

**North East Lincolnshire**

**Strategic Housing Land  
Availability Assessment**

**Published November 2025**

## Disclaimer

In relation to the information contained within this report, the Council makes the following disclaimer without prejudice:

This assessment has a base date of 31 March 2025, and the findings are a 'snap-shot' of information held at that time.

It should not be assumed that the submission of a site was made by the current landowner as site suggestions can be made by any party. The inclusion of a site, building or area of land in this assessment does not determine that the Council will allocate the site(s) for development in the Local Plan. Further assessment of sites will be undertaken, taking account of relevant plans/programmes, evidence base studies and technical reports, informed by outcomes of the Habitats Regulations Assessment and Sustainability Appraisal (incorporating the requirements of the Strategic Environmental Assessment) process.

The identification of a site in this assessment has no bearing on decisions on planning permission for development on a site. All planning applications will be assessed on their merits against appropriate adopted Local Plan policies and other material planning considerations.

The boundary attached to a site, building or area is based on the information available at the time of writing/provided during consultation. The Council acknowledges that there may be site boundary changes for the purposes of a planning application, or during further progression of the allocations process as part of the Local Plan's development.

If a site is not identified in the study or has been discounted in line with the methodology, this does not prevent the Council from undertaking further assessment as part of the allocations process where it considers it appropriate to do so (for example, where further evidence has come to light). Nor does a site's exclusion preclude planning permission for development being approved.

The site capacity identified reflects the number of dwellings granted planning permission (where this is applicable), or is an estimate based on the assumptions set out in the methodology document. The capacities are only estimates and do not preclude densities being increased or decreased on sites, subject to site specific considerations on a case-by-case basis.

The assessment of delivery timeframes; short (one to five years), medium (six to 10 years) or long term (11 years +), is based on the Council's assessment at the time of the study, and on information provided throughout the process of preparing the assessment. Circumstances or assumptions may change which may mean that sites could come forward sooner or later than set out in the assessment.

Each site assessment is based on information that was available/provided at the time of the study. There may be some omissions and/or factual inaccuracies which the Council does not take liability for and there may be additional constraints on some sites that were not identified at the time of the survey. Equally, constraints identified in this assessment may later fall away as new or additional evidence emerges.

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**Section 1 Purpose**

- 1.0.1** Strategic housing land availability assessments (SHLAAs) are evidence base documents used to inform the preparation of Local Plans. These assessments respond to the requirement in the [National Planning Policy Framework](#) (the NPPF) for local planning authorities to demonstrate a sufficient supply of or potential sites suitable for residential development to meet local housing requirements.
- 1.0.2** The purpose of this SHLAA is to identify sites in North East Lincolnshire, which are suitable, available and achievable for housing development uses over the next plan period (20 years). This report presents the assessment findings in relation to:
- identification of sites and broad locations with potential for development
  - assessment of sites development potential
  - assessment of sites deliverability (the availability, suitability and achievability)
- 1.0.3** The methodology for the assessment is set out in a separate document, available to view and download from the Council's website at: [Strategic Housing Land Availability Assessment](#)

**Section 2 Housing sites identified as deliverable and developable**

- 2.0.1** The following housing sites have been considered as part of the 2025 assessment and assessed as suitable, available, and deliverable and therefore developable:

## HOU005 - Land to the west of Stallingborough Road, Immingham

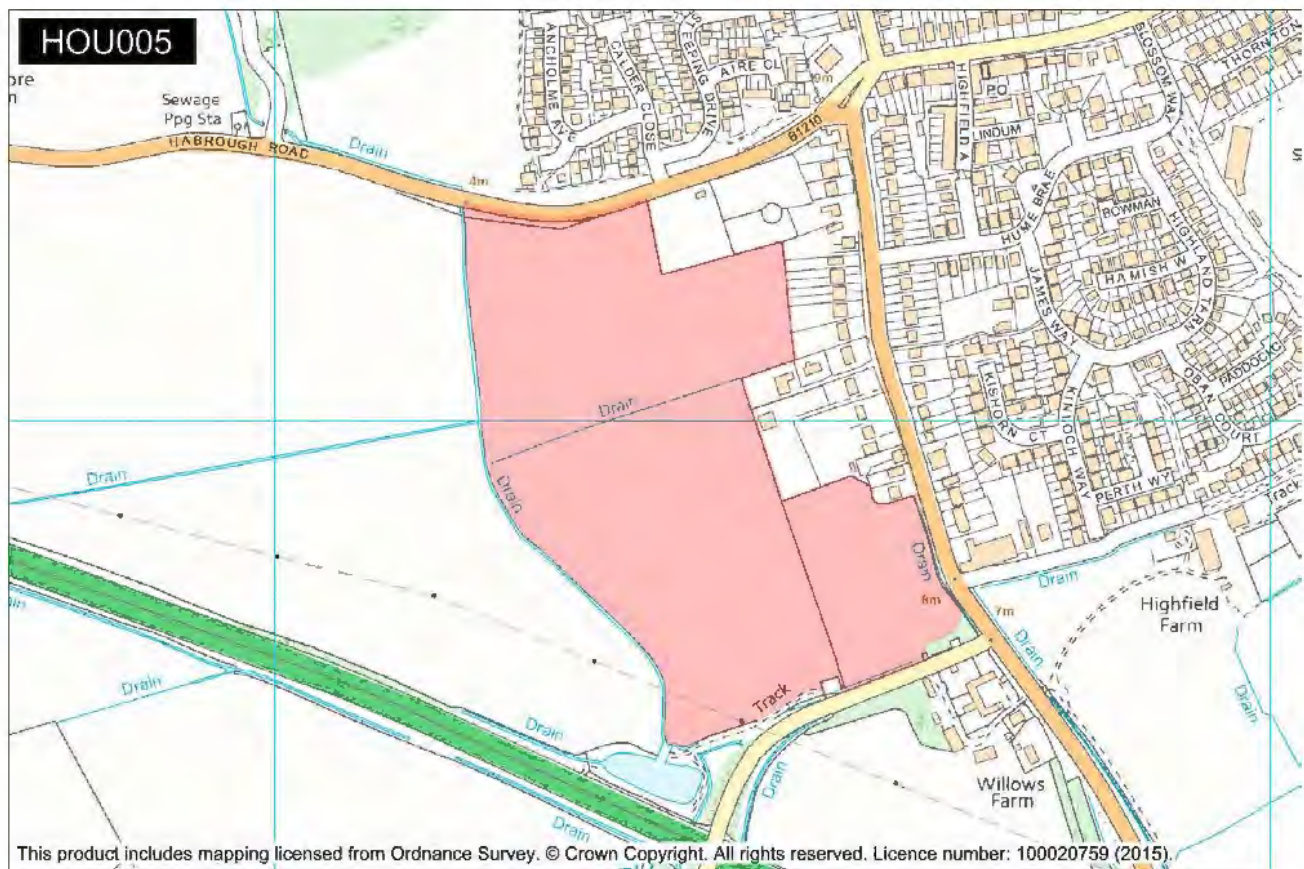


Figure 2.1 HOU005 Location plan

|                        |                                                     |                                |               |
|------------------------|-----------------------------------------------------|--------------------------------|---------------|
| <b>HOU005</b>          | Land to the west of Stallingborough Road, Immingham | <b>Spatial zone</b>            | Estuary zone  |
| <b>Ward</b>            | Immingham                                           | <b>Parish</b>                  | Immingham     |
| <b>Easting</b>         | 517478                                              | <b>Northing</b>                | 413970        |
| <b>Land type</b>       | Greenfield                                          | <b>Current use</b>             | Agriculture   |
| <b>Gross area</b>      | 15.17ha                                             | <b>Net area</b>                | 10.62ha       |
| <b>Potential yield</b> | 319 (estimated)                                     | <b>Estimated delivery time</b> | 6 to 10 years |

Table 2.1 HOU005 Site details

| Assessment type | Assessment summary                                                                                                                                                        |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is available and is in a single ownership.                                                                                                                       |
| Suitability     | The site has limited constraints. There are high voltage cables over the south west corner of the site.<br>A small area to the north west of the site is in Flood Zone 2. |
| Achievability   | The site is achievable. The site is in a low value area.                                                                                                                  |

**Table 2.2 HOU005 Site assessment summary**

|                                                |
|------------------------------------------------|
| <b>SHLAA 2025 site status HOU005</b>           |
| The site is available, suitable and achievable |



## HOU006 - Land to the east of Stallingborough Road, Immingham (Highfield House)

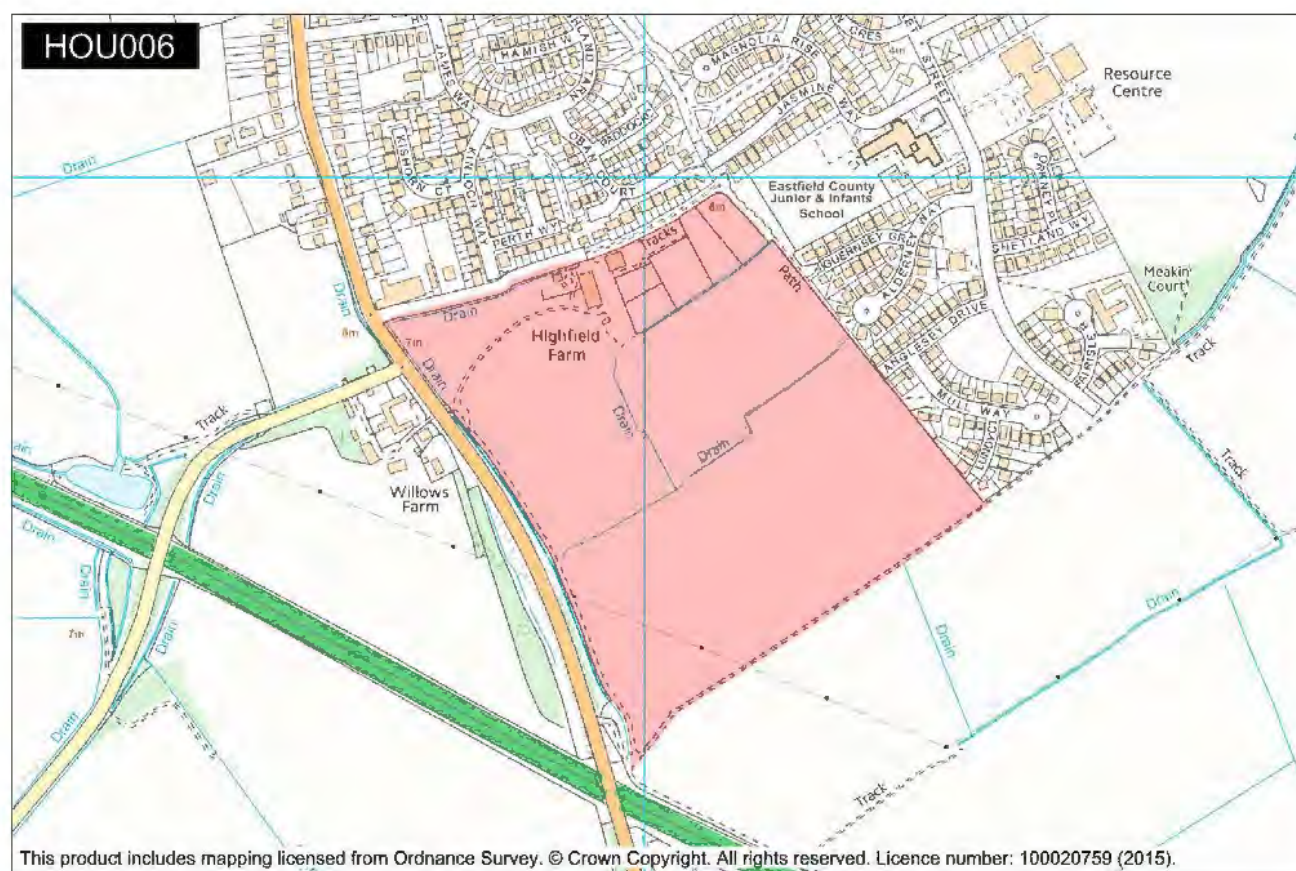


Figure 2.2 HOU006 Location plan

|                        |                                                                       |                                |               |
|------------------------|-----------------------------------------------------------------------|--------------------------------|---------------|
| <b>HOU006</b>          | Land to the east of Stallingborough Road, Immingham (Highfield House) | <b>Spatial zone</b>            | Estuary zone  |
| <b>Ward</b>            | Immingham                                                             | <b>Parish</b>                  | Immingham     |
| <b>Easting</b>         | 518048                                                                | <b>Northing</b>                | 413856        |
| <b>Land type</b>       | Greenfield                                                            | <b>Current use</b>             | Agriculture   |
| <b>Gross area</b>      | 23.29ha                                                               | <b>Net area</b>                | 16.30ha       |
| <b>Potential yield</b> | 525 (consented)                                                       | <b>Estimated delivery time</b> | 6 to 10 years |

Table 2.3 HOU006 Site details

| Assessment type | Assessment summary                                                                                                            |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Availability    | A development partner is in place.                                                                                            |
| Suitability     | Planning application DM/0728/18/OUT granted in 2020 for 525 residential dwellings and extra care facility for up to 80 units. |
| Achievability   | The site's development is underway with enabling works commenced.                                                             |

**Table 2.4 HOU006 Site assessment summary**

|                                                |
|------------------------------------------------|
| <b>SHLAA 2025 site status HOU006</b>           |
| The site is available, suitable and achievable |



**HOU021 - Land west of Great Coates (Church Farm), Grimsby****Figure 2.3 HOU021 Location plan**

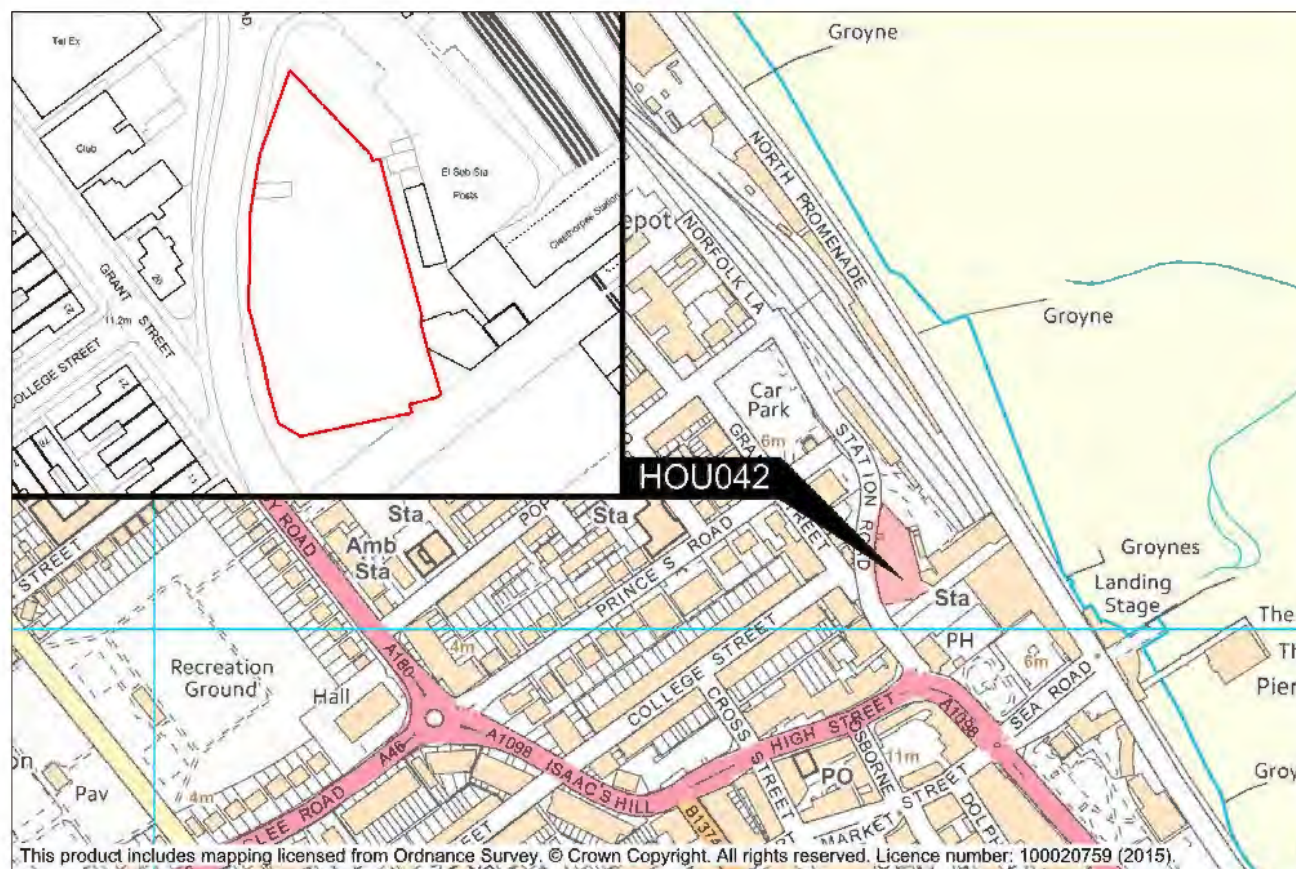
|                        |                                                  |                                |                        |
|------------------------|--------------------------------------------------|--------------------------------|------------------------|
| <b>HOU021</b>          | Land west of Great Coates (Church Farm), Grimsby | <b>Spatial zone</b>            | Urban Area             |
| <b>Ward</b>            | Wolds / Freshney                                 | <b>Parish</b>                  | Healing / Great Coates |
| <b>Easting</b>         | 523235                                           | <b>Northing</b>                | 410003                 |
| <b>Land type</b>       | Greenfield                                       | <b>Current use</b>             | Agricultural           |
| <b>Gross area</b>      | 8.72ha                                           | <b>Net area</b>                | 6.10ha                 |
| <b>Potential yield</b> | 183 (estimated) 150 (promoted)                   | <b>Estimated delivery time</b> | 6 to 10 years          |

**Table 2.5 HOU021 Site details**

| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                                                |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | Site is available and in single ownership.                                                                                                                                                                                                                                                                                        |
| Suitability     | The site has some constraints, archaeological potential and other heritage sensitivities including Great Coates Conservation Area.<br>An area in the north east of the site is in flood zone 3.<br>The landscape character assessment identifies the site as having medium sensitivity and medium capacity to accept development. |
| Achievability   | Presence of gas and petroleum pipelines and gas valve compound adjacent the site.<br>Any design approach would need to address heritage considerations.<br>The site is in a medium value housing market area.                                                                                                                     |

**Table 2.6 HOU021 Site assessment summary**

|                                                                                                   |
|---------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU021</b></p> <p>The site is available, suitable and achievable</p> |
|---------------------------------------------------------------------------------------------------|

**HOU042 - Former Clifton Bingo, Grant Street, Cleethorpes****Figure 2.4 HOU042 Location plan**

|                        |                                                 |                                |               |
|------------------------|-------------------------------------------------|--------------------------------|---------------|
| <b>HOU042</b>          | Former Clifton Bingo, Grant Street, Cleethorpes | <b>Spatial zone</b>            | Urban Area    |
| <b>Ward</b>            | Sidney Sussex                                   | <b>Parish</b>                  | N/A           |
| <b>Easting</b>         | 530573                                          | <b>Northing</b>                | 409057        |
| <b>Land type</b>       | Brownfield                                      | <b>Current use</b>             | Cleared site  |
| <b>Gross area</b>      | 0.21ha                                          | <b>Net area</b>                | 0.21ha        |
| <b>Potential yield</b> | 99, consented - material commencement           | <b>Estimated delivery time</b> | 6 to 10 years |

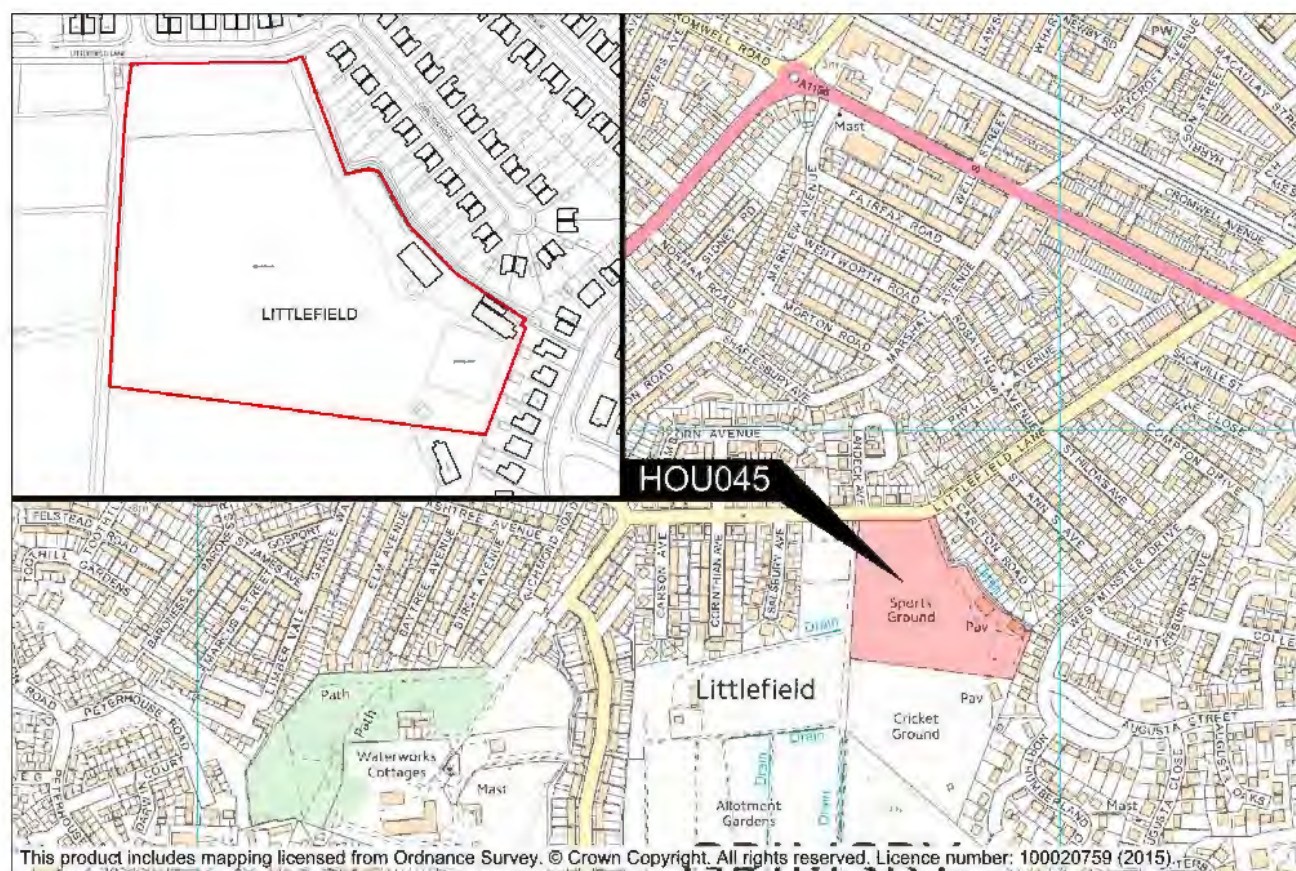
**Table 2.7 HOU042 Site details**



| Available     | The site is available.                                                                                                                                                                                                                                                                                               |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability  | The site is within a single ownership. There are no known legal constraints.                                                                                                                                                                                                                                         |
| Suitability   | The site benefits from an extant planning permission (DM/0676/15/LDO, DM/0537/18/REM). A material start has been made on site.<br>The site is within Flood Zone 1.<br>There are heritage considerations given proximity to listed railway buildings and its position within the Central Sea Front Conservation Area. |
| Achievability | It is within a low value housing market area, but with potential for sea front views.                                                                                                                                                                                                                                |

**Table 2.8 HOU042 Site assessment summary**

|                                                                                                   |
|---------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU042</b></p> <p>The site is available, suitable and achievable</p> |
|---------------------------------------------------------------------------------------------------|

**HOU045 - Land at Cricket Ground, Littlefield Lane, Grimsby****Figure 2.5 HOU045 Location plan**

|                        |                                                   |                                |                     |
|------------------------|---------------------------------------------------|--------------------------------|---------------------|
| <b>HOU045</b>          | Land at Cricket Ground, Littlefield Lane, Grimsby | <b>Spatial zone</b>            | Urban Area          |
| <b>Ward</b>            | Park                                              | <b>Parish</b>                  | N/A                 |
| <b>Easting</b>         | 525760                                            | <b>Northing</b>                | 408882              |
| <b>Land type</b>       | Mixed                                             | <b>Current use</b>             | Vacant sport ground |
| <b>Gross area</b>      | 2.65ha                                            | <b>Net area</b>                | 2.63ha              |
| <b>Consented yield</b> | 74 (consented DM/ 0237/21/FUL)                    | <b>Estimated delivery time</b> | 0 to 5 years        |

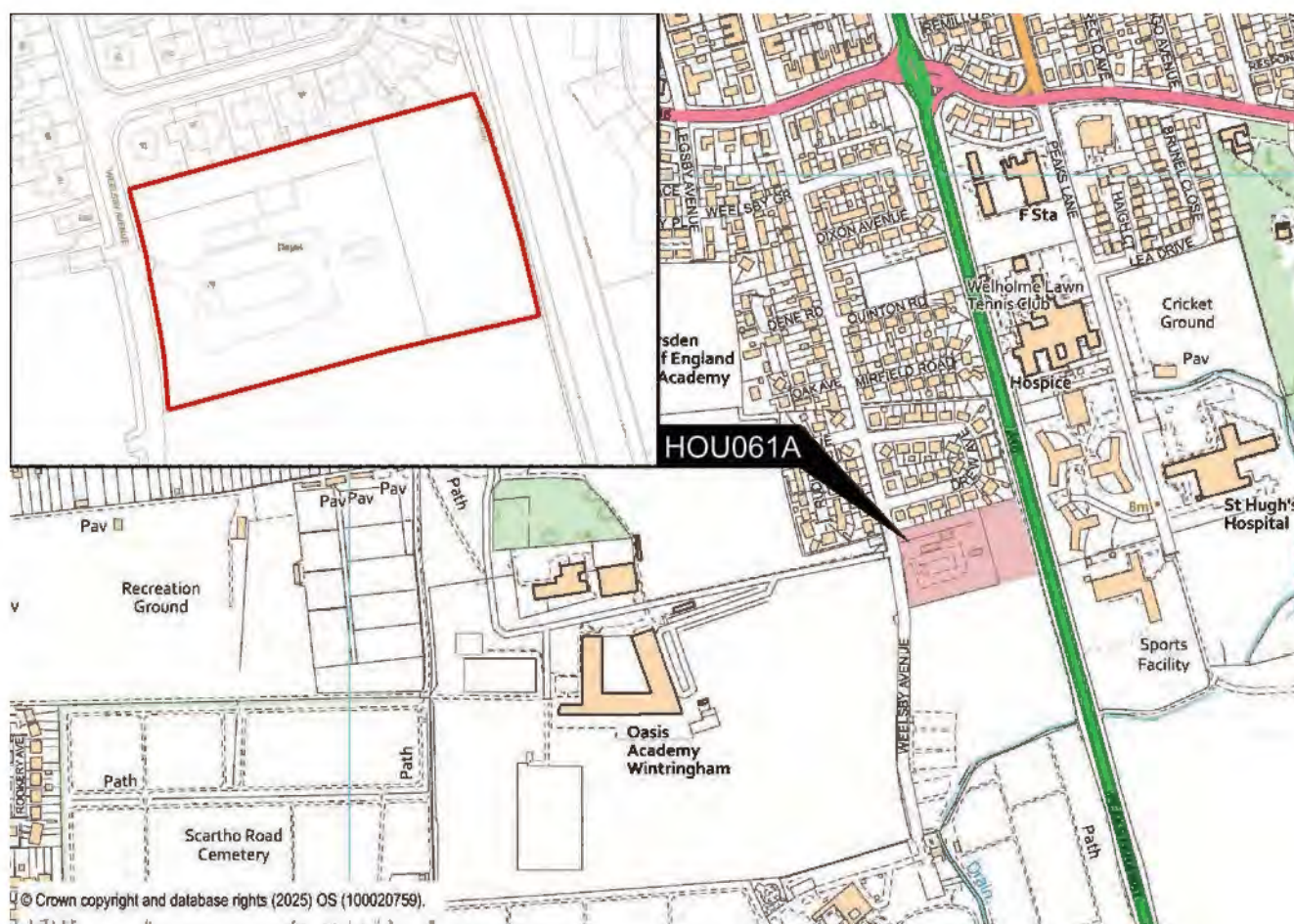
**Table 2.9 HOU045 Site details**

| Assessment type | Assessment summary                                                                                             |
|-----------------|----------------------------------------------------------------------------------------------------------------|
| Availability    | The site is within a single ownership with a developer in place.<br>There are no known legal constraints.      |
| Suitability     | The site benefits from an extant planning permission (DM/0237/21/<br>FUL).<br>The site is within Flood Zone 3. |
| Achievability   | It is within a low value housing market area.                                                                  |

**Table 2.10 HOU045 Site assessment summary**

|                                                |
|------------------------------------------------|
| <b>SHLAA 2025 site status HOU045</b>           |
| The site is available, suitable and achievable |



**HOU061A - Weelsby Road Depot, Weelsby Avenue, Grimsby****Figure 2.6 HOU061A Location plan**

|                        |                                                   |                                    |                                         |
|------------------------|---------------------------------------------------|------------------------------------|-----------------------------------------|
| <b>HOU061A</b>         | Weelsby Road Depot,<br>Weelsby Avenue,<br>Grimsby | <b>Spatial zone</b>                | Urban Area                              |
| <b>Ward</b>            | Park                                              | <b>Parish</b>                      | N/A                                     |
| <b>Easting</b>         | 527622                                            | <b>Northing</b>                    | 407533                                  |
| <b>Land type</b>       | Mixed                                             | <b>Current use</b>                 | Former depot and<br>former public space |
| <b>Gross area</b>      | 0.83ha                                            | <b>Net area</b>                    | 0.83ha                                  |
| <b>Potential yield</b> | 33 (estimated)                                    | <b>Estimated delivery<br/>time</b> | 0 to 5 years                            |

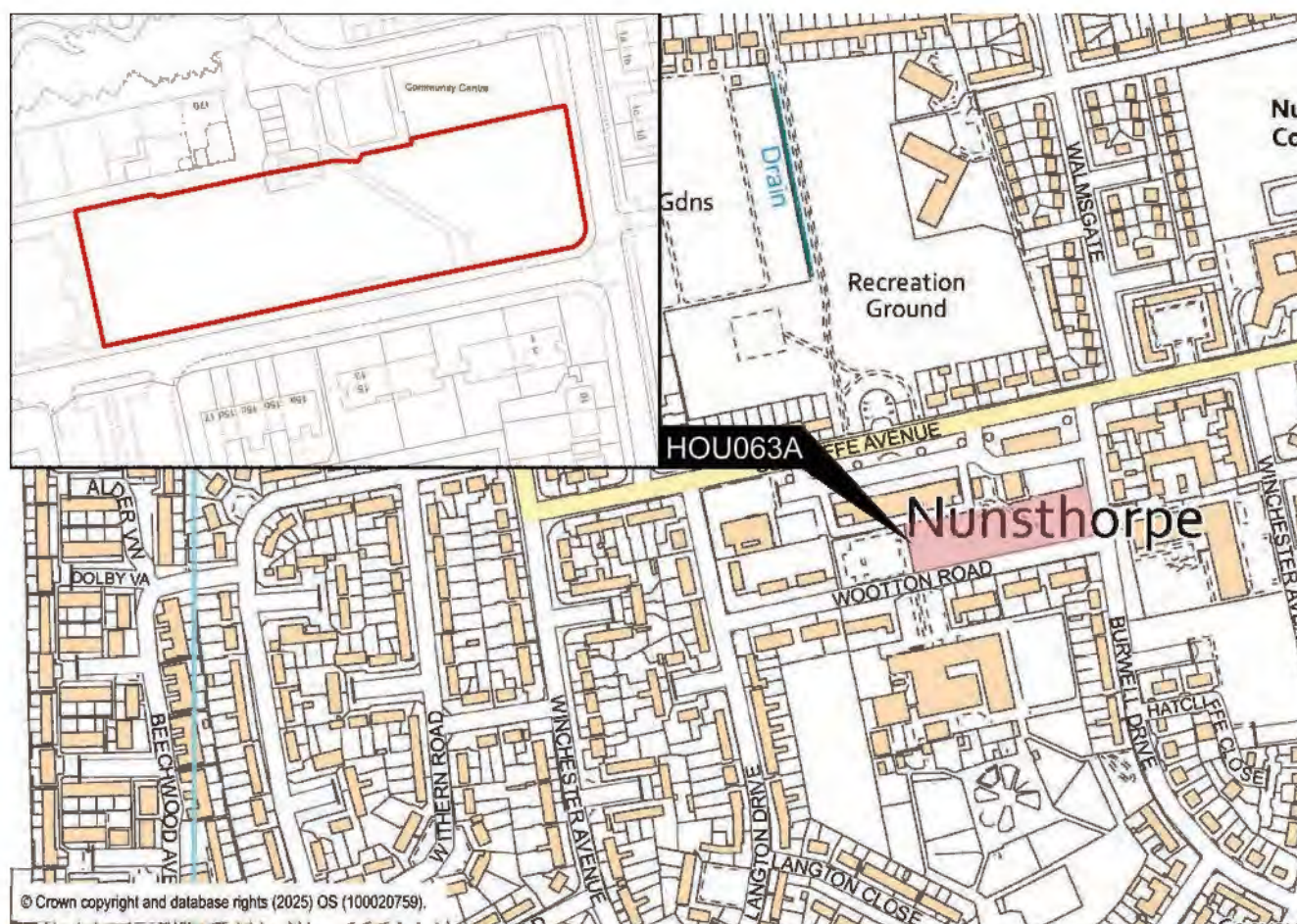
**Table 2.11 HOU061A Site details**

| Assessment type | Assessment summary                                                                                                                                                                                                                   |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is within the Council's ownership.<br>The site has been declared surplus by the Council to their requirements and is available. No known legal issues.                                                                      |
| Suitability     | The site has archaeological potential.<br>The site is within Flood Zone 1.<br>The site is a former depot site and has the potential for contamination to be present.<br>Highway assessment will be required in relation to capacity. |
| Achievability   | The site is within a medium value housing market area.                                                                                                                                                                               |

**Table 2.12 HOU061A Site assessment summary**

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU061A</b></p> <p>The site is available, suitable and achievable</p> |
|----------------------------------------------------------------------------------------------------|



**HOU063A - Wootton Road, Grimsby****Figure 2.7 HOU063 Location plan**

|                        |                       |                                |              |
|------------------------|-----------------------|--------------------------------|--------------|
| <b>HOU063A</b>         | Wootton Road, Grimsby | <b>Spatial zone</b>            | Urban Area   |
| <b>Ward</b>            | South                 | <b>Parish</b>                  | N/A          |
| <b>Easting</b>         | 525464                | <b>Northing</b>                | 407375       |
| <b>Land type</b>       | Brownfield            | <b>Current use</b>             | Open land    |
| <b>Gross area</b>      | 0.4ha                 | <b>Net area</b>                | 0.4ha        |
| <b>Potential yield</b> | 16 (estimated)        | <b>Estimated delivery time</b> | 0 to 5 years |

**Table 2.13 HOU063A Site details**

| Assessment type | Assessment summary                                                                                                                 |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site has been declared surplus by the Council to their requirements and is available.<br>No known legal issues.                |
| Suitability     | The western edge has consent for surface car park (DM/0355/18/FUL) associated with Centre4, but could be released for development. |
| Achievability   | The site is within a low value housing market area.                                                                                |

Table 2.14 HOU063A Site assessment summary

|                                                |
|------------------------------------------------|
| <b>SHLAA 2025 site status HOU063A</b>          |
| The site is available, suitable and achievable |



# HOU064A - Land off Burwell Drive, Grimsby

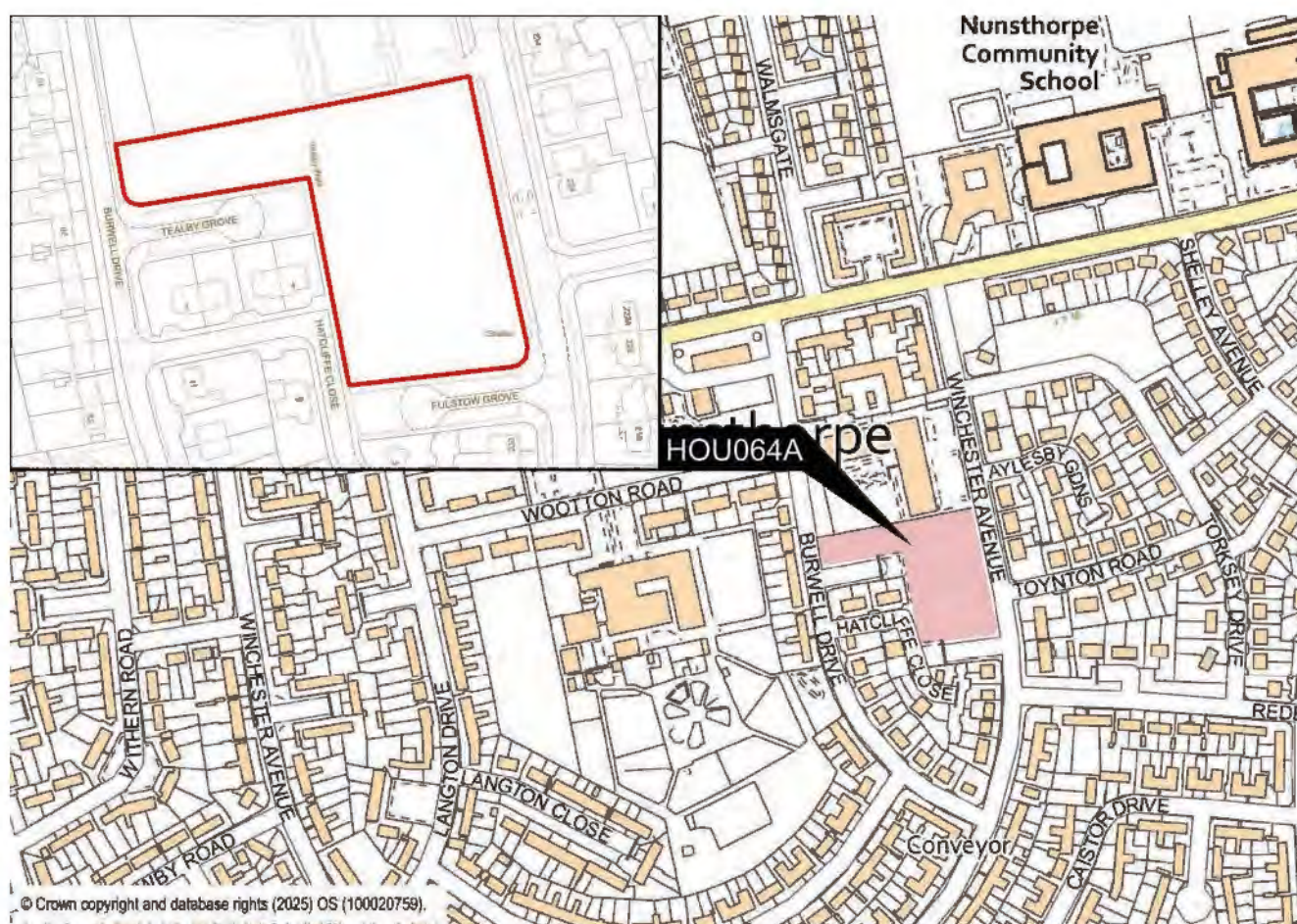


Figure 2.8 HOU064A Location plan

|                        |                                 |                                |              |
|------------------------|---------------------------------|--------------------------------|--------------|
| <b>HOU064A</b>         | Land off Burwell Drive, Grimsby | <b>Spatial zone</b>            | Urban Area   |
| <b>Ward</b>            | South                           | <b>Parish</b>                  | N/A          |
| <b>Easting</b>         | 525637                          | <b>Northing</b>                | 407362       |
| <b>Land type</b>       | Mixed                           | <b>Current use</b>             | Grassland    |
| <b>Gross area</b>      | 2ha                             | <b>Net area</b>                | 1.70ha       |
| <b>Potential yield</b> | 60 (estimated) 20 (promoted)    | <b>Estimated delivery time</b> | 0 to 5 years |

Table 2.15 HOU064A Site details

| Assessment type | Assessment summary                                                                        |
|-----------------|-------------------------------------------------------------------------------------------|
| Availability    | The site has been declared surplus by the Council to their requirements and is available. |
| Suitability     | The site is within an established residential area and would be suitable for development. |
| Achievability   | The site is within a low value housing market area.                                       |

**Table 2.16 HOU064A Site assessment summary**

|                                                |
|------------------------------------------------|
| <b>SHLAA 2025 site status HOU064A</b>          |
| The site is available, suitable and achievable |



**HOU068B - Land off Butt Lane, Laceby****Figure 2.9 HOU068B Location plan**

|                        |                            |                                |                          |
|------------------------|----------------------------|--------------------------------|--------------------------|
| <b>HOU068B</b>         | Land off Butt Lane, Laceby | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Wolds                      | <b>Parish</b>                  | Laceby                   |
| <b>Easting</b>         | 521188                     | <b>Northing</b>                | 407198                   |
| <b>Land type</b>       | Greenfield                 | <b>Current use</b>             | Agricultural             |
| <b>Gross area</b>      | 4.01ha                     | <b>Net area</b>                | 3.41ha                   |
| <b>Potential yield</b> | 119 (estimated)            | <b>Estimated delivery time</b> | 6 to 10 years            |

**Table 2.17 HOU068B Site details**



| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is in single ownership and thought to be free of legal constraints.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Suitability     | <p>The site is adjoining the existing developed area of Laceby and considered to be free of development constraints, a small area is within flood zone 2 and 3 but the major extent of the site is within flood zone 1. The Landscape Character Assessment identifies the site as having medium sensitivity to change and medium capacity to accept development.</p> <p>There is potential for archaeology.</p> <p>The land is identified as being grade 2 agricultural land.</p> <p>Highways public transport improvements will be required, and improvements to Butt Lane.</p> <p>There is a right of way on the site boundary.</p> |
| Achievability   | The site is within a high value housing market area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

**Table 2.18 HOU068B Site assessment summary**

### **SHLAA 2025 site status HOU068B**

The site is available, suitable and achievable.

## HOU074B - Land north and west of Pennells Garden Centre, Weelsby Hall Farm, Humberston Road, Cleethorpes

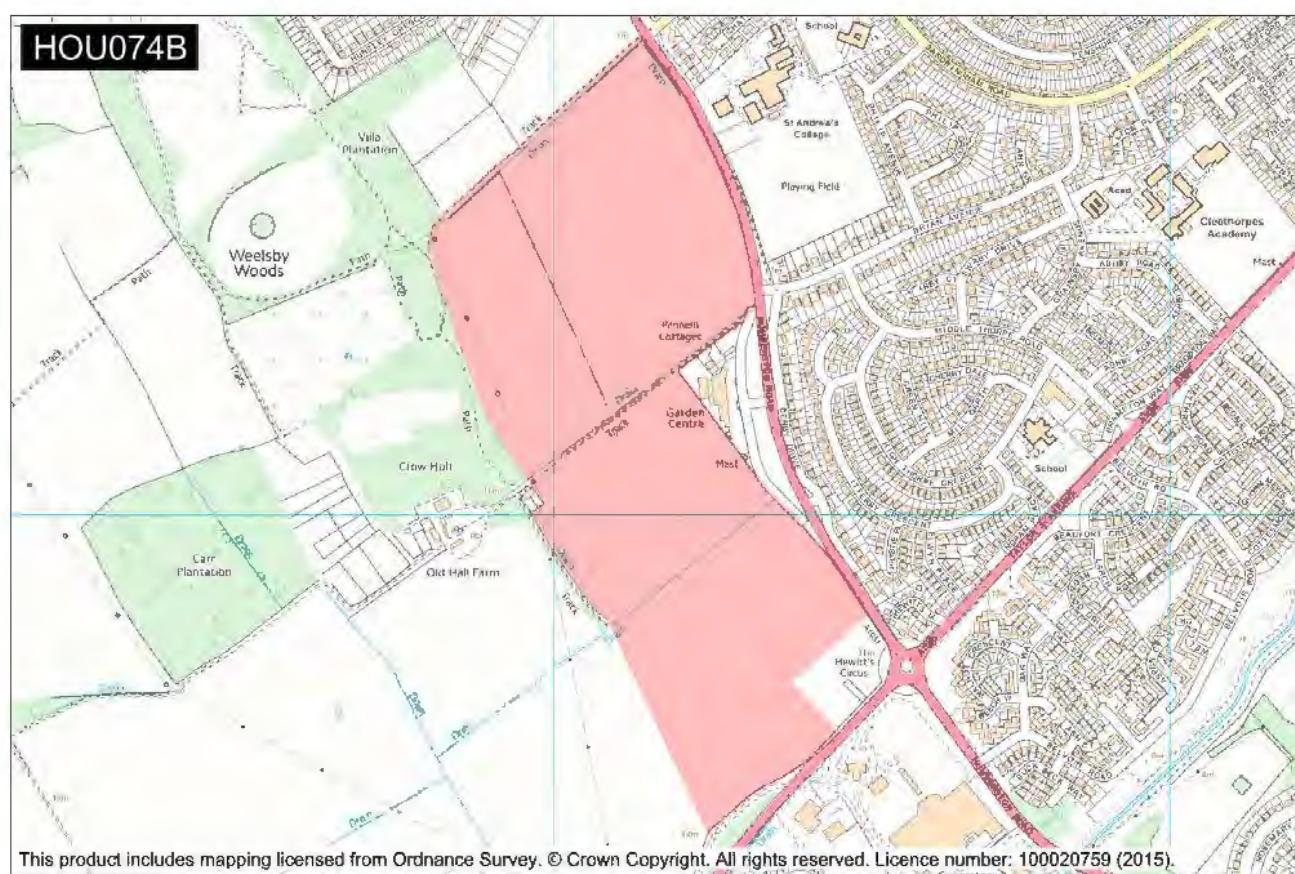


Figure 2.10 HOU074B Location plan

|                        |                                                                                                 |                                |               |
|------------------------|-------------------------------------------------------------------------------------------------|--------------------------------|---------------|
| <b>HOU074B</b>         | Land north and west of Pennell's Garden Centre, Weelsby Hall Farm, Humberston Road, Cleethorpes | <b>Spatial zone</b>            | Urban Area    |
| <b>Ward</b>            | Humberston and New Waltham                                                                      | <b>Parish</b>                  | New Waltham   |
| <b>Easting</b>         | 529178                                                                                          | <b>Northing</b>                | 406862        |
| <b>Land type</b>       | Greenfield                                                                                      | <b>Current use</b>             | Agricultural  |
| <b>Gross area</b>      | 42.76ha                                                                                         | <b>Net area</b>                | 29.93ha       |
| <b>Potential yield</b> | 1,500 (promoted)                                                                                | <b>Estimated delivery time</b> | 6 to 10 years |

Table 2.19 HOU074B Site details

| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is in single ownership with a landowner/developer who is progressing work to prepare a masterplan for the site.<br>There are no known legal constraints to delivery, although the presence of legal covenants is known                                                                                                                                                                                                                                                                                                       |
| Suitability     | The site is on the edge of the urban area, in an area which the Landscape Character Assessment defines as being of medium sensitivity and medium to low capacity to accept new development.<br>The site is located in flood zone 1. Part of the site is identified as being best and most versatile agricultural land.<br>The site has archaeological potential, and is situated adjacent to a local wildlife site.<br>There is a right of way to north west boundary,<br>There are potential significant impacts on highway network. |
| Achievability   | The site is in a predominantly high value housing market area.<br>Gas pipeline on the site, but not an insurmountable constraint.                                                                                                                                                                                                                                                                                                                                                                                                     |

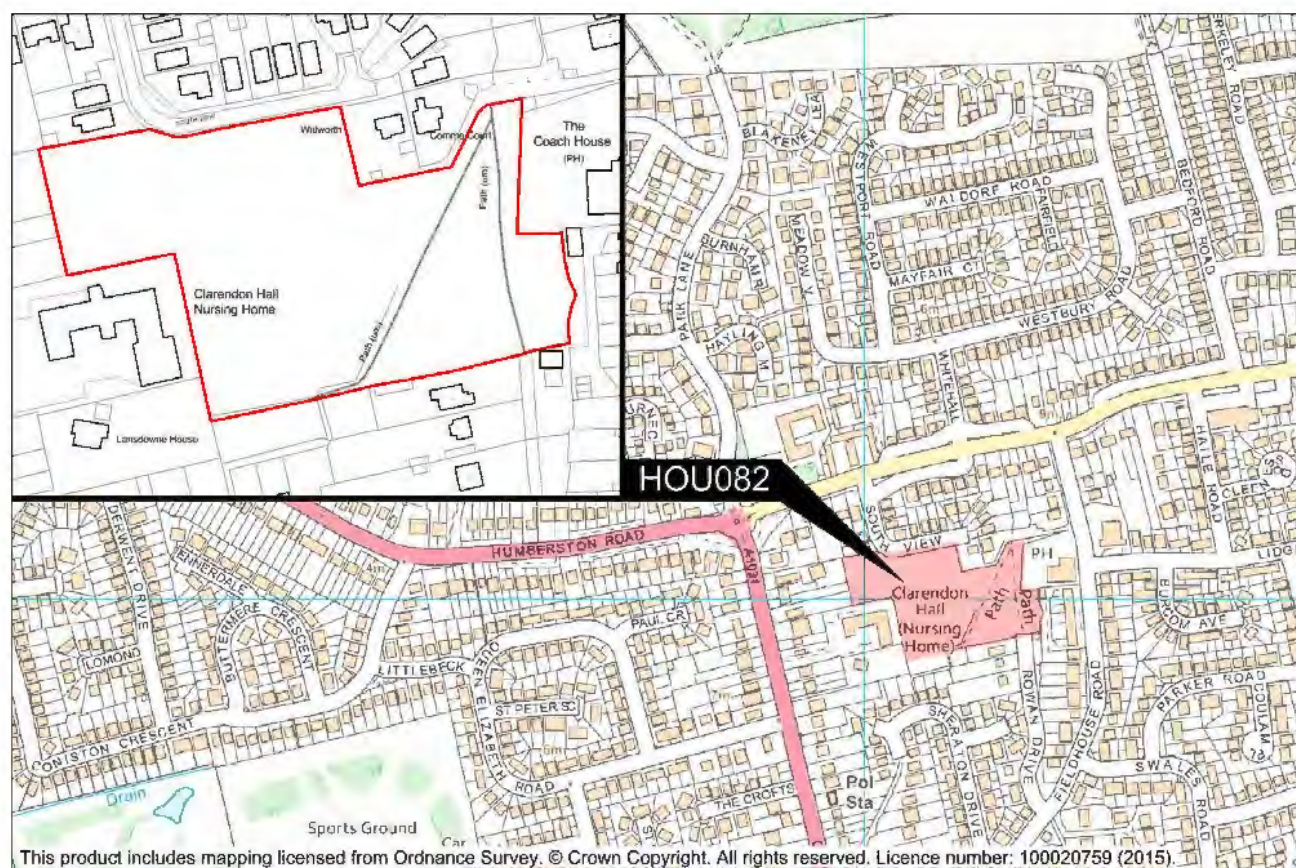
**Table 2.20 HOU074B Site assessment summary**

### **SHLAA 2025 site status HOU074B**

The site is available, suitable and achievable.



## HOU082 - Land at South View, adjacent to Coach House PH, Humberston



**Figure 2.11 HOU082 Location plan**

|                        |                                                                  |                                    |                             |
|------------------------|------------------------------------------------------------------|------------------------------------|-----------------------------|
| <b>HOU082</b>          | Land at South View,<br>adjacent to Coach House<br>PH, Humberston | <b>Spatial zone</b>                | Western and<br>Southern Arc |
| <b>Ward</b>            | Humberston and New<br>Waltham                                    | <b>Parish</b>                      | Humberston                  |
| <b>Easting</b>         | 531078                                                           | <b>Northing</b>                    | 405991                      |
| <b>Land type</b>       | Greenfield                                                       | <b>Current use</b>                 | Vacant                      |
| <b>Gross area</b>      | 1.50ha                                                           | <b>Net area</b>                    | 1.50ha                      |
| <b>Potential yield</b> | 15 (consented)                                                   | <b>Estimated delivery<br/>time</b> | 0 to 5 years                |

### Table 2.21 HOU082 Site details



| Assessment type | Assessment summary                                                                                                                                                                          |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site forms two parcels of adjacent land in the ownership of two parties, the council own the larger segment and a developer owns the smaller.                                           |
| Suitability     | Consent for 10 dwellings (custom Build) has been granted on the council owned land (DM/1052/23/FUL) and consent for five dwellings has been granted on the remaining land (DM/0493/22/OUT). |
| Achievability   | The site is located in a high value housing market area.                                                                                                                                    |

**Table 2.22 HOU082 Site assessment summary**

|                                                 |
|-------------------------------------------------|
| <b>SHLAA 2025 site status HOU082</b>            |
| The site is available, suitable and achievable. |

## HOU084A - Land south of Humberston

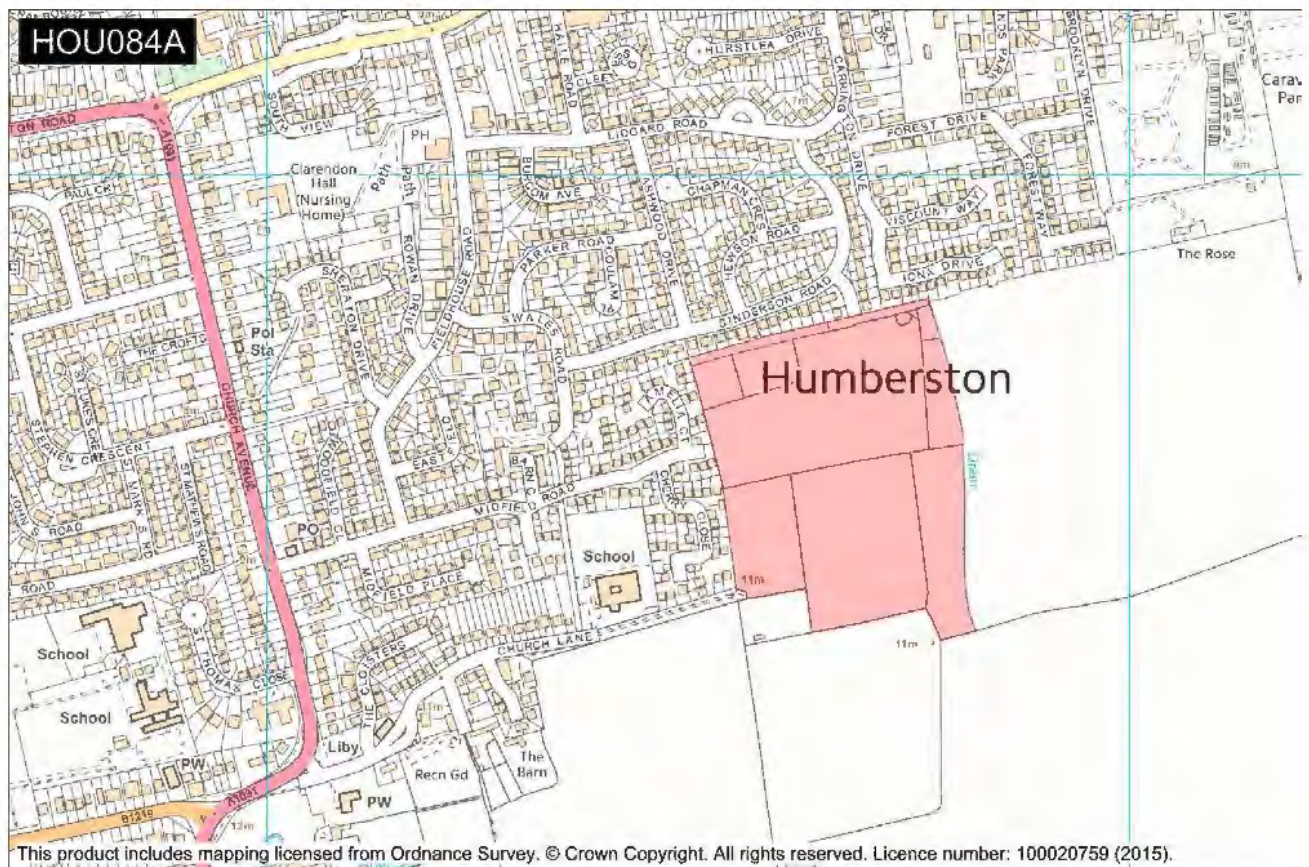


Figure 2.12 HOU084A Location plan

|                        |                            |                     |                          |
|------------------------|----------------------------|---------------------|--------------------------|
| <b>HOU084A</b>         | Land south of Humberston   | <b>Spatial zone</b> | Western and Southern Arc |
| <b>Ward</b>            | Humberston and New Waltham | <b>Parish</b>       | Humberston               |
| <b>Easting</b>         | 531553                     | <b>Northing</b>     | 405733                   |
| <b>Land type</b>       | Greenfield                 | <b>Current use</b>  | Open land                |
| <b>Gross area</b>      | 9.41ha                     | <b>Net area</b>     | 6.59ha                   |
| <b>Potential yield</b> | 198 (estimated)            |                     | 11 to 15 years           |

Table 2.23 HOU084A Site details

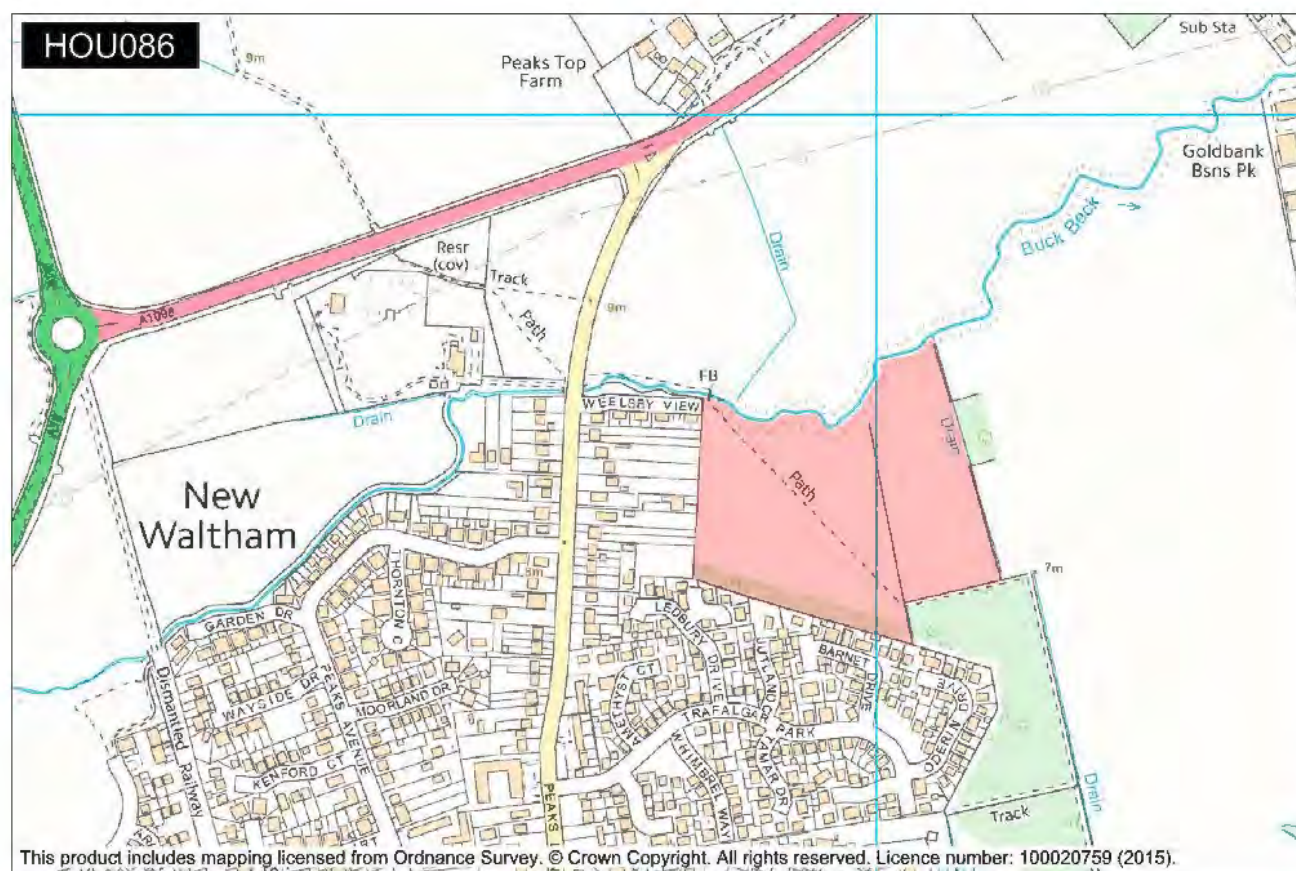
| Available     | The site is available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability  | The site is in single ownership with a development partner in place.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Suitability   | <p>The site is identified in the Landscape Character Assessment as having medium to low sensitivity and medium capacity to accept development. Potential archaeological potential.</p> <p>The site is currently considered unsuitable in the short term as the site has been identified as functionally linked land (FLL) and no appropriate off site mitigation has been identified (It is acknowledged that at present the condition of the site does not provide FLL) Appeal ref APP/B2002/W/23/3329352. Further work is being undertaken across the Humber to identify functionally linked land and consider appropriate mitigation.</p> <p>The site is therefore considered only suitable in the long term subject to resolution of this issue.</p> |
| Achievability | The site is located in a high value market area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

**Table 2.24 HOU084A Site assessment summary**

### **SHLAA 2025 site status HOU084A**

The site is available, suitable and achievable in the long term.



**HOU086 - Land off Weelsby View, New Waltham****Figure 2.13 HOU086 Location plan**

|                        |                                    |                                |                          |
|------------------------|------------------------------------|--------------------------------|--------------------------|
| <b>HOU086</b>          | Land off Weelsby View, New Waltham | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Humberston and New Waltham         | <b>Parish</b>                  | New Waltham              |
| <b>Easting</b>         | 528825                             | <b>Northing</b>                | 405666                   |
| <b>Land type</b>       | Greenfield                         | <b>Current use</b>             | Agricultural             |
| <b>Gross area</b>      | 5.86ha                             | <b>Net area</b>                | 4.96ha                   |
| <b>Potential yield</b> | 150 (promoted)                     | <b>Estimated delivery time</b> | 6 to 10 years            |

**Table 2.25 HOU086 Site details**



| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is available with a recognised development partner in place.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Suitability     | <p>The site adjoins the existing developed area of new Waltham. The only access point is from Weelsby View which would need widening to provide a single point of access. This would have significant implications on the adjacent landscaping and Buck Beck. It would need to be demonstrated that there will no impacts on ecological value or that appropriate mitigation can be provided.</p> <p>Landscape Character assessment defines the area as having medium sensitivity to development and medium to low capacity to accommodate change. A public right of way crosses the site which would need to be accommodated.</p> <p>The site is located in Flood Zone 1 although the access which would need widening may be subject to surface water flooding from Buck Beck. Potential for archaeology.</p> |
| Achievability   | The site is in a high housing market area. Providing suitable access to the site is a significant concern.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

**Table 2.26 HOU086 Site assessment summary**

### SHLAA 2025 site status HOU086

The site is available, suitable and potentially achievable subject to addressing significant access concerns.

**HOU087 - Land off Louth Road and Side Lane, New Waltham****Figure 2.14 HOU087 Location plan**

|                        |                                                |                                |                          |
|------------------------|------------------------------------------------|--------------------------------|--------------------------|
| <b>HOU087</b>          | Land off Louth Road and Side Lane, New Waltham | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Humberston and New Waltham                     | <b>Parish</b>                  | New Waltham              |
| <b>Easting</b>         | 527346                                         | <b>Northing</b>                | 405496                   |
| <b>Land type</b>       | Greenfield                                     | <b>Current use</b>             | Farmland                 |
| <b>Gross area</b>      | 13.27ha                                        | <b>Net area</b>                | 9.29ha                   |
| <b>Potential yield</b> | 250 (promoted)                                 | <b>Estimated delivery time</b> | 6 to 10 years            |

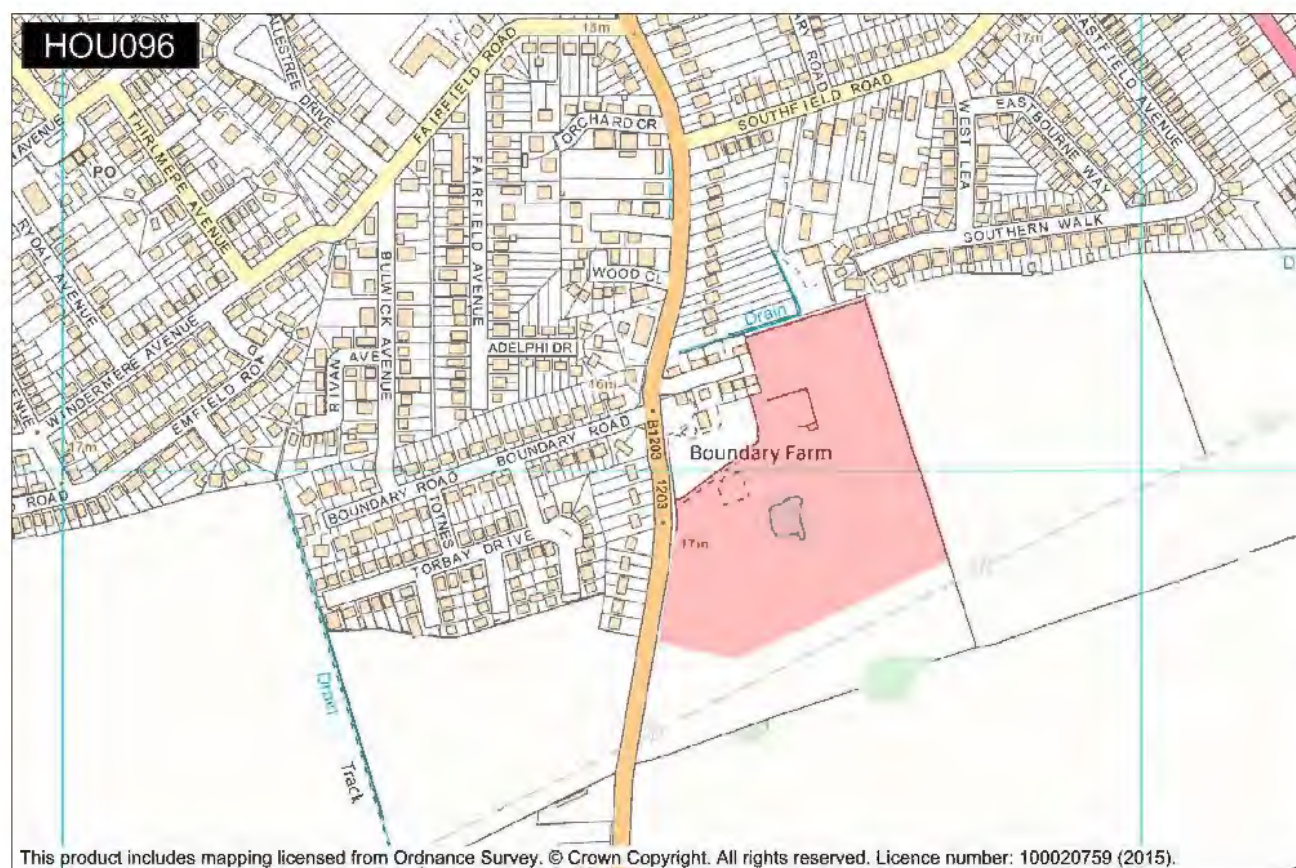
**Table 2.27 HOU087 Site details**

| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site has been actively promoted.                                                                                                                                                                                                                                                                                                                                                        |
| Suitability     | <p>The landscape character assessment identifies the site as having medium to low sensitivity and medium to low capacity to accept development.</p> <p>The centre of the site is located in Flood Zones 2 and 3, and has archaeological potential.</p> <p>Capacity would be limited with provision of a single point of access.</p> <p>Significant landscaping to soften boundary edge.</p> |
| Achievability   | The site is located in a high value housing market area.                                                                                                                                                                                                                                                                                                                                    |

**Table 2.28 HOU087 Site assessment summary**

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU087</b></p> <p>The site is available, suitable and achievable.</p> |
|----------------------------------------------------------------------------------------------------|



**HOU096 - Land south of Southern Walk, Grimsby****Figure 2.15 HOU096 Location plan**

|                        |                                      |                                |                          |
|------------------------|--------------------------------------|--------------------------------|--------------------------|
| <b>HOU096</b>          | Land south of Southern Walk, Grimsby | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Waltham                              | <b>Parish</b>                  | Waltham                  |
| <b>Easting</b>         | 526574                               | <b>Northing</b>                | 405075                   |
| <b>Land type</b>       | Greenfield                           | <b>Current use</b>             | Farmland                 |
| <b>Gross area</b>      | 5.25ha                               | <b>Net area</b>                | 3.68ha                   |
| <b>Potential yield</b> | 110 (estimated) 141 (promoted)       | <b>Estimated delivery time</b> | 0 to 5 years             |

**Table 2.29 HOU096 Site details**



| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is being promoted by a developer.<br>This site could be linked and developed together with HOU371.                                                                                                                                                                                                                                                                                                                                                                     |
| Suitability     | The Landscape Character Assessment identifies the land as having medium to low sensitivity and medium to low capacity to accept development.<br>The site is located in Flood Zone 1.<br>Line of pylons runs adjacent to southern boundary.<br>The site is located in a prominent edge of settlement location, significant landscaping would be required to soften the settlement edge. Potential for archaeology.<br>Potential to develop this site in association with HOU371. |
| Achievability   | The site is located in a high value housing market area.                                                                                                                                                                                                                                                                                                                                                                                                                        |

**Table 2.30 HOU096 Site assessment summary**

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU096</b></p> <p>The site is available, suitable and achievable.</p> |
|----------------------------------------------------------------------------------------------------|

## HOU100A - Land south of South Sea Lane, Humberston

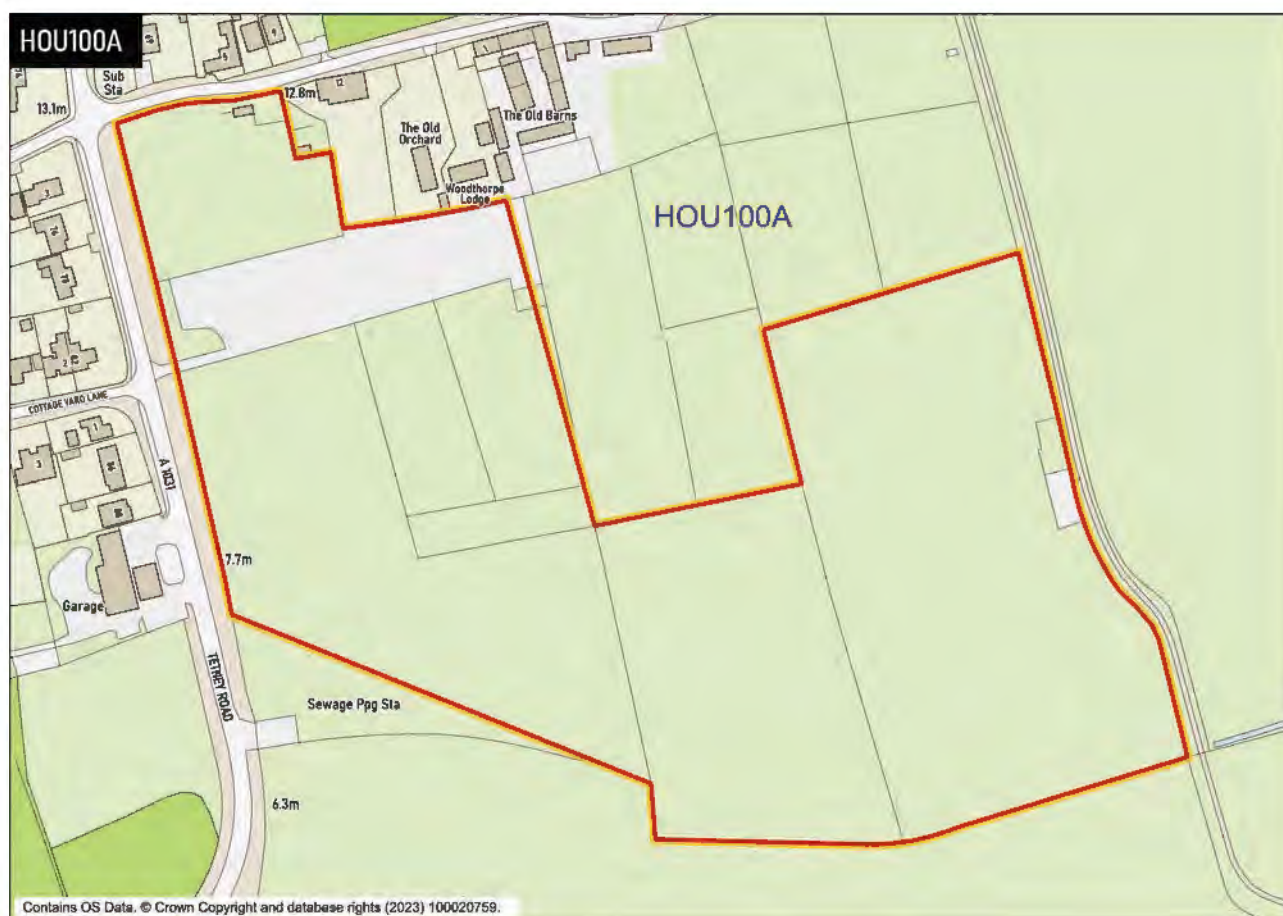


Figure 2.16 HOU100A Location plan

|                        |                                          |                                |                            |
|------------------------|------------------------------------------|--------------------------------|----------------------------|
| <b>HOU100A</b>         | Land south of South Sea Lane, Humberston | <b>Spatial zone</b>            | Western and Southern Arc   |
| <b>Ward</b>            | Humberston and New Waltham               | <b>Parish</b>                  | Humberston                 |
| <b>Easting</b>         | 531198                                   | <b>Northing</b>                | 404612                     |
| <b>Land type</b>       | Greenfield                               | <b>Current use</b>             | Equestrian / small holding |
| <b>Gross area</b>      | 8.47ha                                   | <b>Net area</b>                | 5.93ha                     |
| <b>Potential yield</b> | 178 (estimated) 125 (promoted)           | <b>Estimated delivery time</b> | 6 to 10 years              |

Table 2.31 HOU100A Site details

| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is in multiple ownerships with an agreement to promote the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Suitability     | <p>The Landscape Character Assessment identifies the site as having medium to low sensitivity and medium capacity to accept development. Much of the site is within Flood Zone 1 however, areas in the south are defined as being in Flood Zone 2 and 3 which would need to be excluded from the development area.</p> <p>The site is located to the south of Humberston village, some distance from local amenities and a significant distance from the employment sites on the South Humber Bank. Significant historic landscape issues. Significant highways issues regarding access to Tetney Road or South Sea Lane.</p> |
| Achievability   | The site is located in a high value housing market area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

**Table 2.32 HOU100A Site assessment summary**

### **SHLAA 2025 site status HOU100A**

The site is available, suitable (reduced area) and achievable.

**HOU100B - Land south of South Sea Lane, Humberston****Figure 2.17 HOU100B Location plan**

|                        |                                          |                                |                          |
|------------------------|------------------------------------------|--------------------------------|--------------------------|
| <b>HOU100B</b>         | Land south of South Sea Lane, Humberston | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Humberston and New Waltham               | <b>Parish</b>                  | Humberston               |
| <b>Easting</b>         | 531209                                   | <b>Northing</b>                | 404468                   |
| <b>Land type</b>       | Mixed                                    | <b>Current use</b>             | Paddock                  |
| <b>Gross area</b>      | 6.72ha                                   | <b>Net are</b>                 | 6.72ha                   |
| <b>Potential yield</b> | 202 (estimated)                          | <b>Estimated delivery time</b> | 6 to 10 years            |

**Table 2.33 HOU100B Site details**



| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is in multiple ownerships with an agreement to promote the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Suitability     | <p>This site is an enlargement of HOU100A and includes a former cricket pitch which has been abandoned.</p> <p>The Landscape Character Assessment identifies the site as having medium to low sensitivity and medium capacity to accept development. Much of the site is within Flood Zone 1 however , areas in the south are defined as being in Flood Zone 2 and 3 which would need to be excluded from the development area.</p> <p>The site is located to the south of Humberston village, some distance from local amenities and a significant distance from the employment sites on the South Humber Bank.</p> <p>Significant historic landscape issues.</p> <p>Significant highways issues regarding access to Tetney Road or South Sea Lane.</p> |
| Achievability   | The site is in a high value housing market area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

**Table 2.34 HOU100B Site assessment summary**

|                                                                                                     |
|-----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU100B</b></p> <p>The site is available, suitable and achievable.</p> |
|-----------------------------------------------------------------------------------------------------|

## HOU104 - Land at Louth Road, New Waltham



Figure 2.18 HOU104 Location plan

|                        |                                                  |                                |                          |
|------------------------|--------------------------------------------------|--------------------------------|--------------------------|
| <b>HOU104</b>          | Land at Louth Road, New Waltham                  | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Humberston and New Waltham                       | <b>Parish</b>                  | New Waltham              |
| <b>Easting</b>         | 528218                                           | <b>Northing</b>                | 404271                   |
| <b>Land type</b>       | Greenfield                                       | <b>Current use</b>             | Agriculture              |
| <b>Gross area</b>      | 16.08ha                                          | <b>Net are</b>                 | 11.26ha                  |
| <b>Potential yield</b> | 249 (current application pending DM/0761/23/FUL) | <b>Estimated delivery time</b> | 0 to 5 years             |

Table 2.35 HOU104 Site details

| Available     | The site is available                                                                                                                                                                                        |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability  | The site is allocated in the existing local plan and is subject a current planning application DM/0761/23/FUL.                                                                                               |
| Suitability   | The Landscape Character Assessment identifies the site as having medium to low sensitivity and medium to low capacity to accept development. The site is within Flood zone 1, and has archaeology potential. |
| Achievability | The site is in a high value housing market area.                                                                                                                                                             |

**Table 2.36 HOU104 Site assessment summary**

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU104</b></p> <p>The site is available, suitable and achievable.</p> |
|----------------------------------------------------------------------------------------------------|



## HOU110 - Land at Cheapside, Waltham

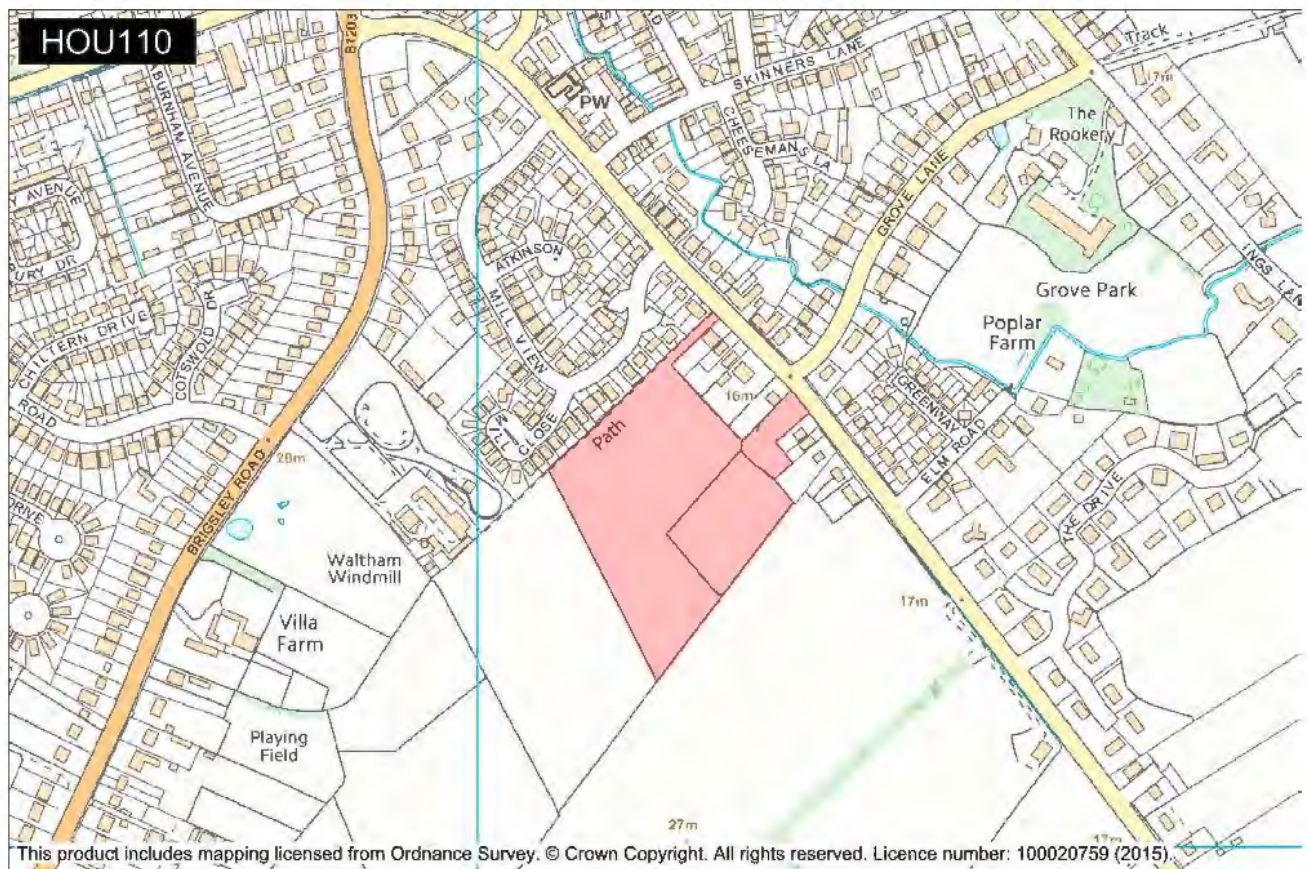


Figure 2.19 HOU110 Location plan

|                        |                              |                                |                          |
|------------------------|------------------------------|--------------------------------|--------------------------|
| <b>HOU110</b>          | Land at Cheapside, Waltham   | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Waltham                      | <b>Parish</b>                  | Waltham                  |
| <b>Easting</b>         | 526085                       | <b>Northing</b>                | 403399                   |
| <b>Land type</b>       | Greenfield                   | <b>Current use</b>             | Agriculture              |
| <b>Gross area</b>      | 3.69ha                       | <b>Net area</b>                | 3.14ha                   |
| <b>Potential yield</b> | 154 (Joint site with HOU129) | <b>Estimated delivery time</b> | 0 to 5 years             |

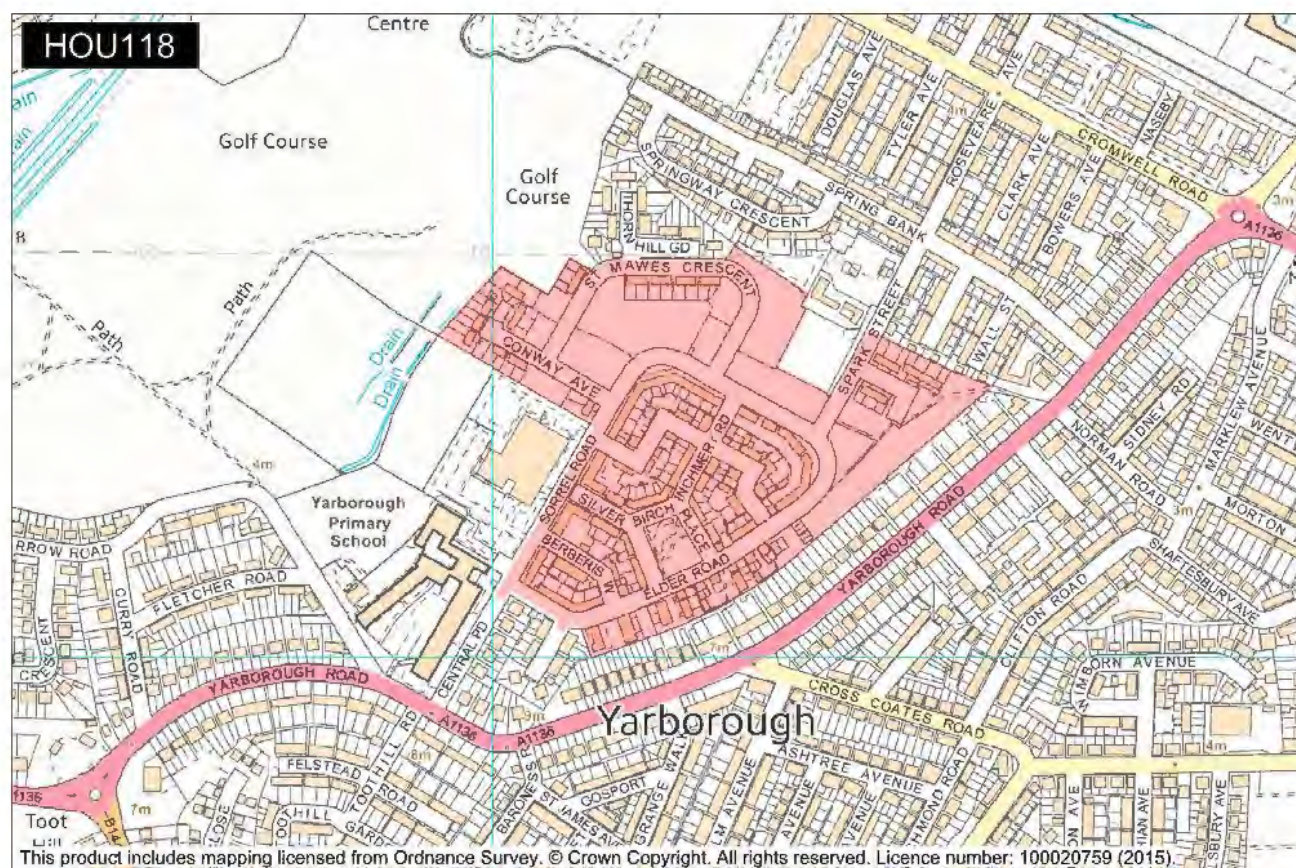
Table 2.37 HOU110 Site details



| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is in multiple ownership and is being promoted as a joint venture with developer involvement.<br>There are no known legal constraints that would prohibit development.                                                                                                                                                                                                                                                                              |
| Suitability     | The site is adjacent to the currently recognised Local Plan settlement of Waltham.<br>A planning application with the landowners of HOU129 has been submitted (DM/0912/23/FUL) which is currently under consideration.<br>The site is within Flood Zone 1, and has archaeological potential.<br>Impacts on setting on Listed Windmill will need to be considered. Right of way northern boundary.<br>Extension of footways (Cheapside) potentially required. |
| Achievability   | There are no major constraints identified.<br>The site is within a high value housing market area.                                                                                                                                                                                                                                                                                                                                                           |

**Table 2.38 HOU110 Site assessment summary**

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU110</b></p> <p>The site is available, suitable and achievable.</p> |
|----------------------------------------------------------------------------------------------------|

**HOU118 - Central Parade - Yarborough Estate - Freshney Green, Grimsby****Figure 2.20 HOU118 Location plan**

|                        |                                                              |                                |               |
|------------------------|--------------------------------------------------------------|--------------------------------|---------------|
| <b>HOU118</b>          | Central Parade - Yarborough Estate - Freshney Green, Grimsby | <b>Spatial zone</b>            | Urban area    |
| <b>Ward</b>            | Yarborough                                                   | <b>Parish</b>                  | N/A           |
| <b>Easting</b>         | 525111                                                       | <b>Northing</b>                | 409090        |
| <b>Land type</b>       | Brownfield                                                   | <b>Current use</b>             | Cleared site  |
| <b>Gross area</b>      | 9.95ha                                                       | <b>Net area</b>                | 8.46ha        |
| <b>Potential yield</b> | 89 remaining                                                 | <b>Estimated delivery time</b> | 6 to 11 years |

**Table 2.39 HOU118 Site details**

| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                                        |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is allocated in the existing local plan, and forms a recognised regeneration scheme following the demolition of part of the former Yarborough Housing Estate. Development progressed but stalled when market conditions changed.<br>Permission was granted in 2023 for the details of the remaining 89 dwellings |
| Suitability     | Planning consent granted in Nov 2023 (DM/0448/17/FUL).                                                                                                                                                                                                                                                                    |
| Achievability   | The site is within a low value housing market area.                                                                                                                                                                                                                                                                       |

**Table 2.40 HOU118 Site assessment summary**

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU118</b></p> <p>The site is available, suitable and achievable.</p> |
|----------------------------------------------------------------------------------------------------|



## HOU129 - Land to the west of Cheapside, Waltham

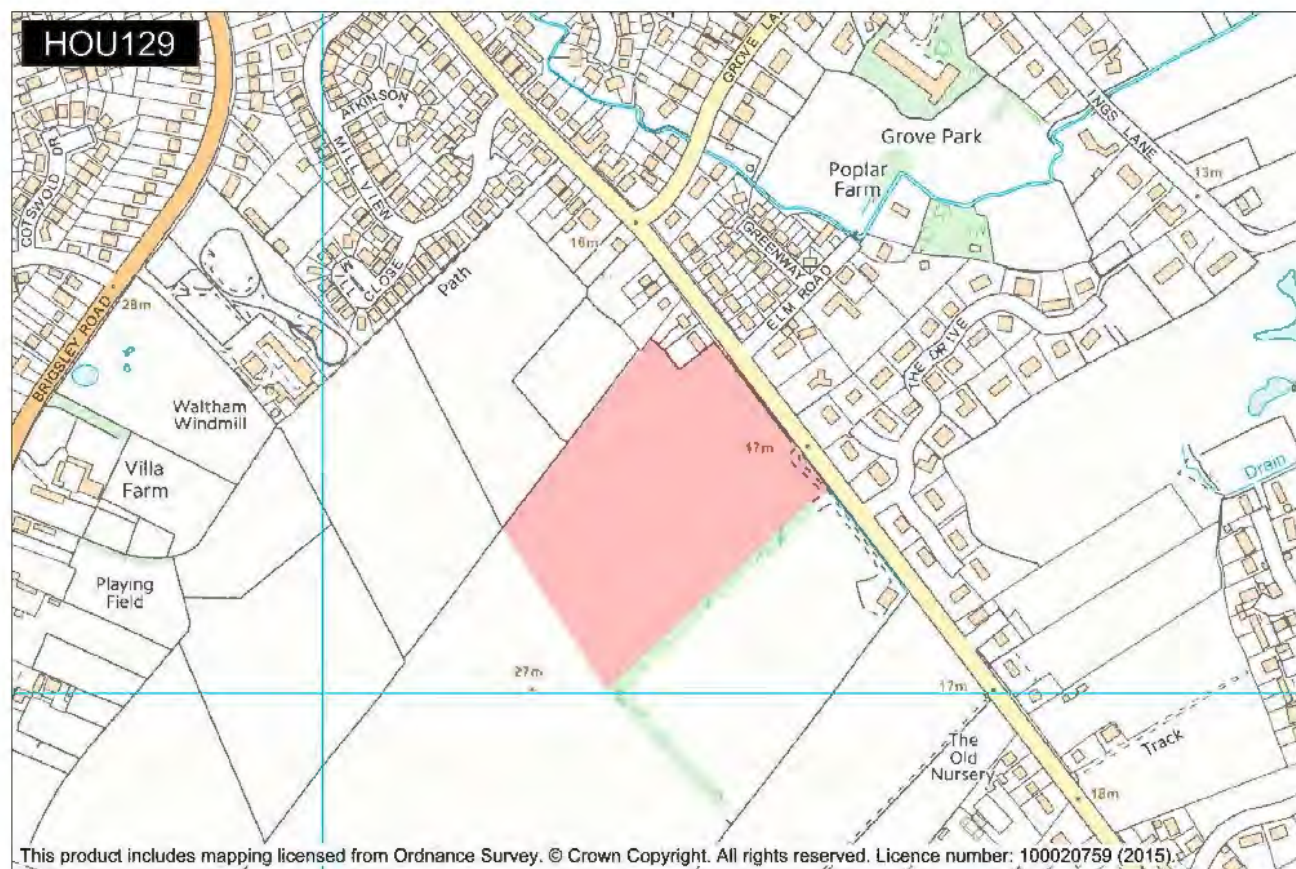


Figure 2.21 HOU129 Location plan

|                        |                                        |                                |                          |
|------------------------|----------------------------------------|--------------------------------|--------------------------|
| <b>HOU129</b>          | Land to the west of Cheapside, Waltham | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Waltham                                | <b>Parish</b>                  | Waltham                  |
| <b>Easting</b>         | 526216                                 | <b>Northing</b>                | 403243                   |
| <b>Land type</b>       | Greenfield                             | <b>Current use</b>             | Agricultural             |
| <b>Gross area</b>      | 5.05ha                                 | <b>Net area</b>                | 3.54ha                   |
| <b>Potential yield</b> | 154 (proposed, combined with HOU110)   | <b>Estimated delivery time</b> | 0 to 5 years             |

Table 2.41 HOU129 Site details

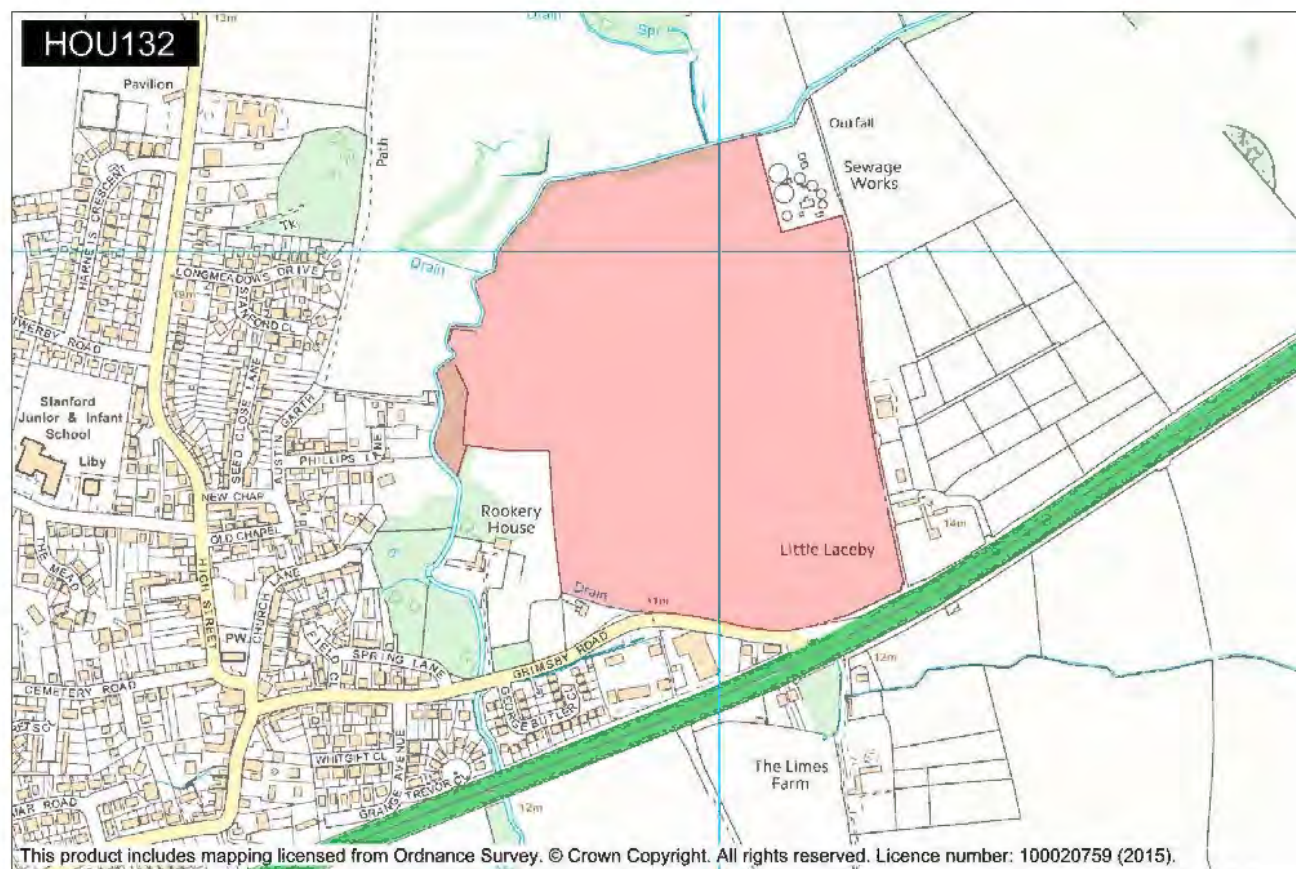


| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                                                                                        |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is in multiple ownership and is being promoted as a joint venture with developer involvement.<br>There are no known legal constraints that would prohibit development.                                                                                                                                                                                           |
| Suitability     | A planning application with the landowners of HOU110 has been submitted (DM/0912/23/FUL) which is currently under consideration.<br>The site is within Flood Zone 1, and has archaeological potential.<br>Impacts on setting on Listed Windmill will need to be considered.<br>Right of way northern boundary.<br>Extension of footways (Cheapside) potentially required. |
| Achievability   | The site is within a high value housing market area.<br>There are no major constraints to development.                                                                                                                                                                                                                                                                    |

**Table 2.42 HOU129 Site assessment summary**

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU129</b></p> <p>The site is available, suitable and achievable.</p> |
|----------------------------------------------------------------------------------------------------|

## HOU132 - Land adjacent to Grimsby Road, Laceby



**Figure 2.22 HOU132 Location plan**

|                        |                                       |                                |                          |
|------------------------|---------------------------------------|--------------------------------|--------------------------|
| <b>HOU132</b>          | Land adjacent to Grimsby Road, Laceby | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Wolds                                 | <b>Parish</b>                  | Laceby                   |
| <b>Easting</b>         | 521840                                | <b>Northing</b>                | 406921                   |
| <b>Land type</b>       | Greenfield                            | <b>Current use</b>             | Farmland                 |
| <b>Gross area</b>      | 21.37ha                               | <b>Net area</b>                | 14.96ha                  |
| <b>Potential yield</b> | 449 (estimated) 400 (promoted)        | <b>Estimated delivery time</b> | 11 to 15 years           |

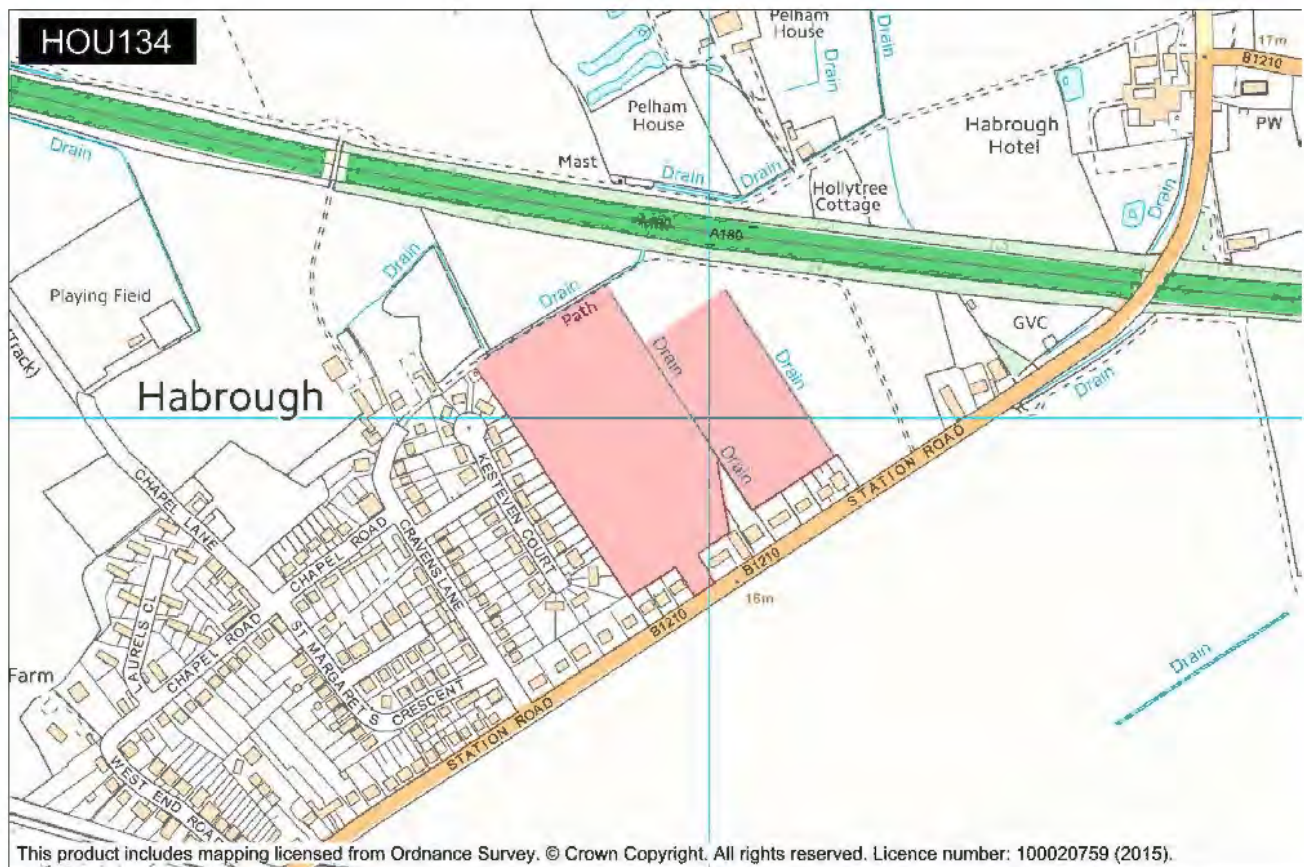
### Table 2.43 HOU132 Site details

| Assessment type          | Assessment summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability assessment  | The site is in single ownership and has been actively promoted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Suitability assessment   | <p>The large site is situated on the eastern edge of Laceby, separated from the village by the extensive landscaping around Rookery House. Buck Beck is a protected Local Wildlife Site and development would need to provide appropriate buffers to the adjacent sewage works. Further assessments would be required to determine the capacity of supporting infrastructure and access points.</p> <p>The landscape character assessment identifies the site as having medium sensitivity and medium capacity to accept development. The scale of development is therefore uncertain at this time.</p> |
| Achievability assessment | <p>The site could be achievable although would need to be subject to further assessment to determine the scale.</p> <p>The site is within a high value housing market area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                         |

**Table 2.44 HOU132 Site assessment summary**

### **SHLAA 2025 site status HOU132**

The site is available, suitable and potentially achievable in the long term.

**HOU134 - Land at Station Road, Habrough****Figure 2.23 HOU134 Location plan**

|                        |                                |                                |              |
|------------------------|--------------------------------|--------------------------------|--------------|
| <b>HOU134</b>          | Land at Station Road, Habrough | <b>Spatial zone</b>            | Rural Zone   |
| <b>Ward</b>            | Immingham                      | <b>Parish</b>                  | Habrough     |
| <b>Easting</b>         | 514952                         | <b>Northing</b>                | 413989       |
| <b>Land type</b>       | Greenfield                     | <b>Current use</b>             | Open land    |
| <b>Gross area</b>      | 5.28ha                         | <b>Net area</b>                | 3.7ha        |
| <b>Potential yield</b> | 118 (consented)                | <b>Estimated delivery time</b> | 0 to 5 years |

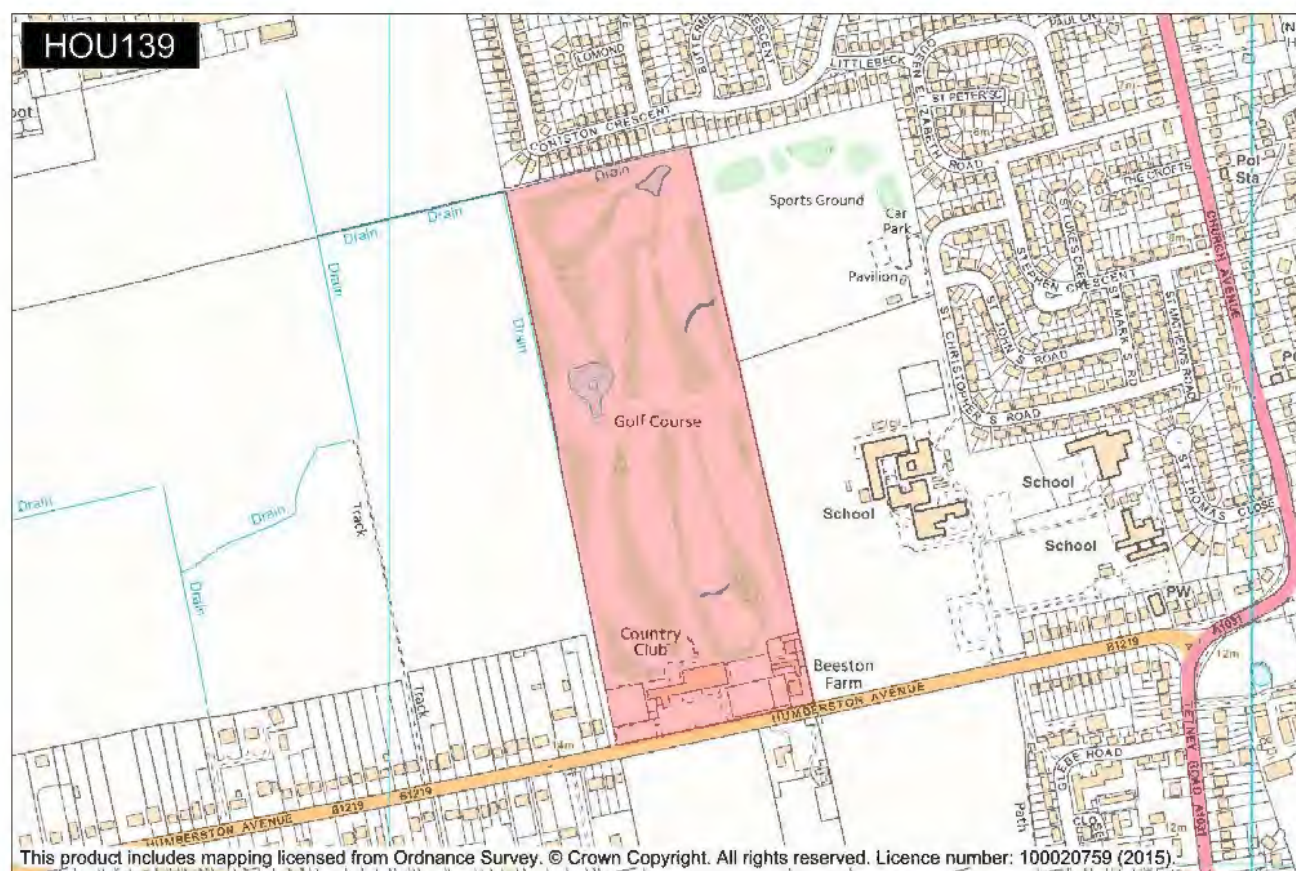
**Table 2.45 HOU134 Site details**



| Assessment type | Assessment summary                                                                                                                                             |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is in single ownership with a developer in place.                                                                                                     |
| Suitability     | Planning consent has been granted (DM/950/15/OUT, DM/622/20/MDO, DM/0211/20/REM). A material start has been made and a full start on site is anticipated 2025. |
| Achievability   | The site is in a medium value housing market area.                                                                                                             |

**Table 2.46 HOU134 Site assessment summary**

|                                                 |
|-------------------------------------------------|
| <b>SHLAA 2025 site status HOU134</b>            |
| The site is available, suitable and achievable. |

**HOU139 - Land to the north of Humberston Avenue, Humberston****Figure 2.24 HOU139 Location plan**

|                        |                                                    |                                |                          |
|------------------------|----------------------------------------------------|--------------------------------|--------------------------|
| <b>HOU139</b>          | Land to the north of Humberston Avenue, Humberston | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Humberston and New Waltham                         | <b>Parish</b>                  | Humberston               |
| <b>Easting</b>         | 530209                                             | <b>Northing</b>                | 405561                   |
| <b>Land type</b>       | Mixed                                              | <b>Current use</b>             | Country club             |
| <b>Gross area</b>      | 14.81ha                                            | <b>Net area</b>                | 10.37ha                  |
| <b>Potential yield</b> | 311 (estimated) 455 (promoted)                     | <b>Estimated delivery time</b> | 6 to 10 years            |

**Table 2.47 HOU139 Site details**

| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is in single ownership and was previously allocated. No developer is in place.                                                                                                                                                                                                                                                                                                                                            |
| Suitability     | <p>The site is allocated in the existing local plan and currently forms the golf course linked to the adjacent fitness centre.</p> <p>The site is within Flood Zone 1.</p> <p>The loss of the recreational facility would need to be considered and past discussions have looked at potential compensatory measures.</p> <p>The site is now mature with significant landscaping which may lower potential development numbers.</p> |
| Achievability   | The site is located in a high value housing market area.                                                                                                                                                                                                                                                                                                                                                                           |

**Table 2.48 HOU139 Site assessment summary**

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU139</b></p> <p>The site is available, suitable and achievable.</p> |
|----------------------------------------------------------------------------------------------------|



## HOU141A - Former Matthew Humberston C of E School (Lower) playing fields, Cleethorpes

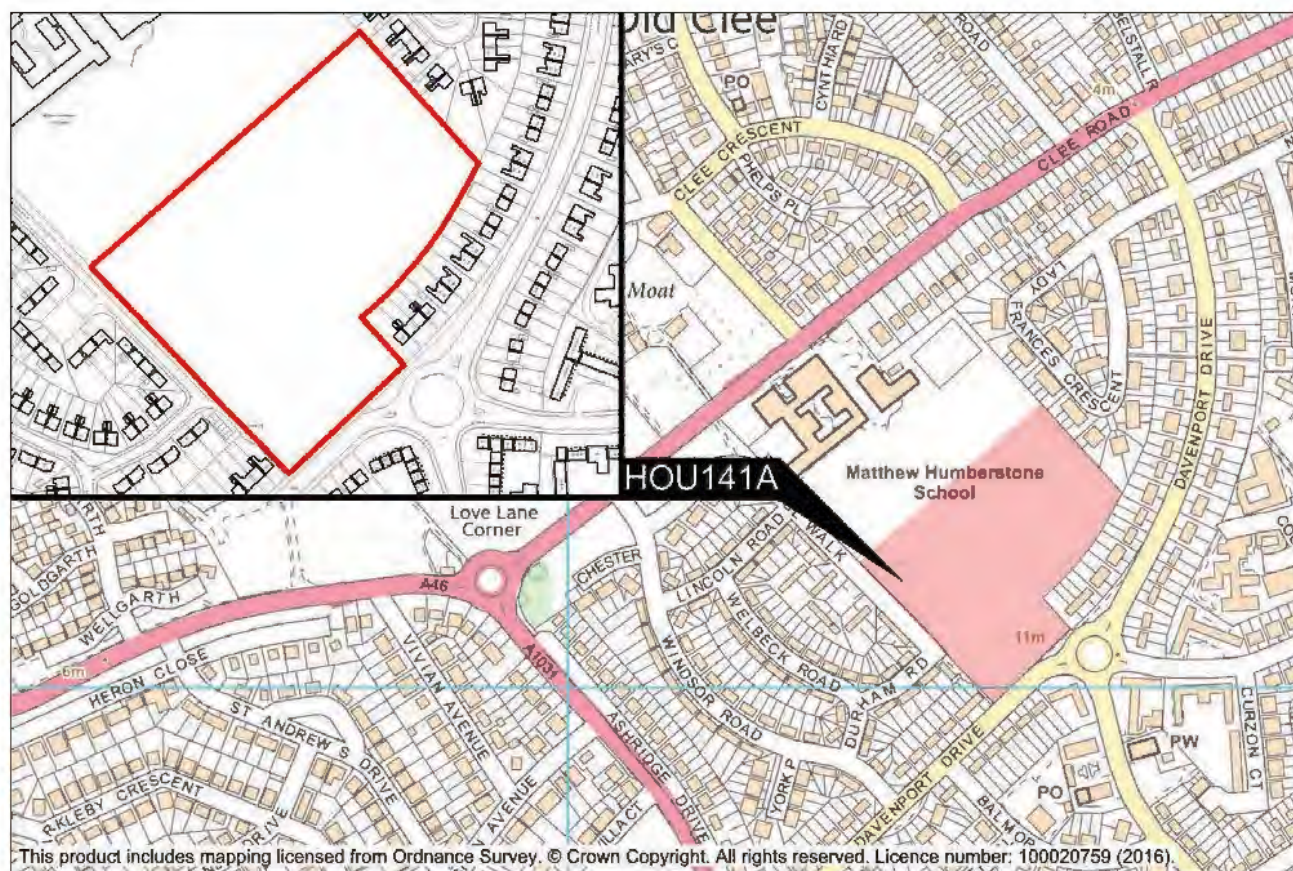


Figure 2.25 HOU141A Location plan

|                        |                                                                             |                                |                             |
|------------------------|-----------------------------------------------------------------------------|--------------------------------|-----------------------------|
| <b>HOU141A</b>         | Former Matthew Humberston C of E School (Lower) playing fields, Cleethorpes | <b>Spatial zone</b>            | Urban area                  |
| <b>Ward</b>            | Croft Baker                                                                 | <b>Parish</b>                  | N/A                         |
| <b>Easting</b>         | 529368                                                                      | <b>Northing</b>                | 408128                      |
| <b>Land type</b>       | Brownfield                                                                  | <b>Current use</b>             | Former school playing field |
| <b>Gross area</b>      | 2.81ha                                                                      | <b>Net area</b>                | 2.4ha                       |
| <b>Potential yield</b> | 100 (promoted), consented 58                                                | <b>Estimated delivery time</b> | 0 to 5 years                |

Table 2.49 HOU141A Site details



| Assessment type | Assessment summary                                                                                                                                                                       |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is in Council ownership and being released for development.                                                                                                                     |
| Suitability     | The site is within the main urban area. Consent has been granted for a hybrid application (DM/1032/21/FUL) for 58 dwellings plus an extra care facility.<br>Located within Flood Zone 1. |
| Achievability   | A development partner is progressing a scheme to develop this site.                                                                                                                      |

**Table 2.50 HOU141A Site assessment summary**

|                                                                                                     |
|-----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU141A</b></p> <p>The site is available, suitable and achievable.</p> |
|-----------------------------------------------------------------------------------------------------|

## HOU146A - Land South of Millennium Park, Humberston Avenue, Humberston

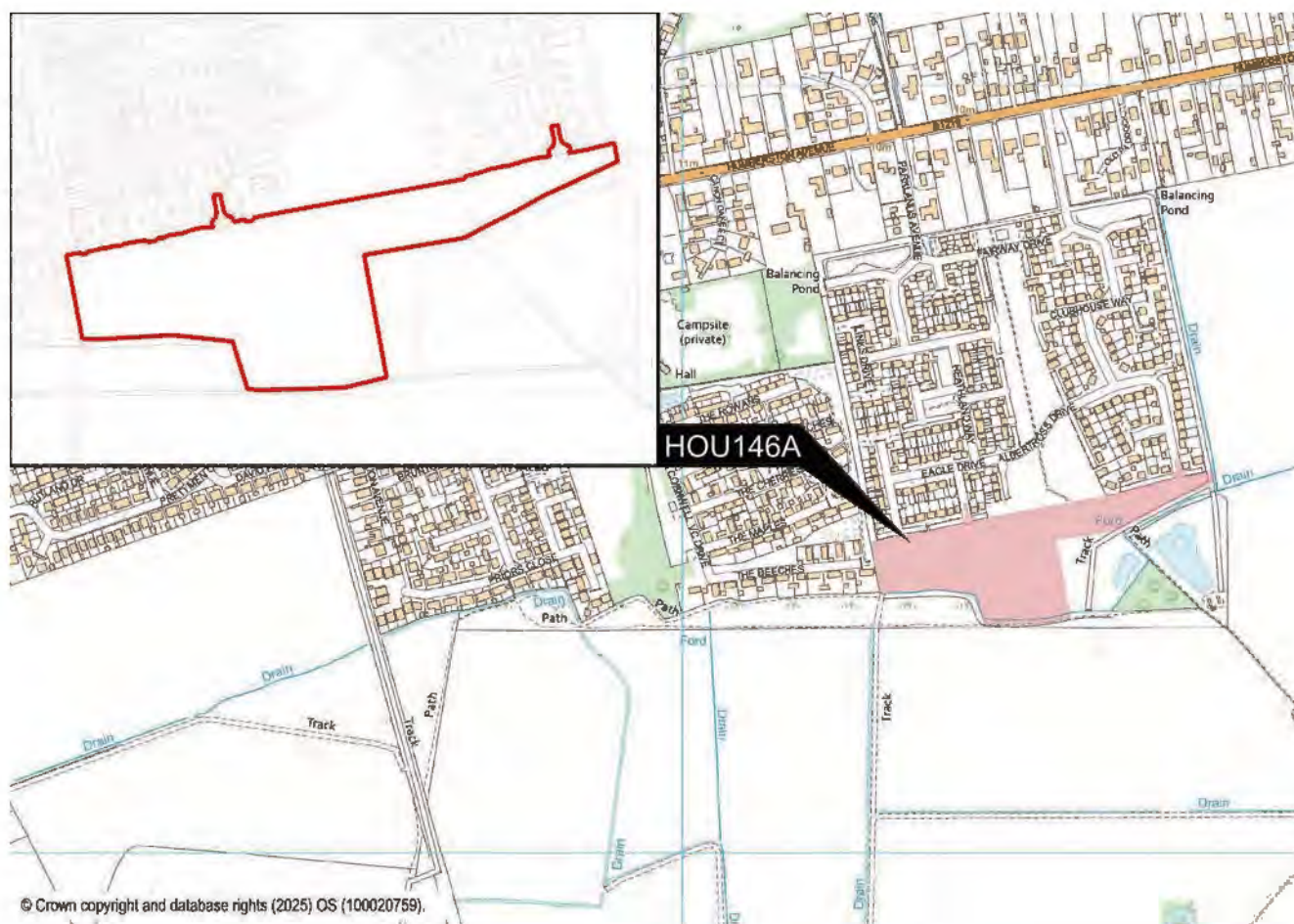


Figure 2.26 HOU146A Location plan

|                        |                                                              |                                |                          |
|------------------------|--------------------------------------------------------------|--------------------------------|--------------------------|
| <b>HOU146A</b>         | Land South of Millennium Park, Humberston Avenue, Humberston | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Humberston and New Waltham                                   | <b>Parish</b>                  | Humberston               |
| <b>Easting</b>         | 529440                                                       | <b>Northing</b>                | 404413                   |
| <b>Land type</b>       | Greenfield                                                   | <b>Current use</b>             | Grassland                |
| <b>Gross area</b>      | 3.58ha                                                       | <b>Net area</b>                | 3.04ha                   |
| <b>Potential yield</b> | 80 (Granted at appeal 5 July 2024)                           | <b>Estimated delivery time</b> | 0 to 5 years             |

Table 2.51 HOU146A Site details

|                        |                                                                                                                                                                                                  |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Assessment type</b> | Assessment summary.                                                                                                                                                                              |
| <b>Availability</b>    | The site has been actively promoted and recently gained planning consent on appeal.                                                                                                              |
| <b>Suitability</b>     | The site has the benefit of planning permission granted on appeal DM/1098/22/OUT, APP/B2002/W/23/3330854.<br>Access to the site is provided through the adjacent 'Millenium' development HOU146. |
| <b>Achievability</b>   | The site is within a high value housing market area.                                                                                                                                             |

**Table 2.52 HOU146A Site assessment summary**

|                                                                                                     |
|-----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU146A</b></p> <p>The site is available, suitable and achievable.</p> |
|-----------------------------------------------------------------------------------------------------|

# **HOU154 - YMCA, Peakes Lane, Grimsby - alternative use Care Village - consented?**



**Figure 2.27 HOU154 Location plan**

|                        |                                       |                                |               |
|------------------------|---------------------------------------|--------------------------------|---------------|
| <b>HOU154</b>          | Former YMCA site Peakes lane, Grimsby | <b>Spatial zone</b>            | Urban area    |
| <b>Ward</b>            | Heneage                               | <b>Parish</b>                  | N/A           |
| <b>Easting</b>         | 527777                                | <b>Northing</b>                | 407595        |
| <b>Land type</b>       | Brownfield                            | <b>Current use</b>             | Former YMCA   |
| <b>Gross area</b>      | 1.74 ha                               | <b>Net area</b>                | 1.74ha        |
| <b>Potential yield</b> | 70 (estimated)                        | <b>Estimated delivery time</b> | 6 to 10 years |

**Table 2.53 HOU154 Site details**



| Assessment type | Assessment summary                                                                                                                                                              |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site has the benefit of planning permission (DM/0927/22/OUT) for a care village, including up to 80 bed care home, intermediate care 30 bed, and independent living 10 bed. |
| Suitability     | The site is within the main urban area. Located within Flood Zone 1.                                                                                                            |
| Achievability   | A development partner is progressing a scheme to develop this site.                                                                                                             |

**Table 2.54 HOU154 Site assessment summary**

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU154</b></p> <p>The site is available, suitable and achievable.</p> |
|----------------------------------------------------------------------------------------------------|

## HOU157A - Church Fields, Ashby cum Fenby

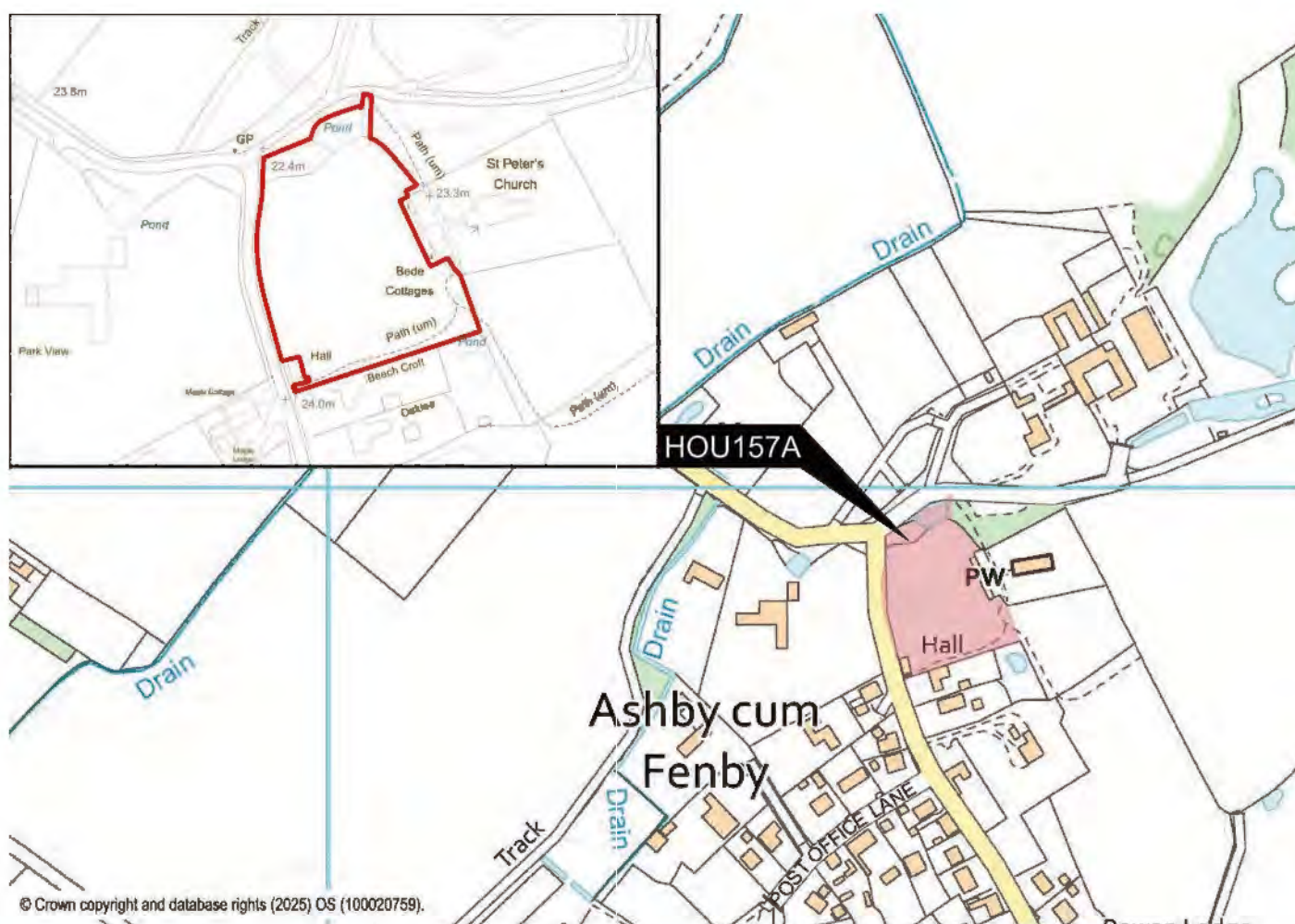


Figure 2.28 HOU157A Location plan

|                        |                                |                                |                 |
|------------------------|--------------------------------|--------------------------------|-----------------|
| <b>HOU157A</b>         | Church Fields, Ashby cum Fenby | <b>Spatial zone</b>            | Rural area      |
| <b>Ward</b>            | Waltham                        | <b>Parish</b>                  | Ashby cum Fenby |
| <b>Easting</b>         | 525396                         | <b>Northing</b>                | 400931          |
| <b>Land type</b>       | Greenfield                     | <b>Current use</b>             | Paddock         |
| <b>Gross area</b>      | 0.6ha                          | <b>Net area</b>                | 0.6ha           |
| <b>Potential yield</b> | 24 (estimated) 3 (promoted)    | <b>Estimated delivery time</b> | 0 to 5 years    |

Table 2.55 HOU157A Site details

| Assessment type | Assessment summary                                                                                                                                                                                                                     |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is in single ownership and has been promoted through recent call for sites.                                                                                                                                                   |
| Suitability     | The site is located adjacent the built up area but is some distance from existing amenities.<br>There is high potential for archaeology and any development would need to respond appropriately to heritage assets in close proximity. |
| Achievability   | The site is within a high value housing market area.                                                                                                                                                                                   |

**Table 2.56 HOU157A Site assessment summary**

|                                                                                                     |
|-----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU157A</b></p> <p>The site is available, suitable and achievable.</p> |
|-----------------------------------------------------------------------------------------------------|

## HOU180A - Land north west Station Road, Habrough

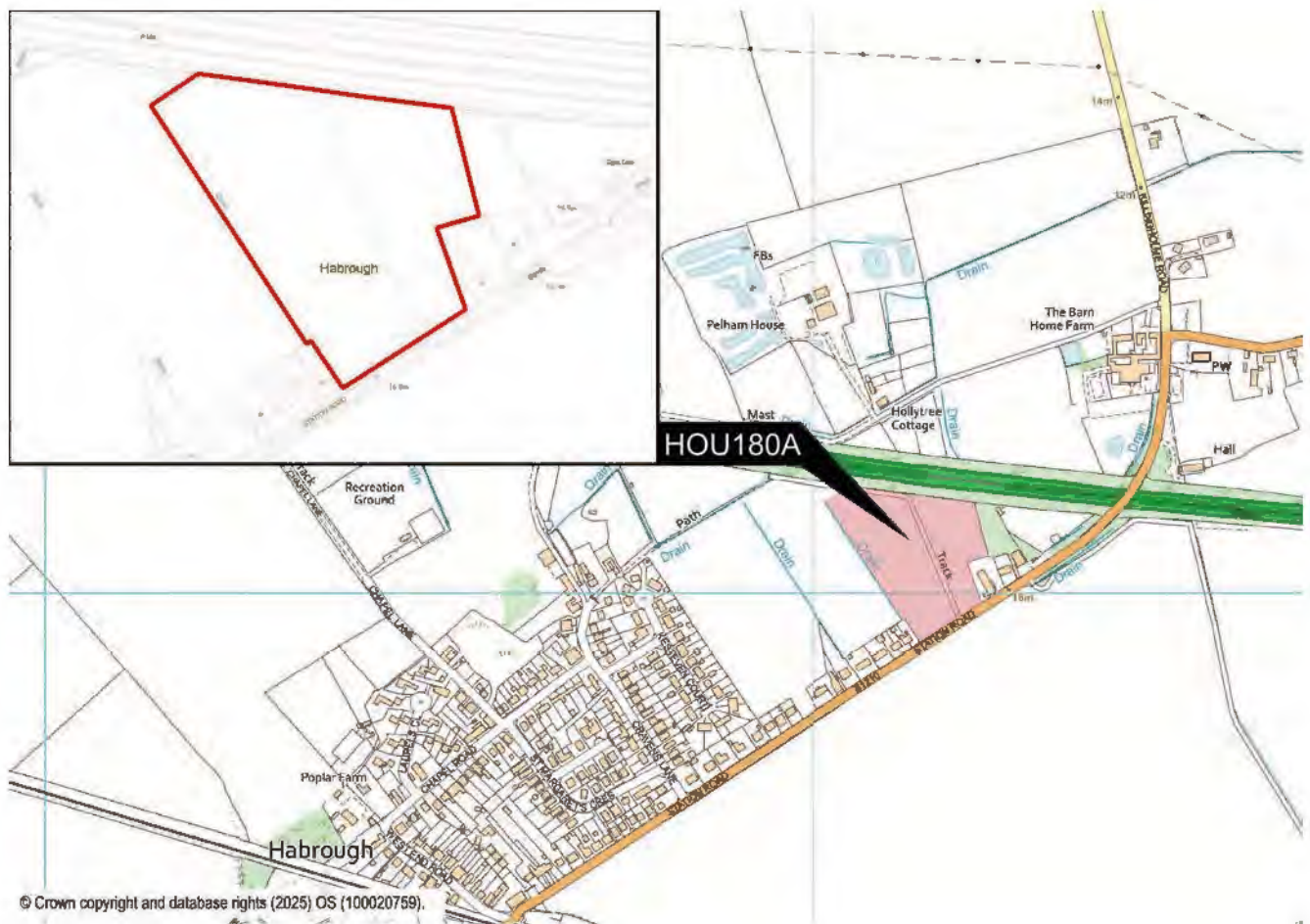


Figure 2.29 HOU180A Location plan

|                        |                                        |                                |                |
|------------------------|----------------------------------------|--------------------------------|----------------|
| <b>HOU180A</b>         | Land north west Station Road, Habrough | <b>Spatial zone</b>            | Rural Area     |
| <b>Ward</b>            | Immingham                              | <b>Parish</b>                  | Habrough       |
| <b>Easting</b>         | 515192                                 | <b>Northing</b>                | 414010         |
| <b>Land type</b>       | Greenfield                             | <b>Current use</b>             | Farmland       |
| <b>Gross area</b>      | 2.6ha                                  | <b>Net area</b>                | 2.21ha         |
| <b>Potential yield</b> | 77 (estimated) 50 (promoted)           | <b>Estimated delivery time</b> | 11 to 15 years |

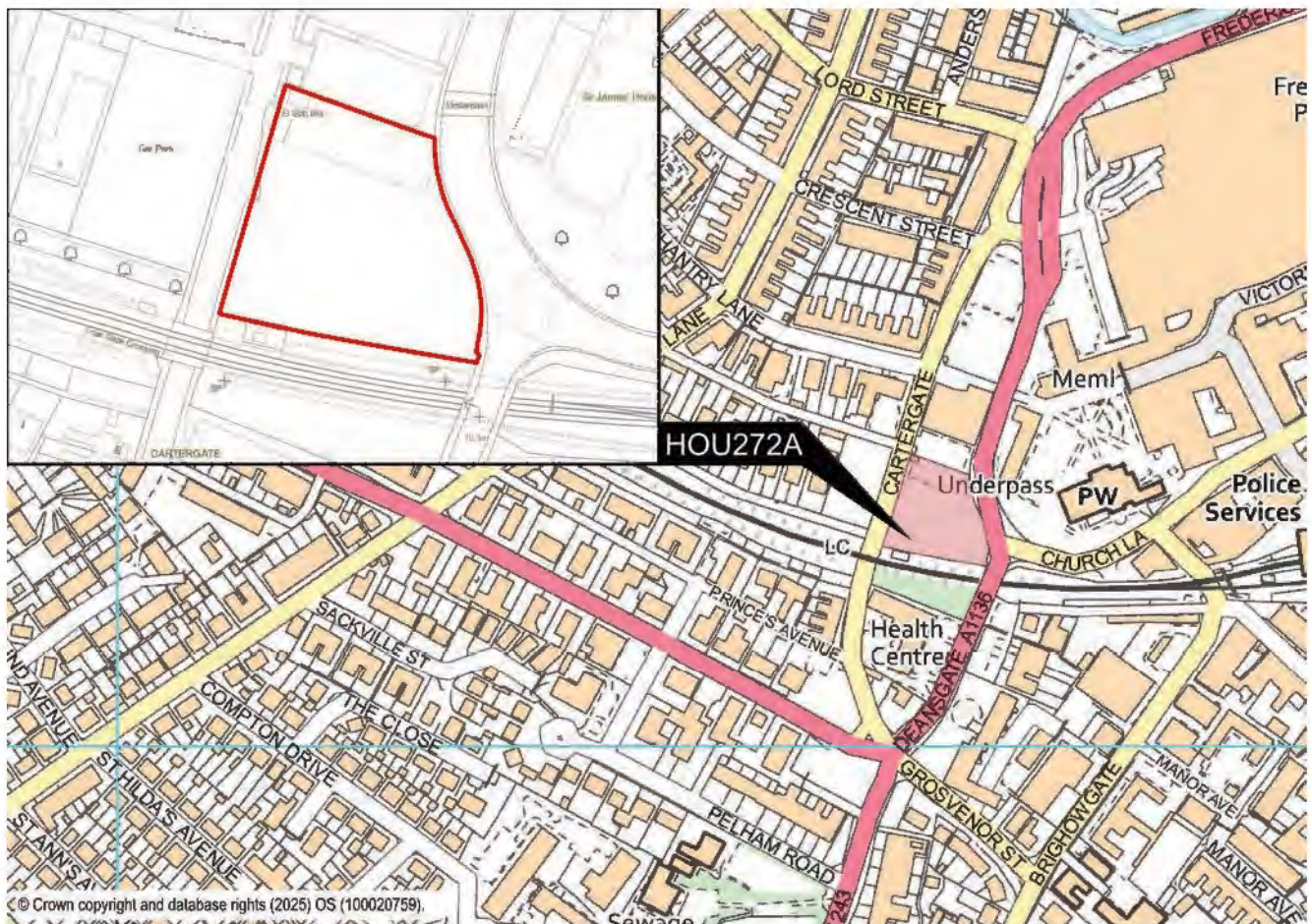
Table 2.57 HOU180A Site details



| Assessment type | Assessment summary                                                                                                                                                                              |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is in single ownership and has been actively promoted.                                                                                                                                 |
| Suitability     | The site is located in Flood Zone 1. A buffer would be required to the A180 to reduce disturbance.<br>The village has very few facilities with no shop or school but does have a train station. |
| Achievability   | The site is in a medium value housing market area.<br>The adjacent site (HOU134) has yet to be developed therefore development would only be predicted in the long term.                        |

**Table 2.58 HOU180A Site assessment summary**

|                                                                                                     |
|-----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU180A</b></p> <p>The site is available, suitable and achievable.</p> |
|-----------------------------------------------------------------------------------------------------|

**HOU272A - Cartergate, Grimsby****Figure 2.30 HOU272A Location plan**

|                        |                     |                                |               |
|------------------------|---------------------|--------------------------------|---------------|
| <b>HOU272A</b>         | Cartergate, Grimsby | <b>Spatial zone</b>            | Urban Area    |
| <b>Ward</b>            | West Marsh          | <b>Parish</b>                  | N/A           |
| <b>Easting</b>         | 526522              | <b>Northing</b>                | 409190        |
| <b>Land type</b>       | Mixed               | <b>Current use</b>             | Grassland     |
| <b>Gross area</b>      | 1.2ha               | <b>Net area</b>                | 1.2ha         |
| <b>Potential yield</b> | 48 (estimated)      | <b>Estimated delivery time</b> | 6 to 10 years |

**Table 2.59 HOU272A Site details**

| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is in Council ownership and has been declared surplus and available for development.                                                                                                                                                                                                     |
| Suitability     | The site is situated in an area that represents the transition from residential to town centre uses and could accommodate a mix of uses including residential.<br>A substation is located within the site boundary, and the site is located adjacent to the railway and elevated A1136 main road. |
| Achievability   | The site could be brought forward for a mixed use development reflecting its location, but does offer potential for residential use.                                                                                                                                                              |

**Table 2.60 HOU272A Site assessment summary**

|                                                                                                     |
|-----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU272A</b></p> <p>The site is available, suitable and achievable.</p> |
|-----------------------------------------------------------------------------------------------------|



## HOU281 - Land at the south end of Peaks Lane, east of Peaks Parkway (A16), Grimsby

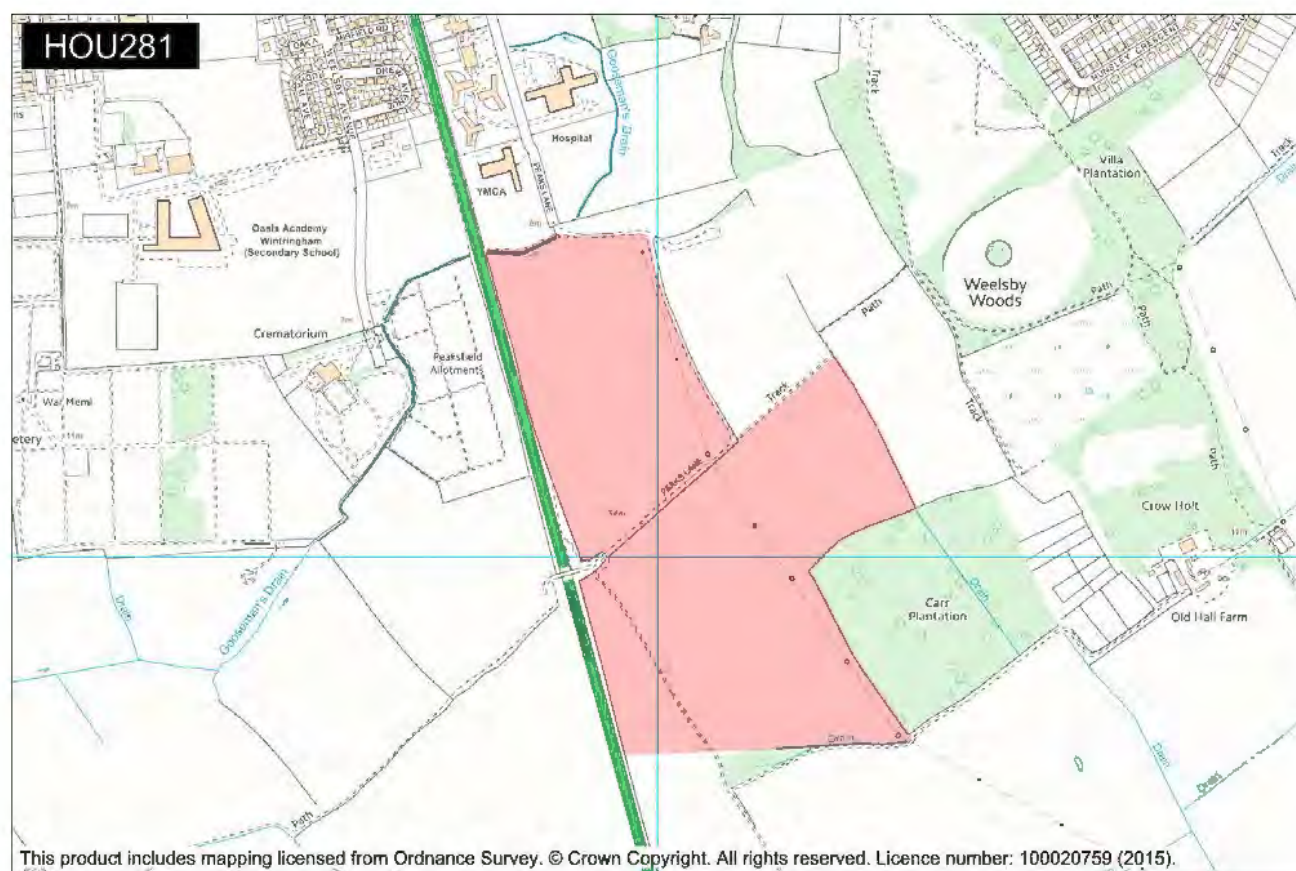


Figure 2.31 HOU281 Location plan

|                        |                                                                           |                                |               |
|------------------------|---------------------------------------------------------------------------|--------------------------------|---------------|
| <b>HOU281</b>          | Land at the south end of Peaks Lane, east of Peaks Parkway (A16), Grimsby | <b>Spatial zone</b>            | Urban Area    |
| <b>Ward</b>            | Heneage/Humberston and New Waltham                                        | <b>Parish</b>                  | New Waltham   |
| <b>Easting</b>         | 528054                                                                    | <b>Northing</b>                | 407070        |
| <b>Land type</b>       | Greenfield                                                                | <b>Current use</b>             | Agricultural  |
| <b>Gross area</b>      | 30.25ha                                                                   | <b>Net area</b>                | 21.18ha       |
| <b>Potential yield</b> | 635 (estimated)                                                           | <b>Estimated delivery time</b> | 6 to 10 years |

Table 2.61 HOU281 Site details



| Assessment type | Assessment summary                                                                                                          |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is available and in a single ownership.                                                                            |
| Suitability     | The site is suitable with minimal constraints.<br>The site is in Flood Zone 1.                                              |
| Achievability   | The site is suitable. The site is in a low value area however would have views of the neighbouring woodland and open space. |

**Table 2.62 HOU281 Site assessment summary**

|                                                 |
|-------------------------------------------------|
| <b>SHLAA 2025 site status HOU281</b>            |
| The site is available, suitable and achievable. |

## HOU287A - Land north of Woodland Way, Waltham

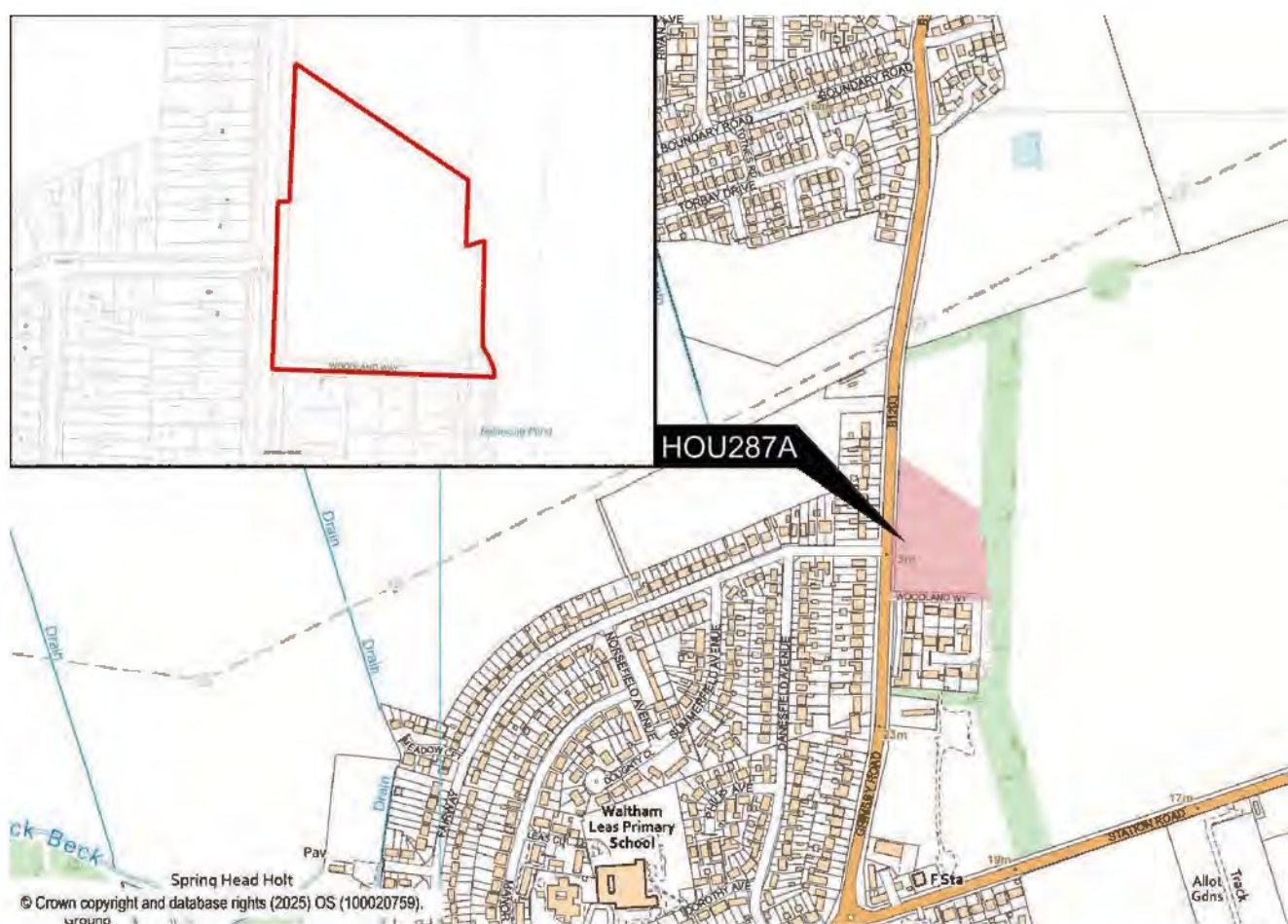


Figure 2.32 HOU287A Location plan

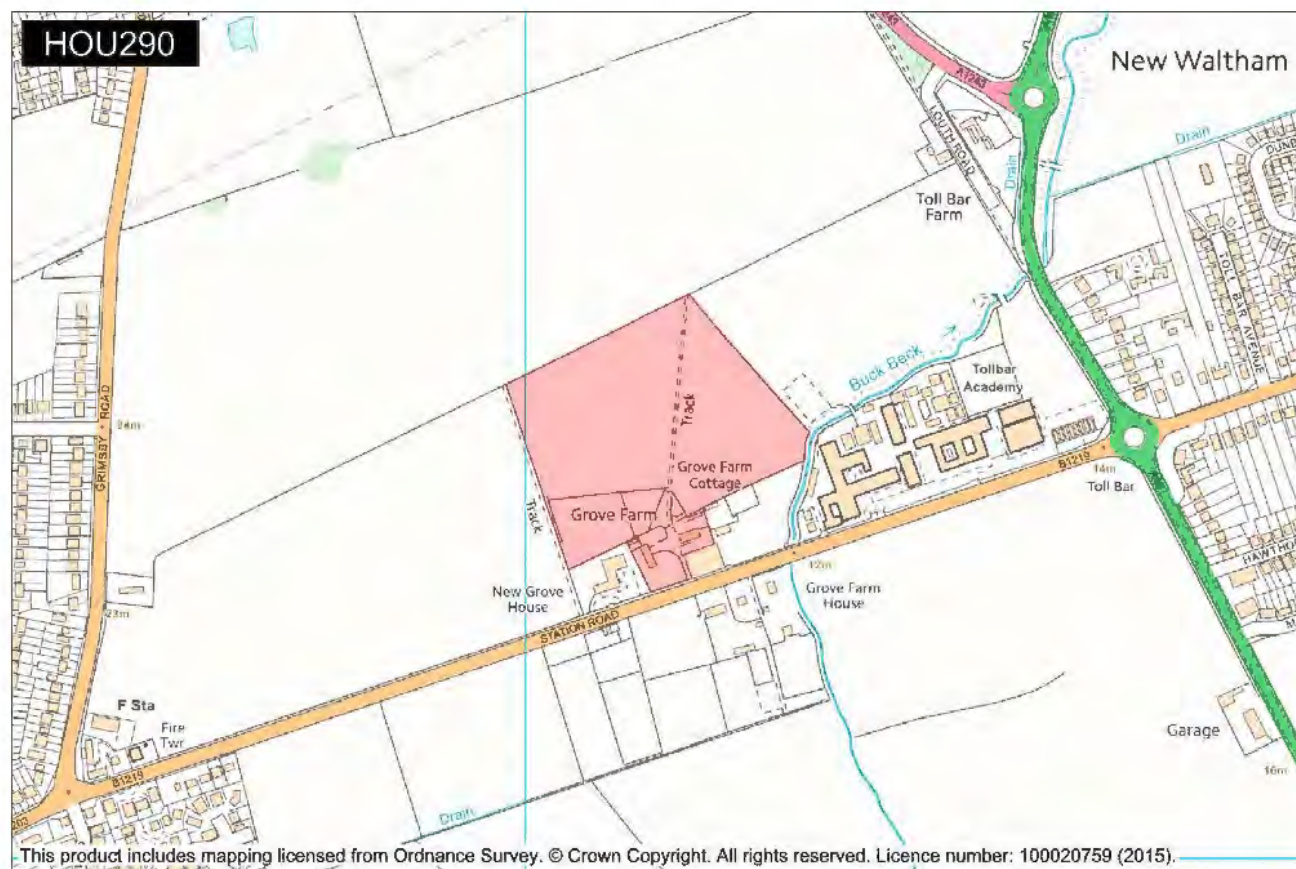
|                        |                                      |                                |                          |
|------------------------|--------------------------------------|--------------------------------|--------------------------|
| <b>HOU287A</b>         | Land north of Woodlands Way, Waltham | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Waltham                              | <b>Parish</b>                  | Waltham                  |
| <b>Easting</b>         | 526560                               | <b>Northing</b>                | 404312                   |
| <b>Land type</b>       | Greenfield                           | <b>Current use</b>             | Open land                |
| <b>Gross area</b>      | 1.18ha                               | <b>Net area</b>                | 1.18ha                   |
| <b>Potential yield</b> | 9 (promoted)                         | <b>Estimated delivery time</b> | 6 to 11 years            |

Table 2.63 HOU287A Site details

| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                                         |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is in single ownership and has been actively promoted.                                                                                                                                                                                                                                                            |
| Suitability     | Planning application previously refused but no insurmountable constraints.<br>The site is situated adjoining the edge of the village of Waltham. The Landscape Character Assessment identifies the land as having medium to low sensitivity and medium capacity to accept development.<br>The site is within Flood Zone 1. |
| Achievability   | The site is within a high value housing market area.                                                                                                                                                                                                                                                                       |

**Table 2.64 HOU287A Site assessment summary**

|                                                                                                     |
|-----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU287A</b></p> <p>The site is available, suitable and achievable.</p> |
|-----------------------------------------------------------------------------------------------------|

**HOU290 - Land rear of Grove Farm stables, Station Road, Waltham****Figure 2.33 HOU290 Location plan**

|                        |                                                        |                                |                                 |
|------------------------|--------------------------------------------------------|--------------------------------|---------------------------------|
| <b>HOU290</b>          | Land rear of Grove Farm stables, Station Road, Waltham | <b>Spatial zone</b>            | Western and Southern Arc        |
| <b>Ward</b>            | Waltham / Humberston and New Waltham                   | <b>Parish</b>                  | Waltham / New Waltham           |
| <b>Easting</b>         | 527160                                                 | <b>Northing</b>                | 404504                          |
| <b>Land type</b>       | Mixed                                                  | <b>Current use</b>             | Farm buildings and agricultural |
| <b>Gross area</b>      | 6.88ha                                                 | <b>Net area</b>                | 4.82ha                          |
| <b>Potential yield</b> | 144 (estimated), 150 (promoted)                        | <b>Estimated delivery time</b> | 6 to 11 years                   |

**Table 2.65 HOU290 Site details**



| Assessment type | Assessment summary                                                                                              |
|-----------------|-----------------------------------------------------------------------------------------------------------------|
| Availability    | The site is being actively promoted.                                                                            |
| Suitability     | The site is outside of the existing settlement boundary but there are no insurmountable constraints identified. |
| Achievability   | The site is located within a high value housing market area.                                                    |

**Table 2.66 HOU290 Site assessment summary**

|                                                 |
|-------------------------------------------------|
| <b>SHLAA 2025 site status HOU290</b>            |
| The site is available, suitable and achievable. |

## HOU294 - Land off Station Road, adjacent to railway station, Stallingborough

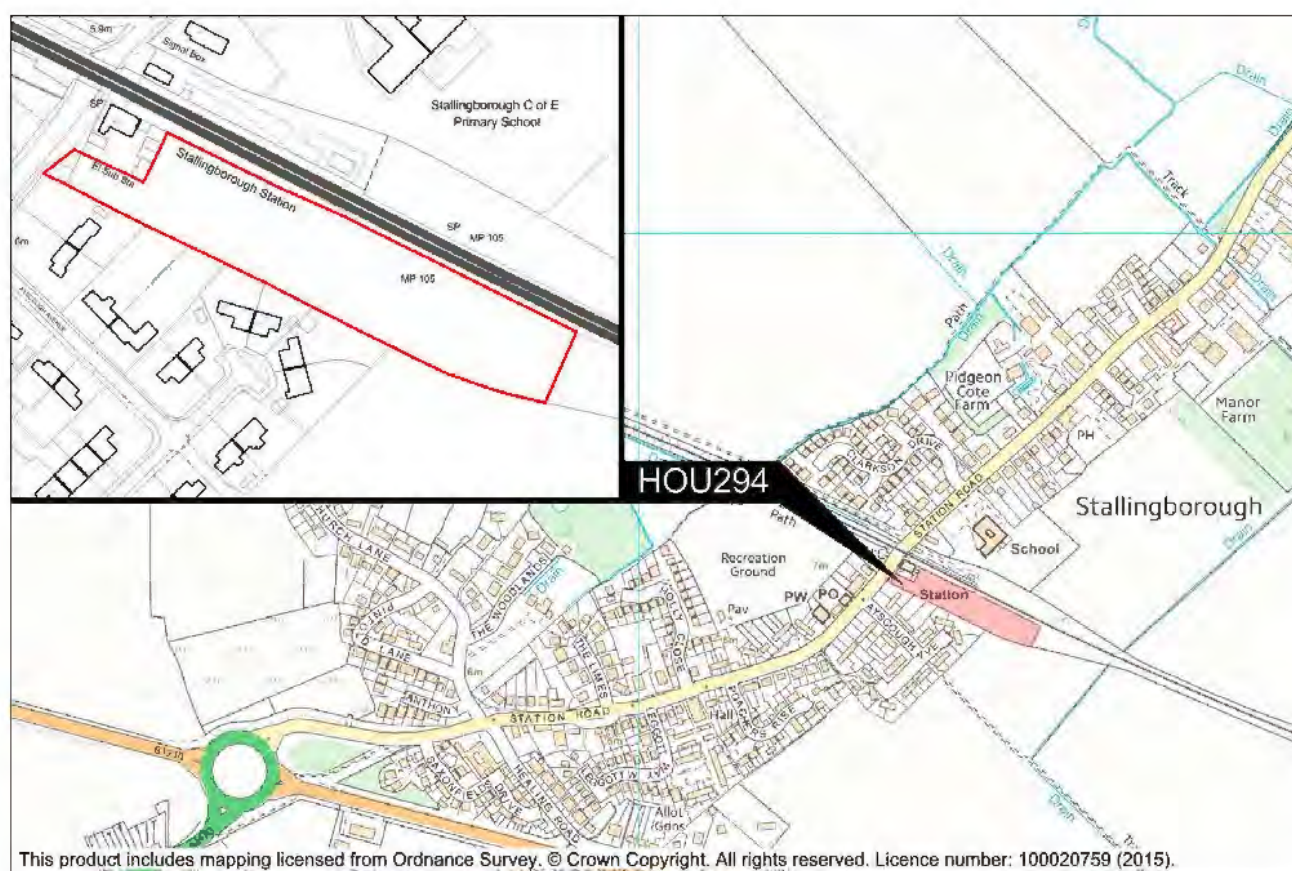


Figure 2.34 HOU294 Location plan

|                        |                                                                     |                                |                     |
|------------------------|---------------------------------------------------------------------|--------------------------------|---------------------|
| <b>HOU294</b>          | Land off Station Road, adjacent to railway station, Stallingborough | <b>Spatial zone</b>            | Rural zone          |
| <b>Ward</b>            | Immingham                                                           | <b>Parish</b>                  | Stallingborough     |
| <b>Easting</b>         | 520299                                                              | <b>Northing</b>                | 411612              |
| <b>Land type</b>       | Greenfield                                                          | <b>Current use</b>             | Former railway yard |
| <b>Gross area</b>      | 0.59ha                                                              | <b>Net area</b>                | 0.59ha              |
| <b>Potential yield</b> | 20 (consented)                                                      | <b>Estimated delivery time</b> | 0 to 5 years        |

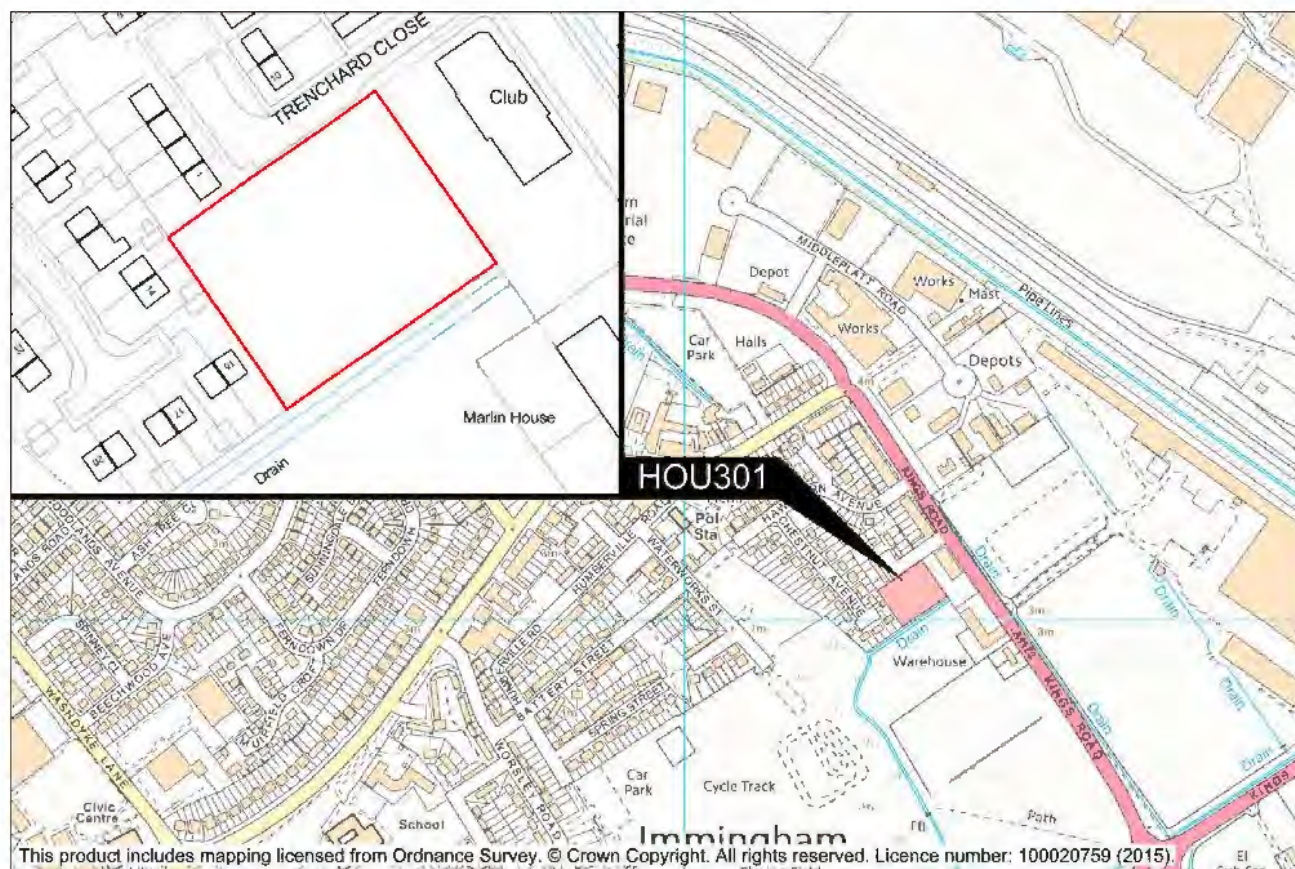
Table 2.67 HOU294 Site details

| Available     | The site is available                                                                                                                                                              |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability  | The site is in single ownership with active steps to bring forward development.                                                                                                    |
| Suitability   | The site has planning consent for 14 dwellings (DM/0250/20/REM) and an application for 20 dwellings has been approved subject to the signing of a S106 agreement (DM/0250/22/FUL). |
| Achievability | The site is within a high value housing market area.                                                                                                                               |

**Table 2.68 HOU294 Site assessment summary**

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU294</b></p> <p>The site is available, suitable and achievable.</p> |
|----------------------------------------------------------------------------------------------------|



**HOU301 - Land at Trenchard Close, Immingham****Figure 2.35 HOU301 Location plan**

|                        |                                    |                                |              |
|------------------------|------------------------------------|--------------------------------|--------------|
| <b>HOU301</b>          | Land at Trenchard Close, Immingham | <b>Spatial zone</b>            | Estuary Zone |
| <b>Ward</b>            | Immingham                          | <b>Parish</b>                  | Immingham    |
| <b>Easting</b>         | 519256                             | <b>Northing</b>                | 415043       |
| <b>Land type</b>       | Brownfield                         | <b>Current use</b>             | Cleared site |
| <b>Gross area</b>      | 0.34ha                             | <b>Net area</b>                | 0.34ha       |
| <b>Potential yield</b> | 18 (consented)                     | <b>Estimated delivery time</b> | 0 to 5 years |

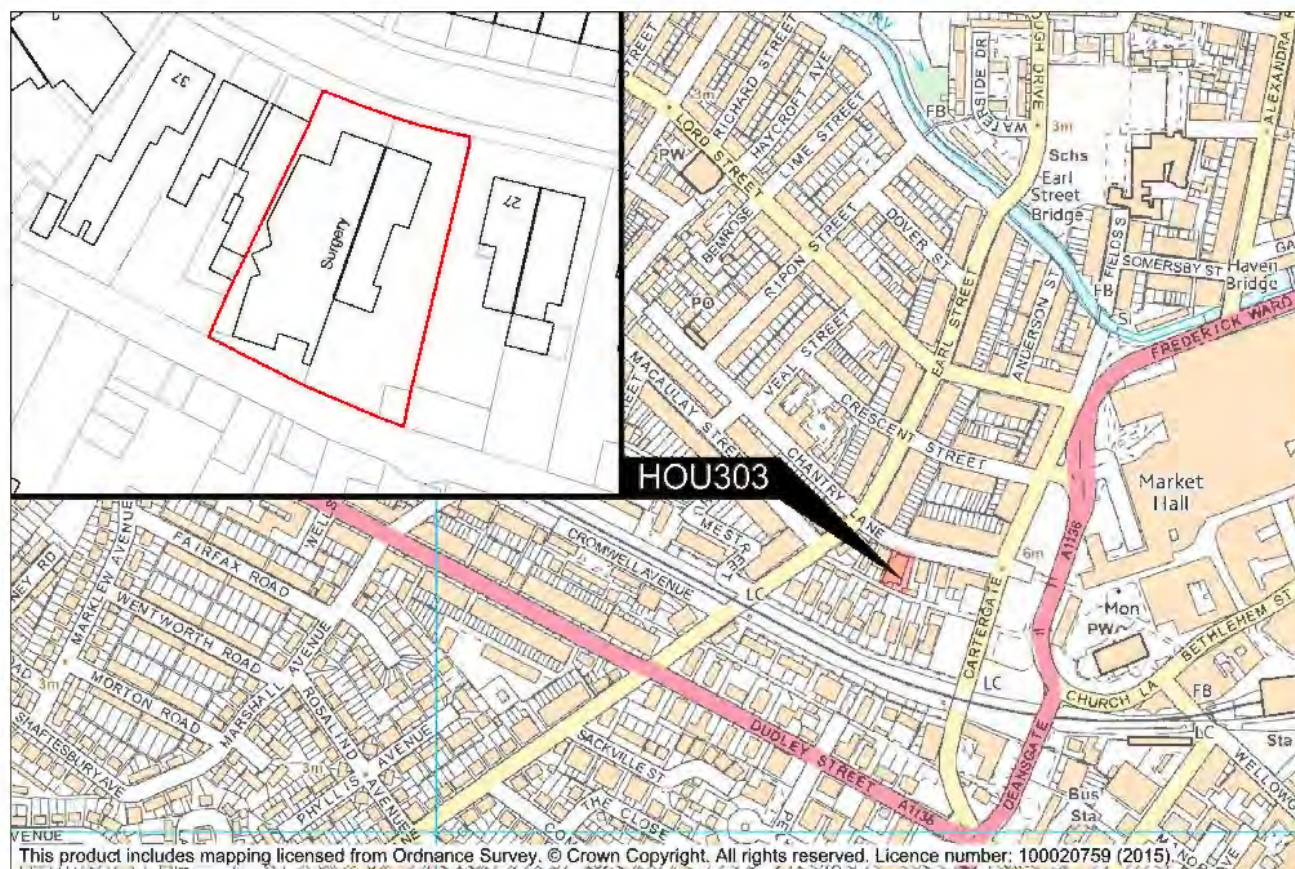
**Table 2.69 HOU301 Site details**



| Assessment type | Assessment summary                                                                           |
|-----------------|----------------------------------------------------------------------------------------------|
| Availability    | The site is actively being marketed.                                                         |
| Suitability     | The site has consent under DM/0384/16/FUL and development is acknowledged to have commenced. |
| Achievability   | The site is located in a low value housing market area.                                      |

**Table 2.70 HOU301 Site assessment summary**

|                                                 |
|-------------------------------------------------|
| <b>SHLAA 2025 site status HOU301</b>            |
| The site is available, suitable and achievable. |

**HOU303 - 29 to 31 Chantry Lane, Grimsby****Figure 2.36 HOU303 Location plan**

|                        |                                |                                |                        |
|------------------------|--------------------------------|--------------------------------|------------------------|
| <b>HOU303</b>          | 29 to 31 Chantry Lane, Grimsby | <b>Spatial zone</b>            | Urban Area             |
| <b>Ward</b>            | West Marsh                     | <b>Parish</b>                  | N/A                    |
| <b>Easting</b>         | 526426                         | <b>Northing</b>                | 409242                 |
| <b>Land type</b>       | Brownfield                     | <b>Current use</b>             | Former doctors surgery |
| <b>Gross area</b>      | 0.08ha                         | <b>Net area</b>                | 0.08ha                 |
| <b>Potential yield</b> | 4 (estimated) 11 (consented)   | <b>Estimated delivery time</b> | 0 to 5 years           |

**Table 2.71 HOU303 Site details**

| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | Previous planning application DC/928/12/WMA expired, planning application DM/0990/24/FUL has been approved.                                                                                                                                                                                                                                                                                            |
| Suitability     | This site is located in central Grimsby within a short walking distance of Grimsby town centre. Public transport services are accessible nearby and a wide range of services and amenities are provided within the vicinity. Works have begun on site following the recent approved application.<br>Permission for residential redevelopment previously approved and no significant change in context. |
| Achievability   | There are no known abnormal costs associated with the development of this site.                                                                                                                                                                                                                                                                                                                        |

**Table 2.72 HOU303 Site assessment summary**

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU303</b></p> <p>The site is available, suitable and achievable.</p> |
|----------------------------------------------------------------------------------------------------|



**HOU310 - Field west of Butt Lane, Laceby****Figure 2.37 HOU310 Location plan**

|                        |                                 |                                |                          |
|------------------------|---------------------------------|--------------------------------|--------------------------|
| <b>HOU310</b>          | Field west of Butt Lane, Laceby | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Wolds                           | <b>Parish</b>                  | Laceby                   |
| <b>Easting</b>         | 520710                          | <b>Northing</b>                | 407190                   |
| <b>Land type</b>       | Greenfield                      | <b>Current use</b>             | Agricultural             |
| <b>Gross area</b>      | 6.08ha                          | <b>Net area</b>                | 4.0ha                    |
| <b>Potential yield</b> | 81 (promoted)                   | <b>Estimated delivery time</b> | 6 to 10 years            |

**Table 2.73 HOU310 Site details**

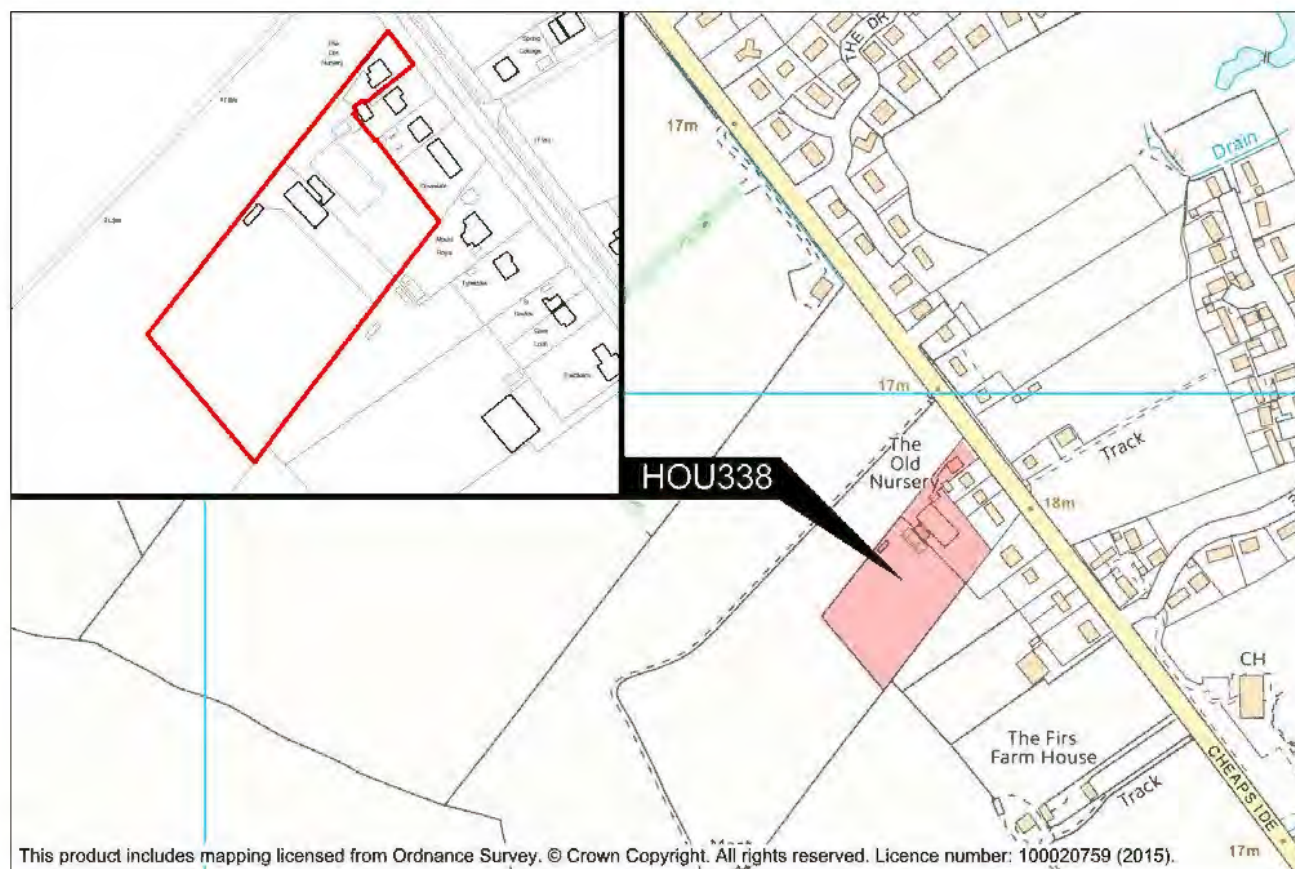


| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site has been actively promoted for development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Suitability     | <p>A proportion of the northern section of the site is located within Flood Zone 3 and would need to be excluded from development to pass the sequential approach as set out in the agreement which the Council has reached with the Environment Agency.</p> <p>The site is identified as having medium sensitivity and medium capacity to accept development in the landscape Character Assessment.</p> <p>A public footpath runs along the western boundary.</p> <p>Improvements to Butt Lane would be required.</p> <p>The site is to a degree detached from the core services in the village, and there would be a need to soften the development boundary. A previous application was dismissed on appeal APP/B2002/W/18/3196126.</p> |
| Achievability   | The site is in a high value housing market area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

**Table 2.74 HOU310 Site assessment summary**

### **SHLAA 2025 site status HOU310**

The site is available, suitable (subject to reduction in developable area) and achievable.

**HOU338 - The Old Nurseries, Cheapside, Waltham****Figure 2.38 HOU338 Location plan**

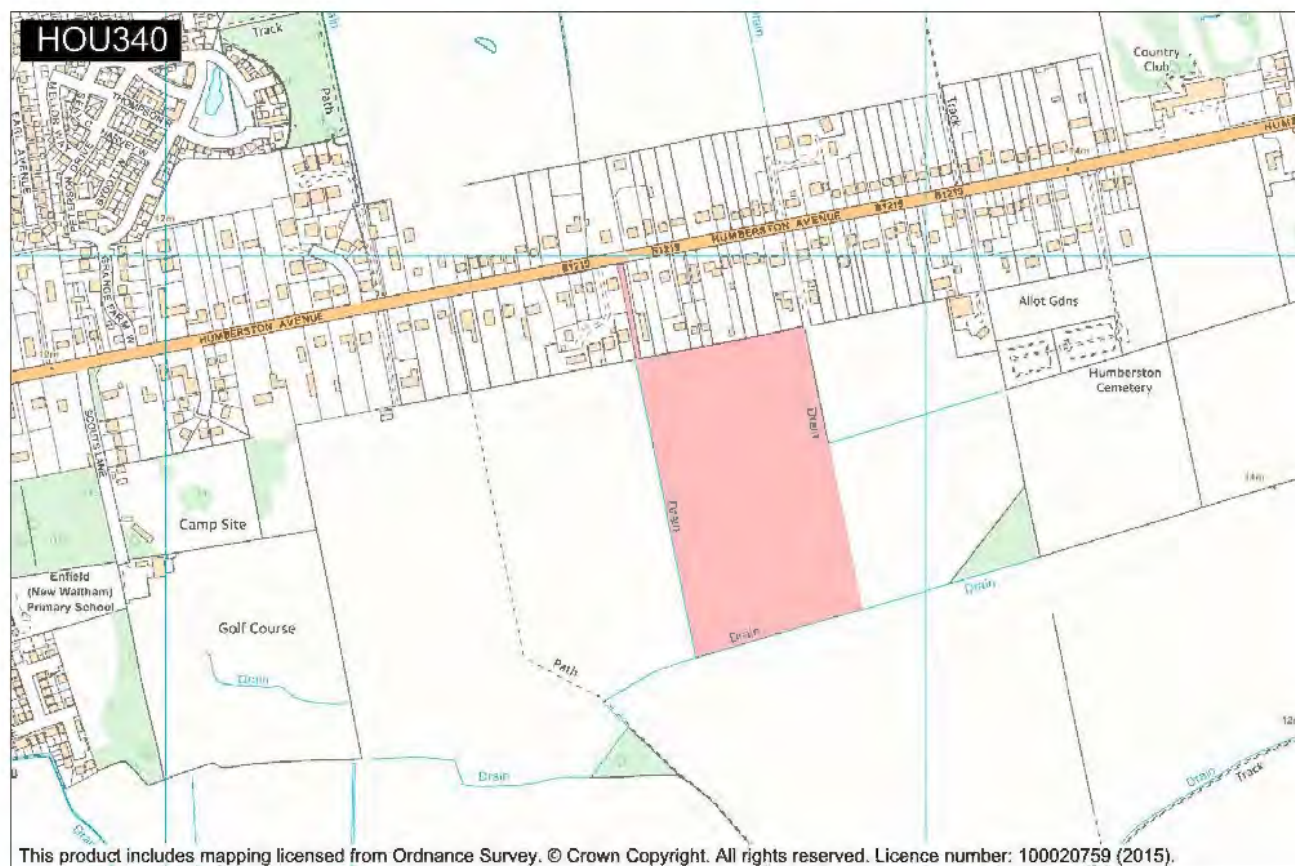
|                        |                                          |                                    |                             |
|------------------------|------------------------------------------|------------------------------------|-----------------------------|
| <b>HOU338</b>          | The Old Nurseries,<br>Cheapside, Waltham | <b>Spatial zone</b>                | Western and Southern<br>Arc |
| <b>Ward</b>            | Waltham                                  | <b>Parish</b>                      | Waltham                     |
| <b>Easting</b>         | 526599                                   | <b>Northing</b>                    | 402842                      |
| <b>Land type</b>       | Greenfield                               | <b>Current use</b>                 | Former garden<br>nurseries  |
| <b>Gross area</b>      | 1.25ha                                   | <b>Net area</b>                    | 1.25ha                      |
| <b>Potential yield</b> | 14 (promoted)                            | <b>Estimated delivery<br/>time</b> | 6 to 10 years               |

**Table 2.75 HOU338 Site details**

| Assessment type | Assessment summary                                                                                                                                                                                                                                              |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is in single ownership and was previous promoted.<br>There are no known legal constraints.                                                                                                                                                             |
| Suitability     | The site is located to the rear of a small group of residential properties on Cheapside but detached from the main village and located some distance from services and amenities.<br>The site is within Flood Zone 1.<br>Planning permission granted on appeal. |
| Achievability   | The site is within a high value housing market area.                                                                                                                                                                                                            |

**Table 2.76 HOU338 Site assessment summary**

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU338</b></p> <p>The site is available, suitable and achievable.</p> |
|----------------------------------------------------------------------------------------------------|

**HOU340 - Land south of 69 to 90 Humberston Avenue, Humberston****Figure 2.39 HOU340 Location plan**

|                        |                                                      |                                |                          |
|------------------------|------------------------------------------------------|--------------------------------|--------------------------|
| <b>HOU340</b>          | Land south of 69 to 90 Humberston Avenue, Humberston | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Humberston and New Waltham                           | <b>Parish</b>                  | Humberston               |
| <b>Easting</b>         | 529770                                               | <b>Northing</b>                | 404710                   |
| <b>Land type</b>       | Greenfield                                           | <b>Current use</b>             | Agricultural             |
| <b>Gross area</b>      | 8.79ha                                               | <b>Net area</b>                | 6.15ha                   |
| <b>Potential yield</b> | 190 (promoted)                                       | <b>Estimated delivery time</b> | 6 to 10 years            |

**Table 2.77 HOU340 Site details**



| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                                        |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is in single ownership and has been actively promoted.<br>A development partner has an option on the land.                                                                                                                                                                                                       |
| Suitability     | The site is bounded by properties off Humberston Ave to the north and west.<br>The development option in place could facilitate access through adjoining development subject to appropriate assessment.<br>The site is located in Flood Zone 1.<br>The site is located some distance from village services and amenities. |
| Achievability   | The site is located within a high value housing market area                                                                                                                                                                                                                                                               |

**Table 2.78 HOU340 Site assessment summary**

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU340</b></p> <p>The site is available, suitable and achievable.</p> |
|----------------------------------------------------------------------------------------------------|

## HOU342 - Grimsby West Urban Extension

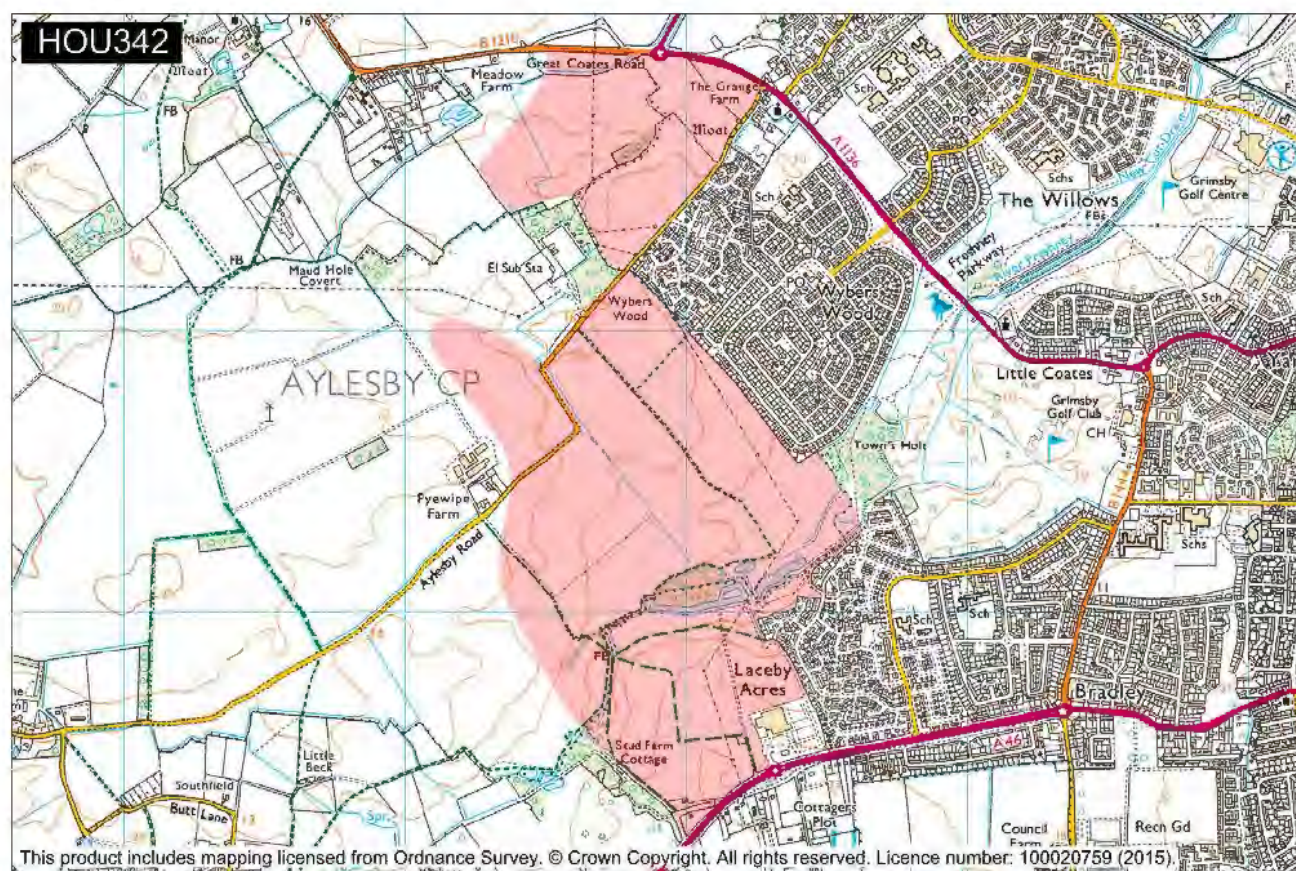


Figure 2.40 HOU342 Location plan

|                        |                               |                                |                             |
|------------------------|-------------------------------|--------------------------------|-----------------------------|
| <b>HOU342</b>          | Grimsby West Urban Extension  | <b>Spatial zone</b>            | Urban Area                  |
| <b>Ward</b>            | Wolds / Freshney / Yarborough | <b>Parish</b>                  | Healing, Aylesby and Laceby |
| <b>Easting</b>         | 522848                        | <b>Northing</b>                | 408577                      |
| <b>Land type</b>       | Greenfield                    | <b>Current use</b>             | Agricultural                |
| <b>Gross area</b>      | 206.70ha                      | <b>Net area</b>                | 144.69ha                    |
| <b>Potential yield</b> | 3,337 (promoted)              | <b>Estimated delivery time</b> | 6 to 10 years               |

Table 2.79 HOU342 Site details

| Available                | The site is available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability assessment  | The site has been actively promoted and detailed master-planning work is underway.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Suitability assessment   | <p>The site forms three parcels of land to the west of Grimsby.</p> <p>The River Freshney intersects two of the parcels of land and pylons cross the site from north to south.</p> <p>Most of the site is in flood zone 1 except for the land adjacent to the River Freshney which is in Flood Zones 2 and 3. This area would need to be kept free of development to accord with the Council agreement with the Environment Agency.</p> <p>The River Freshney is identified as a Local Wildlife Site and would need to be safeguarded. parcels of the land are identified as best and most versatile agricultural land.</p> <p>Numerous rights of way intersect with the site and would need to be considered at design stage.</p> <p>The northern parcel of land is adjoining the Great Coates Conservation Area, care needs to be taken to ensure the design is sensitive to the characteristic of this area and the setting of listed buildings including the Grade II church tower which is a key focal point.</p> <p>Given the scale of the development there is an opportunity to delivery necessary services and amenities within the development as an integrated development. There is a need to soften the development edges.</p> |
| Achievability assessment | The site requires significant up front investment, and a long term view to delivery, coordinated through a masterplan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

**Table 2.80 HOU342 Site assessment summary**

### SHLAA 2025 site status HOU342

The site is available, suitable and achievable.



**HOU348 - Land to the south west of Cheapside, Waltham (site 1)****Figure 2.41 HOU348 Location plan**

|                        |                                                       |                                |                          |
|------------------------|-------------------------------------------------------|--------------------------------|--------------------------|
| <b>HOU348</b>          | Land to the south west of Cheapside, Waltham (site 1) | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Waltham                                               | <b>Parish</b>                  | Waltham                  |
| <b>Easting</b>         | 526648                                                | <b>Nothing</b>                 | 402501                   |
| <b>Land type</b>       | Greenfield                                            | <b>Current use</b>             | Agricultural             |
| <b>Gross area</b>      | 1.31ha                                                | <b>Net area</b>                | 1.31ha                   |
| <b>Potential yield</b> | 52 (estimated) 32 (promoted)                          | <b>Estimated delivery time</b> | 6 to 10 years            |

**Table 2.81 HOU348 Site details**

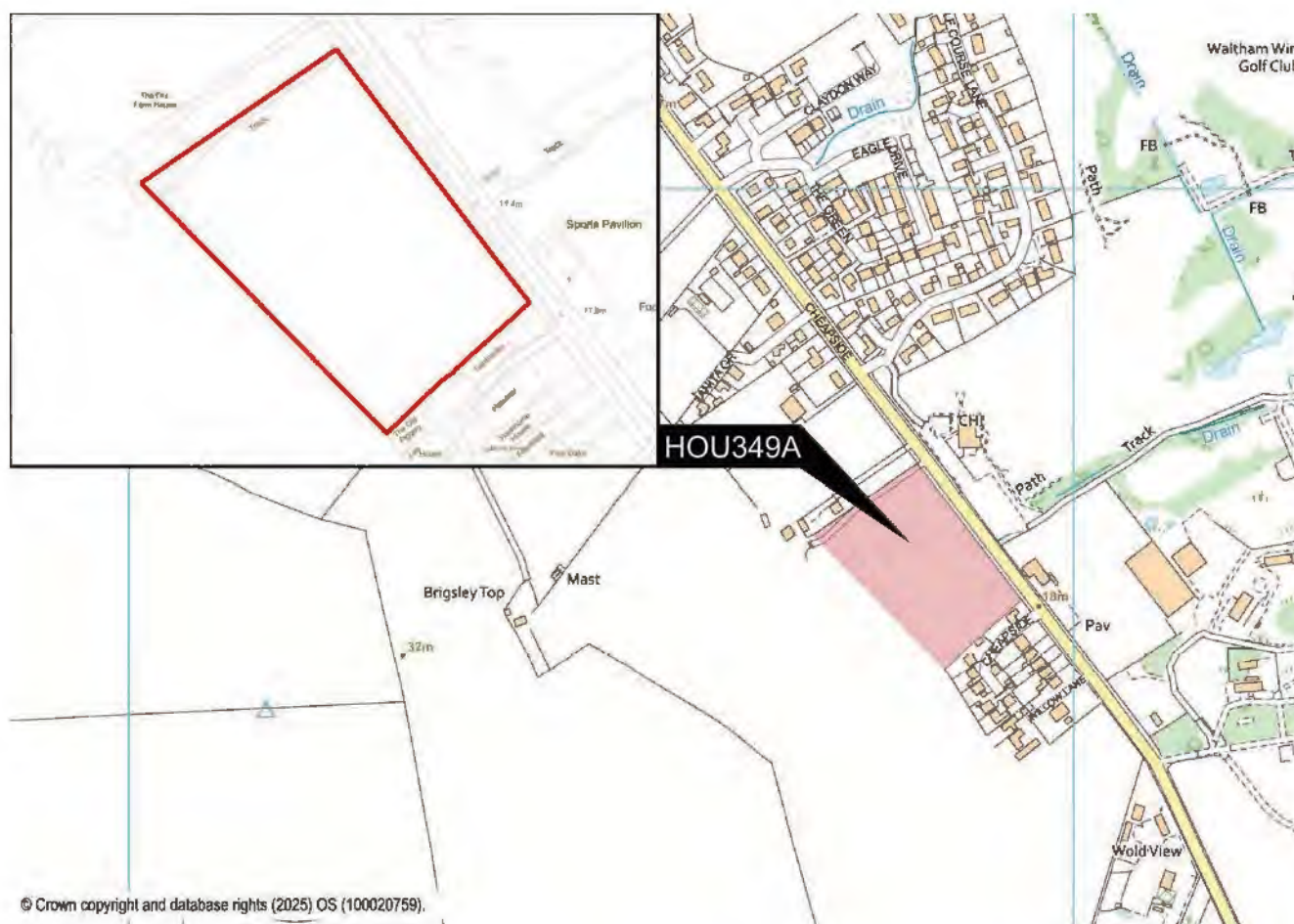


| Available     | The site is available                                                                                                                                                                         |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability  | The site has been promoted for development.<br>No development partner is in place.                                                                                                            |
| Suitability   | The site is located between residential properties on Cheapside but detached from the main village and located some distance from services and amenities.<br>The site is within Flood Zone 1. |
| Achievability | The site is located within a high value housing market area.                                                                                                                                  |

**Table 2.82 HOU348 Site assessment summary**

|                                                 |
|-------------------------------------------------|
| <b>SHLAA 2025 site status HOU348</b>            |
| The site is available, suitable and achievable. |

## HOU349A - Land to the south west of Cheapside, Waltham



**Figure 2.42 HOU349A Location plan**

|                        |                                              |                                |                          |
|------------------------|----------------------------------------------|--------------------------------|--------------------------|
| <b>HOU349A</b>         | Land to the south west of Cheapside, Waltham | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Waltham                                      | <b>Parish</b>                  | Waltham                  |
| <b>Easting</b>         | 526838                                       | <b>Northing</b>                | 402602                   |
| <b>Land type</b>       | Greenfield                                   | <b>Current use</b>             | Agricultural             |
| <b>Gross area</b>      | 2.3ha                                        | <b>Net area</b>                | 1.96ha                   |
| <b>Potential yield</b> | 68 (estimated)                               | <b>Estimated delivery time</b> | 6 to 10 years            |

### Table 2.83 HOU349A Site details

| Assessment type | Assessment summary                                                                                                                                                                            |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site has been promoted for development but no developer partner is in place.                                                                                                              |
| Suitability     | The site is located between residential properties on Cheapside but detached from the main village and located some distance from services and amenities.<br>The site is within Flood Zone 1. |
| Achievability   | The site is located within a high value housing market area.                                                                                                                                  |

**Table 2.84 HOU349A Site assessment summary**

|                                                                                                     |
|-----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU349A</b></p> <p>The site is available, suitable and achievable.</p> |
|-----------------------------------------------------------------------------------------------------|

**HOU350 - Land to the south west of Cheapside, Waltham (site 3)****Figure 2.43 HOU350 Location plan**

|                        |                                                       |                                |                          |
|------------------------|-------------------------------------------------------|--------------------------------|--------------------------|
| <b>HOU350</b>          | Land to the south west of Cheapside, Waltham (site 3) | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Waltham                                               | <b>Parish</b>                  | Waltham                  |
| <b>Easting</b>         | 526648                                                | <b>Northing</b>                | 402501                   |
| <b>Land type</b>       | Greenfield                                            | <b>Current use</b>             | Agricultural             |
| <b>Gross area</b>      | 1.35ha                                                | <b>Net area</b>                | 1.35ha                   |
| <b>Potential yield</b> | 54 (estimated) 33 (promoted)                          | <b>Estimated delivery time</b> | 6 to 10 years            |

**Table 2.85 HOU350 Site details**



| Assessment type | Assessment summary                                                                                                                                                                                                                                            |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site has been promoted for development.                                                                                                                                                                                                                   |
| Suitability     | The site is located in Flood Zone 1.<br>Improvements to public transport to address accessibility to services and amenities.<br>A speed limit review would be required, possible street lighting improvements, possible visibility concerns regarding access. |
| Achievability   | The site is within a high value housing market area.                                                                                                                                                                                                          |

**Table 2.86 HOU350 Site assessment summary**

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU350</b></p> <p>The site is available, suitable and achievable.</p> |
|----------------------------------------------------------------------------------------------------|

## HOU351 - Land at Caistor Road, Laceby

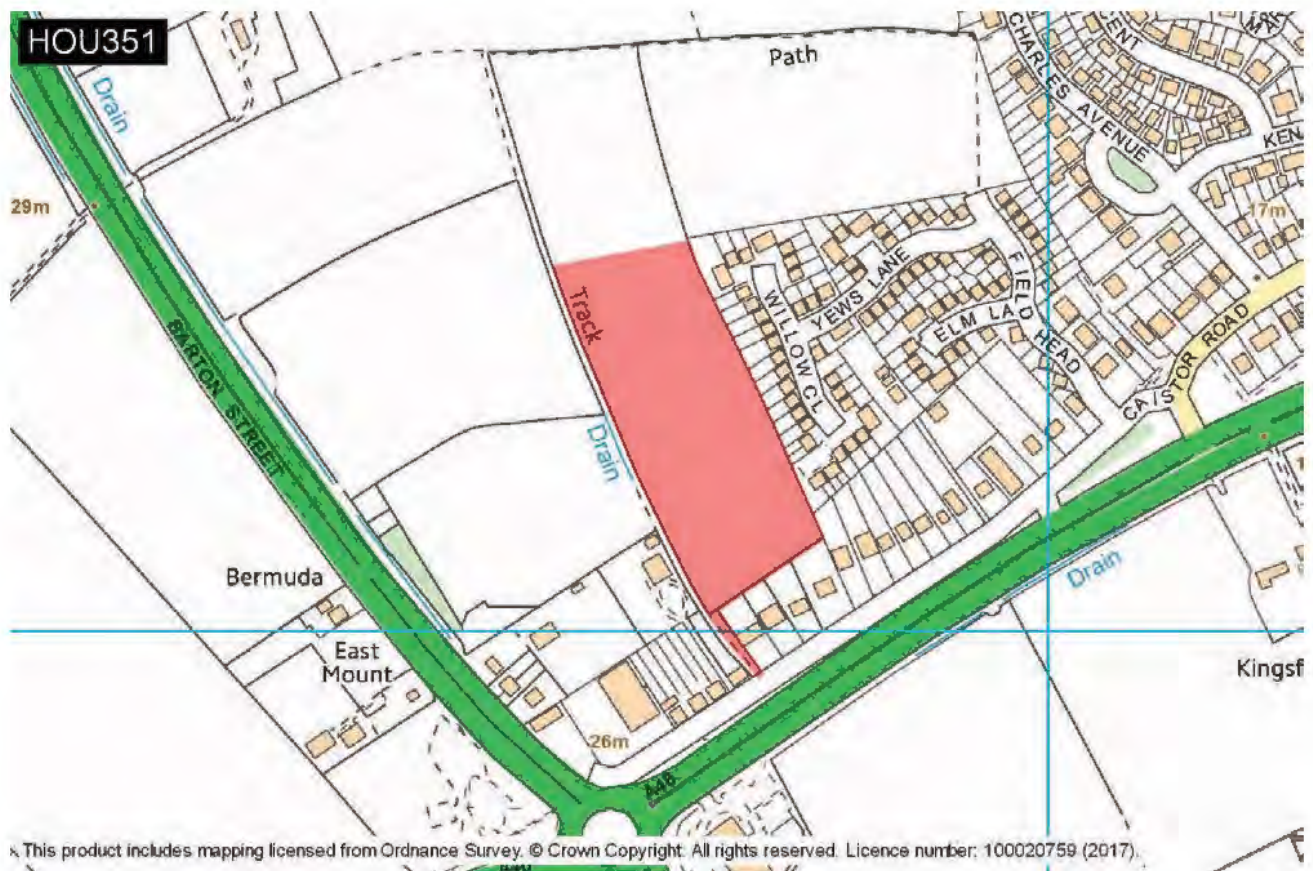


Figure 2.44 HOU351A Location plan

|                        |                              |                                |                          |
|------------------------|------------------------------|--------------------------------|--------------------------|
| <b>HOU351</b>          | Land at Caistor Road, Laceby | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Wolds                        | <b>Parish</b>                  | Laceby                   |
| <b>Easting</b>         | 520745                       | <b>Northing</b>                | 406117                   |
| <b>Land type</b>       | Greenfield                   | <b>Current use</b>             | Agriculture              |
| <b>Gross area</b>      | 2.58ha                       | <b>Net area</b>                | 2.19ha                   |
| <b>Potential yield</b> | 77 (estimated)               | <b>Estimated delivery time</b> | 11 to 15 years           |

Table 2.87 HOU351 Site details

| Assessment type | Assessment summary                                                                                                                                                |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site has been actively promoted.                                                                                                                              |
| Suitability     | The site is located in Flood Zone 1.<br>Part of the site is Agricultural value 2.<br>Highways concerns have been recorded regarding suitability of access points. |
| Achievability   | The site is located in a high value housing market area.                                                                                                          |

**Table 2.88 HOU351 Site assessment summary**

|                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU351</b></p> <p>The site is available, suitable and achievable, subject to satisfactory access points being determined and assessed.</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## HOU351A - Land at Caistor Road, Laceby



Figure 2.45 HOU351A Location plan

|                        |                              |                                |                          |
|------------------------|------------------------------|--------------------------------|--------------------------|
| <b>HOU351A</b>         | Land at Caistor Road, Laceby | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Wolds                        | <b>Parish</b>                  | Laceby                   |
| <b>Easting</b>         | 520877                       | <b>Northing</b>                | 406383                   |
| <b>Land type</b>       | Greenfield                   | <b>Current use</b>             | Agriculture              |
| <b>Gross area</b>      | 4.11ha                       | <b>Net area</b>                | 3.49ha                   |
| <b>Potential yield</b> | 122 (estimated)              | <b>Estimated delivery time</b> | 11 to 15 years           |

Table 2.89 HOU351A Location plan



| Assessment type | Assessment summary                                                                                                                                                                                                                   |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site has been actively promoted.                                                                                                                                                                                                 |
| Suitability     | The site is located in Flood Zone 1.<br>Part of the site is Agricultural value 2.<br>Highways concerns have been recorded regarding suitability of access points.<br>Public rights of way are located to North and West of the site. |
| Achievability   | The site is located in a high value housing market area.                                                                                                                                                                             |

**Table 2.90 HOU351A Location plan**

### **SHLAA 2025 site status HOU351A**

The site is available, suitable and achievable, subject to satisfactory access points being determined and assessed.

## HOU353 - Lindsey Lower School playing fields, Beacon Avenue / Bentley Street, Cleethorpes

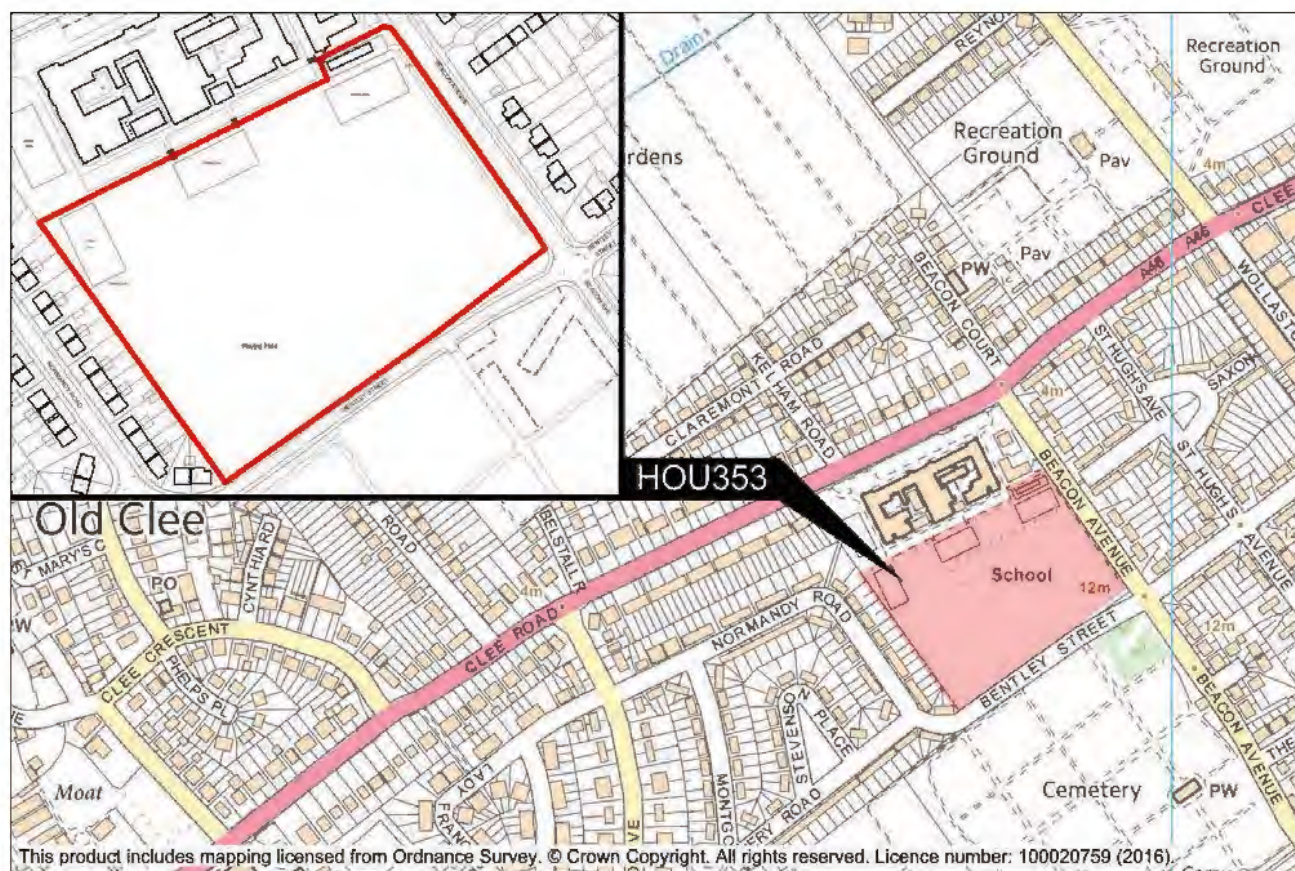


Figure 2.46 HOU353 Location plan

|                        |                                                                                  |                                |                             |
|------------------------|----------------------------------------------------------------------------------|--------------------------------|-----------------------------|
| <b>HOU353</b>          | Lindsey Lower School playing fields, Beacon Avenue / Bentley Street, Cleethorpes | <b>Spatial zone</b>            | Urban Area                  |
| <b>Ward</b>            | Croft Baker                                                                      | <b>Parish</b>                  | N/A                         |
| <b>Easting</b>         | 529857                                                                           | <b>Northing</b>                | 408508                      |
| <b>Land type</b>       | Brownfield                                                                       | <b>Current use</b>             | Former school playing field |
| <b>Gross area</b>      | 2.41ha                                                                           | <b>Net area</b>                | 2.05ha                      |
| <b>Potential yield</b> | 72 (estimated)                                                                   | <b>Estimated delivery time</b> | 0 to 5 years                |

Table 2.91 HOU353 Site details

| Assessment type | Assessment summary                                                                                                                                                                                   |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is actively promoted (Planning application pending EM/ 0914/24/FUL).                                                                                                                        |
| Suitability     | An allocation in the Local Plan.<br>Setting issues regarding locally listed buildings and setting of cemetery, sewer with easement western boundary. restrictive covenants, highways considerations. |
| Achievability   | The site is achievable. It is in a low value area however is in close proximity to the Cleethorpes resort.                                                                                           |

**Table 2.92 HOU353 Site assessment summary**

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU353</b></p> <p>The site is available, suitable and achievable.</p> |
|----------------------------------------------------------------------------------------------------|



## HOU354 - Duchess Street car park, Grimsby

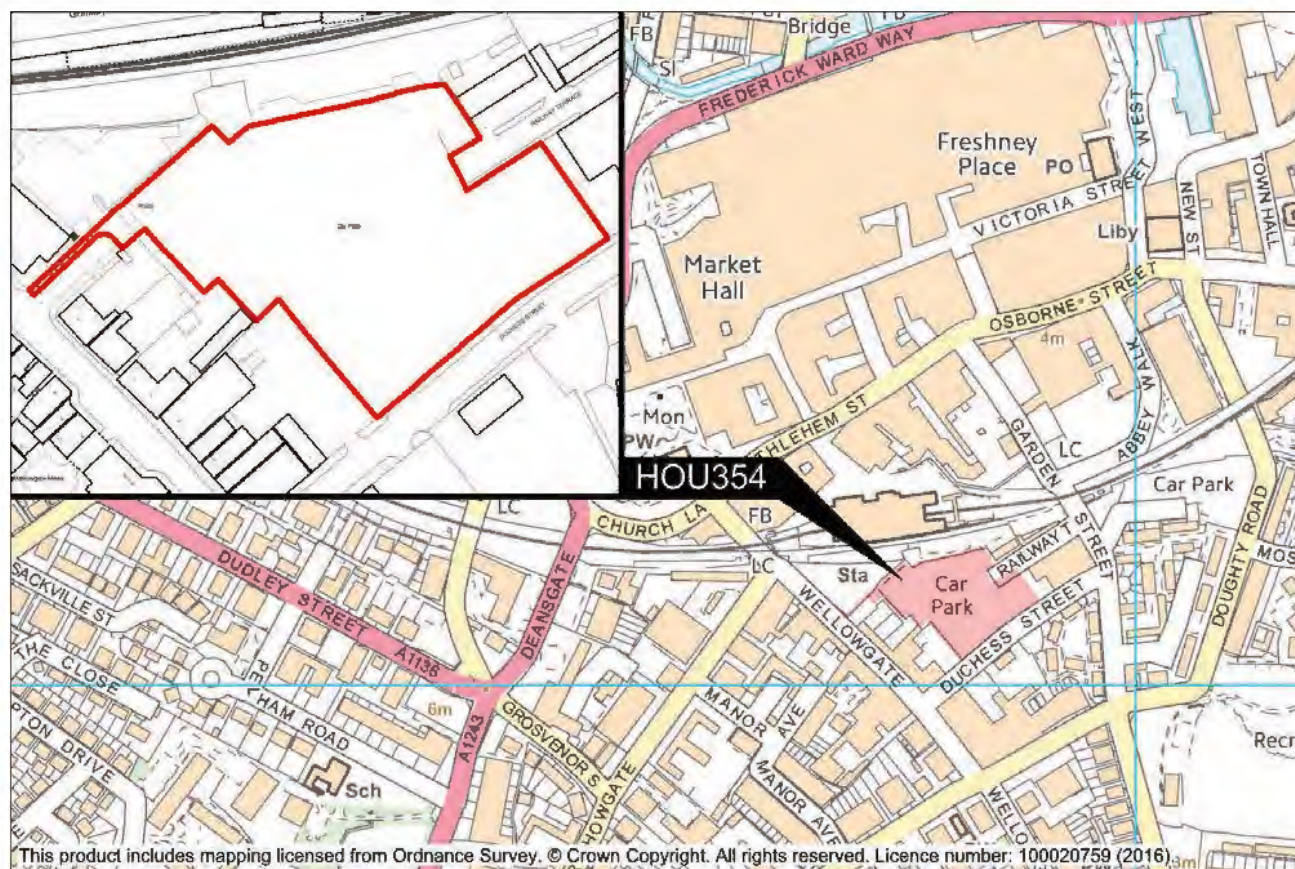


Figure 2.47 HOU354A Location plan

|                        |                                  |                                |                |
|------------------------|----------------------------------|--------------------------------|----------------|
| <b>HOU354</b>          | Duchess Street car park, Grimsby | <b>Spatial zone</b>            | Urban Area     |
| <b>Ward</b>            | Park                             | <b>Parish</b>                  | N/A            |
| <b>Easting</b>         | 526866                           | <b>Northing</b>                | 409066         |
| <b>Land type</b>       | Brownfield                       | <b>Current use</b>             | Car park       |
| <b>Gross area</b>      | 0.60ha                           | <b>Net area</b>                | 0.60ha         |
| <b>Potential yield</b> | 39 (estimated)                   | <b>Estimated delivery time</b> | 11 to 15 years |

Table 2.93 HOU354A Site details



| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                                         |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | Currently a surface car park but confirmed available.                                                                                                                                                                                                                                                                      |
| Suitability     | The site is located within the main urban area with good access to local amenities and services.<br>Flood risk zone 2/3.<br>Potential for significant and extensive archaeology.<br>Historic considerations regarding setting of adjacent listed structures, restrictive considerations but not considered insurmountable. |
| Achievability   | The site is achievable. The proposal is in a medium value area.                                                                                                                                                                                                                                                            |

**Table 2.94 HOU354A Site assessment summary**

|                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU354</b></p> <p>The site is available, suitable and achievable in the medium to long term.</p> |
|-------------------------------------------------------------------------------------------------------------------------------|

## HOU355 - Scartho Top playing fields, Heimdal Road, Grimsby

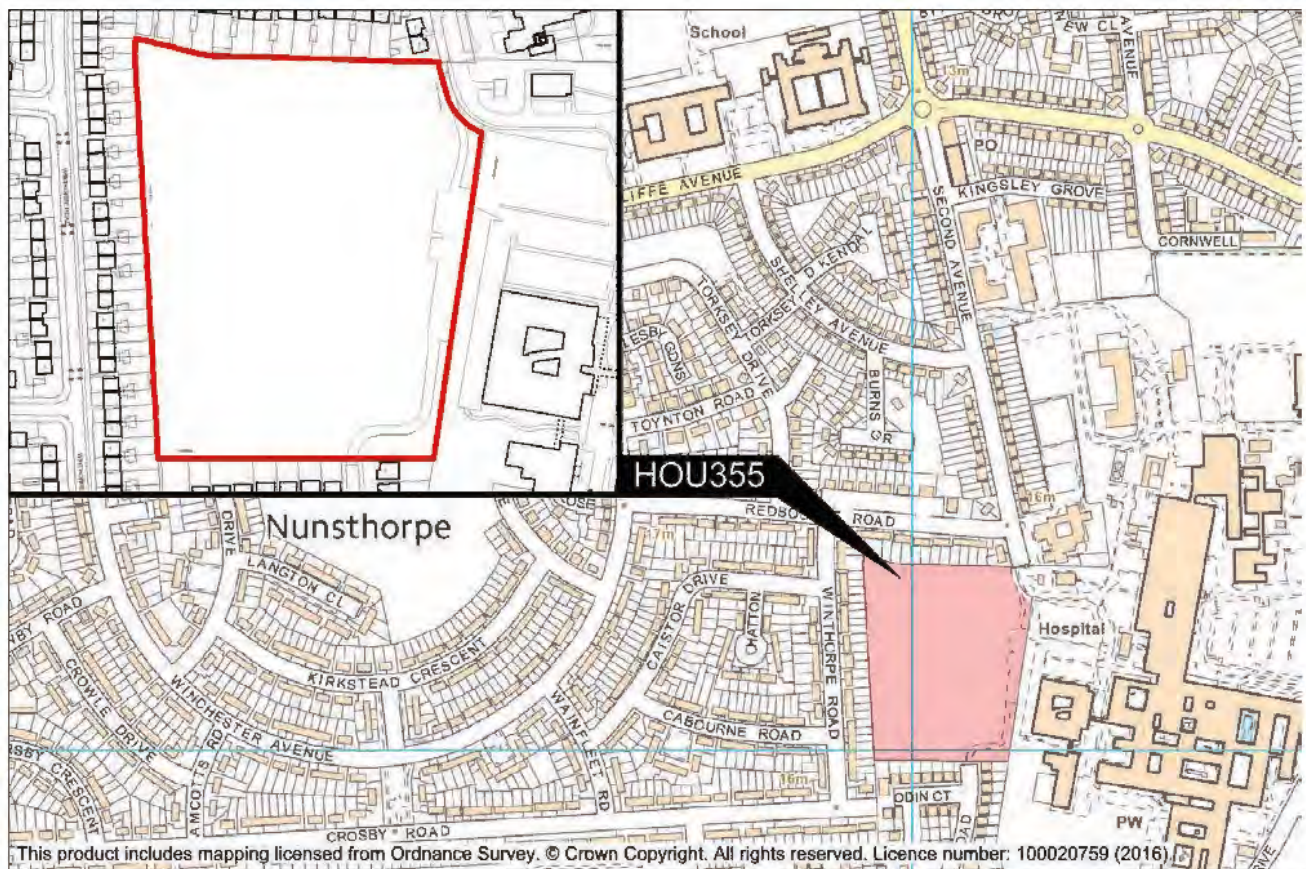


Figure 2.48 HOU355 Location plan

|                        |                                                      |                                |               |
|------------------------|------------------------------------------------------|--------------------------------|---------------|
| <b>HOU355</b>          | Scartho Top playing fields,<br>Heimdal Road, Grimsby | <b>Spatial zone</b>            | Urban Area    |
| <b>Ward</b>            | Park                                                 | <b>Parish</b>                  | N/A           |
| <b>Easting</b>         | 526029                                               | <b>Northing</b>                | 407084        |
| <b>Land type</b>       | Greenfield                                           | <b>Current use</b>             | Playing field |
| <b>Gross area</b>      | 2.95ha                                               | <b>Net area</b>                | 2.51ha        |
| <b>Potential yield</b> | 88 (estimated) 100 (promoted)                        | <b>Estimated delivery time</b> | 6 to 10 years |

Table 2.95 HOU355 Site details

| Assessment type | Assessment summary                                                                                                                    |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is available and in a single ownership.                                                                                      |
| Suitability     | The site is suitable. The site has no major constraints. The site has a legal covenant however this is not considered insurmountable. |
| Achievability   | The site is achievable. It is in a mixed value area. The site is part of a well established strategic housing site.                   |

**Table 2.96 HOU355 Site assessment summary**

|                                                 |
|-------------------------------------------------|
| <b>SHLAA 2025 site status HOU355</b>            |
| The site is available, suitable and achievable. |



## HOU362 - Land east of Bradley Road, Waltham



Figure 2.49 HOU362 Location plan

|                        |                                    |                                |                          |
|------------------------|------------------------------------|--------------------------------|--------------------------|
| <b>HOU362</b>          | Land east of Bradley Road, Waltham | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Waltham                            | <b>Parish</b>                  | Waltham                  |
| <b>Easting</b>         | 525049                             | <b>Northing</b>                | 404153                   |
| <b>Land type</b>       | Greenfield                         | <b>Current use</b>             | Agricultural             |
| <b>Gross area</b>      | 22.90ha                            | <b>Net area</b>                | 16.03ha                  |
| <b>Potential yield</b> | 199 (promoted)                     | <b>Estimated delivery time</b> | 0 to 5 years             |

Table 2.97 HOU362 Site details



| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site has been actively promoted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Suitability     | <p>Buck Beck currently forms a strong logical boundary to development north of Waltham.</p> <p>It would be difficult to integrate this development in to the exiting village form except through improvements to the footpath network and provision of new links across the beck. Development could however, feasibly be delivered from an access off Bradley Road.</p> <p>The site is within Flood Zone 1.</p> <p>The Landscape Character Assessment identifies the land as having medium sensitivity and medium to low capacity to accept development.</p> <p>Highways considerations regarding access points, public transport accessibility, revisions to speed limit zoning.</p> |
| Achievability   | The site is located within a high value housing market area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

**Table 2.98 HOU362 Site assessment summary**

### **SHLAA 2025 site status HOU362**

The site is available, suitable and achievable.

**HOU363 - Chapel Lane, Habrough****Figure 2.50 HOU363 Location plan**

|                        |                       |                                |                        |
|------------------------|-----------------------|--------------------------------|------------------------|
| <b>HOU363</b>          | Chapel Lane, Habrough | <b>Spatial zone</b>            | Rural Zone             |
| <b>Ward</b>            | Immingham             | <b>Parish</b>                  | Habrough               |
| <b>Easting</b>         | 514581                | <b>Northing</b>                | 413926                 |
| <b>Land type</b>       | Greenfield            | <b>Current use</b>             | Agricultural / grazing |
| <b>Gross area</b>      | 0.70ha                | <b>Net area</b>                | 0.70ha                 |
| <b>Potential yield</b> | 10 (promoted)         | <b>Estimated delivery time</b> | 6 to 10 years          |

**Table 2.99 HOU363 Site details**

| Assessment type          | Assessment summary                                                                                                                                                                                                                    |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability assessment  | The site has been actively promoted. No known legal issues.                                                                                                                                                                           |
| Suitability assessment   | The site is adjoining the residential area.<br>The site is located in Flood Zone 1.<br>Archaeology presence likely, Upgrades to Chapel Lane would be required to facilitate development.<br>Drainage Board access rights across land. |
| Achievability assessment | The site is located in a medium value housing market area.                                                                                                                                                                            |

**Table 2.100 HOU363 Site assessment summary**

### **SHLAA 2025 site status HOU363**

The site is available, suitable and achievable subject to resolving highway concerns.

## HOU365 - Land off Coniston Crescent, Humberston

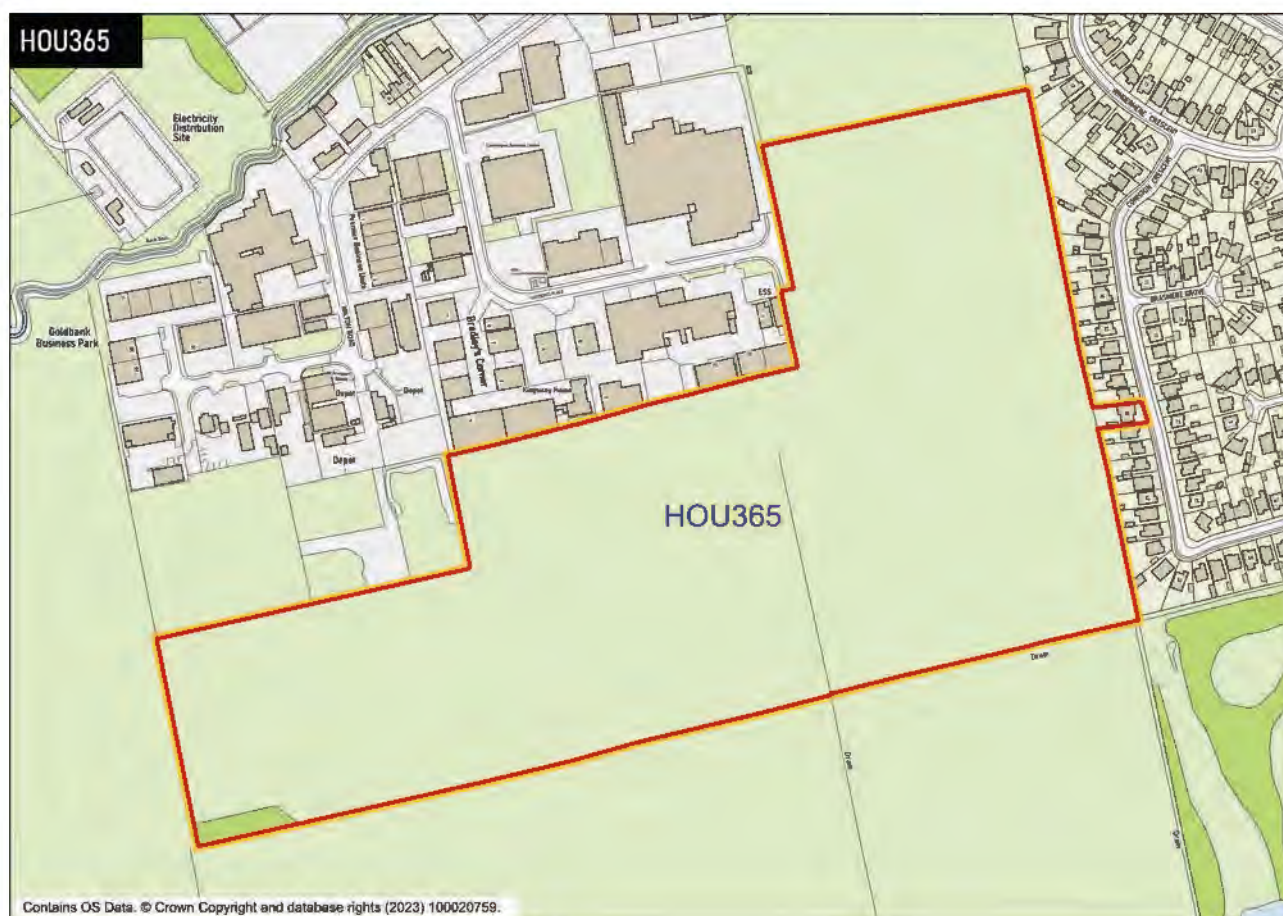


Figure 2.51 HOU365 Location plan

|                        |                                                          |                                |                          |
|------------------------|----------------------------------------------------------|--------------------------------|--------------------------|
| <b>HOU365</b>          | <b>Site name:</b> Land off Coniston Crescent, Humberston | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Humberston and New Waltham                               | <b>Parish</b>                  | Humberston               |
| <b>Easting</b>         | 529839                                                   | <b>Northing</b>                | 405855                   |
| <b>Land type</b>       | Greenfield                                               | <b>Current use</b>             | Agricultural             |
| <b>Gross area</b>      | 16.50ha                                                  | <b>Net area</b>                | 11.55ha                  |
| <b>Potential yield</b> | 347 (estimated)                                          | <b>Estimated delivery time</b> | 11 to 15 years           |

Table 2.101 HOU365 Site details

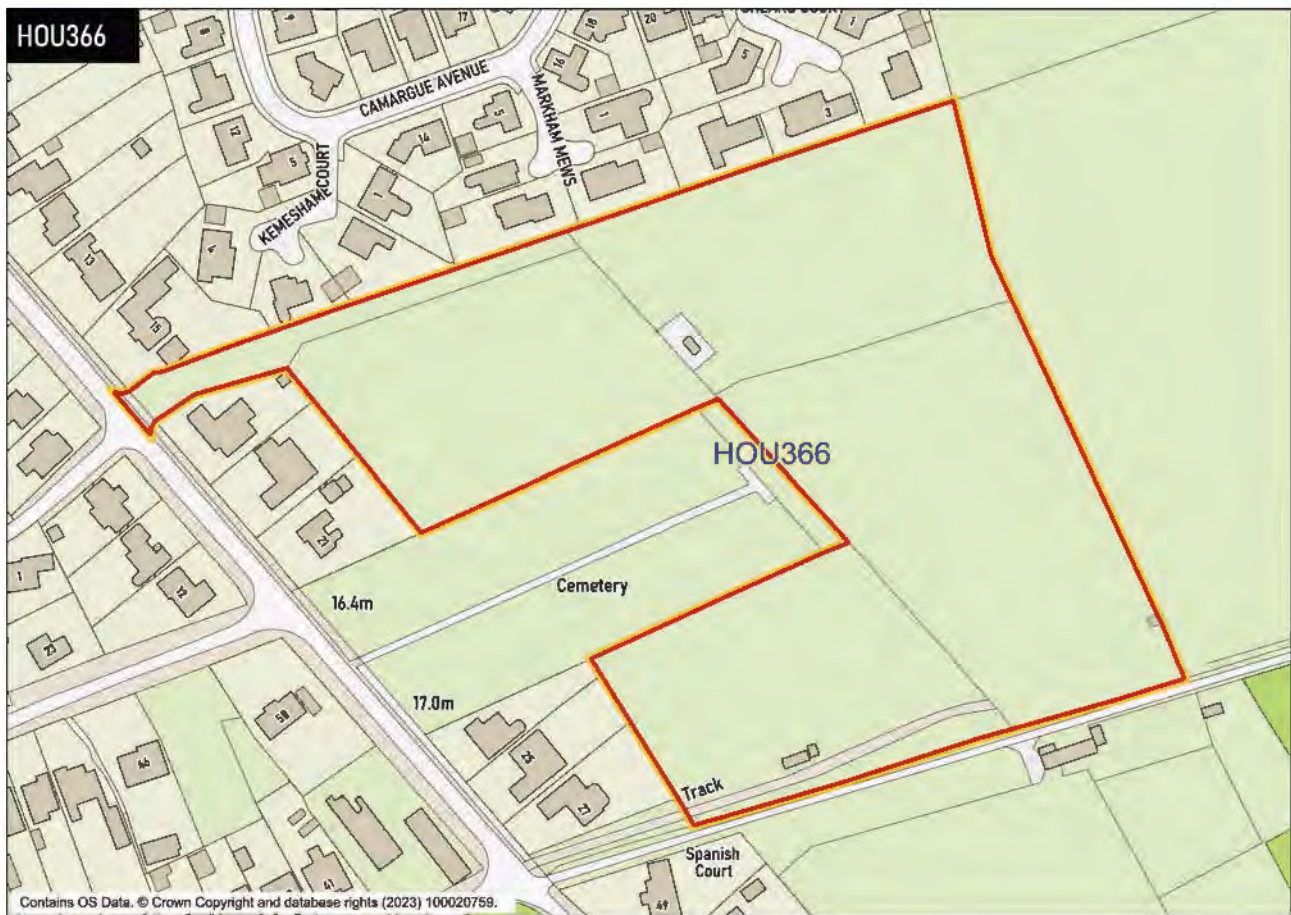


| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is in the ownership of a developer, and has been actively promoted.                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Suitability     | <p>The site currently serves as the buffer between residential and the commercial uses on the Wilton Road Industrial estate, if developed a significant buffer would need to be retained.</p> <p>There is possible contamination from a former landfill site off Wilton Road to the NW of the site.</p> <p>A single point of access has been indicated off Coniston Drive.</p> <p>Archaeology presence highlighted with on site preference to retain in-situ.</p> <p>Highways concerns , widening of Coniston Crescent required.</p> |
| Achievability   | There are significant issues that may limit the development potential of this site and its potential delivery, hence the delivery period has been set back.                                                                                                                                                                                                                                                                                                                                                                          |

**Table 2.102 HOU365 Site assessment summary**

### **SHLAA 2025 site status HOU365**

The site is available, suitable (subject to concerns) and achievable.

**HOU366 - Land east of (rear of 17) Ings Lane, Waltham****Figure 2.52 HOU366 Location plan**

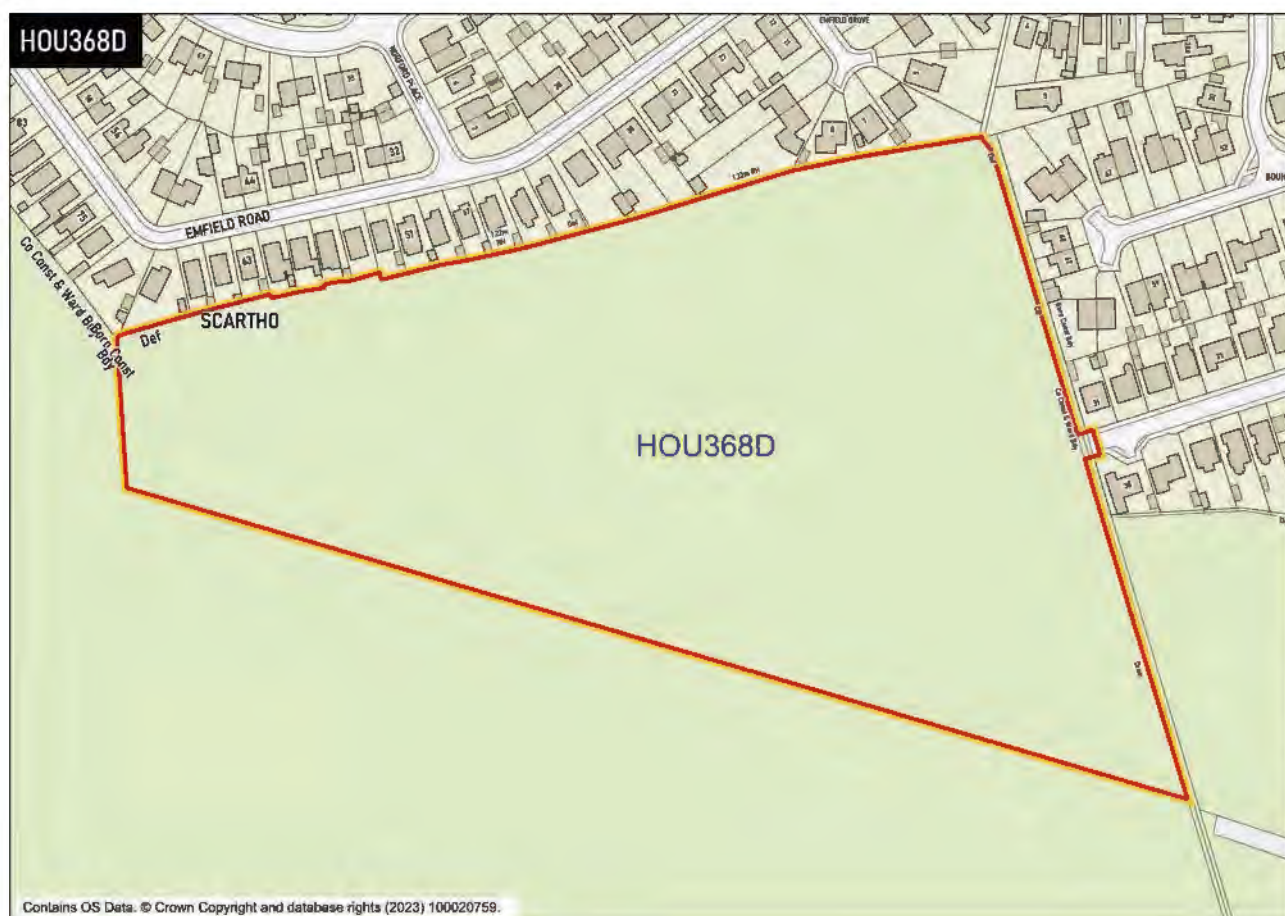
|                        |                                              |                                |                          |
|------------------------|----------------------------------------------|--------------------------------|--------------------------|
| <b>HOU366</b>          | Land east of (rear of 17) Ings Lane, Waltham | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Waltham                                      | <b>Parish</b>                  | Waltham                  |
| <b>Easting</b>         | 526648                                       | <b>Northing</b>                | 403854                   |
| <b>Land type</b>       | Greenfield                                   | <b>Current use</b>             | Paddock / grazing        |
| <b>Gross area</b>      | 3.01ha                                       | <b>Net area</b>                | 2.56ha                   |
| <b>Potential yield</b> | 90 (estimated)                               | <b>Estimated delivery time</b> | 0 to 5 years             |

**Table 2.103 HOU366 Site details**

| Assessment type          | Assessment summary                                                                                                                                                                                                                                                                |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability assessment  | The site has been actively promoted                                                                                                                                                                                                                                               |
| Suitability assessment   | The site adjoins the residential area of Waltham surrounding the existing cemetery. The site is located in Flood Zone 1. There is possible archaeology, and a pipeline crosses the site which is subject to a covenant, highways considerations, assume existing access utilised. |
| Achievability assessment | The site is in a high value housing market area                                                                                                                                                                                                                                   |

**Table 2.104 HOU366 Site assessment summary**

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU366</b></p> <p>The site is available, suitable and achievable.</p> |
|----------------------------------------------------------------------------------------------------|

**HOU368D - Land east of Bradley Road (Grove Farm site 4)****Figure 2.53 HOU368D Location plan**

|                        |                                               |                                |                          |
|------------------------|-----------------------------------------------|--------------------------------|--------------------------|
| <b>HOU368D</b>         | Land east of Bradley Road (Grove Farm site 4) | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Waltham                                       | <b>Parish</b>                  | Waltham                  |
| <b>Easting</b>         | 526331                                        | <b>Northing</b>                | 404926                   |
| <b>Land type</b>       | Greenfield                                    | <b>Current use</b>             | Agricultural             |
| <b>Gross area</b>      | 4.55ha                                        | <b>Net area</b>                | 3.87ha                   |
| <b>Potential yield</b> | 64 (consented)                                | <b>Estimated delivery time</b> | 0 to 5 years             |

**Table 2.105 HOU368D Site details**



| Assessment type          | Assessment summary                                                 |
|--------------------------|--------------------------------------------------------------------|
| Availability assessment  | The site has been brought forward for development.                 |
| Suitability assessment   | The site is consented on appeal for 64 dwellings (DM/0285/22/FUL). |
| Achievability assessment | The site is in a high value housing market area.                   |

**Table 2.106 HOU368D Site assessment summary**

|                                                 |
|-------------------------------------------------|
| <b>SHLAA 2025 site status HOU368D</b>           |
| The site is available, suitable and achievable. |

## HOU371 - Land west of Louth Road, Grimsby

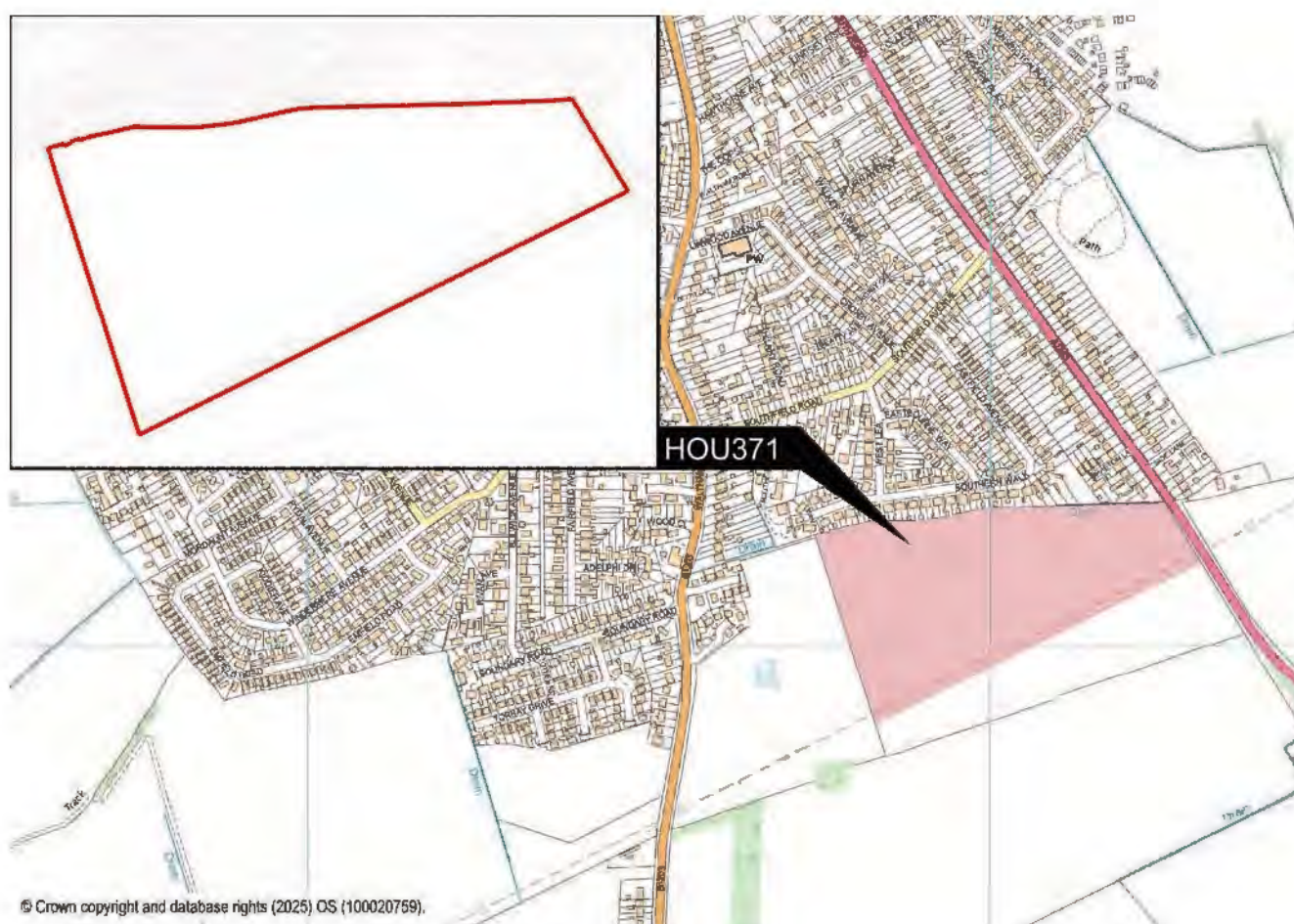


Figure 2.54 HOU371 Location plan

|                        |                                        |                                |                          |
|------------------------|----------------------------------------|--------------------------------|--------------------------|
| <b>HOU371</b>          | Land west of Louth Road, Grimsby       | <b>Spatial zone</b>            | Western and Southern Arc |
| <b>Ward</b>            | Waltham and Humberston and New Waltham | <b>Parish</b>                  | Waltham and New Waltham  |
| <b>Easting</b>         | 526994                                 | <b>Northing</b>                | 405086                   |
| <b>Land type</b>       | Greenfield                             | <b>Current use</b>             | Farmland                 |
| <b>Gross area</b>      | 10.60ha                                | <b>Net area</b>                | 7.42ha                   |
| <b>Potential yield</b> | 223 (estimated), 250 (promoted)        | <b>Estimated delivery time</b> | 0 to 5 years             |

Table 2.107 HOU371 Site details

| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | Actively promoted.                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Suitability     | <p>Presence of prehistoric significant archaeology noted.</p> <p>Highway considerations relating to access points, revisions to speed limit zoning.</p> <p>Possible development in association with adjacent site.</p> <p>Power line run along southern boundary of site. landscape character assessment identifies site as being in an area of medium sensitivity and medium capacity to accept development.</p> <p>Need to soften development edge.</p> |
| Achievability   | The site is within a high value housing market area.                                                                                                                                                                                                                                                                                                                                                                                                      |

**Table 2.108 HOU371 Site assessment summary**

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU371</b></p> <p>The site is available, suitable and achievable.</p> |
|----------------------------------------------------------------------------------------------------|

## HOU372 - Land west of Cheapside (Top Farm), Waltham



Figure 2.55 HOU372 Location plan

|                        |                                            |                                |                           |
|------------------------|--------------------------------------------|--------------------------------|---------------------------|
| <b>HOU372</b>          | Land west of Cheapside (Top Farm), Waltham | <b>Spatial zone</b>            | Western and Southern Arc  |
| <b>Ward</b>            | Waltham                                    | <b>Parish</b>                  | Waltham                   |
| <b>Easting</b>         | 526442                                     | <b>Northing</b>                | 402796                    |
| <b>Land type</b>       | Greenfield                                 | <b>Current use</b>             | Agricultural / grass land |
| <b>Gross area</b>      | 10.30ha                                    | <b>Net area</b>                | 7.21ha                    |
| <b>Potential yield</b> | 215 (promoted)                             | <b>Estimated delivery time</b> | 0 to 5 years              |

Table 2.109 HOU372 Location plan



| Assessment type | Assessment summary                                                                                                                                                                                                             |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is in single ownership and has been actively promoted.                                                                                                                                                                |
| Suitability     | The site is remote for village services and amenities, public transport improvements would be required.<br>Located within Flood Zone 1.<br>Telecoms mast on the site, access through the site serves dwelling beyond the site. |
| Achievability   | The site is within a high value housing market area.                                                                                                                                                                           |

**Table 2.110 HOU372 Site assessment summary**

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU372</b></p> <p>The site is available, suitable and achievable.</p> |
|----------------------------------------------------------------------------------------------------|

## HOU373 - Land of former tower blocks, Washdyke Lane, Immingham



Figure 2.56 HOU373 Location plan

|                        |                                                       |                                |                             |
|------------------------|-------------------------------------------------------|--------------------------------|-----------------------------|
| <b>HOU373</b>          | Land of former tower blocks, Washdyke Lane, Immingham | <b>Spatial zone</b>            | Estuary Zone                |
| <b>Ward</b>            | Immingham                                             | <b>Parish</b>                  | Immingham                   |
| <b>Easting</b>         | 518119                                                | <b>Northing</b>                | 414902                      |
| <b>Land type</b>       | Brownfield                                            | <b>Current use</b>             | Former flats now demolished |
| <b>Gross area</b>      | 1.85ha                                                | <b>Net area</b>                | 1.85ha                      |
| <b>Potential yield</b> | 107 (promoted)                                        | <b>Estimated delivery time</b> | 6 to 10 years               |

Table 2.111 HOU373 Site details

| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is in single ownership by a registered housing partner (LHP).                                                                                                                                                                                                                                                                                                                                                           |
| Suitability     | <p>The location is the site of the former residential tower blocks that have been demolished. Redevelopment of this site which lies immediately next to the town centre would bring many benefits.</p> <p>The site is a brownfield site and being in Flood Zone 3 comprises a regeneration site which would adhere to the Memorandum of the Understanding with the Environment Agency on flood risk and the Sequential Test.</p> |
| Achievability   | The site is within a low value housing market area but would like attract grant funding to deliver the regeneration benefits.                                                                                                                                                                                                                                                                                                    |

**Table 2.112 HOU373 Site assessment summary**

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU373</b></p> <p>The site is available, suitable and achievable.</p> |
|----------------------------------------------------------------------------------------------------|



## HOU374 - Land off Waltham Road, Barnoldby le Beck (adjoining Waltham village)



Figure 2.57 HOU374 Location plan

|                        |                                                                            |                                |                   |
|------------------------|----------------------------------------------------------------------------|--------------------------------|-------------------|
| <b>HOU374</b>          | Land off Waltham Road,<br>Barnoldby le Beck (adjoining<br>Waltham village) | <b>Spatial zone</b>            | Rural Area        |
| <b>Ward</b>            | Wolds                                                                      | <b>Parish</b>                  | Barnoldby le Beck |
| <b>Easting</b>         | 524966                                                                     | <b>Northing</b>                | 403420            |
| <b>Land type</b>       | Greenfield                                                                 | <b>Current use</b>             | Agricultural      |
| <b>Gross area</b>      | 5.54ha                                                                     | <b>Net area</b>                | 3.88ha            |
| <b>Potential yield</b> | 36 (promoted)                                                              | <b>Estimated delivery time</b> | 0 to 5 years      |

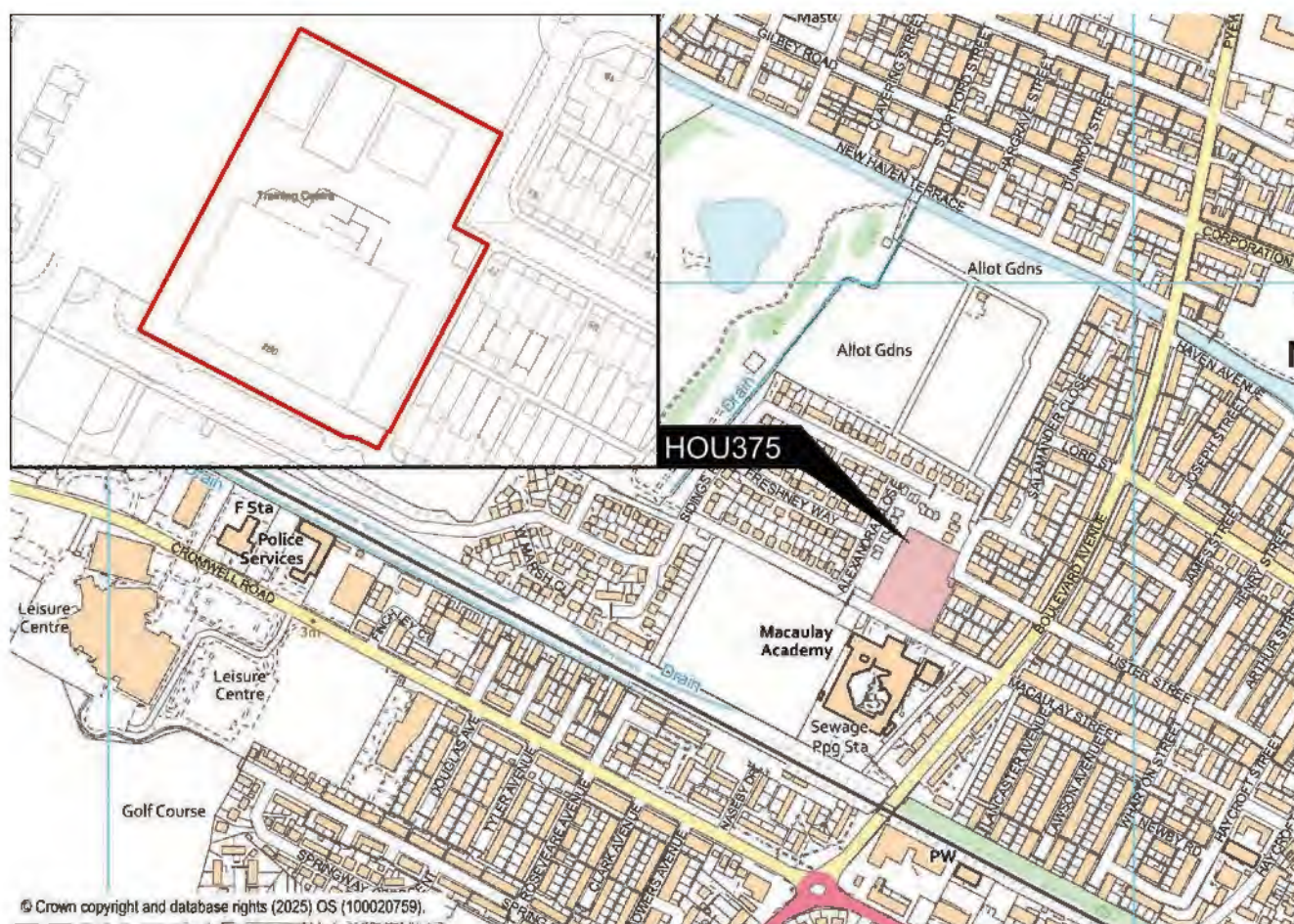
Table 2.113 HOU374 Site details



| Assessment type | Assessment summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is in single ownership with no known legal constraints and has been actively promoted.                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Suitability     | <p>The site is adjoining the residential development in Waltham although within the neighbouring parish, and would despite stretching into open countryside form a natural extension of the Waltham village.</p> <p>The landscape Character Assessment identifies the land as being of medium sensitivity and medium capacity to accept development.</p> <p>The site is in Flood Zone 1.</p> <p>Highway assessment required and possible review of speed limit zone.</p> <p>Need to soften development edge.</p> |
| Achievability   | The site is within a high value housing market area.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

**Table 2.114 HOU374 Site assessment summary**

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU374</b></p> <p>The site is available, suitable and achievable.</p> |
|----------------------------------------------------------------------------------------------------|

**HOU375 - 260 Macaulay Lane, Grimsby****Figure 2.58 HOU 375 Location plan**

|                        |                            |                                |                        |
|------------------------|----------------------------|--------------------------------|------------------------|
| <b>HOU375</b>          | 260 Macaulay Lane, Grimsby | <b>Spatial zone</b>            | Urban Area             |
| <b>Ward</b>            | West Marsh                 | <b>Parish</b>                  | N/A                    |
| <b>Easting</b>         | 525781                     | <b>Northing</b>                | 409701                 |
| <b>Land type</b>       | Brownfield                 | <b>Current use</b>             | Former training centre |
| <b>Gross area</b>      | 0.50ha                     | <b>Net area</b>                | 0.50ha                 |
| <b>Potential yield</b> | 23 (consented)             | <b>Estimated delivery time</b> | 0 to 5 years           |

**Table 2.115 HOU375 Site details**

| Assessment type          | Assessment summary                                                              |
|--------------------------|---------------------------------------------------------------------------------|
| Availability assessment  | The site is in single ownership and has been brought forward for development.   |
| Suitability assessment   | The site has the benefit of planning consent for 23 dwellings (DM/0205/22/FUL). |
| Achievability assessment | The site is in a low value housing market area.                                 |

**Table 2.116 HOU375 Site assessment summary**

|                                                 |
|-------------------------------------------------|
| <b>SHLAA 2025 site status HOU375</b>            |
| The site is available, suitable and achievable. |



## HOU380 - Garth Lane (Alexandra Docks), Grimsby



Figure 2.59 HOU380 Location plan

|                        |                                       |                                |                                     |
|------------------------|---------------------------------------|--------------------------------|-------------------------------------|
| <b>HOU380</b>          | Garth Lane (Alexandra Docks), Grimsby | <b>Spatial zone</b>            | Urban Area                          |
| <b>Ward</b>            | West Marsh                            | <b>Parish</b>                  | N/A                                 |
| <b>Easting</b>         | 526935                                | <b>Northing</b>                | 409623                              |
| <b>Land type</b>       | Brownfield                            | <b>Current use</b>             | Former docks area and builders yard |
| <b>Gross area</b>      | 2.28ha                                | <b>Net area</b>                | 1.92ha                              |
| <b>Potential yield</b> | 120 (promoted)                        | <b>Estimated delivery time</b> | 6 to 10 years                       |

Table 2.117 HOU380 Site details

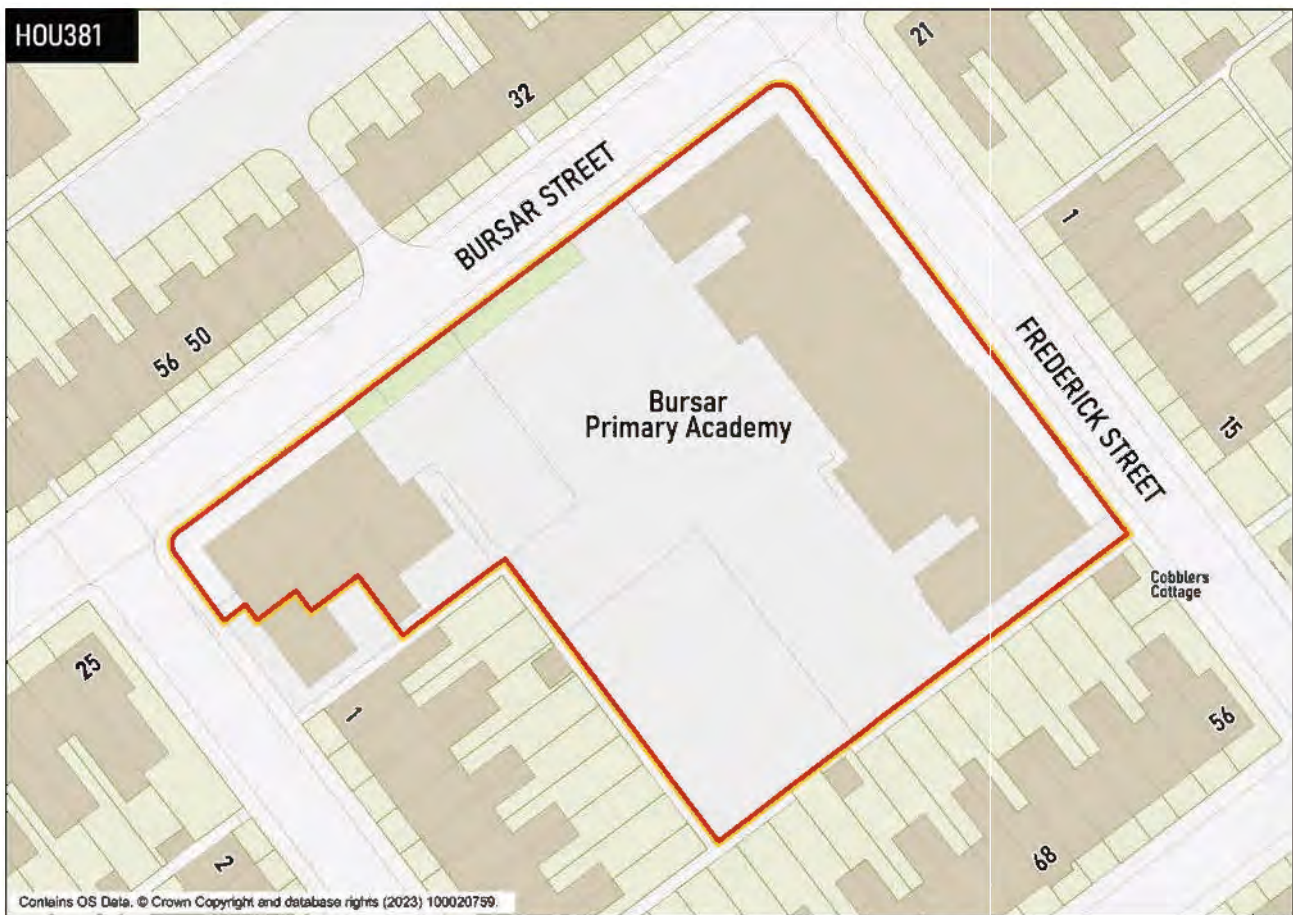


|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Assessment type</b> | Assessment summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Availability</b>    | The site is in Council ownership and has been promoted for development. Planning application pending DM/1028/24/FUL.                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Suitability</b>     | <p>The site has likely contamination resulting from its previous uses, and is located in Flood Zone 2 and 3 but as a brownfield regeneration site would accord with the memorandum of understanding with the Environment Agency.</p> <p>Highways assessment would be required, concerns regarding access points, and junction capacity.</p> <p>Recognised potential archaeology, and heritage considerations regarding setting of listed buildings.</p> <p>Some highlighted legal issues and considerations.</p> |
| <b>Achievability</b>   | The site is located in a low value housing market area, Homes England are supporting town centre living as part of the Grimsby Town Deal.                                                                                                                                                                                                                                                                                                                                                                        |

**Table 2.118 HOU380 Site assessment summary**

### **SHLAA 2025 site status HOU380**

The site is available, suitable and achievable.

**HOU381 - Bursar Street Primary School, Cleethorpes****Figure 2.60 HOU381 Location plan**

|                        |                                                                      |                                |                                       |
|------------------------|----------------------------------------------------------------------|--------------------------------|---------------------------------------|
| <b>HOU381</b>          | Bursar Street Primary School, Cleethorpes                            | <b>Spatial zone</b>            | Urban Area                            |
| <b>Ward</b>            | Croft Baker                                                          | <b>Parish</b>                  | N/A                                   |
| <b>Easting</b>         | 530230                                                               | <b>Northing</b>                | 408781                                |
| <b>Land type</b>       | Mixed                                                                | <b>Current use</b>             | Former school building and playground |
| <b>Gross area</b>      | 0.46ha                                                               | <b>Net area</b>                | 0.46ha                                |
| <b>Potential yield</b> | 18 (estimated), 16 (promoted), 21 (proposed by planning application) | <b>Estimated delivery time</b> | 1 to 5 years.                         |

**Table 2.119 HOU381 Site details**

| Assessment type | Assessment summary                                                                                                                              |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | Planning application DM/1065/24/FUL has been submitted to convert the former school to create 21 dwellings, this has been approved.             |
| Suitability     | The site is suitable. The site is set within a residential area. The site has no major constraints.<br>The site is located within Flood Zone 1. |
| Achievability   | The site is achievable. The site is in a medium value area.                                                                                     |

**Table 2.120 HOU381 Site assessment summary**

|                                                 |
|-------------------------------------------------|
| <b>SHLAA 2025 site status HOU381</b>            |
| The site is available, suitable and achievable. |

## HOU394 - Habrough Road, Immingham

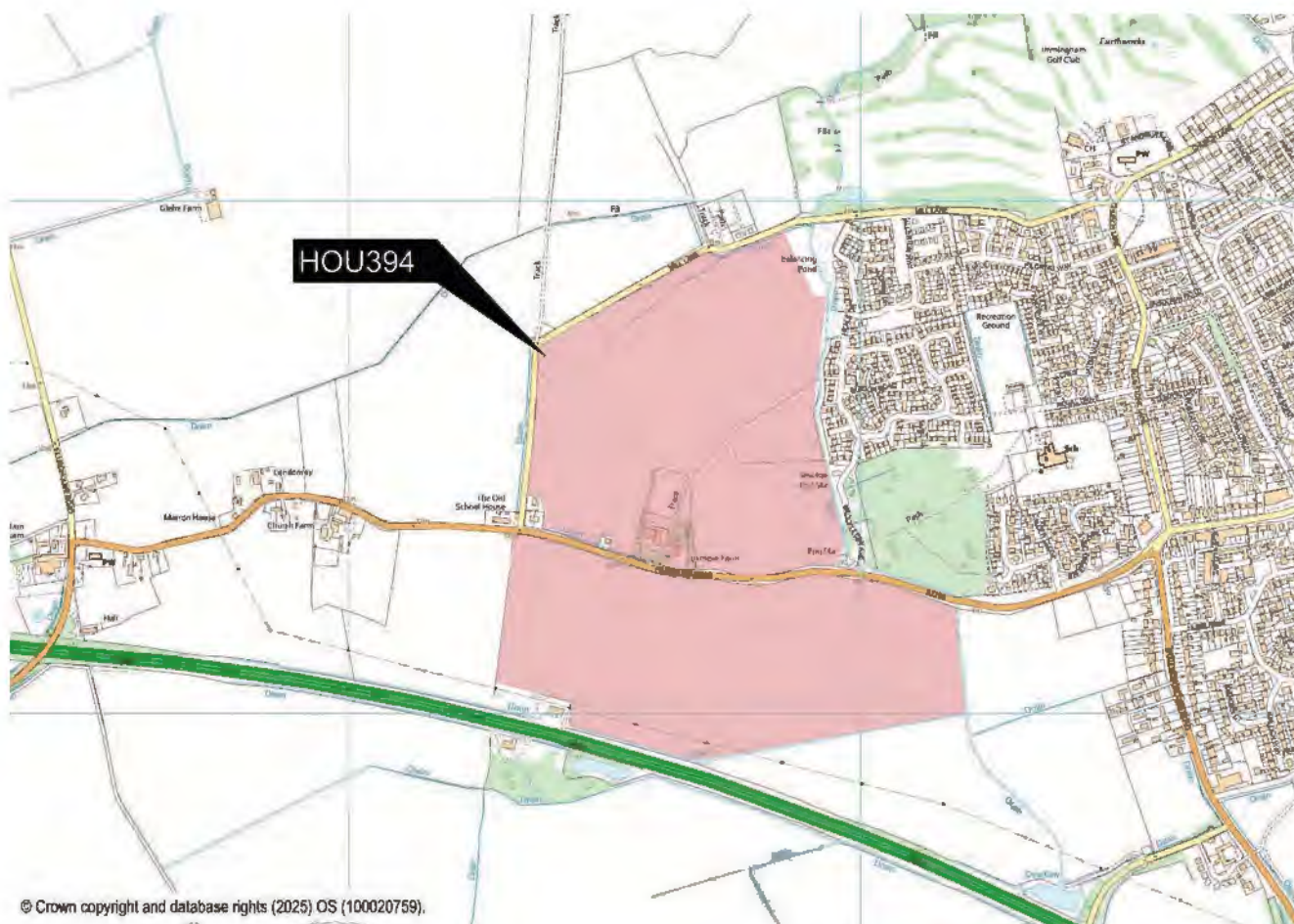


Figure 2.61 HOU394 Location Plan

|                        |                                                           |                                |                                 |
|------------------------|-----------------------------------------------------------|--------------------------------|---------------------------------|
| <b>HOU394</b>          | Habrough Road, Immingham                                  | <b>Spatial zone</b>            | Estuary Zone                    |
| <b>Ward</b>            | Immingham                                                 | <b>Parish</b>                  | Immingham                       |
| <b>Easting</b>         | 516778                                                    | <b>Northing</b>                | 414305                          |
| <b>Land type</b>       | Mixed                                                     | <b>Current use</b>             | Agricultural land and buildings |
| <b>Gross area</b>      | 57.00ha                                                   | <b>Net area</b>                | 39.90ha                         |
| <b>Potential yield</b> | 1,197 (estimated), 750 (promoted and small retail centre) | <b>Estimated delivery time</b> | 6 to 10 year                    |

Table 2.121 HOU394 Site details



| Assessment type | Assessment summary                                                                                                                                                                                                                              |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Availability    | The site is available.                                                                                                                                                                                                                          |
| Suitability     | The site is suitable.<br>Small areas of the site is in Flood Zone 2 and 3 along the eastern boundary. The site has an historic landfill in the north east corner. The site would need to take into account the gas pipelines crossing the site. |
| Achievability   | The site is achievable. The site is in a medium value area. The site adjoins the open countryside.                                                                                                                                              |

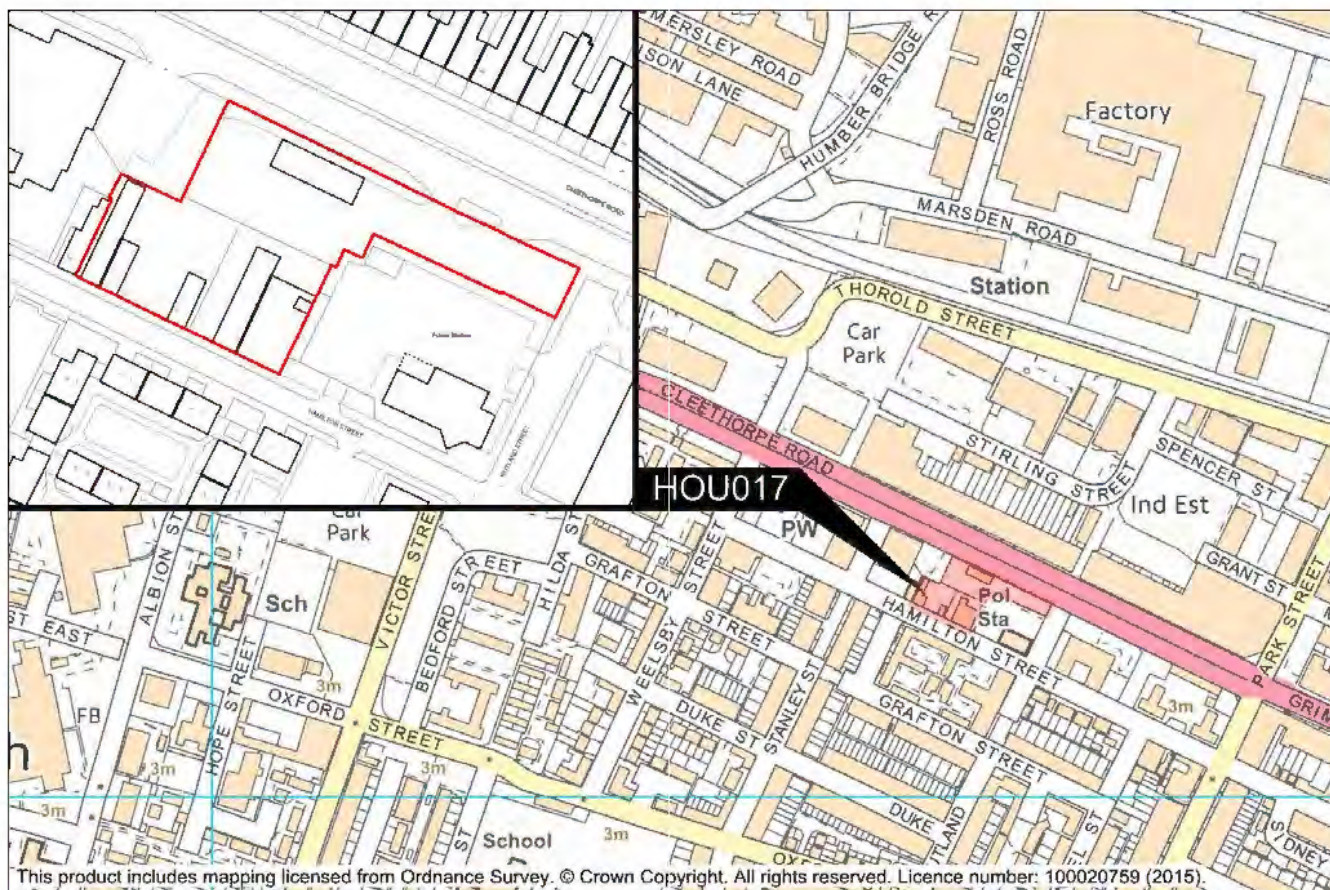
**Table 2.122 HOU394 Site assessment summary**

|                                                                                                    |
|----------------------------------------------------------------------------------------------------|
| <p><b>SHLAA 2025 site status HOU394</b></p> <p>The site is available, suitable and achievable.</p> |
|----------------------------------------------------------------------------------------------------|

### **Section 3 Sites assessed as unavailable or unsuitable**

**3.0.1** The following sites were assessed as unavailable or unsuitable.

### HOU017 - 71 to 85 Hamilton Street, Grimsby



**Figure 3.1 HOU017 Location plan**

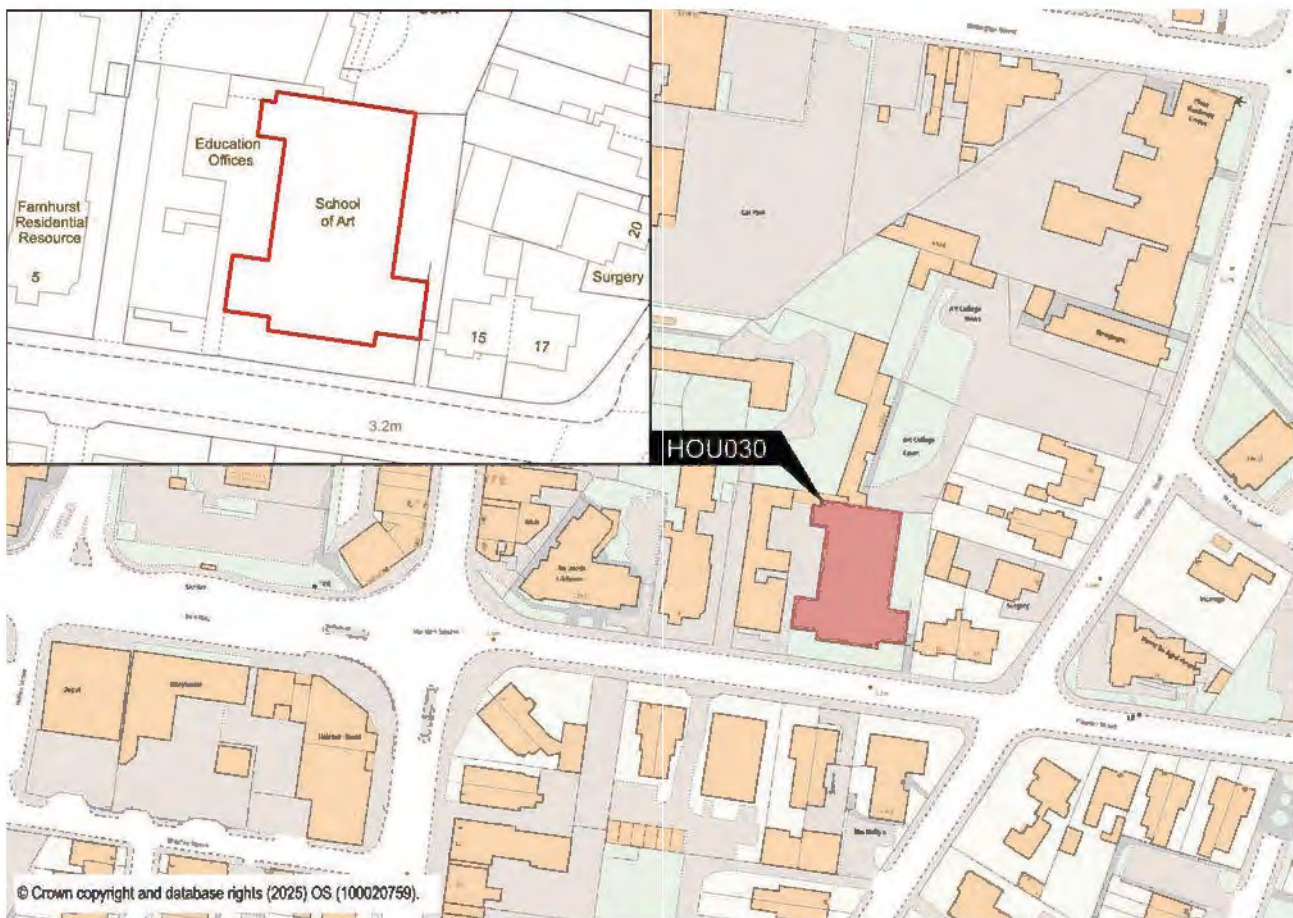
|                   |                                   |                     |            |
|-------------------|-----------------------------------|---------------------|------------|
| <b>HOU017</b>     | 71 to 85 Hamilton Street, Grimsby | <b>Spatial zone</b> | Urban area |
| <b>Ward</b>       | East Marsh                        | <b>Parish</b>       | N/A        |
| <b>Easting</b>    | 528454                            | <b>Northing</b>     | 410217     |
| <b>Land type</b>  | Brownfield                        | <b>Current use</b>  |            |
| <b>Gross area</b> | 0.27ha                            | <b>Net area</b>     | 0.27ha     |

**Table 3.1 HOU017 Site details**

### Reason:

**3.0.2** The site has not been promoted recently and the previously approved planning permission has now expired.



**HOU030 - Art College, Eleanor Street, Grimsby****Figure 3.2 HOU030 Location plan**

|                   |                                      |                     |                          |
|-------------------|--------------------------------------|---------------------|--------------------------|
| <b>HOU030</b>     | Art College, Eleanor Street, Grimsby | <b>Spatial zone</b> | Urban Area               |
| <b>Ward</b>       | East Marsh                           | <b>Parish</b>       | N/A                      |
| <b>Easting</b>    | 527736                               | <b>Northing</b>     | 409615                   |
| <b>Land type</b>  | Brownfield                           | <b>Current use</b>  | Vacant (listed building) |
| <b>Gross area</b> | 0.50ha                               | <b>Net area</b>     | 0.50ha                   |

**Table 3.2 HOU030 Site details****Reason:**

**3.0.3** The site has not been promoted for development.



## HOU034A - Chapmans Pond, Hawthorne Avenue, Cleethorpes

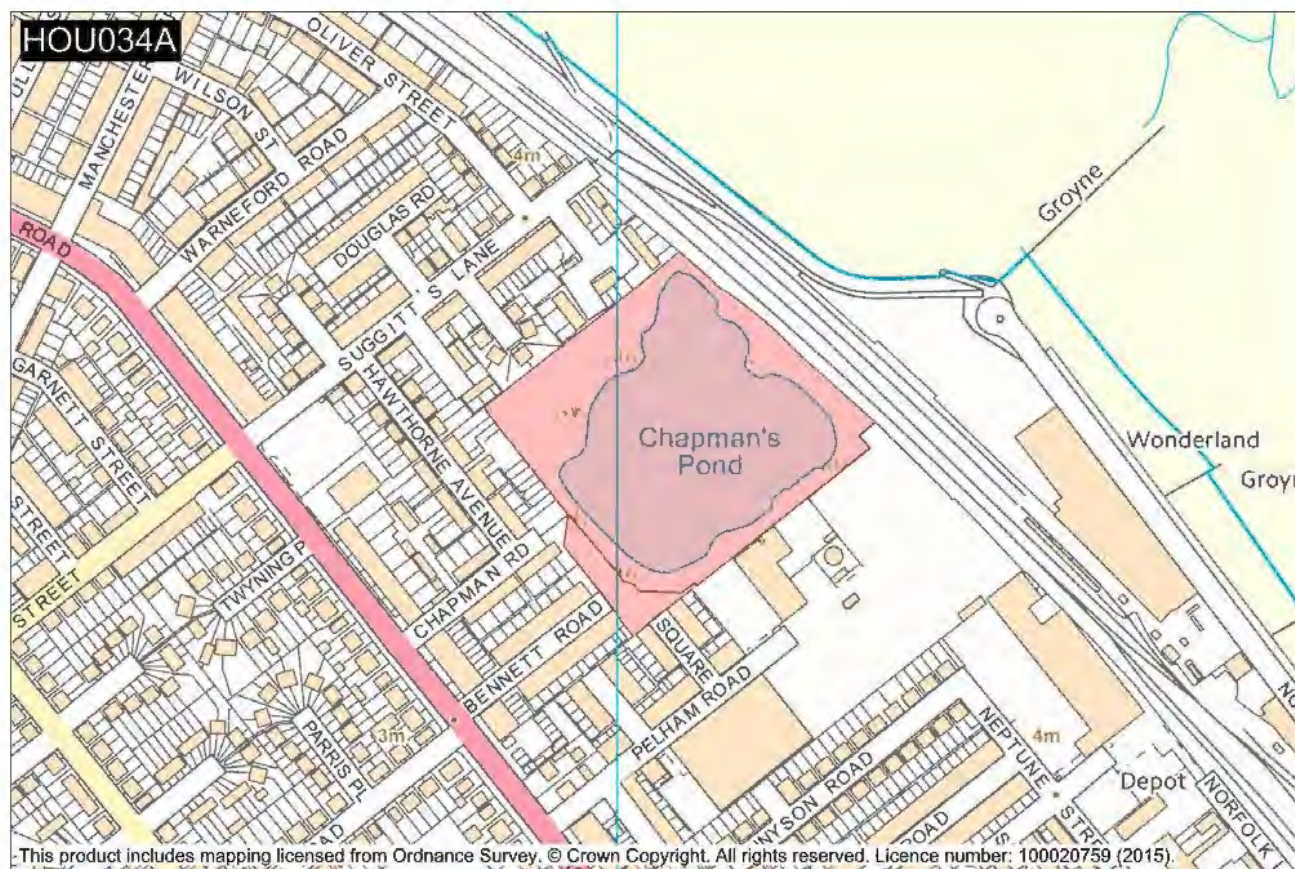


Figure 3.3 HOU034A Location plan

|                   |                                              |                     |            |
|-------------------|----------------------------------------------|---------------------|------------|
| <b>HOU034A</b>    | Chapmans Pond, Hawthorne Avenue, Cleethorpes | <b>Spatial zone</b> | Urban Area |
| <b>Ward</b>       | Sidney Sussex                                | <b>Parish</b>       | N/A        |
| <b>Easting</b>    | 530039                                       | <b>Northing</b>     | 409558     |
| <b>Land type</b>  | Mixed                                        | <b>Current use</b>  | Pond       |
| <b>Gross area</b> | 3.76ha                                       | <b>Net area</b>     | -          |

Table 3.3 HOU034A Site details

### Reason:

- 3.0.4** There are significant infrastructure and site delivery issues around the infill of the pond to prepare the site for future development. There is little certainty that development would proceed.



## HOU034C - Land off Pelham Road, Cleethorpes

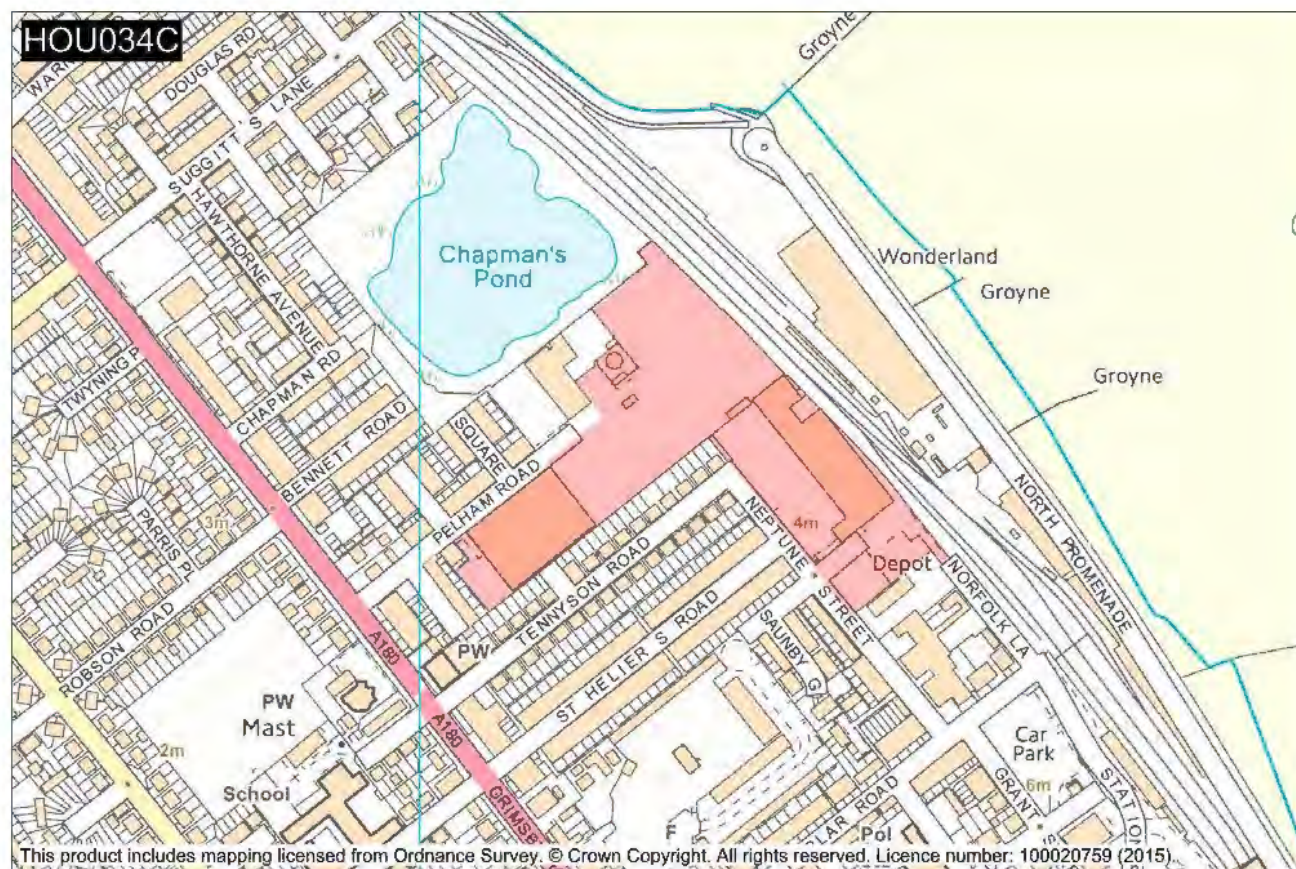


Figure 3.4 HOU034C Location plan

|                   |                                   |                     |            |
|-------------------|-----------------------------------|---------------------|------------|
| <b>HOU034C</b>    | Land off Pelham Road, Cleethorpes | <b>Spatial zone</b> | Urban Area |
| <b>Ward</b>       | Sidney Sussex                     | <b>Parish</b>       | N/A        |
| <b>Easting</b>    | 530216                            | <b>Northing</b>     | 409404     |
| <b>Land type</b>  | Mixed                             | <b>Current use</b>  | Industrial |
| <b>Gross area</b> | 3.96ha                            | <b>Net area</b>     | 3.37ha     |

Table 3.4 HOU034C Site details

### Reason:

- 3.0.5** The site is not available and the landowner has confirmed no willingness to prejudice use of the cold store use on the site.



## HOU037 - Land to west of Cartergate, Grimsby

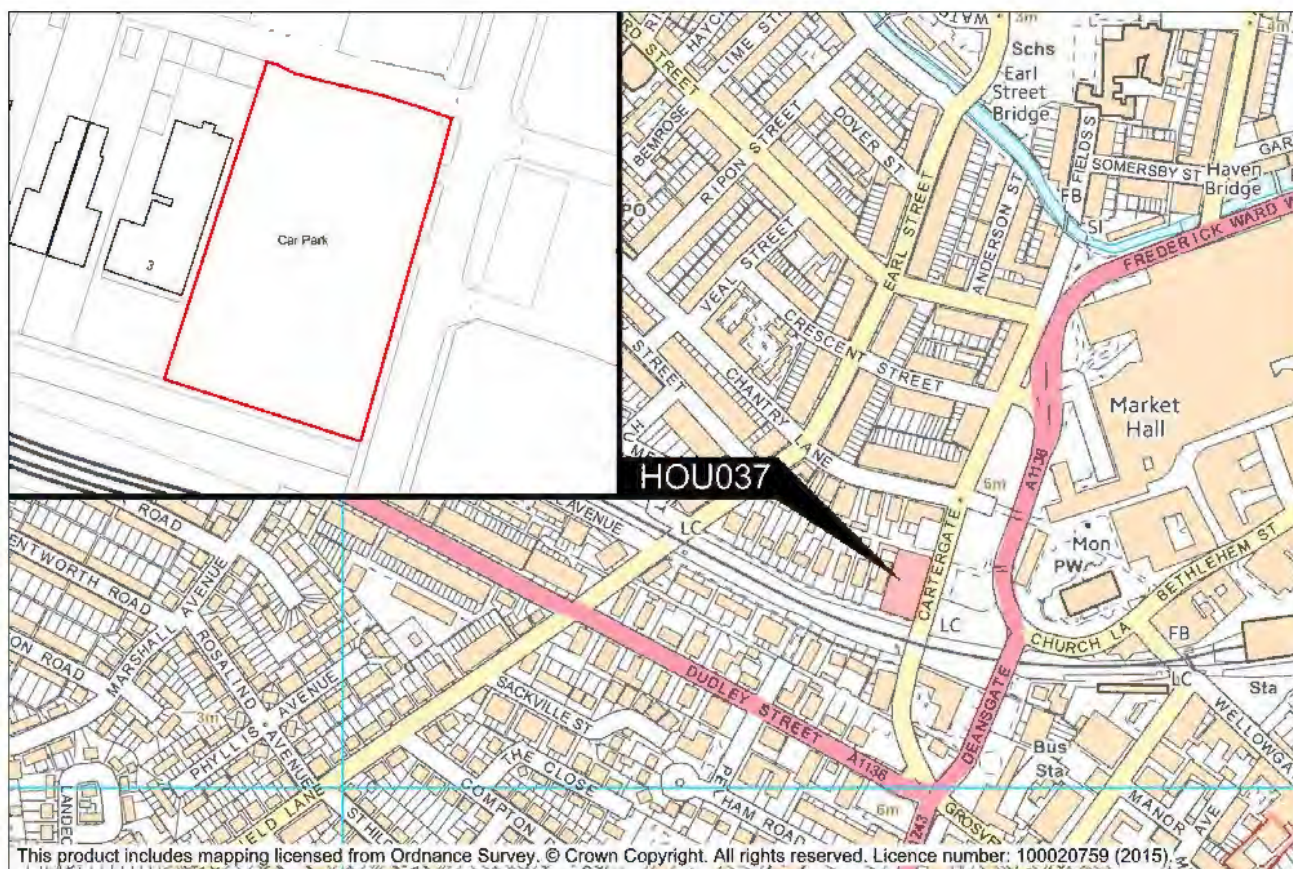


Figure 3.5 HOU037 Location plan

|                   |                                  |                     |            |
|-------------------|----------------------------------|---------------------|------------|
| <b>HOU037</b>     | Land west of Cartergate, Grimsby | <b>Spatial zone</b> | Urban Area |
| <b>Ward</b>       | West Marsh                       | <b>Parish</b>       | N/A        |
| <b>Easting</b>    | 526478                           | <b>Northing</b>     | 409172     |
| <b>Land type</b>  | Brownfield                       | <b>Current use</b>  | Car Park   |
| <b>Gross area</b> | 0.18ha                           | <b>Net area</b>     | 0.18ha     |

Table 3.5 HOU037 Site details

### Reason:

- 3.0.6** Site has not been promoted recently, current use as carpark does not preclude this from coming forward as a windfall site in the future.

**HOU085B - Land south of Peaks Parkway, New Waltham****Figure 3.6 HOU085B Location plan**

|                   |                                          |                     |                          |
|-------------------|------------------------------------------|---------------------|--------------------------|
| <b>HOU085B</b>    | Land south of Peaks Parkway, New Waltham | <b>Spatial zone</b> | Western and Southern Arc |
| <b>Ward</b>       | Humberston and New Waltham               | <b>Parish</b>       | New Waltham              |
| <b>Easting</b>    | 528292                                   | <b>Northing</b>     | 405726                   |
| <b>Land type</b>  | Greenfield                               | <b>Current use</b>  | Agricultural             |
| <b>Gross area</b> | 4.36ha                                   | <b>Net area</b>     | 2.36ha                   |

**Table 3.6 HOU085B Site details****Reason:**

- 3.0.7** Access is required to be taken through private land and no evidence of agreement is in place. Trees afforded the protection of a tree preservation order (TPO) are located on potential access points in the Garden Drive area. Buck Beck forms a strong natural development boundary consistent with the defined key aspects for defining development boundaries.



## HOU097 - Land north of South Sea Lane, Humberston

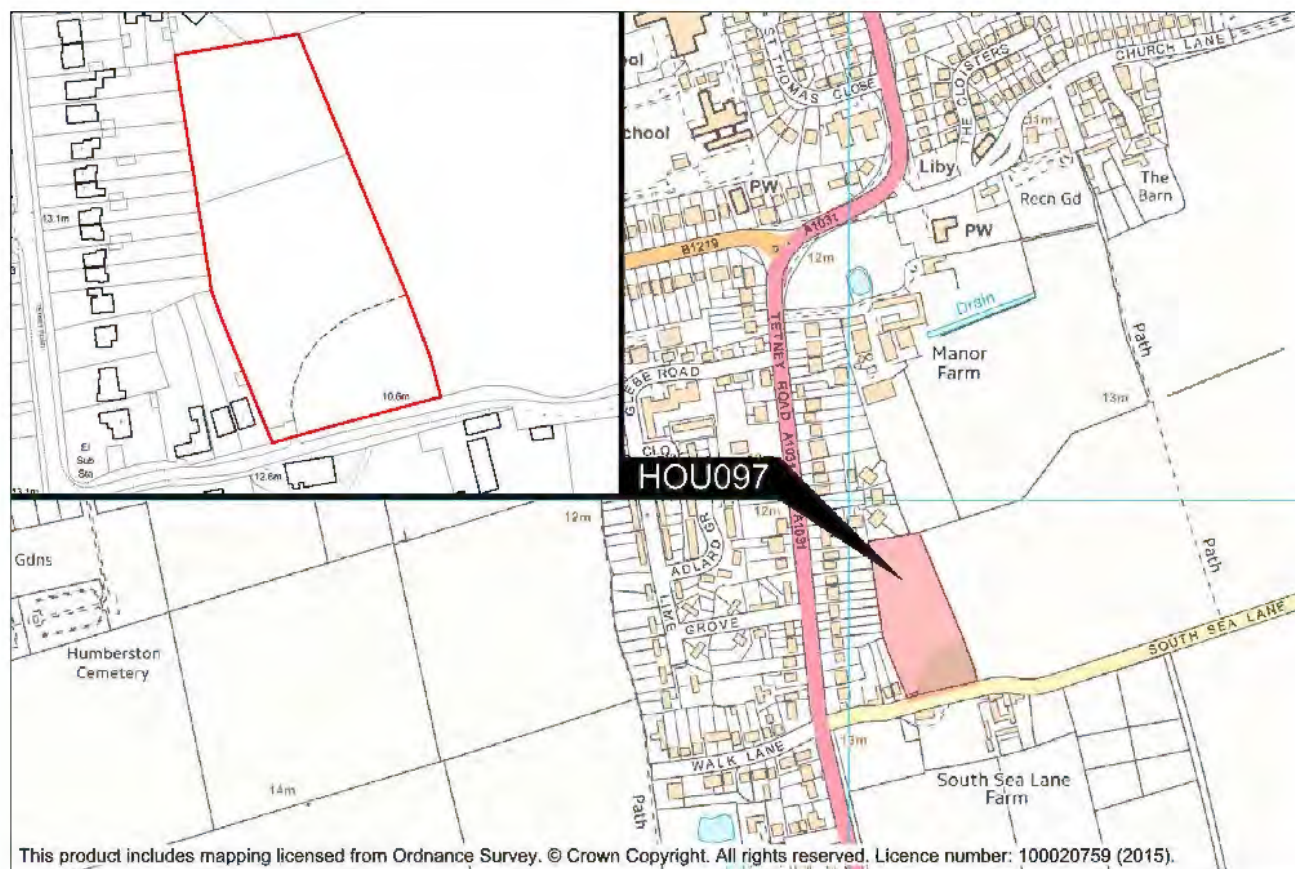


Figure 3.7 HOU097 Location plan

|                   |                                          |                     |                          |
|-------------------|------------------------------------------|---------------------|--------------------------|
| <b>HOU097</b>     | Land north of South Sea Lane, Humberston | <b>Spatial zone</b> | Western and Southern Arc |
| <b>Ward</b>       | Humberston and New Waltham               | <b>Parish</b>       | Humberston               |
| <b>Easting</b>    | 531074                                   | <b>Northing</b>     | 404883                   |
| <b>Land type</b>  | Greenfield                               | <b>Current use</b>  | Agricultural             |
| <b>Gross area</b> | 1.10ha                                   | <b>Net area</b>     | 1.10ha                   |

Table 3.7 HOU097 Site details

### Reason:

- 3.0.8** To overcome the highways concern, widening of the junction with Tetney Road would be required to allow two way movement and acceptable visibility. This would require consent and agreement with other parties which is not in place.

## HOU119 - Cordage Mill, Convamore Road, Grimsby

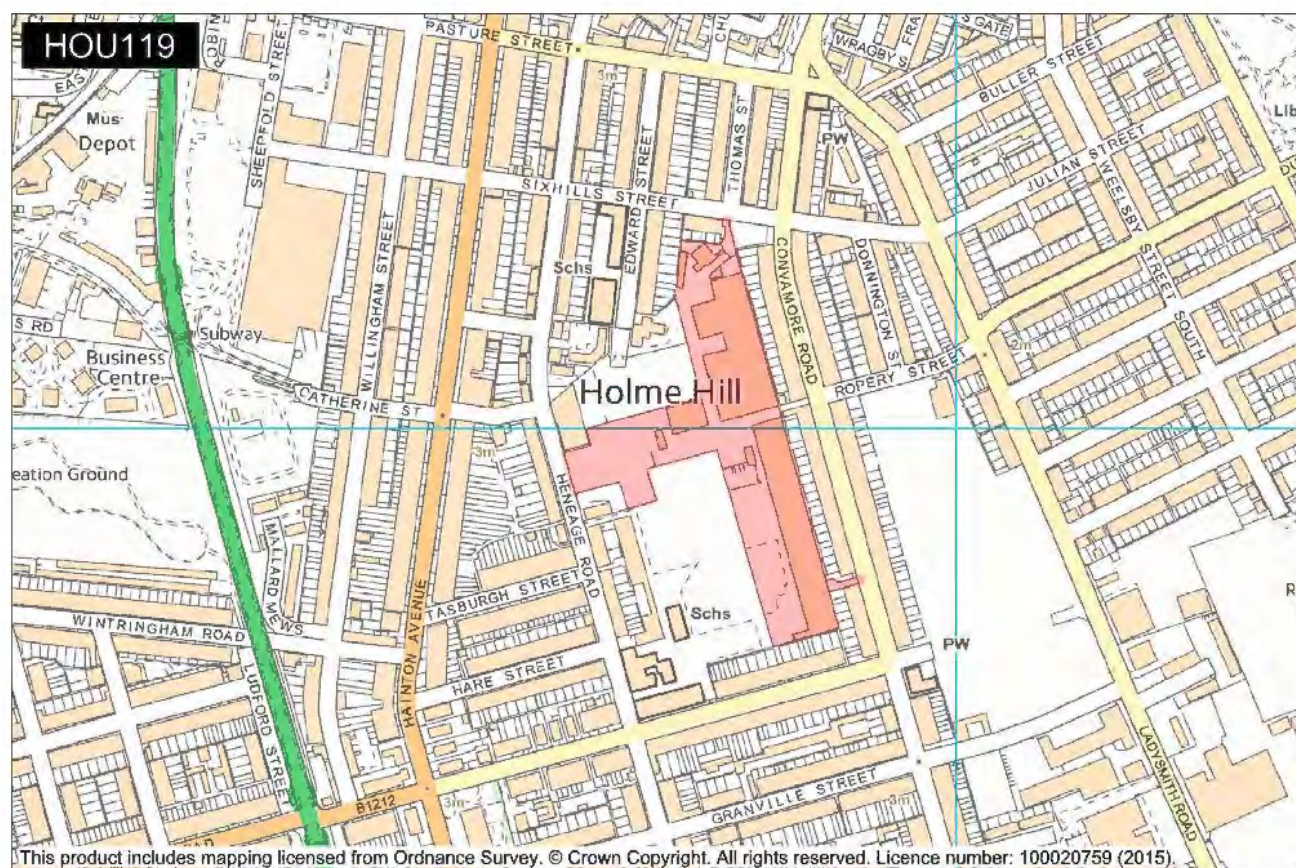


Figure 3.8 HOU119 Location plan

|                   |                                       |                     |                          |
|-------------------|---------------------------------------|---------------------|--------------------------|
| <b>HOU119</b>     | Cordage Mill, Convamore Road, Grimsby | <b>Spatial zone</b> | Urban Area               |
| <b>Ward</b>       | Heneage                               | <b>Parish</b>       | N/A                      |
| <b>Easting</b>    | 528024                                | <b>Northing</b>     | 408890                   |
| <b>Land type</b>  | Brownfield                            | <b>Current use</b>  | Vacant (listed building) |
| <b>Gross area</b> | 3.22ha                                | <b>Net area</b>     | 2.74ha                   |

Table 3.8 HOU119 Site details

### Reason:

**3.0.9** The site was allocated in the existing local plan but no approach has been made to bring the site forward for residential development. Part of the site has been redeveloped and is currently in use for storage/business and commercial uses. The site is considered to be likely to be redeveloped for commercial use more akin to the adjacent redeveloped site but retaining the heritage structure.

**3.0.10** See ELR043



## HOU124 - Land off Altyre Way, Humberston Road, Humberston

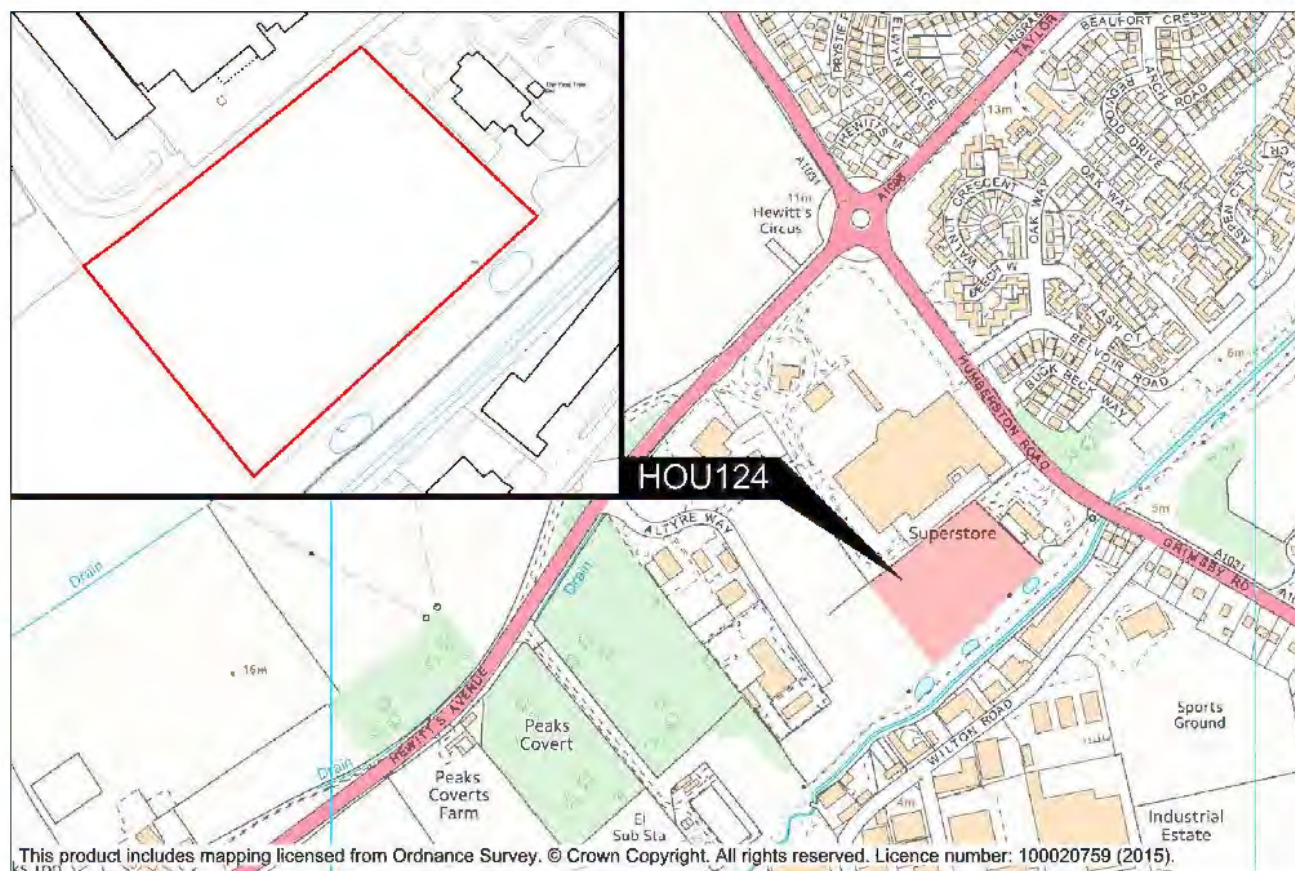


Figure 3.9

|                   |                                                  |                     |            |
|-------------------|--------------------------------------------------|---------------------|------------|
| <b>HOU124</b>     | Land off Altyre Way, Humberston Road, Humberston | <b>Spatial zone</b> | Urban Area |
| <b>Ward</b>       | Humberston and New Waltham                       | <b>Parish</b>       | Humberston |
| <b>Easting</b>    | 529672                                           | <b>Northing</b>     | 406368     |
| <b>Land type</b>  | Greenfield                                       | <b>Current use</b>  |            |
| <b>Gross area</b> | 1.59ha (IK - revised area remaining)             | <b>Net area</b>     | 1.59ha     |

Table 3.9 HOU124 Site details

### Reason:

**3.0.11** The site was allocated in the existing local plan but no approach has been made to bring the site forward for residential development. Part of the site has been redeveloped for commercial use. The site is now considered more suited to being developed out for further commercial uses.

**3.0.12** See ELR044.



## HOU135 - Land to the west of Fallowfield Road, Waltham

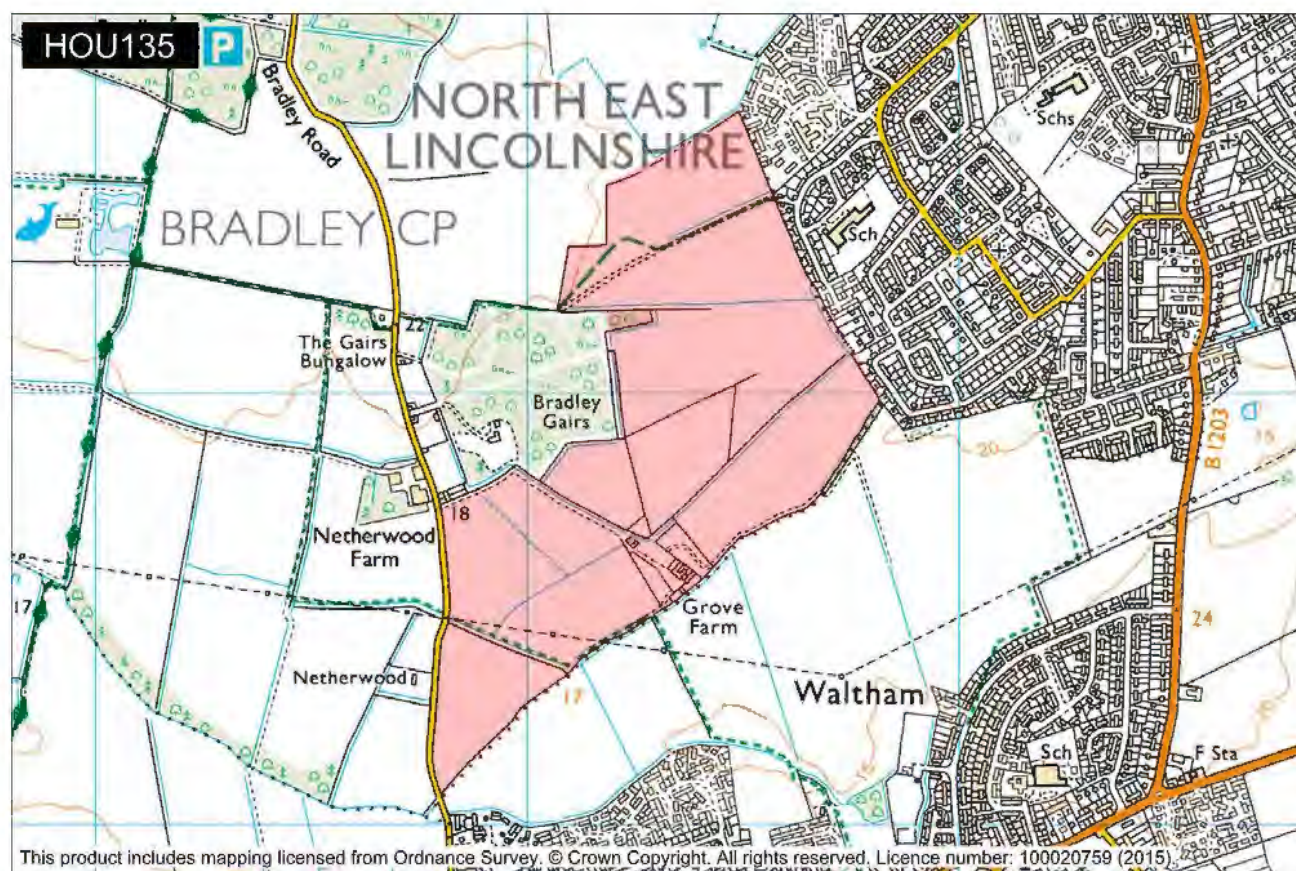


Figure 3.10 HOU135 Location plan

|                   |                                               |                     |              |
|-------------------|-----------------------------------------------|---------------------|--------------|
| <b>HOU135</b>     | Land to the west of Fallowfield Road, Waltham | <b>Spatial zone</b> | Urban Area   |
| <b>Ward</b>       | Wolds                                         | <b>Parish</b>       | Bradley      |
| <b>Easting</b>    | 525203                                        | <b>Northing</b>     | 404955       |
| <b>Land type</b>  | Greenfield                                    | <b>Current use</b>  | Agricultural |
| <b>Gross area</b> | 70.15ha                                       | <b>Net area</b>     | 49.11ha      |

Table 3.10 HOU135 Site details

### Reason:

**3.0.13** The site has not recently been promoted for development.



## HOU151 - Land at the north west of Diana Princess of Wales Hospital site, Grimsby

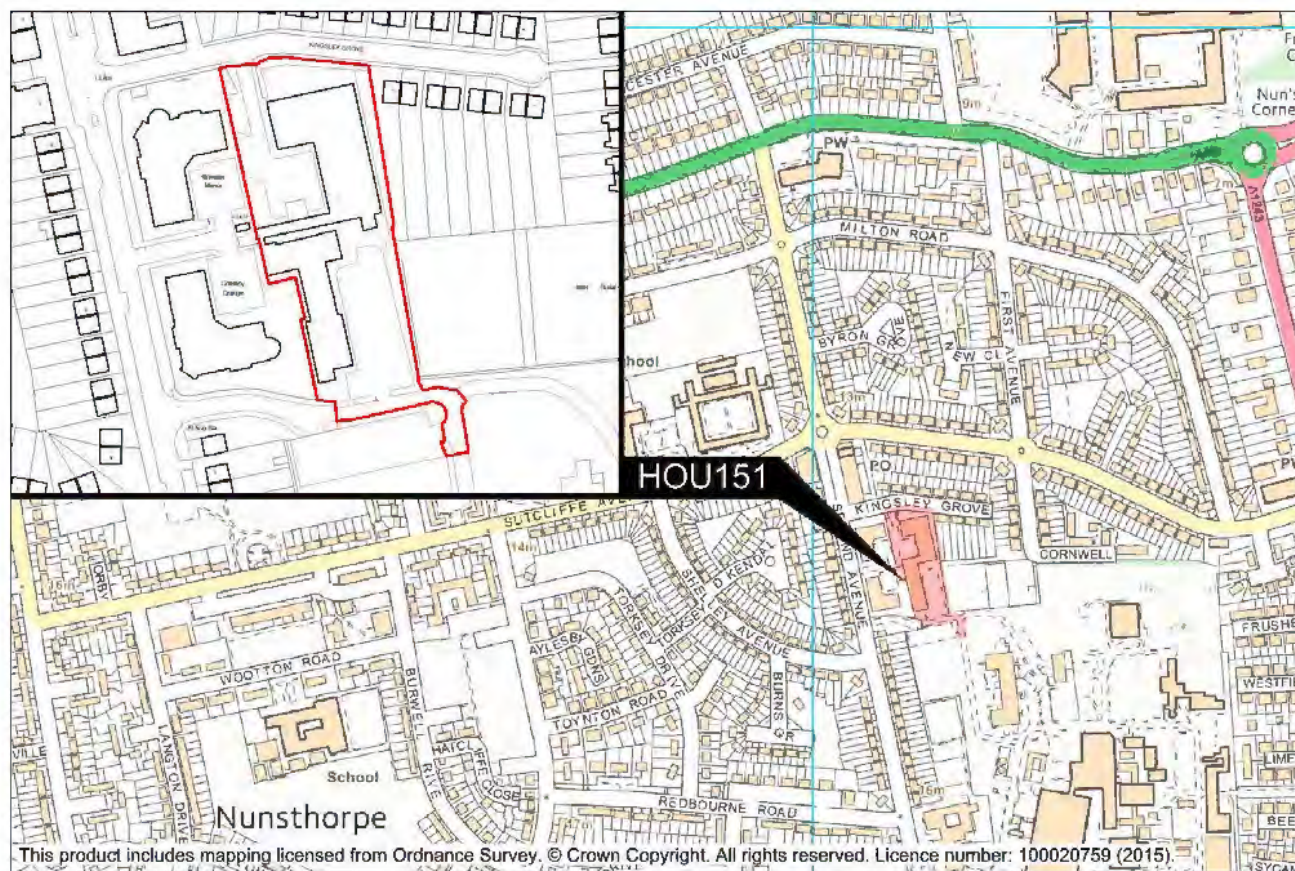


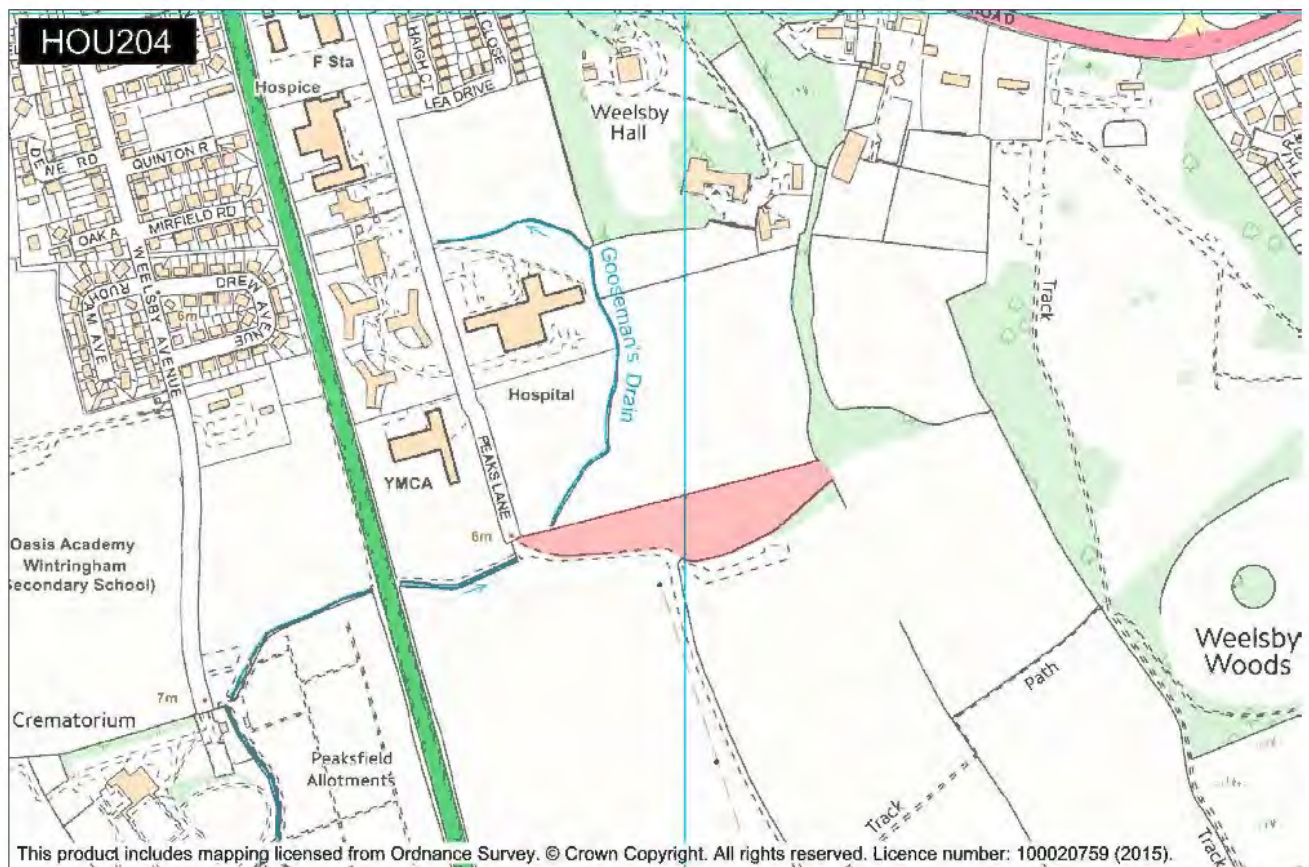
Figure 3.11 HOU151 Location plan

|                   |                                                                          |                     |            |
|-------------------|--------------------------------------------------------------------------|---------------------|------------|
| <b>HOU151</b>     | Land at the north west of Diana Princess of Wales Hospital site, Grimsby | <b>Spatial zone</b> | Urban area |
| <b>Ward</b>       | Park                                                                     | <b>Parish</b>       | N/A        |
| <b>Easting</b>    | 526010                                                                   | <b>Northing</b>     | 407534     |
| <b>Land type</b>  | Brownfield                                                               | <b>Current use</b>  |            |
| <b>Gross area</b> | 0.50ha                                                                   | <b>Net area</b>     | 0.43ha     |

Table 3.11 HOU151 Site details

### Reason:

**3.0.14** The site is now in active use and no longer available for housing development.

**HOU204 - Peaks Lane, Grimsby****Figure 3.12 HOU204 Location plan**

|                   |                     |                     |              |
|-------------------|---------------------|---------------------|--------------|
| <b>HOU204</b>     | Peaks Lane, Grimsby | <b>Spatial zone</b> | Urban Area   |
| <b>Ward</b>       | Heneage             | <b>Parish</b>       | N/A          |
| <b>Easting</b>    | 527888              | <b>Northing</b>     | 407614       |
| <b>Land type</b>  | Greenfield          | <b>Current use</b>  | Agricultural |
| <b>Gross area</b> | 1.21ha              | <b>Net area</b>     | 1.21ha       |

**Table 3.12 HOU204 Site details****Reason:**

- 3.0.15** The site is unsuitable, access to the site crosses land not in the control of the owner and the site is detached from the main settlement area contrary to the aspects considered in defining development boundaries.



HOU212 - Land at Meadow Farm, Healing

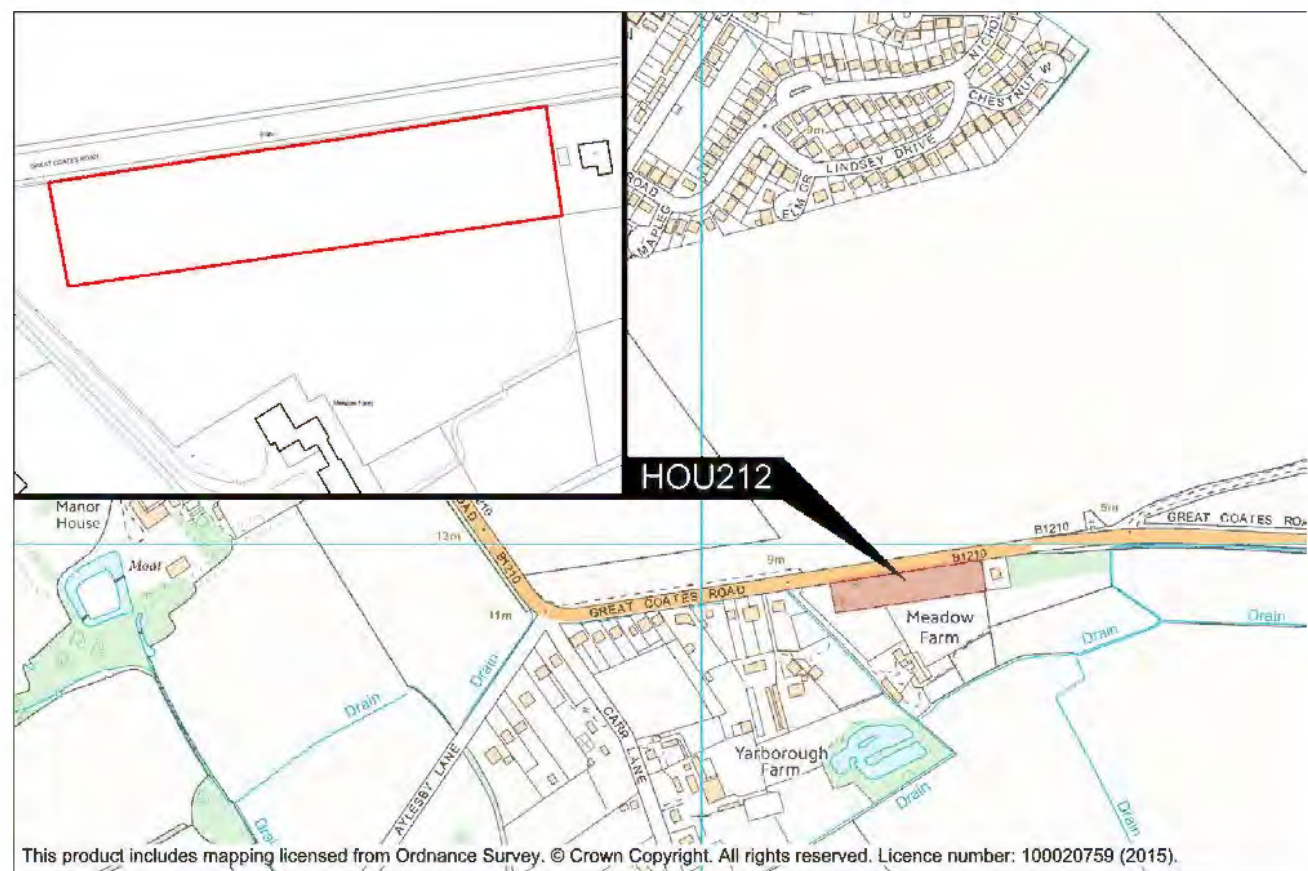


Figure 3.13 HOU212 Location plan

|                   |                              |                     |                          |
|-------------------|------------------------------|---------------------|--------------------------|
| <b>HOU212</b>     | Land at Meadow Farm. Healing | <b>Spatial zone</b> | Western and Southern Arc |
| <b>Ward</b>       | Wolds                        | <b>Parish</b>       | Healing                  |
| <b>Easting</b>    | 522105                       | <b>Northing</b>     | 410030                   |
| <b>Land type</b>  | Greenfield                   | <b>Current use</b>  | Scrubland                |
| <b>Gross area</b> | 0.58ha                       | <b>Net area</b>     | 0.58ha                   |

Table 3.13 HOU212 Site details

Reason:

**3.0.16** The site has not been recently promoted and represents a form of ribbon development that is specifically defined as unacceptable in the aspects considered in defining settlement boundaries.

## HOU217 - Land west of Peaks Parkway, Grimsby

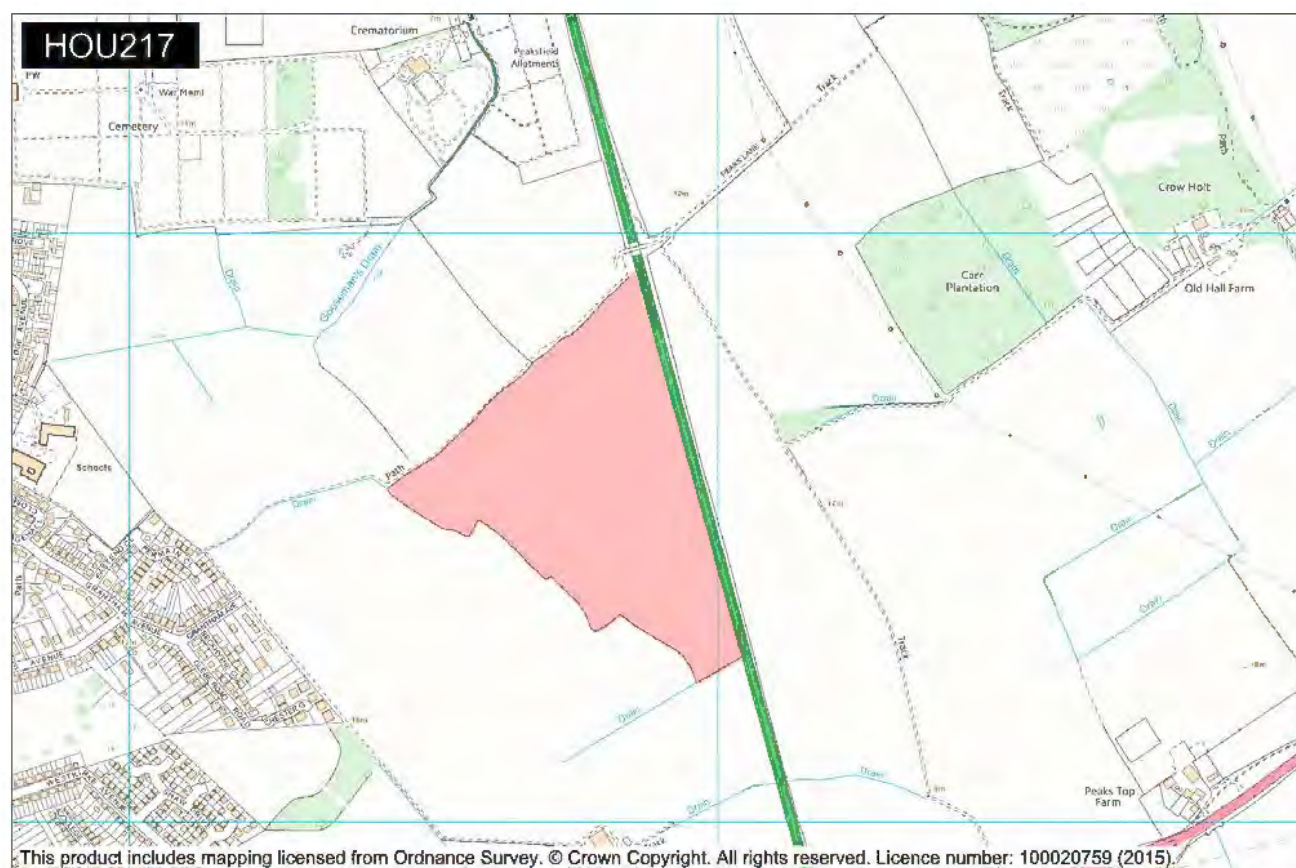


Figure 3.14 HOU217 Location plan

|                   |                                     |                     |             |
|-------------------|-------------------------------------|---------------------|-------------|
| <b>HOU217</b>     | Land west of Peaks Parkway, Grimsby | <b>Spatial zone</b> | Urban area  |
| <b>Ward</b>       | Humberston and New Waltham          | <b>Parish</b>       | New Waltham |
| <b>Easting</b>    | 527636                              | <b>Northing</b>     | 406663      |
| <b>Land type</b>  | Greenfield                          | <b>Current use</b>  |             |
| <b>Gross area</b> | 18.2ha                              | <b>Net area</b>     | 12.75ha     |

Table 3.14 HOU217 Site details

### Reason:

- 3.0.17** The site is an irregular shape not attached to an existing settlement and does not represent a logical form of development contrary to the aspects considered in defining settlement boundaries. In addition highways have raised concerns regarding access on to Peaks Parkway.



## HOU231 - Fletchers Yard, Wellowgate, Grimsby

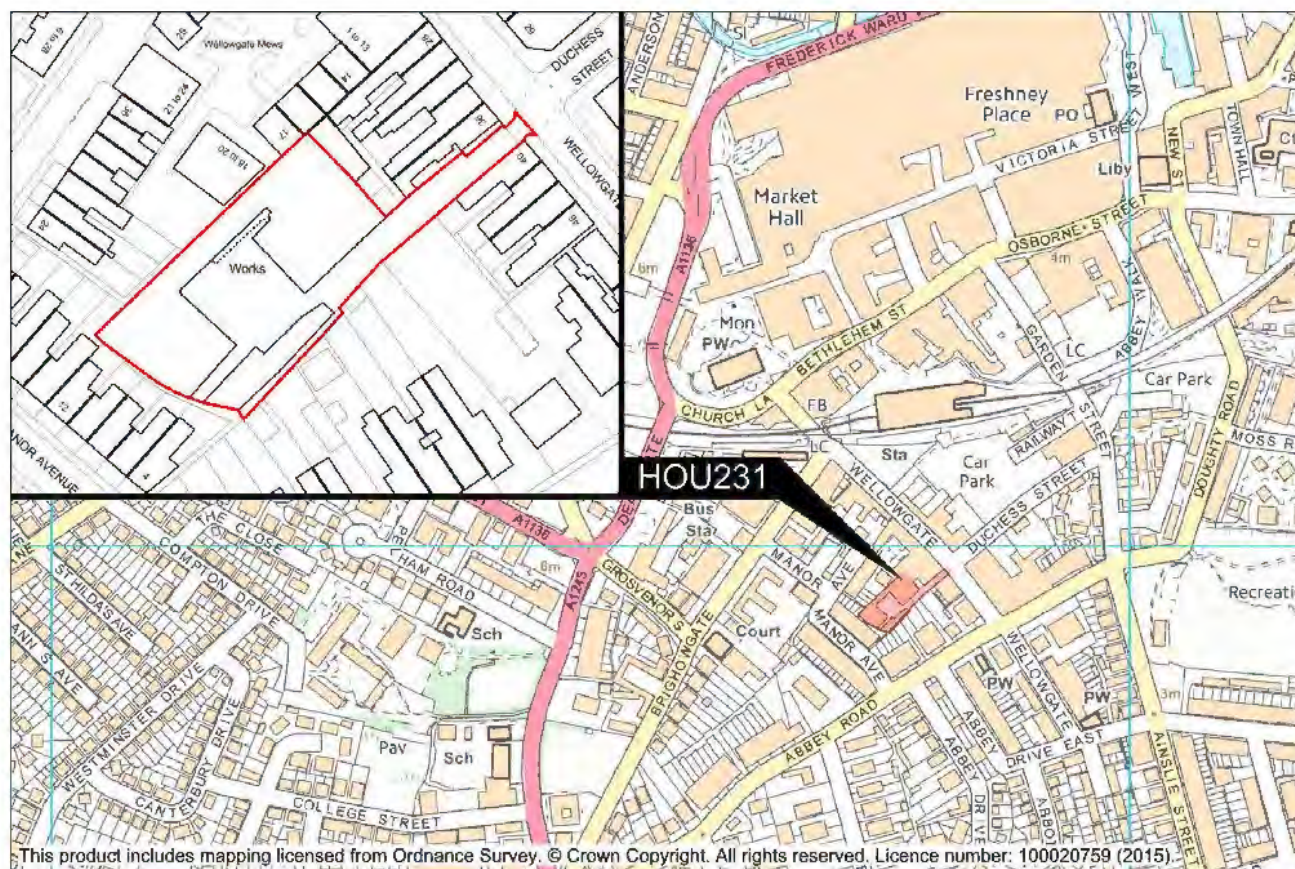


Figure 3.15 HOU231 Location plan

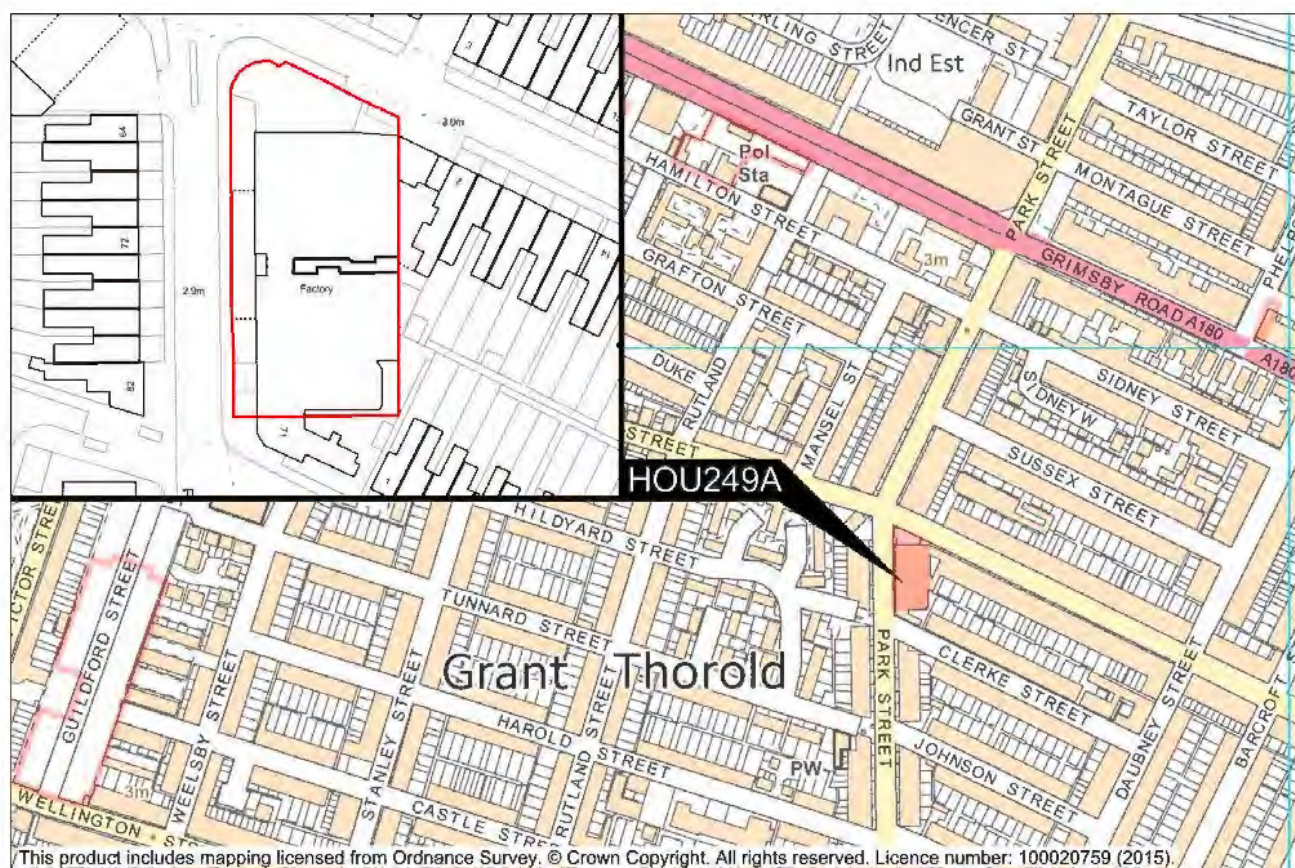
|                   |                                     |                     |            |
|-------------------|-------------------------------------|---------------------|------------|
| <b>HOU231</b>     | Fletchers Yare, Wellowgate, Grimsby | <b>Spatial zone</b> | Urban area |
| <b>Ward</b>       | Park                                | <b>Parish</b>       | N/A        |
| <b>Easting</b>    | 526690                              | <b>Northing</b>     | 409025     |
| <b>Land type</b>  | Brownfield                          | <b>Current use</b>  |            |
| <b>Gross area</b> | 0.18ha                              | <b>Net area</b>     | 0.18ha     |

Table 3.15 HOU231 Site details

### Reason:

- 3.0.18** The site is allocated in the existing local plan and was originally granted consent, however no development has been forthcoming despite active marketing of the site. The site could still come forward as a windfall but give the lack of certainty it is not currently considered achievable.



**HOU249A - Land at 65 Park Street / Brereton Avenue, Cleethorpes****Figure 3.16 HOU249A Location plan**

|                        |                                                       |                                |                          |
|------------------------|-------------------------------------------------------|--------------------------------|--------------------------|
| <b>HOU249A</b>         | Land at 65 Park Street / Brereton Avenue, Cleethorpes | <b>Spatial zone</b>            | Urban area               |
| <b>Ward</b>            | Sidney Sussex                                         | <b>Parish</b>                  | N/A                      |
| <b>Easting</b>         | 528707                                                | <b>Northing</b>                | 409827                   |
| <b>Land type</b>       | Brownfield                                            | <b>Current use</b>             | Business use             |
| <b>Gross area</b>      | 0.18ha                                                | <b>Net area</b>                | 0.18ha                   |
| <b>Potential yield</b> | 7 (estimated) 14 (allocated)                          | <b>Estimated delivery time</b> | 2023 assessment ?? years |

**Table 3.16 HOU249A Site details****Reason:**

**3.0.19** The site is now in active use and no longer available for housing development.

## HOU274 - Land to the south of Station Road and east of Carmargue Avenue, Waltham

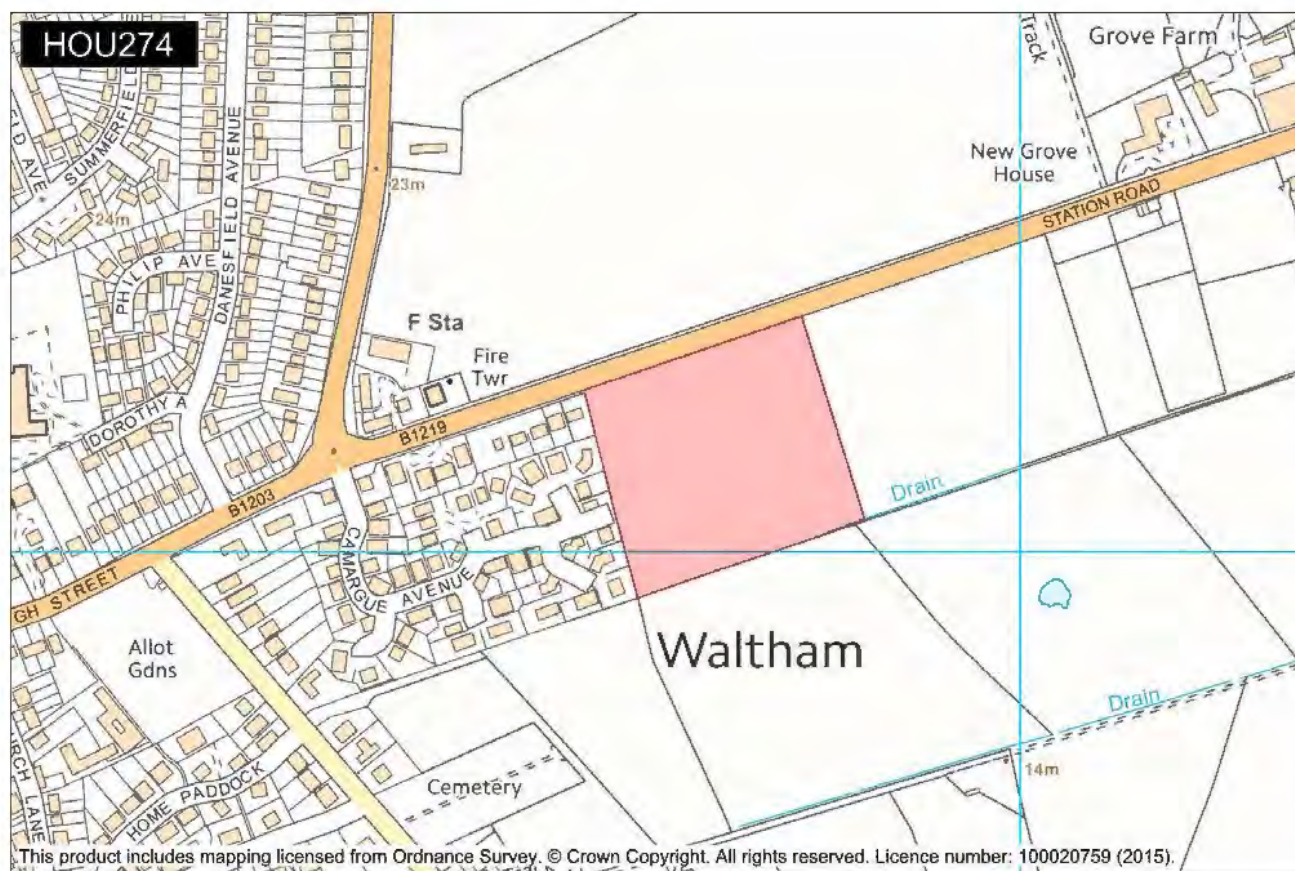


Figure 3.17 HOU274 Location plan

|                   |                                                                         |                     |                          |
|-------------------|-------------------------------------------------------------------------|---------------------|--------------------------|
| <b>HOU274</b>     | Land to the south of Station Road and east of Carmargue Avenue, Waltham | <b>Spatial zone</b> | Western and Southern Arc |
| <b>Ward</b>       | Waltham                                                                 | <b>Parish</b>       | Waltham                  |
| <b>Easting</b>    | 526670                                                                  | <b>Northing</b>     | 404148                   |
| <b>Land type</b>  | Greenfield                                                              | <b>Current use</b>  | Agricultural             |
| <b>Gross area</b> | 3.00ha                                                                  | <b>Net area</b>     | 2.55ha                   |

Table 3.17 HOU274 Site details

### Reason:

**3.0.20** No recent submission received.



**3.0.21** HOU286A - Rear of Strands, Waltham Road, Brigsley**Figure 3.18 HOU286A Location plan**

|                        |                                               |                                    |                              |
|------------------------|-----------------------------------------------|------------------------------------|------------------------------|
| <b>HOU286A</b>         | Rear of Strands,<br>Waltham Road,<br>Brigsley | <b>Spatial zone</b>                | Western and Southern Arc     |
| <b>Ward</b>            | Waltham                                       | <b>Parish</b>                      | Brigsley                     |
| <b>Easting</b>         | 525637                                        | <b>Northing</b>                    | 402661                       |
| <b>Land type</b>       | Mixed                                         | <b>Current use</b>                 | Rough pasture and<br>grazing |
| <b>Gross area</b>      | 1.64ha                                        | <b>Net area</b>                    |                              |
| <b>Potential yield</b> | 66 (estimated) 16<br>(promoted)               | <b>Estimated delivery<br/>time</b> | 2023 assessment ??<br>years  |

**Table 3.18 HOU286A Site details**



**Reason:**

- 3.0.22** Access to the site of Mushroom Court could only be achieved if the standard of the access road was improved. This would require the agreement of existing property owners to release land. There are no details provided to show that these agreements are in place.

## HOU291 - Waltham Airfield, Waltham

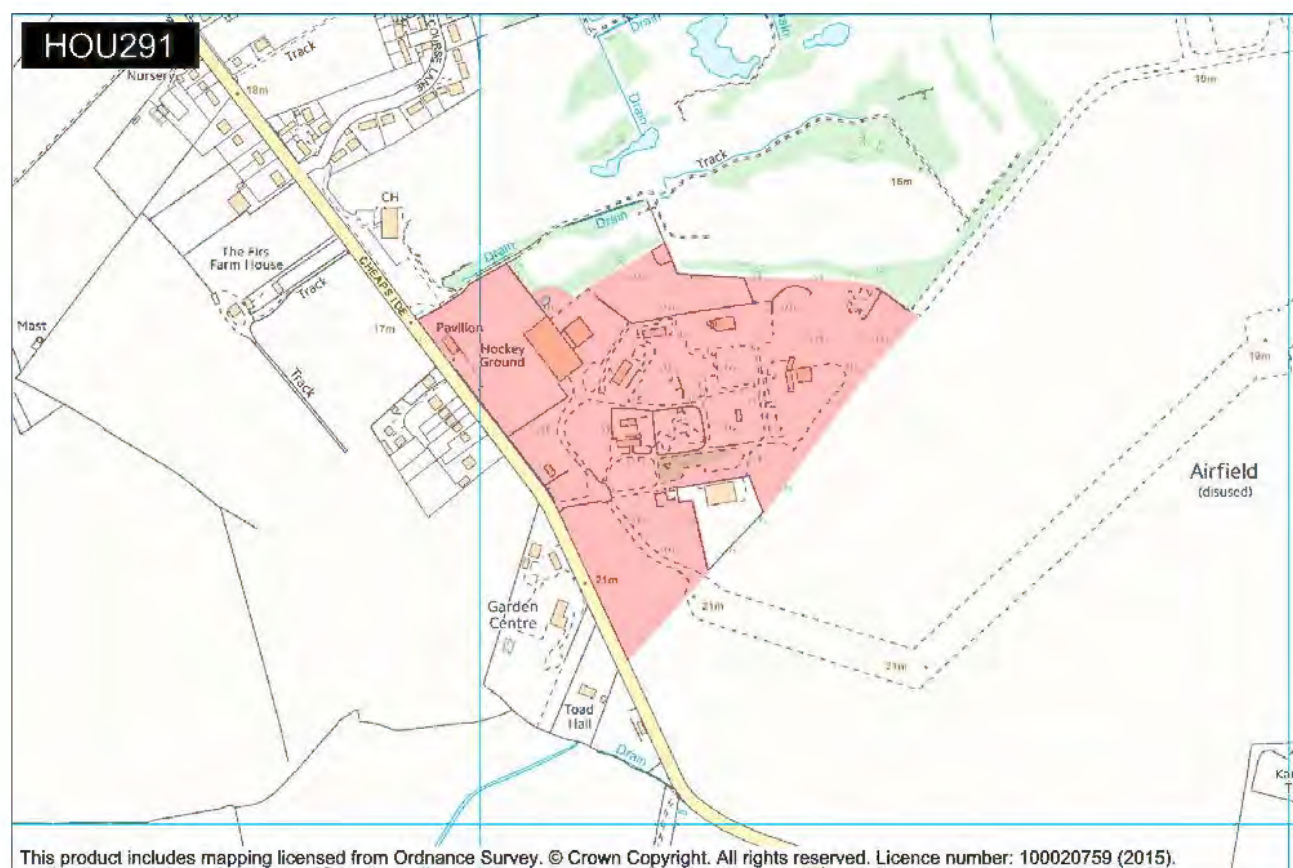


Figure 3.19 HOU291 Location plan

|                   |                           |                     |                          |
|-------------------|---------------------------|---------------------|--------------------------|
| <b>HOU291</b>     | Waltham Airfield, Waltham | <b>Spatial zone</b> | Western and Southern Arc |
| <b>Ward</b>       | Waltham                   | <b>Parish</b>       | Waltham                  |
| <b>Easting</b>    | 527130                    | <b>Northing</b>     | 402536                   |
| <b>Land type</b>  | Brownfield                | <b>Current use</b>  | Former airfield site     |
| <b>Gross area</b> | 14.53ha                   | <b>Net area</b>     | 10.17ha                  |

Table 3.19 HOU291 Site details

### Reason:

**3.0.23** The site is detached from the residential areas of Waltham. The site relates to an area of the former Waltham airfield sections of the site are currently in use for commercial uses and there is no indication that the site will be brought forward for residential development.

## HOU309 - Buildings and Land at South Sea Lane, Humberston

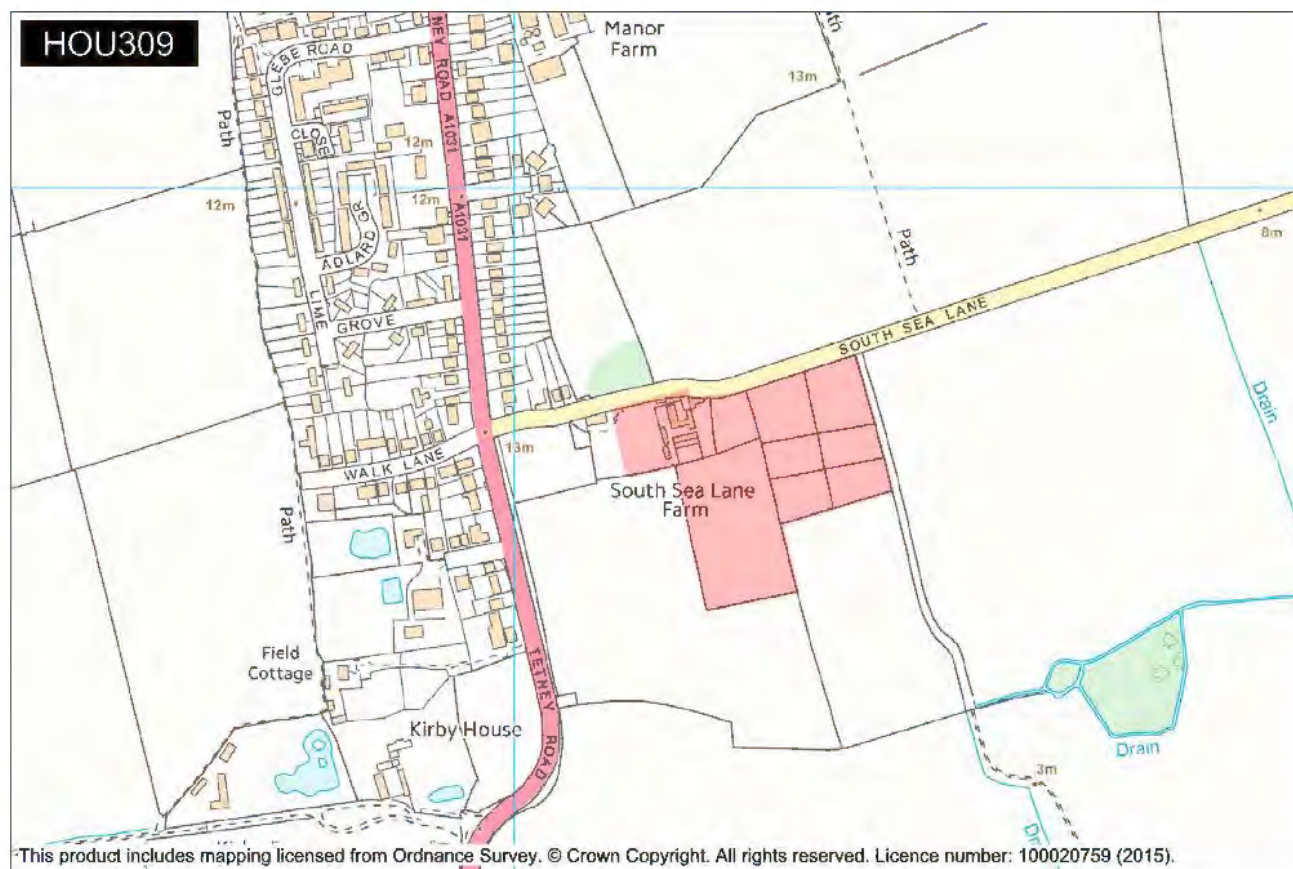


Figure 3.20 HOU309 Location plan

|                   |                                                  |                     |                          |
|-------------------|--------------------------------------------------|---------------------|--------------------------|
| <b>HOU309</b>     | Buildings and Land at South Sea Lane, Humberston | <b>Spatial zone</b> | Western and Southern Arc |
| <b>Ward</b>       | Humberston and New Waltham                       | <b>Parish</b>       | Humberston               |
| <b>Easting</b>    | 531232                                           | <b>Northing</b>     | 404746                   |
| <b>Land type</b>  | Greenfield                                       | <b>Current use</b>  | Farm and open land       |
| <b>Gross area</b> | 3.29ha                                           | <b>Net area</b>     | 2.80ha                   |

Table 3.20 HOU309 Site details

### Reason:

- 3.0.24** There are highway concerns regarding development served from South Sea Lane. To overcome the highways concern, widening of the junction with Tetney Road would be required to allow two way movement and acceptable visibility. This would require consent and agreement with other parties which is not in place.



## HOU346 - Land off Church Lane, Humberston

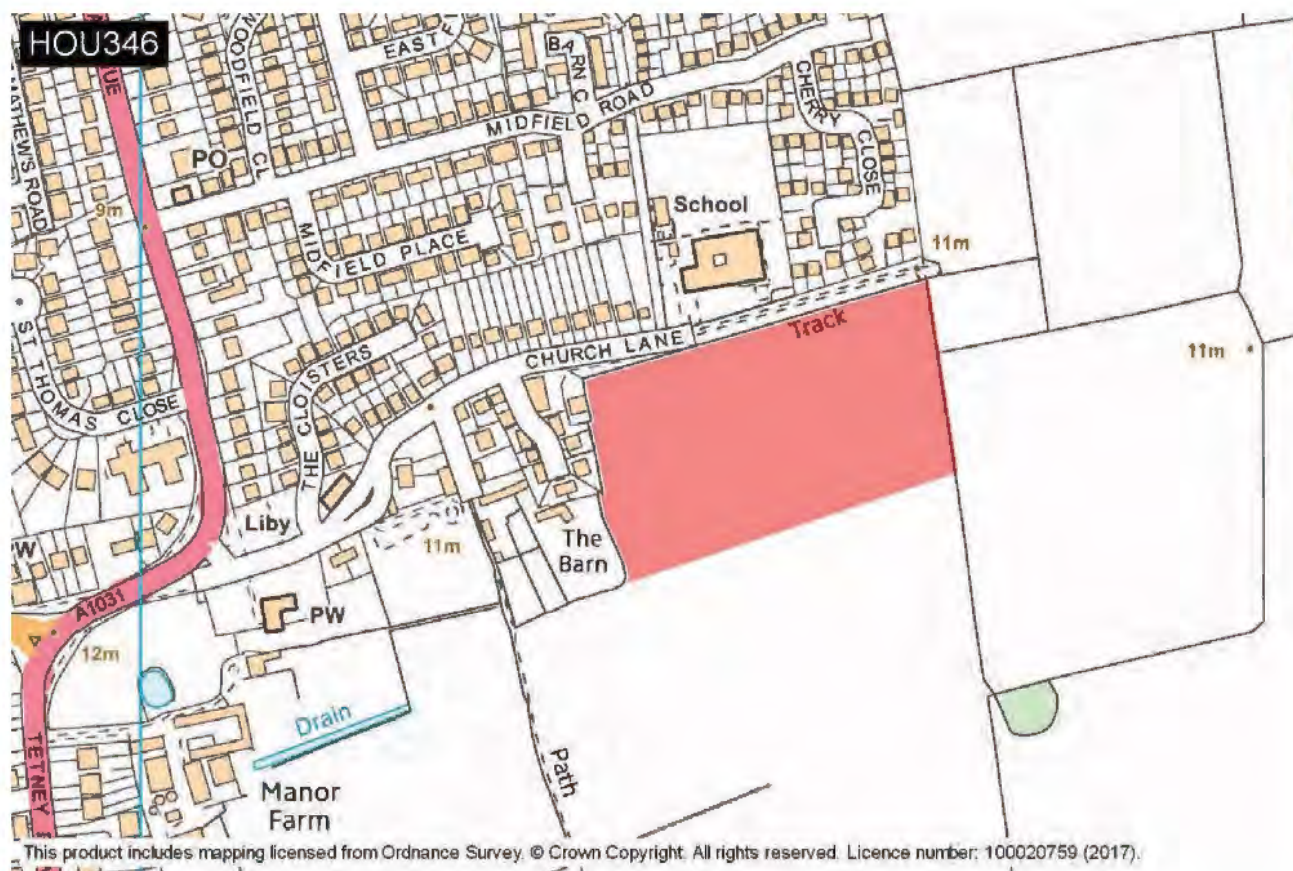


Figure 3.21 HOU346 Location plan

|                   |                                  |                     |                          |
|-------------------|----------------------------------|---------------------|--------------------------|
| <b>HOU346</b>     | Land off Church Lane, Humberston | <b>Spatial zone</b> | Western and southern arc |
| <b>Ward</b>       | Humberston and New Waltham       | <b>Parish</b>       | Humberston               |
| <b>Easting</b>    | 531437                           | <b>Northing</b>     | 405402                   |
| <b>Land type</b>  | Greenfield                       | <b>Current use</b>  | Open land                |
| <b>Gross area</b> | 3.56ha                           | <b>Net area</b>     | 3.03ha                   |

Table 3.21 HOU346 Site details

### Reason

- 3.0.25** Development of this site would be harmful to the setting of heritage assets and have a negative impact on highway safety as set out in planning appeal ref APP/ B2002/W/22/3304337 Planning application DM/0068/22/OUT (93 dwellings).

## HOU346A - Land off Church Lane, Humberston

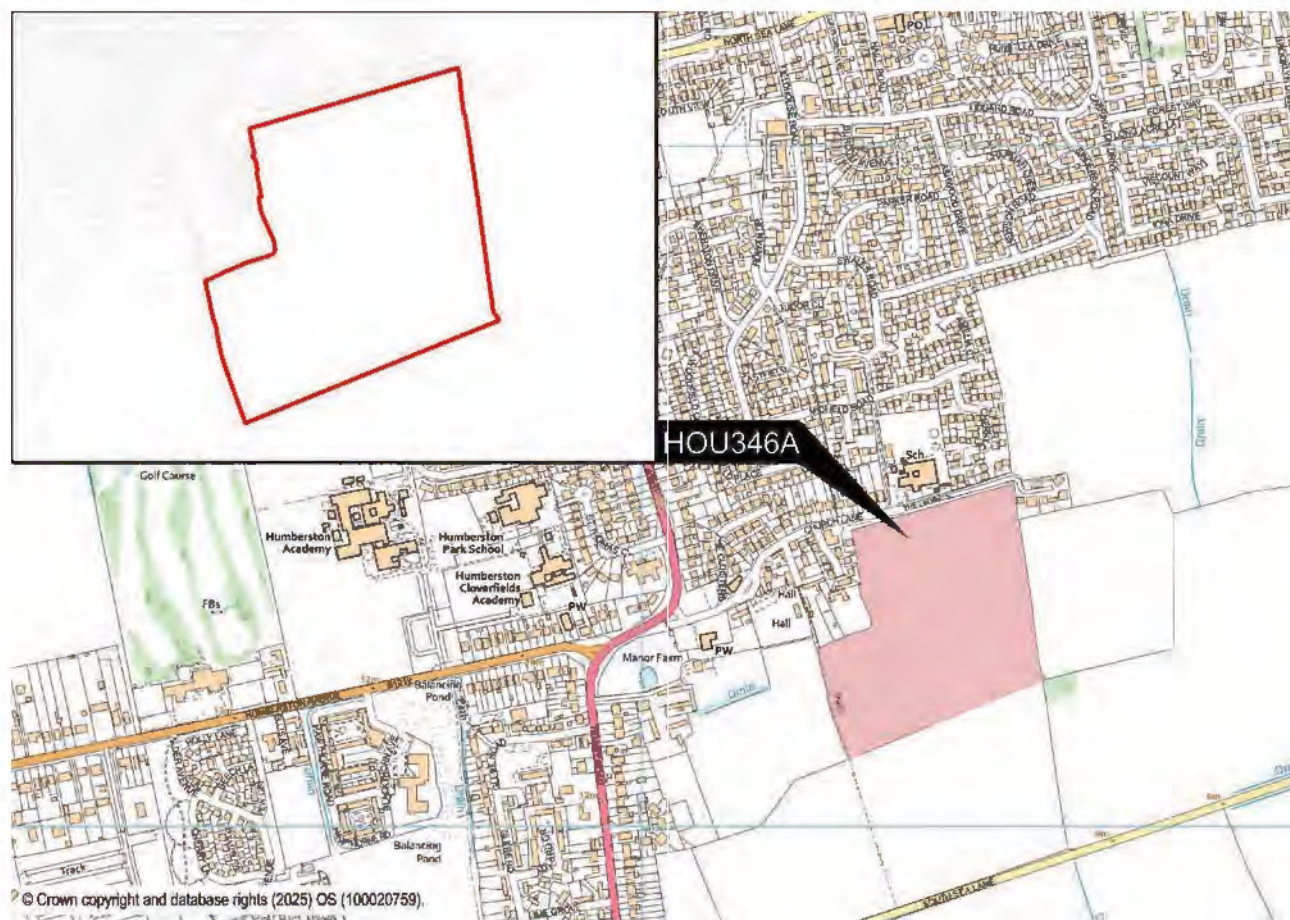


Figure 3.22 HOU346A Location Plan

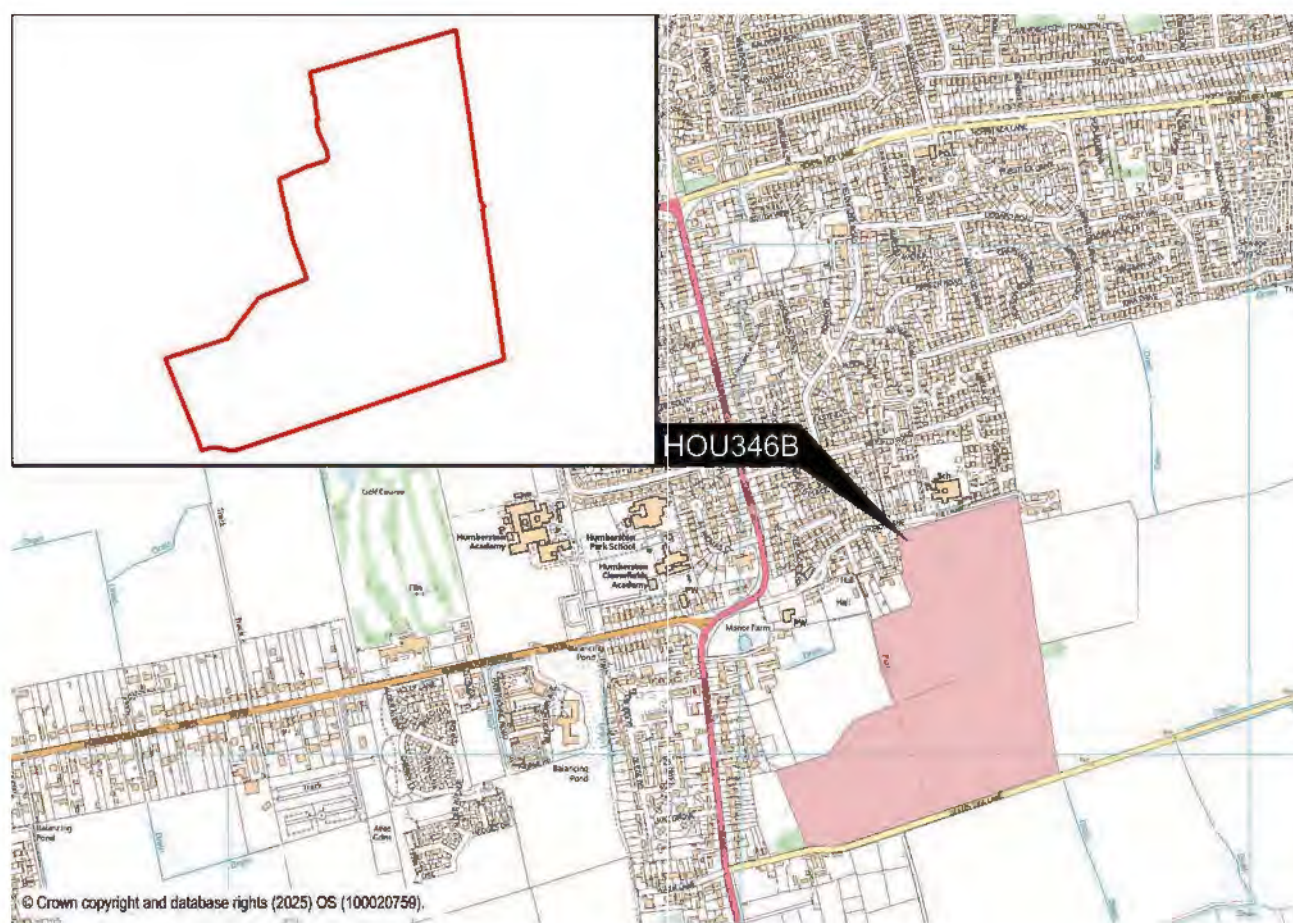
|                   |                                  |                     |                            |
|-------------------|----------------------------------|---------------------|----------------------------|
| <b>HOU346A</b>    | Land off Church Lane, Humberston | <b>Spatial zone</b> | Humberston and New Waltham |
| <b>Ward</b>       | Humberston and New Waltham       | <b>Parish</b>       | Humberston                 |
| <b>Easting</b>    | 531460                           | <b>Northing</b>     | 405321                     |
| <b>Land type</b>  | Greenfield                       | <b>Current use</b>  | Agricultural               |
| <b>Gross area</b> | 8.55ha                           | <b>Net area</b>     | 5.99ha                     |

Table 3.22 HOU346A Site details

### Reason:

- 3.0.26** Development of this site would be harmful to the setting of heritage assets and have a negative impact on highway safety as set out in planning appeal ref APP/ B2002/W/22/3304337 Planning application DM/0068/22/OUT (93 dwellings).



**HOU346B - Land off Church Lane, Humberston****Figure 3.23 HOU346B Location plan**

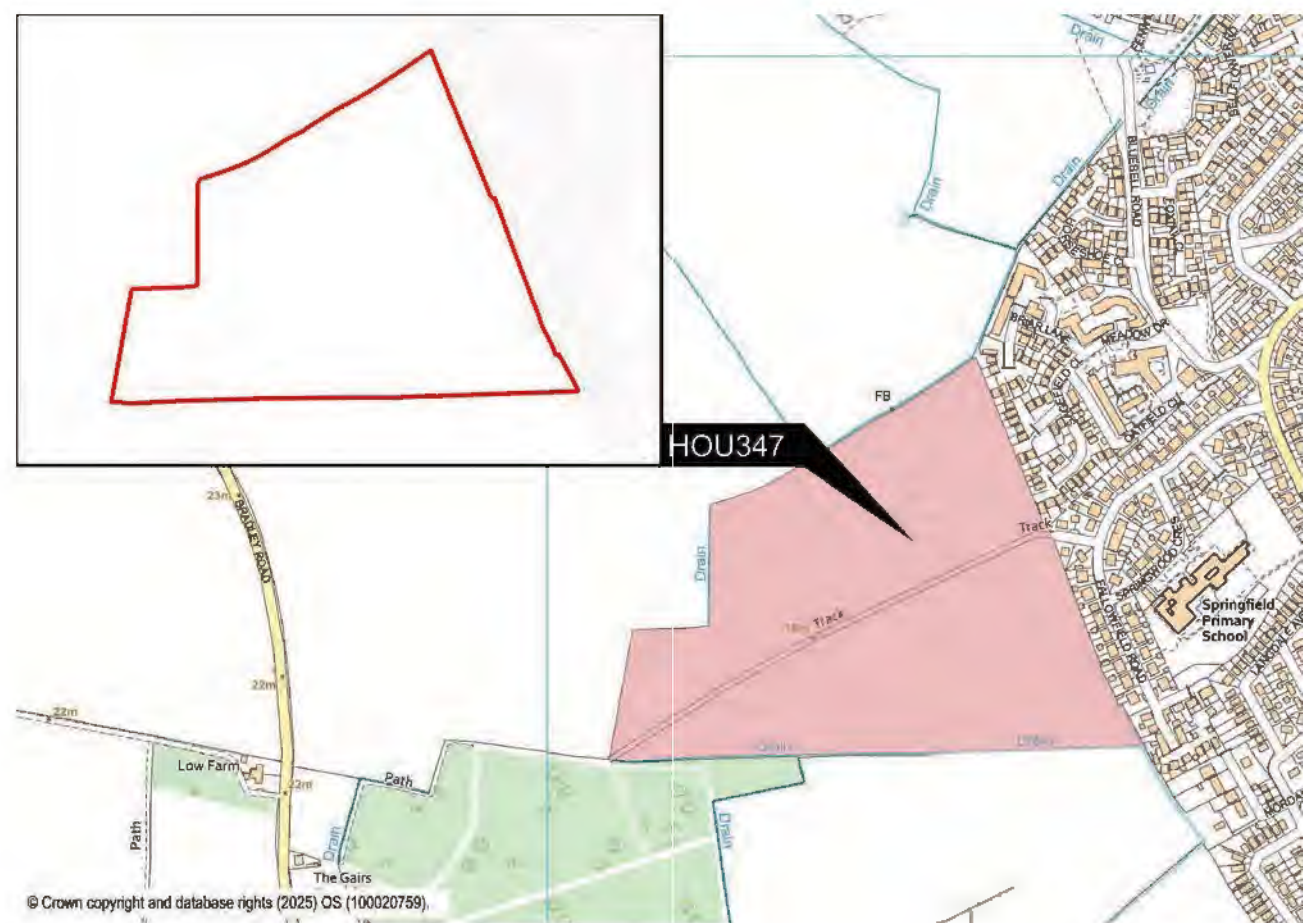
|                   |                                  |                     |                          |
|-------------------|----------------------------------|---------------------|--------------------------|
| <b>HOU346B</b>    | Land off Church Lane, Humberston | <b>Spatial zone</b> | Western and Southern Arc |
| <b>Ward</b>       | Humberston and New Waltham       | <b>Parish</b>       | Humberston               |
| <b>Easting</b>    | 531460                           | <b>Northing</b>     | 405321                   |
| <b>Land type</b>  | Greenfield                       | <b>Current use</b>  | Agricultural             |
| <b>Gross area</b> | 20.20ha                          | <b>Net area</b>     | 14.14ha                  |

**Table 3.23 HOU346B Site details****Reason:**

**3.0.27** Development of this site would be harmful to the setting of heritage assets and have a negative impact on highway safety as set out in planning appeal ref APP/ B2002/W/22/3304337 Planning application DM/0068/22/OUT (93 dwellings) which related to a smaller site. Access from South Sea Lane would be unacceptable without significant improvements to the Tetney Road junction which would require additional land.



**HOU347 - Land off Fallowfield Road (Oxcombe Close), Grimsby**



**Figure 3.24 HOU347 Location plan**

|                   |                                                    |                     |                          |
|-------------------|----------------------------------------------------|---------------------|--------------------------|
| <b>HOU347</b>     | Land off Fallowfield Road (Oxcombe Close), Grimsby | <b>Spatial zone</b> | Western and southern arc |
| <b>Ward</b>       | Wolds                                              | <b>Parish</b>       | Bradley                  |
| <b>Easting</b>    | 525380                                             | <b>Northing</b>     | 405368                   |
| <b>Land type</b>  | Greenfield                                         | <b>Current use</b>  | Agricultural             |
| <b>Gross area</b> | 16.71ha                                            | <b>Net area</b>     | 11.69ha                  |

**Table 3.24 HOU347 Site details**

**Reason:**

**3.0.28** No recent submission.

**HOU360 - Land south of New Waltham (Millenium Farm)****Figure 3.25 HOU360 Location plan**

|                   |                                            |                     |                            |
|-------------------|--------------------------------------------|---------------------|----------------------------|
| <b>HOU360</b>     | Land south of New Waltham (Millenium Farm) | <b>Spatial zone</b> | Western and Southern Arc   |
| <b>Ward</b>       | Humberston and New Waltham                 | <b>Parish</b>       | Humberston and New Waltham |
| <b>Easting</b>    | 529691                                     | <b>Northing</b>     | 403942                     |
| <b>Land type</b>  | Greenfield                                 | <b>Current use</b>  | Agricultural               |
| <b>Gross area</b> | 111.144ha                                  | <b>Net are</b>      | 77.80ha                    |

**Table 3.25 HOU360 Site details****Reason:**

- 3.0.29** This very large site straddles the boundary with East Lindsey Council who have objected to the sites allocation. There is agreement between councils that each will meet its housing requirement from sites within its boundaries. In addition there is concern about the scale of development and its impact on services, highways and the open landscape.

## HOU361A - Land west of Stallingborough



Figure 3.26 HOU361A Location plan

|                   |                              |                     |                 |
|-------------------|------------------------------|---------------------|-----------------|
| <b>HOU361A</b>    | Land west of Stallingborough | <b>Spatial zone</b> | Rural area      |
| <b>Ward</b>       | Immingham                    | <b>Parish</b>       | Stallingborough |
| <b>Easting</b>    | 519075                       | <b>Northing</b>     | 400809          |
| <b>Land type</b>  | Greenfield                   | <b>Current use</b>  | Agricultural    |
| <b>Gross area</b> | 37.90ha                      | <b>Net area</b>     | 26.11ha         |

Table 3.26 HOU361A Site details

### Reason:

**3.0.30** Site has significant archaeological constraints that are considered very unlikely to be capable of overcome.



**HOU361B - Land west of Stallingborough (south of Little London Farm)****Figure 3.27 HOU361B Location plan**

|                   |                                                            |                     |                 |
|-------------------|------------------------------------------------------------|---------------------|-----------------|
| <b>HOU361B</b>    | Land west of Stallingborough (south of Little London Farm) | <b>Spatial zone</b> | Rural area      |
| <b>Ward</b>       | Immingham                                                  | <b>Parish</b>       | Stallingborough |
| <b>Easting</b>    | 519126                                                     | <b>Northing</b>     | 411289          |
| <b>Land type</b>  | Greenfield                                                 | <b>Current use</b>  | Agricultural    |
| <b>Gross area</b> | 14.60ha                                                    | <b>Net area</b>     | 10.22ha         |

**Table 3.27 HOU361B Site details****Reason:**

- 3.0.31** Site has significant archaeological constraints that are considered very unlikely to be capable of overcome.

HOU364 - Church Lane, Bradley



Figure 3.28 HOU364 Location plan

|            |                      |              |            |
|------------|----------------------|--------------|------------|
| HOU364     | Church Lane, Bradley | Spatial zone | Urban Area |
| Ward       | Wolds                | Parish       | Bradley    |
| Easting    | 524178               | Northing     | 406879     |
| Land type  | Greenfield           | Current use  | Paddock    |
| Gross area | 1.0ha                | Net area     | 1.0ha      |

Table 3.28 HOU364 Site details

Reason:

**3.0.32** The site is located in a minor rural settlement under the settlement hierarchy, which sets out future development would involve only limited infill, conversion and reuse of existing buildings and very limited future development, reflecting the poor level of service provision and accessibility.



## HOU367 - Former Immingham Golf Course

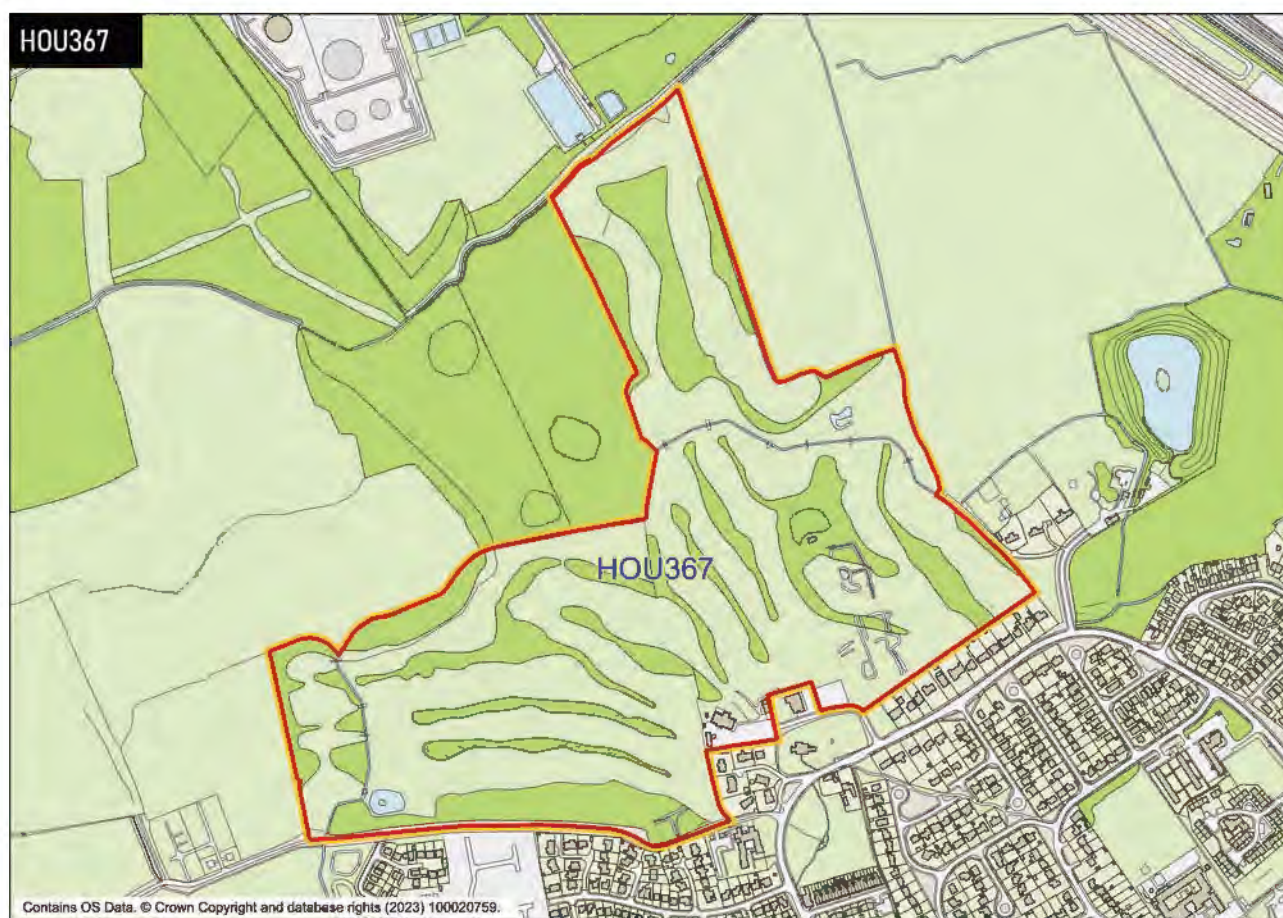


Figure 3.29 HOU367 Location plan

|                   |                              |                     |                    |
|-------------------|------------------------------|---------------------|--------------------|
| <b>HOU367</b>     | Former Immingham Golf Course | <b>Spatial zone</b> | Estuary Zone       |
| <b>Ward</b>       | Immingham                    | <b>Parish</b>       | Immingham          |
| <b>Easting</b>    | 517329                       | <b>Northing</b>     | 415311             |
| <b>Land type</b>  | Mixed                        | <b>Current use</b>  | Former golf course |
| <b>Gross area</b> | 36.4ha                       | <b>Net area</b>     | 25.48ha            |

Table 3.29 HOU367 Site details

### Reason:

**3.0.33** The site is unavailable and unsuitable, there is no agreement from the landowner to see development of this site. There are potentially legal constraints and the site serves as an effective green space buffering the town of Immingham from the adjoining industrial sites (refinery complexes). The land is also affected by HSE restrictions associated with these sites.



HOU368A - Land east of Bradley Road (Grove Farm site 1)



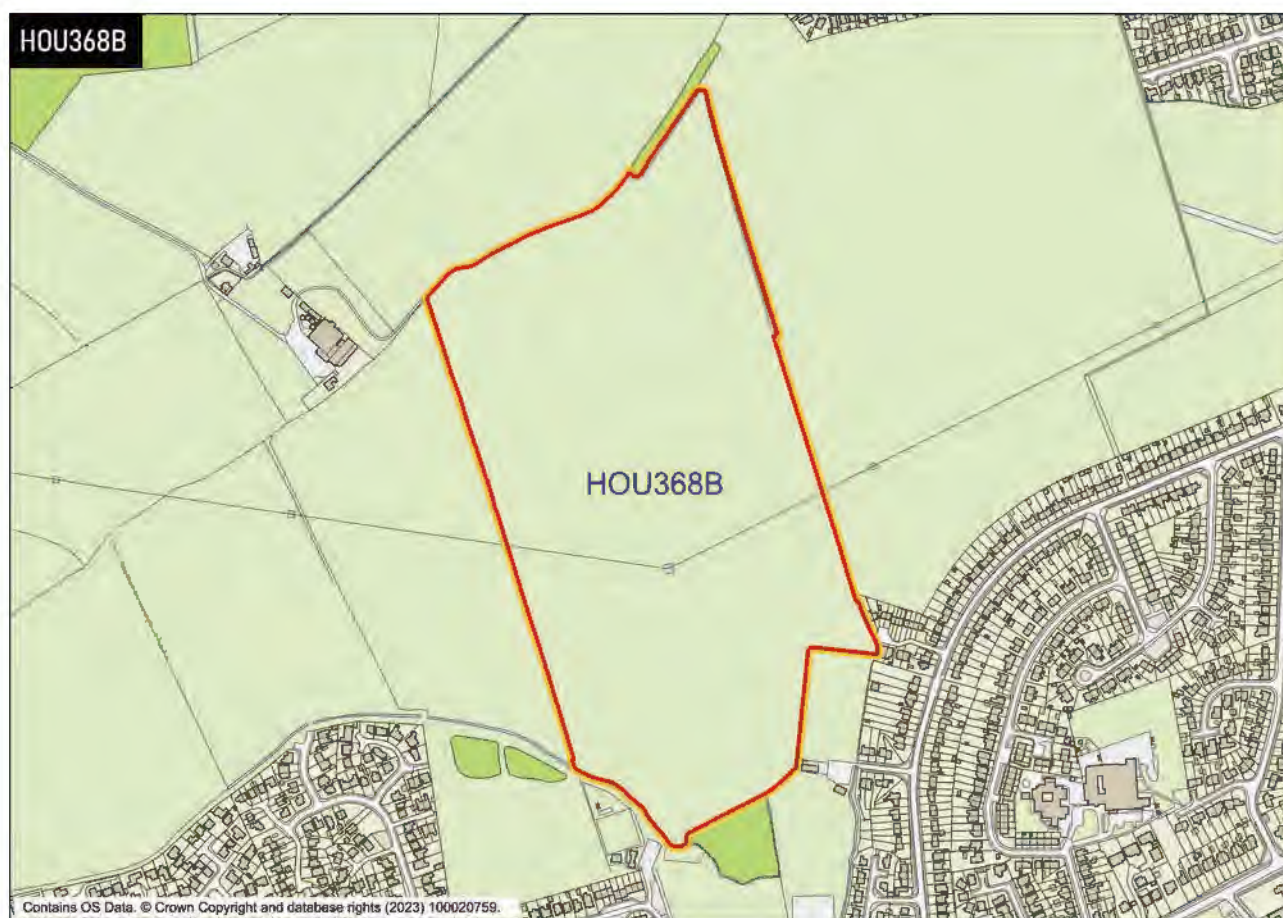
Figure 3.30 HOU368A Location plan

|                   |                                               |                     |                          |
|-------------------|-----------------------------------------------|---------------------|--------------------------|
| <b>HOU368A</b>    | Land east of Bradley Road (Grove Farm site 1) | <b>Spatial zone</b> | Western and Southern Arc |
| <b>Ward</b>       | Waltham                                       | <b>Parish</b>       | Waltham                  |
| <b>Easting</b>    | 525462                                        | <b>Northing</b>     | 404377                   |
| <b>Land type</b>  | Greenfield                                    | <b>Current use</b>  | Agricultural             |
| <b>Gross area</b> | 7.67ha                                        | <b>Net area</b>     | 5.37ha                   |

Table 3.30 HOU368A Site details

Reason:

**3.0.34** The site has no identified access. It could only be developed in association with adjacent land. This would comprise a very large site which would place significant demand on infrastructure in the village. Development of this scale would also compromise the setting of the village, extending beyond Buck Beck and compromise a fundamental principle of maintaining the separation of settlements.

**HOU368B - Land east of Bradley Road (Grove Farm site 2)****Figure 3.31 HOU368B Location plan**

|                   |                                               |                     |                          |
|-------------------|-----------------------------------------------|---------------------|--------------------------|
| <b>HOU368B</b>    | Land east of Bradley Road (Grove Farm site 2) | <b>Spatial zone</b> | Western and Southern Arc |
| <b>Ward</b>       | Waltham                                       | <b>Parish</b>       | Waltham                  |
| <b>Easting</b>    | 525715                                        | <b>Northing</b>     | 404438                   |
| <b>Land type</b>  | Greenfield                                    | <b>Current use</b>  | Agricultural             |
| <b>Gross area</b> | 21.35ha                                       | <b>Net area</b>     | 14.95ha                  |

**Table 3.31 HOU368B Site details****Reason:**

**3.0.35** The site has no identified access. It could only be developed in association with adjacent land. This would comprise a very large site which would place significant demand on infrastructure in the village. Development of this scale would also compromise the setting of the village, extending beyond Buck Beck and compromise a fundamental principle of maintaining the separation of settlements.



HOU368C - Land east of Bradley Road (Grove Farm site 3)



Figure 3.32 HOU368c Location plan

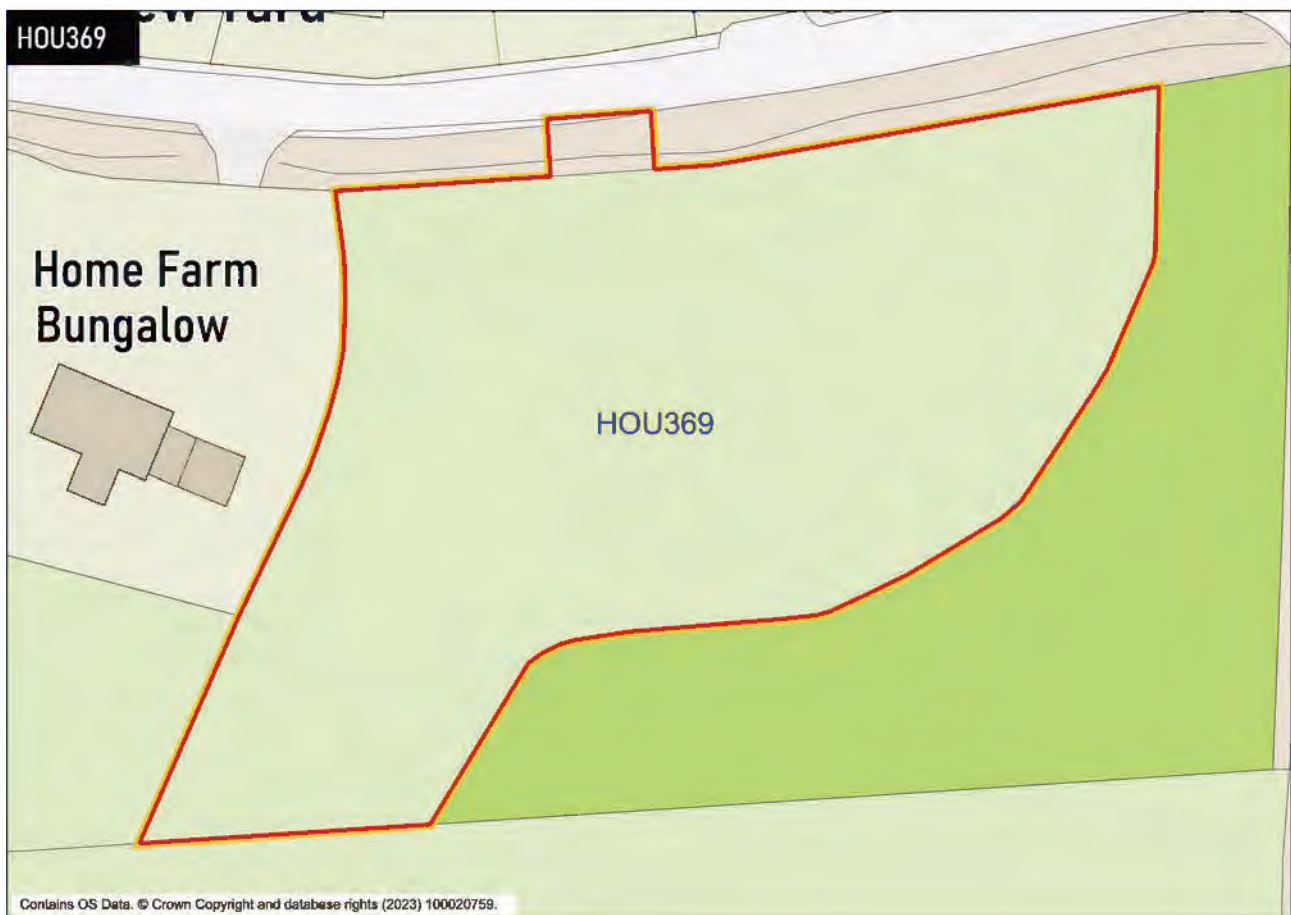
|                   |                                               |                     |                          |
|-------------------|-----------------------------------------------|---------------------|--------------------------|
| <b>HOU368C</b>    | Land east of Bradley Road (Grove Farm site 3) | <b>Spatial zone</b> | Western and Southern Arc |
| <b>Ward</b>       | Waltham                                       | <b>Parish</b>       | Waltham                  |
| <b>Easting</b>    | 526012                                        | <b>Northing</b>     | 404634                   |
| <b>Land type</b>  | Greenfield                                    | <b>Current use</b>  | Agricultural             |
| <b>Gross area</b> | 19.33ha                                       | <b>Net area</b>     | 13.53ha                  |

Table 3.32 HOU368C Site details

Reason:

**3.0.36** The site has no identified access. It could only be developed in association with adjacent land. This would comprise a very large site which would place significant demand on infrastructure in the village. Development of this scale would also compromise the setting of the village, extending beyond Buck Beck and compromise a fundamental principle of maintaining the separation of settlements.



**HOU369 - Land south of Main Road, corner Butt Lane, Aylesby****Figure 3.33 HOU369 Location plan**

|                   |                                                       |                     |            |
|-------------------|-------------------------------------------------------|---------------------|------------|
| <b>HOU369</b>     | Land south of Main Road, corner of Butt Lane, Aylesby | <b>Spatial zone</b> | Rural Zone |
| <b>Ward</b>       | Wolds                                                 | <b>Parish</b>       | Aylesby    |
| <b>Easting</b>    | 520708                                                | <b>Northing</b>     | 407527     |
| <b>Land type</b>  | Greenfield                                            | <b>Current use</b>  | Paddock    |
| <b>Gross area</b> | 0.49ha                                                | <b>Net area</b>     | 0.49ha     |

**Table 3.33 HOU369 Site details****Reason:**

**3.0.37** The site is located in a minor rural settlement under the settlement hierarchy, which sets out future development would involve only limited infill, conversion and reuse of existing buildings and very limited future development, reflecting the poor level of service provision and accessibility.

## HOU370 - Land north of Main Road, Aylesby

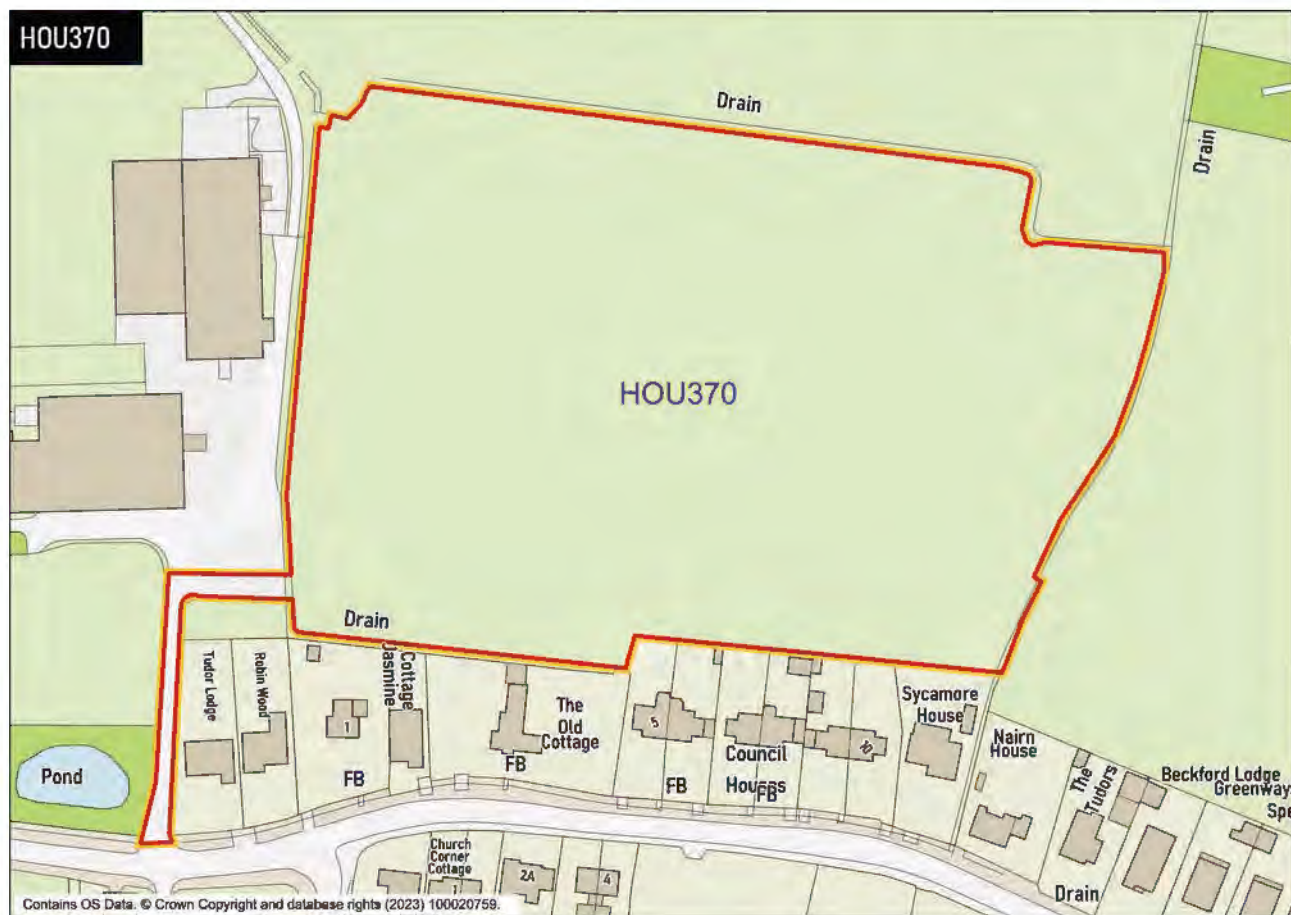


Figure 3.34 HOU370 Location plan

|                   |                                  |                     |              |
|-------------------|----------------------------------|---------------------|--------------|
| <b>HOU370</b>     | Land north of Main Road, Aylesby | <b>Spatial zone</b> | Rural Area   |
| <b>Ward</b>       | Wolds                            | <b>Parish</b>       | Aylesby      |
| <b>Easting</b>    | 520362                           | <b>Northing</b>     | 407771       |
| <b>Land type</b>  | Greenfield                       | <b>Current use</b>  | Agricultural |
| <b>Gross area</b> | 3.2ha                            | <b>Net area</b>     | 2.72ha       |

Table 3.34 HOU370 Site details

### Reason:

**3.0.38** The site is located in a minor rural settlement under the settlement hierarchy, which sets out future development would involve only limited infill, conversion and reuse of existing buildings and very limited future development, reflecting the poor level of service provision and accessibility.



## HOU379 - Corner of Waterworks Street and Humberville Road, Immingham

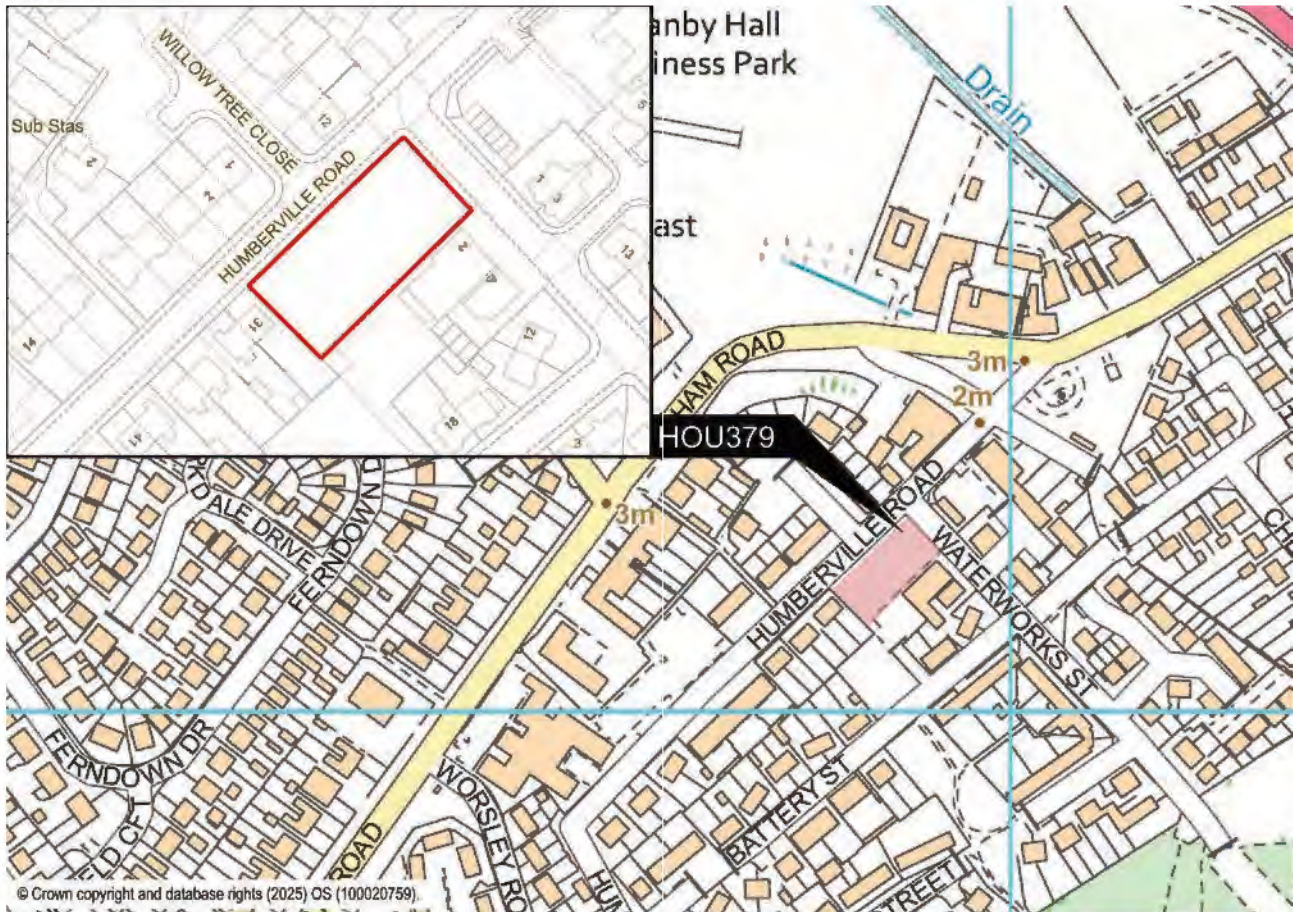


Figure 3.35 HOU379 Location plan

|                   |                                                             |                     |              |
|-------------------|-------------------------------------------------------------|---------------------|--------------|
| <b>HOU379</b>     | Corner of Waterworks Street and Humberville Road, Immingham | <b>Spatial zone</b> | Estuary Zone |
| <b>Ward</b>       | Immingham                                                   | <b>Parish</b>       | Immingham    |
| <b>Easting</b>    | 518938                                                      | <b>Northing</b>     | 415069       |
| <b>Land type</b>  | Greenfield                                                  | <b>Current use</b>  | Grassland    |
| <b>Gross area</b> | 0.13ha                                                      | <b>Net area</b>     | 0.13ha       |

Table 3.35 HOU379 Site details

### Reason:

**3.0.39** The site is a current area of managed open space in Flood Zone 3, as a greenfield site it would fail the sequential test for residential use.



## HOU383 - Cherry Cobb Lane, Barnoldby le Beck

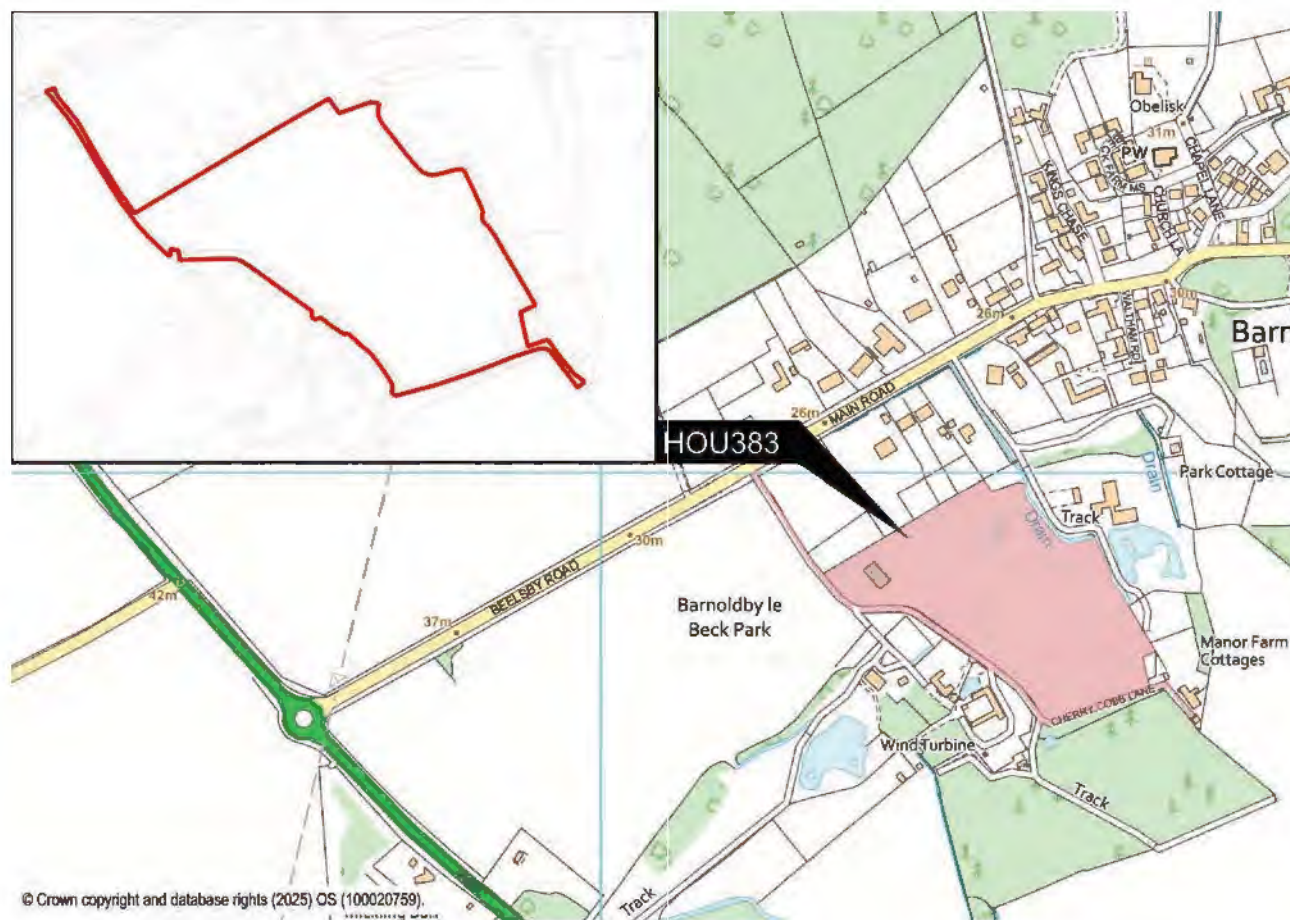


Figure 3.36 HOU383 Location plan

|                   |                                     |                     |                   |
|-------------------|-------------------------------------|---------------------|-------------------|
| <b>HOU383</b>     | Cherry Cobb Lane, Barnoldby le Beck | <b>Spatial zone</b> | Rural             |
| <b>Ward</b>       | Wolds                               | <b>Parish</b>       | Barnoldby le Beck |
| <b>Easting</b>    | 528973                              | <b>Northing</b>     | 409425            |
| <b>Land type</b>  | Greenfield                          | <b>Current use</b>  | Paddock           |
| <b>Gross area</b> | 5.26ha                              | <b>Net area</b>     | 3.68ha            |

Table 3.36 HOU383 Site details

### Reason:

**3.0.40** The site is located in a minor rural settlement under the settlement hierarchy, which sets out future development would involve only limited infill, conversion and reuse of existing buildings and very limited future development, reflecting the poor level of service provision and accessibility.

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