

Item 1 - Land West Side  
Louth Road New Waltham -  
DM/0980/25/FUL

North East Lincolnshire Planning  
New Oxford House  
George Street  
Grimsby  
North East Lincolnshire  
DN31 1HB

Tel: 01472 326289 Option 1

**REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE**

**Ward Member Reply Slip for Applications to be reported to the Planning Committee**

Application Number	Reason for Referring to Planning Committee
DM/0980/25/OUT	OVER INTENSIFICATION DEVELOPMENT IN OPEN COUNTRYSIDE OUTSIDE OF LOCAL PLAN ERODING THE "GREEN WEDGE".

**Contact Details: -**

Signature

Date .....

11/03/25

Name .....

R. SHEPHERD

Address: .....

**From:** Office - NWPC  
**Sent:** 15 January 2026 12:26  
**To:** Planning - IGE <planning@nelincs.gov.uk>  
**Cc:** Chair - Cllr Smith  
**Subject:** NWPC Planning comments

**Please see below comments from NWPC:**

1. **DM/0980/25/OUT** – Louth Road, Waltham

New Waltham Parish Council recommends **refusal of this planning** application for the following reasons:

**1. Conflict with the NEL Local Plan and Strategic Gap Policy**

The proposed site is not allocated for residential development within the North East Lincolnshire Local Plan and lies within a designated Strategic Gap. Strategic Gaps are specifically intended to prevent the coalescence of neighbouring settlements, protect the openness of the countryside, and maintain the distinct identity of villages. Development on this site would undermine the purpose of the Strategic Gap and set an unacceptable precedent for further encroachment.

**2. Highway Safety and Traffic Impact**

The location is already subject to significant traffic congestion. The proposed access road would connect onto a heavily trafficked route, with the access point located within close proximity to a 40mph zone, raising serious highway safety concerns. The local road network was not designed to accommodate the additional traffic generated by a further development of this scale. Furthermore, the close proximity of schools exacerbates concerns regarding pedestrian safety, parking pressure, and peak-time congestion.

**3. Loss of Countryside and Impact on Wildlife**

The site currently comprises open countryside and contributes to the rural character of the area. The proposed development would result in the permanent loss of green space, further eroding the remaining countryside and negatively impacting local biodiversity. The cumulative loss of open land in the area has already been significant, and this proposal would exacerbate environmental harm.

**4. Lack of Demonstrable Housing Need**

There has been a substantial level of housing development within the New Waltham, Waltham, and Scartho areas in recent years. This proposal does not

clearly demonstrate a local housing need and would contribute to overdevelopment, placing further strain on already pressured services and infrastructure

### **5. Insufficient Local Infrastructure Capacity**

Local infrastructure—including schools, healthcare services, shops, recreational facilities, and public transport—are already operating at or near capacity. The addition of further housing would place unacceptable pressure on these services. The transport network, in particular, is already heavily congested and lacks the capacity to accommodate further significant increases in traffic.

Many thanks  
Anneka



**Anneka Ottewell-Barrett**

Proper Officer / Clerk / RFO – NWPC

[office@newwalthamparishcouncil.gov.uk](mailto:office@newwalthamparishcouncil.gov.uk)

[www.newwalthamparishcouncil.gov.uk](http://www.newwalthamparishcouncil.gov.uk)

Pavilion Hall, St Clements Way, NW, Grimsby, DN36 4GU

# **Consultee Comments for Planning Application**

## **DM/0980/25/OUT**

### **Application Summary**

Application Number: DM/0980/25/OUT

Address: Land West Side Louth Road New Waltham North East Lincolnshire

Proposal: Outline application for a Residential Development (Use Class C3) for up to 300 Dwellings and associated Access, Public Open Space, Landscaping, Drainage & Infrastructure, with all Matters Reserved except Access.[cr]

Case Officer: Bethany Loring

### **Consultee Details**

Name: Waltham Parish Council

Address: Parish Office, Kirkgate Car Park, Kirkgate, Waltham, Grimsby DN37 0LS

Email: Not Available

On Behalf Of: Waltham Parish Council

### **Comments**

Waltham Parish Council recommends refusal of this application on the following grounds

#### **1. Inconsistency with the NEL Local Plan and Strategic Gap Protection**

The proposed site is not allocated for housing within the North East Lincolnshire Local Plan or Waltham Community LED Plan, and forms part of the designated strategic gap between Waltham and Scartho. The NEL Local Plan seeks to protect strategic gaps to prevent the merging of settlements and preserve the character of the countryside. The development of this site would undermine this important strategic objective and lead towards the coalescence of these two distinct settlements.

#### **2. Loss of Countryside and Impact on Wildlife**

The site in question is currently an area of open countryside. Development of this land would lead to the permanent loss of this green space and have a significant detrimental impact on the surrounding environment and local wildlife habitats.

#### **3. Traffic Congestion and Safety Concerns**

The proposed access roads to the development site are onto busy roads, which already experience heavy traffic. There is a safety concern arising from the access onto Waltham Road being within 75 metres of a 40mph zone. The development would add further strain on local parking, which is already an issue, particularly around schools and village centres.

#### **4. Lack of Demand for New Housing**

Waltham Parish Council questions the demand in Waltham for additional development, when there are homes planned but not yet built.

#### **5. Flooding and Drainage Issues**

The development of this site would exacerbate drainage and flood risk concerns, putting additional

pressure on the local infrastructure.

## 6. Pressure on Local Infrastructure

The proposed development would add considerable pressure to the already overstretched infrastructure of Waltham and Scartho. Local facilities and transport networks are already operating near capacity.

## 7. Request for Section 106 Agreement

Whilst the Parish Council strongly objects to the proposed development, should the application be approved at any point, Waltham Parish Council requests to be included in any Section 106 agreement to mitigate the impact of the development on the infrastructure of Waltham.

Specifically, we would like to see contributions made to Waltham Parish Council to improve local community amenities.

These contributions would help offset the additional strain that the development would place on the local infrastructure and services.

**From:** Bruce Glassby  
**Sent:** 24 February 2026 14:37  
**To:** Planning - IGE <planning@nelincs.gov.uk>  
**Subject:** Planning Reference DM/0980/25/OUT

I wish to state our opposition to the proposed development regarding Planning Reference **DM/0980/25/OUT**.

The traffic along Louth road is already very heavy and adding another 300 to 500 cars would be disastrous. The entrance/exit of the proposed site is on the brow of a hill and restricts our view of traffic coming into Grimsby making it very difficult to exit our lane onto Louth road. I can see the possibility of a tail back of traffic trying to enter the site when travelling along Louth road towards New Waltham.

Yours Sincerely

Mr & Mrs Glassby  
2 Braeton Lane  
Scartho  
Grimsby  
DN33 2LE

# Comments for Planning Application DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Mrs Alexandra Lawis

Address: 4 Boundary Farm Court Waltham NE Lincs DN33 2BJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Ms Loring,

I am writing to formally object to the proposed housing development on land West Side Louth Road, New Waltham reference [DM/0980/25/OUT].

My objection is based on material planning considerations, as set out in the following 4 parts (due to character restrictions on your website). A fully copy of this letter has also been posted directly to you.

### 1. Flood Risk and Surface Water Drainage

The application site is an open field that regularly experiences surface water flooding during periods of heavy or prolonged rainfall, where a pond/s currently exist, new ones form and those present expand and contract all year round in relation to the weather. The land currently acts as a natural flood attenuation area, absorbing and slowing surface water runoff and displays a natural bog/marsh type of ground upon a clay soil which never dries out. Development of this site would put further strain on this natural attenuation function and is likely to increase surface water runoff both on-site and downhill due to the natural elevation of the south side of the fields in question, where Boundary Farm Court (as an example) lies further north and is lower lying to the development proposed. This thereby would increase further risk of flooding to surrounding roads and properties (and to those residents in a similar northern position lying north on the Louth Road side of the proposed development) due to the natural undulation of the landscape.

Given the increasing frequency and intensity of rainfall events associated with climate change, I have significant concern that proposed drainage measures would be insufficient in practice. The

application has failed to adequately demonstrate that the development and its increased associated impermeable tarmacking, concreting, and housing footprints would not exacerbate existing flood risk or displace flooding in these natural ponds to neighbouring land, which is contrary to national and local planning policies on flood risk and sustainable development. Whilst the land is not earmarked as at risk for flooding, I have lived adjacent to this field for 11 years I can absolutely without doubt confirm that this field floods frequently and the size of the pond and formation of other ponds and natural water collection areas naturally fluctuates frequently all year round with the weather.

## 2. Highway Safety and Traffic Congestion

The local road network immediately around the proposed development is already heavily congested, and one could very easily say (observably and through driving experience), it is already at absolute saturation point/beyond saturation point, and not always just during peak commuting times and school drop-off and collection periods. Whilst I'm not unduly concerned about the roads designed to access the site I am absolutely concerned about the impact on the surrounding roads, namely serving as major trunk roads in and out of Grimsby for the proposed site and also the surrounding area of Scartho and the villages of New Waltham, Holten-Le Clay, Waltham, Barnoldby-Le-Beck and Brigsley. These already saturated roads lie in a triangular proximity around the proposed development which are Waltham Road/Grimsby Road, Louth Road and Station Road.

The development proposes 300 houses on the proposed site which means there will be an increased number of at least 300 to 600 cars (working on the assumption that the majority of couples and families own 2 cars) or potentially above this number where families of multigenerational living i.e. including teenagers, children in their twenties etc own more than 2 cars within a family.

I'd like to draw to your attention that Waltham Road/Grimsby Road, Louth Road and Station Road have all seen a marked increase in congested traffic over the last 2-3 years due to the increased number of housing developments within a 1-2 mile radius (or 2-7 minute drive) from the proposed site. These are:

Development Name: No. of new Houses

- Springfield Park (Scartho, off Springfield Road) 249+
- Kensington Green (Scartho, off Shaw Drive) 159
- Torbay Park (Scartho, off Torbay Drive) 64
- Woodland Way (Scartho/Waltham) 41
- Becklands (New Waltham) 204
- Wigmore Park (New Waltham) 227
- High Forest (New Waltham) 224
- The Green (Cheapside, Waltham) 92
- The Hyde (Waltham) 199
- Aspen Park (Waltham) 64

- TOTAL 1523

This increase of 1523 houses in the immediate surrounding areas has brought with it an increase in vehicles using these major trunk roads in the immediate area, assuming an average of two vehicles per household, the cumulative impact of approximately 1,523 new dwellings within 2 miles could have resulted in an additional 3,000 vehicle movements on surrounding roads (or more, where multigenerational families are co-habiting with ownership of 3 cars or more).

# Comments for Planning Application DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Mrs Alexandra Lawis

Address: 4 Boundary Farm Court Waltham NE Lincs DN33 2BJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Part 2 - continued. The traffic congestion in the local area is at breaking point with significant queues forming daily northwards and southwards through Scartho Road. This includes from and to, Weelsby Road to Scartho Road, Scartho Road to Scartho Fork, and from Louth Road and Waltham/Grimsby Road travelling north converging at the Fork for travel into Grimsby down Scartho Road and around Nunns Corner. The congestion at Scartho fork is often backed up south between the shops at the fork and the new Co-op further down Waltham Road. Traffic is frequently backed up through Waltham, particularly from the mini roundabout at Oakfield Drive through to and including the Highstreet in Waltham to the mini roundabout at Carmargue Avenue/Waltham Old Fire Station.

At the other end of the road network triangle is the aforementioned Tollbar roundabout which frequently backs up to the roundabout at Becklands and onto Louth Road or down to the Peaks Parkway roundabout, and also down Station Road in Waltham. Adding further transient vehicles in and out of the proposed development, either travelling into or out of town on these major roads is going to cause an unparalleled amount of gridlock to already congested routes and junctions due to the site sitting in the epicentre of these 3 already overused major roads and junctions.

Tollbar roundabout has seen a huge increase in traffic due to some of the developments mentioned above plus other developments in Holton-Le-Clay (Snapes at the entrance to Holten-Le-Clay and further housing now going up on the East side of Holten-Le-Clay) along with the addition over recent years including Par3, Millenium Park and developments adjacent to Millenium Park and the development opposite the Humberston Country Club, all impacting the useage of Tollbar roundabout.

It was reported in North East Lincolnshire Council news about the Toll Bar junction, and its traffic volumes, when improvements and safety works were being discussed in 2020. On 21 August

2020 it was recorded that 23,500 cars used the Tollbar roundabout daily. With the increase in housing developments over the last 2-3 years (of around 1500 new homes) it would be prudent to re-observe the units of traffic using this roundabout now the Becklands site is complete and once the 2 developments off Tollbar (New Waltham) and others in Waltham (The Green and The Hyde) are complete. Until these developments are completed an accurate assumption of the volume of traffic passing through the roundabout daily cannot be made.

In reference to this I have also noted that in the Appeal documentation for Planning Proposal Ref: APP/B2002/W/25/3360989 Land off Louth Road, New Waltham, North East Lincolnshire DN36 4RY it clearly states in reference to Tollbar Roundabout that:

'Toll Bar roundabout

9. All but five trips in the AM peak and four trips in the PM peak would be northwards, ie would use the Toll Bar roundabout. A specific junction capacity assessment for the roundabout was undertaken. It is found to operate within capacity from all arms in the AM peak, both as existing and as at 2029 including the proposed development traffic. It is also found to operate within capacity on three arms in the PM peak in both existing and proposed scenarios. However, the northern arm is found to be at full capacity in 2029 even without the proposed development (99.9%)'.

This is referencing another development off the A16, not even considering the development in question here. The proximity of all these developments and associated increase in car travel on Waltham Road/Grimsby Road, Louth Road and Station Road has virtually brought all modes of transient vehicle access and egress in and out of town and between Waltham, Scartho, Grimsby and New Waltham to a virtual standstill and unfortunately with it an increased number of drivers who exercise no patience due to the stressful traffic conditions, thus making Scartho Road, Scartho Fork and Tollbar an open playground for those with no patience. These roads are becoming increasingly difficult to navigate safely in a car or on a bike due to the increased congestion and drivers impatience and unwillingness to wait in the heavily congested traffic conditions. The volume of traffic on Scartho Road and surrounding junctions presents a significant road safety concern for motorists, cyclists, and pedestrians. The current volume of traffic on Scartho Road forces road bikes onto the path making it dangerous for pedestrians, but you can understand cyclists doing this to avoid danger themselves dicing with the overly congested traffic. The proposed development is only going to add to the pressure on this and the other major trunk roads mentioned, not only in and out of town, and traffic (including emergency vehicles) heading to the hospital, but also on the routes that connect the surrounding 'villages' of Waltham, Scartho and New Waltham.

# Comments for Planning Application DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Mrs Alexandra Lawis

Address: 4 Boundary Farm Court Waltham NE Lincs DN33 2BJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Part 3 - continued. It's getting virtually impossible to move in and out of, and across town, from the proposed development site in a fluid manner. Road rage incidents are only increasing and I fear innocent drivers are getting caught up in other people's frustrations at the road infrastructure. The proposed development is only going to add to this already difficult and dangerous situation on the surrounding roads.

I also would like to state that not all of the previously above developments are yet to be finished, so we have yet to see the full impact the developments at Scartho Park, Wigmore Park, High Forest, The Green and The Hyde have on vehicle numbers on these three already saturated roads and junctions. A proper traffic assessment of Waltham Road/Grimsby Road and Louth Road can't be obtained until all of these current on-going developments are fully completed and populated.

A new traffic survey should be conducted to accurately assess the impact of this proposed development.

I also note that there are also further proposals looming for more houses at the following locations:

- Land off Grove Farm/Newgrove Residential Home (Waltham) 120
- Land off Oakfield Drive (Waltham) 42
- Land off the Fire Station (Waltham) 29

The proposed development would result in a substantial increase in vehicles and their movements presenting road safety concerns, further adding to already increased congestion, longer delays, and reduced highway safety for motorists, pedestrians and cyclists. Congestion on Scartho Road, Scartho Fork, and Tollbar Roundabout is frequent, creating potential safety risks. Emergency vehicle access may also be adversely affected during peak periods due to the extra traffic these main trunk roads would have to cope with, with the addition of the 300 proposed houses. The proposal would therefore have a severe residual cumulative impact on the local highway network,

which is contrary to highway safety and transport policy requirements.

On the back of the points raised above I would also like to draw your attention to increased air pollution due to the increased volume of units using the roads, but also because of the congested nature when cars are stopped or crawling nose to tail which increases the density of the pollution in the local area. I can vouch for this with absolute first-hand experience being a keen runner, and running either the smaller triangle down Southfield Road, Louth Road to the fork and back up Waltham Road, that the smell of pollution in the air is particularly rife on the run down Louth Road to the Fork at peak congestion times and only lessens once back up Waltham Road when past Springfield Road. The same applies when running the triangle from Grimsby Road, Station Road and back through Southfield where the pollution smell picks up heavily upon approaching Tollbar roundabout and leaving the roundabout heading down Louth Road. The air quality in the local catchment of the proposed development is becoming increasingly poor due to the daily heavily congested nature of the traffic. This has a health impact on all of those residents in the surrounding areas, particularly those on these main roads and pedestrians, including school children, and road bike users.

### 3. Impact on Wildlife and Biodiversity

I would also like to point out for consideration by the planning department that the two fields encapsulated by the proposed development are already an established habitat for local deer which live in the Copse situated between/in the middle of the two fields earmarked for development. The two fields in mention form part of a wider wildlife corridor, providing shelter, food (foraging areas) and water (in the form of the pond in the west of the two fields) exist all year round. I have observed these deer all year round for the last 11 years happily living and moving between the two fields and I frequently observe them grazing on the marsh/grassland and drinking from the pond. There are around 8 deer that live in this habitat and the loss of this green space would result in the destruction of their established habitat, disruption of wildlife movement, and a net loss of biodiversity. I appreciate the applicants may not be aware of the deer's presence in these two fields but I wish to point this out as they have lived happily here for certainly the last 11 + years which I and other neighbours have observed.

The proposal fails to demonstrate how the biodiversity, or the deer, would be adequately protected or enhanced, or how the required biodiversity net gain would be achieved in a meaningful and sustainable way. The removal of natural habitat in this location would cause lasting harm to local ecology, contrary to planning policies aimed at protecting and enhancing biodiversity.

# Comments for Planning Application DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Mrs Alexandra Lawis

Address: 4 Boundary Farm Court Waltham NE Lincs DN33 2BJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Part 4 - continued.

### 4. Green Belt and Local Character

On the back of this, I would also like to point out that the approval of this development would mean the absolute loss of the greenbelt and boundary between Waltham and Scartho. The Grimsby Local Plan, section 9.10 states that the by 2032:

Western and Southern Arc (Healing, Laceby, Waltham, New Waltham and Humberston)

'9.10 The arc of larger villages outside the urban area, have seen historic patterns of growth. By 2032, these settlements will have grown but their character will have been protected through good design and sensitive planning. They will have been sustained by improving local community facilities e.g. shops, children's playgrounds, and sports pitch improvements. Accessible employment opportunities will have been established, particularly Hewitts Circus Business Park. The open countryside that separates settlements will have been protected to maintain the sense of separation; recognising the value and importance of environment corridors stretching into the urban area. Growth will, however, have been sensitive to the scale and character of settlements, and sought to build upon the network of green infrastructure.'

Section 9.11 of the Grimsby Local Plan also states:

Rural Area (Open countryside including rural settlements)

' 9.11 The special character and distinctiveness of the rural area will have been protected. The countryside is recognised as being of particular value to be enjoyed by local communities through a network of footpath and bridleway routes. Designated landscape, nature conservation habitat sites and heritage assets will continue to be offered high levels of protection. Opportunities will have been created and taken up to address local housing needs; and provision made for a

diversity of rural employment opportunities that support the vitality and respect the local character of rural settlements.'

This development absolutely removes the rural eastern greenspace boundary between Scartho and Waltham contrary to confirmation of their protection in the Grimsby Local Plan.

#### 5. Infrastructure Considerations

Utilities: It is also noted that an Oil line runs underground through the proposed development site which is owned by Philips 66, pylons and powerlines run overground across, and gas pipelines also run underground through the west field on the site, demonstrating the need to consider and protect local existing infrastructure already in existence and planning consideration needs to consider the safety impacts of these assets themselves but also the valuable energy feed they provide for the local area so as to not cause any safety issues or supply issues to existing residents.

Drainage & Sewerage: I note the waste proposal for this site is for the development to be connected to the mains sewerage and drainage and I would ask that this be considered in respect of potential negative impact to the local area, running on drains, built decades ago, and would ask whether they can cope with the volume of rainwater and sewerage a 300 home development would generate?

#### 6. Cumulative Impact and Conflict with Planning Policy

When considered cumulatively with existing and proposed development in the area, this scheme would place unacceptable pressure on local infrastructure and the environment. The proposal represents an encroachment into open countryside and conflicts with the character of the area and relevant local planning policies.

#### Summary

For the reasons outlined above - particularly the unacceptable flood risk, traffic congestion, highway safety concerns, and harm to biodiversity - I would argue that the proposed development is unsuitable, unsustainable, and contrary to local planning policy. Adequate extra housing has been built and is continuing to be development in other sites within a ½ mile to 2 mile (2-7 min drive) of the proposed development which sits in the epicentre of recently located builds, as mentioned above, and major trunk roads in and out of town and the surrounding villages which are already gridlocked and at capacity on this side of the town.

I respectfully request that the planning authority refuses this application on the material (and pragmatic and lived) facts as mentioned above. The cumulative impact of recent and ongoing developments, combined with insufficient local infrastructure capacity, renders the site unsuitable for the proposed scale of housing.

Kindest regards,



**Comments for Planning Application DM/0980/25/OUT**

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**Case Officer: Bethany Loring**

Dear Ms Loring,

I am writing to formally object to the proposed housing development on land West Side Louth Road, New Waltham reference [DM/0980/25/OUT].

My objection is based on material planning considerations, as set out below.

### **1. Flood Risk and Surface Water Drainage**

The application site is an open field that regularly experiences surface water flooding during periods of heavy or prolonged rainfall, where a pond/s currently exist, new ones form and those present expand and contract all year round in relation to the weather. The land currently acts as a natural flood attenuation area, absorbing and slowing surface water runoff and displays a natural bog/marsh type of ground upon a clay soil which never dries out. Development of this site would put further strain on this natural attenuation function and is likely to increase surface water runoff both on-site and downhill due to the natural elevation of the south side of the fields in question, where Boundary Farm Court (as an example) lies further north and is lower lying to the development proposed. This thereby would increase further risk of flooding to surrounding roads and properties (and to those residents in a similar northern position lying north on the Louth Road side of the proposed development) due to the natural undulation of the landscape.

Given the increasing frequency and intensity of rainfall events associated with climate change, I have significant concern that proposed drainage measures would be insufficient in practice. The application has failed to adequately demonstrate that the development and its increased associated impermeable tarmacking, concreting, and housing footprints would not exacerbate existing flood risk or displace flooding in these natural ponds to neighbouring land, which is contrary to national and local planning policies on flood risk and sustainable development. Whilst the land is not earmarked as at risk for flooding, I have lived adjacent to this field for 11 years I can absolutely without doubt confirm that this field floods frequently and the size of the pond and formation of other ponds and natural water collection areas naturally fluctuates frequently all year round with the weather.

### **2. Highway Safety and Traffic Congestion**

The local road network immediately around the proposed development is already heavily congested, and one could very easily say (observably and through driving experience), it is already at absolute saturation point/beyond saturation point, and not always just during peak commuting times and school drop-off and collection periods. Whilst I'm not unduly concerned about the roads designed to access the site I am absolutely concerned about the impact on the surrounding roads, namely serving as major trunk roads in and out of Grimsby for the proposed site and also the surrounding area of Scartho and the villages of New Waltham, Holten-Le Clay, Waltham, Barnoldby-Le-Beck and Brigsley.

These already saturated roads lie in a triangular proximity around the proposed development which are **Waltham Road/Grimsby Road, Louth Road and Station Road**.

The development proposes 300 houses on the proposed site which means there will be an increased number of at least 300 to 600 cars (working on the assumption that the majority of couples and families own 2 cars) or potentially above this number where families of multigenerational living i.e. including teenagers, children in their twenties etc own more than 2 cars within a family.

I'd like to draw to your attention that **Waltham Road/Grimsby Road, Louth Road and Station Road** have all seen a marked increase in congested traffic over the last 2-3 years due to the increased number of housing developments within a 1-2 mile radius (or 2-7 minute drive) from the proposed site. These are:

<b>Development Name:</b>	<b>No. of new Houses</b>
- Springfield Park (Scartho, off Springfield Road)	249+
- Kensington Green (Scartho, off Shaw Drive)	159
- Torbay Park (Scartho, off Torbay Drive)	64
- Woodland Way (Scartho/Waltham)	41
- Becklands (New Waltham)	204
- Wigmore Park (New Waltham)	227
- High Forest (New Waltham)	224
- The Green (Cheapside, Waltham)	92
- The Hyde (Waltham)	199
- Aspen Park (Waltham)	64
- <b>TOTAL</b>	<b>1523</b>

This increase of 1523 houses in the immediate surrounding areas has brought with it an increase in vehicles using these major trunk roads in the immediate area, assuming an average of two vehicles per household, the cumulative impact of approximately 1,523 new dwellings within 2 miles could have resulted in an additional 3,000 vehicle movements on surrounding roads (or more, where multigenerational families are co-habiting with ownership of 3 cars or more).

The traffic congestion in the local area is at breaking point with significant queues forming daily northwards and southwards through Scartho Road. This includes from and to, Weelsby Road to Scartho Road, Scartho Road to Scartho Fork, and from Louth Road and Waltham/Grimsby Road travelling north converging at the Fork for travel into Grimsby down Scartho Road and around Nunns Corner. The congestion at Scartho fork is often backed up south between the shops at the fork and the new Co-op further down Waltham Road. Traffic is frequently backed up through Waltham, particularly from the mini roundabout at Oakfield Drive through to and including the Highstreet in Waltham to the mini roundabout at Carmargue Avenue/Waltham Old Fire Station.

At the other end of the road network triangle is the aforementioned Tollbar roundabout which frequently backs up to the roundabout at Becklands and onto Louth Road or down to the Peaks Parkway roundabout, and also down Station Road in Waltham. Adding further transient vehicles in and out of the proposed development, either travelling into or out of town on these major roads is going to cause an unparalleled amount of gridlock to already congested routes and junctions due to the site sitting in the epicentre of these 3 already overused major roads and junctions.

Tollbar roundabout has seen a huge increase in traffic due to some of the developments mentioned above plus other developments in Holton-Le-Clay (Snapes at the entrance to Holten-Le-Clay and

further housing now going up on the East side of Holten-Le-Clay) along with the addition over recent years including Par3, Millenium Park and developments adjacent to Millenium Park and the development opposite the Humberston Country Club, all impacting the useage of Tollbar roundabout.

It was reported in **North East Lincolnshire Council news** about the Toll Bar junction, and its traffic volumes, when improvements and safety works were being discussed in 2020. **On 21 August 2020 it was recorded that 23,500 cars used the Tollbar roundabout daily.** With the increase in housing developments over the last 2-3 years (of around 1500 new homes) it would be prudent to re-observe the units of traffic using this roundabout now the Becklands site is complete and once the 2 developments off Tollbar (New Waltham) and others in Waltham (The Green and The Hyde) are complete. Until these developments are completed an accurate assumption of the volume of traffic passing through the roundabout daily cannot be made.

In reference to this I have also noted that in the **Appeal documentation for Planning Proposal Ref: APP/B2002/W/25/3360989 Land off Louth Road, New Waltham, North East Lincolnshire DN36 4RY** it clearly states in reference to Tollbar Roundabout that:

*'Toll Bar roundabout*

*9. All bar five trips in the AM peak and four trips in the PM peak would be northwards, ie would use the Toll Bar roundabout. A specific junction capacity assessment for the roundabout was undertaken. It is found to operate within capacity from all arms in the AM peak, both as existing and as at 2029 including the proposed development traffic. It is also found to operate within capacity on three arms in the PM peak in both existing and proposed scenarios. **However, the northern arm is found to be at full capacity in 2029 even without the proposed development (99.9%)**.'*

This is referencing another development off the A16, not even considering the development in question here. The proximity of all these developments and associated increase in car travel on **Waltham Road/Grimsby Road, Louth Road and Station Road** has virtually brought all modes of transient vehicle access and egress in and out of town and between Waltham, Scartho, Grimsby and New Waltham to a virtual standstill and unfortunately with it an increased number of drivers who exercise no patience due to the stressful traffic conditions, thus making Scartho Road, Scartho Fork and Tollbar an open playground for those with no patience. These roads are becoming increasingly difficult to navigate safely in a car or on a bike due to the increased congestion and drivers impatience and unwillingness to wait in the heavily congested traffic conditions. The volume of traffic on Scartho Road and surrounding junctions presents a significant road safety concern for motorists, cyclists, and pedestrians. The current volume of traffic on Scartho Road forces road bikes onto the path making it dangerous for pedestrians, but you can understand cyclists doing this to avoid danger themselves dicing with the overly congested traffic. The proposed development is only going to add to the pressure on this and the other major trunk roads mentioned, not only in and out of town, and traffic (including emergency vehicles) heading to the hospital, but also on the routes that connect the surrounding 'villages' of Waltham, Scartho and New Waltham. It's getting virtually impossible to move in and out of, and across town, from the proposed development site in a fluid manner. Road rage incidents are only increasing and I fear innocent drivers are getting caught up in other people's frustrations at the road infrastructure. The proposed development is only going to add to this already difficult and dangerous situation on the surrounding roads.

I also would like to state that not all of the previously above developments are yet to be finished, so we have yet to see the full impact the developments at Scartho Park, Wigmore Park, High Forest, The Green and The Hyde have on vehicle numbers on these three already saturated roads and junctions.

A proper traffic assessment of Waltham Road/Grimsby Road and Louth Road can't be obtained until all of these current on-going developments are fully completed and populated.

**A new traffic survey should be conducted to accurately assess the impact of this proposed development.**

I also note that there are also further proposals looming for more houses at the following locations:

- |   |     |
|---|-----|
| - Land off Grove Farm/Newgrove Residential Home (Waltham) | 120 |
| - Land off Oakfield Drive (Waltham)                       | 42  |
| - Land off the Fire Station (Waltham)                     | 29  |

The proposed development would result in a substantial increase in vehicles and their movements presenting **road safety concerns**, further adding to already increased congestion, longer delays, and reduced highway safety for motorists, pedestrians and cyclists. Congestion on Scartho Road, Scartho Fork, and Tollbar Roundabout is frequent, creating potential safety risks. Emergency vehicle access may also be adversely affected during peak periods due to the extra traffic these main trunk roads would have to cope with, with the addition of the 300 proposed houses. The proposal would therefore have a severe residual cumulative impact on the local highway network, which is contrary to highway safety and transport policy requirements.

On the back of the points raised above I would also like to draw your attention to increased air pollution due to the increased volume of units using the roads, but also because of the congested nature when cars are stopped or crawling nose to tail which increases the density of the pollution in the local area. I can vouch for this with absolute first-hand experience being a keen runner, and running either the smaller triangle down Southfield Road, Louth Road to the fork and back up Waltham Road, that the smell of pollution in the air is particularly rife on the run down Louth Road to the Fork at peak congestion times and only lessens once back up Waltham Road when past Springfield Road. The same applies when running the triangle from Grimsby Road, Station Road and back through Southfield where the pollution smell picks up heavily upon approaching Tollbar roundabout and leaving the roundabout heading down Louth Road. The air quality in the local catchment of the proposed development is becoming increasingly poor due to the daily heavily congested nature of the traffic. This has a health impact on all of those residents in the surrounding areas, particularly those on these main roads and pedestrians, including school children, and road bike users.

### **3. Impact on Wildlife and Biodiversity**

I would also like to point out for consideration by the planning department that the two fields encapsulated by the proposed development are already an established habitat for local deer which live in the Copse situated between/in the middle of the two fields earmarked for development. The two fields in mention form part of a wider wildlife corridor, providing shelter, food (foraging areas) and water (in the form of the pond in the west of the two fields) exist all year round. I have observed these deer all year round for the last 11 years happily living and moving between the two fields and I frequently observe them grazing on the marsh/grassland and drinking from the pond. There are around 8 deer that live in this habitat and the loss of this green space would result in the destruction of their established habitat, disruption of wildlife movement, and a net loss of biodiversity. I appreciate the applicants may not be aware of the deer's presence in these two fields but I wish to point this out as they have lived happily here for certainly the last 11 + years which I and other neighbours have observed.

The proposal fails to demonstrate how the biodiversity, or the deer, would be adequately protected or enhanced, or how the required biodiversity net gain would be achieved in a meaningful and sustainable way. The removal of natural habitat in this location would cause lasting harm to local ecology, contrary to planning policies aimed at protecting and enhancing biodiversity.

#### 4. Green Belt and Local Character

On the back of this, I would also like to point out that the approval of this development would mean the absolute loss of the greenbelt and boundary between Waltham and Scartho. The Grimsby Local Plan, section 9.10 states that the by 2032:

##### ***Western and Southern Arc (Healing, Laceby, Waltham, New Waltham and Humberston)***

*'9.10 The arc of larger villages outside the urban area, have seen historic patterns of growth. By 2032, these settlements will have grown but their character will have been protected through good design and sensitive planning. They will have been sustained by improving local community facilities e.g. shops, children's playgrounds, and sports pitch improvements. Accessible employment opportunities will have been established, particularly Hewitts Circus Business Park. **The open countryside that separates settlements will have been protected to maintain the sense of separation; recognising the value and importance of environment corridors stretching into the urban area.** Growth will, however, have been sensitive to the scale and character of settlements, and sought to build upon the network of green infrastructure.'*

Section 9.11 of the Grimsby Local Plan also states:

##### **Rural Area (Open countryside including rural settlements)**

*'9.11 **The special character and distinctiveness of the rural area will have been protected.** The countryside is recognised as being of particular value to be enjoyed by local communities through a network of footpath and bridleway routes. Designated landscape, nature conservation habitat sites and heritage assets will continue to be offered high levels of protection. Opportunities will have been created and taken up to address local housing needs; and provision made for a diversity of rural employment opportunities that support the vitality and respect the local character of rural settlements.'*

This development absolutely removes the rural eastern greenspace boundary between Scartho and Waltham contrary to confirmation of their protection in the Grimsby Local Plan.

#### 5. Infrastructure Considerations

Utilities: It is also noted that an Oil line runs underground through the proposed development site which is owned by Philips 66, pylons and powerlines run overground across, and gas pipelines also run underground through the west field on the site, demonstrating the need to consider and protect local existing infrastructure already in existence and planning consideration needs to consider the safety impacts of these assets themselves but also the valuable energy feed they provide for the local area so as to not cause any safety issues or supply issues to existing residents.

Drainage & Sewerage: I note the waste proposal for this site is for the development to be connected to the mains sewerage and drainage and I would ask that this be considered in respect of potential negative impact to the local area, running on drains, built decades ago, and would ask whether they can cope with the volume of rainwater and sewerage a 300 home development would generate?

## **6. Cumulative Impact and Conflict with Planning Policy**

When considered cumulatively with existing and proposed development in the area, this scheme would place unacceptable pressure on local infrastructure and the environment. The proposal represents an encroachment into open countryside and conflicts with the character of the area and relevant local planning policies.

### **Summary**

For the reasons outlined above - particularly the unacceptable flood risk, traffic congestion, highway safety concerns, and harm to biodiversity - I would argue that the proposed development is unsuitable, unsustainable, and contrary to local planning policy. Adequate extra housing has been built and is continuing to be development in other sites within a ½ mile to 2 mile (2-7 min drive) of the proposed development which sits in the epicentre of recently located builds, as mentioned above, and major trunk roads in and out of town and the surrounding villages which are already gridlocked and at capacity on this side of the town.

I respectfully request that the planning authority refuses this application on the material (and pragmatic and lived) facts as mentioned above. The cumulative impact of recent and ongoing developments, combined with insufficient local infrastructure capacity, renders the site unsuitable for the proposed scale of housing.

Kindest regards,

**Mrs Alexandra Lawis**  
4 Boundary Farm Court  
Waltham  
DN33 2BJ

# Comments for Planning Application DM/0980/25/OUT

## Application Summary

Application Number: DM/0980/25/OUT

Address: Land West Side Louth Road New Waltham North East Lincolnshire

Proposal: Outline application for a Residential Development (Use Class C3) for up to 300 Dwellings and associated Access, Public Open Space, Landscaping, Drainage & Infrastructure, with all Matters Reserved except Access.|cr|

Case Officer: Bethany Loring

## Customer Details

Name: Mr Peter Swain

Address: 11 Boundary Farm Court Scartho Grimsby DN33 2BJ

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Good morning,

I received a letter from you dated 11th December 2025, reference the Planning Application Consultation DM/0980/25/OUT. I would like to add my comments below as requested in your letter.

This is yet another erosion of green areas, the wildlife has already significantly been affected in this area with the new builds already taking place. We have deer, birds, frogs and hedgehogs visiting at the moment, there will be no habitat left for them. It's a total disgrace that this project is even being considered.

I can think of two places of hand that have had new builds started and not completed. Hewitts Circus and Ladysmith Road. Why not complete those areas? There are areas on the Grimsby Docks which could be regenerated like Liverpool and Newcastle which could really put Grimsby on the map. How many vacant properties are there which have been left empty for years. Single homes or areas such as Pleasure Island.

The New builds at New Waltham has caused significant traffic issues and is an accident waiting to happen. This new proposal could put at least another 600 cars on the road based on two per household.

I went to the meeting in Scartho to see the plans, completed the form and spoke to a gentleman regarding my concerns as above. I also raised concerns about drainage and any of this did not

appear to have been taken onboard.

I am not allowed to object due to legalities, but I am as a concerned member of the public allowed to comment as stated in your letter addressed to my wife and I.

I hope that someone with a sense of decency and common sense does not allow this application. I was informed at the meeting that around 50 houses per year would be built. That's 6 years of building.

There is also not the infrastructure to support all these houses, no extra Schools or Doctors Surgeries.

Thank you for your attention in this matter.

Kind Regards

# Comments for Planning Application DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Mrs Amanda Jackson

Address: 11 College Ave Grimsby DN332JJ

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area cannot cope with any more properties and traffic. Louth Road is gridlocked several times a day as is Peaks Parkway and Scartho Road. Traffic is literally at a standstill. The doctors surgery is at capacity and there are already far too many houses being built and not being sold in the area. This is destroying what was once a lovely area of the town.

# Comments for Planning Application DM/0980/25/OUT

## Application Summary

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Case Officer: Bethany Loring

## Customer Details

Name: Mrs Amanda Jackson

Address: 11 College Ave Grimsby DN33 2JJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Louth Road is already gridlocked several times a day and cannot cope with any additional cars. Scartho Road and Peaks Parkway are at a standstill at busy times. More houses being built is just not feasible with the level of traffic on the road. The doctors surgery is at capacity and the schools cannot cope with any more children.

# Comments for Planning Application DM/0980/25/OUT

## Application Summary

Application Number: DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Mrs Wendy Chambers

Address: 47 Croxby Avenue Grimsby DN33 2NN

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area is already built up and has significant traffic congestion. Why is this even being considered?

Object strongly

# Comments for Planning Application DM/0980/25/OUT

## Application Summary

Application Number: DM/0980/25/OUT

Address: Land West Side Louth Road New Waltham North East Lincolnshire

Proposal: Outline application for a Residential Development (Use Class C3) for up to 300 Dwellings and associated Access, Public Open Space, Landscaping, Drainage & Infrastructure, with all Matters Reserved except Access.|cr|

Case Officer: Bethany Loring

## Customer Details

Name: Mr Stephen Coulson

Address: 45 Eastfield Ave Scartho Grimsby DN33 2PD

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Peak time traffic on Louth Road and Waltham Road leading to Scartho Road is already at its limit and is unable to accommodate further traffic. The Louth Road entrance will impact on the footpath users attending Toll Bar school and will require safety measures which will also cause further traffic delays.

# Comments for Planning Application DM/0980/25/OUT

## Application Summary

Application Number: DM/0980/25/OUT

Address: Land West Side Louth Road New Waltham North East Lincolnshire

Proposal: Outline application for a Residential Development (Use Class C3) for up to 300 Dwellings and associated Access, Public Open Space, Landscaping, Drainage & Infrastructure, with all Matters Reserved except Access.|cr|

Case Officer: Bethany Loring

## Customer Details

Name: Mrs Linda Siddle

Address: 55 Eastfield Ave Grimsby DN33 2PD

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My garden regularly floods, especially when rainfall is heavy and due to the ditch overflowing, sometimes my lawn is two feet deep, extending upto and reaching the house. The ditch is overgrown and in some areas along the ends of the gardens attached to the fields on Southern Walk, has been filled in. The ditches have not being cleared or maintained for a very long time. The farmer used to clear them and cut back and lower the trees and hedges along side the fields.

I had to contact the Environment Agency to open the "flood gates " to try and stop the flooding, they said they were responsible for this ditch/ water course called Buck Beck.

Why would you want to build houses for people to live in near electricity pylons? When it's damp or foggy, they sizzle!

The Louth Road side is congested with cars going to work and school morning drop offs, school leaving times and grid locked from 16.00 -18.00 hrs home time. The extra amount of traffic coming on and off this potential development will cause more congestion and chaos, as well as high risk of accidents to pedestrians and cyclists.

# Comments for Planning Application DM/0980/25/OUT

## Application Summary

Application Number: DM/0980/25/OUT

Address: Land West Side Louth Road New Waltham North East Lincolnshire

Proposal: Outline application for a Residential Development (Use Class C3) for up to 300 Dwellings and associated Access, Public Open Space, Landscaping, Drainage & Infrastructure, with all Matters Reserved except Access.|cr|

Case Officer: Bethany Loring

## Customer Details

Name: Mr Patrick Jackson

Address: 57 Eastfield Ave Scartho Grimsby DN33 2PD

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:RE: Planning Application DM/0980/25/OUT - Land West Side Louth Road, New Waltham

I am writing to formally record my strong objection to the outline planning application for a residential development of up to 300 dwellings on land off Louth Road and Grimsby Road. This objection is based on several material planning considerations which demonstrate that the proposed development is unsuitable for this location and contrary to both local and national policy.

1. Conflict with the Local Plan and Erosion of the Strategic Gap The application site is located within the open countryside and falls specifically within the Waltham, Grimsby, and New Waltham Strategic Gap. According to Policy 40 of the North East Lincolnshire Local Plan (2018), this area is designated to protect the separate identities of settlements and prevent coalescence. This proposal would result in the absolute loss of this rural boundary, leading to the physical merging of Scartho and Waltham. Lived experience from long-term residents suggests that the over-extension of housing is effectively creating a "new town" where individual village identities are being obliterated.

2. Severe Impact on Highway Safety and Traffic Congestion The local road network-specifically Louth Road, Grimsby Road, and the Scartho Fork junction-is already operating beyond saturation point. Adding up to 600 additional vehicles to this saturated infrastructure would create unacceptable delays and increase the risk of accidents. Residents report significant queues forming daily at the Scartho Fork and Tollbar roundabouts. Crucially, the cumulative impact of 1,523 new homes already built or approved within a two-mile radius-including developments at Becklands, Wigmore Park, and Springfield Park-has not been fully realized or assessed. Under

paragraph 116 of the NPPF, development should be refused if the residual cumulative impacts on the road network would be severe, a threshold this proposal clearly meets given that the northern arm of the nearby Toll Bar roundabout is already projected to be at full capacity by 2029.

3. Unacceptable Flood Risk and Inadequate Drainage Local knowledge from residents of Southern Walk and Boundary Farm Court indicates that this field regularly floods. The land acts as a natural flood attenuation area with clay soil that remains boggy year-round. Replacing this natural greenfield soakaway with impermeable tarmacking and housing footprints will inevitably increase surface water runoff to lower-lying adjacent properties. There is significant concern that the decades-old drainage and sewerage infrastructure cannot cope with the volume generated by 300 additional homes, with reports that the system already overflows during heavy rainfall.

4. Harm to Biodiversity and Loss of Wildlife Habitats The site serves as an established habitat for a wide variety of local wildlife, including muntjac and Roe deer, foxes, owls, and protected species such as bats. The fields function as a vital wildlife corridor and foraging area. The removal of this natural habitat would cause irreversible harm to local ecology. Furthermore, while the developer claims a biodiversity net gain, residents remain sceptical that the loss of established, functional habitats can be meaningfully compensated for by ornamental planting.

5. Strain on Essential Local Infrastructure Existing community services are currently at capacity. This development offers no new healthcare provision, placing unsustainable pressure on GP practices and dentists that are already full. Local schools, including Tollbar Academy, are also at capacity, and the addition of hundreds of children will further stretch these resources.

6. Environmental Pollution and Health Concerns The daily gridlock on Scartho Road and Louth Road has led to noticeable increases in air and noise pollution. Prolonged periods of stationary vehicles worsen air quality, presenting a health risk to residents and the students who cycle to school along these routes.

Conclusion and Requested Conditions While I acknowledge the Council's housing land supply position, the significant and demonstrable harm caused by this development-specifically the loss of the Strategic Gap, severe traffic congestion, and increased flood risk-far outweighs the benefits. Should the Council be minded to approve this application, I formally request that legally binding conditions be imposed:

- Strictly controlled construction hours (08:00-18:00 weekdays only) to mitigate noise and disruption.
- The removal of proposed walkways through northern buffer zones to protect the security and privacy of existing residents.
- The inclusion of single-storey bungalows on the boundaries closest to Southern Walk to minimize overlooking.

I respectfully request that the planning authority refuses this application.

Yours sincerely,

Patrick Jackson

# Comments for Planning Application DM/0980/25/OUT

## Application Summary

Application Number: DM/0980/25/OUT

Address: Land West Side Louth Road New Waltham North East Lincolnshire

Proposal: Outline application for a Residential Development (Use Class C3) for up to 300 Dwellings and associated Access, Public Open Space, Landscaping, Drainage & Infrastructure, with all Matters Reserved except Access.|cr|

Case Officer: Bethany Loring

## Customer Details

Name: Mr Lee Scowen

Address: 19 Wootton road flat 5 Grimsby DN331HE

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The traffic in the area is gridlock at peak times, Already the infrastructure cannot handle the amount of vehicles, The people in the surrounding area could be in potential danger of not receiving any reasonable response time from any emergency services. Also can the local services like Hospital and schools even take the more people don't forget this isn't the only building of homes in the immediate area.

# Comments for Planning Application DM/0980/25/OUT

## Application Summary

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Case Officer: Bethany Loring

## Customer Details

Name: Mr Paul Wisken

Address: 67 Grimsby Road Waltham Waltham DN37 0PS

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I have serious concerns about the proposed housing development and the impact it will have on an area that already experiences significant congestion, particularly during peak travel times both on Louth Road and Waltham/Grimsby Road. The existing road network is regularly operating at or near capacity in the mornings and evenings, with frequent delays, queuing traffic, and limited opportunities for vehicles to flow freely. The increase in the amount of traffic following the Toll bar development has had a very detrimental effect on traffic added to the additional housing developments in Waltham.

Introducing a substantial number of additional homes will inevitably increase vehicle movements,placing further strain on infrastructure that is already struggling to cope.

This increase in traffic is likely to lead to a corresponding rise in air pollution. Prolonged periods of slow-moving or stationary vehicles are known to worsen local air quality, increasing concentrations of harmful emissions which would have a detrimental effect on the hundreds of young people using Louth Road in the mornings and evenings on their way to school.

Rather than improving environmental conditions, the development risks exacerbating an existing problem and undermining public health.

In addition, increased congestion will result in higher noise pollution levels. Constant traffic, engine noise, braking, and idling vehicles already have a negative impact on the quality of life for nearby residents, especially during early mornings and late afternoons. Further traffic associated with the

development will intensify this disturbance, making the area less pleasant and potentially affecting mental well being.

I believe the proposed development would have a detrimental effect on the local environment and existing community and I strongly object to this proposal.

From: Steve Parish  
Sent: 17 February 2026 17:48  
To: Planning - IGE <planning@nelincs.gov.uk>  
Subject: Re: DM/0980/25/OUT

Hi no problem my address is 141 Grimsby Road, North East Lincolnshire, England, DN37 0PU

-----Original Message-----

From: Steve Parish  
Sent: 17 February 2026 16:34  
To: Planning - IGE <[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)>  
Subject: DM/0980/25/OUT

Please accept this email as opposition to building houses between Louth road and Waltham road . As a resident the wildlife will be seriously affected as well as a huge affect on an already heavy traffic route .

# Comments for Planning Application DM/0980/25/OUT

## Application Summary

Application Number: DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Mr John Hogger

Address: 5 Gleneagles Waltham Grimsby DN370XD

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object due to the following reasons. The amount of traffic is already at capacity in all directions going in and out of town as well as cross county commuting. Waltham, Scartho and all other villages are becoming more gridlocked causing pollution of fumes and noise to the environment. This is a dangerous road already and will be even more of a risk to those going to school at peak times as one example. The local wildlife are already under threat being moved on from their area and this is causing more road kill due to deer, foxes being pushed further towards the roads. Our wildlife needs to be protected not pushed out. Housing has not been finished within the county eg, Holton Le Clay, Tesco Hewitt Circus and Little Coates Road plus many other areas surely these should be finished first before building on more green belt land. Our green belt land and environment must be protected. The boundary between each village is disappearing and this in turn is pushing additional traffic onto roads which are poorly maintained to cut through one example Cheapside. I believe the majority of schools in our area are at capacity, we have no additional GP practices, Dentists, Emergency Services such as Police and Fire to assist when needed and with an increase in population this will stretch an already broken system.

# Comments for Planning Application DM/0980/25/OUT

## Application Summary

Application Number: DM/0980/25/OUT

Address: Land West Side Louth Road New Waltham North East Lincolnshire

Proposal: Outline application for a Residential Development (Use Class C3) for up to 300 Dwellings and associated Access, Public Open Space, Landscaping, Drainage & Infrastructure, with all Matters Reserved except Access.|cr|

Case Officer: Bethany Loring

## Customer Details

Name: Miss Jane Mills

Address: 5 Gleneagles Waltham Grimsby DN370XD

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object due to the following reasons. The amount of traffic is already at capacity in all directions going in and out of town as well as cross county commuting. Waltham, Scartho and all other villages are becoming more gridlocked causing pollution of fumes and noise to the environment. This is a dangerous road already and will be even more of a risk to those going to school at peak times as one example.

The local wildlife are already under threat being moved on from their area and this is causing more road kill due to deer, badger, foxes being pushed further towards the roads. Our wildlife needs to be protected not pushed out.

Housing has not been finished within the county eg, Holton Le Clay, Tesco Hewitt Circus and Little Coates Road plus many other areas surely these should be finished first before building on more green belt land. Our green belt land and environment must be protected.

The boundary between each village is disappearing and this in turn is pushing additional traffic onto roads which are poorly maintained to cut through one example Cheapside.

I believe the majority of schools in our area are at capacity, we have no additional GP practices, Dentists, Emergency Services such as Police and Fire to assist when needed and with an increase in population this will stretch an already broken system.

# Comments for Planning Application DM/0980/25/OUT

## Application Summary

Application Number: DM/0980/25/OUT

Address: Land West Side Louth Road New Waltham North East Lincolnshire

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Case Officer: Bethany Loring

## Customer Details

Name: Mrs Theresa Haine

Address: 9 Headcorn Close Basildon SS13 2AP

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Subject - formal objection to planning application. I Dear sir/ madame

I am writing to formally register my strong objection to the proposed development of land adjacent to my families property. The proposed development is identified under the planning application reference number above. While I understand the need for new housing,i believe this specific proposal is inappropriate for this location due to a number of significant negative impacts on the local infrastructure, the environment and to the existing residents quality of life.My primary concerns are as follows. Impact on privacy and over looking. Increased traffic and road safety. Loss of amenity space/ green space. Impact on local infrastructure. Noise and disruption during construction. I believe these concerns warrant serious consideration and demonstrate that the proposed development does not align with local planning policies. I formally request that my objection be noted and taken into account during the deliberation process. I trust that planning committee will make an informal decision and refuse this application in its current form.

I look forward to receiving confirmation that my letter of complaint has been received and registered

Yours sincerely

Mrs TYHaine ( BA Hons)

From: Bert Bryans  
Sent: 17 February 2026 12:08  
To: Planning - IGE <planning@nelincs.gov.uk>  
Subject: Planning ref dm/0980/25/out

We wish to add our names to protest against this proposal on the grounds, increased traffic to Louth road and toll at roundabout, house not needed for local plan , Waltham and new Waltham have already had substantial increase in houses changing the nature of villages and a lack of amenities for existing homes Hj and s Bryans

17 home paddock

Waltham

Dn370jh

**From:** Jill Hunt  
**Sent:** 19 February 2026 10:09  
**To:** Planning - IGE <planning@nelincs.gov.uk>  
**Subject:** DM/0980/25/OUT

With reference to the planned building of houses on the Louth Rd. The amount of traffic on the road at the moment is ridiculous. If more houses are built, this is going to increase even more. The roundabout near Tollbar school is causing particular concern as it is very congested already. As a pedestrian I find this really difficult to cross the road to catch a bus, it is purely the good manners of car drivers who let me across in time to catch the bus. The condition of the road is terrible with huge potholes in certain places, more traffic is going to make this even worse. The amenities we have at the moment are working at capacity they just will not be able to accommodate more people.

Regards, Jill Hunt

Jill, Dave Hunt  
39, Kensington Place  
Grimsby.

# Comments for Planning Application DM/0980/25/OUT

## Application Summary

Application Number: DM/0980/25/OUT

Address: Land West Side Louth Road New Waltham North East Lincolnshire

Proposal: Outline application for a Residential Development (Use Class C3) for up to 300 Dwellings and associated Access, Public Open Space, Landscaping, Drainage & Infrastructure, with all Matters Reserved except Access.|cr|

Case Officer: Bethany Loring

## Customer Details

Name: Mr Paul Smaller

Address: 1 Kristen Turton Close Holton le Clay Grimsby DN365FG

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Hi

This is an absolute crazy idea . The traffic from Holton le clay to the hospital along with the ridiculous housing that's already gone up at toll bar roundabout is an accident waiting to happen. The school children along with more traffic in this area is a big concern.

There has already been incidents where children have been knocked off there bikes on a regular basis.

The Ambulance service trying to rush people to hospital are already struggling to get past the amount of traffic on Louth road .

The amount of traffic coming from toll bar roundabout to Scartho roundabout is crazy already .

To add to this problem is a stupid idea .

Surely there are more fields to build on around here.

There wildlife in this field is a concern with deer foxes owls bats to name a few. Why disturb these.

The council probably have already been paid by the builder and the bent government we have in at the moment to get more houses built .

Where is everyone coming from to live in these houses?

We are already overcrowded around this area why make it worse?

Thanks Paul .

From: Julia Watcham  
Sent: 18 February 2026 10:40  
To: Planning - IGE <planning@nelincs.gov.uk>  
Subject: Re: DM/0980/25/OUT

My full address is 32 Louth Rd Grimsby DN33 2EP

Regards Julia Watcham

-----Original Message-----

From: Julia Watcham  
Sent: 15 February 2026 15:14  
To: Planning - IGE <[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)>  
Subject: DM/0980/25/OUT

I am emailing to support the opposition of development in Louth and Waltham Rd . My main opposition to this is that the area cannot support further housing development of its kind which is not necessary. The volume of traffic travelling along Waltham Rd and Louth Rd is already too high and I feel that further housing development will only make this worse. The queues in and out along Louth Rd particularly heading out towards toll bar is becoming increasingly unmanageable. There is also not the infrastructure to support these housing estates .

Regards  
Julia Watcham  
Resident of Louth Rd .

**From:** Yvonne Digby  
**Sent:** 18 February 2026 19:15  
**To:** Planning - IGE <planning@nelincs.gov.uk>  
**Subject:** Development in Scartho

I object to the proposed building on Louth road

Ref DM/0980/25/OUT

The traffic on this road is horrendous in the morning when everyone is going to work or school and the same thing in late afternoon when everyone is returning home. Louth Road is the main route to Waltham, New Waltham and Holton - le Clay . If more new houses are built further up the road it will be complete chaos.

There are alternative brown sites suitable for housing . Leave our green fields alone.

Mrs Yvonne Digby 64 Louth Rd, Grimsby DN33 2HY, UK

**From:** John Crampton  
**Sent:** 16 February 2026 12:56  
**To:** Planning - IGE <[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)>  
**Subject:** Building on Louth Road DM/0980/25/OUT

I object to any further developments on Louth Road as a pedestrian crossing it is a nightmare. The only compromise would be 8 more pelican crossings along the length of Louth Road, as no one stops to let you cross

John Crampton 82a Louth Road, Grimsby, DN33 2HY

# Comments for Planning Application DM/0980/25/OUT

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Proposal: Outline application for a Residential Development (Use Class C3) for up to 300 Dwellings and associated Access, Public Open Space, Landscaping, Drainage & Infrastructure, with all Matters Reserved except Access.|cr|

Case Officer: Bethany Loring

## Customer Details

Name: Mr Paul spence

Address: 105 Louth Road Scartho Grimsby DN33 2JU

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I am writing as a resident of Scartho to formally object to the above planning application.

While I recognise the national need for additional housing, this specific proposal for 300 houses is inappropriate for the site and would cause significant harm that outweighs any benefits. My objections are based on the following material planning considerations:

**Unsustainable Impact on Highway Safety and Traffic Congestion**

The local road network, Louth road is already at or near capacity during peak hours. An additional estimated 500-600+ vehicle movements per day (based on standard TRICS trip rates for 300 dwellings) would severely exacerbate congestion, increase the risk of accidents at school crossings]), and create unacceptable hazards for pedestrians and cyclists. The proposed access arrangements appear inadequate and fail to demonstrate safe and suitable access in accordance with local and national policy

**Inadequate Local Infrastructure and Services**

The development would place unsustainable pressure on existing services, including:

Local schools (already oversubscribed or at capacity)

GP surgeries and healthcare facilities (waiting times already excessive)

**Sewerage and drainage systems (risk of increased flooding or overflows)**

No convincing evidence has been provided that these infrastructure constraints can be adequately mitigated within the proposed timeframe. This conflicts with local plan policies requiring development to be supported by appropriate infrastructure.

**Adverse Impact on Landscape Character, Biodiversity and Green Space**

The site comprises of valuable agricultural land / open countryside / area of local landscape

importance / habitat used by wildlife. Developing 300 homes would result in a significant and permanent loss of open land, harm the rural / semi-rural character of the area, and erode the settlement's distinct identity. The proposal fails to conserve or enhance the natural environment and landscape,

Limited ecological surveys appear to understate impacts on local wildlife corridors / hedgerows / bat foraging areas . The scale is disproportionate and would suburbanise an area that currently provides important visual and recreational amenity.

Overdevelopment and Poor Design / , the density appears excessive for the site's edge-of-settlement / rural-fringe location and out of keeping with the prevailing character surrounding development. The layout, massing and appearance risk creating a poor-quality, car-dominated environment that fails to integrate successfully or deliver a high standard of design

Flood Risk and Drainage Concerns (if relevant)

Parts of the site / surrounding area are at risk of surface water flooding. The scale of impermeable surfaces proposed would increase runoff, potentially worsening flooding elsewhere without robust, deliverable mitigation.

In summary, the adverse impacts of this large-scale development on highway safety, infrastructure capacity, landscape character, biodiversity, and local amenity would significantly and demonstrably outweigh the benefits. The proposal should be refused.

I respectfully request that this application is refused permission. I would appreciate confirmation of receipt of this objection and notification of any committee date or decision.

Thank you for your consideration.

Yours faithfully,

Paul Spence

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Case Officer: Bethany Loring

## Customer Details

Name: Mrs Heather Groves

Address: 129 Louth Road Grimsby DN33 2JU

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object to the proposal of more houses in Scartho. Louth Road has become so busy most of the time but especially in the morning and teatime. It makes it really difficult to get in and out of our driveway. Also difficult to cross the road. The main road cannot take more traffic. There are several new estates, new waltham, Holton le Clay etc which are going to have to feed on to the road which will increase the traffic without even more. The infrastructure is also not there to cope with the increase of people. There is also plans for more houses the otherside of Louth road which again will impact on the traffic on Louth Road. It cannot take it without it making it dangerous for pedestrians and households. It will also have an impact on the prices of current houses in the area. Where are all the people that want to buy the houses coming from we don't have enough work in the area to entice people to the area. We need to keep our green spaces and agricultural land .

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Case Officer: Bethany Loring

## Customer Details

Name: Mr mike collins

Address: 261 Louth Rd Scartho Grimsby Dn33 2JX

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I live on Louth Road, below are my initial thoughts regarding the proposed building.

- 1) Site Access You are planning one vehicular access onto Louth Road and one onto Grimsby Rd, modern living where both adults have a car, this means with proposed 300 houses this could mean 600 cars using both access points, this does not count all the daily service traffic . Living on Louth road I having one car, have difficulty pulling out and cross the traffic flow to turn right out of the drive. Will you be planning to put traffic lights or round about for access control?
- 2) Louth Road is a major access road into Grimsby also a major access road to our A&E hospital.
- 3) South Bound traffic flow Travelling south towards Toll Bar Round about, there currently is major traffic problems at peak times backing up to the main peaks park way (old railway line), currently they are building a major estate opposite toll Bar School, this alone will add extra traffic to the current traffic problems.
- 4) North Bound traffic flow Travelling North to Scartho Fork round about, this is where two major access roads meet (Louth Rd and Waltham Rd) and converge onto a one lane either way road (Scartho Road) where there is currently traffic flow problems which backs up traffic on feeder roads.
- 5) Other building projects 100 metres north of your access junction there is currently a proposed planning permission request for another access road for 250 houses (possible 500 cars) with one access road, this will also add to the traffic congestion.
- 6) Waste water removal With the older buildings in the area rain water flows down the waste water drainage, not soakaways, with the increasing rain water (due to climate change) this is putting extra strain on the underground water works without the extra wastage from previous new estate buildings in the area , the proposed 300 houses in your proposal and 250 house proposal on the

North East Side of Louth Rd.

The above are my initial thoughts on your proposal.

Kind regards

Mike Collins

261 Louth Rd

Scarho

Grimsby

DN33 2JX

# Comments for Planning Application DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Mr Paul Stubbs

Address: 262 louth road Scartho Grimsby Dn332lf

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Louth road is busy enough as it is , this will increase traffic hugely, along with added pedestrians on pathway which is a major issue when pulling out or accessing driveways , these all combine for further safety/hazards/accidents, also noise pollution will be increased dramatically Also the loss of green belt is decreasing each time these estates are built as there have been a number of developments in the recent years all around toll bar area nearing this development, I personally think enough is enough!

# Comments for Planning Application DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Miss Debbie Blythin

Address: 264 Louth road Scartho Grimsby DN33 2LF

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I have lived on Louth road for 20 yrs and the traffic has gotten worse over the yrs. You can't get out of your drive now in a morning as traffic is backed right up so another 300 houses is absolutely ridiculous, also what about schools, doctors etc

I absolutely disagree with this development

# Comments for Planning Application DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Mr Neil Smith

Address: 282 Louth Road Scartho Grimsby DN33 2LB

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having lived on Louth Road for 40 years + we have seen the traffic increase both in and out of the town. At peak times there is heavy congestion and the speed of vehicles is excessive at all times, but more so from evening through the night to early morning.

Visibility from Braeton Lane south to the boundary is poor due to overgrown hedges and road safety when entering Louth Road is poor. (A point already raised with the council but ignored)

We have repeatedly asked for the speed limit to be lowered and now with the introduction of a new hazard by way of a junction for access to new proposed development this becomes a more contentious issue.

If this development is to go ahead, the Speed limit should be reduced to 30MPH from south of Toll Bar Round About all the way to the town boundary encompassing the Toll Bar Farm Round About with limited road side and verge parking markings.

These issues will only be exacerbated if there is to be a proposed development off Side Lane and need to be implemented sooner rather than later.

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Case Officer: Bethany Loring

## Customer Details

Name: Mr RICHARD ORNSBY

Address: 284 Louth Road Scartho Grimsby DN33 2LB

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I have serious concerns about the proposed housing development and the impact it will have on an area that already experiences significant congestion, particularly during peak travel times. The existing road network is regularly operating at or near capacity in the mornings and evenings, with frequent delays, queuing traffic, and limited opportunities for vehicles to flow freely. Introducing a substantial number of additional homes will inevitably increase vehicle movements, placing further strain on infrastructure that is already struggling to cope.

This increase in traffic is likely to lead to a corresponding rise in air pollution. Prolonged periods of slow-moving or stationary vehicles are known to worsen local air quality, increasing concentrations of harmful emissions such as nitrogen dioxide and particulate matter. This is of particular concern for residents who live close to the affected roads, as well as for vulnerable groups such as children, the elderly, and those with respiratory conditions. Rather than improving environmental conditions, the development risks exacerbating an existing problem and undermining public health.

In addition, increased congestion will result in higher noise pollution levels. Constant traffic, engine noise, braking, and idling vehicles already have a negative impact on the quality of life for nearby residents, especially during early mornings and late afternoons. Further traffic associated with the development will intensify this disturbance, making the area less pleasant and potentially affecting mental wellbeing. Without clear, robust, and deliverable measures to address congestion, air quality, and noise impacts, I believe the proposed development would have a detrimental effect on the local environment and existing community.

# Comments for Planning Application DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Miss Donna Peterson

Address: 286 Louth Road Scartho Grimsby DN33 2LB

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Reference - DM/0980/25/OUT

I strongly object to this proposal, the reasons being:-

Flooding /

There must be alternative open space other than this already saturated land lying on west side of Louth Road which is a known high risk surface water flood area - proven from personal experience over the years as a resident.

Being on the edge and the lowest part of the land cornering the said field, we and neighboring properties are constantly flooded causing not only unnecessary stress but also property damage and ruined plants and gardens. The soil just cannot absorb anymore surface water, it is already a flood plane so how can building housing on this field be feasible or even considered?

Drainage

The main drainage system on the roadside near the bollards on Louth Road have already been fixed twice this year yet our front and back gardens still flood. Photographic evidence has been provided to local Councilors after discussions at meetings at St Giles Avenue library. The same flood problem applies to residents at the bottom of Side Lane.

Dyke - Existing drainage ditch from field - Louth Road to Waltham Road.

What consideration has been made for those of us living next to/or near the drainage dyke which runs alongside our homes?

The land owner is supposed to be responsible for their side (from the field to the center line of the ditch) not only to control the flow of rainwater keeping it clear of debris from trees but to my knowledge, after 35 yrs residing here, it has never been dredged / cleaned out or maintained in

any way by them, it's full of sludge, silt, debris, overgrown weeds and on occasions emits foul smells.

Same goes for the Trees / Hedging on land owners side overlooking our gardens.

We have witnessed the hedges are occasionally cut with the tractor but only cut vertically not the height, hence over hanging trees are blocking light to our gardens also bracken falling into the ditch.

Will the developers, if planning goes ahead, be responsible for clearing and maintaining the full length of the ditch including cutting the existing trees and hedges to a reasonable height?

#### Attenuation 'pond'

The large soak away planned for the corner plot would probably be dry and empty in the summer months just like the ditch is. Though good for wildlife, birds and bees, a large attenuation 'pond' could be a potential gathering ground for youths so could entice antisocial behavior, nuisance, litter.

During wet weather it would almost certainly be sloppy wet slurry - resulting in kids playing in it, overgrown weeds, rats, flies etc. Would it be fenced off for child safety?

Who would be responsible for maintenance of this and how often?

#### Impact of Wildlife

A group of 8 muntjac deer have always roamed the fields freely utilising the existing wooded copse area where the wildlife pond lies. This natural pond has grown considerably since housing was built on the other side of the field facing Waltham Road.

Fox, owls, pheasants and badgers have been constant welcome visitors to our back gardens. The development would displace these poor creatures as they would have no other safe place to go.

#### Traffic flow

Traffic in Scartho has already increased significantly. Drivers emerging from A16 Peaks Parkway, Tolbar and Louth Road heading towards the hospital or Grimsby town experience high volumes of vehicles with extreme daily congestion especially at Scartho fork roundabout.

No alternative route out of Scatho Village exist other than off Southfield Avenue round short side streets leading to the busy Waltham Road. Even Matthew Telford Park to Scartho Top still has no exit route out causing long queues and traffic at a standstill.

It seems, no consideration has been made for any additional pedestrian crossing for elderly or school children other than the crossing near the village shops making Louth Road even more dangerous to cross on foot at any time of the day.

Having 300 more houses potentially means more than 300 additional cars and more air pollution to say the least.

It is beyond belief that this proposal for more housing on the urban fringe is even being put forward. It would be unreasonable and inconsiderate of the council if this is allowed to proceed. We as longstanding residents don't seem to be listened to.

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Case Officer: Bethany Loring

## Customer Details

Name: Mrs Ellehmay Holbrook

Address: 288 Louth Road Grimsby North East Lincolnshire DN33 2LB

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this planning application due to safety reasons.

I have lived in my home for 9 years, the last house on Louth Road next to this field. If you would like to try and get off my drive anytime of the day you would understand why I object to this. If this goes ahead there will definitely be a child's death on your hands whilst on their journey to and from school. I am constantly going out to help injured children who have been knocked over by bikes on the path or knocked off their bikes on the road. Right opposite my house there is also another planning application for another new estate off Louth Road (Side Lane) this will mean over an extra £1000 cars at least adding to the gridlock. Ambulances are constantly going past, how will this affect them? This is the main road from Louth and surrounding areas, Holton Le Clay, New Waltham etc for the only 2 colleges in Grimsby, the only hospital and the town centre.

Alongside my house there is a dyke which constantly floods my garden and surrounding neighbour's houses from the fields, we have to use wellies to come out of the house and a pump to pump the water back into the dyke. I have video evidence of this.

In our trees and gardens we have bats, owls, squirrels, deers, pheasants, foxes etc etc... have you thought about these poor animals and what will happen to these?! Are they not protected?

This is an accident waiting to happen!

Surely there are better places to build instead of main roads, you only need to look at the mess

that has been made of Toll Bar roundabout and Scartho Top junction!

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Case Officer: Bethany Loring

## Customer Details

Name: Mr Hughie Holbrook

Address: 288 Louth Road Grimsby DN33 2LB

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I very strongly oppose this proposal

### Traffic

As a person that has lived on Louth road for about 9 years now, i believe it's pretty obvious that traffic is already a problem RIGHT NOW, so when a decision to build 300 houses on a field that have multiple problems is beyond me. Having 300 houses brings a potential of 400-600 more vehicles to an already extremely congested village which not only brings problems to the residents living here but also the services that us people NEED to survive and rely upon. The damage that all those cars will create will affect the air pollution and climate change by quite a significant amount and will emit an amount of 1,840-2,760 metric tons of CO2.

All emergency services would have problems trying to get to their destinations due to being gridlocked especially during the mornings as it takes up to 30-40 minutes to get to the top end of scartho roundabout. I'm saying this as of right now, including the extra 400-600 vehicles would only increase the traffic by such a large amount.

The safety of children biking and walking to school should be the TOP PRIORITY especially when it comes to planning these new potential buildings and having children biking and walking to school next to busy road having to cross a VERY busy junction would NOT be safe. I think most people assume that all children have a confident ability to get to school on their own but that simply isn't the truth, accidents happen and the more children that bike to school and ride on the roads and paths mean the more potential safety risks for the children trying to get to school.

## The wildlife

I know it isn't all of the wildlife that live on those fields but a good amount of them are in fact protected. So when planning goes in to try take the homes of the wildlife that aren't protected where do people suppose they go, it's not only unfair to destroy their homes but also just cruel. Foxes have a potential life span of 9 years but due to road accidents and destruction of homes their average lifespan is around 3 years. Building this housing estate will not only cause death and destruction to poor animals but will also harm the wildlife around it by forcing the animals to either adapt to their new surroundings or die.

## Flooding

Flooding is already a MASSIVE problem on Louth road and this is due to the poorly constructed road plan, water will not only rain and flood on the road from 288 Louth road- 1 Louth road but will also be pulled down the hill that they are planning to build the junction on. This will only redirect the flood into the junction causing a huge safety risk upon the road which could lead to car crashes and pedestrians being severely injured. It is stated that the drains on that road will prevent flooding or at the very least help it but as I've seen for the 9 years I have lived here, those drains will NOT be a reliable solution.

The idea of a pond to help was not the worst idea but in terms of flooding, what do we think is going to happen when the pond is full, when the dikes surrounding the field are full. The new estate will not also fall victim to the flooding but will also create more problems for the houses that are already their such as my own due to the removal of soil and grass and the inability to soak and consume large quantities of rain water, it is known that an increase of dikes are planned to be build but this will lead to the pond and then create furthermore damage the surrounding land and increase the flooding problems for those that are not living on that estate.

it is true that it bring in temporary work for some, but overall temporary work will never be advantageous to permanent problems especially when these problems bring risk of life to not only to wildlife but also to humans...

I know this isn't entirely accurate due to the fact there are even more planning on different locations of this area e.g across the road and I do not have enough information to include this but what I have included will only be much worse due to this repeating in other locations.



11 Manor Drive  
Waltham  
Grumby  
DN37 0NX

6 January '26

Dear Sir / Madam,

Re Planning Application

ref - Dm/0980/25/out.

We would like to object the building of properties for the following reasons,

- 1, Traffic volume increased. As a resident living near to Waltham Leas, there is a high volume of traffic, 15 mins in a morning driving out of the village, without all of the extra traffic.
- 2, It would cause an impact on the wildlife, deer, foxes and badgers.
- 3, The field opposite floods so the drainage is needed to protect

Local properties being flooded.

~~To~~ I therefore request that  
planning ~~permits~~ permission is refused.

Yours faithfully

5/1/2026

RECEIVED

6 JAN 2026

5, Masham, Orchard

Grimby,

N.E. Lines.

DN33 2LP.

By hand

To: Bethany Loring.  
Senior Town Planner.  
N.E. Lines Council  
Planning Department.

Re: Planning Application ref:  
DM/0980/25/OUT.

Dear Madam,

On behalf of myself and my wife I wish to oppose the above application in the strongest possible terms.

There are many reasons why the Planning Committee should turn this application down.

I set out these reasons below:

2.

1: The application for the site goes against the local plan issued by the Council in 2018. This plan allowed a strategic gap, a green wedge, between, Humberston, New Waltham and Waltham wards.

2: Over intensification of the site.

3: The present infrastructure cannot cope currently with the amount of traffic using North Road, Waltham Road and Toll Bar not to mention feeder roads such as Beetho Road.

4: Increased danger to students and others attending and leaving Toll Bar school and other local schools.

3.

5: Impact on neighbours abandoning the site i.e. loss of light, loss of privacy, overlooking as well as noise, disturbance and pollution during and after building.

6: A massive impact on the local wildlife with some protected by law i.e. bats.

7: We understand, and have seen with our own eyes, flooding on the site.

8: Whilst the current government have called for an increase in new builds it is obvious to us that there is already a massive amount of building going on. In particular Leathes Top, around Toll Bar / Louth Road and off Boundary Road

3.

5: Impact on neighbours abandoning the site i.e. loss of light, loss of privacy, overlooking as well as noise, disturbance and pollution during and after building.

6: A massive impact on the local wildlife with some protected by law i.e. bats.

7: We understand, and have seen with our own eyes, flooding on the site.

8: Whilst the current government have called for an increase in new builds it is obvious to us that there is already a massive amount of building going on. In particular Leathes Top, around Toll Bar / Louth Road and off Boundary Road

4.

to name just a few.

Our understanding is that many of the new houses on Scythia Top are not selling.

9: The outline planning application does not show garages or the design and appearance of the properties proposed to be built. Many families have two and more cars. Another example of over intensification.

10: We understand that the Council has recently turned down an application for new housing off Lenth Road, a much smaller development.

In the light of the above we request that the Council refuses this application.

5.

We thank you for taking  
the time to read this  
letter.

Yours sincerely

STEPHEN C. JACKSON.

# Comments for Planning Application DM/0980/25/OUT

## Application Summary

Application Number: DM/0980/25/OUT

Address: Land West Side Louth Road New Waltham North East Lincolnshire

Proposal: Outline application for a Residential Development (Use Class C3) for up to 300 Dwellings and associated Access, Public Open Space, Landscaping, Drainage & Infrastructure, with all Matters Reserved except Access.|cr|

Case Officer: Bethany Loring

## Customer Details

Name: Miss jane allen

Address: 125 mendip avenue Grimsby DN333AJ

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The infrastructure is not there to support such developments. The devastation to wildlife and to residents this would cause is immense. There are already numerous developments in the town, most of whom are unable to sell properties, so adding to this is completely unnecessary. Taking more precious green space is also abhorrent.

**From:** d s brewin  
**Sent:** 06 April 2026 13:00  
**To:** Planning - IGE <planning@nelincs.gov.uk>  
**Subject:**

Planning reference DM/0980/25/OUT

Dear sir

I am sending this email to register my objections to planning ref DM/0980/25/25/OUT.

The current road structure in the area is unable to cope the peak times traffic requirements .

It could cause delays to the Emergency services responses.

Regards

David Brewin

29 Pagehall Close

Grimsby

DN33 2HF

Sent from my Galaxy

**From:** Chris Green  
**Sent:** 20 February 2026 15:36  
**To:** Planning - IGE <[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)>  
**Subject:** DM/0980/25/OUT

Dear Sir or Madam,

I wish to register my opposition to further development in the Scartho and Louth Road area (ref DM/0980/25/OUT).

The strategic gap is being continually squeezed and so, for the sake of the environment, building should be curtailed or halted before all our green spaces are buried under concrete in the name of profit.

Yours sincerely,

Christian Green of 53 Pagehall Close, Grimsby, DN33 2HF

# Comments for Planning Application DM/0980/25/OUT

## Application Summary

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Case Officer: Bethany Loring

## Customer Details

Name: Dr Alan Treadgold

Address: 10 Pinfold Lane Scartho Grimsby DN33 2EW

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am profoundly opposed to this development for the following reasons:

1. The proposed site is not allocated for development in the NEL local plan
2. The proposed development will seriously compromise the strategic gap between Scartho and Waltham
3. The proposed development is remote from basic amenities (shops, medical etc) and will therefore generate an intolerable amount of additional traffic on what is already a heavy congested main road and add further to heavily congested local roads in Scartho and Waltham.
4. Scartho Road fork and Tollbar are heavily congested pinch points during peak travel times. Construction traffic will add further to already excessive congestion.

This is a highly speculative and ill considered development which, if allowed to proceed, will be highly detrimental to residents of Scartho both during construction and after completion. The fact that there is also no provision for such a development in this location in the Local Plan should mean that there is no case whatsoever to allow this development to proceed.

# Comments for Planning Application DM/0980/25/OUT

## Application Summary

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Case Officer: Bethany Loring

## Customer Details

Name: Miss Sarah Appleyard

Address: 22 Pinfold Lane Scartho Grimsby Dn33 2ew

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Inevitable increase in traffic into area/ network which has not had existing flow/ parking issues resolved.

# Comments for Planning Application DM/0980/25/OUT

## Application Summary

Application Number: DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Miss Wendy Damerall

Address: 24 Pinfold Lane Scartho Grimsby DN33 2EW

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to planning application DM/0980/25/OUT - Waltham/Louth Road. The proposal for 300 additional homes. The additional strain on Scartho Road traffic which is already over capacity and takes ages to get into town for work has an impact with emissions to the area. Objections to this development have been driven & are numerous, for good reason.

Aside from the fact that the associated wildlife, providing a sanctuary for them, along with an area that can be enjoyed by local residents, in its present state. A development of this kind would create more urban overspill & more litter from the area, as in other areas, which would be a hindrance to wildlife & a blight on the beauty of the area.

The displacement of water, by roads, housing & their rooftops, will overload a water system that already struggles, backing up in heavy rainfall.

There's no proven need for the size of development & plenty of 'brownfield' sites to fulfil the criteria for so called, affordable new builds, which aren't particularly affordable anyway.

The HNES reveals the need for only 100 new homes annually, to meet known demand, so this proposal goes way beyond.

NELC are seemingly looking for extra council taxes, from the property dwellers, as the need is not evident, in any other way, whereas green space is!

NELC have produced green strategies, which seem to contradict the proposal & don't meet targets.

The surrounding infrastructure isn't able to support the development.

Ultimately, there's no need for development of Louth/Waltham road, with its associated risks to wildlife & other people's properties.

71 - 14th DEER

- 5 MAR 2026

26 P. nfold Lane  
Scartho  
Grimsby  
DN33 2EW

Dear Sir or Madam,

I wish to register my  
 dread of lorry fields being built on.  
 I can see that we shall have no breathing  
 space at all. miss Grass, flowers & Crops  
 growing & I know wild animals still use  
 these lorry signs & it benefits all.  
 We have so many lorry signs  
 around the area some in progress &  
 some just empty. please stop this madness  
 when builders see 'lorry' signs  
 Yours Sincerely

Please say "No" Strongly

- 5 MAR 2026

Ref  
DMM/0980/25/007

# Comments for Planning Application DM/0980/25/OUT

## Application Summary

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Case Officer: Bethany Loring

## Customer Details

Name: Mr Nathan Sorby

Address: 25 rosaire place Grimsby Dn33 2jt

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Disrupt local area

# Comments for Planning Application DM/0980/25/OUT

## Application Summary

Application Number: DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Mr Richard Horner

Address: 40 Rosaire Place Scartho Grimsby DN33 2JS

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The developer's claim that the Toll Bar roundabout is already at over-capacity- regardless of new builds- is a recurring argument that actually underscores a critical flaw: the local infrastructure is fundamentally incapable of supporting further growth. If the current network cannot handle baseline traffic increases, it certainly cannot accommodate the massive influx of vehicles this scheme would introduce.

Given that the Transport Assessment predicts 85% of residents will rely on cars, the resulting traffic volume will be staggering. The assessment likely underestimates reality; while it cites 1.5 cars per household, Scartho family homes frequently operate 2 to 4 vehicles. When combined with essential service and delivery traffic, the impact on congestion and queuing will be severe.

Furthermore, these developments on the edge of Scartho should no longer be viewed as isolated "extensions." This cumulative "creep" is eroding the semi-rural character of the area, threatening to replace valued green spaces and distinct village identities with congested, characterless urban sprawl.

# Comments for Planning Application DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Mr Ashley Ware

Address: 9 Rubens Close Scartho DN333TY

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:In addition, the land proposed for development is known to flood during periods of heavy rainfall. Building housing on a field that already struggles to drain naturally raises serious concerns about future flood risk, not only for the new properties but also for surrounding areas. Hard surfacing associated with housing developments significantly reduces natural drainage, increasing surface water runoff and the likelihood of flooding on nearby roads and existing homes. This would place further strain on local drainage infrastructure and create long-term safety, insurance and maintenance issues for both residents and the council.

# Comments for Planning Application DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Mr David Scowen

Address: 9 sanctuary Gardens Stanford le Hope Essex Ss177ee

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear sir/madam I am writing to formally register my objection to the proposed development of land adjacent to my families property. The proposed development is identified under planning application reference number as above. While I understand the need for new housing, I believe this specific proposal is inappropriate for this location due to a number of significant negative impacts on the local infrastructure, the environment and existing residents quality of life. My primary concerns are as follows. Impact on privacy and overlooking. Increased traffic and safety. Loss of amenity space/ green space. Impact on local infrastructure. Noise and disruption during construction. I believe these concerns warrant serious consideration and demonstrate that the proposed development does not align with local planning policies.

I formally request that my objection be noted and taken into account during the deliberation process. I trust that the planning committee will make a informed decision and refuse this application in its current form.

I look forward to receiving confirmation that my letter of complaint has been received

Your sincerely

Mr D. Scowen

# Comments for Planning Application DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Mr Nigel Oliver

Address: 86 Scartho Road Grimsby DN33 2BG

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Grimsby already has too many housing projects with not enough infrastructure to match a vastly growing population such as shops, GP's, limited hospital capacity, road infrastructure... (as was brought up in parliament by Martin Vickers some time ago).

# Comments for Planning Application DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Mrs Ingrid Oliver

Address: 86, Scartho Road Grimsby DN33 2BG

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Grimsby hasn't got the infrastructure to support yet more new housing and Scartho Road is already over congested.

# Comments for Planning Application DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Miss Amy Scowen

Address: 39 seaforth Avenue Southend on sea Essex SS2 4ER

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To whom it may concern,

I am writing to you in reference to the planning application of DM/0980/25/OUT, for Land West Side Louth Road , New Waltham, North East Lincolnshire.

I regularly visit family in the surrounding area and would like to express that I am against the planning that has been put forward of 300 dwellings etc. This is due to since visiting the area over the 10 years since my parents have been there, I fear that the infrastructure that is planned to happen will increase the amount of traffic in this area and will cause much distress for all residents living in this area, Not to mention the wildlife that is living in the surrounding areas.

Having an increase of traffic will cause much more frustration and accidents which I am sure is a concern for you too.

I worry that with the poor health my parents have had in the past and that others also suffer within these surrounding areas, the increase of traffic and population will also have a knock on effect with the NHS and emergency services and getting to and from the hospitals.

# Comments for Planning Application DM/0980/25/OUT

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Application Number: DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Miss Amy Scowen

Address: 39 seaforth Avenue Southend on sea Essex SS2 4ER

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To whom it may concern,

I am writing to you in reference to the planning application of DM/0980/25/OUT, for Land West Side Louth Road , New Waltham, North East Lincolnshire.

I regularly visit family in the surrounding area and would like to express that I am against the planning that has been put forward of 300 dwellings etc. This is due to since visiting the area over the 10 years since my parents have been there, I fear that the infrastructure that is planned to happen will increase the amount of traffic in this area and will cause much distress for all residents living in this area, Not to mention the wildlife that is living in the surrounding areas.

Having an increase of traffic will cause much more frustration and accidents which I am sure is a concern for you too.

I worry that with the poor health my parents have had in the past and that others also suffer within these surrounding areas, the increase of traffic and population will also have a knock on effect with the NHS and emergency services and getting to and from the hospitals.

# Comments for Planning Application DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Mrs Susan Spink

Address: 10 Southfield Road Scartho Grimsby DN33 2PL

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Land directly North of the development includes a commercial yard. This yard uses a private, unadopted road 8 feet wide to its north, with no public right of access. I am the owner of this road. This private road leads directly to Southfield Road. The "Parameters Plan" (the master layout) needs to include a solid, non-permeable boundary along its Northern edge near this commercial yard.

This is a "Highway Safety" issue. If the estate isn't physically sealed off at the North point, it could encourage "unauthorized traffic displacement" onto a private road 8 feet wide that isn't built for that volume of cars. Potentially blocking emergency access to 4 homes (10 Southfield Road, 10A Southfield Road, 12A Southfield Road and 12B Southfield Road) that use this private road and damaging a private asset.

# Comments for Planning Application DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Mrs Gillian Stewart

Address: 4 Southern Walk Scartho Grimsby DN33 2PG

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:DM/0980/25/OUT

Waltham, New Waltham and Scartho have strong identities and people living in these individual area's have a pride in them they all have a strong sense of their own communities which they feel would be lost if this development were to be approved. Each village would lose their character and would be changed for ever.

1 Conflict with NELC local plan and strategic gap policy.

Development of this site would undermine the purpose of the strategic gap and would set an unacceptable precedent. For further encroachment.

This would mean the surrounding village would lose their distinct identity.

2 Highway safety and traffic impact.

The location is already subject to significant traffic congestion. The access point to this new development will generate more traffic on to the already congested road between Walrtham Toll Bar, Louth Road and Scartho Fork.

This will also affect predestines, parking, access to local housing, along with the local schools at peak times.

3 Lose of country side and impact of wild life

This site currently comprises of open country side and contributes to the rural character of the local area. This would mean negative impact on local biodiversity which exacerbate environmental harm.

4 Lack of demonstrate housing need.

In recent years there has been a substantial level of housing development in Waltham, New Waltham and Scartho. Which clear shows we do not need any other further developments in this area.

As this would put further strain on services and infrastructure.

5 Insufficient local infrastructure capacity.

Local infrastructure including schools, health care services, shops, recreational facilities and public transport are already operating at or near capacity.

Further housing would place unacceptable pressure on these services. Also on transport which is already heavily congested and lacks the capacity to accommodate further increase in traffic.

Please look at these 5 objections on this proposed development. Understanding our concern's to this area.

# Comments for Planning Application DM/0980/25/OUT

## Application Summary

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Case Officer: Bethany Loring

## Customer Details

Name: Mrs Gillian Stewart

Address: 4 Southern Walk Scartho Grimsby DN33 2PG

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objections for planning DM/0980/25/OUT

Traffic

The amount of traffic coming from this application and the other new one coming off Side lane. Will cause even more problems than we have at the moment.

Louth Road, Grimsby Road leading into Waltham Road, which then meets up at Scartho Folk, always has a backlog. Trying to get out o the side roads and driveways is very hard and at times a danger for people living and walking here, plus children on bikes coming from Toll Bar school.

More cars will cause more of a backlog and bad pollution in this area. These roads are one of the main ways to the hospital and into Grimsby.

Infrastructure

In this area this is very poor. Scartho area does not have enough Doctors dentists, and chemists.

The senior school is already full. The infant and junior also. More housing will cause a problem.

Which will lead to bad education for our young people.

Wild life

In the fields you plan to build on have a vast amount of wildlife. Which should not be disturbed. It is the main breeding area for roe deer. Bats are in the bushes. Newts and badgers are seen very often. Also along with hedgehogs, herons, wild birds, birds of pray and pheasants. These should not be moved or disturbed.

We have trees with preservation orders. An underwater spring. Which comes out at times on the corner of the road between houses 2 and 4, Southern Walk.

The fields are known to flood. Making for problems in this area.

We have many other areas in Grimsby where housing is needed and would be safer. Meaning people who could afford housing would be able to.

Housing projects are already started at Toll Bar, Holton Le Clay and Waltham; these are already coursing problem.

This project should not be approved.

# Comments for Planning Application DM/0980/25/OUT

## Application Summary

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Case Officer: Bethany Loring

## Customer Details

Name: Mrs Karen Norman

Address: 8 Southern walk Grimsby DN33 2PG

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I absolutely oppose this build mainly I'm concerned about the impact it's going to have on our privacy and security. We have a gate at the bottom of our garden with access directly onto the field and according to the plans there is going to be a walkway at the bottom of our garden so we are not going to feel secure at all also there is the question of the noise and dirt and dust coming from the build for however long the build will take we do not want it! We moved here for peace and quiet after living on a busy housing estate for years

**From:** karen  
**Sent:** 30 December 2025 14:55  
**To:** Planning - IGE (Equans) <planning@nelincs.gov.uk>  
**Subject:** Ref DM/0980/25/OUT

Mr and Mrs Norman 8 Southern walk grimsby Dn332pg

My husband and myself are both against this development. There are a few things mainly that we think our privacy and security will be compromised. We've been lead to believe that there will be a walkway at the bottom of our garden. We have a gate that leads directly onto the field so we are not going to feel very secure thinking that anybody could walk through. Also we are concerned about the noise from the building works and the dust and dirt it is going to create. We do not want to be living on a building site for however long it's going to take. We moved to this area for peace and quiet after living on a noisy housing estate for many years.

# Comments for Planning Application DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Miss Nicole Hand

Address: 9 Rubens Close Scartho DN333TY

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a resident of Scartho, I strongly disagree with this proposal and object against such a vast development. Already myself and others in the area are leaving at least 40 minutes early for work to avoid the huge amount of traffic that can be found on Scartho Road, Louth Road, Waltham Road, and Station Road near Tollbar Adademy. It is guaranteed that even by leaving early, I am always stuck in traffic on at least one of these routes due to the massive volume of cars already on the road. With over 300 extra houses in the area, allowing for two vehicles per house which is usually the case, it is difficult to fathom how chaotically busy the local roads will be. This development would cause more congestion and contribute heavily to air pollution, as well as create an even more unsafe situation for children travelling to school when there are massive amounts of drivers waiting in excessive traffic queues. It also goes without saying that the already busy doctors, pharmacy, dentist and schools would face even more strain with more people in the area.

It is also frustrating that the Grimsby Local Plan set out to protect these green spaces, and yet we seem to be losing them all. On Station Road, this development as well as the proposed application on the opposite side of the road would mean that no complete green spaces would remain, and Scartho would be connected to Waltham/New Waltham. I find it difficult to see how this development complies with the idea that settlements should remain separate to protect open countryside. Wildlife, of which bats, deer and birds of prey call this field their home, are slowly losing all of their safe spaces. This field is currently the natural space that wildlife need to thrive.

# Comments for Planning Application DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Mrs Avril Graham

Address: 12 Southern Walk Grimsby DN33 2PG

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I wish to object to the proposed planning application (DM/0980/25/OUT) due to the serious issues and disruptions that will occur with the increased congestion with traffic. It is bad enough at present at school and work times and will be even more disruptive with an additional 300 houses which will all possibly have 1-2 cars per house.

The local GPs, hospital and schools do not have the infrastructure to accommodate the additional houses.

There will be a loss of green land and potential development for farming space including a loss of the wildlife that currently inhabit the land.

# Comments for Planning Application DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Mrs Gillian Ross

Address: 14 Southern Walk Scartho DN33 2PG

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:DM/0980/25/OUT

Waltham, New Waltham and Scartho have strong identities and people living in these individual area's have a pride in them they all have a strong sense of their own communities which they feel would be lost if this development were to be approved. Each village would lose their character and would be changed for ever.

1 Conflict with NELC local plan and strategic gap policy.

Development of this site would undermine the purpose of the strategic gap and would set an unacceptable precedent. For further encroachment.

This would mean the surrounding village would lose their distinct identity.

2 Highway safety and traffic impact.

The location is already subject to significant traffic congestion. The access point to this new development will generate more traffic on to the already congested road between Walrtham Toll Bar, Louth Road and Scartho Fork.

This will also affect predestines, parking, access to local housing, along with the local schools at peak times.

3 Lose of country side and impact of wild life

This site currently comprises of open country side and contributes to the rural character of the local area. This would mean negative impact on local biodiversity which exacerbate environmental harm.

4 Lack of demonstrate housing need.

In recent years there has been a substantial level of housing development in Waltham, New Waltham and Scartho. Which clear shows we do not need any other further developments in this area.

As this would put further strain on services and infrastructure.

5 Insufficient local infrastructure capacity.

Local infrastructure including schools, health care services, shops, recreational facilities and public transport are already operating at or near capacity.

Further housing would place unacceptable pressure on these services. Also on transport which is already heavily congested and lacks the capacity to accommodate further increase in traffic.

Please look at these 5 objections on this proposed development. Understanding our concern's to this area.

# Comments for Planning Application DM/0980/25/OUT

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Case Officer: Bethany Loring

## Customer Details

Name: Mrs Gillian Ross

Address: 14 Southern Walk Scartho Grimsby DN33 2PG

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Dear Sir or Madam,

Re: Planning Application DM/0980/25/OUT - Objection

I write to formally object to the above outline planning application. The application site comprises a wildflower meadow which functions as a high-value habitat used for nesting, feeding and movement by multiple protected and priority species, including bats, wild birds, hedgehogs, pollinators and deer.

Failure to comply with statutory wildlife legislation - Wildlife and Countryside Act 1981 (as amended)

Under Section 1 of the Act, it is a criminal offence to intentionally damage or destroy the nest of any wild bird while it is in use or being built. I doubt any development can be carried out in the wildflower meadow without damaging or destroying nests of the wild birds using the field.

Wildflower meadows are recognised as high-value habitat for ground-nesting and low-nesting birds. Any clearance, construction or enabling works during the breeding season (typically March-August) would risk unlawful nest destruction. In the absence of detailed, up-to-date breeding bird surveys undertaken at the appropriate time of year, the application fails to demonstrate legal compliance.

Conservation of Habitats and Species Regulations 2017 (Habitats Regulations)

All bat species are European Protected Species (EPS) and receive the highest level of protection in law.

It is an offence to:

- deliberately disturb bats,
- damage or destroy bat roosts, or

- damage or impair bat breeding sites or resting places, including associated foraging habitat and commuting routes where such loss would adversely affect local bat populations.

Any loss or fragmentation of this habitat, or the introduction of artificial lighting, risks constituting unlawful disturbance.

North East Lincolnshire Council cannot lawfully grant planning permission unless it is satisfied, based on sufficient ecological evidence, that the proposal would meet the legal tests for an EPS licence. This requires:

- seasonally appropriate bat activity surveys by licensed ecologists,
- assessment of impacts on foraging habitat and flight corridors,
- demonstration that harm has been avoided, not merely mitigated.

Breach of the Council's statutory biodiversity duty - Natural Environment and Rural Communities Act 2006 - Section 40

North East Lincolnshire Council has a statutory duty to have regard to the purpose of conserving and enhancing biodiversity in exercising its planning functions.

This duty is not discretionary and must be demonstrably discharged at the decision-making stage. Allowing the loss of a species-rich wildflower meadow without compelling justification or proven avoidance measures would conflict directly with this statutory obligation.

Conflict with National Planning Policy Framework (NPPF)

The proposal conflicts with several core principles of the NPPF, including:

- The requirement to avoid significant harm to biodiversity
- The requirement to refuse development resulting in the loss of irreplaceable habitats unless wholly exceptional circumstances apply
- The mitigation hierarchy: avoidance first, mitigation second, compensation last

Wildflower meadows are widely recognised as priority habitats and, due to soil composition, fungal networks and long-established plant assemblages, are functionally irreplaceable. Proposed compensation through seed mixes or landscaping does not replicate the ecological value of an established meadow within a meaningful timeframe.

Biodiversity Net Gain (BNG) and Priority Species

The site supports multiple Species of Principal Importance under Section 41 of the NERC Act, including pollinators and hedgehogs.

Any Biodiversity Net Gain assessment which:

- treats the meadow as low distinctiveness,
- assumes rapid habitat replacement,
- or relies on off-site or future compensation, would fail to reflect ecological reality and national guidance.

Mature wildflower meadow biodiversity cannot be recreated quickly or reliably, and loss would represent a net decline in biodiversity.

Additional congestion on the roads and access for existing residents

The planned development for up to 300 dwellings will inevitably lead to additional traffic on the surrounding roads. A conservative estimate would be of approximately 600 vehicles.

The roads that will connect the planned housing development on to Louth Road (A1234) and Grimsby Road (B1203) will be even more congested. At the moment the traffic flow along the Louth Road (A1234) heading to the roundabout with the A16 will make turning right on to Louth Road for residents on the following roads impossible at peak travel times;

Residents on the following roads will be affected; Southern Walk, Southfield Road, Eastbourne Way, Eastfield Avenue, West Lea, Southfield Road, Hilary Road, Beatty Avenue, Westbourne Grove, Croxby Avenue, Croxby Grove

The roundabout is regularly gridlocked, particularly at morning and afternoon rush hours. The additional traffic caused by the extra housing will exacerbate this problem. The issue exiting on to Grimsby Road (B1203) will have the same congestion issue to the roundabout with Station Road (B1219).

The development already in progress on Station Road (B1219) will also add more vehicles to these roundabouts.

Provision on amenities in the area

With the additional residents in the area (this planned development and the development already being built along Station Road B1219) where will the additional local amenities like dentists and doctors be located?

Is the local fire station equipped to cope with all the additional housing being built in the local area?

Provision of primary and secondary schools in the area, are there enough spaces at the existing primary and secondary schools in the local area for the additional children moving into the area? Are there enough teachers and physical classroom space? Will classroom numbers have to be increased to accommodate the increase in school numbers if the facilities are not available?

Flooding

Due to global warming, we are getting wetter weather, particularly in winter. At the moment, the wildflower meadow floods in several areas which has no impact on the nearby roads.

With the addition of the homes, gardens, driveways and roads on the site the ability for the water to drain will be negatively impacted. What steps will be taken to mitigate any flooding or improving the drainage in the field?

For the reasons outlined above, the application:

- Fails to demonstrate compliance with wildlife protection legislation

- Conflicts with the NPPF and statutory biodiversity duties
- Risks facilitating unlawful harm to protected species and priority habitat
- Is unsupported by legally adequate ecological evidence
- Increased pollution and traffic congestion
- Stretched services already in the local area (dentists, doctors, fire services, schools) unable to cope with current numbers of residents
- Increased risk of flooding to existing property and local roads

Accordingly, I respectfully request that Planning Application DM/0980/25/OUT be refused.

# Comments for Planning Application DM/0980/25/OUT

## Application Summary

Application Number: DM/0980/25/OUT

Address: Land West Side Louth Road New Waltham North East Lincolnshire

Proposal: Outline application for a Residential Development (Use Class C3) for up to 300 Dwellings and associated Access, Public Open Space, Landscaping, Drainage & Infrastructure, with all Matters Reserved except Access.|cr|

Case Officer: Bethany Loring

## Customer Details

Name: Mrs Ann Hand

Address: 16 Southern walk Scartho, Grimsby Dn33 2pg

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this large development.

Traffic already is at an unbelievably huge capacity, which obviously creates so much more air pollution. This will increase, with the usage of hgv trucks and vehicles to and from the development.

Also creating dangerous conditions for other drivers and children, going back and forth, on an already busy road.

The children attending nearby schools, frequently use these roads, either using bikes or walking close by. This development is only making their journey more dangerous.

The field floods greatly, which welcomes new wildlife, to join the vast amount of wildlife we already have in the field. Deer, birds of prey, bats. Surely we need to protect all wildlife and their homes along all green belts surrounding our villages.

Infrastructure..... what we have, can not sustain all these developments.

Doctors, dentists, schools, shops.

It's all at capacity.

Also this development is outside of the local plan.....

So I absolutely object to this development.