Grid reference:	E:	E: 530304 N: 405106			
Site Area:	Gross:	18.35Ha	Net:	12.85Ha	
Potential capacity:	400 Capacity source: Consented				
Planning status:	Outline planning permission (DC/107/12/HUM) Reserved matters approved				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Humberston and New Waltham	Parish:	Humberston	

Notes:	
Availability	The site is in single ownership. The site has a developer partner in place. There are no known legal constraints. This site has outline planning permission. Reserved matters applications have been submitted and approved for phases 1 (16 units) and 2 (68 units) and 3 (48 units). The developer has discharged a number of conditions associated with phase 1 and 2 of the development, and the Council is considering applications for the discharge of further conditions.
Suitability	This site is located south of Humberston Avenue. It is bordered by existing residential development to the east, with farmland to the south and much of the western boundary. Part of the western boundary of the site adjoins existing development which has stretched along Humberston Avenue. There are some local services provided within a short distance, including schools. The Humberston local centre is located around 1.3km from the site (point to point distance). A community hub and play space is to be provided on site. The site is located in Flood Zone 1, in an area assessed as having a negligible degree of breach hazard flood risk. The vast majority of the site has been assessed by the Environment Agency as having a very low risk of flooding from surface water, though small parcels of land exist ranging from low to high flood risk from this source. The site is within an area of archaeological significance. The granting of planning permission has shown that suitability issues have been satisfactorily addressed.
Achievability	Humberston is a high value area and the Council's high level residual appraisal results suggest that benchmark land values could be met in the area. The site is considered to be achievable because it is in the control of a developer, and the developer is actively pursuing reserved matters consents and discharging conditions.
Recommendation	The site is considered to be available and suitable for development, and achievable. It is considered that new dwellings could be available for occupation within the next five years.



Site Reference:	HOU095A			
Location:	Land west of Greenlands (Local Plan 2003 'Reserve Site'), New Waltham			
Spatial Zone:	Western and S	Southern Arc		
Local Plan (2003):	H1/49			
Estimated delivery time:	1-5 years			
Grid reference:	E:	527700	N:	405078
Site Area:	Gross:	9.31Ha	Net:	7.91Ha
Potential capacity:	200	Capacity source:		Promoted
Planning status:	Allocated for residential development (H1/49) Resolution to grant subject to 106 agreement signing			
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Humberston and New Waltham	Parish:	New Waltham

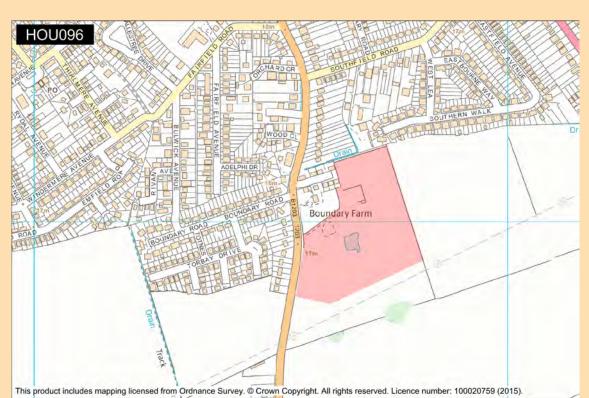
Notes:	
Availability	The site is in single ownership. The site is owned by a developer and was most recently promoted in 2015. There are no known legal constraints which would prevent development. The creation of an access to the site can be achieved.
Suitability	This site is located to the north west of New Waltham, and it is adjacent to a strategic transport route. It is allocated in the North East Lincolnshire Local Plan (2003) for housing. The site has previously been granted outline planning permission (DC/1055/10/HUM), A Full application has been submitted DM/0313/16/FUL, which has been granted subject to the signing of a 106 legal agreement. The principle of residential development has been established on the site through its allocation. The site is adjacent to the Buck Beck East Local Wildlife Site and it will need to be demonstrated that development will not result in adverse impacts on the biological value of this site, or that adverse impacts can be satisfactorily mitigated. Buck Beck, a main river, forms the northern and western boundary of the site, and smaller water courses intersect the site. The site is located in Flood Zone 1, in an area assessed as having a negligible degree of breach hazard flood risk. Surface water flood risk is classed as very low on the vast majority of the site. Small pockets of land, adjacent to Buck Beck, are classed as high risk. Part of the site is identified on historic maps as being best and most versatile agricultural land. Updated evidence will be required as to the quality of the land for agricultural use. The site is located in an area with the potential for archaeological remains to be found.
Achievability	The Council's high level viability appraisal results suggest that benchmark land values could be exceeded in this location. The suitability assessment has not identified any constraints which would introduce abnormal costs.
Recommendation	The site is considered available and suitable for development. It is located in an area where benchmark land values could be exceeded and is in the control of a developer. It is considered that development could start on site within the next five years.



Site Reference:	HOU095B			
Location:	Land adjacent to 401 Louth Road, New Waltham			
Spatial Zone:	Western and	Southern Arc		
Local Plan (2003):	H1/49			
Estimated delivery time:	6-10 years			
Grid reference:	E:	527569	N:	404810
Site Area:	Gross:	1.13Ha	Net:	1.13Ha
Potential capacity:	12	Capacity source:		Consented
Planning status:	Formally Identified - Allocated with Outline Consent		ent	
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Humberston and New Waltham	Parish:	New Waltham

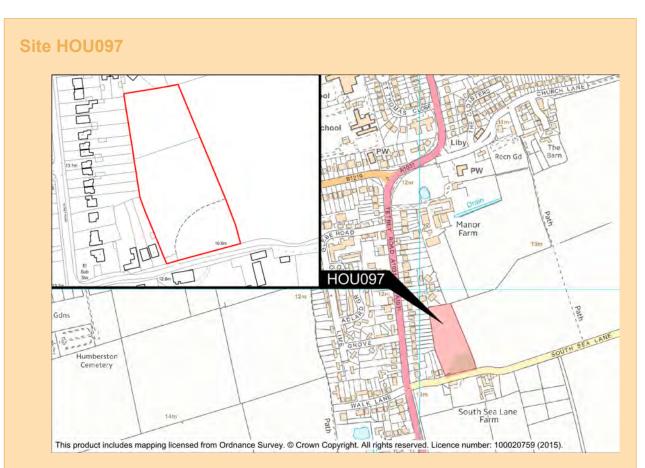
Notes:	
Availability	The site is in multiple ownership and has been promoted jointly. Access to this site is required to be provided through the neighbouring site (HOU095A) and the owners of the adjacent site are aware of this. Access to the site is therefore not a constraint to availability, but will affect the achievability of the site in the short term
Suitability	This site is located in the north west of New Waltham. This site had outline planning consent (DC/844/12/HUM) and the principle of residential development has therefore been established, although this has now expired. The suitability assessment highlighted the proximity of the Buck Beck East Local Wildlife Site and potential for protected species to reside close to the site as issues. The site is within a area of archaeological interest, and has been identified in historic surveys as best and most versatile land. Trees protected by tree preservation orders border the western boundary of the site and can be incorporated into scheme design. The site is located in Flood Zone 1, in an area assessed as having a negligible degree of breach hazard flood risk. The vast majority of the land has been assessed as having a very low risk of surface water flooding. The granting of planning permission has demonstrated that these issues can be satisfactorily addressed.
Achievability	Access is required through the neighbouring site (HOU095A) and off site foul sewer works are required. The Council's viability evidence suggests that benchmark land values could likely be exceeded at this location. It is unlikely that an access arrangement will be in place prior to this date.
Recommendation	This site is considered available and suitable for residential development. However, because the site requires access to be provided through a neighbouring site it is not considered that development will start within the next five years. It is recommended for inclusion in the medium term time frame.

Site HOU096



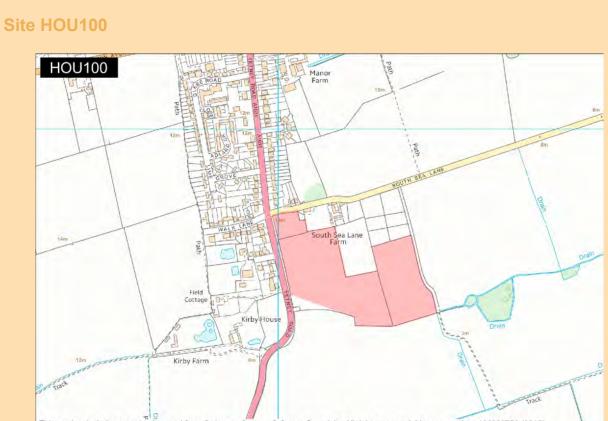
Site Reference:	HOU096			
Location:	Land south of Southern Walk, Scartho, Grimsby			
Spatial Zone:	Western and S	Southern Arc		
Local Plan (2003):	White land (out	tside Developmer	nt Boundary and	in Strategic Gap)
Estimated delivery time:	6-10 years			
Grid reference:	E:	526574	N:	405075
Site Area:	Gross:	5.25Ha	Net:	3.68Ha
Potential capacity:	141	Capacity source	:	Promoted
Planning status:	Informally Identified			
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Waltham	Parish:	Waltham

Notes:	
Availability	The site is in single ownership and was most recently promoted in 2013. The site is owned by a developer. There are no known legal constraints which would prevent development.
Suitability	The site is located to the south of Scartho, Grimsby. It is directly adjacent to existing residential development to the northern and western boundaries. The eastern boundary of the site is Waltham Road (B1203) which receives regular public transport services, and provides access to other local amenities and services. The site location is equidistant between the Scartho and Waltham local centres. The site is located in Flood Zone 1 and within an area assessed as having a negligible degree of breach hazard flood risk. The majority of the site is within an area defined as having a very low risk of flooding from surface water, but parcels of land in the south eastern corner of the site near the existing water body have a risk ranging from low to high. This site located in a prominent edge of settlement location, and it is within an area designated in the North East Lincolnshire Local Plan (2003) as a landscape area of strategic importance (saved policy NH9). Development in this location could have a coalescing effect because of the limited degree of separation between Waltham and Scartho in this location. The Council's Landscape Character and Capacity Assessment has assessed the area around and including this site as being of medium to low sensitivity of development. The character and capacity assessment notes that views are open in this location towards settlement edges, and further notes that a sufficiently wide gap should be maintained between settlements to create a sense of leaving one place and entering another.
Achievability	The site is located in high value area and the Council's viability assessment suggests that development at this location could exceed benchmark land values. Off-site highways works could be required to address issues at nearby junctions and to provide a public footpath along Waltham Road to the site. Off site foul sewer works would be required.
Recommendation	The site is considered to be available for development. It is considered that there are no constraints which would act as a 'show stopper' to development, but that the coalescing effect that development in this edge of settlement location could have needs to be considered further. The site is considered to be developable in the medium to long term, subject to judgements on landscape and settlement character.



Site Reference:	HOU097			
Location:	Land north of South Sea Lane, Humberston			
Spatial Zone:	Western and	Western and Southern Arc		
Local Plan (2003):	White land (or	utside Developmen	t Boundary)	
Estimated delivery time:	6-10 years			
Grid reference:	E:	531074	N:	404883
Site Area:	Gross:	1.10Ha	Net:	1.10Ha
Potential capacity:	31	Capacity source:		Promoted
Planning status:	Informally Ide	ntified		
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Humberston and New Waltham	Parish:	Humberston

Notes:	
Availability	The site has multiple owners and they are jointly promoting the site. The site was most recently promoted in 2015. The site promoter has not identified any legal constraints which would prevent the site coming forward for development. Access can be achieved from South Sea Lane.
Suitability	This site is located in an edge of settlement location to the south of Humberston and local facilities are within a reasonable distance of the site. Existing residential development borders the site to the northern and western boundaries. To the east of the site is open countryside. The area is identified in the Council's Landscape Character and Capacity Assessment as being of medium to low sensitivity for development, and to have a medium capacity for development. The site is located in Flood Zone 1 in an area assessed to have a negligible degree of breach hazard flood risk. The majority of the site is identified as being at a very low risk of surface water flooding, with a small parcel of land identified as being at low risk. The site has an established wooded area of mature trees on the southern boundary that are afforded the protection of a tree preservation order. Established boundary hedges enclose the site. The mature wooded copse is an integral part of the landscape character of the western end of South Sea Lane and any scheme layout will need to respect the integrity of this area. Access to the site will need to be carefully considered to ensure the integrity of this wooded area.
Achievability	The development of this site may require the widening of South Sea Lane up to its junction with Tetney Road to allow for two way movements, and measures to improve visibility at the junction with Tetney Road (A1031). Land drainage systems will also require improvement to facilitate development. The site is located in a high value area and the Council's viability assessment suggests that development in this location could exceed benchmark values. No developer partner is known to be in place.
Recommendation	This site is considered available and broadly suitable for development. It is considered that development could start in the medium to longer term period, once a developer partner has been secured to deliver the site.



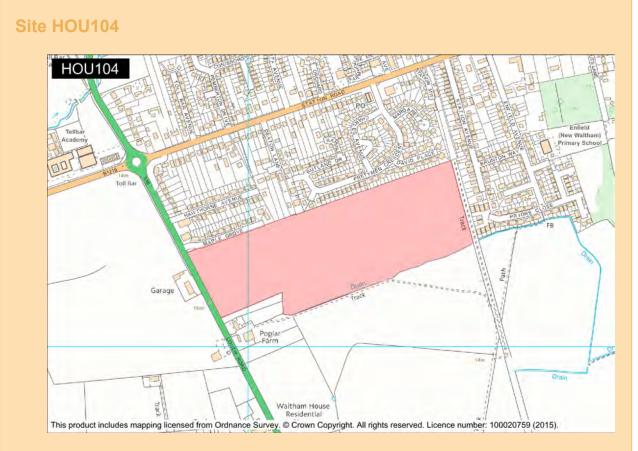
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Site Reference:	HOU100			
Location:	Land south of South Sea Lane, Humberston			
Local Plan (2003):	White land (or	utside Developmen	t Boundary)	
Spatial Zone:	Western and	Southern Arc		
Estimated delivery time:	6-10 years			
Grid reference:	E:	531245	N:	404601
Site Area:	Gross:	7.13Ha	Net:	4.99Ha
Potential capacity:	125	Capacity source:	<u>.</u>	Promoted
Planning status:	Informally Ide	ntified		
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Humberston and New Waltham	Parish:	Humberston

Notes:	
Availability	The site has multiple owners with an agreement in place to develop. This site was most recently promoted in 2015. The site promoter has not identified any legal constraints which would prevent the site coming forward for development. Access can be achieved from Tetney Road.
Suitability	The site is located to the south of Humberston. It is an area of open fields bounded by well established internal and external hedgerows, which are a strong feature on the site. High density development could compromise the integrity of these hedgerows. Given the edge of settlement location, development could have an adverse impact on landscape and settlement character. There is the potential for this to be mitigated through providing appropriate buffer planting and creating irregular boundaries through a loose development layout, to allow for a transition from the settlement to the countryside. The development of this site would extend Humberston to the south, away from existing local services. The site is located outside of the nearest local centre 'walk to' zones established in the Local Centres Study (2012). The logical extent of the promoted development area requires consideration because it could lead to a fragmented pattern of development, which would encourage further ribbon development, and expand rather than consolidate and compliment the existing built form. This could increase the reliance on unsustainable transport modes. Much of the site is located within Flood Zone 1, however, Flood Zone 2 encroaches into the site in the south west and much of the satern portion of the site is within Flood Zone 1. Nowever, Flood Zone 2 encroaches into the site in the south west and much of the satern portion of the site as having a negligible degree of breach hazard flood risk, however, the risk for part of the site ranges from low to extreme, with much of this area at a severe degree of breach hazard flood risk. The risk of surface water flooding has been assessed as being very low across the site, with pockets of land at low to high risk along the southern boundary of the site has not been ruled as unsuitable due to flood risk because the area of the site. This is accounted for in a reduced capacity figure. This site has not been ruled as unsuitable due to flood risk because the area of the site. This is aclona
Achievability	Improvements would be required to land drainage systems to facilitate the development of this site. The site is located in a high value area, however, due to a revision in the potential site capacity to take account of flood risk, the Council's viability assessment suggests that viability could be an issue with this scheme.

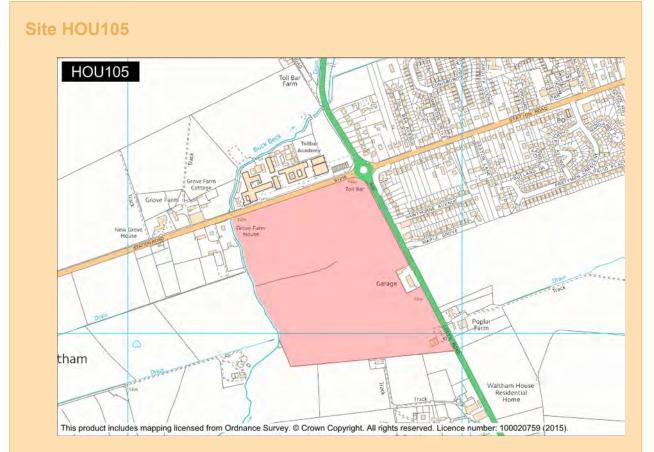
Notes:

Recommendation The site is considered to be available for development. Flood risk areas can be avoided to deliver a development, and in terms of suitability it is considered that there are no 'show stoppers' based on the evidence to hand. There are concerns about the impact of the site's logical extent and its relationship with Humberston, including the impact that this has on sustainability. This is in addition to concerns about the impact that development of this site could have on landscape character. There is no known developer partner in place, and completions would not be expected to occur on site until the medium to long term.



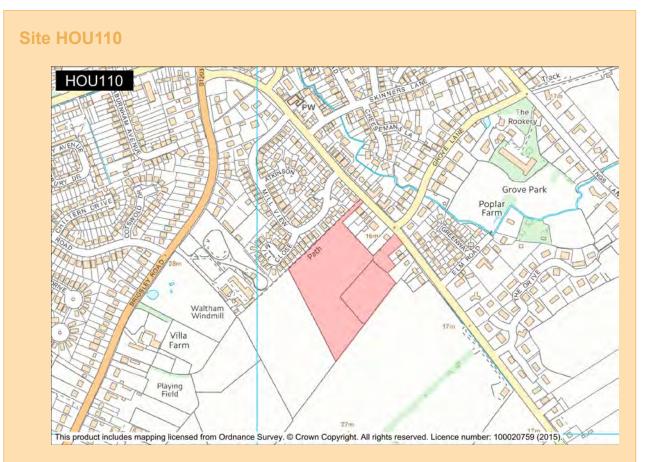
Site Reference:	HOU104			
Location:	Land at Lout	Land at Louth Road, New Waltham		
Local Plan (2003):	White land (or	utside Developmen	t Boundary)	
Spatial Zone:	Western and	Southern Arc		
Estimated delivery time:	6-10 years			
Grid reference:	E:	528218	N:	404271
Site Area:	Gross:	16.08Ha	Net:	11.26Ha
Potential capacity:	300	Capacity source:		Promoted
Planning status:	Informally Ide	Informally Identified		
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Humberston and New Waltham	Parish:	New Waltham

Notes:	
Availability	This site is in multiple ownership and the site promoter has stated that the owners wish to see the site developed. The site was most recently promoted in 2012. A pipeline runs close to the site and the easement for this may reduce the developable area.
Suitability	This site is located to the south of New Waltham. The site is bounded by residential development to the north and east, and by the A16 to the west. The southern boundary is a drain separating the site from the neighbouring field. Beyond this is an area of open countryside which separates New Waltham from nearby Holton Le Clay, in the East Lindsey district of Lincolnshire. Development on this site would reduce the degree of separation between these two settlements, and increase the risk of coalescence. It is located within an area assessed to have a medium-low capacity for development in the Council's Landscape Character and Capacity Assessment (2015), and within an area with a medium to low sensitivity. Development of this site would need to be accompanied by a significant landscaping scheme. The site is located in Flood Zone 1 and within an area assessed as having a negligible degree of breach hazard flood risk. Surface water flood risk is very low across much of the site, with pockets of land particularly in the centre and along the south and eastern boundaries where the risk is higher, ranging from low to high. The access arrangements from the A16, a key strategic north south link providing direct access to Grimsby town centre, will need careful consideration. Parts of the road network in this area are already operating over their designed capacity, including the nearby Toll Bar roundabout.
Achievability	Improvements will be required to land drainage systems. The landowner does not have a developer partner in place. This site is located in a high value area and the Council's viability assessments suggests that development in this location could meet benchmark land values.
Recommendation	The site is available for development, and considered to be broadly suitable. The cumulative impact on highways infrastructure and on school places of the site's development with other nearby sites in the area requires consideration, as does the impact on landscape character and the potential for coalescence. This site is recommended for inclusion in the 6-10 year period.



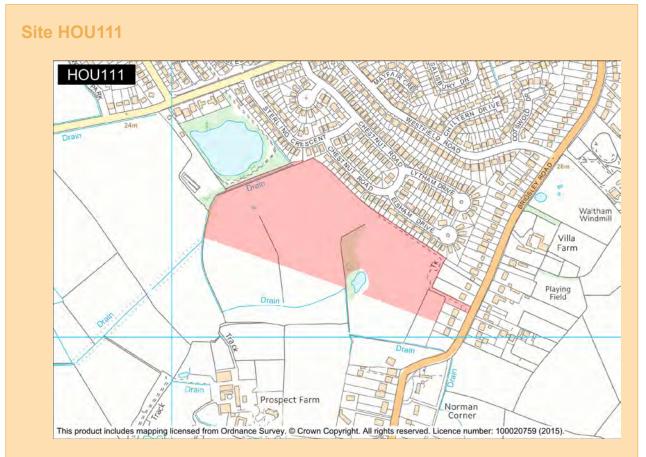
Site reference	HOU105			
Location	Land opposit	Land opposite Tollbar School, New Waltham		
Local Plan (2003):	White land (O	White land (Outside Development Boundary)		
Spatial Zone:	Western and S	Western and Southern Arc		
Estimated delivery time:	6-10 years			
Grid reference:	E:	527541	N:	404259
Site area:	Gross:	23.07Ha	Net:	16.15Ha
Potential capacity	400	Capacity source:		Promoted
Planning status:	Outline application under consideration			
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Humberston and New Waltham	Parish:	New Waltham

Notes:	
Availability	This site is in single ownership and was most recently promoted in 2015. The site is under option to a developer. A pipeline crosses this site and there is an easement associated with this. It is not prohibitive to the site coming forward for the development, but it does significantly reduce the developable area. An outline planning application is under consideration (DM/0118/15/OUT) for up to 400 dwellings.
Suitability	This site is located to the west of New Waltham, south of station Road (B1219) and Toll Bar Academy. Buck Beck forms the sites western boundary. The site is separated from the settlement of New Waltham by the A16, and it is at the edge of and partly outside of the nearest local centre walk to zone. The site has good access to public transport services. The site is within Flood Zone 1 and within an area assessed to have a negligible degree of breach hazard flood risk. Surface water flood risk is generally very low across the site, with some isolated patches of low to high risk areas, towards the north east and south east, and an area to the north west of the site. Land drainage improvements will need to be made. The site is located in an area defined to have a medium to low capacity for development in the Council's Landscape Character and Capacity Assessment (2015) and an area of medium to low sensitivity. The development of this site would bring New Waltham closer to Waltham to the east, and Holton Le Clay to the south. The A16 is a key strategic transport route and access will need to be designed with the existing capacity issues at Toll Bar roundabout accounted for. Current discussions indicate that development would be phased alongside infrastructure provision. Due to the separation between the development and New Waltham, it would be beneficial to provide and enhance links into the village.
Achievability	The scheme is located within a high value area. The Council's viability assessment suggests that benchmark land values might not be met on this site.
Recommendation	The site is considered to be available and suitable for development. It is considered to be achievable in the medium term.



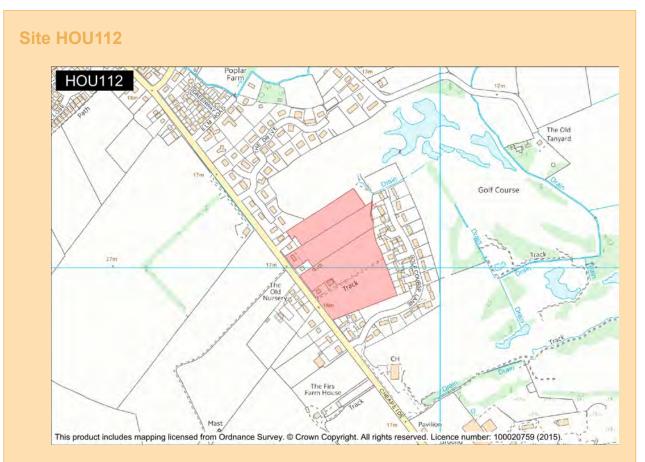
Site Reference:	HOU110			
Location:	Land at Chea	Land at Cheapside, Waltham		
Spatial Zone:	Western and S	Southern Arc		
Local Plan (2003):	White land (or	White land (outside Development Boundary)		
Estimated delivery time:	1-5 years			
Grid reference:	E:	526085	N:	403399
Site Area:	Gross:	3.69Ha	Net:	3.14Ha
Potential capacity:	110	Capacity source	:	Promoted
Planning status:	Informally Identified			
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Waltham	Parish:	Waltham

Notes:	
Availability	The site is in multiple ownership and is being promoted as a joint venture with developer involvement. The site was most recently promoted during 2015. The landowners have held positive discussions with the landowners of HOU129 with regards to promoting a joint development scheme, and an informal agreement has been stated to be in place. There are no known legal constraints which would prohibit development.
Suitability	This site is located to the south of Waltham with the access proposed off Cheapside. The site is bounded by residential development to the north west and north east. To the south east and west is open agricultural land. The site is located in Flood Zone 1 and within an area assessed to have a negligible degree of breach hazard flood risk. The vast majority of the site is identified as being within an area of very low risk of flooding from surface water, with a small area of land identified as being at low risk in the southern corner. Consultation has suggested that works to improve land drainage will still be necessary. Access to the site can be achieved from Cheapside. The site is located around half a kilometre from the nearest bus stop which proves services to Grimsby, and the site is within the walk to zone of the Waltham Local Centre as defined in the Local Centres Study (2012). A public right of way runs along the north west boundary of the site, but this can be taken into account within the design of a scheme and is not a constraint to development. British Geological Survey evidence suggests that a mineral resource could be present. The development of this site would be an extension into open countryside. It is within an area identified as having a medium capacity for development and within an area of medium sensitivity, identified in the Council's Landscape Character and Capacity Assessment (2015).
Achievability	There are no major constraints identified which would affect achievability, however, improvements will need to be made to drainage systems. The Council's viability assessment suggests that benchmark land values could be exceeded for a development of this type within this location.
Recommendation	The site is available for development and there are no 'show stoppers' which would affect suitability. The site is considered to be achievable and completions could occur on the site within five years should planning permission be granted.



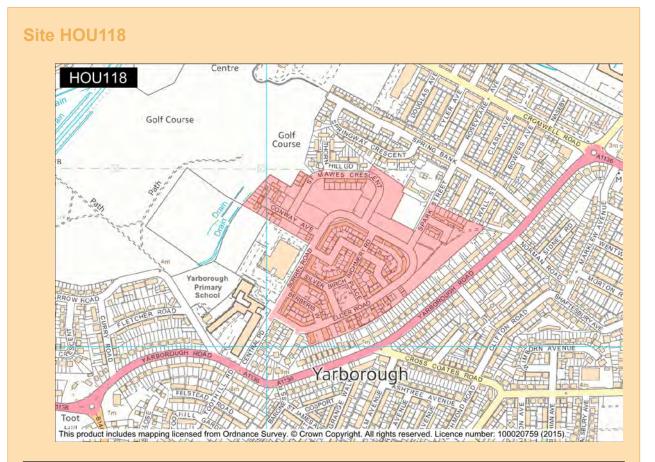
Site Reference:	HOU111			
Location:	Land rear of Sandon House, Barnoldby Road and west of Brigsley Road, Waltham			
Spatial Zone:	Western and S	Western and Southern Arc		
Local Plan (2003):	White land (ou	White land (outside Development Boundary)		
Estimated delivery time:	1-5 years			
Grid reference:	E:	525248	N:	403258
Site Area:	Gross:	8.74Ha	Net:	6.12Ha
Potential capacity:	174 Capacity source: Promoted		Promoted	
Planning status:	Informally Identified			
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Waltham	Parish:	Waltham

Notes:	
Availability	The site is in single ownership and was most recently promoted in 2013. The site is owned by a developer. There are no known legal constraints which would prohibit development.
Suitability	The site is open farmland located south of Waltham with the proposed access to be taken from Brigsley Road. The south and part of the eastern boundaries are adjacent to open farmland, while the northern boundary is adjacent to existing residential development. The site is located in Flood Zone 1 and within an area assessed to have a negligible degree of breach hazard flood risk. Surface water flood risk varies across the site. Much of the site is within a very low risk area, however, pockets of the site including land to the north and land adjacent to an existing on-site water body are shown as being at high risk of flooding from surface water. The indicative site plan submitted by the owner includes a landscape buffer area to the south west of the site. A clearly defined strong hedgerow is present and this will need to be respected in any scheme design. The site is located in an area assessed to have a medium sensitivity to change and a medium capacity for change, in the Council's Landscape Character and Capacity Assessment (2015). It is located outside of the Waltham local centre 'walk to' zone and there is limited public transport access nearby. Ground levels increase over the site from east to west and this will need to be accounted for in the design of any scheme to reduce visual impact.
Achievability	Land drainage systems will require improvement, however, the Council's viability assessment suggests that benchmark land values could be met in this high value area.
Recommendation	The site is considered to be available and suitable for development. Completions could start to occur within the next five years subject to the granting of planning permission.



Site Reference:	HOU112			
Location:	Land to north	Land to north west of Golf Course Lane, Waltham		
Spatial Zone:	Western and S	Western and Southern Arc		
Local Plan (2003):	White land (ou	White land (outside Development Boundary)		
Estimated delivery time:	1-5 years			
Grid reference:	E:	526797	N:	403064
Site Area:	Gross:	5.80Ha	Net:	4.06Ha
Potential capacity:	95	Capacity source	:	Consented
Planning status:	Resolution to grant planning permission (DM/1130/14/FUL)			
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Waltham	Parish:	Waltham

Notes:	
Availability	The site is in multiple ownership and is being promoted as a joint venture with developer interest. There are no known legal constraints which would preclude development. The site received a resolution to a grant a planning permission during 2015.
Suitability	This site is located to the south east of Waltham. It is bounded by residential development to the east, south, and sporadic dwellings fronting Cheapside to the west. To the north is a small area of open land. The development of this site represents a natural infill in relation to the existing development to the east which was allocated in the North East Lincolnshire Local Plan (part of allocation H1/53). The site is located in Flood Zone 1 and within an area assessed as having a negligible degree of breach hazard flood risk. Surface water flood risk is very low for much of the site, with an area of land identified as being at low risk, and small patches at higher risk categories. Past site assessments have indicated potential ecological interest in part of the site, however, the resolution to grant planning consent for this demonstrates that the site is suitable and that any issues can be satisfactorily resolved.
Achievability	There are no major constraints which would affect the achievability of the site. The site is located within a high value area and is in the control of a developer.
Recommendation	The site is available, suitable, and achievable. It is considered that completions could start to occur within the next five years.



Site Reference	HOU118			
Description/Location	Freshney Gre	Freshney Green ('Former Yarborough Estate'), Grimsby		
Spatial Zone:	Urban Area	Urban Area		
Local Plan (2003):	White land (in	White land (inside Development Boundary)		
Estimated delivery time:	6 -10 years	6 -10 years		
Grid reference:	E:	525111	N:	409090
Site area:	Gross:	10.19Ha	Net:	8.66Ha
Potential capacity:	165			Consented (Remaining Capacity)
Planning status:	Under construction, pending fresh application			
Land type:	Brownfield			
Electoral/Administrative area:	Ward:	Yarborough	Parish:	N/A

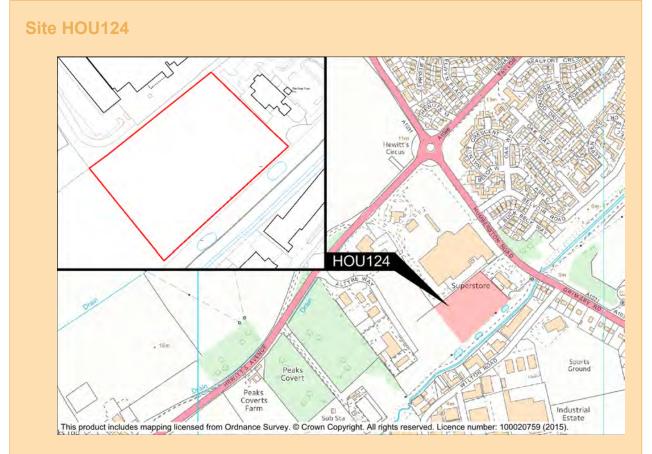
Notes:	
Availability	This site was a regeneration scheme involving the demolition of part of the former Yarborough housing Estate followed by redevelopment. It has a full planning permission which has been materially commenced and this consent was being implemented until development stalled during the 2014/15 monitoring period. A new delivery arrangement is being discussed to complete the scheme in full. Based on the partly implemented planning consent, there are 165 units remaining to be completed.
Suitability	This site is located within Grimsby in an accessible location. Nearby, Yarborough Road benefits from regular bus services to Grimsby town centre, and a number of services and amenities are accessible nearby, including those within the nearby local centre. The granting of planning permission has demonstrated that technical issues and constraints, including flood risk, can be overcome.
Achievability	The site is located in an area of lower value market housing. Development is not considered to be immediately achievable because there is no developer partner in place to implement the scheme in full.
Recommendation	The site is available and suitable for development. The scheme has been materially commenced and completions could continue, it is therefore included in the medium term category.

Site HOU119



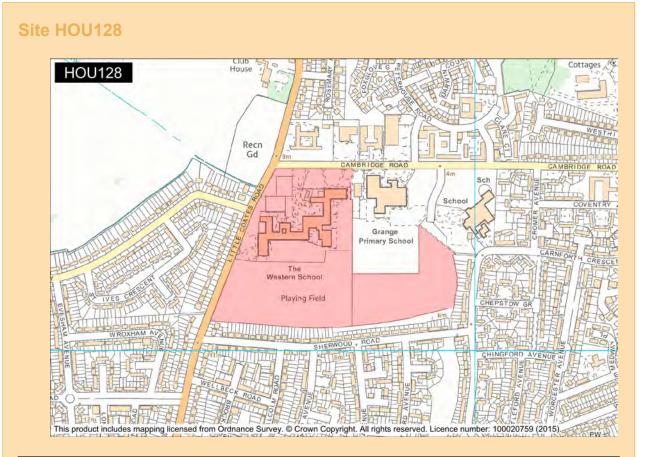
Site Reference:	HOU119				
Location:	Cordage Mill, Convamore Road, Grimsby				
Spatial Zone:	Urban Area	Urban Area			
Local Plan (2003):	Industrial Area	Industrial Area			
Estimated delivery time:	6-10 years				
Grid reference:	E: N:				
Site Area:	Gross:	3.22Ha	Net:	2.74Ha	
Potential capacity:	113 Capacity source: Promoted				
Planning status:	None				
Land type:	Brownfield				
Electoral/Administrative area:	Ward: Heneage Parish: N/A				

Notes:	
Availability	The site is in single ownership. There is no developer partner in place. There are no known legal constraints which would prohibit development.
Suitability	The site is located in central Grimsby close to existing services, and is accessible by public transport links. Cordage Mill is a Grade II listed building, and some outbuildings are of heritage significance. The scheme detail will need to reflect the heritage significance of the site. However, development of this site gives an opportunity to bring a listed building back into use. The site is a brownfield one located in Flood Zone 3 in an area where the degree of breach hazard flood risk has been assessed to range from moderate to severe. A site specific flood risk assessment will be required to demonstrate that the intended uses can be made safe. Much of the site is identified as an area of very low risk from surface water flooding. Access to be taken from Heneage Road with consideration given to a secondary point of access.
Achievability	There is the potential for contamination on the site due to historic uses. Part of the site was a brick pit and has since been filled. The Council's viability assessment suggests a low chance of the meet meeting benchmark land values.
Recommendation	The site is considerable available and suitable for development, subject to a satisfactory scheme design which conserves and enhances the heritage interest in the site. The site is not considered to be immediately achievable. It is considered that the site could come forward in the medium to long term, and it is anticipated that it could come forward in the 6-10 year time frame.



Site reference	HOU124				
Location	Land off Altyre Way, Humberston Road, Humberston				
Spatial Zone:	Urban Area				
Local Plan (2003):	E14	E14			
Estimated delivery time:	1-5 years				
Grid reference:	E: 529,672 N: 406,368				
Site area:	Gross:	1.59Ha	Net:	1.59Ha	
Potential capacity:	50				
Planning status:	Planning permission (DM/0107/14/FUL)				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:Humberston and New WalthamParish:Humberston				

Notes:	
Availability	The site is in single ownership and was most recently promoted in 2013. Outline planning permission has since been granted (DM/0107/14/FUL) for 50 dwellings. See achievability section with regards to the legal agreement.
Suitability	This site is located to the west of Humberston and within an existing employment area which consists of car retailers and a large supermarket. Nearby Humberston Road benefits from public transport services. The site is located next to Buck Beck, a main river. It is within Flood Zone 1 but is in an area where the degree of breach hazard flood risk has been assessed as severe. The risk of flooding from surface water ranges from very low to low across the site. The site has gained planning consent which demonstrates that site conditions and constraints can be satisfactorily addressed. The principle of residential development has been established as part of a wider mixed use scheme which involves the construction of units for employment uses (B1) on the land to the east.
Achievability	The landowner has entered into an agreement for scheme phasing which requires a speculative office building to be constructed and ready for occupation prior to the occupation of any dwellings. The owner is seeking the discharge of conditions for this site. The Council's viability assessment suggests that benchmark land values could be achieved in this area.
Recommendation	The site is considered to be available and suitable for development. It is considered that the site could start to deliver completions within the next five years.

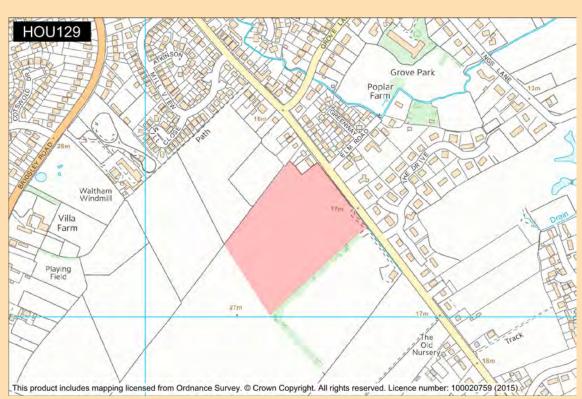


Site Reference:	HOU128				
Location:	Former Western School site, Cambridge Road, Grimsby				
Local Plan (2003):	Education Area				
Spatial Zone:	Urban Area	Urban Area			
Estimated delivery time:	1-5 years				
Grid reference:	E: 524560 N: 408245				
Site Area:	Gross:	10.38Ha	Net:	8.82Ha	
Potential capacity:	400 Capacity source: Promoted				
Planning status:	Informally Identified, LDO (DM/0677/15/LDO)				
Land type:	Mixed				
Electoral/Administrative area:	Ward: South Parish: N/A				

Notes:	
Availability	The site is in single ownership. It is actively being promoted for development. The site is owned by the Council and has been declared surplus to requirements. The area of land on which the school buildings stood prior to their demolition is ready for disposal. The remaining land was used as playing fields and it is therefore subject to Secretary of State consent for disposal under Section 77 of the <i>Schools Standards and Framework Act</i> 1998. The site is now being progressed by the North East Lincolnshire Development Company.
Suitability	This site is located to the south-west of Grimsby town centre. It is close to public transport routes, and existing services and amenities. The current designation for the site in the North East Lincolnshire Local Plan (2003), as an Education Area, reflects its former use as an education site comprising a school and playing fields. The site is located in a predominantly residential area. A Local Development Order (LDO) has been adopted for the site. The site is almost entirely within Flood Zone 1 and is in an area where the degree of breach hazard flood risk has been assessed as negligible. A small parcel of land is to the east of the site (near Grange Primary School) is within Flood Zone 2, and this area could be avoided without reducing the capacity of the site. The potential capacity figure stated above is the minimum number of residential units expected to be achieved. The vast majority of the site is identified by the Environment Agency as being at very low risk of surface water flooding. Parcels of land to the south of the site have a higher degree of risk, ranging from low to medium. The area of land identified to the east of Grange Primary School has been assessed to have a low to high surface water flood risk. The junction at Little Coates Road and Cambridge Road currently operates significantly above its intended capacity. Other nearby junctions operate close to, or above, their design capacity including the junction of Little Coates Road and Great Coates Road, and the junction of Little Coates Road and Great Coates Road, and the junction of the scheme can encourage journeys to be made by walking and cycling by the design of good links to the existing foot and cycle paths surrounding the site.
Achievability	The need for consent to dispose of part of the site will affect the timescale for delivery. This has been reflected in the Council's assumptions about this site, with completions pushed back an additional year above the Council's standard assumptions. Former school buildings have been cleared. The Council is undertaking work to address how replacement playing pitch provision will be provided, if required. Off-site works to sewer systems will be required. Additionally, further work is needed to identify the scale of off-site junctions improvements that will be required to enable the site to be delivered. The Council's high level viability assessment suggests that development viability is marginal but that benchmark land values could be met.

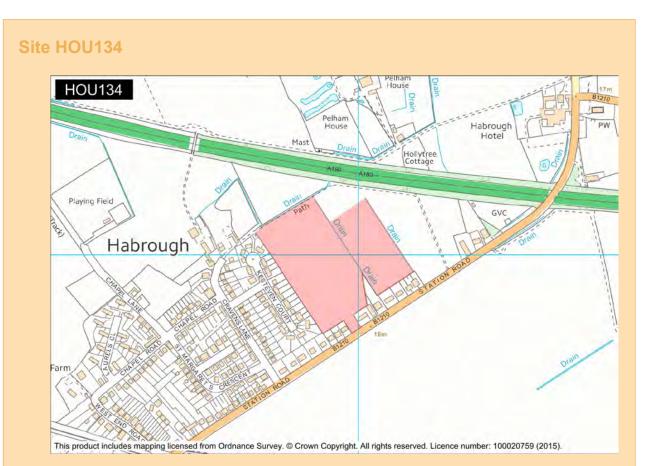
Notes:	
Recommendation	The site is considered available and suitable for development. It is expected that completions could occur within the next five years, because part of the site is ready for disposal and therefore the site could be delivered in phases.





Site Reference:	HOU129				
Location:	Land to west of Cheapside, Waltham				
Local Plan (2003):	White land (outside Development Boundary)				
Spatial Zone:	Western and S	Western and Southern Arc			
Estimated delivery time:	1-5 years				
Grid reference:	E: 526216 N: 403243				
Site Area:	Gross:	5.05Ha	Net:	3.54Ha	
Potential capacity:	120 Capacity source: Promoted				
Planning status:	None				
Land type:	Greenfield				
Electoral/Administrative area:	Ward: Waltham Parish: Waltham				

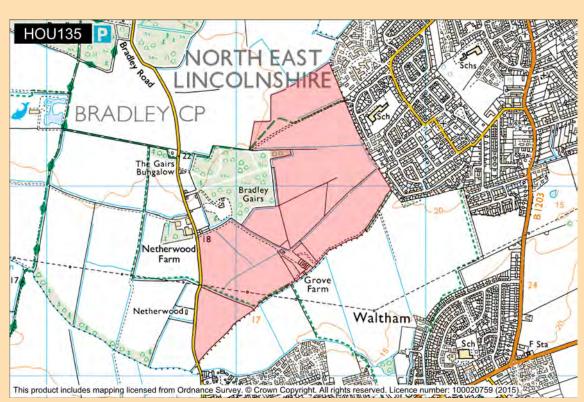
Notes:	
Availability	The site is in single ownership and is being actively promoted. The landowners have held positive discussions with the landowners of HOU110 with regards to promoting a joint development scheme, and an informal agreement is in place. There are no known legal constraints which would prevent the development of this site.
Suitability	The site is located south of Waltham with access to Cheapside. This site occupies open agricultural land on the edge of the settlement and adjoins only a few residential properties. However, the landowner is holding discussions with the owners of HOU110 which borders this site to promote a joint scheme. The suitability assessment did not highlight any significant constraints to development. This site is located in Flood Zone 1 and is in an area where the degree of breach hazard flood risk has been assessed as negligible. Much of the site is identified by the Environment Agency as being at very low risk of surface water flooding. An area of land fronting Cheapside is identified as having a high risk of flooding from surface water, while two strips of land where the risk ranges from low to medium cross the site. The British Geological Survey identify mineral resources in the area. Access can be achieved from Cheapside.
Achievability	The site requires extensive off site works to foul sewer system and there is the potential for junction improvements to be required at the north western end of Cheapside to accommodate additional traffic movements. The site is located in a high value area and the Council's evidence suggests that benchmark land values could be met in this location.
Recommendation	The site is considered to be available, suitable and achievable. It is considered that completions could start to occur on site within five years, subject to planning permission.



Site Reference:	HOU134				
Location:	Land at Station Road, Habrough				
Spatial Zone:	Rural Zone				
Local Plan (2003):	White land (ou	tside Developmer	nt Boundary)		
Estimated delivery time:	1-5 years				
Grid reference:	E: 514848 N: 414053				
Site Area:	Gross:	5.28Ha	Net:	3.70Ha	
Potential capacity:	118 Capacity source: Promoted				
Planning status:	Resolution to grant outline planning consent subject to signing of 106 agreement				
Land type:	Greenfield				
Electoral/Administrative area:	Ward: Immingham Parish: Habrough				

Notes:	
Availability	The site is in multiple ownership, with a formal agreement in place to develop, and was most recently promoted in 2013. The site is being promoted by a consortium of developers. A resolution to grant planning permission is in place subject to the signing of a s.106 legal agreement.
Suitability	This site is located on the north eastern boundary of Habrough. Ribbon development which has occurred along Station Road (B1210) forms the sites south eastern boundary. The site occupies much of the open land between existing residential properties at Kesteven Court and the A180(T) dual carriageway. This location would provide a good level of access to services in neighbouring settlements by car and train; but the village is served by an infrequent bus service and there is a lack of services within the village. Immingham and South Killingholme provide the nearest facilities. The site is a short walk from Habrough train station which provides services to Grimsby and Cleethorpes. The site is located adjacent to existing housing and access would be taken directly from Station Road. This site is located in Flood Zone 1 and is in an area where the degree of breach hazard flood risk has been assessed as negligible. Much of the site is identified by the Environment Agency as being at low to high surface water flood risk, with areas adjacent to the drain running through the site identified as medium to high. The outer areas of the site to the west and east are within the very low surface water flood risk areas. There are no major constraints to development, however, landscaping will be required to provide a buffer between the site at the A180 to reduce disturbance. The site adjoins a public right of way which should be considered in the design of any scheme. The scale of the development could result in an impact on the strategic road network and could affect school capacity.
Achievability	The Council's viability evidence suggested that this site could have high chance of meeting benchmark land values.
Recommendation	The site is considered available, suitable, and achievable. The site is recommended for inclusion in the 1-5 years time scale because it is considered that completions could occur within the next five years, subject to receiving planning permission.



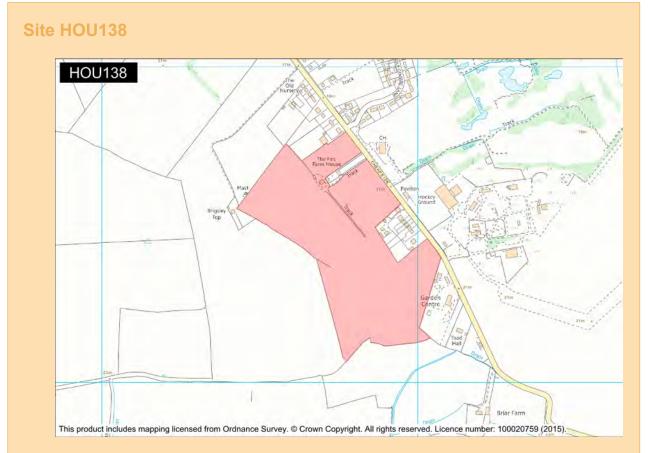


Site reference:	HOU135					
Location:	Land to the west of Fallowfield Road, Waltham					
Spatial Zone:	Urban Area	Urban Area				
Local Plan (2003):	White land (outside Development Boundary), Part Site of Nature Conservation Interest					
Estimated delivery time:	11-15 years					
Grid reference:	E:	E: 525203 N: 404955				
Site area:	Gross:	70.15Ha	Net:	49.11Ha		
Potential capacity:	1,700 Capacity source: Promoted					
Planning status:	None					
Land type:	Greenfield					
Electoral/Administrative area:	Ward: Wolds Parish: Bradley					

Notes:	
Availability	The site is in single ownership and was most recently promoted in 2012. A pipeline crosses the site and there may be an easement associated with this. This may not necessarily prohibit development but could reduce the developable area of the site. It could also split the site due to the orientation of the pipeline.
Suitability	This site comprises a substantial area of open countryside located between Scartho and Bradley Road. Its eastern boundary is existing homes located on Fallowfield Road and Mordaunt Avenue, however, there is limited opportunity to provide access into Scartho. This site is located in Flood Zone 1 and is in an area where the degree of breach hazard flood risk has been assessed as negligible. Surface water flood risk varies across the site. The majority of the site is within an area of very low risk. However, there are tracts of land where the risk is higher, including high risk areas adjacent to the numerous watercourses that intersect the site. The site is adjacent to Bradley Gairs Local Wildlife Site and it would need to be demonstrated that development would not have a detrimental impact, or that any adverse impact could be satisfactorily mitigated. Protected species are known to be present within this area. The site contains archaeological remains including medieval earthworks, and is located close to buildings identified in the Council's draft Local List of Historic Assets. Public rights of way cross the site which would need to be incorporated in any scheme design. The site is an irregular shape and not a natural infill or progression of the existing built form. The logical extent of any development would need to be considered, particularly with regards to its impact on landscape and settlement character, particularly because the development of this site could result in the coalescence of Waltham and Scartho. The Council's Landscape Character and Capacity assessment identifies the area as being of a medium sensitivity to development. The main access could be provided from Bradley Road, however, development of this scale would require a secondary access and this could not be achieved through Scartho. Adding development of this scale to Bradley Road could have significant impacts on nearby junctions. There may be an opportunity to provide a pedestrian link into Scartho, though no details have been submitted. T
Achievability	The site would need significant infrastructure investment to allow development to occur on the scale promoted. A suitable secondary access would need to be provided, and public transport provision would need to be established. There is the potential for an easement to reduce the developable area which may affect viability. The Council's high level viability assessment suggests that benchmark land values are unlikely to be met. This assessment included abnormal costs to take into account the potential for contamination reflecting past uses of the land.

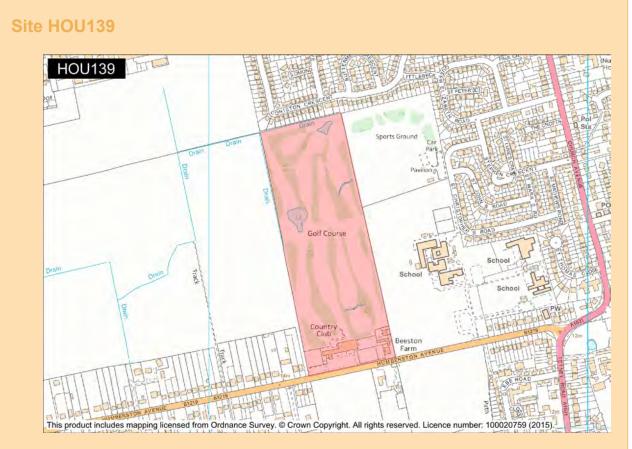
Notes:

Recommendation The site is available for development, and suitable in so far as the assessment process did not identify constraints which would stop development from occurring. This site would have a significant impact on landscape and settlement character, and result in coalescence. Further work is required to understand the transport and highways implications of this site. The site is not considered to be immediately achievable and it is not expected that completions could start until later in the plan period, and it is included in the 11-15 year period.



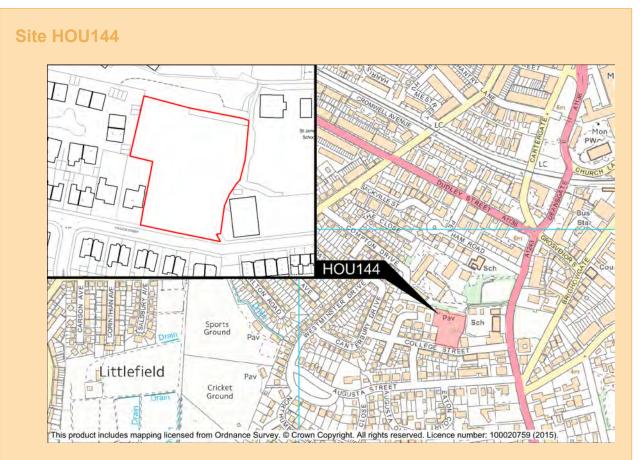
Site Reference:	HOU138				
Location:	Land to south west of Cheapside, Waltham				
Spatial Zone:	Rural Area				
Local Plan (2003):	White land (outside Development Boundary)				
Estimated delivery time:	6-10 years				
Grid reference:	E: 526648 N: 402501				
Site Area:	Gross:	21.45Ha	Net:	15.02Ha	
Potential capacity:	450 Capacity source:		Estimated		
Planning status:	None				
Land type:	Greenfield				
Electoral/Administrative area:	Ward: Waltham/Wolds Parish: Waltham/Brigsley				

Notes:	
Availability	The site is in single ownership and was most recently promoted in 2012. There are no known legal constraints. The landowner does not have a developer partner in place.
Suitability	The site comprises open farmland located to the south east of Waltham. The site is not connected to the settlement, though it does surround some existing ribbon development which has occurred along Cheapside. This site is located in Flood Zone 1 and is in an area where the degree of breach hazard flood risk has been assessed as negligible. Surface water flood risk is very low for much of the site, with pockets of land where the level of risk has been assessed as high. The site is bounded by open land to the north, west, and south. Development of the site would expand the built form of Waltham into the open countryside significantly and the site boundary does not connect to the existing settlement. It is within an area assessed as having a medium sensitivity to change in the Council's Landscape Character and Capacity Assessment, and a medium capacity to absorb change. A public right of way runs through the site which would need to be maintained along its existing line. The site is in a remote location, a considerable distance from the nearest local services. It is not accessible by existing public transport services. This site has the potential to additional pressure on local highways infrastructure given the scale of development proposed. The site promoter has not provided an indicative site capacity and therefore the Council's density assumptions have been applied.
Achievability	Extensive off-site works to the foul sewer system would be required to bring forward this site. The Council's evidence suggests that the site is of marginal viability and there is the potential that it could meet benchmark land values.
Recommendation	The site is considered to be available and the suitability assessment has not highlighted any constraints which would prevent development from occurring. It is not considered that the site could be immediately achievable, and completions could not be expected to start until at least the 6-10 years time frame.



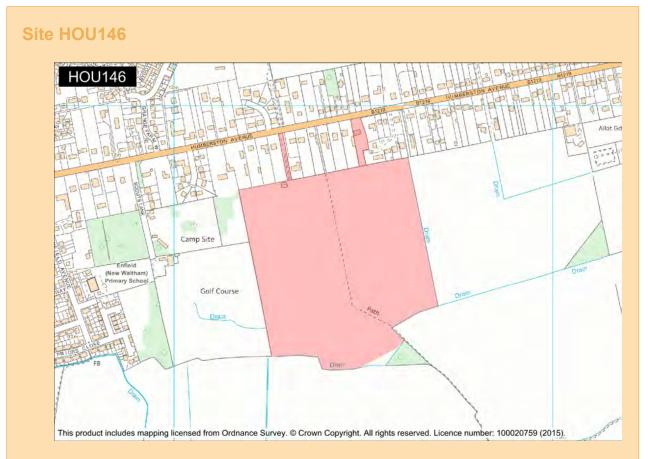
Site Reference:	HOU139			
Location:	Land to north of Humberston Avenue, Humberston			
Spatial Zone:	Western and Southern Arc			
Local Plan (2003):	Amenity Open Space (in Strategic Gap)			
Estimated delivery time:	6-10 years			
Grid reference:	E: 530209 N: 405561			
Site Area:	Gross:	14.81Ha	Net:	10.37Ha
Potential capacity:	311 Capacity source: Promoted			Promoted
Planning status:	Informally Identified			
Land type:	Mixed			
Electoral/Administrative area:	Ward:Humberston and New WalthamParish:Humberston			

Notes:	
Availability	The site is in single ownership and was most recently promoted in 2015. The site promoter has confirmed that there are no restrictions in the existing lease which would stop the site coming forward for an alternative use. The landowner does not have a developer partner in place. There are no known legal constraints which would prohibit development.
Suitability	The site is located on the north side of Humberston Avenue (B1219) adjacent to Humberston Academy to the east, Coniston Crescent to the North, and open countryside to the west. The site is located within reach of local services in Humberston. It occupies a sensitive edge of settlement location (within a landscape area of strategic importance designated in the North East Lincolnshire Local Plan 2003) and a scheme's design would need to take this into account in order to provide a soft development edge. The site is located in Flood Zone 1. Most of the site is within an area where the breach hazard flood risk has been assessed as negligible, however, the northern part of the site is within a low to severe degree of breach hazard flood risk. This area of the land could be avoided on site. The surface water flood risk is identified as very low across much of the site, with small pockets of higher risk areas, including an area around an existing on-site water body. The suitability assessment did not highlight any significant constraints to development. The site is designated as amenity open space in the North East Lincolnshire Plan (2003) reflecting its current use. The site promoter has held early discussions with the Council about the impact that the loss of this recreational facility would have and the compensatory measures that would be required.
Achievability	Extensive off-site works to the foul sewer system would be required to bring this site forward, however, the Council's viability evidence suggests that this site would have a high probability of meeting benchmark land values.
Recommendation	The site is considered available and suitable for development. The site is not considered to be immediately achievable and completions could not be expected to start until the medium to longer term time frame.



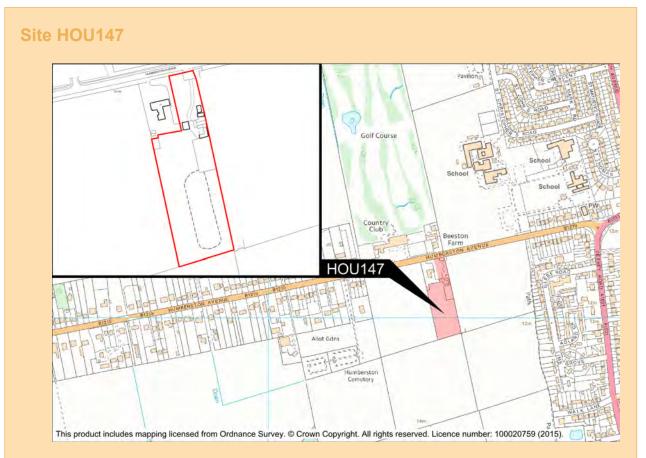
Site Reference:	HOU144				
Location:	Land off College Street, Grimsby				
Spatial Zone:	Urban Area				
Local Plan (2003):	Amenity Open Space				
Estimated delivery time:	1-5 years				
Grid reference:	E: 526318 N: 408791				
Site Area:	Gross:	0.43Ha	Net:	0.43Ha	
Potential capacity:	13 Capacity source:		Promoted		
Planning status:	Planning permission (DM/0936/15/FUL)				
Land type:	Brownfield				
Electoral/Administrative area:	Ward: Park Parish: N/A				

Notes:	
Availability	The site is in single ownership and was most recently promoted in 2013. The site is identified as Amenity Open Space in the North East Lincolnshire Local Plan (2003) reflecting its former use as a tennis court. There are no known legal issues which would prohibit development. Note: At the time of writing the Council has approved a planning application for residential development, comprising 13 units.
Suitability	The site is located in a predominantly residential area. It is located in central Grimsby and close to public transport links. The site is near Grimsby town centre. Splitting the site from north west to south east, the site is located in Flood Zone 2 (north eastern portion) and Flood Zone 3 (south western portion). The site is within an area assessed to have a negligible degree of breach hazard flood risk. Surface water flood risk ranges from very low to high, with the southern area of the site identified to be at higher surface water flood risk. The development is located in an area where flood risk may also come from surface water flooding. A site specific Flood Risk Assessment is required to demonstrate that development on this site can be made safe and that it will not result in increased flood risk elsewhere. The site is previously developed (brownfield) land and there is a regeneration benefit in bringing development forward. A number of trees on the site, fronting onto College Road, are protected by tree preservation orders and this will need to be taken into account in the design of a development scheme. In particular, this limits access options to the site though an access can still be achieved. The Wellow Conservation Area is adjacent to the rear of the site, and the development design will need to consider the setting of this designated heritage asset.
Achievability	The site is located in a lower value area and the Council's viability assessment suggests that benchmark land values may not be achieved on this site.
Recommendation	The site is available and suitable for development. The site is considered to be immediately achievable and it is considered that completions could start in the 1 - 5 year time frame.



Site Reference:	HOU146				
Location:	Land to south of 32-66 Humberston Avenue ('Millennium Park'), Humberston				
Spatial Zone:	Western and Southern Arc				
Local Plan (2003):	White land (outside Development Boundary)				
Estimated delivery time:	1-5 years				
Grid reference:	E: 529331 N: 404689				
Site Area:	Gross:	21.74Ha	Net:	15.22Ha	
Potential capacity:	385 Capacity source: Promoted			Promoted	
Planning status:	Planning permission (DC/268/13/HUM)				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:Humberston and New WalthamParish:Humberston				

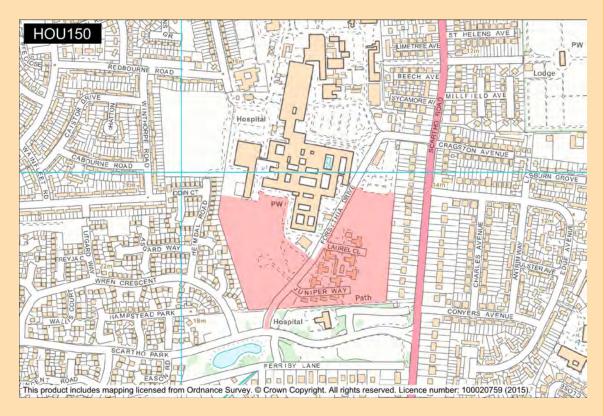
Notes:	
Availability	The site is in single ownership and was most recently promoted in 2013. There are no known legal constraints. A developer is in place to deliver the site. This site was granted planning permission (a hybrid application for outline permission for 339 dwellings and full permission for 46 dwellings) during 2014.
Suitability	This site is located south of Humberston Avenue behind existing residential properties. This site is bounded by open land to the south and east. To the west is a former golf course on which a new housing development is being constructed (HOU101B). The site is located in Flood Zone 1 in an area where the degree of breach hazard flood risk is assessed to be negligible. The majority of the site is indicated as being at low risk of flooding from surface water, with small parcels of land indicated in higher risk categories. It has been demonstrated that suitability issues at this site can be satisfactorily addressed through the granting of planning permission.
Achievability	This site is located within a high value area. A developer partner has been secured to deliver the site. The developer is actively seeking the discharge of conditions and has submitted a reserved matters application for the remainder of the scheme.
Recommendation	The site is considered suitable, available and achievable. Completions could be achieved on this site within the next five years.



Site Reference:	HOU147			
Location:	Land at 184 Humberston Avenue, Humberston			
Spatial Zone:	Western and Southern Arc			
Local Plan (2003):	White land (outside Development Boundary)			
Estimated delivery time:	1-5 years			
Grid reference:	E: 530384 N: 405129			
Site Area:	Gross:	1.51Ha	Net:	1.51Ha
Potential capacity:	30 Capacity source: Promoted			Promoted
Planning status:	Resolution to Grant Planning Permission (DM/0973/14/OUT)			
Land type:	Brownfield			
Electoral/Administrative area:	Ward:Humberston and New WalthamParish:Humberston			

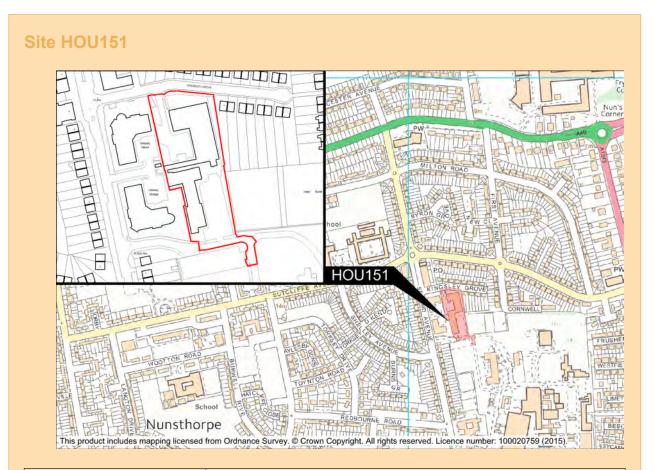
Notes:	
Availability	The site is in multiple ownership and was most recently promoted in 2013. There are no known legal constraints which would prohibit development. The promoted does not have a developer partner in place. The Council resolved to grant planning permission (DM/0973/14/OUT) in August 2015.
Suitability	The site is located south of Humberston Avenue and is surrounded by open land to the west, south and east which is a consented site (HOU092). This site is located in Flood Zone 1 in an area where the degree of breach hazard flood risk is assessed to be negligible. Surface water flood risk ranges from very low to high across the site. The site has a resolution to grant planning consent which demonstrates that suitability issues can be satisfactorily overcome.
Achievability	The Council's viability evidence suggests a high probability of viability for this site. It is located in an area of high value market housing.
Recommendation	The site is considered to be available and suitable for development. It is considered that the site is deliverable and that completions could occur within the next five years, subject to a developer partner being in place.

Site HOU150



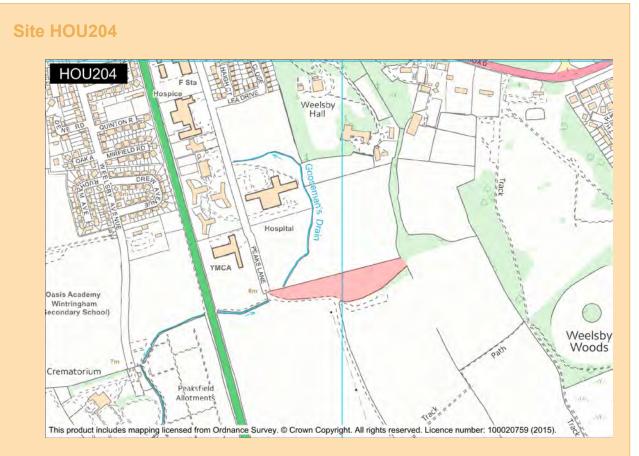
Site Reference:	HOU150				
Location:	Land at the south of Diana Princess of Wales Hospital site, Grimsby				
Spatial Zone:	Urban Area	Urban Area			
Local Plan (2003):	Community Us	Community Use Area			
Estimated delivery time:	1-5 years				
Grid reference:	E: 526162 N: 406892				
Site Area:	Gross:	6.66Ha	Net:	5.66Ha	
Potential capacity:	490 Capacity source: Promoted				
Planning status:	Resolution to Grant Outline planning permission subject to signing of s. 106 legal agreement (DM/0937/15/OUT)				
Land type:	Brownfield				
Electoral/Administrative area:	Ward: Park Parish: N/A				

Notes:	
Availability	The site is in single ownership and was most recently promoted in 2013. The land promoter has stated that the site is being marketed. There are no known legal constraints which would prevent development. A mixed residential use application has been advanced including market dwellings, assisting living dwellings, retirement homes, and apartments for hospital staff and students. (In addition a step down care unit (40bed) is proposed but not included in the current site capacity figure).
Suitability	The site is located in Scartho and to the south of the Diana, Princess of Wales Hospital site. It is adjacent to existing residential properties and is considered to be a suitable location for residential development. It is located close to the existing public transport network, and close to the local centre at Scartho fork. Owing to the scale of the development there may be an adverse impact on road junctions at Scartho Road and the impact of development will need to be assessed. Consideration needs to be given to the impact of development in this location on the setting of the locally listed Scartho Hall. The site is adjacent to the Scartho Conservation Area and the setting of this will need to be taken into account in scheme design. The site is within Flood Zone 1 in an area where the degree of breach hazard flood risk is assessed to be negligible. Much of the site is within an area where surface water flood risk is indicated to be very low. Parcels of the site have been identified as having a low, medium, and high surface water flood risk. It is within an area where British Geological Survey data identifies the presence of mineral resources.
Achievability	The Council's viability evidence suggests that benchmark land values can be exceeded in this location. The site is located in an area of high value market housing.
Recommendation	The site is considered to be available and suitable for development. The site is in public ownership and completions could start to be delivered during the next five years, subject to achieving planning permission and a developer partner.



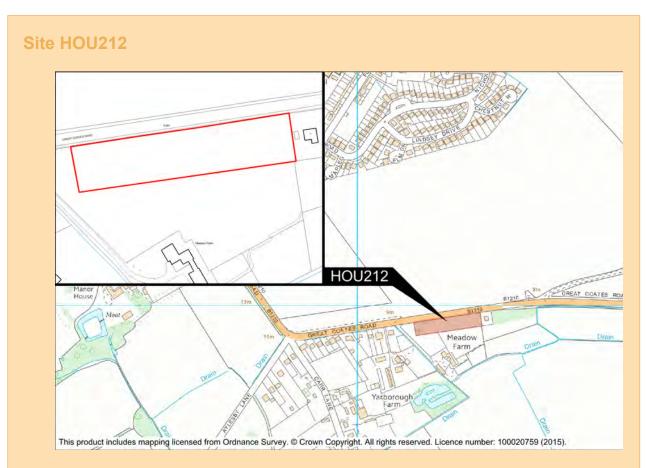
Site Reference:	HOU151			
Location:	Land at the north west of Diana Princess of Wales Hospital site, Grimsby			
Spatial Zone:	Urban Area			
Local Plan (2003):	Community Use Area 6-10 years			
Estimated delivery time:				
Grid reference:	E: 526010 N: 407534			
Site Area:	Gross:	0.50Ha	Net:	0.43Ha
Potential capacity:	19	Capacity source	e:	Promoted
Planning status:	None			<u>.</u>
Land type:	Brownfield			
Electoral/Administrative area:	Ward: Park Parish: N/A			N/A

Notes:	
Availability	The site is in single ownership and was most recently promoted in 2013. The land promoter has stated that the site is being marketed. There are no known legal constraints which would prohibit development.
Suitability	This site is located in central Grimsby. It is within Flood Zone 1 in an area where the degree of breach hazard flood risk is assessed to be negligible. The site is identified as being at very low to low risk of surface water flooding. The site is located adjacent to existing residential properties and presents an opportunity for the repair and re-use of the existing original buildings. The suitability assessment did not highlight any significant constraints which would impede development.
Achievability	The Council's viability assessment suggests that the site's viability is marginal, and that benchmark land values could potentially be achieved. No constraints which would affect the achievability of the site were highlighted in the assessment process.
Recommendation	The site is considered to be available and suitable for development. The site is not considered to be immediately available because of its marginal viability and lack of a developer partner to deliver a scheme.



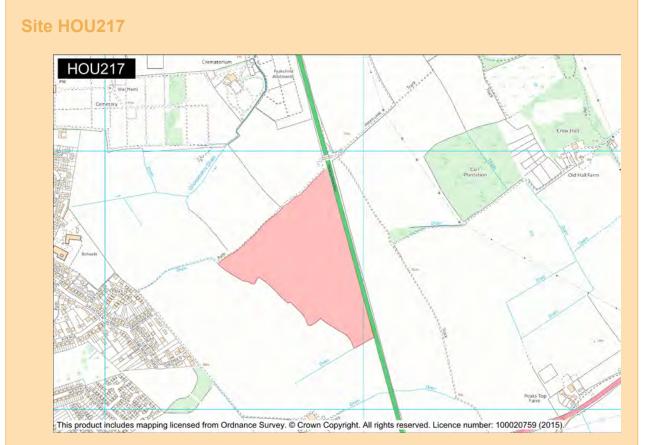
Site Reference:	HOU204					
Location:	Peaks Lane, Grimsby					
Spatial Zone:	Urban Area	Urban Area				
Local Plan (2003):	White land (outside Development Boundary and in Strategic Gap)					
Estimated delivery time:	6-10 years					
Grid reference:	E: 527888 N: 407614					
Site Area:	Gross:	1.21Ha	Net:	1.21Ha		
Potential capacity:	ntial capacity: 30 Capacity source:		:	Promoted		
Planning status:	None					
Greenfield/Brownfield:	Greenfield					
Electoral/Administrative area:	Ward:	Heneage	Parish:	N/A		

Notes:	
Availability	The site is in single ownership and was most recently promoted in 2013. The site requires access via land not in the control of the owner. The site promoter has stated that positive discussions have taken place with the neighbouring landowner to allow access. It is not known if a formal agreement is in place to allow for access. On the basis of the information submitted by the site owner, the site has not been ruled as unavailable, though this status may change.
Suitability	This site is located south of Grimsby. It is a remote site which is detached from the main settlement. This area was assessed in the Council's Landscape Character and Capacity Assessment (2015) as having a medium sensitivity to development, and a medium to low capacity to absorb new development. It is within a landscape area of strategic importance designated in the North East Lincolnshire Local Plan (2003). The site is located in Flood Zone 1 in an area where the degree of breach hazard flood risk is assessed to be negligible. Gooseman's Drain crosses the western corner of the site, and there is a high risk of surface water flooding on land adjacent to this which extends into the site boundary. This includes areas of medium and low flood risk, and the central and western extent of the site is within an area of very low surface water flood risk. Immediately to the north of the site is a site of local nature conservation importance, and the development of this site could have an adverse impact on this site, which would need to be avoided or satisfactory mitigation measures achieved. The hedgerow to the south of the site is an important landscape feature which should be retained. The assessment has not identified any 'show stoppers' which would impede development, however, owing to the nature and location of this site it has potential to have an impact on landscape character.
Achievability	The Council's high level viability assessment identified a low chance of the site achieving benchmark land vales. There is no known developer partner in place to bring the site forward.
Recommendation	The site is considered to be available and broadly suitable for development, subject to the landowner formally agreeing access over third party land. The site is not considered achievable because there is no known developer partner in places, and the Council's viability assessment suggests that benchmark land values may not be achieved, based on the information provided.



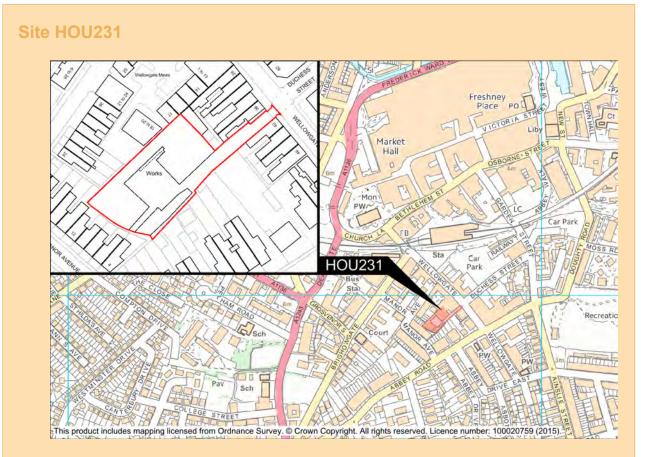
Site Reference:	HOU212				
Location:	Land at Meadow Farm, Healing				
Spatial Zone:	Western and Southern Arc				
Local Plan (2003):	White land (outside Development Boundary and in Strategic Gap)				
Estimated delivery time:	6-10 years E: 522105 N: 410030				
Grid reference:				410030	
Site Area:	Gross:	0.58Ha	Net:	0.58Ha	
Potential capacity: Planning status:	12 Capacity source: None		Promoted		
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Wolds	Parish:	Healing	

Notes:	
Availability	The site is in single ownership and was most recently promoted in 2012. There is no known developer partner in place to deliver the site. There are no known legal constraints.
Suitability	The site is located on Great Coates Road (B1210) between Great Coates and Healing. The site is located in an area of sporadic ribbon development which is not attached to the main settlement of Healing. The site is within an area assessed to have a medium sensitivity to new development and a medium capacity to absorb new development. The site has existing tree cover along its border with Great Coates Road. Further work is required to understand the impact that the development of this site would have on landscape character. Consideration needs to be given as to how access to this site will impact on the safety of the shared use foot path/cycle path which runs along the south side of Great Coates Road. This is used by school children attending Healing Academy which is located to the north west of the site. The site is located in Flood Zone 1 in an area where the degree of breach hazard flood risk is assessed to be negligible. Surface water flood risk ranges from very low to high across the site, with areas of high flood risk found to the western extent of the site closest to the nearby watercourse. Due to the remote location of the site, it is not within a 'walk to' zone for an existing local centre. Bus services run along Great Coates Road.
Achievability	The difference in ground levels between the site and existing carriageway would need to be addressed to achieve access. The Council's high level viability assessment suggests that benchmark land values could be met in the area. The site is located in an area of high value market housing.
Recommendation	The site is considered to be available, subject to confirmation that a suitable access can be achieved, and broadly suitable for development. The site is not considered immediately achievable because there is no evidence of a developer partner being in place.



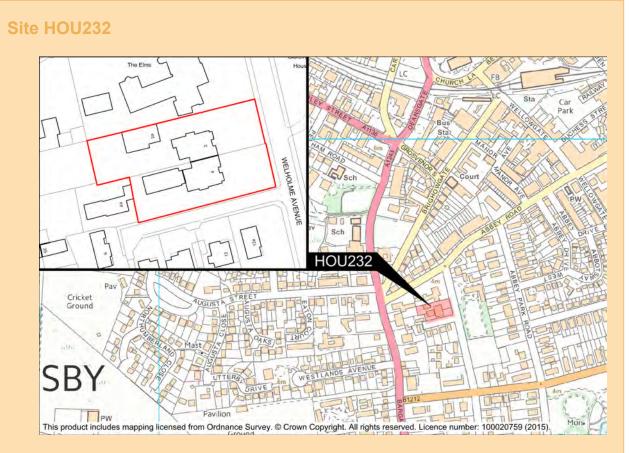
Site Reference:	HOU217				
Location:	Land west of Peaks Parkway, Grimsby				
Spatial Zone:	Urban Area				
Local Plan (2003):	White land (outside Development Boundary and in Strategic Gap)				
Estimated delivery time:	11-15 years				
Grid reference:	E:	527636	N:	406663	
Site Area:	Gross:	18.21Ha	Net:	12.75Ha	
Potential capacity:	550 Capacity source: Promoted			Promoted	
Planning status:	Informally Ide	ntified			
Land type:	Greenfield				
Electoral/Administrative area:	Ward:Humberston and New WalthamParish:New Waltham			New Waltham	

Notes:	
Availability	The site is in single ownership and was most recently promoted in 2013. There is no known developer partner in place. There are no known legal issues which would prevent development.
Suitability	This site is located to the west of Peaks Parkway (A16), a key strategic route to Grimsby town centre, and is south of the Crematorium and Peaksfield Allotments. This is a remote site of an irregular shape which is not attached to the existing settlement and does not present an opportunity for a logical extension to, or infill of, the existing built form. Development in this location would have an impact on landscape and settlement character, and could lead to settlement coalescence by extending Grimsby southwards. The site is located in Flood Zone 1 in an area where the degree of breach hazard flood risk is assessed to be negligible. Surface water flood risk ranges from very low to high across the site, though much of the site is within the very low category. Access to existing public transport services from this site is poor and the site is not within walking distance of an existing local centre. The A16 is a key strategic north south transport route providing direct access to Grimsby town centre. Development of this scale and the provision of direct access to potential development would result in significant impacts on the operation of the A16. A secondary access would be required for a development site of this size but there is no alternative secondary access route for the site, due to its remote location. The site is a known archaeological site and there is a potential for the discovery of archaeological remains of some significance. A public right of way runs adjacent to the north western boundary of the site. This would not prohibit development but should be considered in the design of any development scheme. The site is adjacent to an identified local wildlife site and development could have an adverse impact on this site, which would require satisfactory mitigation.
Achievability	The Council's viability assessment suggests that benchmark land values could be achieved in this location. However, there is the potential for archaeological remains and infrastructure requirements to affect site viability, given the scale of the site.
Recommendation	The site is considered to be available. In terms of site suitability, based on the evidence provided, it is not considered that there are any absolute constraints to development at this stage. The site is however, likely to have a significant impact on a key strategic highways route, and would have a significant landscape and settlement character impact. The site is not considered immediately achievable.



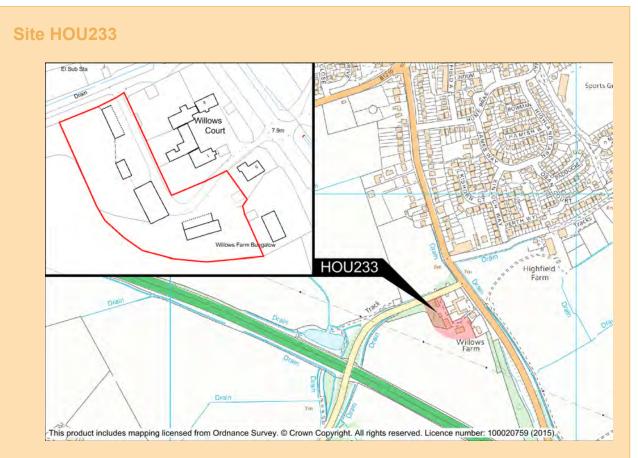
Site Reference:	HOU231				
Location:	Fletchers Yard, Wellowgate, Grimsby				
Spatial Zone:	Urban Area				
Local Plan (2003):	Shopping Area				
Estimated delivery time:	1-5 years				
Grid reference:	E: 526690 N: 409025			409025	
Site Area:	Gross:	0.18Ha	Net:	0.18Ha	
Potential capacity:	12 Capacity source:		Consented		
Planning status:	Formally Ident	tified - Unallocate	ed Planning Con	sent lapsed	
Land type:	Brownfield				
Electoral/Administrative area:	Ward: Park Parish: N/A			N/A	

Availability	This site is in single ownership and was most recently promoted in 2015. The site had full planning permission (DC/812/12/PAR) for 12 units, which has now lapsed. The site owner has confirmed that there is no developer partner in place but the site is being actively marketed. There are no known legal issues which would prevent development from occurring.
Suitability	This site is located in central Grimsby. It is close to Grimsby town centre and is within easy walking distance of the train and bus stations. A wide range of services and amenities are provided in the vicinity. The site falls within Flood Zone 2, however, a site specific Flood Risk Assessment has shown that development can be made safe. The site is within an area assessed to have a negligible degree of breach hazard flood risk. Surface waster flood risk is indicated as very low within the immediate vicinity. This is a consented scheme and the principle of residential development has been established.
Achievability	The Council's viability assessment suggests that benchmark land values could be achieved in this location. The site is located in an area where values are reasonable, and it is close to Grimsby town centre. The scheme involves the retention and renovation of existing buildings and this could affect viability, but this could potentially be overcome with modifications to the consented scheme.
Recommendation	The site is considered available and suitable for development. The site is located in an area where benchmark land values could be met, and planning permission has in the past been approved. It is considered achievable.



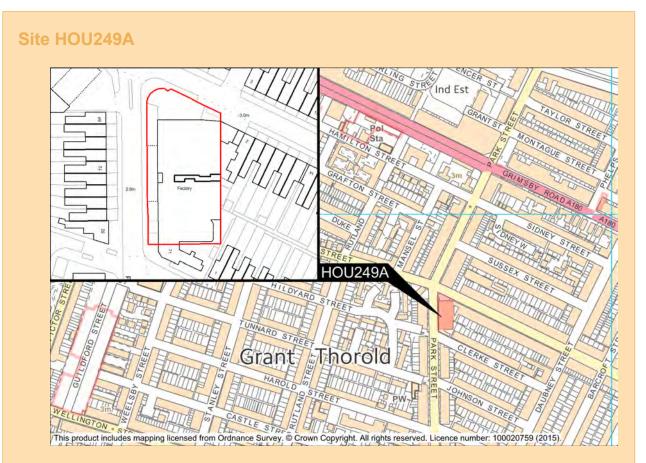
Site Reference:	HOU232				
Location:	2-4 (Hazelmere House) & 2A Welholme Avenue, Grimsby				
Spatial Zone:	Urban Area				
Local Plan (2003):	White Land (inside Development Boundary)				
Estimated delivery time:	1-5 years				
Grid reference:	E: 526586 N: 408637				
Site Area:	Gross:	0.26Ha	Net:	0.26Ha	
Potential capacity:	14 Capacity source: Consented				
Planning status:	Formally Identified - Planning consent DC/0833/12/PAR materially commenced				
Land type:	Brownfield				
Electoral/Administrative area:	Ward:	Park	Parish:	N/A	

Notes:	
Availability	The site is in single ownership. Planning permission was granted (DC/833/12/PAR) for 14 units, materially commenced.
Suitability	This site is located in central Grimsby. It is close to public transport links and a range of other services. The site is partly located within Flood Zone 2. This is a consented scheme and the principle of residential development has been established.
Achievability	The Council's viability assessment suggests that benchmark land values could be achieved.
Recommendation	The site is considered available and suitable for development. The site is considered achievable because there is a materially commenced planning permission in place.



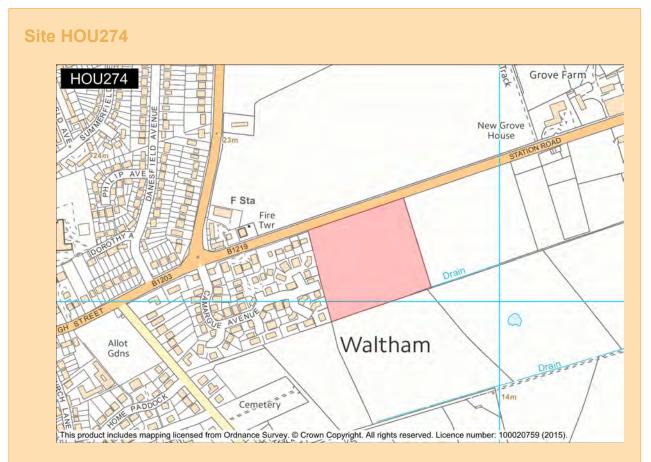
Site reference	HOU233			
Location	Land at Willows Farm, Immingham			
Spatial Zone:	Estuary Zone			
Local Plan (2003):	White land (out	side Developmer	it Boundary)	
Estimated delivery time:	6-10 years			
Grid reference:	E:	517563	N:	413766
Site area:	Gross:	0.66Ha	Net:	0.66Ha
Potential capacity:	8 (Note: a revised potential capacity (8 dwellings) was submitted through the Pre-Submission Draft Local Plan consultation)			
Planning status:	None			
Land type:	Brownfield			
Electoral/Administrative area:	Ward:	Immingham	Parish:	Immingham

Notes:	
Availability	This site is in single ownership and was most recently promoted in 2012. No legal constraints have been identified. The land owners do not have a developer partner in place.
Suitability	This site is located to the south west of Immingham. It is a small site which contains several disused agricultural barn buildings. The assessment process did not identify any significant constraints to development, however, an assessment will be needed to determine if these disused buildings are being used by protected species. There are a number of water courses nearby, however, the site is located in Flood Zone 1 and within an area assessed to have a negligible degree of breach hazard flood risk. The site is identified as being at very low risk of flooding from surface water. Land to the west of the site (outside of the boundary) is identified as a high risk area. Highways access should be taken from the existing access to Willows Court, due to width and visibility issues on Roxton Lane. Trees on the site are of a good quality, and while not subject to tree preservation orders, they would enhance the development and should be retained and reflected in any scheme design. The landowner has recently suggested a revised potential capacity of 8 units.
Achievability	The Council's viability assessment suggests that development in this location may not achieve benchmark land values. There is no known developer partner in place.
Recommendation	The site is considered to be available and suitable for development based on the evidence currently available. The site is not considered immediately achievable because of the lack of a developer partner.



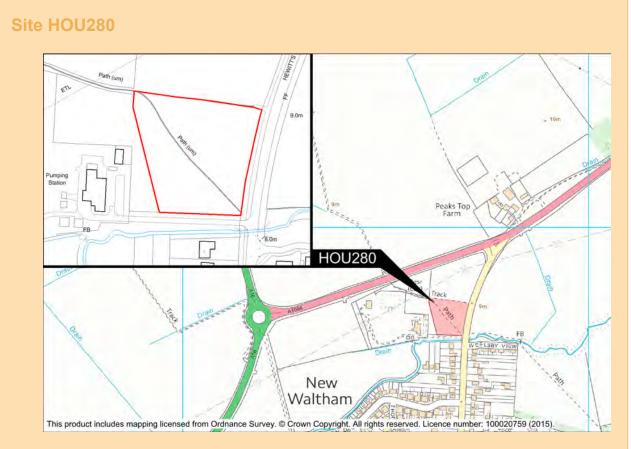
Site Reference:	HOU249A			
Location:	Land at 65 Park Street/Brereton Avenue, Cleethorpes			
Spatial Zone:	Urban	Urban		
Local Plan (2003):	White land (inside Development Boundary)			
Estimated delivery time:	1-5 years			
Grid reference:	E:		N:	
Site Area:	Gross:	0.18Ha	Net:	0.18Ha
Potential capacity:	14	Capacity source	:	Promoted
Planning status:	Informally Identified, Planning approval on appeal DC/729/12/SSU			
Land type:	Brownfield			
Electoral/Administrative area:	Ward:	Sidney Sussex	Parish:	N/A

Notes:	
Availability	This site is in single ownership and was most recently promoted in 2015. No legal constraints have been identified. There is no indication that a developer is in place but the site is being marketed.
Suitability	The site is a brownfield one located in the urban area. The site lies within flood zone 3, high risk, high vulnerability. Planning permission has been granted on appeal
Achievability	The Council's viability assessment suggests that development in this location may not be achieve benchmark land values. There is no known developer partner in place.
Recommendation	The site is considered to be achievable in the short term 1 - 5 years.



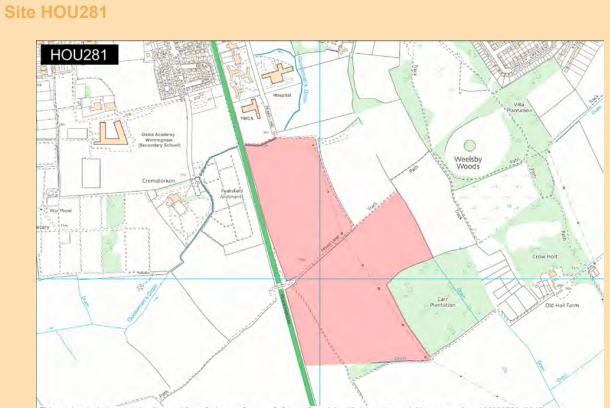
Site Reference:	HOU274			
Location:	Land to the south of Station Road and east of Carmargue Avenue, Waltham			
Spatial Zone:	Western and S	outhern Arc		
Local Plan (2003):	White land (ou	White land (outside Development Boundary)		
Estimated delivery time:	6-10 years			
Grid reference:	E:	526670	N:	404148
Site Area:	Gross:	3.00Ha	Net:	2.55Ha
Potential capacity:	100	Capacity source	:	Promoted
Planning status:	Informally Identified			
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Waltham	Parish:	Waltham

Notes:	
Availability	The site is in single ownership and was most recently promoted in 2013. No developer partner is known to be in place. There are no known legal constraints which would prevent development.
Suitability	This site is agricultural land situated to the east of Carmargue Avenue and south of Station Road (B1219), on the edge of Waltham. The site is located in an area of open countryside and bounded by residential development to the west and by hedgerows abutting the B1219 to the north. The development of this site would reduce the degree of separation between Waltham and New Waltham. The Council's Landscape Character and Capacity Assessment (2015) identifies the site as within an area which has a medium to low sensitivity to development and medium capacity for development. It is located on the edge of the Waltham local centre 'walk to' zone. The site is within Flood Zone 1 and is in an area where the degree of breach hazard flood risk has been assessed as negligible. The site is within an area assessed to have a very low risk of flooding from surface water. Access could be achieved from Station Road. Development in this location could have an adverse impact on the Toll bar roundabout junction which has existing capacity issues.
Achievability	The Council's viability assessment suggests that benchmark land values are likely to be exceeded in this high value area and therefore it is considered that there is a high probability of viability.
Recommendation	The site is considered to be available and suitable for development. The site is not considered immediately achievable because the landowner does not have a developer partner in place.



Site Reference:	HOU280			
Location:	Land off Peaks Lane, New Waltham			
Spatial Zone:	Western and	Southern Arc		
Local Plan (2003):	White land (or	White land (outside Development Boundary and in Strategic Gap)		
Estimated delivery time:	6-10 years			
Grid reference:	E:	528554	N:	405855
Site Area:	Gross:	0.68Ha	Net:	0.68Ha
Potential capacity:	city: 20 Capacity source:		Promoted	
Planning status:	None			
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Humberston and New Waltham	Parish:	New Waltham

Notes:	
Availability	The site is in single ownership and has been promoted by a third party. The promoter is a developer and they have stated that the owner intends for the site to be developed, and that enquiries have been received. The site was most recently promoted in 2013.
Suitability	The site is existing agricultural land located to the north of Buck Beck and west of Hewitts Avenue in New Waltham. It would represent an extension into open countryside beyond the natural boundary that is formed by Buck Beck and the impact on landscape character will need to be assessed. It is within an area assessed to have a medium to low capacity for development, and medium sensitivity to development, in the Council's Landscape Character and Capacity Assessment (2015). The site is on the edge of the New Waltham local centres 'walk to' zones, though Hewitt's Avenue is served by public transport. Historic surveys indicate that part of the site is potentially best and most versatile agricultural land. An existing public right of way crosses through the site which would need to be accommodated in any scheme design, and visibility issues at the access would need to be satisfactorily addressed. Buck Beck, a main watercourse, runs to the south of the site. The site is within Flood Zone 1 and within an area where the degree of breach hazard flood risk has been assessed to be negligible. The southern part of the site close to Buck Beck features areas identified as being at high risk of surface water flooding.
Achievability	The Council's viability assessment suggests that development in this location could have a high probability of meeting benchmark land values and no major infrastructure constraints have been identified through the assessment.
Recommendation	The site is considered to be available and suitable based on the current evidence available. Consideration will need to be given to the quality of the land for agricultural use, and the impact that development in this location could have on landscape character. It is not considered to be immediately achievable.



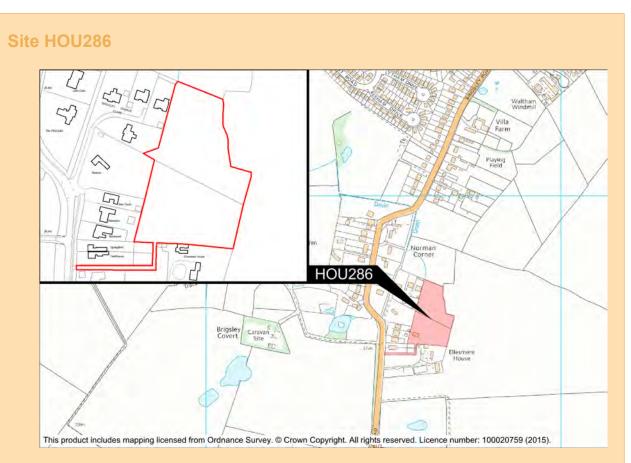
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Site Reference:	HOU281			
Location:	Land at the south end of Peaks Lane, west of Peaks Parkway (A16), Grimsby			
Spatial Zone:	Urban			
Local Plan (2003):	White land (o	White land (outside Development Boundary and in Strategic Gap)		
Estimated delivery time:	11-15 years	11-15 years		
Grid reference:	E:		N:	
Site Area:	Gross:	30.25Ha	Net:	21.18Ha
Potential capacity:	635	Capacity source:		Estimated
Planning status:	None			
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Heneage/Humberston and New Waltham	Parish:	New Waltham

Notes:	
Availability	This site is in single ownership and was most recently promoted in 2013. The landowner does not have a developer partner in place. There are no known legal constraints which would prevent development. However, providing a secondary access to the site would require land which is in third party ownership.
Suitability	The site is located east of Peaks Parkway (A16) between Grimsby and New Waltham. This is a remote site of an irregular shape which is not attached to a settlement and located within an area of open countryside. It does not present an opportunity for a logical extension to, or infill of, the existing built form. Development in this location would have an impact on landscape and settlement character, and could lead to settlement coalescence by extending Grimsby southwards. It is within an area assessed to have a medium sensitivity to new development, and a medium to low capacity to absorb new development in the Landscape Character and Capacity Assessment (2015). It is located within a designated landscape area of strategic importance defined in the North East Lincolnshire Local Plan (2003). The site is near to a number of sites which are of biological value, including nearby woodland to the east and a site of local nature conservation importance to the north. Development could result in adverse impacts on these areas. The site is within Flood Zone 1 and within an area where the degree of breach hazard flood risk has been assessed as negligible. There are areas of high surface water flood risk to north of site (near Gooseman's Drain) and south east of site. The site does not provide easy access to the existing public transport network, because it is detached from a settlement. It is not within an easy walking distance of any local centre, or other services and amenities. Public rights of way run through the site which would need to be maintained along their current alignment and one of these is identified for upgrade to a bridleway. The A16 is a key strategic north south transport route providing direct access to Grimsby town centre. Development of this scale and the provision of direct access to potential development would result in significant impacts on the operation of the A16. Peaks Lane provides a possible secondary vehicular access option for the site, though the area of land between Peaks Lane and this sit
Achievability	The Council's high level viability assessment suggests that site viability is marginal, based on the evidence submitted. There is no developer partner in place. Development of this site would incur significant infrastructure costs.
Recommendation	The site is considered to be available for development. In terms of suitability, there are no fundamental constraints identified which would be a barrier to development, however the development of this site would have a significant impact on landscape character and highways infrastructure. Further evidence is required to establish the impact that

Notes:

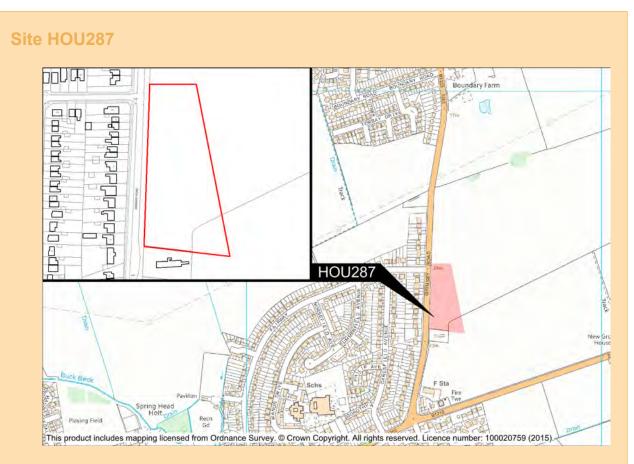
providing access from the A16 to a development of this scale would have. If the impacts were found to be acceptable for this site or could be satisfactorily mitigated, it is not envisaged that this site could start to deliver completions in the short to medium term period.



Site Reference:	HOU286			
Location:	Land rear of Strands, Waltham Road, Brigsley			
Spatial Zone:	Western and S	Western and Southern Arc		
Local Plan (2003):	White Land (C	White Land (Outside of Development Boundary)		
Estimated delivery time:	6-10 years			
Grid reference:	E:	525499	N:	402733
Site Area:	Gross:	1.64Ha	Net:	1.64Ha
Potential capacity:	14 Capacity source: Promoted			
Planning status:	None			
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Waltham	Parish:	Brigsley

Notes:	
Availability	The land is in single ownership and was most recently promoted in 2013. The site is owned by a developer. There are no known legal constraints which would prevent development.
Suitability	The site is located behind existing residential properties to the east of Waltham Road in Brigsley in an area of open countryside. The site is located in Flood Zone 1 and within an area where the degree of breach hazard flood risk has been assessed as negligible. Much of the site is identified as having a very low risk of flooding from surface water, however, some parcels of land are within higher risk categories. Development here could have an adverse impact on landscape character. The site is in an area of medium sensitivity, and medium to low capacity to absorb new development. The assessment process did not identify any significant barriers. The site does not provide access to public transport services and is a considerable distance from local services and amenities. Part of this site is a designated site of nature conservation importance and it would need to be demonstrated that development would not have adverse impacts, or that any adverse impacts can be satisfactorily mitigated.
Achievability	The land identified for access may need widening to allow for two way vehicular access because the current width is insufficient. The landowner is in the control of a neighbouring development site owner which has planning permission in place, and access may be possible from this site. The site is located within a high-value area, though the Council's viability assessment suggests that benchmark land values might not be achieved in this location.
Recommendation	The site is considered to be available for development. It is considered to be broadly suitable for development although further evidence is required about the impact that development could have on the biological value of the site. The site is in developer control and is within a high value area. The Council's high level viability assessment suggested that benchmark land values might not be achieved, based on the information provided.

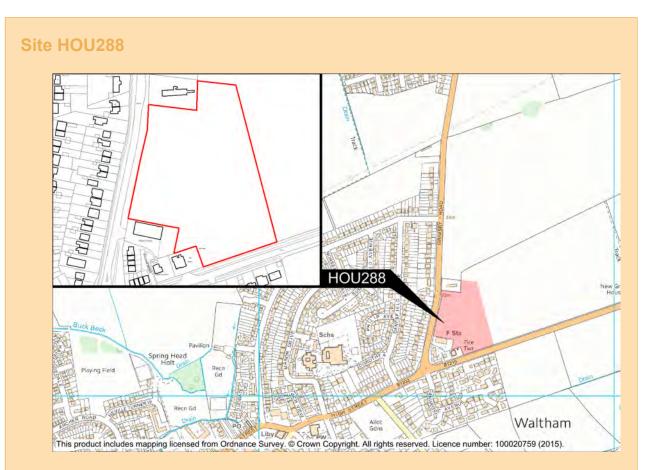




Site reference	HOU287			
Location	Land east of Grimsby Road, Waltham			
Spatial Zone:	Western and S	Western and Southern Arc		
Local Plan (2003):	Strategic Gap	Strategic Gap (outside Development Boundary)		
Estimated delivery time:	6-10 years			
Grid reference	E:	526462	N:	404490
Site area:	Gross:	1.38Ha	Net:	1.38Ha
Potential capacity:	32 Capacity source: Promoted			
Planning status:	None			
Land type:	Greenfield			
Electoral/administrative area:	Ward:	Waltham	Parish:	Waltham

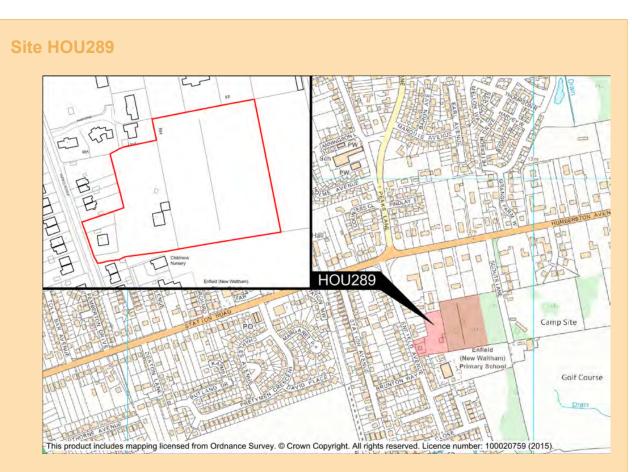
Notes:	
Availability	This site is in single ownership. It was most recently promoted in 2013. A pipeline runs east to west just north of the site boundary and there will be an easement associated with this. This easement could marginally reduce the developable area of the site. The landowner does not have a developer partner in place.
Suitability	This site is located in open countryside to the east of Waltham. The site is located in Flood Zone 1 and within an area where the degree of breach hazard flood risk has been assessed as negligible. Generally, there is a very low risk of flooding from surface water on this site, with small parcels of land within the low and medium risk categories. The site provides good access to existing public transport services. A bus stop less than 400 metres from the site provides a frequent service to Grimsby, but the site is on the edge of the Waltham local centre 'walk to' zone. Records suggest that there is the potential for protected species to be found near the site. Given its edge of settlement location, the site could have an impact on landscape character which could potentially be mitigated with a landscaping scheme. The degree of separation between Waltham and Grimsby is limited in this location and development here could erode the sense of leaving one settlement and arriving in another. Highway access would need to be achieved from Grimsby Road (B1203).
Achievability	The site is located in a high-value area and the Council's viability assessment suggests that benchmark land values could be exceeded. Off site works to the foul sewer system would be required. There is no known developer partner in place.
Recommendation	The site is considered to be available for development. There are no show stoppers which affect the suitability of the site. It is not considered to be immediately achievable because there is no known developer partner in place.

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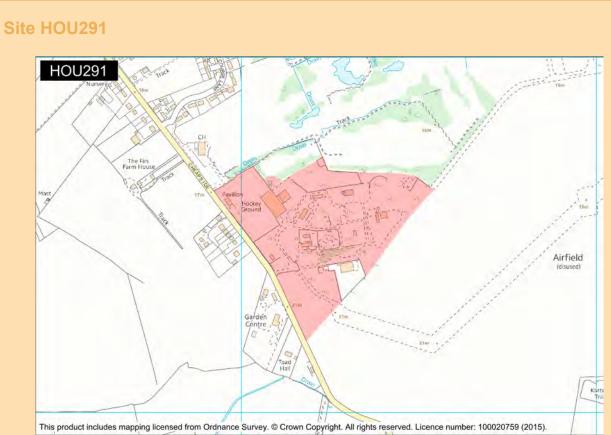
Site Reference:	HOU288				
Location:	Land east of Grimsby Road and north of Station Road, Waltham				
Spatial Zone:	Western and S	Western and Southern Arc			
Local Plan (2003):	Strategic Gap	Strategic Gap (Outside of Development Boundary)			
Estimated delivery time:	1-5 years				
Grid reference:	E:	E: 526473 N: 404295			
Site Area:	Gross:	2.22Ha	Net:	1.89Ha	
Potential capacity:	51	Capacity source	:	Promoted	
Planning status:	Formally Identified planning approval on appeal DM/1231/14/FUL				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Waltham	Parish:	Waltham	

Notes:	
Availability	The site is in single ownership and was most recently promoted in 2013. The landowner does not have a developer partner in place. There are no known legal issues which would prevent development.
Suitability	This site is located east of Grimsby in the open countryside. The site is located in Flood Zone 1 and within an area where the degree of breach hazard flood risk has been assessed as negligible. Surface water flood risk is very low across much of the site, with a pocket of high risk land identified to the south of the site. A bus stop is located close to the site and provides a frequent service to Grimsby, but the site is on the edge of the Waltham local centre 'walk to' zone. The land is currently open agricultural land and the degree of separation between Waltham and Grimsby is limited in this location and development here could erode the sense of leaving one settlement and arriving in another. A landscape buffer would be necessary in this location to reduce the visual impact of development. The landowner has submitted two planning applications for residential development comprising of 51 units and the Council has refused both applications (DM/0502/14/FUL and DM/1231/14/FUL) however an appeal was lodged and has been successful,.
Achievability	The Council's high level viability assessment suggests that benchmark land values could be met in this location.
Recommendation	The site is considered available and suitable for development. Planning approval has been obtained which demonstrates that the site could be deliverable within the short term period.



Site Reference:	HOU289				
Location:	Land at 31 Enfield Avenue and 25 Enfield Avenue, New Waltham				
Spatial Zone:	Western and Southern Arc				
Local Plan (2003):	H1/48 (Part) a	H1/48 (Part) and Proposed Amenity Open Space (Part)			
Estimated delivery time:	6-10 years				
Grid reference:	E:	E: 528695 N: 404713			
Site Area:	Gross:	1.83Ha	Net:	1.83Ha	
Potential capacity:	38 Capacity source: Estimated				
Planning status:	Informally Identified (residual allocation not progressed)				
Land type:	Mixed				
Electoral/Administrative area	Ward:	Humberston and New Waltham	Parish:	New Waltham	

Notes:	
Availability	The site is in single ownership and was most recently promoted in 2013. The site promoter has stated that enquiries have been received regarding the availability of the land for development however no progress has been made on developing the site. There is no known developer in place at this time.
Suitability	The site is, in part, allocated for housing in the North East Lincolnshire Local Plan (2003) as H1/48. The remainder of the site is designated as proposed amenity open space. The site is located within a settlement and it is a short walk from the New Waltham local centre. Nearby Station Road provides access to the public transport network. The principle of residential development on part of the site is therefore accepted. However, there is currently no proposed mechanism to deliver the proposed amenity open space. The assessment process did not identify any significant constraints to development. A number of trees which have been afforded the protection of a tree preservation order border the site, though impact on these can be avoided through sensitive scheme design. The site is located in Flood Zone 1 and within an area where the degree of breach hazard flood risk has been assessed as negligible. Surface water flood risk ranges from very low to medium across the site, with areas identified at high risk adjacent to the site. The site promoter has not provided an indicative capacity and an estimate has therefore been used.
Achievability	The site is located in a high value area and the Council's viability assessment suggests that market land values could be exceeded in this location. There are no suitability issues identified which may affect the achievability of the site.
Recommendation	The site is considered available and suitable for development. The site is not considered to be immediately achievable because there is no developer partner in place.

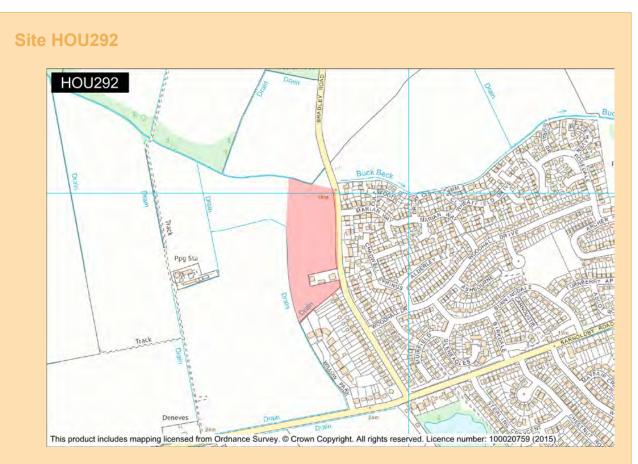


Site Reference:	HOU291				
Location:	Waltham Airfield, Waltham				
Spatial Zone:	Western and S	Southern Arc			
Local Plan (2003):	Part E16 and part Amenity Open Space (outside of Development Boundary)				
Estimated delivery time:	11-15 years				
Grid reference:	E:	E: 527130 N: 402536			
Site Area:	Gross:	14.53Ha	Net:	10.17Ha	
Potential capacity:	200 Capacity source: Promoted				
Planning status:	Informally Identified				
Land type:	Brownfield				
Electoral/Administrative area:	Ward:	Waltham	Parish:	Waltham	

North East Lincolnshire Council

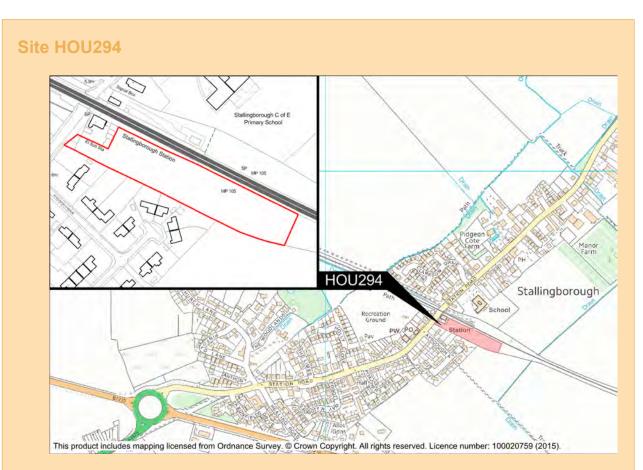
Notes:	
Availability	The site is in single ownership and was most recently promoted in 2013. The site promoter has indicated that there is no known market interest in the site. There is no known developer partner in place to deliver the site. There are no known legal constraints.
Suitability	This site is a remote site located off Cheapside to the south of Waltham. It is surrounded by open countryside, however, is previously developed land as a former airfield. The site has a lack of access to services by sustainable transport modes due to its distance from Waltham and other settlements. Existing public transport services do not run along Cheapside, and the site is a considerable distance from facilities on Waltham's High Street. Some historic buildings associated with RAF Grimsby remain on the site. The site is within Flood Zone 1 and within an area where the degree of breach hazard flood risk has been assessed to be negligible. Surface water flood risk is indicated to be very low across much of the site, with small parcels of land identified as low to high risk areas. A public right of way crosses the site which would need to be incorporated into the design of any scheme.
Achievability	There is the potential for substantial abnormal costs on the site. The former industrial use of the site, and its historic use as an airfield, mean that there is significant potential for remediation to be required owing to ground contamination. The Council's viability assessment suggests that there is a low probability of delivering a viable residential development on this site.
Recommendation	This site is considered available, and suitable in that the assessment process identified no irresolvable technical constraints. However, the location is remote and consideration will need to be given to the overall sustainability of development in this location. The site is not considered to be immediately achievable due to the potential for significant abnormal costs.

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Site Reference:	HOU292				
Location:	Land west of Bradley Road, Waltham				
Spatial Zone:	Western and	Western and Southern Arc			
Local Plan (2003):		White Land (Majority Outside of the Development Boundary, part within the Development Boundary)			
Estimated delivery time:	6-10 years				
Grid reference:	E:	E: 524663 N: 403934			
Site Area:	Gross:	3.40Ha	Net:	2.89Ha	
Potential capacity:	70 Capacity source: Promoted				
Planning status:	None				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Wolds	Parish:	Barnoldby-le-Beck	

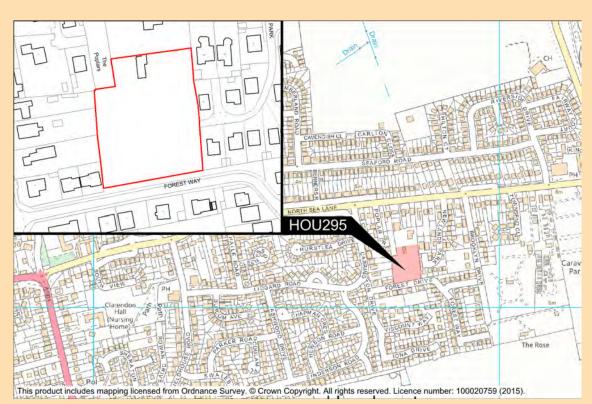
Notes:	
Availability	The site is in single ownership and was most recently promoted in 2012. There is no evidence of the site promoter having a developer partner in place. There are no known legal constraints.
Suitability	The site is located to the west of Waltham in an edge of settlement location that looks out onto an area of open countryside. There is a lack of existing screening provided by the natural landscape to this site. Existing residential development west of Bradley Road lies adjacent to the south of the site. Public transport accessibility from the site is low, with the nearest services provided along Barnoldby Road to the south. The site is not within an easy walking distance of the Waltham local centre. The site is within Flood Zone 1 and within an area where the degree of breach hazard flood risk has been assessed to be negligible. Surface water flood risk is very low across much of the site, with small patches of low to medium risk to the southern end of the site. A watercourse forms the western boundary of the site, and Buck Beck runs to the north. Land adjacent to Buck Beck is identified as having a high risk of flooding from surface water. Buck Beck is an identified local wildlife site and it would need to be demonstrated that development would not have an adverse impact on its ecological value, or that any adverse impacts can be satisfactorily mitigated. Access could be achieved from Bradley Road and a footpath would need to be provided from the site entrance linking to the existing footpath further south on Bradley Road.
Achievability	The Council's viability evidence suggests that the site could be capable of meeting benchmark land values and therefore it has a medium probability of viability.
Recommendation	The site is considered to be available and suitable. The site is not considered achievable because there is no evidence of a developer partner in place to facilitate site delivery.



Site Reference:	HOU294				
Location:	Land adjacent to railway line, off Station Road, Stallingborough				
Spatial Zone:	Rural Zone				
Local Plan (2003):	H1/50	H1/50			
Estimated delivery time:	1-5 years				
Grid reference:	E:	E: 520299 N: 411612			
Site Area:	Gross:	0.59Ha	Net:	0.59Ha	
Potential capacity:	25 Capacity source: Promoted				
Planning status:	Allocation (H1/50) and Outline Planning Permission (DM/1208/14/OUT)				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Immingham	Parish:	Stallingborough	

Notes:	
Availability	The site is in single ownership and was most recently promoted in 2014. The site is owned by a developer and is being marketed. A right of way runs through the site from east to west, however, this will affect scheme design and not availability. An easement associated with access to the adjacent rail line which also affects the potential to develop part of the site.
Suitability	This site is an infill opportunity located in the centre of Stallingborough. It is adjacent to the rail station, and close to the village shop and primary school. The site is within Flood Zone 1 and within an area where the degree of breach hazard flood risk has been assessed to be negligible. Surface water flood risk is very low across much of the site, with a low risk area identified to the east of the site. The site is allocated for housing in the North East Lincolnshire Local Plan (2003) as H1/50 and the site has outline planning permission for 25 units (DM/1208/14/OUT). The principle of residential development has been established and it has been demonstrated that suitability issues can be overcome.
Achievability	The site has a former non-residential use and there is the potential for contamination which will result in abnormal costs. The Council's viability evidence suggests that development at this site could exceed benchmark land values, based on the information provided. However, the site has been promoted over a number of years for development and there has been a lack of progress in delivering the site to date.
Recommendation	The site is considered to be suitable and available, and is considered achievable. The site is considered developable in the 1-5 years time frame.

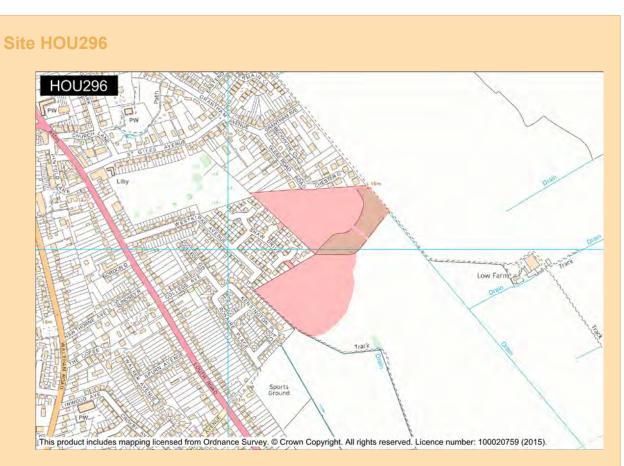
Site HOU295



Site Reference:	HOU295			
Location:	Land off Forest Way, Humberston			
Spatial Zone:	Western and	Southern Arc		
Local Plan (2003):	H1/36			
Estimated delivery time:	6-10 years			
Grid reference:	E:	531669	N:	406182
Site Area:	Gross:	0.55Ha	Net:	0.55Ha
Potential capacity:	10 Capacity source: Promoted			
Planning status:	Allocation (H1/36) not progressed			
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Humberston and New Waltham	Parish:	Humberston

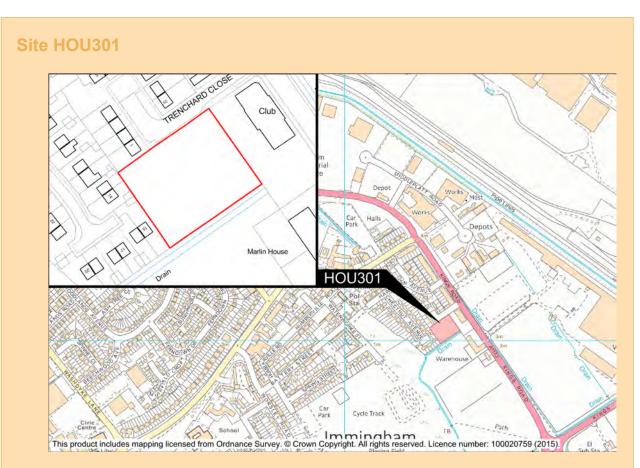
Notes:	
Availability	The site is in single ownership and was most recently promoted in 2014. The site promoter has stated that it is not known if there is market interest in the site. The site promoter has indicated that land in other ownership would be required to access the site via Forest Way. Newlands Park, to the east of the site, provides a further access point option.
Suitability	The site presents an opportunity for infill development within an existing settlement. The site is within Flood Zone 1 and within an area where the degree of breach hazard flood risk has been assessed to be negligible. Surface water flood risk is identified as very low for much of the site, with a parcel of land identified at low risk. Public transport services can be accessed from nearby North Sea Lane and the site is within walking distance of the nearest local centre. The site is allocated in the North East Lincolnshire Local Plan (2003) for housing as H1/36 and therefore the principle of residential development is accepted.
Achievability	The site is located in a desirable high value area and the Council's high level viability assessment suggests that this site could exceed benchmark land values.
Recommendation	The site is considered to be available and suitable, however, resolving access issues could delay the time that it takes to start delivering homes on site. It is not expected that completions could occur in the short term.

2016 - Strategic Housing Land Availability Assessment



Site Reference:	HOU296				
Location:	Land off Sh	Land off Shaw Drive and Glebe Road, Grimsby			
Spatial Zone:	Urban Area				
Local Plan (2003):	White Land (Gap)	White Land (Outside of Development Boundary and in Strategic Gap)			
Estimated delivery time:	1-5 years				
Grid reference:	E:	527140	N:	406044	
Site Area:	Gross:	8.3Ha	Net:	5.55Ha	
Potential capacity:	160 Capacity source: Promoted			Promoted	
Planning status:	Outline planning permission (DC/281/13/SCA)				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Scartho/Humberston and New Waltham	Parish:	N/A/New Waltham (part)	

Notes:	
Availability	The site has been promoted, and is owned, by a developer. The site was granted outline planning permission during 2015 (DC/281/13/SCA). There are no known legal constraints which would prevent the site from coming forward for development. Access to the site can be achieved from existing roads in the neighbouring residential area. A public right of way runs along the north-west boundary of the site but does not affect the availability of the site or potential capacity.
Suitability	This site is located on the edge of Scartho adjacent to existing residential development, and near to local services. The site is within Flood Zone 1 and within an area where the degree of breach hazard flood risk has been assessed to be negligible. Surface water flood risk is identified as very low across much of the site, with small parcels of land identified as being at low to medium risk. The suitability assessment did not highlight any show stoppers. Issues identified such as the potential for part of the site to be best and most versatile agricultural land have been assessed during the consideration of the planning application.
Achievability	The Council's high level viability assessment suggests that benchmark land values could be achieved but, that based on the information to hand, viability is marginal. The site is located in an area of high value market housing and it is within developer control. The suitability issue has not identified any constraints which will affect site achievability. The planning permission was granted with a short time limit for implementation.
Recommendation	The site is considered to be available and suitable for development. The site is in developer control and could come forward for development within the next five years.

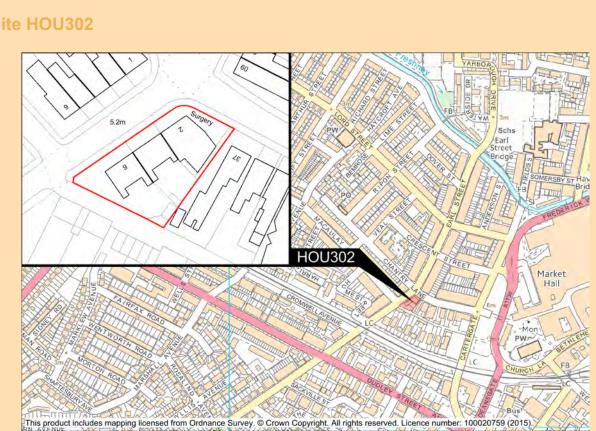


Site Reference:	HOU301			
Description/Location:	Land at Trenchard Close, Immingham			
Spatial Zone:	Estuary Zone			
Local Plan (2003):	H1/39			
Estimated delivery time:	1-5 years	1-5 years		
Grid Reference:	E:	519256	N:	415043
Site Area:	Gross:	0.34Ha	Net:	0.34Ha
Potential capacity:	18 Capacity source: Consented			
Planning status:	Allocation (H1/39) and Planning Permission (DC/863/10/IMM) renewal DC/564/13/IMM			
Land type:	Brownfield			
Electoral/Administrative area:	Ward:	Immingham	Parish:	Immingham

North East Lincolnshire Council

Site assessment summary:

Availability	The site is in single ownership and the promoter recently undertook work to apply for the removal of conditions (DC/564/13/IMM) on a planning permission granted in 2013. The site was most recently promoted in 2015. There are no known legal constraints. The site is being marketed.
Suitability	This site is located to the north east of Immingham. It has access to nearby King's Road which is a key transport link providing access to the town and to the Port of Immingham. King's Road provides access to the public transport network. The site is located in Flood Zone 3, but because it is a brownfield site it has not been automatically ruled out as unsuitable. It is within an area which has been assessed to have an extreme degree of breach hazard flood risk. Environment Agency data suggests that surface water flood risk of the site is very low. A drain exists near the site's south eastern boundary and the surface water flood risk near this is higher. The site has full planning consent (DC/863/10/IMM) for 18 dwellings and it has been demonstrated that suitability issues can be overcome. The principle of residential development has therefore been established.
Achievability	The Council's viability assessment suggests that viability of the scheme may be marginal, based on the information available. There has been recent activity (summer 2013) to secure the removal of conditions and this indicates a willingness to progress the scheme.
Recommendation	The site is considered available and suitable for development. It is considered that the site could start to deliver completions in the next five years, subject to securing a developer partner.

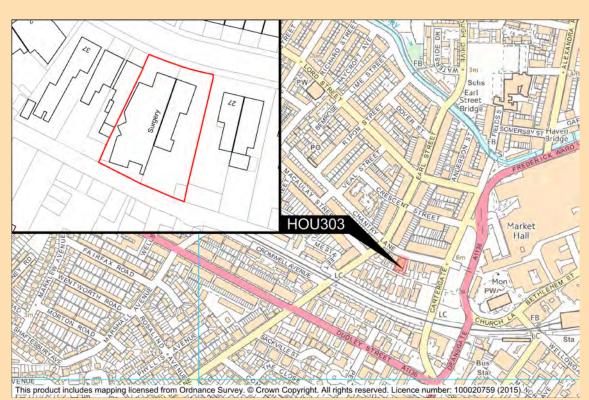


Site Reference:	HOU302			
Location:	2-6 Littlefield Lane, Grimsby			
Spatial Zone:	Urban Area			
Local Plan (2003):	White Land (ir	nside Developmer	it Boundary)	
Estimated delivery time:	1-5 years			
Grid reference:	E:	526382	N:	409260
Site Area:	Gross:	0.08Ha	Net:	0.08Ha
Potential capacity:	10 Capacity source: Consented			
Planning status:	Formally Identified - Unallocated with Full Consent			
Land type:	Brownfield			
Electoral/Administrative area:	Ward:	West Marsh	Parish:	N/A

Site HOU302

Notes:	
Availability	The site is in multiple ownership and it is formally identified following the granting of planning permission for 10 units.
Suitability	This site is located in central Grimsby within a short walking distance of Grimsby town centre. Public transport services are accessible nearby and a wide range of services and amenities are provided within the vicinity. The site is located in Flood Zone 1 and within an area assessed to have a negligible degree of breach hazard flood risk. The southern part of the site is identified as having a low risk of surface water flooding. The site has full planning permission (DC/106/13/WMA) for change of use from a doctor's surgery to form residential properties. The principle of residential development has been established.
Achievability	The site is consented for a small conversion scheme and is located close to Grimsby town centre. The Council's high level viability assessment suggested a high chance of scheme viability. There are no known abnormal costs associated with the development of this site.
Recommendation	The site is considered available and suitable for development. It is considered that the scheme could be delivered within the next five years.

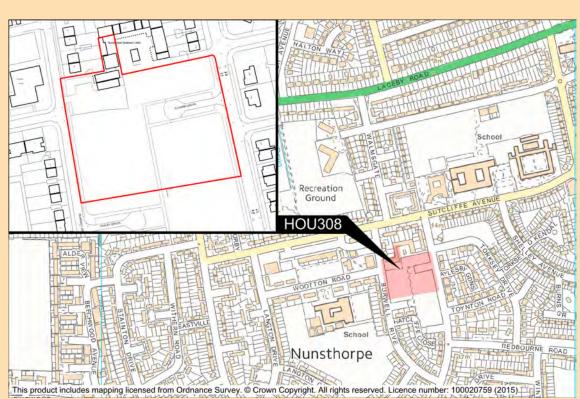




Site Reference:	HOU303			
Location:	29-31 Chantry Lane, Grimsby			
Spatial Zone:	Urban Area			
Local Plan (2003):	White Land (ir	nside Developmer	t Boundary)	
Estimated delivery time:	1-5 years			
Grid reference:	E:	526426	N:	409242
Site Area:	Gross:	0.08Ha	Net:	0.08Ha
Potential capacity:	11 Capacity source: Consented			
Planning status:	Formally Identified - Unallocated with Full Consent			
Land type:	Brownfield			
Electoral/Administrative area:	Ward:	West Marsh	Parish:	N/A

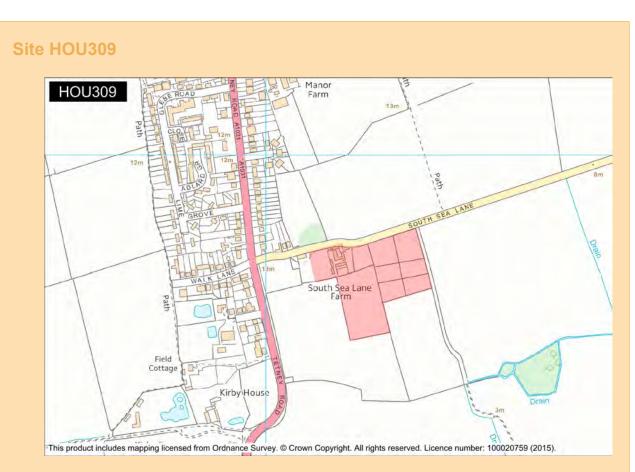
Notes:	
Availability	The site is in single ownership and it is formally identified following the granting of planning permission for 11 units.
Suitability	This site is located in central Grimsby within a short walking distance of Grimsby town centre. Public transport services are accessible nearby and a wide range of services and amenities are provided within the vicinity. The site is located in Flood Zone 1 and within an area assessed to have a negligible degree of breach hazard flood risk. The site is within an area which has been assessed to have a very low risk of flooding from surface water. The site has full planning consent (DC/928/12/WMA) for change of use to form residential properties and the the principle of a residential use has been established.
Achievability	The site is consented for a small conversion scheme and is located close to Grimsby town centre. The Council's high level viability assessment suggested a marginal chance of scheme viability, indicating that the site could be viable based on the information provided. There are no known abnormal costs associated with the development of this site.
Recommendation	The site is considered available and suitable for development. It is considered that the scheme could be delivered within the next five years.





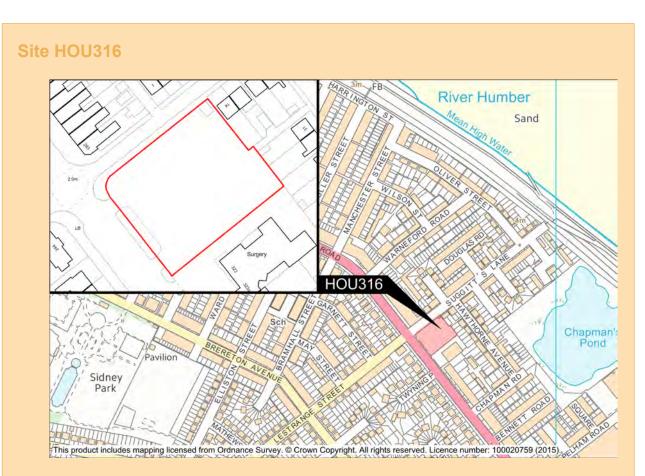
Site Reference:	HOU308				
Location:	Land at Winchester Avenue, Grimsby				
Spatial Zone:	Urban Area				
Local Plan (2003):	H1/26	H1/26			
Estimated delivery time:	1-5 years				
Grid reference:	E: 525,652 N: 407,369				
Site Area:	Gross:	0.92Ha	Net:	0.92Ha	
Potential capacity:	60 Capacity source: Consented				
Planning status:	Planning permission granted (DM1079/15/FUL)				
Land type:	Greenfield				
Electoral/Administrative area:	Ward: South Parish: N/A				

Notes:	
Availability	This site is in single ownership (publicly owned) and is formally identified following the granting of planning permission in May 2014 for a 60 unit extra care apartment block (DM/1079/13/FUL).
Suitability	This site is located in Grimsby on the Nunsthorpe Estate. It is located close to a public transport route which provides services to Grimsby town centre, and it is within the walk to zone of two nearby local centres, which provides shops and other services. The site is located in Flood Zone 1 within an area assessed to have a negligible degree of breach hazard flood risk. The area is identified as being at very low risk of flooding from surface water. Planning permission has been granted and the principle of residential development has been established.
Achievability	This is an extra care scheme which forms part of the Clinical Commissioning Group's Strategic Plan to provide additional extra care facilities across North East Lincolnshire, and delivery mechanisms are in place.
Recommendation	The site is considered to be available and suitable for development, and achievable.



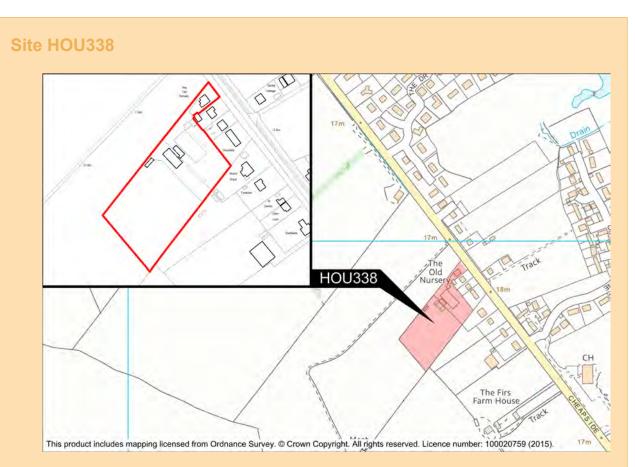
Site Reference:	HOU309				
Location:	Land at South Sea Lane, Humberston				
Spatial Zone:	Western and	Western and Southern Arc			
Local Plan (2003):	Part white lan	Part white land, part amenity open space			
Estimated delivery time:	6-10 years				
Grid reference:	E:	E: 531,232 N: 404,746			
Site Area:	Gross:	3.29Ha	Net:	2.80Ha	
Potential capacity:	53 Capacity source: Promoted				
Planning status:	Informally Identified				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:Humberston and New WalthamParish:Humberston				

Notes:	
Availability	The site is in single ownership and was most recently promoted in 2015. The site is owned by a developer. There are no known legal constraints which would affect development. Note: The capacity figure excludes the area which contains historic barn buildings. This reflects the capacity of the consent granted for this area.
Suitability	This site is located to the south of South Sea Lane in Humberston. The site comprises agricultural fields and barn buildings, which are not attached to the settlement. The logical extent of the site boundary needs to be considered because development here could lead to a fragmented pattern of development. However, it is in an area where the Council's Landscape Character and Capacity Assessment identifies the land as being of medium to low sensitivity to development, and as having a medium capacity for development. The site is located in Flood Zone 1 within an area assessed as having a negligible degree of breach hazard flood risk. Surface water flood risk is very low across much of the site, with a parcel of land identified at low risk near the agricultural buildings. The site is located 0.6km from the nearest public transport route, which provides a service up to a 30 minute frequency. It is considerably outside the walk to zones of the nearest local centres in Humberston, and the nearest shopping facilities are around 1.6km from the site. Existing pedestrian access from the site to Tetney Road is poor. South Sea Lane is a narrow lane of rural character, which has a narrow width along with poor alignment and poor visibility in places, which could result in this scale of development being unacceptable. South Sea Lane has a high pedestrian and equestrian usage due to the public bridleway and public rights of way in the area. The site contains historic buildings of local significance, though these have been subject to a planning application for conversion to residential units, and there is the potential for archaeological deposits to be found within the site. Records indicate that protected species could be found using parts of the site.
Achievability	The Council's high level viability assessment suggests that benchmark land values would not be achieved on this site, based on the information provided. This includes an allowance for abnormal costs because it is assumed that there could be some contamination on site due to its former non-residential uses which would require remediation
Recommendation	The site is considered to be available for development. Based on the information to hand, it is considered to be broadly suitable in so far as there are no show stoppers. The site is not considered to be immediately achievable.



Site Reference:	HOU316				
Location:	Former Leaking Boot Public House, Grimsby Road and Suggitts Lane, Cleethorpes				
Spatial Zone:	Urban Area	Urban Area			
Local Plan (2003):	White land (ins	White land (inside Development Boundary)			
Estimated delivery time:	1-5 years				
Grid reference:	E:	E: 529,789 N: 409,550			
Site Area:	Gross:	0.27Ha	Net:	0.27Ha	
Potential capacity:	21 Capacity source: Consented				
Planning status:	Planning approval DM/0128/15/FUL				
Land type:	Brownfield				
Electoral/Administrative area:	Ward: Sidney Sussex Parish: N/A				

Notes:	
Availability	This site is in single ownership and has planning approval for residential development. Access can be provided by Suggitt's Lane. There are no known legal constraints which would prevent development. Note: Since the base date for this document, this site has gained a resolution to grant planning permission, subject to the signing of a legal agreement.
Suitability	This site is located on Grimsby Road and within close proximity of Cleethorpes town centre. Grimsby Road (A180) provides regular public transport services and the nearest bus stop is located less than 100 metres from the site. The site is near Cleethorpes rail station. The site is within the walk to zone of two nearby local centres. A number of services and amenities are located within a short distance of the site. The site is located in Flood Zone 3 in an area assessed to have a moderate to extreme degree of breach hazard flood risk. Surface waster flood risk is indicated to be very low across much of the site. This site has gained a resolution to grant planning permission which demonstrates that suitability issues can be satisfactorily overcome.
Achievability	The Council's high level viability assessment suggests that benchmark land values could be met at this location, and this takes potential abnormal costs associated with addressing contamination and flood risk issues into account.
Recommendation	The site is considered to be available and suitable for development, and it is considered that completions could start to occur within the next five years.



Site Reference:	HOU338				
Location:	The Old Nurseries, Cheapside, Waltham				
Spatial Zone:	Western and Southern Arc				
Local Plan (2003):	White Land (o	White Land (outside Development Boundary)			
Estimated delivery time:	6-10 years				
Grid reference:	E: 526,599 N: 402,842				
Site Area:	Gross:	1.25Ha	Net:	1.25Ha	
Potential capacity:	14 Capacity source: Promoted				
Planning status:	Informally Identified				
Land type:	Greenfield				
Electoral/Administrative area:	Ward: Waltham Parish: Waltham				

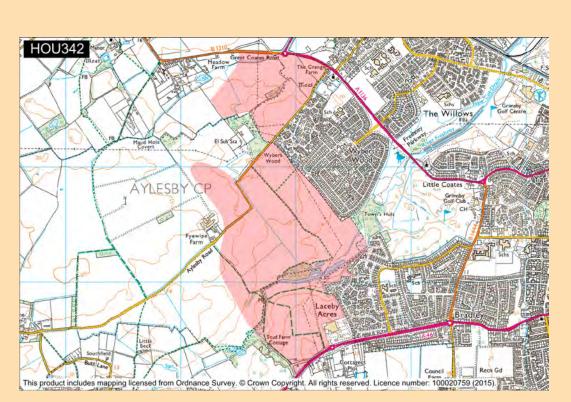
Notes:	
Availability	This site is in single ownership and was most recently promoted in 2015. There is no known developer partner in place. There are no known legal constraints which would prevent development.
Suitability	This site is located to the south east of Waltham and comprises garden and pasture land to the rear of a short row of residential properties which front onto Cheapside. The site is remote from the main settlement and within an area of countryside. It is located within an area assessed as having a medium sensitivity to new development, but a medium capacity for new development, in the Council's Landscape Character and Capacity Assessment (2015). The site is located in Flood Zone 1 in an area where the degree of breach hazard flood risk has been assessed as negligible. The area is identified as being at very low risk of surface water flooding, with patches identified as being of low risk. Due to its remote location, the site is significantly outside of the Waltham local centre walk to zone. The nearest bus stops are within the village, over 1km from the site. Bus services do not run along Cheapside. Work would need to be undertaken to widen the site entrance and to provide pedestrian access to the site entrance. The development of this site could affect views of the Grade II* listed Waltham Windmill.
Achievability	The Council's high level viability assessment suggests that site viability would be marginal, and this includes an allowance for abnormal costs associated with the remediation of contaminated land because of the site's non-residential use.
Recommendation	The site is considered to be available. The site assessment has not identified suitability constraints which would act as show stoppers, though the site is remote and further evidence is required regarding the potential impact on heritage assets. The site is not considered to be immediately achievable.



Site Reference:	HOU340				
Location:	Land south of 68-90 Humberston Avenue, Humberston				
Spatial Zone:	Western and Southern Arc				
Local Plan (2003):	White Land (o	White Land (outside Development Boundary)			
Estimated delivery time:	6-10 years				
Grid reference:	E:	529,770	N:	404,710	
Site Area:	Gross:	На	Net:	На	
Potential capacity:	219	Capacity source:		Promoted	
Planning status:	None				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Humberston and New Waltham	Parish:	Humberston	

Notes:	
Availability	This site is in single ownership and was most recently promoted in 2015. There is no known developer partner in place. There are no known legal constraints which would prevent the site from being developed. Access would be achieved via Humberston Avenue.
Suitability	This site is open agricultural land located south of Humberston Avenue. The site is bounded by residential development which stretches along Humberston Avenue to the north, which comprises linear development of properties fronting the street with some back garden development. The western, southern, and part of the eastern boundary of the site are small watercourses. The site is located in Flood Zone 1 within an area where the flood risk from breach hazard events has been assessed as negligible. The flood risk from surface water events is identified as very low across much of the site. There are patches of land identified as being of low to high risk, with high risk areas to the north of the site, south of the site, and along the boundaries adjacent to the watercourses. The site is within the setting or Kirby House, a Grade II listed building. It is adjacent to known archaeological sites and within an area of archaeological potential. The site has poor access to local services, and is outside of the walk to zone of the nearest local centre in New Waltham. There are limited and non-continuous footpaths along Humberston Avenue. A bus service is provided along Humberston Avenue at a 30 minute frequency, and the nearest bus stop is within half a kilometre of the site. This service links to Humberston, New Waltham, and Grimsby town centre.
Achievability	The Council's viability assessment suggests that benchmark land values could be achieved but that viability is marginal, based on the information received. The site is in an area of high value market housing, but there is no known developer partner in place.
Recommendation	The site is considered to be available and suitable for development. It is not considered to be immediately achievable due to the lack of a developer partner.

Site HOU342



Site Reference:	HOU342				
Location:	Grimsby V	Grimsby West Urban Extension			
Spatial Zone:	Urban Area	3			
Local Plan (2003):	Strategic G	ap (outside Development Bour	idary)		
Estimated delivery time:	1-5 years	1-5 years			
Grid reference:	E:	522,780	N:	408,590	
Site Area:	Gross:	206.70Ha	Net:	144.69Ha ⁽¹⁾	
Potential capacity:	3,337 Capacity source: Promoted			Promoted	
Planning status:	None				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Wolds/Freshney/Yarborough	Parish:	Healing, Aylesby and Laceby	

1. The indicative site masterplan suggests that up to 130Ha of the site could be developed.

Notes:	
Availability	The site is in the ownership of two parties. There is a formal agreement (memorandum of understanding) between the two landowners to bring the site forward for residential development. There are no known legal constraints which would prevent the site from coming forward for development. An area of land at the north of the site (electricity sub-station) is excluded because it is owned by a third party.
Suitability	This site is located to the west of Grimsby and adjoins Great Coates, Wybers Wood, and Laceby Acres. It is bounded by the A1136 and B1210 (Great Coates Road) to the north, and the A46 (Grimsby Road) to the south. To the west of the site is open countryside, much of which is land in agricultural use. The settlements of Laceby and Aylesby are located to the west of the site, and to the north west is Healing. The site is intersected by Aylesby Road, which runs from the A1136 through to the village of Aylesby and to the A18. The River Freshney intersects the site between the Wybers Wood and Laceby Acres residential areas. Pylons cross the site from north to south, leading to the electricity sub-station located off Aylesby Road.
	Most of the site is within Flood Zone 1, however, land adjacent to the River Freshney is identified as being within Flood Zones 2 and 3. Part of this area has been assessed to be within a low to severe degree of flood risk from breach hazard events. The remainder of the site is identified as having a negligible degree of flood risk from breach hazard events. The emerging masterplan seeks to direct development away from the areas of the site which are in higher flood risk zones and breach hazard areas. Generally, the site is identified as being at very low risk of surface water flooding. This is particularly the case for the areas identified to the west of Wybers Wood and Laceby Acres, with the exception of land adjacent to the River Freshney where the surface water flood risk ranges from low to high. The parcel of land west of Great Coates and north west of Wybers Wood features a number of watercourses and there is an area where surface water flood risk has been assessed to be higher, primarily along these watercourses. Sustainable urban drainage systems will be required to mitigate the impact of development. Numerous public rights of way intersect the site. While these will not affect site availability, they are a legal constraint which will need to be considered in the design of the scheme. Existing public rights of way
	provide the opportunity to provide pedestrian links to Wybers Wood and Laceby. A number of hedgerows on site are protected by the hedgerow regulations, and trees afforded the protection of a tree preservation order exist within the site. These are located along the River Freshney, along the public bridleway (number 102), and trees located just outside of the site boundary at Wybers Wood.

Notes:

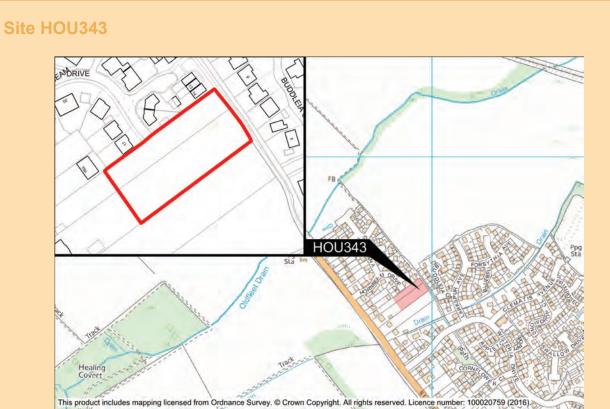
Wybers Wood, located on the edge of the site, is a site of nature conservation importance, while the River Freshney and adjoining land is identified as a local wildlife site, with an additional area of land identified as a candidate local wildlife site. It will need to be demonstrated that development will not have adverse impacts on the biological value of these designated sites, or that any adverse impacts can be satisfactorily mitigated.

The site is located within a landscape area of strategic importance (saved policy NH9) designated in the North East Lincolnshire Local Plan. The site would require extensive landscaping to the western boundaries to provide a soft buffer between the urban area and the open landscape. The northern part of the site is identified as where development would have the most impact on landscape and settlement character, due to its proximity to Great Coates, in the Council's Landscape Character and Capacity Assessment. The creation of loose boundaries near Great Coates could help to reduce the impact of development. Much of the rest of the site has been assessed to have a medium to low sensitivity to development. Historic surveys indicated that parcels of land may be best and most versatile agricultural land. British Geological Survey data indicates an inferred sand and gravel mineral resource. This is primarily located around the River Freshney, where the environmental value of the area may prevent extraction. However, other deposits are located within the southern portion of the site.

The site is within the setting of a number of heritage assets, and there are a number of heritage assets within the site boundaries. This includes undesignated heritage assets such as estate railings and tree guards in the northern part of the site, and cropmarks in the centre and southern portions. The lower portion of the site is adjacent to historic parkland. The northern parcel of the site is located close to Great Coates, which has an attractive village character and there is a rurality to village boundaries. Part of the site is within the Great Coates Conservation Area and has the potential to have an impact significantly on the character of this area, unless the scheme is designed sensitively. The development would also have an impact on the setting of a number of listed buildings, including the Grade II listed church tower, which is a key focal point, as well as nearby The Grange. A number of locally listed buildings are located within Great Coates close to the site.

Given the edge of settlement location of this site, most of the land is outside of existing local centre walk to zones, though parts of the site are within the walk to zones of the Wybers Wood and Gunners Way (Laceby Acres) local centres. There is the opportunity through provide a pedestrian and cycling link to Wybers Wood by ensuring the existing public right of ways network is incorporated into scheme design. The site is located close to a large supermarket. Given the scale of the site,

Notes:	
	there is an opportunity to provide a local centre on site, and this along with other potential retail provision has been factored into the indicative masterplan.
	The development of this site will have an impact on the strategic road network. It will require the provision of a link road between the A1136 and A46 which is necessary to deliver the development scheme. There will be a need for investment to enhance existing and provide new walking and cycling infrastructure, and to provide new or extended bus services. Existing services run along the A1136 and A46, and through the adjacent Wybers Wood residential area.
Achievability	This site requires significant investment in highways infrastructure to enable delivery of the full site, including the provision of an access road from the south of the site (A46) to the north (A1136). New or extended bus services would need to be provided to provide public transport access to the development, and this would require the provision of associated public transport infrastructure within the site. The on-site provision of a secondary school would be required to facilitate the scale of development proposed, and flexibility is required to potentially accommodate a primary school within the site. Nearby primary schools will require expanding. The site has received initial interest from developers. The Council's high level viability assessment suggests that benchmark land values could be exceeded, based on the information provided. Further analysis of scheme viability is required.
Recommendation	This site is considered to be available and suitable for development. The land promoters have undertaken considerable master planning work with support from the Advisory Team for Large Applications (ATLAS). Developer partners are being sought by the landowners. The site is considered to be achievable.



Site Reference:	HOU343			
Location:	Land rear of 7	4-76 Stallingbor	ough Road, He	aling
Spatial Zone:	Urban			
Local Plan (2003):	Allocated as a	proposed resider	ntial site	
Estimated delivery time:	1-5 years			
Grid reference:	E:	520,940	N:	410,641
Site Area:	Gross:	На	Net:	
Potential capacity:	10	Capacity source):	Consented
Planning status:	Planning perm agreement	ission granted (D	M/0439/15/FUL)	subject to legal
Land type:				
Electoral/Administrative area:	Ward:	Healing	Parish:	Healing

Notes:	
Availability	Planning approval has been sought for the development of the site which forms the rear gardens of 74 and 76 Stallingborough Road Healing.
Suitability	The site was identified as proposed residential development land in the 2003 local plan. The site lies in flood zone 1 and is within the existing development boundary. Planning approval has been granted for the development of 10 dwellings subject to a legal agreement relating to appropriate planning contributions
Achievability	Development is achievable subject to appropriate contributions being made
Recommendation	The site is considered to be available, suitable and given the planning approval which has been sought is considered to be achievable in the short term.

List of small potential housing sites

		List of min	List of minor consents	ţS			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of s ing	Notes and completion data
			ending		Gross	Net	
DM/0978/15/OUT	Outline application erection of three dwellings	30/03/2016	2016	Helsenor, Cheapside Waltham	3	ю	
DM/1146/15/FUL	Erection of one dwelling	30/03/2016	2016	Healing manor, Stallingborough Road, Healing	٢	-	
DM/1202/15/FUL	Erection of extension and c of use of garage to form self contained annexe	19/02/2016	2016	15 Church Lane, Waltham	۲	7	
DM/1184/15/FUL	Erect detached dwelling with new access	17/03/2016	2016	Thistlefield, Waltham road, Barnoldby le Beck	~	7	
DM/1190/15/OUT	Outline application to erect a detached bungalow with detached garage with all matters reserved	04/02/2016	2016	39 Amesbury Ave, Grimsby	~	7	
DM/1078/15/FUL	Demolition of existing dwelling and erection of replacement dwelling	24/02/2016	2016	240 Louth Road, Grimsby	٢	-	
DM/1187/15/OUT	Outline application to erect 2 detached dwellings and garages with access,	12/02/2016	2016	7 Humberston Ave, Humberston	N	7	

		List of minor consents	or consen	S			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	er of s iing	Notes and completion data
			ending		Gross	Net	
	landscaping and layout to be considered						
DM/0891/15/FUL	Change of use of existing club to provide eight flats and the retention of a single commercial unit at ground floor	10/03/2016	2016	37-39 Cambridge Road, Cleethorpes	ω	ω	
DM/0982/15/FUL	Erection of one dwelling with detached garage	15/02/2016	2016	Land parcel 3 Green lane Brigsley	1	7	
DM/1111/15/FUL	Erect three detached dwellings with garages	28/01/2016	2016	Moorland Drive, New Waltham	ю	ю	
DM/1113/15/FUL	Hybrid application for outline permission to erect a detached dormer bungalow with access to be considered and Householder permission to erect a detached double garage	24/02/2016	2016	72 Humberston Ave, Humberston	-	~	
DM/0747/15/FUL	Change of use from one dwelling house to 3 self contained apartments	03/12/2015	2016	31 Cambridge St Cleethorpes	ε	0	

		List of min	List of minor consents	S			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of s ing	Notes and completion data
			ending		Gross	Net	
DM/0913/15/FUL	Erect two storey dwelling including loft space with new vehicular access	27/11/2015	2016	237 Station Road, New Waltham	£	0	
DM/0834/15/FUL	Demolition of existing garage and erection of single storey bungalow	06/11/2015	2016	Rookery Road, Healing	۲	-	
DM/0798/15/FUL	Demolish Existing bungalow and erect two bungalows with associated detached garages and landscaping	29/10/2015	2016	Fairview, Rowan Drive Healing	Ŋ	ъ	
DM/0153/15/OUT	Outline application erection of two dwellings	20/10/2015	2016	Land at chapel Lane, Ashby cum Fenby	7	7	
DM/0653/15/FUL	Erection of detached dwelling and formation of new vehicular access	17/09/2015	2016	30 Taylors Avenue, Cleethorpes	۲	-	
DM/0557/15/FUL	Self contained dwelling with alterations	16/09/2015	2016	Lakeside Lodge, Sunneyview, Carr Lane, Healing	۲	-	
DM/0638/15/FUL	Conversion of existing dwelling into two number self contained flats with	10/09/2015	2016	170 Welhome Road, Grimsby	N	2	Yet to commence

		List of min	List of minor consents	ţs			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of ing	Notes and completion data
			ending		Gross	Net	
	associated boundary treatments						
DM/0612/15/FUL	Erection of one dwelling on side garden with amended drive access to existing property	10/09/2015	2016	47 Richmond Road, Cleethorpes		~	
DM/0592/15/OUT	Outline application to erect one bungalow	03/09/2015	2016	10 North Sea Lane, Humberston	~	~	
DM/0633/15/FUL	Change of use from guest house to single dwelling (Class C3 of Use Class Order)	20/8/2015	2016	37 Isaacs Hill, Cleethorpes	~	~	
DM/0383/15/FUL	Convert existing bungalow from one dwelling into two self contained dwellings	20/08/2015	2016	2A Welholme Avenue, Grimsby	5	0	
DM/0014/15/FUL	Erection of a detached dwelling with new gates, wall and fence to front boundary	12/08/2015	2016	Millfield Cottage (land adjacent), Old Main Road, Irby upon Humber		~	
DM/0053/15/OUT	Outline application to demolish existing barns, stables & garage/workshop, erect three detached	12/08/2015	2016	R/o Helsenor, Cheapside, Waltham	с	e	

		List of min	List of minor consents	ts			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of s ing	Notes and completion data
			ending		Gross	Net	
	dwellings with associated driveways, vehicular access & erect garage to existing bungalow with all matters reserved						
DM/1324/14/FUL	Erection of four terraced houses with associated parking	16/07/2015	2016	Land adjacent to 103 Roberts Street, Grimsby	4	4	
DM/0443/15/FUL	Erection of country estate managers house	08/07/2015	2016	Fenby Hall, Barton Street, Ashby cum Fenby	~	~	
DM/0337/15/FUL	Erection of a single dwelling and new three bay detached garage following demolition of existing two bay garage	23/06/2015	2016	17 Main Road, Beesby	~	~	
DM0289/15/FUL	Erect dormer bungalow with attached double garage	18/06/2015	2016	29 Humberston Avenue, Humberston	4	-	
DM/0362/15/FUL	Change of use of land for the siting of four residential caravan/mobile home pitches fro one Gypsy/Traveller family	18/06/2015	2016	Land rear of Mill Park, Killingholme Road, Habrough	4	4	

		List of min	List of minor consents	S			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	er of s ing	Notes and completion data
			ending		Gross	Net	
DM/0422/15/OUT	Outline application to erect two dwellings and retain existing dwelling with alterations	12/06/2015	2016	74 Bluestone Lane, Immingham	2	N	
DM/0167/15/FUL	Two storey detached property with attached garage and driveway	20/05/2015	2016	380 Louth Road, New Waltham	~	~	
DM/0206/15/FUL	Demolition of existing bungalow and erection of replacement dwelling	20/05/2015	2016	Welbeck, Waltham Road, Brigsley	~	~	Demolition of existing property in progress
DM/0314/15/FUL	Erect a singe storey dwelling with detached garage with associated vehicle access and boundary treatments	14/05/2015	2016	Land adjacent 42 Stallingborough Road, Immingham	~	-	
DM/0177/15/FUL	Change of use, alterations and extensions to existing shop with living accommodation to provide two residential dwellings	01/05/2015	2016	100 Lambert Road, Grimsby	7	~	
DM/0171/15/FUL	Erection of five detached houses with three detached garaged & extension to the existing highway to form a	30/04/2015	2016	Land off Ellen Way, New Waltham	ъ	Q	

		List of min	List of minor consents	S			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	er of s ing	Notes and completion data
			ending		Gross	Net	
	turning area with associated landscaping, materials & fencing						
DM/1199/14/FUL	Demolish existing detached garage and erect detached house with detached garage	20/04/2015	2016	29 Ajax Close, Grimsby	-	-	
DM/1314/14/OUT	Outline application for the erection of a dwelling	09/04/2015	2016	Land at Ings Lane, Waltham	~	-	
DM/0123/15/FUL	Erection of detached dwelling with associated access, boundary treatments and landscaping	09/04/2015	2016	The Paddocks, Main Road, Brigsley		~	
DM/1326/14/REM	Reserved matters application pursuant to DC/619/12/IMM 9 Outline application with all matters reserved to erect 8 dwellings with associated garages, driveways, landscaping & private access road) to erect 8 dwellings with associated garages, driveways, landscaping and private access road	08/04/2015	2016	The Forge, 15 Station Road, Stallingborough	ω	ω	Under construction

		List of minor consents	or consen	ts			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of s ing	Notes and completion data
			ending		Gross	Net	
DM/1245/14/FUL	Erect two pairs of semi-detached dwelling with associated access, boundary treatments and landscaping	02/04/2015	2016	Land rear of 81 St lves Crescent, Grimsby	4	4	
DM/1267/14/FUL	Conversion of an existing social club into five number self contained dwellings with associated boundary treatments and alterations to existing shop front	23/03/2015	2015	261-267 Freeman Street,Grimsby	വ	ى ك	
DM/1216/14/OUT	Outline application to erect one detached dwelling with landscaping to be considered	19/02/2015	2015	Land adjacent to Toll Bar Farm, Louth Road, New Waltham	1	7	
DM/1217/14/OUT	Outline application to erect one detached dwelling with means of landscaping to be considered	19/02/2015	2015	Land adjacent to Toll Bar Farm, Louth Road, New Waltham	~	~	
DM/1265/14/FUL	Conversion from one dwelling into two maisonettes and demolish existing garage	11/02/2015	2015	63 Highgate, Cleethorpes	2	2	
DM/1303/14/FUL	Change of use from A1 shop to A2 office on the ground floor with four self contained	06/02/2015	2015	222-224 Freeman Street, Grimsby	4	4	

		List of min	List of minor consents	S			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of s ing	Notes and completion data
			ending		Gross	Net	
	flats at first and second floor with alterations						
DM/1166/14/OUT	Outline application for the erection of five dwelling and associated garages with access to be considered	29/01/2015	2015	Land at Church Lane, Humberston	വ	ณ	SHLAA site - HOU084B
DM/0881/14/FUL	Change of use from former offices to six flats, external alterations and erect single storey extension to front	21/01/2015	2015	19 Wootton Road, Grimsby	Q	Q	
DM/1220/14/OUT	Outline application for the demolition of existing dwelling and erection of five dwellings with all matters reserved	20/01/2015	2015	18 Humberston Avenue, Humberston	5	ى ۲	
DM0847/14/FUL	Conversion of existing premises into one first floor flat and two two-storey dwelling	14/01/2015	2015	236 Wellington Street, Grimsby	ю	ю	
DM/1204/14/FUL	Alterations to form a self contained flat on the ground floor (previous use doctors surgery)	12/01/2015	2015	152 Fairway, Waltham	~	←	

		List of min	List of minor consents	ţ			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of ing	Notes and completion data
			ending	,	Gross	Net	
DM1092/14/FUL	Demolish the existing 24 lock up garages and erect four residential dwelling with associated front driveways, rear gardens and side tree planted access strip	08/01/2015	2015	(Lock up garages) Bradford Avenue, Cleethorpes	4	4	
DM/0951/14/OUT	Outline application for three dwelling with access, layout, scale and landscaping to be considered	10/12/2014	2015	Land North of Waltham Road, Barnoldby le Beck	ю	с	
DM/1087/14/OUT	Outline application for the erection of one dwelling	08/12/2014	2015	Land adjacent to 74 Bluestone Lane, Immingham		~	
DM/0968/14/FUL	Erect a detached dormer property and a detached garage with associated external and landscaping works	23/11/2014	2015	30 Phillips Lane, Laceby			
DM/1000/14/FUL	Erect detached dwelling including a new vehicular access, landscaping, driveway and boundary treatments	23/11/2014	2015	Land adjacent to 64 St Giles Avenue, Grimsby	~	~	

		List of minor consents	or consen	ts			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of ing	Notes and completion data
			ending		Gross	Net	
DM/0993/14/FUL	Erection of five dwellings and partial demolition of existing lock up garages	19/11/2014	2015	Land at Norfolk Lane, Cleethorpes	ъ	5	
DM/1001/14/FUL	Erect a dwelling and detached garage with associated boundary treatments and landscaping	14/11/2014	2015	The Grange, Aylesby Road, Great Coates	.	-	
DM/0976/14/FUL	Retrospective change of use and alterations of vacant care home into four residential dwellings	03/11/2014	2015	Aaron Park, 115-119 Poplar Road, Cleethorpes	4	0	
DM/0956/14/OUT	Outline application for the erection of one dwelling with means of access to be considered	17/10/2014	2015	Land at 142 Humberston Avenue, Humberston	.	-	
DM/0997/14/FUL	Convert existing dwelling into two self contained flats with various internal and external alterations	15/10/2014	2015	58 Thrunscoe Road, Cleethorpes	5	0	
DM/0625/14/FUL	Demolish existing public house and erect nine dwellings with associated	07/10/2014	2015	The Oak Tree, Norwich Avenue, Grimsby	ത	Ø	

		List of min	List of minor consents	S			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	er of s iing	Notes and completion data
			ending		Gross	Net	
	access, car parking and landscaping						
DM/0626/14/OUT	Outline application to erect a two storey dwelling with all matters reserved	24/09/2014	2015	The Cottage, Post Office Land, Ashby cum Fenby	~	~	
DM/0764/14/OUT	Outline application to erect up to seven dwellings with all matters reserved	24/09/2014	2015	Land off Healing Road, Stallingborough	2	7	SHLAA site
DM/0812/14/FUL	Partial conversion and alterations to existing shop unit and erect single storey extension to rear to form one flat and one maisonette	19/09/2014	2015	243 Freeman Street, Grimsby	Ν	7	
DM/0813/14/FUL	Conversion of first floor into three flats and alterations to two existing shopfronts including installation of roller shutters	19/09/2014	2015	149-151 Freeman Street, Grimsby	ო	n	
DM/0875/14/FUL	Change of use from a takeaway to a dwelling house	16/09/2014	2015	96 Farebrother Street, Grimsby	~	~	

		List of min	List of minor consents	ts			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of ing	Notes and completion data
			ending		Gross	Net	
DM/0761/14/FUL	Erection of three dwellings with garages and new vehicular accesses	11/09/2015	2015	1 Aylesby Land (land to rear of), Healing	с	n	
DM/0819/14/FUL	Change of use of religious meeting rooms and associated recreational facilities into two dwellings	11/09/2014	2015	R/o 41 Lord Street, Grimsby	5	5	
DM/0808/14/FUL	Erect a detached bungalow with integral garage	08/09/2014	2015	50 Humberston Avenue, Humberston	4	~	
DM/0218/14/FUL	Erect one dwelling with detached garage and new boundary wall and railings	27/08/2014	2015	R/o 11 High Street, Laceby	~	~	
DM/0768/14/FUL	Change of use from former childrens home to five self-contained dwellings with associated external works and boundary treatments	20/08/2014	2015	17 Wootton Road, Grimsby	ى	ى ك	
DM/0140/14/FUL	Change of use from first floor vacant offices into four apartments with amenity space to include car parking with external alterations	15/08/2014	2015	227 Grimsby Road, Cleethorpes	4	4	

		List of min	List of minor consents	ts			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of s ing	Notes and completion data
			ending		Gross	Net	
DM/0585/14/OUT	Outline application to erect one dwelling with means of access to be considered	30/07/2014	2015	R/o 15 Humberston Avenue, Humberston		-	
DM/0608/14/FUL	Demolish existing building and erect one single storey dwelling	30/07/2014	2015	R/o 71 Bentley Street, Cleethorps	~	~	
DM/0560/14/FUL	Demolish existing bungalow and erect one dwelling	28/07/2014	2015	136A Humberston Avenue, Humberston	~	0	
DM/0623/14/FUL	Demolish existing two-storey building, garage and garden shed and construction of two two-storey buildings with associated attached garages, landscaping and vehicular access	22/07/2014	2015	Tanglin, Main Road, Brigsley	~	~	
DM/0279/14/OUT	Outline application for three detached dwellings with appearance only reserved for subsequent approval (amended layout)	04/06/2014	2015	Waltham Road (land north of), Barnoldby le Beck	б	ю	
DM/0308/14/FUL	Erection of two detached dwelling and integral garages	04/06/2014	2015	54 Stallingborough Road, Healing	7	~	

		List of min	List of minor consents	S			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of s ing	Notes and completion data
			ending		Gross	Net	
	with associated driveways, private shared access boundary treatments and landscpaing						
DM/0289/14/FUL	Convert existing HIMO building to one residential unit with removal of the fire escape	22/05/2014	2015	170 Park Street, Grimsby	-	~	
DM/0069/14/FUL	Erect a pair of semi-detached dwellings with attached garages with external alterations	07/05/2014	2015	R/o 39 Peak Avenue, New Waltham	4	4	
DM/0173/14/OUT	Outline application to erect one dwelling	07/05/2014	2015	17 Enfield Avenue, New Waltham	-	-	
DM/0177/14/OUT	Demolish existing bungalow and erect two dwelling with altered access	07/05/2014	2015	Greenland, Old Main Road, Barnoldby le Beck	5	7	
DM/0186/14/FUL	Demolish existing extension at 71 Humberston Avenue, widen existing driveway and erect dwelling with turning area	07/05/2014	2015	71 Humberston Avenue, Humberston	~	-	

	Notes and completion data						
	Number of units remaining	s Net	2	~	21	~	ນ
	Num ul	Gross	N	7	2	~	വ
ts	Location/ address		20 Peaks Lane, New Waltham	239 Station Road, New Waltham	27 Carrington Drive, Humberston	Humberston Avenue (land off) and r/o Abbotts Grange, Humberston	126-130 Freeman Street, Grimsby
List of minor consents	Consent granted in year	ending	2015	2015	2015	2014	2014
List of min	Date of decision		07/05/2014	11/04/2014	12/03/2014	06/03/2014	28/02/2014
	Description		Erect two detached bungalows with detached garages including boundary fencing and widening of access road	Demolish existing dwelling, erect two dwellings and attached garages with associated vehicular access and landscaping	Outline erection of five dwellings with associated garages	Additional plot (7) see DC/909/11/HUM	Change of use and alterations to existing two storey commercial building into a launderette & Community Learning Facility at ground floor & five residential flats & four short-stay bedrooms with
	Planning application reference		DM/0230/14/FUL	DM/0127/14/FUL	DM/0035/14/FUL	DM/10059/13/FUL	DM/1075/13/FUL

		List of min	List of minor consents	S			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of s ing	Notes and completion data
			ending		Gross	Net	
	communal facilities & roof terrace at first floor						
DM/0026/14/FUL	Erect two, four unit, self-contained supported living bungalows with new vehicular access, boundary treatments, landscaping and associated works	28/02/2014	2015	89 Bluestone Lane, Immingham	ω	ω	
DM/0873/13/FUL	Barn to live/work house with stables	12/02/2014	2014	Grove Farm, Station Road, Waltham	-	-	
DM/0897/13/FUL	Resubmission of DC/578/12/YAR, erection of detached three bed, two storey dwelling including boundary treatments	15/01/2014	2015	38 Springway Crescent, Grimsby	~	7	
DM/0837/13/FUL	Erect four dwellings and garages	15/01/2014	2014	Land east of Carr Lane, Healing	4	4	
DC/772/13/WAB	Outline erect three dwellings	15/01/2014	2014	R/o 59 Cheapside, Waltham	ю	с	
DM/0897/13/FUL	Erect one dwelling	15/01/2014	2014	Adjacent 38 Springway Crescent, Grimsby	-	-	

		List of min	List of minor consents	ţ			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of s ing	Notes and completion data
			ending		Gross	Net	
DC/739/13/HUM	Erect detached bungalow	20/11/2013	2014	R/o 16 St Thomas Close, Humberston	-	0	
DC/778/13/WOL	Erect two rural eco dwellings	20/11/2013	2014	R/o 2 Main Road, Barnoldby le Beck	5	N	
DC/464/13/WOL	Demolish bungalow and erect two bungalows	23/10/2013	2014	R/o 34A and 34 The Avenue, Healing	5	~	
DC/626/13/WAB	Outline erect house	23/10/2013	2014	Adjacent 66 Cheapside, Waltham	7	-	
DC/690/13/WOL	Erect one dwelling	23/10/2013	2014	Land at 26 Cemetery Road, Laceby	4	~	
DC/430/13/IMM	Erect detached dwelling	25/09/2013	2014	112 Margaret Street, Immingham	-	0	
DC/498/13/IMM	Demolish dwelling and erect three storey dwelling	25/09/2013	2014	97 Humberston Avenue, Humberston	~	0	
DC/512/13/SCA	Erect five link dwellings	25/09/2013	2014	Land at Wicklow Avenue/Tonbridge Walk, Grimsby	2 2	0	
DC/629/13/EMA	Change of use vacant 1st/2nd floors to three flats	23/09/2013	2014	106 Cleethorpes Road, Grimsby	З	ю	

		List of min	List of minor consents	ts			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of s ing	Notes and completion data
			ending		Gross	Net	
DC/587/13/EMA	Convert coach house to two dwellings	12/09/2013	2014	R/o 34 Heneage Road, Grimsby	2	0	
DC/390/13/WOL	Erect four dwellings	28/08/2013	2014	Land East of Carr Lane, Healing	4	4	
DC/494/13/IMM	Outline demolish existing erect six dwellings	28/08/2013	2014	Adjacent Habrough Station, Brocklesby Road, Habrough	9	9	
DC/503/13/WOL	Outline erect one dwelling (previously DC/376/00/WOL)	19/08/2013	2014	Old Main Road, land adjacent Arberg House, Barnoldby le Beck	4	7	
DC/382/13/WAB	Self contained annex r/o garage	31/07/2013	2014	13 Laburnum Avenue, Waltham	-	-	
DC/431/13/PAR	Conversion of outbuilding into dwelling	30/07/2013	2014	R/o 32 Dudley Street, Grimsby	-	7	
DC/386/13/HEN	Change of use from HIMO to two maisonettes	26/07/2013	2014	94 Sixhills Street, Grimsby	5	-	
DC/161/13/HAV	Erection of four storey hotel/ ground floor restaurant with two first floor flats	25/07/2013	2014	Meridian Point, Kings Road, Cleethorpes	N	0	

		List of min	List of minor consents	ŝ			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of s ing	Notes and completion data
			ending		Gross	Net	
DC/375/13/WAB	Erect pair of semi-detached cottages	16/07/2013	2014	Thornlea, Main Road, Ashby cum Fenby	2	-	
DC/181/13/EMA	Erect three link dwellings	04/07/2013	2014	29 Mansel Street, Grimsby	ю	ю	
DC/357/13/WAB	Erect six units in new build barn and one detached	03/07/2013	2014	Waltham Road (Mushroom Farm, Strands) Brigsley	7	7	
DC/348/13/WOL	Erect dormer bungalow	27/06/2013	2014	R/o Willow House, Waltham Road, Barnoldby le Beck	4	7	
DC/121/13/WAB	Erect two detached dwellings	05/06/2013	2014	R/o 95 High Street, Waltham	2	0	
DC/169/13/EMA	Conversion of floors above shop into two self-contained flats	29/05/2013	2014	100-102 Freeman Street, Grimsby	5	5	
DC/136/13/HEN	Conversion offices into two self-contained maisonettes	13/05/2013	2014	93 Hainton Avenue, Grimsby	2	7	
DC/203/13/PAR	Change of use of outbuildings into self contained dwelling	13/05/2013	2014	R/o 67 Lambert Road, Grimsby	~	~	

		List of min	List of minor consents	ţs			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of s ing	Notes and completion data
			ending		Gross	Net	
DC/114/13/SCA	Outline to erect dwelling	23/04/2013	2014	R/o 151 Waltham Road, Grimsby	~	~	
DC/87/13/IMM	Reserve matters to erect bungalow	15/04/2013	2014	R/o 46 Stallingborough Road, Immingham	-	0	
DC/945/12/YAR	Erect pair of semi-detached dwellings	10/04/2013	2014	Between 31-33 Roseveare Avenue, Cleethorpes	2	5	
DC/50/13/HUM	Erect amended new house, new detached rear garage, fencing and gates to front, rear and adjacent to new dwelling (replacement for no 45)	08/04/2013	2014	45 Humberston Avenue, Humberston	~	-	
DC/931/12/SSU	Divide commercial into two with two flats over	20/02/2013	2013	189 North Promenade, Cleethorpes	5	7	
DC/873/12/PAR	Change of use 1st floor to staff accommodation	14/02/2013	2013	8-12 Wellowgate, Grimsby	-	~	
DC/753/12/WAB	Eight dwellings	13/02/2013	2013	Land at Sandon House, Waltham	œ	ω	

		List of min	List of minor consents	ts			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of s ing	Notes and completion data
			ending		Gross	Net	
DC/858/12/IMM	Change of use from shop to vet centre and two flats	13/02/2013	2013	33 Pelham Road, Immingham	5	0	
DC/872/12/WMA	Demolish workshop and erect five dwellings	13/02/2013	2013	R/o 2-8 Somerby Street, Grimsby	2	0	
DC/901/12/IMM	Outline application to erect bungalow	13/02/2013	2013	(Plot 2) Hunsley Drive, Stallingborough	۲	-	
DC/925/12/WOL	Change of use from garage and storage building to create a new dwelling with access	13/02/2013	2013	57 Bradley Road, Barnoldby le Beck (annexe) Waltham	1	0	
DC/932/12/EMA	Change of use 1st floor and retail ancillary areas to five flats	12/02/2012	2013	41-45 Hainton Avenue, Grimsby	2ı	0	
DC/886/12/WOL	Convert existing outbuildings to a dwelling	30/01/2012	2013	(Land at) The Grange, Wold Newton	~	~	
DC/209/08/EMA	Demolish warehouse and erect six houses	21/01/2013	2013	Mansel Street/Hamilton Street, Grimsby	9	9	
DC/866/12/IMM	Form three self-contained units for existing care home	09/01/2013	2013	48 Church Lane, Stallingborough	7	2	

		List of min	List of minor consents	ţ			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of s ing	Notes and completion data
			ending		Gross	Net	
DC/870/12/CRB	Demolition of existing dwelling to provide two dwellings	03/01/2013	2013	11 (r/o) Rowston Street, Cleethorpes	5	-	
DC/808/12/CRB	Change use from guest house to two flats	27/12/2012	2013	7 Issacs Hill, Cleethorpes	~	~	
DC/687/12/WAB	Erection of four bed dwelling	19/12/2012	2013	Church Lane, Bradley	1	-	
DC/776/12/SSU	Outline to erect six dwellings	07/12/2012	2013	Land off Brereton Avenue, Cleethorpes	9	9	
DC/755/12/HEN	Change of use of 1st floor officers to three residential units	04/12/2012	2013	44-48 Hainton Avenue, Grimsby	ო	ю	
DC/721/12/WOL	Change of use from methodist church to house	19/11/2012	2013	Laceby Methodist Church, New Chapel Lane, Laceby	۲	-	
DC653/12/IMM	Erection of a detached dwelling with detached single garage	06/11/2012	2013	Green Lane (Mandelay), Immingham	~	-	
DC/729/12/SSU	Outline Application to erect 14 Dwellings including demolition with associated drainage, earthworks and access	24/04/2014	2013	Land off Park Street, Cleethorpes	თ	ຉ	Approved for 9 dwellings on appeal.

		List of minor consents	or consen	ţ			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	er of s ing	Notes and completion data
			ending		Gross	Net	
DC/660/12/WOL	Erect one detached dwelling, outline	01/11/2012	2013	40 Bradley Road, Bradley	Ļ	-	
DC/617/12/WOL	Demolish bungalow and erect two bungalows	31/10/1012	2013	(Fairview) Rowan Drive, Healing	7	-	
DC/715/12/CRB	Change of use shop, café and house to mixed use and flat	25/10/2012	2013	8-10 Cambridge Street, Cleethorpes	~	-	
DC/619/12/IMM	Outline to erect eight dwellings	24/10/2102	2013	The Forge, Station Road, Stallingborough	I	I	Reserved Matters application approved
DC/645/12/SSU	Erect three dwellings	24/10/2012	2013	Land r/o Neptune Street, Cleethorpes	ю	0	
DC/545/12/HUM	Outline to erect three dwellings	22/10/2012	2013	R/o 9 and 11 Humberston Avenue, Humberston	ю	ю	
DC/633/12/CRB	Change of use of first floor to residential use	19/10/2012	2013	20 St Peters Avenue, Cleethorpes	7	7	
DC/647/12/IMM	Erection of two dwellings	10/10/2012	2013	(Corner) Chapel Lane/Chapel Road, Habrough	N	7	

		List of min	List of minor consents	S			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	· of ng	Notes and completion data
			ending		Gross	Net	
DC/594/12/HUM	Convert nursing home into three dwellings	03/10/2012	2013	68A Humberston Avenue. Humberston	5	7	
DC/586/12/IMM	Erect two dwellings	26/09/2012	2013	Land off (adjacent 60) Chapel Road, Habrough	5	2	
DC/402/12/HUM	Change of use of existing barns to form seven dwellings	19/09/2012	2013	Barns, South Sea Lane, Humberston	7	7	
DC/505/12/EMA	Change of use and alterations of workshop (two former dwellings) into a residential use	06/09/2012	2013	49-51 Pasture Street, Grimsby	5	7	
DC/547/12/HEN	Change of use surgery to two dwellings	24/08/2012	2013	259 Hainton Avenue, Grimsby	5	2	
DC/356/12/SOU	Erect detached house	23/08/2012	2013	R/o 38 Humberston Avenue, Grimsby	-	~	
DC/391/11/WOL	Change of use from office (B1) to residential (C3) to crate five new flats	07/07/2012	2013	Caistor Road (The Old Ale House Centre), Laceby	~	0	
DC337/11/HEN	Application for a new planning permission to replace extant application DC/1464/07/HEN	04/07/2012	2013	111A David Street, Grimsby	ę	с	

		List of minor consents	or consen	ts			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of s ing	Notes and completion data
			ending		Gross	Net	
	in order to extend time limit for implementation - demolish existing MOT building and erect three dwellings						
DC/308/11/WMA	Change of use of property into two dwellings	28/06/2012	2013	4 Corporation Road, Grimsby	5	0	
DC/179/12/SCA	Demolish existing building and erect five link houses with associated parking	16/05/2012	2013	Traditional House, Coniston Avenue, Grimsby	~	~	
DC/279/11/WMA	Alterations and extensions to dwelling house, to also include a single storey linked extension to provide a 'granny annexe'	13/05/2012	2013	58 Cheapside, Waltham	~	~	
DC/112/12/HUM	Erection of dwelling with new access	09/05/2012	2013	Adjacent 21 Station Road, New Waltham	~	~	
DC/7/12/SSU	Change of use from office/store to three dwellings	08/05/2012	2013	18-20 Hawthorne Avenue, Cleethorpes	-	0	
DC/162/12/HUM	Erect two detached dwellings	04/05/2012	2013	54 Humberston Avenue, Humberston	N	0	

		List of min	List of minor consents	ß			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of s ing	Notes and completion data
			ending		Gross	Net	
DC/192/12/HAV	Change of use and alterations to garage to form granny annexe	04/05/2012	2013	Adjacent 6 Ingram Place, Cleethorpes	Ł	-	
DC/100/12/WMA	Change of use vacant vicarage into three self-contained flats	13/04/2012	2013	4 Freshney Drive, Grimsby	Ļ	0	
DC/62/12/WOL	Erect three one and two storey dwellings (phase 2)	04/04/2012	2013	Land off Cornflower Close, Healing	ю	З	
DC/974/11/HUM	Demolish bungalow, erect four detached houses and a bungalow outline	04/04/2012	2013	239 Station Road, New Waltham	5	4	
DC/4/12/WMA	Change of use of first floor and second floor to facilitate a single flat	19/03/2012	2012	7 Bethlehem Street, Grimsby	1	-	
DC/651/11/WAB	Erection of eight detached dwellings, six detached garages	07/03/2012	2012	Ings Lane (land read of Bridge House), Waltham	ω	œ	
DC/909/11/HUM	Erection of six detached dwellings with integral garages	07/03/2012	2012	Humberston Avenue (land off) and r/o Abbotts Grange, Humberston	Q	-	

		List of min	List of minor consents	ts			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of s ing	Notes and completion data
			ending	, 	Gross	Net	
DC/968/11/HEN	Change of use and alterations of existing derelict outbuilding/workshop into two dwellings	01/03/2012	2012	149 Patrick Street (rear of, Grimsby	7	N	
DC/936/11/PAR	Conversion of former NHS Clinic into four one bedroom flats, one one bedroom townhouses and three two bedroom townhouses	16/02/2012	2012	34 Dudley Street (former NHS property), Grimsby (1-8 Cawthorne Mews), Grimsby	ى	0	
DC/819/12/WOL	Demolish existing bungalow and erect detached dwelling with glazed link through to two storey living accommodation with	13/02/2102	2012	Valley Cottage, East Ravendale	.	0	
DC/863/11/PAR	Change of use from offices to one dwelling	27/10/2012	2012	The Grimsby Institute, Bargate, Grimsby	~	~	
DC/186/11/HUM	Erect three dwellings	17/01/2012	2012	R/o 98 Peaks Lane, New Waltham	с	3	
DC/907/11/HUM	Outline application to erect a single storey dwelling with attached garage	16/01/2012	2012	42A Stallingborough Road, Immingham (adjacent)	~	0	

		List of minor consents	or consent	ß			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of s ing	Notes and completion data
			ending	<u>,</u>	Gross	Net	
DC/944/11/WAB	Application for new planning permission to replace extant DC/1241/08/WAB to extend time limit for implementation - Resubmission of application DC/959/08/WAB - outline application for a proposed two bed bungalow	12/01/2012	2012	61 Mill View, Waltham	~	-	
DC/838/11/HUM	Erect single storey detached outbuilding to use a granny annexe	23/12/2012	2012	R/o 126A Humberston Avenue, Humberston	.	7	
DC/859/11/WOL	Demolish existing garage and shed and erect sustainable dwelling and detached garage	23/12/2012	2012	2 Main Road, Barnoldby le Beck	4	-	
DC/781/11HUM	Erection of three pair semi-detached chalet bungalows	14/12/2011	2012	269 Station Road, New Waltham (same site as 269)	Q	Q	
DC/793/11/HAV	Demolish existing 24 lock up garages, erect four residential dwelling houses	14/012/2011	2012	Bradford Avenue (old lock up garages), Cleethorpes	4	4	

	Notes and completion data						
	er of ts ning	Net	~	0	0	~	~
	Number of units remaining	Gross	F	.	4	~	~
ts	Location/ address		Grove Lane (Grove Nursery), Waltham	9 Peaks Lane, New Waltham	64 St Giles Avenue, (land adjacent to), Scartho, Grimsby	30 Phillips Lane (land adjacent), Laceby	355 Pelham Road (B and C), Immingham
List of minor consents	Consent granted in year	ending	2012	2012	2012	2012	2012
List of min	Date of decision		30/11/2011	25/11/2011	16/11/2011	06/11/2011	16/09/2011
	Description		Application for new planning permission to replace extant planning permission DC/293/08/WAB in order to extend time limit for implementation - outline application for one bungalow	Re-submission of DC/1187/07/HUM to demolish existing bungalow and re-build three bed house	Erect detached dwelling	Erect a detached dwelling and a detached garage	Application for anew planning permission to replace DC/221/08/IMM in order to extend time limit for implementation - Erect two tow storey dwellings
	Planning application reference		DC/761/11/WAB	DC/86/08/HUM	DC/768/11/SCA	DC/438/11/WOL	DC/607/11/IMM

2016 - Strategic Housing Land Availability Assessment

		List of min	List of minor consents	ţs			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	er of s iing	Notes and completion data
			ending		Gross	Net	
DC/280/11/EMA	Demolition of existing Excelsior Club and associated buildings. Erection of nine self-contained flats with ground floor retail unit	15/09/2011	2012	Stanley Street (Excelsior Club), Grimsby	N/A	N/A	Expired consent
DC/581/11/WAB	Demolish existing detached dwelling and garage and erection of a replacement detached dwelling and garage	12/09/2011	2012	Chapel Lane (Coulbeck Garth), Ashby cum Fenby	~	0	
DC/325/11/CRB	Conversion of single dwelling into two dwellings	19/08/2011	2012	57 Humber Street, Cleethorpes	2	-	
DC/474/11/HEN	Change of use, alterations and extension of existing joinery workshop into a garage/store, office and lobby on ground floor and a self-contained flat on first floor	27/07/2011	2012	100-104 Patrick Street, Grimsby	~	~	
DC/453/11/HUM	Erect a detached bungalow with integral garage	22/07/2011	2012	R/o 46 Humberston Avenue, Humberston	~	-	
DC/357/11/WOL	Erection of three dwelling houses (Phase 1) (part of	29/06/2011	2012	Cornflower Close (land off), Healing	ю	7	

2016 - Strategic Housing Land Availability Assessment

		List of min	List of minor consents	S			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of s ing	Notes and completion data
			ending	,	Gross	Net	
	outline DC/1001/08/WOL for eight - now six)						
DC/303/11/WAB	Erect four new dwellings	01/06/2011	2012	Land at Brigsley Road/Cheapside, Waltham	4	4	
DC/89/11/CRB	Demolish existing building and construction of one new dwelling	11/05/2011	2012	63-71 Bentley Street (r/o), Cleethorpes	~	-	
DC/1132/10/WOL	Erection of new dwelling	05/05/2011	2012	54 Stallingborough Road, Healing	~	0	
DC/95/11/EMA	Change of use of 209 from C3 (house) to A1 (shop) with ground floor extension to rear and alterations to the shop front of 211 and formation of self-contained flat at first floor level of 211	24/03/2011	2011	209-211 Stanley Street, Grimsby	~	0	CCW condition 3 soundproofing 30/06/2011
DC/775/10/SSU	Alterations, extensions and change of use of existing ground floor to enlarge shop, create two flats at first floor	26/01/2011	2011	371-373 Grimsby Road (Pennys), Cleethorpes	N	0	2 r/o dwellings lost in this proposal, commenced

		List of min	List of minor consents	ŝ			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	er of s iing	Notes and completion data
			ending		Gross	Net	
DC/1045/10/HUM	Erect single storey detached dwelling with integral single garage	14/01/2011	2011	238 Station Road, New Waltham		-	DM/0988/13/CND conditions part complied with 02/12/2013
DC/607/10/FRE	Change of use of a vacant building to a dwelling	08/11/2010	2011	12 Station Road, The Reading Room, Great Coates	~	0	
DC/831/10/HEN	Change of use and extension from workshop with offices to create a dwelling	25/10/2010	2011	332 Willingham Street, Grimsby	۲	-	
DC/755/10/WMA	Change of use from doctors surgery (class D1) to three dwellings (class C3)	20/10/2010	2011	2-6 Littlefield Lane, Grimsby	ю	ю	
DC/610/10/EMA	Partial conversion and alterations to existing shop unit and extension to rear to form one flat and one maisonette (renewal for three years)	18/10/2010	2011	243 Freeman Street, Grimsby	7	Ŋ	
DC/556/11/HUM	Renew DC/855/08/HUM in order to extend time limit for implementation - Erection of three dwellings	24/08/2010	2011	271A Station Road, New Waltham (same as 271A)	ς	0	Garden land

		List of minor consents	or consent	ţ			
Planning application reference	Description	Date of decision	Consent granted in year	Location/ address	Number of units remaining	r of ing	Notes and completion data
			ending		Gross	Net	
DC/1022/09/HUM	Erection of a detached single storey granny annexe	09/04/2010	2011	32 Enfield Avenue, New Waltham		0	240/10051/10/BN work started
DC/103/10/EMA	Conversion and alterations to garage workshop and car sales into five self-contained flats and alterations to existing 1st floor flat, amendment to DC/1182/08/EMA	08/04/2010	2011	249A Freeman Street, Grimsby	ى	വ	
DC/46/10/WMA	Change of use, alterations and extension to existing outbuilding to form a dwelling	24/03/2010	2010	R/o 9 New Road, Waltham	~	~	DC/46A/10W/AB CCW 10/08/2011, 243/03126/10/FP building works started 12/05/2010
DC/1014/08/WOL	Demolish dwelling erect six	17/12/2008	2009	44 Station Road, Healing (Glen Orchard)	~	0	
DC/977/08/HUM	Erect detached dwelling	22/10/2008	2009	Land adjacent 178 North Sea Lane, Humberston	~	0	
DC582/08/HEN	Erection of seven dwellings	24/09/2008	2009	R/o 1-9 Vaughan Avenue, Grimsby	~	~	1 remaining at 31/03/2016

Daning	Docorintion			l ocation/addroce		ۍ د د	Number of Notes and
rianing application reference		Date of decision	Consent granted in year		units units remaining	ts ts ning	completion data
			ending		Gross	Net	
DC/839/07/WOL	Erect detached dwelling and garage	03/06/2008	2009	Land r/o 78 and 80 Stallingborough Road, Healing	~	0	
DC/1084/07/HUM	Demolish existing bungalow and erect dormer bungalow with detached garage	27/011/2007	2008	6 Brunton Way, New Waltham	~	~	
Total					486	404	

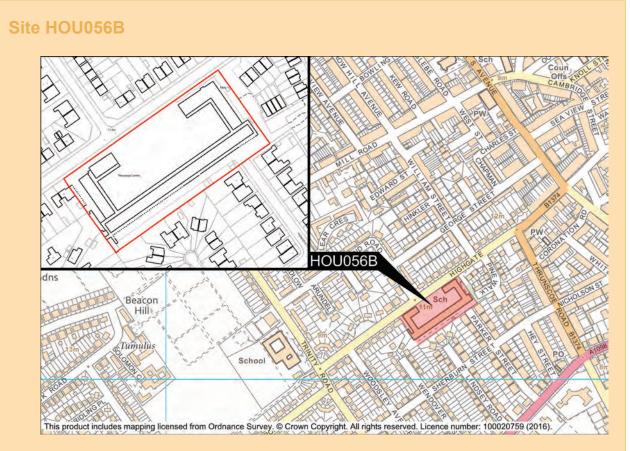
Table 6.1 List of minor consents

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Development Company sites

7.1 The overall supply is supplemented by additional sites which have been identified through the Council's property rationalisation process and are specifically being brought forward for housing development by the Council's Development Company.

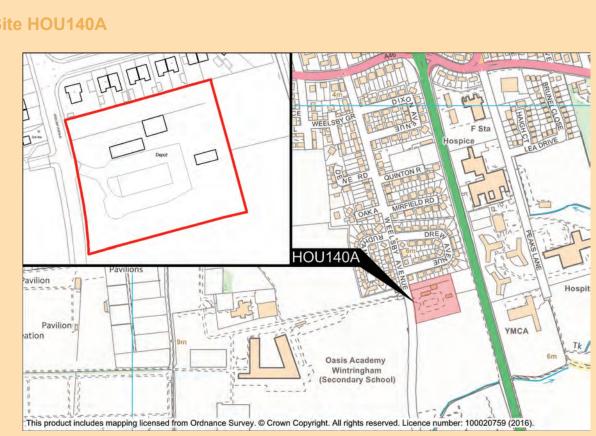


Site Reference:	HOU056B				
Location:	Thrunscoe C	Centre, Highgate	, Cleethorpes		
Spatial Zone:	Urban Area				
Local Plan (2003):	White land (ir	nside Developme	nt Boundary)		
Estimated delivery time:	1-5 years				
Grid reference:	E:	E: 530525 N: 408138			
Site Area:	Gross:	0.96Ha	Net:		
Potential capacity:	38	Capacity source	9:	Promoted (Development Company)	
Planning status:	None				

Site Reference:	HOU056B			
Location:	Thrunscoe C	entre, Highgate	, Cleethorpes	
Land type:	Brownfield			
Electoral/Administrative area:	Ward:	Croft Baker	Parish:	N/A

Notes:

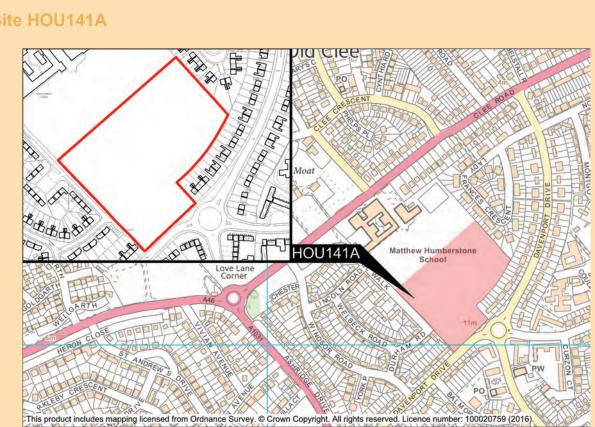
Availability	This site is in Council ownership and has been considered surplus through the property rationalisation process. Its future redevelopment is being progressed through the North East Lincolnshire Development Company.
Suitability	The site is located within the main urban area with good access to local amenities and services and is located within flood zone 1.
Achievability	The site is being progressed by the Development Company seeking early delivery of dwellings
Recommendation	The site is available and suitable for development. Development is being progressed through the Development Company seeking delivery within the 1-5 year time frame.



Site Reference:	HOU140A				
Location:	Weelsby Ave	enue Depot, Gri	msby		
Spatial Zone:	Urban Area				
Local Plan (2003):	White land (in	side Developme	ent Boundary)		
Estimated delivery time:	1-5 years				
Grid reference:	E:	527584	N:	407627	
Site Area:	Gross:	ross: 0.66Ha Net:			
Potential capacity:	26	Capacity sourc	e:	Promoted (Development Company)	
Planning status:	None				
Land type:	Brownfield				
Electoral/Administrative area:	Ward:	Park	Parish:	N/A	

Site HOU140A

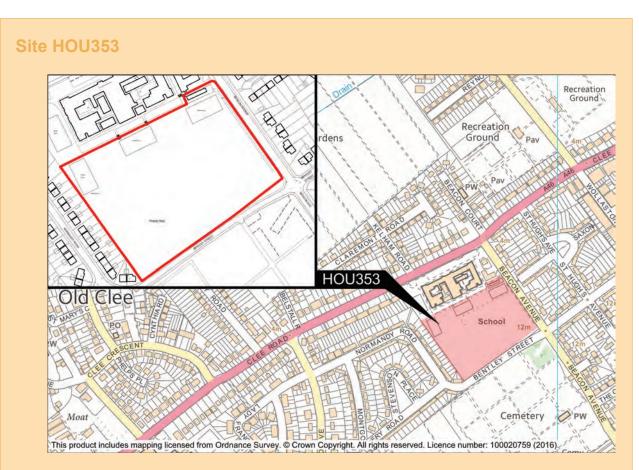
Notes:	
Availability	This site is in Council ownership and has been considered surplus through the property rationalisation process. Its future redevelopment is being progressed through the North East Lincolnshire Development Company.
Suitability	The site has, possible contamination given past uses of the site as a depot, is located within flood zone 1, and has potential archaeological significance.
Achievability	The site is being progressed by the Development Company seeking early delivery of dwellings
Recommendation	The site is available and suitable for development. Development is being progressed seeking delivery within the 1-5 year time frame.



Site Reference:	HOU141A			
Location:	Former Matt	hew Humbersto	n playing field	l, Cleethorpes
Spatial Zone:	Urban Area			
Local Plan (2003):	Education Ar	ea		
Estimated delivery time:	1-5 years			
Grid reference:	E:	529368	N:	408128
Site Area:	Gross:	2.81Ha Net:		
Potential capacity:	98	Capacity source	9:	Promoted (Development Company)
Planning status:	None			
Land type:	Brownfield			
Electoral/Administrative area:	Ward:	Croft Baker	Parish:	N/A

Site HOU141A

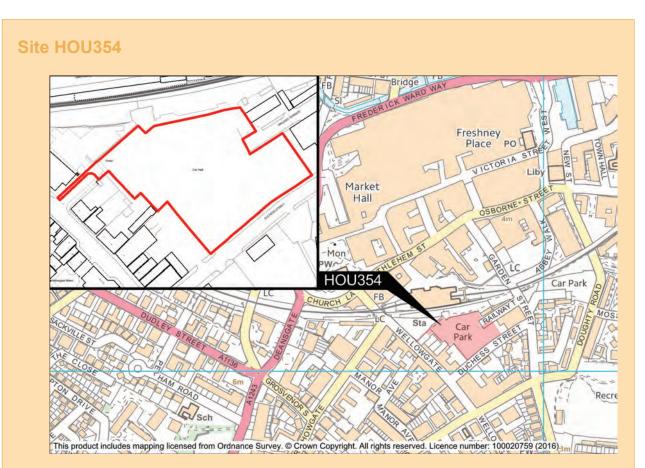
Notes:	
Availability	The site is in Council ownership and is being released through the Council's property rationalisation process. The land is considered to be surplus but is subject to Section 77 consideration and approval prior to release, and the re-provisioning of the playing field will be required which has been considered by the Council in bringing forward the site for redevelopment.
Suitability	The site is located within the main urban area with good access to local amenities and services and is located within flood zone 1.
Achievability	The site is being progressed by the Development Company seeking early delivery of dwellings
Recommendation	The site is available and suitable for development. Development is being progressed through the Development Company seeking delivery within the 1-5 year time frame.



Site Reference:	HOU353			
Location:	Lindsey Lower School playing field, Beacon Ave/Bentley Street, Cleethorpes			
Spatial Zone:	Urban Area			
Local Plan (2003):	Education Are	ea		
Estimated delivery time:	1-5 years			
Grid reference:	E:	529857	N:	408508
Site Area:	Gross:	2.38Ha	Net:	
Potential capacity:	83 Capacity source: Promoted (Development Company)			
Planning status:	None			
Land type:	Brownfield			
Electoral/Administrative area:	Ward:	Croft Baker	Parish:	N/A

North East Lincolnshire Council

Notes:	
Availability	The land is in Council ownership and is being released through the Council's property rationalisation process. The land was used as school playing fields and it is therefore subject to Secretary of State consent for disposal under Section 77 of the <i>Schools Standards and Framework Act</i> 1998 and the re-provisioning of the playing field will be required which has been considered by the Council in bringing forward the site for redevelopment.
Suitability	The site is located within the main urban area with good access to local amenities and services.
Achievability	The site is being progressed by the North East Lincolnshire Development Company
Recommendation	The site is available and suitable for development. Development is being progressed through the Development Company seeking delivery within the 1-5 year time frame.

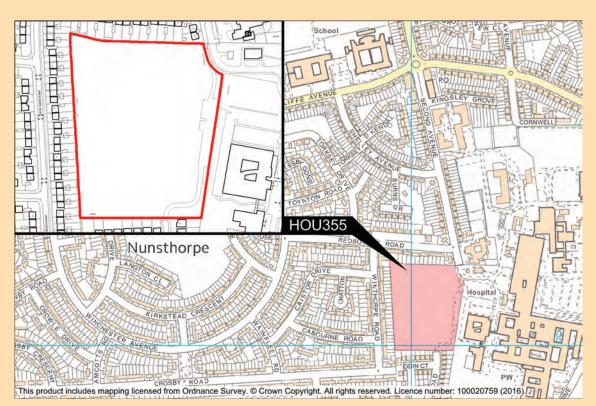


Site Reference:	HOU354	HOU354			
Location:	Duchess St	Duchess Street car park, Grimsby			
Spatial Zone:	Urban Area				
Local Plan (2003):	Shopping Ar	ea			
Estimated delivery time:	1-5 years	1-5 years			
Grid reference:	E:	526866	N:	409066	
Site Area:	Gross:	0.60Ha	Net:		
Potential capacity:	24Capacity source:Promoted (Developme Company)			(Development	
Planning status:	None	None			
Land type:	Brownfield				
Electoral/Administrative area:	Ward:	Park	Parish:	N/A	

North East Lincolnshire Council

Notes:	
Availability	The site is currently a surface car park located to the south of the Grimsby Town Centre. A recent car park assessment has identified that the car park is surplus to current and future requirements and could therefore be brought forward for development.
Suitability	The site is located within the main urban area with excellent access to local amenities and services being located just south of Grimsby town centre.
Achievability	The site is being progressed by the Development Company seeking early delivery of dwellings.
Recommendation	The site is available and suitable for development. Development is being progressed through the Development Company seeking delivery within the 1- 5 year time frame.

Site HOU355

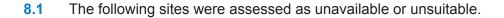


Site Reference:	HOU355				
Location:	Scartho Top	Scartho Top playing field, Heimdal Road, Grimsby			
Spatial Zone:	Urban Area				
Local Plan (2003):	H1/7				
Estimated delivery time:	6-10 years				
Grid reference:	E:	526029	N:	407084	
Site Area:	Gross:	2.55Ha	Net:		
Potential capacity:	89 Capacity source: Promoted (Development Company)			(Development	
Planning status:	None				
Land type:	Brownfield				
Electoral/Administrative area:	Ward:	Park	Parish:	N/A	

Notes:	
Availability	The land is in Council ownership and is being released through the Council's property rationalisation process. The land was used as school playing fields and it is therefore the re-provisioning of the playing field will be required which has been considered by the Council in bringing forward the site for redevelopment.
Suitability	The site is currently in use as a playing field, the site is located within a residential area close to Grimsby hospital.
Achievability	The site is being progressed by the Development Company seeking early delivery of dwellings
Recommendation	The site is available and suitable for development. Development is being progressed through the Development Company seeking delivery within the 6-10 year time frame.

2016 - Strategic Housing Land Availability Assessment

List of sites assessed as unavailable/unsuitable



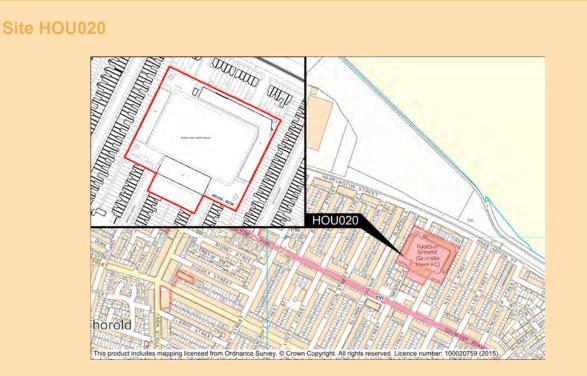
<section-header>

Site Reference	HOU015				
Location	Land west of Great Coates, Grimsby				
Spatial Zone:	Urban Area	Urban Area			
Local Plan (2003):	Strategic Gap	Strategic Gap (outside Development Boundary)			
Grid reference:	E:	523235	N:	410379	
Site area:	Gross:	17.86Ha	Net:	12.50Ha	
Planning status:	None				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Wolds/Freshney	Parish:	Healing/Great Coates	

Reason:

This is a greenfield site located in Flood Zones 2 and 3. This site would not pass the Flood Risk Sequential Test. The Council has agreed with the Environment Agency that greenfield sites in Flood Zones 2 and 3 will not be allocated in the Local Plan. The scale of proposed development would have a detrimental impact on the character and setting of the Great Coates Conservation Area and several listed buildings.

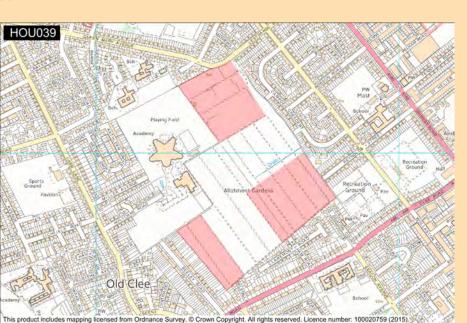
North East Lincolnshire Council



Site Reference:	HOU020				
Location	Blundell Park, Cleethorpes				
Spatial Zone:	Urban Area	Urban Area			
Local Plan (2003):	H1/6				
Grid reference:	E:	529,454	N:	409,950	
Site area:	Gross:	1.85Ha	Net:	1.85Ha	
Planning status:	Allocation H1/6				
Land type:	Brownfield				
Electoral/Administrative area:	Ward:	Sidney Sussex	Parish:	N/A	

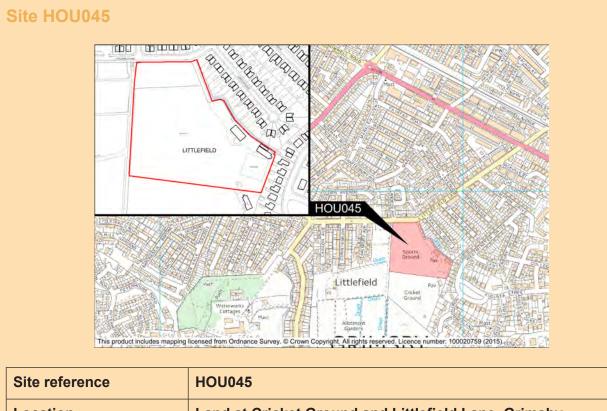
This site is unavailable because it is in alternative use as a football stadium. There is no agreed site or published timetable for the relocation of the stadium.





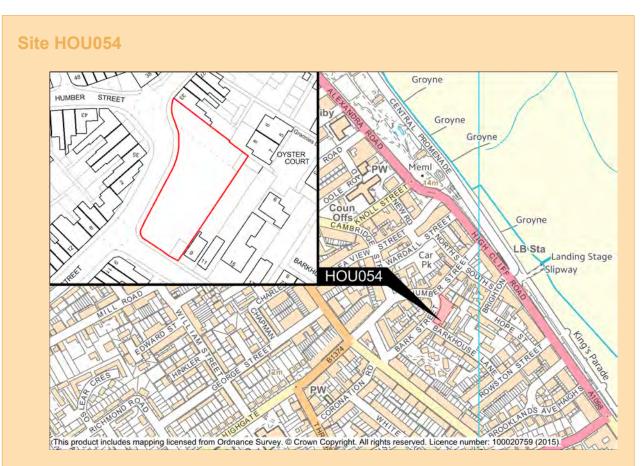
Site Reference:	HOU039				
Location	Part of Carr Lane Allotments, Cleethorpes				
Spatial Zone:	Urban Area	Urban Area			
Local Plan (2003):	Amenity Open Space				
Grid reference:	E:	529,480	N:	408,940	
Site area:	Gross:	10.45Ha	Net:	N/A	
Planning status:	None				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Heneage	Parish:	N/A	

This is a greenfield site located in Flood Zones 2 and 3. Much of the site is within an area at risk of flooding from breach hazard events. The degree of risk from these events changes across the site, however, it is assessed to be severe on some areas of the site. The Council has agreed with the Environment Agency that greenfield sites in Flood Zones 2 and 3 will not be allocated for housing in the Local Plan. This site is unsuitable.



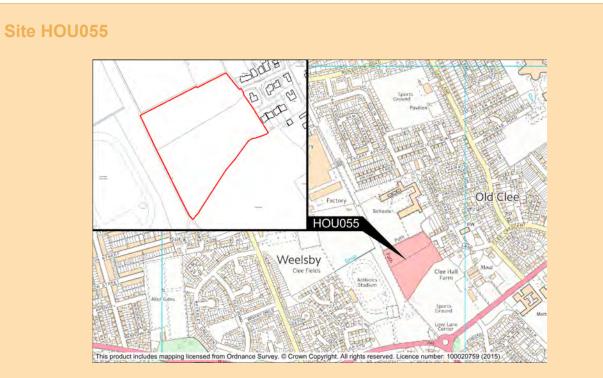
Location	Land at Cricket Ground and Littlefield Lane, Grimsby				
Spatial Zone:	Urban Area	Urban Area			
Local Plan (2003):	Amenity Open	Amenity Open Space			
Grid reference:	E:	525760	N:	408882	
Site area	Gross:	2.63Ha	Net:	2.24Ha	
Planning status:	None				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Park	Parish:	N/A	

This is a greenfield site is located in Flood Zone 3. The site is within an area assessed to have a severe degree of flood risk from breach hazard events. This site would not pass the Flood Risk Sequential Test. The Council has agreed with the Environment Agency that greenfield sites in Flood Zones 2 and 3 will not be allocated for housing in the Local Plan. It is unsuitable.



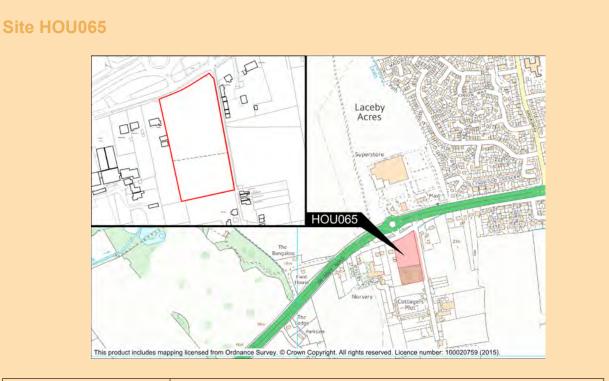
Site Reference:	HOU054				
Location:	1-7 Bark Street, Cleethorpes				
Spatial Zone:	Urban Area				
Local Plan (2003):	White land (ins	White land (inside Development Boundary)			
Grid reference:	E:	530937	N:	408424	
Site Area:	Gross:	0.11Ha	Net:	0.11Ha	
Planning status:	Formally Identified - Unallocated with Planning Permission				
Land type:	Brownfield				
Electoral/Administrative area:	Ward:	Croft Baker	Parish:	N/A	

Attempts to contact the landowner regarding the on-going availability of this site have been unsuccessful. This site is unavailable.



Site reference	HOU055			
Location	Land at Church Lane, Old Clee			
Spatial Zone:	Urban Area	Urban Area		
Local Plan (2003):	Amenity Open	Space		
Grid reference:	E:	528739	N:	408399
Site area:	Gross:	2.21Ha	Net:	N/A
Planning status:	None			
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Heneage	Parish:	N/A

This greenfield site is located in Flood Zones 2 and 3. Much of the site is identified to be at a severe degree of flood risk from breach hazard events. This site would not pass the Flood Risk Sequential Test. The Council has agreed with the Environment Agency that greenfield sites in Flood Zones 2 and 3 will not be allocated for housing in the Local Plan. It is unsuitable. The development of this site would have a detrimental impact on heritage assets, including the character of the Old Clee Conservation Area, and several listed and locally listed buildings.



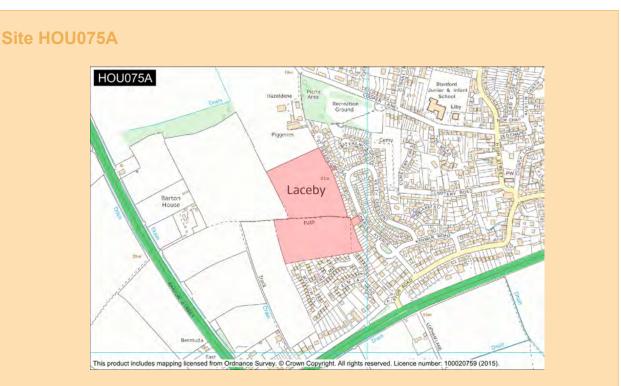
Site reference	HOU065				
Location	Land adjacent to Cottagers Plot, Laceby Road, Grimsby				
Spatial Zone:	Western and S	Western and Southern Arc			
Local Plan (2003):	Strategic Gap (outside Developr	nent Boundary)		
Grid reference:	E: 523266 N: 407398				
Site area:	Gross: 1.22Ha Net: 1.22Ha				
Planning status:	None				
Land type:	Greenfield				
Electoral/Administrative area:	Ward: Wolds Parish: Laceby				

This proposed development would have a detrimental impact on the setting of a conservation area. This site was refused planning permission and the appeal was dismissed (DC/980/09/WOL).



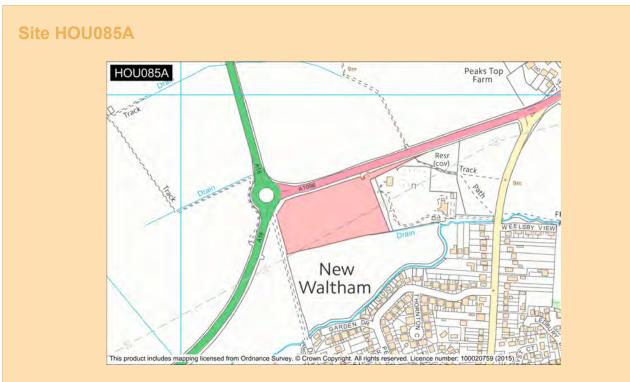
Site reference	HOU070			
Location	Land adjacent to Cottagers Plot, off Laceby Road, Grimsby			
Spatial Zone:	Western and S	Western and Southern Arc		
Local Plan (2003):	Strategic Gap (outside Developn	nent Boundary)	
Grid reference:	E: 523044 N: 407193			
Site area:	Gross:	6.58Ha	Net:	4.61Ha
Planning status:	None			
Land type:	Greenfield			
Electoral/Administrative area:	Ward: Wolds Parish: N/A			

This site is unsuitable due to the proposed access arrangements. Access to this site would need to be taken through the neighbouring site, however, there is no evidence of an agreement in place to allow this and therefore it does not provide a resolution to this constraint. Intensive development at this location would be out of character with the existing built form, and would close a significant visual gap. It could also harm the setting of the adjacent Cottagers Plot Conservation Area.



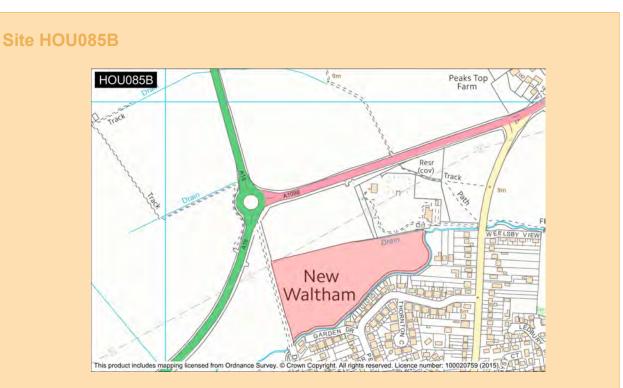
Site Reference:	HOU075A				
Location:	Land off Field Head Road and west of Charles Avenue, Laceby				
Spatial Zone:	Western and So	Western and Southern Arc			
Local Plan (2003):	White land (out	side Developmen	it Boundary)		
Grid reference:	E: 520737 N: 406588				
Site Area:	Gross: 6.50Ha Net: 4.55Ha				
Planning status:	Refused planning permission (DM/1015/14/FUL). Appeal dismissed 10 March 2016				
Land type:	Greenfield				
Electoral/Administrative area:	Ward: Wolds Parish: Laceby				

This site is unsuitable, residential development on the site would provide unsatisfactory living conditions for future occupants of the proposed dwellings, in relation to air and noise pollution; and have potentially detrimental consequences on the viability of the nearby agricultural unit. The appeal was dismissed (Appeal Ref: APP/B2002/W/15/3081086).



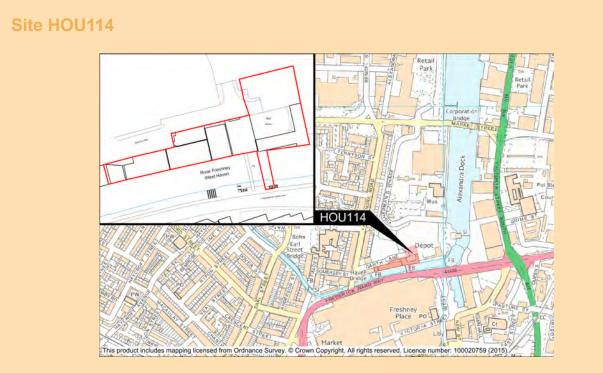
Site reference	HOU085A				
Location	Land south of Peaks Parkway, New Waltham				
Spatial Zone:	Western and S	Western and Southern Arc			
Local Plan (2003):	Strategic Gap	(Outside Developm	ent Boundary)		
Grid reference:	E:	E: 528269 N: 405835			
Site area:	Gross: 4.36Ha Net: 3.71Ha				
Planning status:	None				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Humberston and			

Access is required to be taken through land which is in the ownership of third parties and no evidence of an agreement is in place. The site is considered to be unavailable.



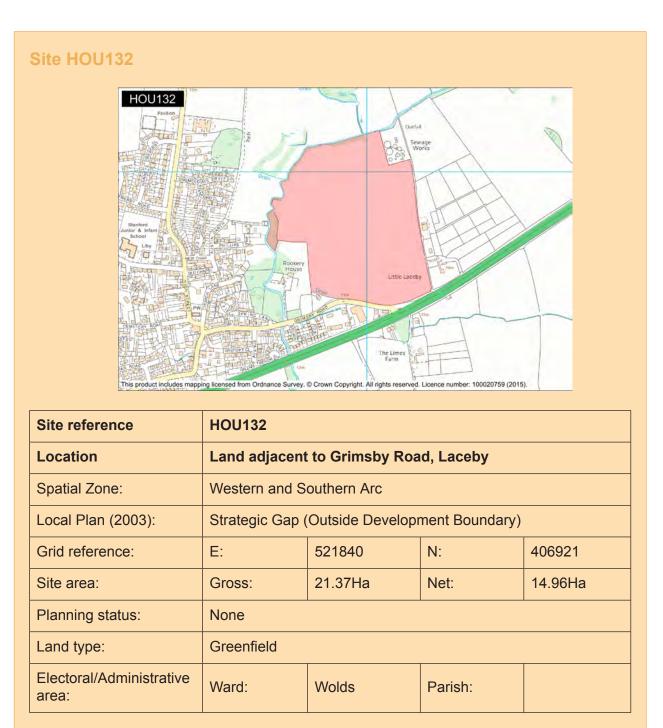
Site reference	HOU085B				
Location	Land south of Peaks Parkway, New Waltham				
Spatial Zone:	Western and S	Western and Southern Arc			
Local Plan (2003):	Strategic Gap	(Outside Developm	ent Boundary)		
Grid reference:	E:	E: 528292 N: 405726			
Site area:	Gross: 5.86Ha Net: 4.10Ha				
Planning status:	None				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Humberston and New Waltham	Parish:	New Waltham	

Access is required to be taken through private land and no evidence of an agreement is in place. The site is considered to be unavailable. Trees afforded the protection of a tree preservation order (TPO) are located on potential access points in the Garden Drive area.

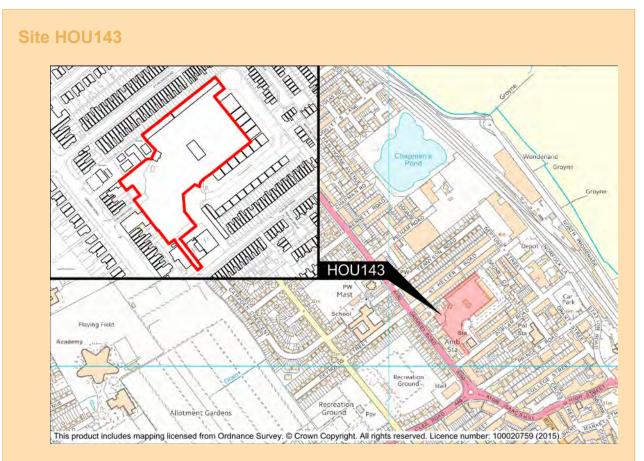


Site Reference:	HOU114				
Location:	Migar House,	Migar House, Garth Lane, Grimsby			
Spatial Zone:	Urban Area	Urban Area			
Local Plan (2003):	Shopping Area	1			
Estimated delivery time:	6-10 years	6-10 years			
Grid reference:	E:	526901	N:	409567	
Site Area:	Gross:	0.36Ha	Net:	0.36Ha	
Planning status:	Informally Identified - expired consent (DC/259/05/WMA).				
Land type:	Brownfield				
Electoral/Administrative area:	Ward:	West Marsh	Parish:	N/A	

Attempts to contact the landowner regarding the on-going availability of this site for residential development have been unsuccessful. The planning permission granted on this site for residential development (DC/258/05/WMA) has expired. This site is unavailable.

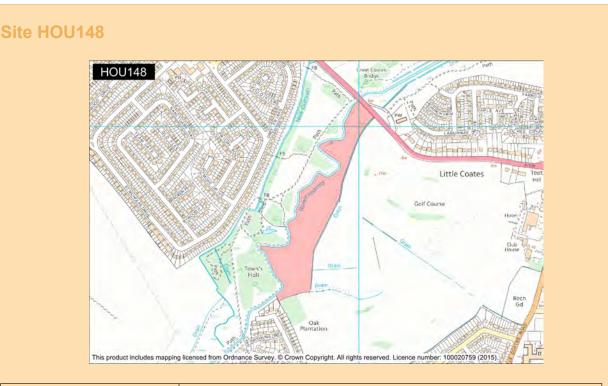


This scale of development requires a secondary point of access and there is no evidence of an agreement being in place to provide this. The site is within close proximity of the Laceby Water Recycling Centre which could impact on residential amenity owing to odour and other disturbance.



Site Reference:	HOU143			
Location:	Poplar Road Depot, Cleethorpes			
Spatial Zone:	Urban Area	Urban Area		
Local Plan (2003):	White land (ins	side Development	Boundary)	
Grid reference:	E: 530213 N: 409147			
Site Area:	Gross: 1.19Ha Net: 1.19Ha			
Planning status:	Informally Identified			
Land type:	Brownfield			
Electoral/Administrative area:	Ward:	Sidney Sussex	Parish:	N/A

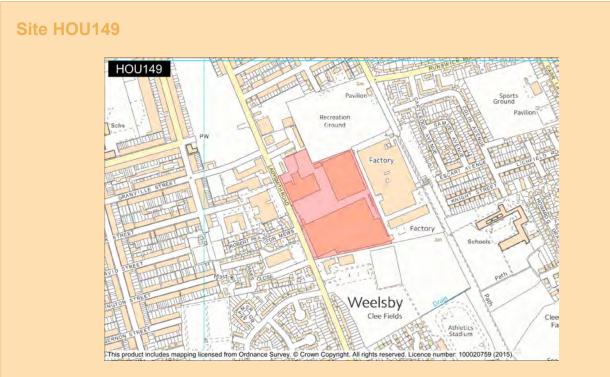
The site is in Council ownership, the Council is no longer seeking to release the depot site, the site is therefore no longer available.



Site reference	HOU148			
Location	Land to the west of Grimsby Golf Club, Grimsby			
Spatial Zone:	Urban Area			
Local Plan:	Amenity Open	Space		
Grid reference:	E: 523918 N: 409119			
Site area:	Gross:	6.11Ha	Net:	5.19Ha
Planning status:	None			
Land type:	Greenfield			
Electoral/Administrative area:	Ward: Yarborough Parish: N/A			

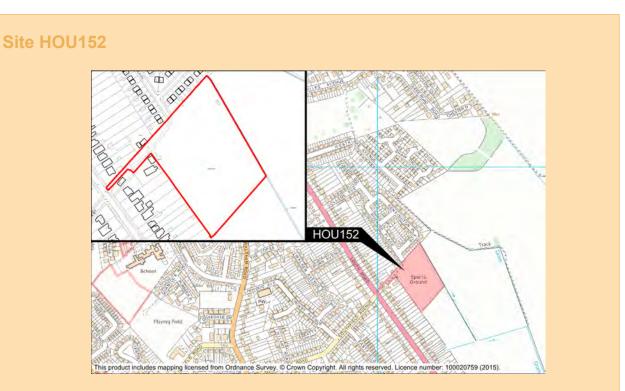
This is a greenfield site of which a significant portion is located in Flood Zones 2 and 3, including the potential access. The area to the north of the site has been assessed to be at risk of flooding from breach hazard events, including areas of land where the level of risk has been assessed to be severe and extreme. This site would fail to meet the Flood Risk Sequential Test. The Council has agreed with the Environment Agency that greenfield sites in Flood Zones 2 and 3 will not be allocated for housing in the Local Plan. It is unsuitable. The creation of an access to this site from the A1136 would also likely have a detrimental impact on this key route due to capacity issues at nearby junctions.

North East Lincolnshire Council



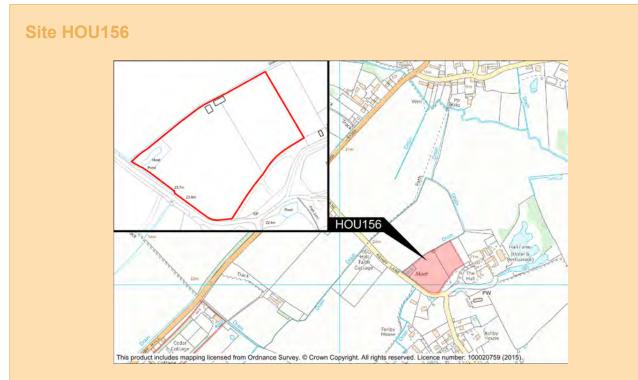
Site Reference:	HOU149				
Location:	Land off Lad	Land off Ladysmith Road, Grimsby			
Spatial Zone:	Urban Area				
Local Plan (2003):	Industrial Area	a			
Estimated delivery time:	6-10 years				
Grid reference:	E:	528244	N:	408696	
Site Area:	Gross:	5.49Ha	Net:	4.67Ha	
Planning status:	Industrial Use				
Land type:	Brownfield				
Electoral/Administrative area:	Ward:	Heneage	Parish:	N/A	

This site was promoted by the landowner with the intention of moving operations. However, the site remains in an alternative use and the landowner has not responded to requests for information about the potential future availability of this site for housing. It is considered to be unavailable for residential development at this time.



Site reference	HOU152			
Location	Land to the east of Louth Road (former sports ground), Grimsby			
Spatial Zone:	Urban Area			
Local Plan (2003):	Strategic Gap (Outside Development Boundary)			
Grid reference	E:	527007	N:	405709
Site area:	Gross:	2.00Ha	Net:	1.70Ha
Planning status:	None			
Land type:	Greenfield			
Electoral/Administrative area:	Ward:		Parish:	N/A

The proposed access arrangements are considered to be unsuitable for development of this scale.



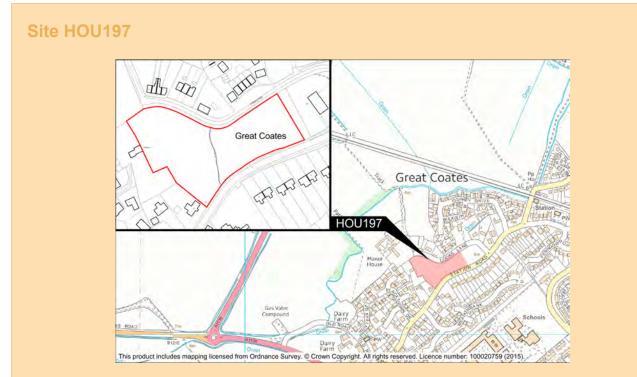
Site reference	HOU156				
Location	Land adjacer	Land adjacent to the Hall, Ashby-cum-Fenby			
Spatial Zone:	Rural Area				
Local Plan (2003):	White land (O	White land (Outside Development Boundary)			
Grid reference:	E:	525207	N:	401132	
Site area:	Gross:	1.76Ha	Net:	1.76Ha	
Planning status:	None				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Waltham	Parish:	Ashby-cum-Fenby	

This site is considered to be an inappropriate scale of development in an unsustainable location, that would be detrimental to the form and character of the settlement.



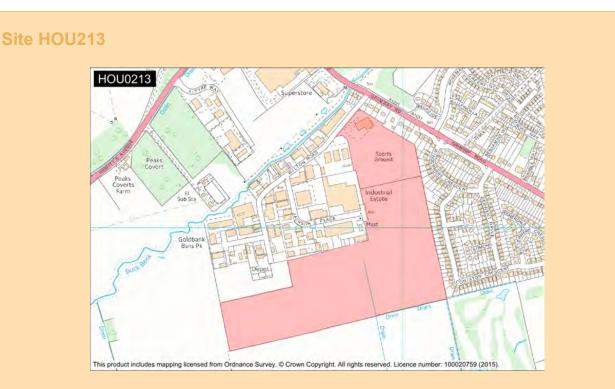
Site reference	HOU170				
Location	North of Brad	North of Bradley Wood, Bradley			
Spatial Zone:	Rural Area	Rural Area			
Local Plan (2003):	White Land (Outside Development Boundary)				
Grid reference:	E:	524,370	N:	406,220	
Site area:	Gross: 4.52 Net: 3.84				
Planning status:	None				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Wolds	Parish:	Bradley	

This site is adjacent to Bradley Woodlands Low Security Hospital. This is a treatment and rehabilitation facility which provides services for people with mental health problems, learning difficulties, and other similar conditions. Patients may have challenging behaviours or may be detained under the Mental Health Act. Its remote location was chosen to isolate the site from residential and other development for the benefit of patients and others. This site is remote from services and amenities, and Bradley Road does not provide access to public transport services. It is not considered to be a sustainable location for a market residential development.



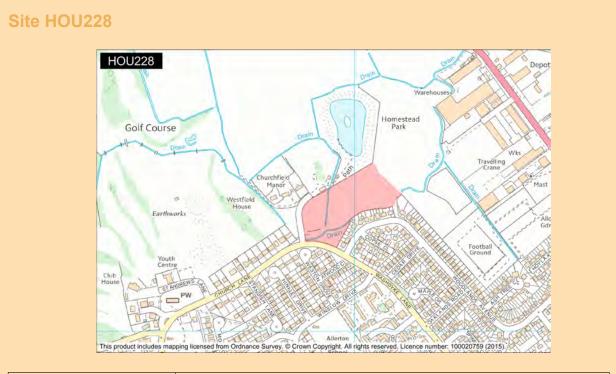
Site reference	HOU197				
Location	Land at Pear Tree Paddock, Great Coates				
Spatial Zone:	Urban Area	Urban Area			
Local Plan (2003):	Amenity Open Space				
Grid reference:	E:	523522	N:	410286	
Site area:	Gross:	0.98Ha	Net:	0.98Ha	
Planning status:	None				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Freshney	Parish:	Great Coates	

This scale of proposed development would have a detrimental impact on the character and setting of a conservation area. This site is unsuitable.



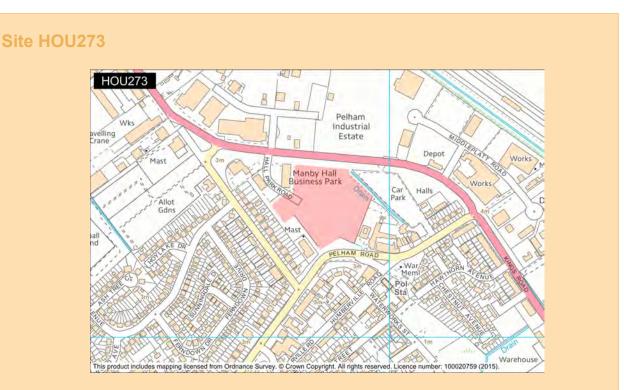
Site reference	HOU213				
Location	Land at Wilto	Land at Wilton Road (Lucarly's Playing Field), Humberston			
Spatial Zone:	Western and S	Southern Arc			
Local Plan (2003):	Amenity Open Space/Strategic Gap (Outside Development Boundary)				
Grid reference:	E:	529,940	N:	406,200	
Site area:	Gross:	1.43Ha	Net:	1.00Ha	
Planning status:	None				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Humberston and New Waltham	Parish:	Humberston	

This is a greenfield site of which part is located in Flood Zone 3. However, much of the site is in an area where there is a degree of flood risk from breach hazard events, with much of the site within the severe and moderate risk categories. The Council has agreed with the Environment Agency that greenfield sites in Flood Zones 2 and 3 will not be allocated for housing in the Local Plan. It is unsuitable.



Site reference	HOU228				
Location	Land off Washdyke Lane, between Homestead Park and Woodlands Avenue, Immingham				
Spatial Zone:	Estuary Zone				
Local Plan (2003):	White land (Ou	White land (Outside development boundary)			
Grid reference:	E:	517891	N:	415407	
Site area:	Gross:	2.83Ha	Net:	2.41Ha	
Planning status:	None				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Immingham	Parish:	Immingham	

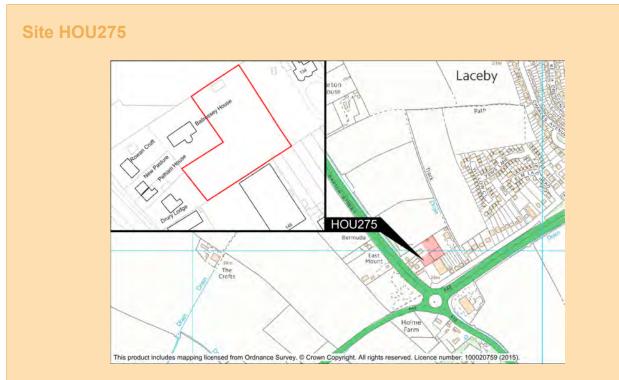
This site is a greenfield site located in Flood Zone 3. The area has been assessed to have a severe to extreme degree of flood risk from breach hazard events. The Council has agreed with the Environment Agency that greenfield sites in Flood Zones 2 and 3 will not be allocated for housing in the Local Plan. It is unsuitable.



Site reference	HOU273				
Location	Land off Pelha	Land off Pelham Road and Manby Road, Immingham			
Spatial Zone:	Urban Area	Urban Area			
Local Plan (2003):	E5/1				
Grid reference:	E:	518747	N:	415361	
Site area:	Gross:	2.49Ha	Net:	2.12Ha	
Planning status:	Employment al the site for alte	location (E5/1) an rnative uses.	d planning perm	nission for part of	
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Immingham	Parish:	Immingham	

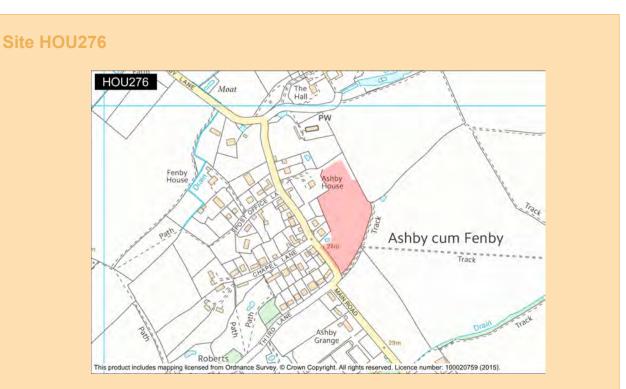
This is a greenfield site located in Flood Zone 3. The degree of flood risk associated with the site from breach hazard events is severe to extreme. The Council has agreed with the Environment Agency that greenfield sites in Flood Zones 2 and 3 will not be allocated for housing in the Local Plan. The site is adjacent to existing 'bad neighbour' uses including heavy industry. The eastern portion of the site now forms part of a proposal for the extension of a neighbouring lorry park (DM/1250/14/FUL). The site is partly in alternative use, however, the site is not considered to be a suitable location for residential development.

North East Lincolnshire Council



Site reference	HOU275				
Location	Rowan Croft,	Rowan Croft, Barton Street, Laceby			
Spatial Zone:	Urban Area	Urban Area			
Local Plan (2003):	White land (Inside Development Boundary)				
Grid reference:	E:	520,691	N:	405,995	
Site area:	Gross: 0.31Ha Net: 0.31Ha				
Planning status:	None	<u>-</u>			
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Wolds	Parish:	Laceby	

This site is considered to be unavailable because access is required to be taken over land which is in the ownership of a third party, and there is no evidence of an agreement in place to facilitate this.



Site reference	HOU276				
Location	Main Road, A	Main Road, Ashby-cum-Fenby			
Spatial Zone:	Urban Area	Urban Area			
Local Plan (2003):	White land (Outside Development Boundary)				
Grid reference:	E:	525428	N:	400831	
Site area:	Gross:	Gross: 1.76Ha Net: 1.76Ha			
Planning status:	None				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Wolds	Parish:	Ashby-cum-Fenby	

The site is located in an unsustainable location which lacks access to services and amenities. The scale of proposed development would have an adverse impact on the character of the village.



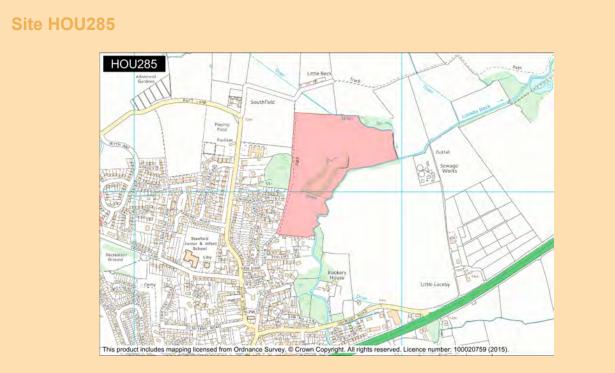
Site reference	HOU279				
Location	The Stables,	The Stables, Ashby Hill, Ashby-cum-Fenby			
Spatial Zone:	Urban Area	Urban Area			
Local Plan (2003):	White land (Outside Development Boundary)				
Grid reference:	E:	524394	N:	400892	
Site area:	Gross:	Gross: 2.55Ha Net: 2.17Ha			
Planning status:	None				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Wolds	Parish:	Ashby-cum-Fenby	

The site is located in an unsustainable location which lacks access to services and amenities. This scale of development is inappropriate in this open countryside location.



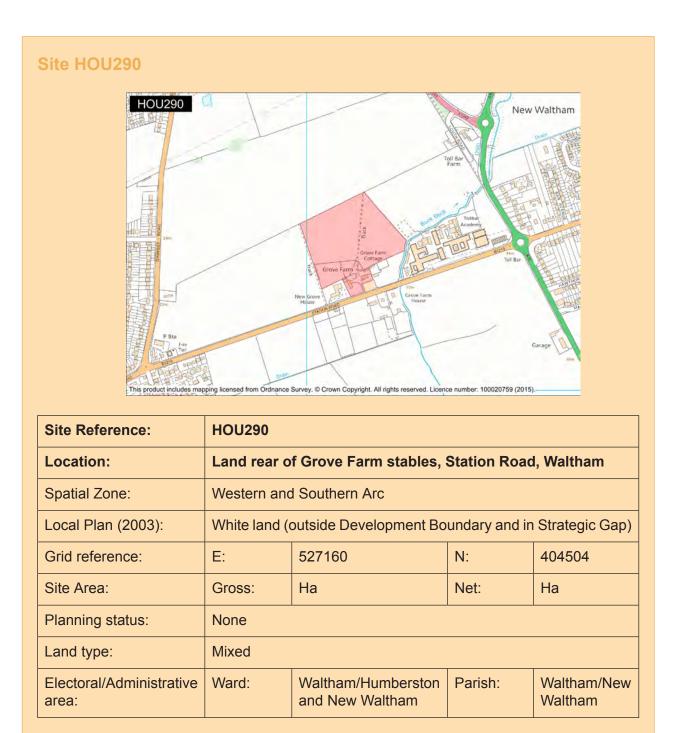
Site reference	HOU282				
Location	Land to the south of Cheapside adjacent to Hillside Farm, Waltham				
Spatial Zone:	Rural Area				
Local Plan (2003):	White land (Ou	White land (Outside Development Boundary)			
Grid reference:	E:	527336	N:	401798	
Site area:	Gross:	2.89Ha	Net:	2.46Ha	
Planning status:	None				
Land type:	Greenfield				
Electoral/Administrative area:	Ward:	Waltham	Parish:	Brigsley	

The site is located in an unsustainable location which lacks access to services and amenities.

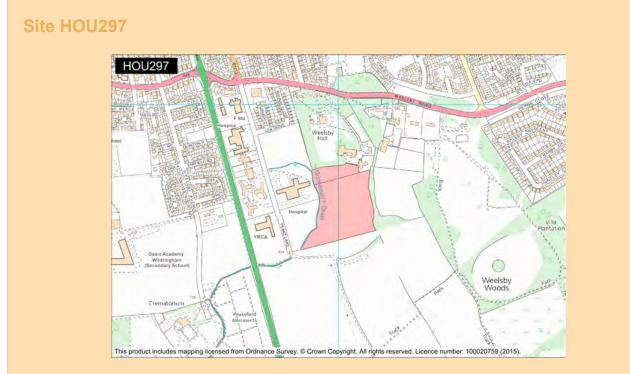


Site reference	HOU285			
Location	Land off Aust	in Garth and But	t Lane, Laceby	
Spatial Zone:	Western and S	outhern Arc		
Local Plan (2003):	Strategic Gap	Outside Develop	ment Boundary)	
Grid reference:	E: 521657 N: 407138			
Site area:	Gross:	10.86Ha	Net:	7.60Ha
Planning status:	None			
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Wolds	Parish:	Laceby

This is a remote site that requires would require multiple access points to be provided through adjacent sites. There is no evidence of an agreement being in place to achieve this. The site is within close proximity to the Laceby Water Recycling Centre which could impact on residential amenity owing to odour and other disturbance.



The site is detached from the main settlement areas and is located in the strategic green infrastructure corridor. Development in this location would erode the sense of moving from one place to another and is considered to be unsuitable.



Site reference	HOU297			
Location	Land to the so	outh of Weelsby I	Hall, Grimsby	
Spatial Zone:	Urban Area			
Local Plan (2003):	Strategic Gap/F Development B	Proposed Amenity Boundary)	Open Space (C	outside
Grid reference:	E:	527899	N:	407740
Site area:	Gross:	4.45Ha	Net:	3.78Ha
Planning status:	None			
Land type:	Greenfield			
Electoral/administrative area:	Ward:	Heneage	Parish:	N/A

There is no access to this site and no evidence of an agreement in place to enable access through neighbouring sites.

Site HOU306



Site Reference:	HOU306				
Location:	High rise neig	hbourhood, East	t Marsh, Grims	by	
Spatial Zone:	Urban Area				
Local Plan (2003):	White Land (in	side Development	Boundary)		
Grid reference:	E: 527,895 N: 410,115				
Site Area:	Gross:	3.71Ha	Net:	N	
Planning status:	None				
Land type:	Brownfield				
Electoral/Administrative area:	Ward:	East Marsh	Parish:	N/A	

Reason:

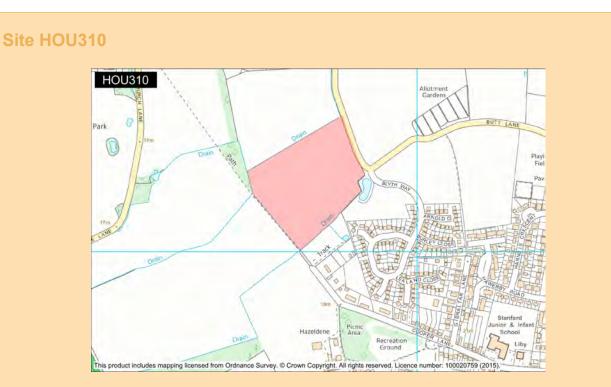
This site is unavailable, options are still being considered regarding its future use, with no certainty provided that housing will be the eventual end use.

Site HOU307 Park Reta -0 Park . Corporation Bridge MARKET STREET Alexandra Dock HOU307 Acad Earl Depot Street FB duct includes © Cro aht. All rights reserved. Licence 100020759

Site Reference:	HOU307				
Location:	Heritage Hous	e, Fisherman's V	Vharf, Grimsby		
Spatial Zone:	Urban Area				
Local Plan (2003):	Commercial Ar	ea (Not saved) (In	side Developme	ent Boundary)	
Grid reference:	E:	526,973	N:	409,686	
Site Area:	Gross: 0.23Ha Net: 0.23Ha				
Planning status:	Prior approval g apartments	granted for change	e of use to 20 re	sidential	
Land type:	Brownfield				
Electoral/Administrative area:	Ward:	West Marsh	Parish:	N/A	

Reason:

While prior approval for a change of use to 20 apartments has been granted, this building has remained in office use and will continue to remain in this use for the foreseeable future.



Site Reference:	HOU310			
Location:	Field west of	Butt Lane, Lacet	ру	
Spatial Zone:	Western and S	outhern Arc		
Local Plan (2003):	White Land (or	utside Developme	ent Boundary)	
Grid reference:	E: 520,710 N: 407,190			
Site Area:	Gross:	6.08Ha	Net:	N/A
Planning status:	None	<u>.</u>		
Land type:	Greenfield			
Electoral/Administrative area:	Ward:	Wolds	Parish:	Laceby

A large portion of this greenfield site is located in Flood Zone 3. This site would not pass the Flood Risk Sequential Test. The Council has agreed with the Environment Agency that greenfield sites in Flood Zones 2 and 3 will not be allocated in the Local Plan. It is unsuitable.

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Housing land calculator

	Remaining	o	0	0	0	0	0
es	Year 16 /32 R	0	0	0	0	0	0
cated Sit	Years 11 to 15 (2026 /27 to 2030 /31)	0	0	50	175	0	0
on Allo	Years 6 to 10 (2021 /22 to 2025 /26)	0	0	125	405	12	0
mission	Year 5 (2020 /21)	0	0	25	81	0	0
ing Per	Year 4 (2019 /20)	0	4	25	81	0	0
- Plann	Year 3 (2018 /19)	7	21	25	81	0	0
ed Sites	Year 2 (2017 /18)	25	21	0	81	0	0
ldentifie	Year 1 (2016 /17)	0	21	0	81	0	~
or: Formally	Remaining Capacity	32	67	250	985	12	
I Calculate	Spatial Zone	Estuary	Estuary	Urban	Urban	Arc	Arc
Housing Land Calculator: Formally Identified Sites - Planning Permission on Allocated Sites	Location	Tower Place, Waterworks Street, Immingham	Land south of Roval Drive, Immingham	Macaulay Lane (West Marsh Renaissance), Grimsby	Scartho Top, Grimsby	Land adjacent to 401 Louth Road, New Waltham	Golf Course Site, Cheapside, Waltham
	Reference Location	HOU001	HOU004	HOU018	HOU076	HOU095B	HOU113

	Housing Land Calculator: Formally Identified Sites - Planning Permission on Allocated Sites	d Calculate	or: Formally I	dentifie	d Sites	- Planni	ng Perr	nission	on Allo	cated Sit	les	
Reference Location	Location	Spatial Zone	Remaining Capacity	Year 1 (2016 /17)	Year 2 /18)	Year Year Year Year 1 2 3 4 (2016 (2017 (2018 (2019) /17) /18) /19) /20)	Year 4 (2019 /20)	Year 5 (2020 /21)	Years 6 to 10 (2021 /22 to 2025 /26)	Years 11 to 15 (2026 /27 to 2030 /31)	Year 16 /32	Remaining
HOU294	Land off Station Road adjacent to Railway Station, Stallingborough	Rural	25	0	0	25	0	0	0	0	0	0
Sum			1,372	103	127	159	110	106	542	225	0	0
Table A.1 Hou	Table A.1 Housing Land Calculator: Formally I	or: Formally	/ Identified Sites - Planning Permission on Allocated Sites	es - Plan	ning Per	mission	on Alloo	cated Sit	es			

2016 - Strategic Housing Land Availability Assessment

	Remaining	0	0	0	0	0
	Year 16 /32	0	0	0	0	0
	Years 11 to 15 (2026 /27 to 2030 /31)	0	0	0	0	0
d Sites	Years 6 to 10 (2021 /22 to 2025 /26)	0	0	112	0	0
allocate	Year 5 (2020 /21)	0	20	45	0	4
n on Uni	Year 4 (2019 /20)	0	30	45	0	25
missior	Year 3 (2018 /19)	0	30	45	0	25
iing Per	Year 2 (2017 /18)	4	0	13	0	25
- Plann	Year 1 (2016 /17)	0	0	0	25	25
Formally Identified Sites - Planning Permission on Unallocated Sites	Remaining Capacity	14	80	260	25	104
rmally Ide	Spatial Zone	Urban	Urban	Urban	Urban	Urban
Fo	Location	Land off Pelham Road, Cleethorpes	Former Clifton Bingo site, Grant Street, Cleethorpes	Former Birdseye Site, Ladysmith Road, Grimsby	Winter Gardens, Kingsway, Cleethorpes	Land to south of Cornwall Close, Diana Princess of Wales Hospital, Grimsby
	Reference	HOU034B	HOU042	HOU044	HOU057	HOU062

	Fo	rmally Ide	Formally Identified Sites - Planning Permission on Unallocated Sites	- Planni	ing Pern	mission	on Una	llocated	d Sites			
Reference	Location	Spatial Zone	Remaining Capacity	Year 1 (2016 /17)	Year 2 (2017 /18)	Year 3 (2018 /19)	Year 4 (2019 /20)	Year 5 (2020 /21)	Years 6 to 10 (2021 /22 to 2025 /26)	Years 11 to 15 (2026 /27 to /31)	Year 16 /32	Remaining
HOU066	Land north of Nursing Home, Butt Lane, Laceby	Arc	58	25	25	ω	0	0	ο	0	0	ο
HOU68A	Land at Blyth Way, Laceby	Arc	100	0	0	25	25	25	25	0	0	0
HOU092	Land to rear of 184 Humberston Avenue, New Waltham	Arc	400	20	45	45	45	45	200	0	0	0
HOU101B	Humberston Park Golf Club, New Waltham	Arc	112	25	25	25	25	12	0	0	0	0
HOU118	Central Parade (Freshney Green), Grimsby	Urban	165	0	0	0	0	0	125	40	0	0
HOU124	Land off Altyre Way, Humberston Road, Humberston	Arc	50	0	0	25	25	0	0	0	0	0

	Remaining	0	0	0	0	0
	Year 16 /32	0	0	0	0	0
	Years 11 to 15 (2026 /27 to 2030 /31)	0	0	0	0	0
d Sites	Years 6 to 10 (2021 /22 to 2025 /26)	0	255	0	0	205
allocate	Year 5 (2020 /21)	0	45	0	0	45
i on Una	Year 4 (2019 /20)	0	45	0	0	45
mission	Year 3 (2018 /19)	0	45	0	0	45
ing Per	Year 2 (2017 /18)	ю	0	0	13	45
- Plann	Year 1 (2016 /17)	25	0	12	0	0
Formally Identified Sites - Planning Permission on Unallocated Sites	Remaining Capacity	28	390	12	13	385
rmally Id	Spatial Zone	Arc	Urban	Urban	Urban	Arc
Fo	Location	Brooklyn Drive (The Rose), Humberston	Land at former Western School and to the rear of Grange Primary School, Grimsby	Bradley Yard, Bradley	Land of College Street, Grimsby	Land to south of 32-66 Humberston Avenue ('Millennium Park'), New Waltham
	Reference	HOU125	HOU128	HOU131	HOU144	HOU146

	Remaining	0	0	0	0	0
	Year 16 /32	0	0	0	0	0
	Years 11 to 15 (2026 /27 to 2030 /31)	0	0	0	0	0
d Sites	Years 6 to 10 (2021 /22 to 2025 /26)	0	0	0	0	60
allocate	Year 5 (2020 /21)	0	0	0	0	25
i on Un	Year 4 (2019 /20)	0	0	4	~	25
mission	Year 3 (2018 /19)	0	0	0	25	25
ing Per	Year 2 (2017 /18)	12	4	0	25	25
- Plann	Year 1 (2016 /17)	0	0	0	0	0
Formally Identified Sites - Planning Permission on Unallocated Sites	Remaining Capacity	12	14	14	51	160
rmally ld€	Spatial Zone	Urban	Urban	Urban	Arc	Urban
Fo	Location	Fletchers Yard, Wellowgate, Grimsby	2-4 (Hazelmere House) & 2A Welholme Avenue, Grimsby	65 Park Street/Brereton Avenue, Cleethorpes	Land east of Grimsby Road and north of Station Road, Waltham	Land off Shaw Drive and Glebe Road, Grimsby
	Reference	HOU231	HOU232	HOU249A	HOU288	HOU296

	Ę	Formally Ide	entified Sites - Planning Permission on Unallocated Sites	- Planni	ing Pern	nission	on Una	llocate	d Sites			
Reference	Location	Spatial Zone	Remaining Capacity	Year 1 (2016 /17)	Year 2 /18)	Year 3 /19)	Year 4 (2019 /20)	Year 5 (2020 /21)	Years 6 to 10 (2021 /22 to 2025 /26)	Years 11 to 15 (2026 /27 to /31)	Year 16 /32	Remaining
HOU301	Land at Trenchard Close, Immingham	Estuary	18	0	18	0	0	0	0	0	0	0
HOU302	2-6 Littlefield Lane, Grimsby	Urban	10	0	10	0	0	0	0	0	0	0
HOU303	29-31 Chantry Lane, Grimsby	Urban	5	0	7	0	0	0	0	0	0	0
HOU308	Land at Winchester Avenue, Grimsby	Urban	60	0	60	0	0	0	0	0	0	0
HOU316	Former Leaking Boot Public House, Grimsby Road and Suggitts Lane, Cleethorpes	Urban	21	0	0	51	0	0	0	0	0	0
Sum			2,567	132	408	389	350	266	982	40	0	0
Table A.2 For	Table A.2 Formally Identified Sites - Planning	- Planning	Permission on Unallocated Sites	n Unallo	cated Sit	es						

North East Lincolnshire Council

		Ľ	Formally Identified Sites - Residual Allocated Sites	tified Sit	tes - Re	sidual A	llocate	d Sites				
Reference	Location	Spatial Zone	Remaining Capacity	Year 1 (2016 /17)	Year 2 /18)	Year 3 (2018 /19)	Year 4 (2019 /20)	Year 5 /21)	Years 6 to 10 (2021 /22 to 2025 /26)	Years 11 to 15 (2026 /27 to 2030 /31)	Year 16 /32	Remaining
HOU017	71-85 Hamilton Street, Grimsby	Urban	30	0	0	0	0	0	30	0	0	0
HOU095A	Land west of Greenlands (Local Plan 2003 Reserve Site), New Waltham	Arc	200	0	0	25	25	25	125	0	0	0
HOU289	Land at 31 Enfield Avenue and 25 Enfield Avenue, New Waltham	Arc	38	0	0	0	0	0	38	0	0	0
HOU295	Land off Forest Way, Humberston	Arc	10	0	0	0	0	0	10	0	0	0
Sum			278	0	0	25	25	25	203	0	0	0
Table A.3 For	Table A.3 Formally Identified Sites - Residual	s - Residu	al Allocations									

	Remaining	0	0	0	0	0	0	0
	Rema	Ũ	Ũ	Ũ	J	Ũ	Ŭ	J
	Year 16 /32	0	0	0	0	0	0	0
	Years 11 to 15 (2026 /27 to 2030 /31)	50	0	0	0	0	0	0
iission	Years 6 to 10 (2021 /22 to 2025 /26)	125	0	70	0	20	43	0
ng Perm	Year 5 (2020 /21)	25	0	25	13	25	25	0
Plannin	Year 4 (2019 /20)	25	~	25	25	25	25	Q
o Grant	Year 3 (2018 /19)	25	25	25	25	25	25	25
lution t	Year 2 (2017 /18)	0	0	0	0	0	0	0
s - Reso	Year 1 (2016 /17)	0	0	0	0	0	0	0
Formally Identified Sites - Resolution to Grant Planning Permission	Remaining Capacity	250	32	145	63	95	118	30
rmally Id	Spatial Zone	Arc	Urban	Urban	Urban	Arc	Rural	Arc
Fo	Location	Land north of Grampian Avenue and west of Larkspur Avenue,	The Cedars Office, Eastern Inway, Grimsby	Land at Humberston Road, Grimsby	Land at Hewitts Circus, Grimsby	Land to north west of Golf Course Lane, Waltham	Land at Station Road, Habrough	Land at 184 Humberston
	Reference	HOU010B	HOU059	HOU074A	HOU074C	HOU112	HOU134	HOU147

	Fo	ormally Id	Formally Identified Sites - Resolution to Grant Planning Permission	- Resol	lution to	Grant	Plannin	g Perm	ission			
Reference Location	Location	Spatial Zone	Remaining Capacity	Year 1 /17)	Year 2 (2017 /18)	Year 3 (2018 /19)	Year 4 (2019 /20)	Year 5 (2020 /21)	Years 6 to 10 (2021 /22 to 2025 /26)	Years 11 to 15 (2026 /27 to 2030 /31)	Year 16 (2031 /32	Remaining
	Avenue, Humberston											
HOU150	Land at the south of Diana Princess of Wales Hospital, Grimsby	Urban	490	0	0	98	98	98	196	0	0	0
HOU343	Land to the rear of 74-76 Stallingborough Road, Healing	Rural	10	0	0	10	0	0	0	0	0	0
Sum			1,233	0	0	283	235	211	454	50	0	0
Table A.4 For	Table A.4 Formally Identified Sites - Resolution to Grant Planning Permission	- Resoluti	on to Grant Pla	anning P	ermissio	Ľ						

	Remaining	0	0	165	0	0	0
	Rema	J	J	16	J	J	J
	Year 16 /32	0	0	45	0	10	0
	Years 11 to 15 (2026 /27 to 2030 /31)	53	94	225	25	100	0
	Years 6 to 10 (2021 /22 to 2025 /26)	125	225	225	125	0	118
ed	Year 5 (2020 /21)	0	0	0	0	0	0
Accept	Year 4 (2019 /20)	0	0	0	0	0	0
rinciple	Year 3 (2018 /19)	0	0	0	0	0	0
sites - P	Year 2 (2017 /18)	0	0	0	0	0	0
ntified S	Year 1 (2016 /17)	0	0	0	0	0	0
Formally Identified Sites - Principle Accepted	Remaining Capacity	178	319	660	150	110	118
	Spatial Zone	Estuary	Estuary	Estuary	Urban	Urban	Urban
	Location	Land to the west of Pilgrims Way, Immingham	Land west of Stallingborough Road, Immingham	Land to south of Immingham, Stallingborough Road, Immingham	Land west of Great Coates (Church Farm), Grimsby	Chapman's Pond, Hawthorne Avenue, Cleethorpes	Land off Pelham Road, Cleethorpes
	Reference	HOU002	HOU005	HOU006	HOU021	HOU034A	HOU034C

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	Remaining	0	0	0	25	0	0
	Year 16 (2031 /32	0	0	0	25	0	0
	Years 11 to 15 (2026 /27 to 2030 /31)	16	0	0	125	175	0
	Years 6 to 10 (2021 /22 to 2025 /26)	125	31	125	125	225	60
ted	Year 5 (2020 /21)	0	0	0	0	0	25
Accept	Year 4 (2019 /20)	0	0	0	0	0	25
rinciple	Year 3 (2018 /19)	0	0	0	0	0	0
sites - P	Year 2 (2017 /18)	0	0	0	0	0	0
ntified S	Year 1 (2016 /17)	0	0	0	0	0	0
Formally Identified Sites - Principle Accepted	Remaining Capacity	141	31	125	300	400	110
	Spatial Zone	Arc	Arc	Arc	Arc	Arc	Arc
	Location	Land south of Southern Walk, Grimsby	Land north of South Sea Lane, Humberston	Land south of South Sea Lane, Humberston	Land at Louth Road, New Waltham	Land west of Louth Road and opposite Toll Bar School, New Waltham	Land at Cheapside, Waltham
	Reference	960NOH	790UOH	HOU100	HOU104	HOU105	HOU110

	Remaining	o	0	0	1,430	0
	Year 16 (2031 /32	0	0	0	45	0
	Years 11 to 15 (2026 /27 to 2030 /31)	0	0	0	225	225
	Years 6 to 10 (2021 /22 to 2025 /26)	124	113	70	0	225
ed	Year 5 (2020 /21)	25	0	25	0	0
Accept	Year 4 (2019 /20)	25	0	25	0	0
rinciple	Year 3 (2018 /19)	0	0	0	0	0
sites - P	Year 2 (2017 /18)	0	0	0	0	0
ntified S	Year 1 (2016 /17)	0	0	0	0	0
Formally Identified Sites - Principle Accepted	Remaining Capacity	174	113	120	1,700	450
	Spatial Zone	Arc	Urban	Arc	Urban	Arc
	Location	Land rear of Sandon House, Barnoldby Road and west of Brigsley Road, Waltham	Cordage Mill, Convamore Road, Grimsby	Land to the west of Cheapside, Waltham	Land to the west of Fallowfield Road, Scartho, near Waltham, Grimsby	Land to the south west of Cheapside, Waltham
	Reference	HOU111	HOU119	HOU129	HOU135	HOU138

	bu <u>i</u>							
	Remaining	0	0	0	0	280	0	0
	Year 16 /32	0	0	0	0	45	0	0
	Years 11 to 15 (2026 /27 to 2030 /31)	86	0	0	0	225	0	0
	Years 6 to 10 (2021 /22 to 2025 /26)	225	19	30	12	0	Ø	100
ted	Year 5 (2020 /21)	0	0	0	0	0	0	0
Accept	Year 4 (2019 /20)	0	0	0	0	0	0	0
rinciple	Year 3 (2018 /19)	0	0	0	0	0	0	0
sites - P	Year 2 (2017 /18)	0	0	0	0	0	0	0
ntified S	Year 1 (2016 /17)	0	0	0	0	0	0	0
Formally Identified Sites - Principle Accepted	Remaining Capacity	311	19	30	12	550	ω	100
	Spatial Zone	Arc	Urban	Urban	Arc	Urban	Estuary	Arc
	Location	Land to the north of Humberston Avenue, Humberston	Diana Princess of Wales Hospital, Grimsby	Peaks Lane, Grimsby	Land at Meadow Farm, Healing	Land west of Peaks Parkway, Grimsby	Land at Willows Farm, Immingham	Station Road, Waltham
	Reference Location	HOU139	HOU151	HOU204	HOU212	HOU217	HOU233	HOU274

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	Remaining	0	365	0	0	50	0
	Year 16 (2031 /32	0	45	0	0	25	0
	Years 11 to 15 (2026 /27 to 2030 /31)	ο	225	0	0	125	0
	Years 6 to 10 (2021 /22 to 2025 /26)	20	0	4	32	0	70
ed	Year 5 (2020 /21)	0	0	0	0	0	0
Accept	Year 4 (2019 /20)	0	0	0	0	0	0
rinciple	Year 3 (2018 /19)	0	0	0	0	0	0
ites - P	Year 2 (2017 /18)	ο	0	0	0	0	0
ntified S	Year 1 (2016 /17)	ο	0	0	0	0	0
Formally Identified Sites - Principle Accepted	Remaining Capacity	20	635	14	32	200	20
	Spatial Zone	Arc	Urban	Arc	Arc	Arc	Arc
	Location	Land off Peaks Lane, New Waltham	Land at the south end of Peaks Lane, west of Peaks Parkway, Grimsby	Land rear of Strands, Waltham Road, Brigsley	Land east of Grimsby Road, Waltham	Waltham Airfield, Waltham	Land west of Bradley Road, Waltham
	Reference Location	HOU280	HOU281	HOU286	HOU287	HOU291	HOU292

			Formally Identified Sites - Principle Accepted	ntified S	ites - Pr	rinciple	Accept	ed				
Reference	Location	Spatial Zone	Remaining Capacity	Year 1 (2016 /17)	Year 2 /18)	Year 3 (2018 /19)	Year 4 (2019 /20)	Year 5 /21)	Years 6 to 10 (2021 /22 to 2025 /26)	Years 11 to 15 (2026 /27 to 2030 /31)	Year 16 /32	Remaining
HOU309	Land at South Sea Lane, Humberston	Arc	53	0	0	0	0	0	53	0	0	0
HOU338	The Old Nurseries, Cheapside, Waltham	Arc	4	0	0	0	0	0	4	0	0	0
HOU340	Land south of 68-90 Humberston Avenue, Humberston	Arc	219	0	0	0	0	0	125	94	0	0
HOU342	Grimsby West Urban Extension, Grimsby	Urban	3,337	0	0	79	144	144	998	1,071	157	744
Sum			12,725	0	0	79	219	219	4,290	3,412	442	4,064

Table A.5 Informally Identified Sites

	ining						
	Remaining	0	0	0	0	0	0
	Year 16 (2031 /32	0	0	0	0	0	40
	Years 11 to 15 (2026 /27 to 2030 /31)	0	0	0	0	0	40
S	Years 6 to 10 (2021 /22 to 2025 /26)	0	0	40	0	0	20
any Site	Year 5 (2020 /21)	30	23	40	0	0	0
t Comp	Year 4 (2019 /20)	0	0	20	40	80	0
lopmen	Year 3 (2018 /19)	0	0	0	40	0	0
- Deve	Year 2 (2017 /18)	0	0	0	0	0	0
Housing Land Calculator - Development Company Sites	Year 1 (2016 /17)	0	0	0	0	0	0
	Remaining Capacity	30	23	100	80	80	100
Hous	Spatial Zone	Urban	Urban	Urban	Urban	Urban	Urban
	Location	Thrunscoe Centre, Highgate, Cleethorpes	Weelsby Avenue Depot, Grimsby	Former Matthew Humberston playing field, Cleethorpes	Former Lindsey School Playing Field,	Duchess Street car park, Grimsby	Scartho Top playing field, Heimdal Road, Grimsby
	Reference	HOU056B	HOU140A	HOU141A	HOU353	HOU354	HOU355

	Remaining	0
	Year 16 /32	40
	Years 11 to 15 (2026 /27 to 2030 /31)	40
S	Years Years 6 to 11 to 10 15 (2021 (2026 /22 to 227 to 2025 2030 /31)	60
any Site		93
t Compi	Year Year Year Year Year Year 1 2 3 4 5 2016 (2017 (2018 (2019 (2020 /17) /18) /19) /20) /21)	150
lopmen	Year 3 (2018 /19)	40
Deve	Year 2 (2017 /18)	0
Iculator	Year 1 (2016 /17)	0
sing Land Calculator - Development Company Sites	Spatial SpatialRemaining CapacityYear 1Year 2Year 3Year 4Year 5Spatial ConeRemaining (20162017 (2018(2018 (2019)(2020) (201)ZoneCapacity (17)(18)(19)(20)(2010)	336
Housing	Spatial Zone	
	Location	
	Reference Location	Sum

Table A.6 Housing Land Calculator - Development Company Sites

			Housi	ing Land (Housing Land Calculator: Totals	: Totals				
Sums	Remaining capacity	Year 1 (2016 /17)	Year 2 (2017 /18)	Year 3 (2018 /19)	Year 4 (2019 /20)	Year 5 (2020 /21)	Years 6 to 10 (2021 /22 to 2025 /26)	Years 11 to 15 (2026 /27 to 2030 /31)	Year 16 (2031 /32	Remaining
Planning Permission on Allocated Sites	1,372	103	127	159	110	106	542	225	0	0
Planning Permission on Unallocated Sites	2,567	132	408	389	350	266	982	40	0	0
Minor Consents	485	97	97	97	97	97	0	0	0	0
Residual Allocations	278	0	0	25	25	25	203	0	0	0
Resolution to Grant Planning Permission	1,233	0	0	283	235	211	504	0	0	0
Informally Identified Sites	12,725	0	0	62	219	219	4,283	3,419	532	3,974
Sub-Total	18,660	332	632	1,032	1,036	914	6,524	3,684	532	3,974
Demolitions and Losses	ı	(45)	(45)	(85)	(85)	(85)	(425)	(425)	(85)	ı
Totals		287	587	947	951	829	6,099	3,259	447	3,974
5 Year supply Total				3,601						
Table A.7 Housing Land Calculator: Totals	d Calculator: To	otals								

			Ť	ousing Lar	Housing Land Calculator: Totals	tor: Totals				
Sums		Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 10	Years 11 to 15	Year 16	
	Remaining capacity	(2016 /17)	(2017 /18)	(2018 /19)	(2019 /20)	(2020 /21)	(2021 /22 to 2025 /26)	(2026 /27 to 2030 /31)	(2031 /32	Remaining
SHLAA Sites Sub-Total	18,660	332	632	1,032	1,036	914	6,524	3,684	532	3,974
Dev Company Sites Sub-Total	336	0	0	40	150	93	140	0	0	0
Sub-Total	18,996	332	632	1,072	1,186	1,007	6,664	3,684	532	3,974
Demolitions and Losses	I	(45)	(45)	(85)	(85)	(85)	(425)	(425)	(85)	ı
Totals		287	587	987	1,101	922	6,239	3,259	447	3,974
5 Year supply Total				3,884						
Table A.8 Housing Land Calculator: Totals inc	Land Calculat	or: Totals i		al Dev Cor	additional Dev Company Sites					

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List of all sites

The following table sets out all the sites that have been promoted through the SHLAA process and their current status. The justification for deliverable, developable and unsuitable sites is not provided. This is covered within the relevant chapters of this document. Small sites which were withdrawn from the SHLAA assessment may still appear in the document in Section 6 'List of small potential housing sites'.

A summary justification is provided for sites which have been withdrawn from the assessment. In many cases, sites have been withdrawn because the Council has not received an up to date site submission form. Some sites have been withdrawn at the request of the owner(s).

	List of all si	ites	
Site reference	Description	Status	Justification
HOU001	Tower Place, Waterworks Street, Immingham	Deliverable (1-5)	N/A
HOU002	Land to west of Pilgrims Way, Immingham	Developable (6-10)	N/A
HOU003	Land at Spring Street, Immingham (H1/41)	Withdrawn	No submission.
HOU004	Land south west of Roval Drive, Immingham	Deliverable (1-5) Under construction	N/A
HOU005	Land south of Habrough Road and west of Stallingborough Road, Immingham	Developable (6-10)	N/A
HOU006	Land at Highfield Farm and east of Stallingborough Road, Immingham	Developable (6-10)	N/A
HOU007	Land adjacent to railway line, off Station Road, Stallingborough	Superseded	Now promoted as HOU294 due to a boundary change.
HOU008	Station Road (r/o 32-60), Stallingborough	Withdrawn	Developed
HOU009	Land off Healing Road, Stallingborough (2003 Local Plan Allocation H1/51)	Withdrawn	Developed
HOU010A	Land rear of 85-92 Stallingborough Road, Healing	Withdrawn	Developed
HOU010B	Land West of Healing	Deliverable (1-5)	N/A

North East Lincolnshire Council

List of all sites					
Site reference	Description	Status	Justification		
HOU011	British Legion, Oak Road, Healing	Withdrawn	No recent submission (2008). The landowner has confirmed that they no longer wish to promote this site.		
HOU012	Land west of Great Coates	Withdrawn	No recent submission (2008).		
HOU013	82-84 and land r/o 78 and 80 Stallingborough Road, Healing (Part of 2003 Local Plan Allocation H1/37)	Withdrawn	Developed		
HOU014	Land at Birchin Way, Grimsby	Withdrawn	Promoted for alternative use (employment land).		
HOU015	Land west of Great Coates, Grimsby	Unsuitable	N/A		
HOU016	Land south west of Healing, spans Wells Road	Withdrawn	No recent submission (2008).		
HOU017	71-85 Hamilton Street, Grimsby	Developable (6-10)	N/A		
HOU018	Land at Macaulay Lane ('West Marsh Renaissance'), Grimsby	Deliverable (1-5)	N/A		
HOU019	246 Corporation Road, Grimsby	Withdrawn	Site below threshold		
HOU020	Blundell Park, Cleethorpes (H1/6)	Unavailable	N/A		
HOU021	Land west of Great Coates (Church Farm), Grimsby	Developable (6-10)	N/A		
HOU022	Land at Carr Lane, Healing	Withdrawn	Site below threshold (minor consent).		
HOU023	Properties in Guildford Street, Grimsby	Withdrawn	Developed		
HOU024	Millennium Park (Macaulay Lane), Grimsby (2003 Local Plan Allocation H1/27)	Superseded	Now HOU018 due to boundary change.		
HOU025	Frederick Street, Grimsby	Withdrawn	Developed		

	List of all s	ites	
Site reference	Description	Status	Justification
HOU026	Education Development Centre, Wellington Street	Withdrawn	Promoted for alternative use.
HOU027	Land West of Great Coates, Grimsby	Superseded	Now part of HOU342.
HOU028	Garth Lane, Grimsby	Superseded	Now HOU117 due to boundary change.
HOU029	Eleanor Street, Grimsby	Withdrawn	Expired consent.
HOU030	Art College, Eleanor Street, Grimsby (H1/34)	Withdrawn	No submission.
HOU031	Land at Convamore road/Eleanor Street, Grimsby	Withdrawn	Expired consent. Site below threshold.
HOU032	Hainton Avenue (Hainton House), Grimsby	Withdrawn	Expired consent
HOU033	111-121 Victoria Street (Corner of Frederick Ward Way/Victoria Street), Grimsby	Withdrawn	Expired consent
HOU034A	Chapmans Pond, Hawthorne Avenue, Cleethorpes	Developable (11-15)	N/A
HOU034B	Land off Pelham Road, Cleethorpes	Developable (1-5)	N/A
HOU034C	Land off Pelham Road, Cleethorpes	Developable (6-10)	N/A
HOU035	Murfin Court, Grimsby Road, Cleethorpes	Withdrawn	Developed
HOU036	Central Parade, The Yarborough Estate, Freshney Green - Phase 2, Grimsby	Superseded	Merged with HOU118
HOU037	Land west of Cartergate, Grimsby	Developable (6-10)	N/A
HOU038	Poplar Road Depot, Cleethorpes	Superseded	Now HOU143 due to boundary change.

	List of all sites					
Site reference	Description	Status	Justification			
HOU039	Carr Lane Allotments (part), Cleethorpes	Unsuitable	N/A			
HOU040	Central Parade, The Yarborough Estate, Freshney Green - Phase 1, Grimsby	Superseded	Merged with HOU118			
HOU041	1-9 Wellowgate, Grimsby	Withdrawn	Promoted for alternative use (hotel).			
HOU042	Former Clifton Bingo, Grant Street, Cleethorpes	Developable (1-5)	N/A			
HOU043	Wellowgate (Cue World), Grimsby	Withdrawn	Expired consent			
HOU044	Former Birds Eye factory site, Ladysmith Road, Grimsby	Deliverable (1-5)	N/A			
HOU045	Land at Cricket Ground and Littlefield Lane, Grimsby	Unsuitable	N/A			
HOU046	R/o Bentley Street, Cleethorpes	Withdrawn	Site below threshold			
HOU047	Welholme Avenue (Claremont House), Grimsby	Developable (6-10)	Expired consent			
HOU048	Land South of Wybers Wood, Grimsby	Superseded	Now part of HOU342.			
HOU049	Land off Ladysmith Road (Former Berkeley Cold Store), Grimsby	Withdrawn	Developed			
HOU050A	Land at Granville Street, Convamore Road, Grimsby	Withdrawn	Expired consent			
HOU050B	Land at Granville Street, Convamore Road, Grimsby	Withdrawn	Expired consent. Site below threshold			
HOU051	Saltings Allotments, Westward Ho, Grimsby	Withdrawn	Promoted for alternative use (medical centre).			
HOU052	R/o West Street and William Street, Cleethorpes	Withdrawn	Developed			
HOU053	Ladysmith Road, Grimsby	Withdrawn	Developed			

List of all sites				
Site reference	Description	Status	Justification	
HOU054	1-7 Bark Street, Cleethorpes	Unavailable	N/A	
HOU055	Land at Church Lane, Old Clee	Unsuitable	N/A	
HOU56A	Former Thrunscoe County Primary Infants School, Cleethorpes	Withdrawn	Developed	
HOU056B	Thrunscoe Centre, Highgate, Cleethorpes	Deliverable (1-5)	Development Company Site	
HOU057	Winter Gardens, Kingsway, Cleethorpes	Deliverable (1-5)	N/A	
HOU058	Curzon Avenue, Cleethorpes (2003 Local Plan Allocation H1/3)	Withdrawn	Developed	
HOU059	The Cedars Offices, Eastern Inway, Grimsby	Deliverable (1-5)	N/A	
HOU060	Land W of Laceby Acres & NW of Morrisons	Superseded	Now part of HOU342.	
HOU061	Land at Weelsby Avenue S of Depot	Withdrawn	Promoted for alternative use	
HOU062	Diana Princess of Wales Hospital, Grimsby	Deliverable (1-5)	N/A	
HOU063	Wootton Road, adjacent Library, Grimsby	Withdrawn	Site below threshold	
HOU064	Winchester Drive, Nunsthorpe Estate, Grimsby	Withdrawn	Site below threshold	
HOU065	Land adjacent to Cottagers Plot, Laceby Road, Grimsby	Unsuitable	N/A	
HOU066	Land North of Nursing Home, Butt Lane, Laceby	Deliverable (1-5)	N/A	
HOU067	Council Farm Bradley Road and Land r/o Boundary House and Will View, Laceby Road, Grimsby	Withdrawn	No recent submission (2008).	
HOU068A	Land off Blyth Way, Laceby	Deliverable (1-5)	N/A	

	List of all sites					
Site reference	Description	Status	Justification			
HOU068B	Land off Butt Lane, Laceby	Withdrawn	No recent submission (2008).			
HOU069	Land south of Taylors Avenue ('Heythrop Road'), Cleethorpes	Withdrawn	Developed			
HOU070	Land adjacent to Cottagers Plot, off Laceby Road, Grimsby	Unsuitable	N/A			
HOU071	Land south of Taylors Avenue and west of Cottesmore Road ('Cotswold Close'), Cleethorpes	Withdrawn	Developed			
HOU072	Land south of Cemetery and land rear of Lisburn Grove, Grimsby	Withdrawn	No recent submission (2008).			
HOU073	Land west of Cooper Lane, Laceby	Withdrawn	Developed			
HOU074A	Land off Humberston Road (North of Weelsby Hall Farm HOU074B), Grimsby	Deliverable (1-5)	N/A			
HOU074B	Land north and west of Pennells Garden Centre, Weelsby Hall Farm, Humberston Road, Grimsby	Developable (6-10)	N/A			
HOU074C	Land at Hewitts Circus, Grimsby	Deliverable (1-5)	N/A			
HOU075A	Land off Field Head Road and west of Charles Avenue	Unsuitable	N/A			
HOU075B	Land west of Laceby	Withdrawn	No recent submission (2008).			
HOU075C	Land west of Laceby	Withdrawn	No submission.			
HOU076	Scartho Top, Grimsby	Deliverable (1-5)	N/A			
HOU077	R/o 175-185 Humberston Road,, New Waltham	Withdrawn	Developed			
HOU078	Land west of Peaks Parkway	Withdrawn	No recent submission (2008).			
HOU079	Extension of Scartho Top to Bradley Woods and south of Dixons Wood	Withdrawn	No recent submission (2008).			

	List of all si	ites	
Site reference	Description	Status	Justification
HOU080	Land off Forest Way, Humberston	Superseded	Promoted as HOU295 due to boundary change.
HOU081	Land off Shaw Drive and Glebe Road, Grimsby	Superseded	Merged with HOU083 and superseded by HOU296.
HOU082	South View Adjacent to Coach House PH, Humberston	Developable (6-10)	N/A
HOU083	Land off Shaw Drive and Kensington Place, Grimsby	Superseded	Merged with HOU081 and superseded by HOU296.
HOU084A	Land at Midfield Farm, Humberston	Developable (6-10)	N/A
HOU084B	Land east of Church Lane, Humberston	Withdrawn	Site below threshold
HOU084C	Land south of Humberston	Withdrawn	No recent submission (2008).
HOU085A	Land south of Peaks Parkway, New Waltham	Unsuitable	N/A
HOU085B	Land south of Peaks Parkway, New Waltham	Unsuitable	N/A
HOU086	Land off Weelsby View, New Waltham	Developable (6-10)	N/A
HOU087	Land off Louth Road and Side Lane	Withdrawn	No recent submission (2008).
HOU088	Land north of South Sea Lane	Withdrawn	No submission.
HOU089	R/o Trafalgar Park (Renaissance), New Waltham	Withdrawn	Developed
HOU090	Land at Humberston Grange, Humberston Avenue, New Waltham	Withdraw	Developed
HOU091	Land rear of Markhams Orchard, Waltham Road	Superseded	Part of HOU096 due to boundary change.

	List of all si	ites	
Site reference	Description	Status	Justification
HOU092	Land to rear 184 Humberston Avenue	Deliverable (1-5)	N/A
HOU093	24 Peaks Avenue, New Waltham	Withdrawn	Site below threshold
HOU094	Garden at Boundary Farm, Waltham Road, Grimsby	Withdrawn	Developed
HOU095A	Land W of Greenlands (Reserve Site), New Waltham	Deliverable (1-5)	N/A
HOU095B	Land Adjacent to 401 Louth Road, New Waltham	Developable (6-10)	N/A
HOU096	Land south of Southern Walk, Grimsby	Developable (6-10)	N/A
HOU097	Land north of South Sea Lane, Humberston	Developable (6-10)	N/A
HOU098	Farm Buildings, South Sea Lane, Humberston	Withdrawn	Site below threshold (minor consent).
HOU099	Land at 31 Enfield Avenue and 25 Enfield Avenue, New Waltham	Superseded	Now promoted as HOU289 due to boundary change.
HOU100	Land south of South Sea Lane, Humberston	Developable (6-10)	N/A
HOU101A	Cherry Garth Scout Camp Site, Humberston Avenue	Withdrawn	Site promoted for alternative use. No recent submission (2008).
HOU101B	Humberston Park Golf Club	Deliverable (1-5)	N/A
HOU102	Land off Grimsby Road and Station Road	Superseded	Now promoted as HOU287 and HOU288 due to boundary change.
HOU103	Enfield Avenue, New Waltham (2003 Local Plan Allocation H1/47)	Withdrawn	Developed
HOU104	Land at Louth Road, New Waltham	Developable (6-10)	N/A

	List of all sites			
Site reference	Description	Status	Justification	
HOU105	Land opposite Toll Bar School, New Waltham	Developable (6-10)	N/A	
HOU106	Land r/o cemetery, Ings Lane, Waltham	Withdrawn	No submission - withdrawn at the landowners request.	
HOU107	Land at Sunningdale (Education)	Withdrawn	No submission	
HOU108	Land opposite Bridge House, Ings Lane, Waltham	Withdrawn	No submission	
HOU109	Sandon House, Barnoldby Road, Waltham	Withdrawn	Below site threshold (minor consent), developed	
HOU110	Land at Cheapside, Waltham	Deliverable (1-5)	N/A	
HOU111	Land rear of Sandon House, Barnoldby Road and west of Brigsley Road, Waltham	Deliverable (1-5)	N/A	
HOU112	Land to north west of Golf Course Lane, Waltham	Deliverable (1-5)	N/A	
HOU113	Golf Course Site, Cheapside, Waltham	Deliverable (1-5)	N/A	
HOU114	Migar House, Garth Lane, Grimsby	Unavailable	N/A	
HOU115	Victoria Mill Silo, Victoria Street, Grimsby (H1/11)	Withdrawn	No submission.	
HOU116	Alexandra Dock West (Phase 3), Grimsby	Withdrawn	No submission	
HOU117	Alexandra Dock West (Phase 2), Grimsby	Withdrawn	No submission	
HOU118	Central Parade, Yarborough Estate (Freshney Green), Grimsby	Developable (6-10)	N/A	
HOU119	Cordage Mill, Convamore Road, Grimsby	Developable (6-10)	No submission	

	List of all sites			
Site reference	Description	Status	Justification	
HOU120	Lindsey Lower School, Cleethorpes	Withdrawn	Promoted for alternative use (care home).	
HOU121	Cambridge Park School, Cambridge Road, Grimsby	Withdrawn	Promoted for alternative use (academy).	
HOU122	St Andrews College (former Matthew Humberston (Upper) School), Grimsby	Withdrawn	Promoted for alternative use (academy).	
HOU123	St Marys RC School, Wootton Road, Grimsby	Withdrawn	Promoted for alternative use (community hub).	
HOU124	Land off Altyre Way, Humberston Road, Humberston	Deliverable (1-5)	N/A	
HOU125	Brooklyn Drive (The Rose), Humberston	Deliverable (1-5)	N/A	
HOU126	Bridge House, Ings Lane	Withdrawn	Below site threshold (minor consent)	
HOU127	Land off Torbay Drive, Waltham	Withdrawn	No submission.	
HOU128	Former Western School site, Cambridge Road, Grimsby	Deliverable (1-5)	N/A	
HOU129	Land to the west of Cheapside, Waltham	Deliverable (1-5)	N/A	
HOU130	Land to the rear of 2 Waltham Road, Barnoldby-le-Beck	Withdrawn	Merged with HOU166.	
HOU131	Bradley Yard, Bradley	Deliverable (1-5)	N/A	
HOU132	Land adjacent to Grimsby Road, Laceby	Unsuitable	N/A	
HOU133	Becklands Paddock, Waltham Road, Barnoldby-le-Beck	Superseded	Now HOU159 due to boundary change.	
HOU134	Land at Station Road, Habrough	Deliverable (1-5)	N/A	

	List of all sites			
Site reference	Description	Status	Justification	
HOU135	Land to the West of Fallowfield Road, Waltham	Developable (11-15)	N/A	
HOU136	Land west of Bradley Road, Waltham	Superseded	Now HOU292 due to boundary change.	
HOU137	Land at Alfords Garden Centre, Grimsby Road	Withdrawn	Promoted for alternative use (garden centre).	
HOU138	Land to south west of Cheapside, Waltham	Developable (6-10)	N/A	
HOU139	Land to north of Humberston Avenue, Humberston	Developable (6-10)	N/A	
HOU140	Land at Weelsby Avenue, Grimsby	Withdrawn	Duplicate HOU061	
HOU140A	Weelsby Avenue Depot, Grimsby	Deliverable (1-5)	Development Company Site	
HOU141	Former Matthew Humberston C of E School (Lower)	Withdrawn	Council owned site that has not been declared surplus	
HOU141A	Former Matthew Humberston playing field, Cleethorpes	Deliverable (1-5)	Development Company Site	
HOU142	Land at Great Coates Primary	Withdrawn	Promoted for alternative use.	
HOU143	Poplar Road Depot, Cleethorpes	Withdrawn	Council owned site that has not been declared surplus	
HOU144	Land off College Street	Developable (1-5)	N/A	
HOU145	Land to the east of Grimsby Road, Waltham	Withdrawn	Re-promoted as two smaller sites (HOU287 and HOU288).	
HOU146	Land to south of 32-66 Humberston Avenue ('Millennium Park'), Humberston	Deliverable (1-5)	N/A	

	List of all sites			
Site reference	Description	Status	Justification	
HOU147	Land at 184 Humberston Avenue, Humberston	Deliverable (1-5)	N/A	
HOU148	Land to the west of Grimsby Golf Club, Grimsby	Unsuitable	N/A	
HOU149	Land off Ladysmith Road, Grimsby	Unavailable	N/A	
HOU150	Land at the south of Diana Princess of Wales Hospital site, Grimsby	Deliverable (1-5)	N/A	
HOU151	Land at the north west of Diana Princess of Wales Hospital site, Grimsby	Developable (6-10)	N/A	
HOU152	Land to the east of Louth Road, Grimsby (former sports ground)	Unsuitable	N/A	
HOU153	Land off Washdyke Lane/Church Lane, Immingham	Withdrawn	Site below threshold	
HOU154	YMCA, Peaks Lane, Grimsby	Withdrawn	Promoted for alternative use.	
HOU155	End of Post Office Lane, Ashby-cum-Fenby	Withdrawn	No recent submission (2008).	
HOU156	Land adjacent to the Hall, Ashy-cum-Fenby	Unsuitable	N/A	
HOU157	Church Fields, Ashby-cum-Fenby	Withdrawn	No recent submission (2008).	
HOU158	The Hall, Aylesby	Withdrawn	No recent submission (2008).	
HOU159	Land adjacent to Becklands, Waltham Road, Barnoldby-le-Beck	Duplicate	Duplicate of HOU133	
HOU160	Calf Close, Barnoldby-le-Beck	Withdrawn	No recent submission (2008).	
HOU161	Land adjacent to Grange Farm, Barnoldby-le-Beck	Withdrawn	No recent submission (2008).	
HOU162	Land to the east of Chapel Lane, Barnoldby-le-Beck	Withdrawn	No recent submission (2008).	

	List of all sites			
Site reference	Description	Status	Justification	
HOU163	Wasps Nest, Barnoldby-le-Beck	Withdrawn	No recent submission (2008).	
HOU164	Land west of the Oaks, Barnoldby-le-Beck	Withdrawn	Site below threshold	
HOU165	Rear of Albion Yard, Barnoldby-le-Beck	Withdrawn	Site below threshold	
HOU166	Land off Kingsfield Farm (East of Georgian House), Barnoldby le Beck	Withdrawn	No recent submission (2008); Site below threshold (minor consent)	
HOU167	Church Close, Hall Farm, Beelsby	Withdrawn	No recent submission (2008).	
HOU168	The Park, Hall Farm, Beelsby	Withdrawn	No recent submission (2008).	
HOU169	South of Bradley Wood, Bradley	Withdrawn	No recent submission (2008).	
HOU170	North of Bradley Wood, Bradley	Unsuitable	N/A	
HOU171	Vanson Nurseries, Bradley Road, Bradley	Withdrawn	Promoted for an alternative use.	
HOU172	Bradley Manor Site (A), Bradley	Duplicate	Promoted as HOU131.	
HOU173	Glebe and Church Lane (B), Brigsley	Withdrawn	No recent submission (2008).	
HOU174	St Helens Crescent, Brigsley	Withdrawn	No recent submission (2008).	
HOU175	Glebe and Church Lane (C), Brigsley	Withdrawn	No recent submission (2008).	
HOU176	Church Lane, Brigsley	Withdrawn	No recent submission (2008).	
HOU177	Rear of The Strands, Brigsley	Superseded	Superseded by HOU286 due to boundary change.	

	List of all sites			
Site reference	Description	Status	Justification	
HOU178	Rear of Station Road, Habrough (Formerly HAB 01)	Superseded	Merged with HOU134	
HOU179	Rear of 29-43 Station Road, Habrough (Formerly HAB 02)	Superseded	Merged with HOU134	
HOU180	Land north west of Station Road, Habrough	Withdrawn	No recent submission (2008).	
HOU181	Land north east of Chapel Lane, Habrough	Withdrawn	No submission.	
HOU182	Land at Mickling Barf, Hatcliffe	Withdrawn	No recent submission (2008).	
HOU183	In and around Irby upon Humber (Site A)	Withdrawn	No recent submission (2008).	
HOU184	In and around Irby upon Humber (Site E)	Withdrawn	No recent submission (2008).	
HOU185	In and around Irby upon Humber (Site C)	Withdrawn	No recent submission (2008).	
HOU186	In and around Irby upon Humber (Site F)	Withdrawn	No recent submission (2008).	
HOU187	In and around Irby upon Humber (Site B)	Withdrawn	No recent submission (2008).	
HOU188	In and around Irby upon Humber (Site D)	Withdrawn	No recent submission (2008).	
HOU189	Land in East Ravendale village	Withdrawn	Site below threshold	
HOU190	Land at Ayscough Avenue, Stallingborough	Withdrawn	No recent submission (2008).	
HOU191	Church Lane, Stallingborough	Withdrawn	No recent submission (2008).	
HOU192	Land adjoining Manor Farm, Stallingborough	Withdrawn	No recent submission (2008).	
HOU193	Land at Station Road, Stallingborough	Withdrawn	No recent submission (2008).	

	List of all sites			
Site reference	Description	Status	Justification	
HOU194	Land rear of Manor Farm, Stallingborough	Withdrawn	No recent submission (2008).	
HOU195	Land rear of 113 Station Road, Stallingborough	Withdrawn	No recent submission (2008).	
HOU196	Land adjacent Pidgeon Cote Farm, Stallingborough	Withdrawn	No recent submission (2008).	
HOU197	Land at Pear Tree Paddock, Great Coates	Unsuitable	N/A	
HOU198	Western Secondary School Playing Fields, Grimsby (Formerly GRI 08)	Superseded	Merged with HOU201 and now promoted as HOU128.	
HOU199	Bradley Allotments land, Bradley	Withdrawn	Site promoted for alternative use (part of Bradley Recreation Ground).	
HOU200	Land at Lisle Marsden Junior School, Grimsby (Formerly GRI 12)	Withdrawn	Council owned site that has not been declared surplus	
HOU201	Land at Grange Junior School, Grimsby (Formerly GRI 18)	Superseded	Merged with HOU198 and now promoted as HOU128.	
HOU202	Fairfield Primary School (part thereof), Grimsby (Formerly GRI19)	Withdrawn	Council owned site that has not been declared surplus	
HOU203	Land at Yarborough School, Grimsby (Formerly GRI 20)	Withdrawn	Promoted for alternative use (medical centre).	
HOU204	Peaks Lane, Grimsby	Developable (6-10)	N/A	
HOU205	Land at Matthew Humberston Lower School, Grimsby (Formerly GRI 24)	Withdrawn	Superseded by HOU141 due to boundary change.	
HOU206	Ice House, Victor Street, Grimsby	Withdrawn	Promoted for alternative use	

North East Lincolnshire Council

	List of all sites			
Site reference	Description	Status	Justification	
HOU207	Land at Wybers Wood Junior School, Grimsby	Withdrawn	No submission.	
HOU208	Strand Infants School, Grimsby	Withdrawn	Promoted for alternative use (social and community health building, and extra care housing)	
HOU209	Land south of Eleanor Street and adjacent to H1/16, Grimsby (Formerly GRI 36)	Withdrawn	No submission.	
HOU210	Land at Healing Comprehensive, Healing (Formerly HEA 05)	Withdrawn	Council owned site that has not been declared surplus	
HOU211	Land south of Healing School, Healing (Formerly HEA 07)	Withdrawn	No submission.	
HOU212	Land at Meadow Farm, Healing	Developable (6-10)	N/A	
HOU213	Land at Wilton Road (Lucarly's Playing Field), Humberston	Unsuitable	N/A	
HOU214	Land at Humberston Comprehensive, Humberston (Formerly HUM 10)	Withdrawn	Council owned site that has not been declared surplus	
HOU215	Little Laceby, Laceby	Withdrawn	No recent submission (2008).	
HOU216	Site 1, Land at Rookery House, Grimsby Road, Laceby	Withdrawn	Below threshold.	
HOU217	Land west of Peaks Parkway, Grimsby	Developable (11-15)	N/A	
HOU218	Waltham Airfield, Waltham	Superseded	Now promoted as HOU291 due to boundary change.	
HOU219	Land north of the Fairway, Waltham	Withdrawn	No recent submission (2008).	

	List of all sites			
Site reference	Description	Status	Justification	
HOU220	Waltham Airfield and adjacent farmland, Waltham (Formerly WAL 03)	Superseded	Merged with HOU218. Duplicate HOU218.	
HOU221	Land off Bradley Road, Waltham (Formerly WAL 04)	Withdrawn	No submission.	
HOU222	Land adjacent Waltham Windmill, Waltham (Formerly WAL 07)	Superseded	Now promoted as HOU286.	
HOU223	Land adjacent to Archer Road/Neville Turner Way, Waltham	Withdrawn	No submission.	
HOU224	Millstone Garden Centre, Waltham	Withdrawn	No recent submission (2008).	
HOU225	Land at Mount Pleasant Way, Waltham	Withdrawn	No submission.	
HOU226	Grove Farm Stables, Waltham	Superseded	Now HOU290 due to boundary change.	
HOU227	Part of amenity open space adjacent to Spring Street (H1/41), Immingham	Withdrawn	No submission.	
HOU228	Land off Washdyke Lane between Homestead Park and Woodlands Avenue, Immingham	Unsuitable	N/A	
HOU229	Land behind Churchfield House and adjacent to Homestead Park, Immingham	Withdrawn	Site below threshold	
HOU230	Ropewalk Sits, Heneage Road, Grimsby	Withdrawn	Developed	
HOU231	Fletchers Yard, Wellowgate, Grimsby	Deliverable (1-5)	N/A	
HOU232	2-4 (Hazelmere House) & 2A Welholme Avenue, Grimsby	Deliverable (1-5)	N/A	
HOU233	Land at Willows Farm, Immingham	Developable (6-10)	N/A	

List of all sites			
Site reference	Description	Status	Justification
HOU234	Land at rear of 137-151 Cromwell Road, Grimsby	Withdrawn	Site below threshold
HOU235	Armstrong Street, West Marsh, Grimsby	Withdrawn	Site below threshold
HOU236	Former Garage Site, Neptune Street, Cleethorpes	Withdrawn	Site below threshold
HOU237	Existing light industrial site, Neptune Street, Cleethorpes	Withdrawn	Site below threshold
HOU238	46 Park View, Cleethorpes	Withdrawn	Site below threshold
HOU239	Corner of Cheapside and Brigsley Road, Waltham	Withdrawn	Site below threshold
HOU240	Land at The Limes Farm, Laceby	Withdrawn	Site below threshold
HOU241	Rear of 151 Louth Road, Scartho	Withdrawn	Site below threshold
HOU242	Number one car supermarket, 148 Caistor Road, Laceby	Withdrawn	Site below threshold
HOU243	62 Pasture Street, Grimsby and 63, 65 and 67 Willingham Street, Grimsby	Withdrawn	Site below threshold
HOU244	Meadow Cottage, Marsh Lane, Healing	Withdrawn	Site below threshold
HOU245	Corner of Grimsby Road and Phelps Street, Cleethorpes	Withdrawn	Site below threshold
HOU246	197-201 Freeman Street, Grimsby	Withdrawn	Site below threshold
HOU247	Plot adjoining Little Coates Road, Capes Recreation Ground and Golf Club car park	Withdrawn	Site below threshold
HOU248	Land between 31 and 33 Roseveare Avenue, Grimsby	Withdrawn	Site below threshold
HOU249A	Land at 65 Park Street/Brereton Avenue, Cleethorpes	Deliverable (1-5)	N/A

	List of all sites				
Site reference	Description	Status	Justification		
HOU249B	Land to rear 3-19 Brereton Avenue, Cleethorpes	Withdrawn	Site below threshold		
HOU250	Site No 1, The Strands, Waltham Road, Brigsley	Withdrawn	Site below threshold (minor consent)		
HOU251	Marklew Avenue, Grimsby	Withdrawn	Site below threshold		
HOU252	Church Land at Brigsley	Withdrawn	Site below threshold		
HOU253	Garden rear of no 118 Peaks Lane, New Waltham	Withdrawn	Site below threshold		
HOU254	Site 1, Rear of Westfield House/Montrose, Waltham Road, Barnoldby-le-Beck	Withdrawn	No recent submission (2008).		
HOU255	Site 2, Rear of Westfield House/Montrose, Waltham Road, Barnoldby-le-Beck	Withdrawn	No recent submission (2008).		
HOU256	Site 3 rear of Westfield House/Montrose, Waltham Road, Barnoldby-le-Beck	Withdrawn	Site below threshold		
HOU257	Green Lane, Brigsley	Superseded	Merged with HOU252.		
HOU258	Rear of 2 Somersby Street, Grimsby	Withdrawn	Site below threshold		
HOU259	South of Wybers Wood, Grimsby	Superseded	Merged with HOU048.		
HOU260	West of Aylesby Park, Aylesby (Formerly AYL 03)	Superseded	Now promoted as HOU027.		
HOU261	Farm Buildings, Old Road, Great Coates (Formerly GRE 04)	Superseded	Now promoted as HOU021.		
HOU262	Land off Humberston Road, South Vaugham Avenue, Grimsb (Formerly GRI 07)	Superseded	Now promoted as HOU074A.		
HOU263	Land adjacent to A180 south carriageway (Formerly GRI 34)	Superseded	Now promoted as HOU021.		
HOU264	Land r/o 86-94 Stallingborough Road, Healing (Formerly HEA 06)	Withdrawn	Duplicate of HOU010A.		

	List of all sites			
Site reference	Description	Status	Justification	
HOU265	Land to the east of 184 Humberston Avenue, Humberston (Formerly HUM 07)	Superseded	Now promoted as HOU092 and HOU147.	
HOU266	Land off Sinderson Road and Midfield Road, Humberston (Formerly HUM 08)	Superseded	Now promoted as HOU084A.	
HOU267	Field south of south View, Humberston (Formerly HUM 13)	Superseded	Now promoted as HOU082.	
HOU268	Land adjacent Cherry Close (East of Midfield Farm site) (Formerly HUM 17)	Superseded	Now promoted as HOU084A.	
HOU269	Land r/o Morrisons, Laceby (Formerly LAC 02 ⁽³⁰⁾	Superseded	Merged with and superseded by HOU060.	
HOU270	Land between Grimsby and Cleethorpes (Formerly NEW 01)	Superseded	Merged with and superseded by HOU074.	
HOU271	Land east of Trafalgar Park, New Waltham (Formerly NEW10)	Superseded	Merged with HOU090.	
HOU272	Land at Cartergate, Grimsby	Withdrawn	Promoted for alternative use.	
HOU273	Land off Pelham Road and Manby Road Bypass, Immingham	Unsuitable	N/A	
HOU274	Land to the south of Station Road and east of Carmargue Avenue, Waltham	Developable (6-10)	N/A	
HOU275	Rowan Croft, Barton Street, Laceby	Withdrawn	Site below threshold	
HOU276	Main Road, Ashby cum Fenby	Unsuitable	N/A	
HOU277	Site at South Sea Lane, Humberston	Withdrawn	Site below threshold	
HOU278	27 Carrington Drive, Humberston	Withdrawn	Site below threshold	

30 This site was also given reference LAC 04.

List of all sites			
Site reference	Description	Status	Justification
HOU279	The Stables, Ashby Hill, Ashby cum Fenby	Unsuitable	N/A
HOU280	Land off Peaks Lane, New Waltham	Developable (6-10)	N/A
HOU281	Land at the south end of Peaks Lane, west of Peaks Parkway (A16), Grimsby	Developable (11-15)	N/A
HOU282	Land to the south of Cheapside adjacent to Hillside Farm, Waltham	Unsuitable	N/A
HOU283	Site 2 land at Rookery House, Grimsby Road, Laceby	Withdrawn	Site below threshold
HOU284	Site 3 land at Rookery House, Grimsby Road, Laceby	Withdrawn	Site below threshold
HOU285	Land off Austin Garth and Butt Lane, Laceby	Unsuitable	N/A
HOU286	Land rear of Strands, Waltham Road, Brigsley	Developable (6-10)	N/A
HOU287	Land east of Grimsby Road, Waltham	Developable (6-10)	N/A
HOU288	Land east of Grimsby Road and north of Station Road, Waltham	Developable (1-5)	N/A
HOU289	Land at 31 Enfield Avenue and 25 Enfield Avenue, New Waltham	Developable (6-10)	N/A
HOU290	Land rear of Grove Farm Stables, Station Road, Waltham	Unavailable	N/A
HOU291	Waltham Airfield, Waltham	Developable (11-15)	N/A
HOU292	Land west of Bradley Road, Waltham	Developable (6-10)	N/A
HOU293	Land off Louth Road, Grimsby	Withdrawn	Site below threshold
HOU294	Land adjacent to Rail Way Line, off Station Road, Stallingborough	Deliverable (1-5)	N/A

List of all sites			
Site reference	Description	Status	Justification
HOU295	Land off Forest Way, Humberston	Developable (6-10)	N/A
HOU296	Land off Shaw Drive and Glebe Road, Grimsby	Deliverable (1-5)	N/A
HOU297	Land to the south of Weelsby Hall, Grimsby	Unsuitable	N/A
HOU298	Land at Healing Road, Stallingborough	Withdrawn	Site below threshold (minor consent)
HOU299	Land at Church Lane, Brigsley	Withdrawn	Site below threshold
HOU300	Land at Green Lane, Brigsley	Withdrawn	Site below threshold
HOU301	Land at Trenchard Close, Immingham	Deliverable (1-5)	N/A
HOU302	2-6 Littlefield Lane, Grimsby	Deliverable (1-5)	N/A
HOU303	29-31 Chantry Lane, Grimsby	Deliverable (1-5)	N/A
HOU304	Land at Crosland Road, Grimsby	Withdrawn	Developed
HOU305	Albion Street, Grimsby	Withdrawn	Developed
HOU306	High rise neighbourhood, East Marsh, Grimsby	Unavailable	N/A
HOU307	Heritage House, Fishermans Wharf, Grimsby	Unavailable	N/A
HOU308	Land at Winchester Avenue, Grimsby	Deliverable (1-5)	N/A
HOU309	Land at South Sea Lane, Humberston	Developable (6-10)	N/A
HOU310	Field west of Butt Land, Laceby	Unsuitable	N/A
HOU311	100 macaulay Street/Lad adjacent to Longship Public House, Grimsby	Withdrawn	Developed
HOU312	Former St. Matthews Church, Thirlmere Avenue, Scartho, Grimsby	Withdrawn	Developed

List of all sites			
Site reference	Description	Status	Justification
HOU313	126-130 Freeman Street, Grimsby	Withdrawn	Site below threshold (minor consent)
HOU314	Land at Mansel Street/Hamilton Street, Grimsby	Withdrawn	Site below threshold (minor consent)
HOU315	Traditional House, Coniston Avenue, Grimsby	Withdrawn	Developed
HOU316	Former Leaking Boot, Grimsby Road and Suggitts Lane, Cleethorpes	Deliverable (1-5)	N/A
HOU317	Excelsior Club, Stanley Street/Hamilton Street, Grimsby	Withdrawn	Site below threshold (expired minor consent)
HOU318	Land at Brocklesby Road, adjacent to Habrough station, Habrough	Withdrawn	Site below threshold (minor consent)
HOU319	Land at Chapel Lane and Chapel Road, Habrough	Withdrawn	Site below threshold (refused planning permission)
HOU320	Land rear of 271A Station Road ('Meadowlily Court'), New Waltham	Withdrawn	Developed
HOU321	91 Bluestone Lane, Immingham	Withdrawn	Site below threshold (minor consent)
HOU322	Land at Wicklow Avenue/Tonbridge Walk, Grimsby	Withdrawn	Developed
HOU323	Former Doctors Surgery, 32 Albert Road, Cleethorpes	Withdrawn	Developed
HOU324	164-166 North Sea Lane, Humberston	Withdrawn	Site below threshold (refused planning permission)
HOU325	The Forge, Station Road, Stallingborough	Withdrawn	Site below threshold (minor consent)
HOU326	261-267 Freeman Street, Grimsby	Withdrawn	Site below threshold (minor consent)

List of all sites			
Site reference	Description	Status	Justification
HOU327	Land at 12 Stallingborough Road, Healing	Withdrawn	Site below threshold (planning application withdrawn)
HOU328	Land at Milton Road, Grimsby	Withdrawn	Developed
HOU329	34 Dudley Street, Grimsby	Withdrawn	Developed
HOU330	Land at Roberts Street, Grimsby	Withdrawn	Site below threshold (minor consent)
HOU331	41-45 Hainton Avenue, Grimsby	Withdrawn	Developed
HOU332	2-16 Thorgam Court, Grimsby	Withdrawn	Site below threshold (refused planning permission)
HOU333	239 Station Road, New Waltham	Withdrawn	Site below threshold (minor consent)
HOU334	Land at Norfolk Lane, Cleethorpes	Withdrawn	Site below threshold (minor consent)
HOU335	The Oak Tree, Norwich Avenue, Grimsby	Withdrawn	Site below threshold (minor consent)
HOU336	18 Humberston Avenue, Humberston	Withdrawn	Site below threshold (minor consent)
HOU337	Land at 17 Wootton Road, Grimsby	Withdrawn	Site below threshold (minor consent)
HOU338	The Old Nurseries, Cheapside, Waltham	Developable (6-10)	N/A
HOU339	Garages, Service Road 8, Grimsby	Withdrawn	Site below threshold (refused planning permission)
HOU340	Land south of 68-90 Humberston Avenue, Humberston	Developable (6-10)	N/A
HOU341	Land to the east of Peaks Parkway, Grimsby	Withdrawn	No submission
HOU342	Grimsby West Urban Extension	Deliverable (1-5)	N/A

List of all sites			
Site reference	Description	Status	Justification
HOU343	Land rear of 74-76 Stallingborough Road, Healing	Deliverable (1-5)	N/A
HOU344	Huntleigh Lodge, Taylors Avenue/Hardys Road, Cleethorpes	Withdrawn	Alternative use
HOU345	Land at Louth Road, New Waltham	-	Not yet subject to assessment
HOU346	Land off Church Lane, Humberston	-	Not yet subject to assessment
HOU347	Land off Fallowfield Road (Oxcombe Close), Grimsby	-	Not yet subject to assessment
HOU348	Land to the South West of Cheapside, Waltham	-	Not yet subject to assessment
HOU349	Land to the South West of Cheapside, Waltham	-	Not yet subject to assessment
HOU350	Land to the South West of Cheapside, Waltham	-	Not yet subject to assessment
HOU351	Land at Caistor Road, Laceby	-	Not yet subject to assessment
HOU352	Nunsthorpe Campus, old Junior School, Sutcliffe Avenue, Grimsby	-	Not yet subject to assessment
HOU353	Lindsey Lower School playing field, Beacon Ave/Bentley Street, Cleethorpes	Deliverable (1-5)	Development Company Site
HOU354	Duchess Street car park, Grimsby	Deliverable (1-5)	Development Company Site
HOU355	Scartho Top playing field, Heimdal Road, Grimsby	Developable (6-10)	Development Company Site

Table B.1 List of all sites

2016 - Strategic Housing Land Availability Assessment

Completed sites

Site Reference	Site Description and Location
HOU010A	Land rear of 85-92 Stallingborough Road, Healing
HOU023	Properties in Orchard Drive (formerly Guildford Street), Grimsby
HOU035	Murfin Court, Grimsby Road, Cleethorpes
HOU056A	Former Thrunscoe County Primary Infants School ('Pine Walk'), Cleethorpes
HOU069	Land south of Taylors Avenue ('Heythrop Road'), Cleethorpes
HOU071	Land south of Taylors Avenue and west of Cottesmore Road ('Cotswold Close'), Cleethorpes
HOU073	Land west of Cooper Lane, Laceby
HOU090	Land at Humberston Grange, Humberston Avenue, New Waltham
HOU094	Garden at Boundary Farm, Waltham Road, Grimsby
HOU304	Land at Crosland Road, Grimsby
HOU305	Albion Street, Grimsby

Development on the following sites has been completed (as at 31 March 2016).

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Document Availability

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