Item 1

**From:** Christine Allen
**Sent:** 19 November 2026 00:34
**To:** Planning - IGE; Cllr Matthew Patrick (NELC)
**Subject:** Say a no to Houses behind Waltham Windmill...

**Tuesday, 17 November 2026**

# NELC councillors recommended to approve controversial scheme for 154 new homes in Waltham 😳 😭 ,please no.



A DECISION could be made this month on a longstanding proposal for construction of 154 homes on land to the south-west of Cheapside in Waltham.

## Tour Properties

It was back in 2023 that  M.F, Strawson and Carr & Carr Builders submitted their plans which have not gone down well with villagers, several hundred of whom have objected on grounds of:

* Impact on the character and appearance of the area

* The houses are not required

* Impact on wildlife

* Impact on the highway network

* Impact on local services such as schools, doctors, dentists

* Impact on residential amenities

* Drainage and flood risk

* Impact on heritage

Objections have also been lodged by the parish council, Grimsby and Cleethorpes Civic Society  and Lincolnshire Wildlife Tr

At a North East Lincolnshire Council meeting scheduled for the morning of November 25 in Grimsby Town Hall, the application is being looked at.

Please say no to these houses please be a listening, caring council of the people.

Thank you
Christine Allen
9 Mayfair Crescent
Waltham,DN37 0EE

ITEM 2

**The Grimsby Sailors and Fishing Charity's Response To Legal Consultee Comment**

**Key Question:** The legal consultation response correctly identifies the relevant test (paragraphs 18 and 21): does the proposed variation continue to serve the purpose of providing affordable housing for those whose needs are not met by the market? **The Charity's position is that it does.**

| **Legal Consultation Concern** | **Charity Response** |
|---|---|
| **Paragraphs 2 & 3**- Affordable housing provision | The proposal does not remove affordable housing. It provides 8 rented almshouse homes and 4 First Homes, continuing to deliver affordable housing and increasing the number of rented provision. There is no change to the approved 64-dwelling development in terms of layout, scale and number of dwellings. |
| **Paragraphs 6, 8 & 10** - Affordable housing should be delivered through an RP | The Section 106 Agreement itself allows flexibility, including housing "owned or managed by other persons" and approval of alternative bodies by the Council. The Agreement does not require delivery exclusively through an RP. |
| **Paragraph 9** - Charity's approach to the Council | Prior to submitting the application, the Charity engaged in informal discussions with officers in an effort to find a solution within the existing agreement. The application was only submitted after a process of engagement was attempted. |
| **Paragraphs 18 & 21** - Useful purpose test | The proposed homes would remain affordable, occupied by those whose needs are not met by the market and retained for affordable housing purposes in perpetuity. The Charity considers the test is satisfied. |
| **Paragraph 23.2** - Impact on housing need and waiting lists | No information has been requested from the Charity before this concern was raised. The Charity is governed by its strict charitable purpose and in doing so must apply affordability assessments, including capital limits (£25,000), and typically provides affordable accommodation for older people, a group for whom there is increasing housing need and lack of appropriate housing to accommodate. |
| **Paragraph 23.3** - Financial resilience of the Charity | No evidence has been presented that the Charity faces financial difficulties. The actual position is quite the opposite; the Charity has accumulated reserves it must spend on providing affordable housing for the benefit of its beneficiaries. The Charity is regulated by the Charity Commission, subject to governance and reporting obligations, and charitable assets remain protected for charitable purposes. If a charity is failing, the Charity Commission will step in with specific regulatory and protective powers which include protecting property assets and appointing interim managers etc. |
| **Paragraphs 23.4 & 23.6 –** Residents occupy under licences | Whilst legally different from a tenancy, the licence model prevents loss of stock through Right to Acquire/Buy or succession rights. The Charity has very low void rates (currently zero) with a significant waiting list. The flexibility of a licence ensures that occupation can be effectively monitored which in turn helps ensure the homes truly remain available as affordable housing in perpetuity. |
| **Paragraph 23.7** - Affordability of rents | The Charity's rents are based on fair rent principles and are significantly below market rents. The homes are therefore genuinely affordable to the intended residents. The Charity does not recover any service charges for its properties though it is likely an estate charge will be applicable for this development which is out of the Charity's control. |
| **Paragraphs 24, 29 & 30 –** NPPF definition of affordable housing | Government has recognised that almshouses make a valuable contribution to affordable housing provision. The question is not whether almshouses are identical to RP housing, but whether they continue to fulfil the purpose of the affordable housing obligation. |
| **Paragraph 27–** Precedent creation | There is no statutory right to a deed of variation. Any approval is entirely within the Council's discretion and must be determined on the specific facts of each application. The Charity does not see a precedent being created. |
| **Paragraphs 23.8 & 26** - Long-term protection of affordable housing | Any residual concerns can be addressed through the draft and wording of Deed of Variation, including affordability controls, restrictions on disposal, transfer provisions and requirements that the homes remain affordable housing in perpetuity. |

**Conclusion:** The proposed variation would continue to provide affordable homes for households whose needs are not met by the market, specifically addressing the growing need for affordable accommodation for older people. The Charity therefore submits that the variation continues to serve the purpose of the affordable housing obligation and that any remaining concerns can be addressed through the drafting of the Deed of Variation.

ITEM 2

**From:** Charlotte Trench (NELC)
**Sent:** 24 November 2026 09:28
**To:** Lauren Stinson (NELC); Carol Pedersen (NELC)
**Subject:** Re: For the attention of Lauren Stinson - Land off Torbay Drive, Waltham - DM/0624/26/MDO

Hi Lauren,

Thanks for this. Legal's comment below:

Legal has reviewed the applicant's response to the Legal consultation. The response provides further explanation of the applicant's position but does not raise any new legal issue which alters the advice previously provided. Legal's previous consultation comments therefore remain unchanged. The matters raised in the applicant's response are matters for the Planning Committee to take into account in determining whether it is appropriate to agree the proposed modification.

Kind regards,

**Charlotte Trench, she/her** Why is this here? **Solicitor - Planning & Highways**
**Legal Services, North East Lincolnshire Council**

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Further, such content may be subject to legal professional privilege.

ITEM 3

# Planning Application - Anglian Water Revised Response

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|---|---|
| **Anglian Water site reference:** | PLN-26-007213 |
| **Response date:** | 20 November 2026 |
| **Local Planning Authority:** | North East Lincs |
| **Planning application reference:** | DM/1052/24/FUL |
| **Site address:** | Humberston Park School St Thomas Close Humberston North East Lincolnshire DN36 4HS |
| **Proposal description:** | Demolition of existing modular units, erection of a single and two storey extensions to create a teaching and support building with roof lights and solar panels. Refurbishment of existing block to life skills, installation of air source heat pumps with acoustic screening, creation of horticulture area with polytunnel, landscaping and associated works - DRAINAGE DETAILS PROVIDED 30-07-2026 |

**Should you wish to discuss this response, please find our contact details below:**
**Phone:** 03450263912 (Monday to Friday 08:00 – 17:00 excluding bank holidays)
**Email:** planningliaison@anglianwater.co.uk

**Response prepared by Anglian Water Growth, Planning and Capacity Team.**
Please find our website below:
https://www.anglianwater.co.uk/developing/planning--capacity/

## Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted:

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

## Section 2 - Wastewater Treatment

When assessing Dry Weather Flow (DWF) headroom at the receiving Water Recycling Centre (WRC), we apply a three-year Q90 DWF average (2023–2025), together with the flows associated with sites that already benefit from planning consent.
Our DWF dataset is reviewed and updated annually in consultation with the Environment Agency. This ensures that our planning assessments reflect the most up-to-date information regarding the WRC's compliance with its environmental permit and its ability to accommodate additional flows from new development without creating an unacceptable risk of breaching environmental legislation. This approach also ensures that there is no pollution or deterioration of the receiving watercourse.

Based on the above assessment, Tetney Newton Marsh WRC is within the acceptance parameters and can accommodate the flows from the proposed growth.

## Section 3 - Used Water Disposal

This response has been based on the following submitted documents:
Drainage Strategy Report 15754-BKP-ZZ- XX-RP-C-0001 Project Number 15745 Current Revision P02/15754- BK-PX-XX-X-DR-C-0500 P02 Proposed Drainage

The sewerage network at present has available capacity for the anticipated foul flows. If the developer wishes to connect to our sewerage network, they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

1. INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087 Option 2. 2. INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. 3. INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087 Option 2. 4. INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 Option 2 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

## Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

Anglian Water has reviewed the submitted documents Drainage Strategy Report 15754-BKP-ZZ- XX-RP-C-0001 Project Number 15745 Current Revision P02/15754- BK-PX-XX-X-DR-C-0500 P02 Proposed Drainage and can confirm that these are acceptable to us at a maximum discharge rate of 2l/s. We require these documents to be listed as approved plans/documents if permission is granted.