

North East Lincolnshire

Housing Site Selection Report

Published August 2026

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Section 1 Introduction

- 1.0.1** This report details the site selection process and explains how the proposed sites for housing allocations have been identified to meet the housing needs for North East Lincolnshire.
- 1.0.2** The National Planning Policy Framework (NPPF) sets out requirements for what should be included in Local Plans. In paragraph 17 it states "The development plan must include strategic policies to address each local planning authority's priorities for the development and use of land in its area."
- 1.0.3** Paragraph 20 of the NPPF then goes on to state that "Strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for: a) homes (including affordable housing), employment, retail, leisure and other commercial development;". Accordingly, it is necessary for the Local Plan to identify sufficient land to meet the Borough's housing requirement.
- 1.0.4** The Planning Practice Guidance (PPG, 2019) sets out the process that site allocations should follow and provides additional detail on how it is expected that site allocations should be included in Local Plans. It highlights that the core outputs of this piece of work should be:
- a list of all sites or broad locations considered, cross referenced to their locations on maps;
 - an assessment of each site or broad location, including:
 - where these have been discounted, evidence justifying the reasons given;
 - where these are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how many barriers to delivery could be overcome when;
 - an indicative trajectory of anticipated development based on the evidence available.
- 1.0.5** The housing site allocations process has followed the approach recommended in national guidance and seeks to satisfy all relevant requirements. This report has been produced to explain the process in a detailed and transparent manner.

Section 2 Methodology

Source of Sites

- 2.0.1** The Council maintains a live database of sites that have potential to be developed for housing and uses this to prepare the Strategic Housing Land Availability Assessment (SHLAA), which has formed the basis of the allocations process¹. Only sites assessed as "suitable" in the SHLAA were taken forward for consideration in the site selection process. This document has been periodically updated as new information on individual sites has become available.
- 2.0.2** It is important to focus development in the most sustainable locations in accordance with the vision and objectives of the Local Plan. For the purposes of considering site options, no settlement restrictions were imposed and all suitable sites (as identified in the SHLAA) were assessed. A threshold of at least 10 units has been applied to the SHLAA and is maintained in the emerging Local Plan review. However, there are a small number of sites assessed through this document which fall below the 10 units threshold.

Assessment Considerations

- 2.0.3** In order to generate robust conclusions on those sites that should be allocated for residential development, the constraints and opportunities for each site require close scrutiny. The process has therefore integrated the findings of the SHLAA and the Local Plan's Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) into the selection process. This work has been supplemented by consultation with specialist bodies.
- 2.0.4** In addition, all sites have been assessed for deliverability. This assessment required a detailed understanding of each site's history, including ownership and planning status. These factors inform the application of housing delivery trajectory assumptions set out in the Local Plan, providing an indication of when a site is likely to deliver completed housing. The assessment also considers potential viability challenges, such as location within different value areas and other constraints that may affect deliverability, for example access limitations.
- 2.0.5** All sites put forward will go through an initial filtering exercise to remove sites with any fundamental issues that would prevent it from being developed. This has been detailed in Table A.1 Unsuitable sites.
- 2.0.6** The remaining sites will be assessed against a number of different criteria which has been recorded on individual proformas. The criteria and associated scoring are shown in the tables below.

¹ The latest version of the SHLAA is available on the Council's website <https://www.nelincs.gov.uk/planning-and-building-control/planning-policy/local-plan-background-information/>.

Efficient Use of Land

Criteria	Red	Amber	Green
Proximity to built up area	Significantly detached from an existing settlement	Located at the edge of an existing housing area/settlement	Located within an existing housing area/settlement
Land Type	Greenfield	Mix of greenfield and brownfield	Brownfield

Table 2.1 Efficient use of land criteria

Accessibility

Criteria	Red	Amber	Green
Primary School	Site is more than 1600m from the nearest primary school	Site is 600 - 1600m to the nearest primary school	Site is within 600m of the nearest primary school
Secondary School	Site is more than 1600m from the nearest secondary school	Site is 600 - 1600m to the nearest secondary school	Site is within 600m of the nearest secondary school
GP Surgery	Site is more than 1600m from the nearest GP surgery	Site is 600m - 1600m from the nearest GP surgery	Site is within 600m of the nearest GP surgery
Bus Stop	Site is more than 1600m from the nearest bus stop	Site is 600 - 1600m from the nearest bus stop	Site is within 600m of the nearest bus stop
Train Station	Site is more than 5km from the nearest train station	Site is 600m - 5km from the nearest train station	Site is within 600m of the nearest train station
Local Convenience Shop	Site is more than 1600m from the nearest convenience shop	Site is 600m - 1600m from the nearest convenience shop	Site is within 600m of the nearest convenience shop

Table 2.2 Accessibility criteria

Environmental Constraints

Criteria	Red	Amber	Green
Flood Risk	Site mostly within Flood Zone 3	Site mostly within Flood Zone 2	Site mostly within Flood Zone 1

Criteria	Red	Amber	Green
Surface Water Flood Risk	More than 50% at risk of surface water flooding	Less than 50% of the site at high risk of surface water flooding and/or any of the site at medium risk of surface water flooding	Site at low or very low risk of surface water flooding
Nationally Important Sites (SSSI, SPA, SAC, Ramsar)	Site intersects with a national or international wildlife site	Within 500m of a national or international wildlife site	More than 500m from a national or international wildlife site
Locally Protected Sites (Local Wildlife Site, SNCIs, Local Geodiversity)	Site intersects with a nationally protected site	Within 500m of a locally protected site	More than 500m from a locally protected site
Humber Estuary SPA and Ramsar Offsite Habitat Loss Potential	Site is less than 2km from the SPA and Ramsar site and has physical characteristics likely to be suitable for SPA birds (large, open, suitable vegetation cover)	Site is less than 2km from the SPA and Ramsar site and has physical characteristics unlikely to be suitable for SPA birds	Site is more than 2km from the SPA and Ramsar site
Tree Preservation Order (TPO)	TPOs on the site that would likely need to be removed for development	TPOs on or immediately adjacent to the site that can likely be retained as part of a development scheme	No TPOs on or immediately adjacent to the site
Agricultural Land Classification	50% or more of the site is within Grade 1 and 2 land and is predominantly undeveloped	Less than 50% of the site is within Grade 1 and 2 land and/or within Grade 3 land and is predominantly undeveloped.	Site is grade 4 or lower or is previously developed
Contaminated Land	Site located on land that has potential for contamination given historic uses	Site includes or is adjacent to some land that has potential for contamination given historic uses	No anticipated contaminated land on the site

Criteria	Red	Amber	Green
Hazard Risk	Site identified by HSE as being within inner zone	Site identified by HSE as being within middle or outer zone	Site not within HSE consultation zone
Minerals Safeguarding Area	Site falls within Minerals Safeguarding area	Site partially falls within Minerals Safeguarding area	No part of the site falls within Minerals Safeguarding area

Table 2.3 Environmental constraints criteria

Heritage

Criteria	Red	Amber	Green
Scheduled Ancient Monument (SAM)	SAM within the site	SAM within 200m of the site	No SAMs within 200m from the site
Listed Building	Listed building on site	Listed building within 200m	No listed building within 200m
Conservation Area	Conservation Area intersects the site	Conservation Area within 200m of the site	No Conservation Area within 200m
Historic Parks and Gardens	Site intersects with a Historic Park and Garden	Historic Park and Garden within 200m	No Heritage Park and Garden within 200m
Archaeology	Significant archaeology on site that cannot be mitigated against	Archaeology on site which can be mitigated against	No archaeology on site
Locally Listed Building	Locally listed building on site	Locally listed building within 200m	No locally listed building within 200m

Table 2.4 Heritage criteria

Character

Criteria	Red	Amber	Green
National Landscapes	The site is within a National Landscape	The site is within 200m of a National Landscape	The site is less than 200m from a National Landscape

Criteria	Red	Amber	Green
Settlement Character	The site is within a Strategic Wedge as identified in Policy XXXX	The site is partially within a Strategic Wedge as identified in Policy XXX	The site is not within a Strategic Wedge as identified in Policy XXX

Table 2.5 Character criteria

Built Environment

Criteria	Red	Amber	Green
Education	Development will not have all the necessary education infrastructure available and a financial contribution will be required to offset new demand	The site may not have all the necessary education infrastructure and may require a contribution to offset new demand	The site has all the necessary education infrastructure available with adequate capacity
Transport	Development will not have all the necessary transport infrastructure available or cannot make those services available in time to serve the development	The site will have all the necessary transport infrastructure made available or capacity increased as necessary in time to serve the development	The site has all the necessary transport infrastructure available with adequate capacity
Water and Waste	Development will not have all the necessary water and waste infrastructure available or cannot make those services available in time to serve the development	The site will have all the necessary waste and water infrastructure made available or capacity increased as necessary in time to serve the development	The site has all the necessary transport infrastructure available with adequate capacity
Neighbouring Land Use	Significant neighbouring land use constraints which are difficult to remedy/overcome	Neighbouring land use constraints, but potential for mitigation	No neighbouring land use constraints

Table 2.6 Infrastructure, built environment and capacity criteria

2.0.7 A traffic light system (or RAG rating) has been used rather than a numerical scoring system and no individual score or colour coding was used to dismiss a site outright, but each helped to build a picture of the suitability of each site. Using this information, a concluding statement is made to justify the decision to reject or allocate a site.

- 2.0.8** To support these conclusions, each site is categorised according to the issues and constraints. The four bands are described in Table 2.7 Site banding description. Where a site is categorised as A or B (and therefore allocated), but has criteria which have been scored red and/or significant adverse effects identified through the Sustainability Appraisal, these matters have been carefully considered and are not considered to represent insurmountable constraints to development in those instances.

Band A	Band B	Band C	Band D
Sites which do not have any significant planning problems.	Site that have some planning issues and constraints but can be mitigated and controlled through the planning process.	Sites with a higher degree of planning issues and constraints that may be more difficult to mitigate or control.	Unsuitable and should be discounted outright.

Table 2.7 Site banding description

Section 3 Sites under construction

- 3.0.1** The individual site assessments are presented in the remainder of this document. A number of sites are currently under construction and form part of the housing supply during the plan period. These sites are listed below in Table 3.1 Sites under construction and consented/started. No further assessment has been conducted for these sites.

Reference	Location
HOU002	Land west of Pilgrims Way, Immingham.
HOU006	Land to the east of Stallingborough Road, Immingham.
HOU010B	Land north of Grampian Avenue and west of Larkspur Avenue, Healing.
HOU018	Land at Macaulay Lane ('West Marsh Renaissance'), Grimsby.
HOU034B	Land off Pelham Road, Cleethorpes.
HOU044	Former Birds Eye site, Ladysmith Road, Grimsby.
HOU047	Claremont House, 7 Welholme Avenue, Grimsby. (<i>The Curve</i>)
HOU056A	Thrunscoe Centre, Highgate, Cleethorpes. (<i>Pine Walk</i>)
HOU056B	Thrunscoe Centre, Highgate, Cleethorpes. (<i>Newbold Court</i>)
HOU059	The Cedars Offices, Eastern Inway, Grimsby. (<i>The Cedars and Medway Place</i>)
HOU062	Land to south of Cornwell Close, Diana Princess of Wales Hospital, Grimsby. (<i>Cordeaux Drive and Gervase Holles Way</i>)
HOU066	Land north of Nursing Home, Butt Lane, Laceby. (<i>Apple Tree Lane, Maple Walk, Mulberry Lane and Walnut Lane</i>)
HOU068A	Land off Blyth Way, Laceby. (<i>Daisy Drive, Marigold Court and Blyth Way</i>)
HOU074A	Land at Humberston Road (north of Weelsby Hall Farm (site HOU074B)), Grimsby.
HOU074C	Land at Hewitts Circus, (south east of Weelsby Hall Farm Site HOU074B), Grimsby.
HOU075A	Land off Field Head Road and west of Charles Avenue, Laceby.
HOU076	Scartho Top, Grimsby.
HOU082	Land at South View adjacent to Coach House Public House, Humberston.
HOU092	Land to rear of 184 Humberston Avenue, ('Keystone Development'), Humberston.
HOU095A	Land west of Greenlands, New Waltham. (<i>Bergen Close, Hammerfest Avenue, Honningsvaag Close, Kirkenes Close, Kristiansand Close, Martin Way, Stravanger Close, Tromoso Close, Trondheim Close and Vardo Close</i>)
HOU095B	Land adjacent to 401 Louth Road, New Waltham.

Reference	Location
HOU101B	Humberston Park Golf Club ('Par 3'), New Waltham.
HOU105	Land west of Louth Road and opposite Toll Bar School, New Waltham.
HOU111	Land rear of Sandon House, Barnoldby Road and west of Brigsley Road, Waltham.
HOU112	Land to north west of Golf Course Lane, Waltham.
HOU113	Golf Course Lane, Waltham.
HOU128	Land former Western School and to the rear of Grange Primary School, Grimsby.
HOU134	Land at Station Road, Habrough.
HOU144	Land off College Street, Grimsby.
HOU146	Land to south of 32-66 Humberston Avenue ('Millennium Park'), New Waltham. (<i>Albatross Drive, Clubhouse Way, Eagle Drive, Fairway Drive, Green Lane, Heathland Way, Links Drive and Parklands Avenue</i>)
HOU147	Land at 184 Humberston Avenue, Humberston.
HOU150	Land to south of Diana Princess of Wales Hospital, Grimsby.
HOU233	Land at Willows Farm, Immingham.
HOU288	Land east of Grimsby Road and north of Station Road, Waltham.
HOU289	Land at 31 Enfield Avenue and 25 Enfield Avenue, New Waltham.
HOU292	Land west of Bradley Road, Waltham.
HOU294	Land off Station Road, adjacent to railway station, Stallingborough.
HOU295	Land off Forest Way, Humberston.
HOU296	Land off Shaw Drive and Glebe Road, Grimsby.
HOU301	Land off Trenchard Close, Immingham.
HOU316	Former Leaking Boot, corner of Grimsby Road and Suggitts Lane, Cleethorpes
HOU336	18 Humberston Avenue, Humberston.
HOU356	Land south of Ings Lane, Waltham. (<i>Brook Lane</i>)
HOU358	Land corner of Convamore Road and Eleanor Street, Grimsby. (<i>Cordage View and Convamore Road</i>)
HOU368D	Land east of Bradley Road (Grove Farm site 4), Waltham
HOU382	Former resource centre, Margaret Street, Immingham.

Reference	Location
HOU400	Rear of 34 and 36 Humberston Avenue, Humberston.
HOU413	Flat 1 to 7 at 87 College Street, Cleethorpes.
HOU416	Willows Centre, Barmouth Drive, Grimsby.
HOU417	203 Station Road, New Waltham.

Table 3.1 Sites under construction and consented/started

Section 4 Site Proformas

4.0.1 This section of the document will begin to assess all sites submitted to the Council as part of the Local Plan review. The sites are split into the different areas of the Borough and sorted by suitable and unsuitable. Table 4.1 Site overview below provides a quick reference guide to all the assessed sites and where they sit within the report.

Reference	Address	Settlement	Section
HOU005	Land to the West of Stallingborough Road	Immingham	Section 7 Immingham - suitable sites
HOU021	Land West of Great Coates (Church Farm)	Grimsby	Appendix A Initial assessment unsuitable sites
HOU21A	Land West of Great Coates (Church Farm)	Grimsby	Section 5 Grimsby - suitable sites
HOU034A	Chapmans Pond, Hawthorne Avenue	Cleethorpes	Appendix A Initial assessment unsuitable sites
HOU034C	Land off Pelham Road	Cleethorpes	Appendix A Initial assessment unsuitable sites
HOU042	Former Clifton Bingo Site, Grant Street	Cleethorpes	Section 6 Cleethorpes - suitable sites
HOU045	Land at Cricket Field, Littlefield Lane	Grimsby	Section 5 Grimsby - suitable sites
HOU061A	Weelsby Road Depot	Grimsby	Section 5 Grimsby - suitable sites
HOU063A	Land North of Wootton Road	Grimsby	Section 5 Grimsby - suitable sites
HOU064B	Land off Butt Lane	Laceby	Section 13 Laceby - suitable sites

Reference	Address	Settlement	Section
HOU068B	Land off Blyth Way	Laceby	Appendix A Initial assessment unsuitable sites
HOU074B	Land North and West of Pennels Garden Centre	Cleethorpes	Section 6 Cleethorpes - suitable sites
HOU084A	Land South of Humberston	Humberston	Section 8 Humberston - suitable sites
HOU086	Land off Weelsby View	New Waltham	Appendix A Initial assessment unsuitable sites
HOU087	Land off Louth Road & Side Lane	New waltham	Appendix A Initial assessment unsuitable sites
HOU096	Land South of Southern Walk, Scartho	Grimsby	Appendix A Initial assessment unsuitable sites
HOU100A	Land South of South Sea Lane	Humberston	Appendix A Initial assessment unsuitable sites
HOU100B	Land South of South Sea Lane	Humberston	Appendix A Initial assessment unsuitable sites
HOU104	Land at Louth Road	New Waltham	Section 10 New Waltham - suitable sites
HOU105A	Land West of Louth Road and Opposite Toll Bar School (NW Corner)	New Waltham	Section 10 New Waltham - suitable sites
HOU105B	Land West of Louth Road and Opposite Toll Bar School (SW Corner)	New Waltham	Section 10 New Waltham - suitable sites

Reference	Address	Settlement	Section
HOU110	Land at Cheapside	Waltham	Section 9 Waltham - suitable sites
HOU118	Central Parade, Freshney Green	Grimsby	Section 5 Grimsby - suitable sites
HOU119	Cordage Mill, Convamore Road	Grimsby	Appendix A Initial assessment unsuitable sites
HOU129	Land to the West of Cheapside	Waltham	Section 9 Waltham - suitable sites
HOU135	Land to the West of Fallowfield Road, Scartho	Grimsby	Appendix A Initial assessment unsuitable sites
HOU139	Land at Humberston Country Club	Humberston	Section 8 Humberston - suitable sites
HOU140A	Land at Weelsby Avenue Depot	Grimsby	Appendix A Initial assessment unsuitable sites
HOU141A	Former Matthew Humberston Playing Fields	Cleethorpes	Section 6 Cleethorpes - suitable sites
HOU146A	Land South of Millennium Park, Humberston Avenue	Humberston	Section 8 Humberston - suitable sites
HOU151	Land North West of Diana Princess of Wales Hospital	Grimsby	Appendix A Initial assessment unsuitable sites
HOU154	YMCA, Peakes Lane	Grimsby	Section 5 Grimsby - suitable sites

Reference	Address	Settlement	Section
HOU157A	Church Fields	Ashby-cum-Fenby	Appendix A Initial assessment unsuitable sites
HOU180A	Land North West of Station Road	Habrough	Section 11 Habrough - suitable sites
HOU190A	Land East of Ayscough Avenue and North of Healing Road	Stallingborough	Section 12 Stallingborough - suitable sites
HOU204	Peaks Lane	Grimsby	Appendix A Initial assessment unsuitable sites
HOU212	Land at Meadow Farm	Healing	Appendix A Initial assessment unsuitable sites
HOU217	Land West of Peaks Parkway	Grimsby	Appendix A Initial assessment unsuitable sites
HOU231	Fletchers Yard, Wellowgate	Grimsby	Appendix A Initial assessment unsuitable sites
HOU232	2 - 4 (Hazelmere House & 2A Welholme Avenue	Grimsby	Appendix A Initial assessment unsuitable sites
HOU249A	65 Park Street / Land at Brereton Avenue	Cleethorpes	Appendix A Initial assessment unsuitable sites
HOU272A	Land at Cartergate	Grimsby	Section 5 Grimsby - suitable sites

Reference	Address	Settlement	Section
HOU274	Land to the South of Station Road and East of Camargue Avenue	Waltham	Appendix A Initial assessment unsuitable sites
HOU278A	Land North of Woodland Way	Waltham	Section 9 Waltham - suitable sites
HOU281	Land at the South end of Peaks Lane, East of Peaks Parkway	Grimsby	Appendix A Initial assessment unsuitable sites
HOU286A	Land Rear of Strands, Waltham Road	Brigsley	Appendix A Initial assessment unsuitable sites
HOU288	Land East of Grimsby road and North of Station Road	Waltham	Appendix A Initial assessment unsuitable sites
HOU291	Waltham Airfield	Waltham	Appendix A Initial assessment unsuitable sites
HOU294	Land off Stallingborough Road adj to Train Station	Stallingborough	Section 12 Stallingborough - suitable sites
HOU303	29 - 31 Chantry Lane	Grimsby	Appendix A Initial assessment unsuitable sites
HOU309	Land at South Sea Lane	Humberston	Appendix A Initial assessment unsuitable sites
HOU310	Field West of Butt Lane	Laceby	Appendix A Initial assessment unsuitable sites

Reference	Address	Settlement	Section
HOU338	The Old Nurseries, Cheapside	Waltham	Section 9 Waltham - suitable sites
HOU340	Land South of 68-90 Humberston Avenue	Humberston	Section 8 Humberston - suitable sites
HOU342	Grimsby West	Grimsby	Section 5 Grimsby - suitable sites
HOU346	Land off Church Lane	Humberston	Section 8 Humberston - suitable sites
HOU346B	Church Lane	Humberston	Appendix A Initial assessment unsuitable sites
HOU349A	Land to the South West of Cheapside	Waltham	Appendix A Initial assessment unsuitable sites
HOU351 / A	Land at Caister Road	Laceby	Section 13 Laceby - suitable sites
HOU353	Lindsey Lower Playing Fields	Cleethorpes	Section 6 Cleethorpes - suitable sites
HOU354A	Duchess Street Car Park	Grimsby	Section 5 Grimsby - suitable sites
HOU355	Scartho Top Playing Fields, Heimdal Road	Grimsby	Section 5 Grimsby - suitable sites
HOU360	Land South of New Waltham	New Waltham	Appendix A Initial assessment unsuitable sites

Reference	Address	Settlement	Section
HOU361A	Land West of Stallingborough	Stallingborough	Appendix A Initial assessment unsuitable sites
HOU362	Land East of Bradley Road	Waltham	Appendix A Initial assessment unsuitable sites
HOU363	Chapel Lane	Habrough	Appendix A Initial assessment unsuitable sites
HOU364	Church Lane	Bradley	Appendix A Initial assessment unsuitable sites
HOU365	Land off Coniston Crescent	Humberston	Appendix A Initial assessment unsuitable sites
HOU367	Former Immingham Golf Course	Immingham	Appendix A Initial assessment unsuitable sites
HOU368A	Land East of Bradley Road (Grove Farm 1)	Bradley	Appendix A Initial assessment unsuitable sites
HOU368B	Land East of Bradley Road (Grove Farm 2)	Bradley	Appendix A Initial assessment unsuitable sites
HOU368C	Land East of Bradley Road (Grove Farm 3)	Bradley	Appendix A Initial assessment unsuitable sites

Reference	Address	Settlement	Section
HOU369	Land South of Main Road	Aylesby	Appendix A Initial assessment unsuitable sites
HOU370	Land North of Main Road	Aylesby	Appendix A Initial assessment unsuitable sites
HOU371	Land West of Louth Road	Grimsby	Appendix A Initial assessment unsuitable sites
HOU373	Land of Former Tower Blocks, Washdyke Lane	Immingham	Section 7 Immingham - suitable sites
HOU374	Land off Waltham Road	Waltham	Section 9 Waltham - suitable sites
HOU375	260 Macaulay Lane	Grimsby	Section 5 Grimsby - suitable sites
HOU378	32 Battery Street	Immingham	Appendix A Initial assessment unsuitable sites
HOU380	Garth Lane	Grimsby	Section 5 Grimsby - suitable sites
HOU381	Bursar Primary School, Frederick Street	Cleethorpes	Section 6 Cleethorpes - suitable sites
HOU386	Rear of 35 - 105 Granville Street	Grimsby	Section 5 Grimsby - suitable sites
HOU388	Eleanor House, 19 Eleanor Street	Grimsby	Section 5 Grimsby - suitable sites

Reference	Address	Settlement	Section
HOU394	Habrough Road	Immingham	Section 7 Immingham - suitable sites

Table 4.1 Site overview

Section 5 Grimsby - suitable sites

HOU021A - Land west of Great Coates (Church Farm)

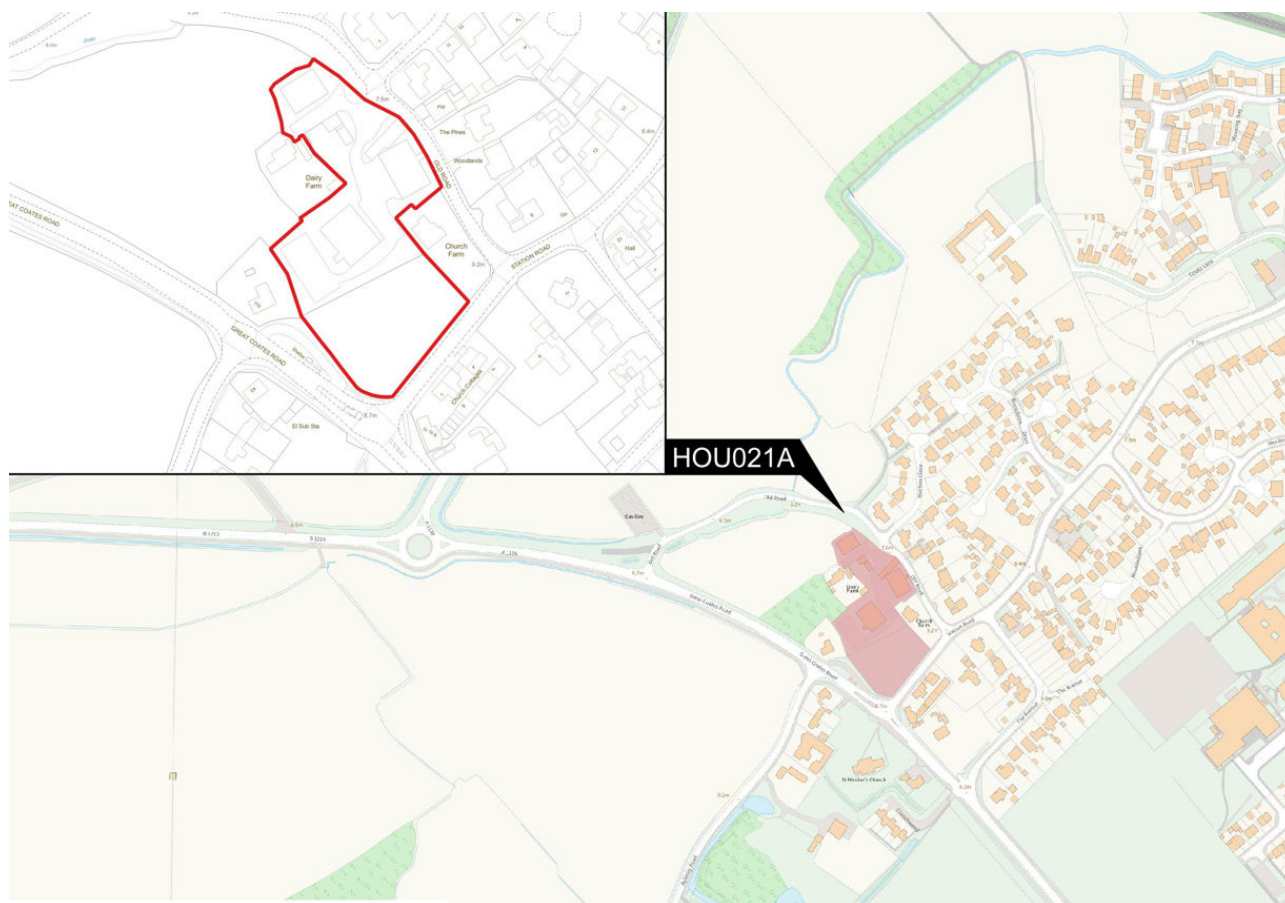


Figure 5.1 HOU021A Location plan

Overview

5.0.1 The site is a predominantly greenfield site with some areas which are brownfield. It sits on the outskirts of Great Coates Village sitting between Great Coates Road and the A1136. The site is surrounded by open countryside and adjoins the residential area to the east. The site is within the Great Coates conservation area.

Site Area (Gross)	0.79ha	Grid Reference	E: 523336 N: 409919
Value Area	Medium	Planning Status	Approved Permission (DM/0155/25/FUL)
Indicative Capacity	9	Application Capacity	9
SHLAA Status	6 to 10 years	Land Type	Mixed

Table 5.1 Overview - HOU021A

Site suitability

Proximity to built up area		Land type	
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Table 5.2 Efficient Use of Land - HOU021A

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 5.3 Accessibility - HOU021A

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 5.4 Environmental constraints - HOU021A

Scheduled Ancient Monuments (SAM)		Historic park and garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 5.5 Heritage Considerations - HOU021A

National landscape		Settlement character	
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Table 5.6 Landscape and Settlement Character - HOU021A

Education		Transport	
Waste and water		Neighbouring use	

Table 5.7 Infrastructure Availability / Capacity and Built Environment - HOU021A

Consultation stage	Comment
2024 Draft Plan - General comments	Objections broadly around flood risk.

Consultation stage	Comment
2025 Preferred Options - General comments	Support comments broadly relating to the site being suitable, achievable, deliverable and consistent with the spatial strategy, with potential to contribute to housing delivery, economic growth and biodiversity enhancements.
2024 Draft Plan - Statutory consultee comments	Historic England note conservation area located to the south of the site highlighted.
2025 Preferred Options - Statutory consultee comments	The Environment Agency note the site is not affected by flood zones or climate change layer.
North East Lincolnshire Council comments	Public Transport Officer notes no public transport connectivity. Developers should be required to deliver appropriate bus provision and improve accessibility to achieve sub-30-minute journey times. Highways Officer notes the need to assess local highways considerations with any formal planning application. Education Officer notes no education contribution required. Environment Officer notes there is potential for contamination. Heritage Officer notes potential for archaeology.
Land owner/site promoter	Confirmed availability of the site. The site will be completed within 2 to 3 years of approval.

Table 5.8 Comments Received - HOU021A

RAG rating summary
The site is reasonably well connected to local amenities with exception of a convenience store and doctors surgery, however, the site has strong sustainable transport routes. The site has some locally listed assets and a conservation area close by. It also has the potential for archaeology.

Table 5.9 RAG rating summary - HOU021A

Summary	Band
The site is reasonably well connected to services, education and sustainable transport routes and represents a logical extension to the existing settlement. Whilst there are some heritage, archaeological and contamination considerations, these are outweighed by the site's sustainable location and ability to contribute to housing delivery.	B

Table 5.10 Suitability conclusions - HOU021A

Ownership / developer information	Private ownership - Multiple ownership.
Delivery record (if appropriate)	N/A
Delivery projections	Year 4 (2028 to 2029) 9 homes.
Lead-in justifications	An application is approved (DM/0155/25/FUL).
Known viability challenges	The site is located in a medium value area. There are no known viability challenges.
Other deliverability challenges	No known deliverability challenges.
Site deemed deliverable	Yes.

Table 5.11 Deliverability - HOU021A

HOU045 - Land at Cricket Field. Littlefield Lane, Grimsby

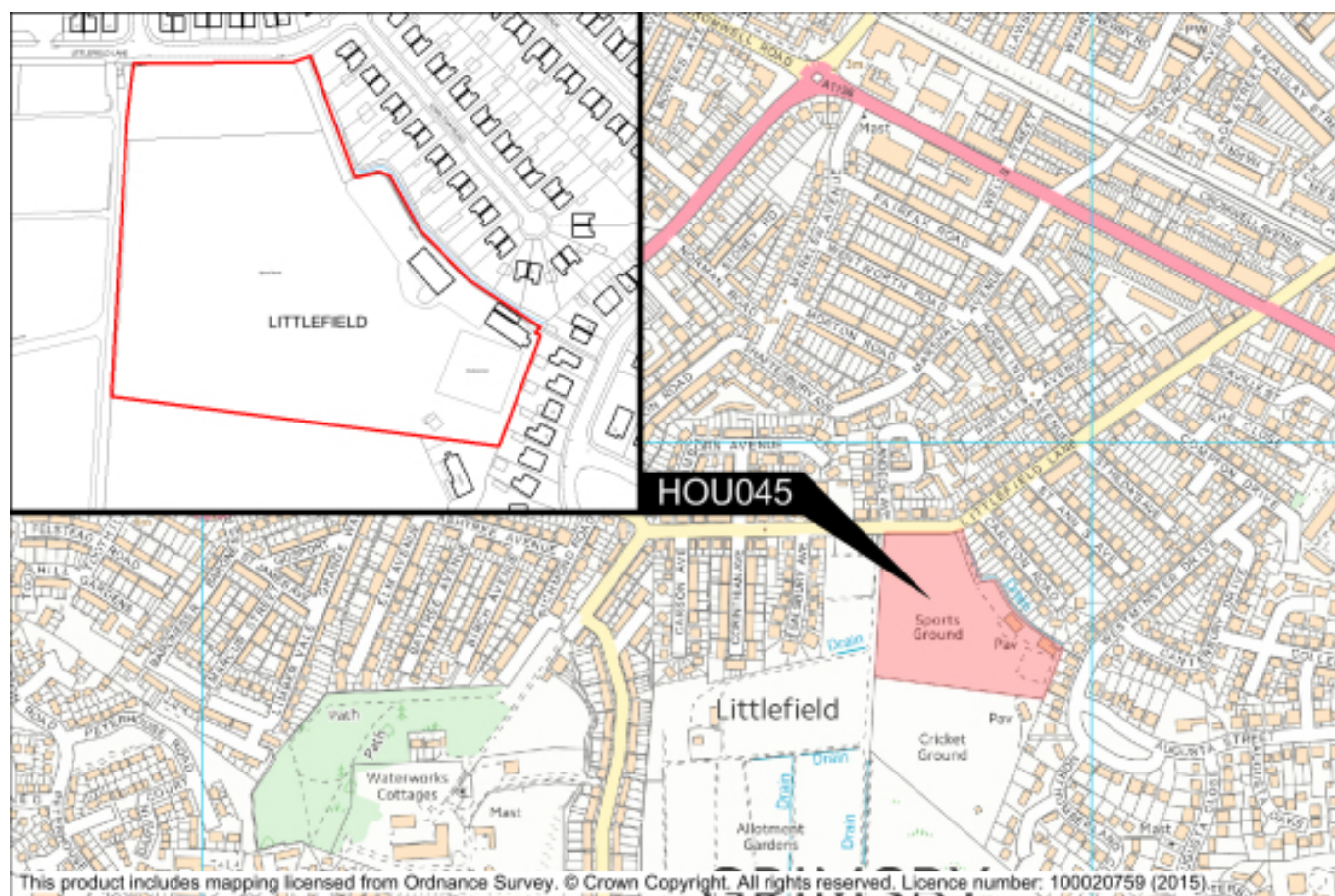


Figure 5.2

Overview

5.0.2 The site sits off Littlefield Lane and was the former site of Littlefield Lane Restaurant. The site is a mix of greenfield and brownfield with the brownfield elements associated with the former building and car park. The site is in the heart of a residential area with a cricket grounds to the south of the site.

Site Area (Gross)	2.65ha	Grid Reference	E: 525760 N: 408882
Value Area	Low	Planning Status	Approved Permission (DM/0237/21/FUL)
Indicative Capacity	74	Application Capacity	74
SHLAA Status	0 to 5 years	Land Type	Mixed

Table 5.12 Site Overview - HOU045

Site suitability

Proximity to built up area		Land type	
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Table 5.13 Efficient Use of Land - HOU045

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 5.14 Accessibility - HOU045

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat Disturbance		Mineral Area Safeguarding	

Table 5.15 Environmental Constraints - HOU045

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation Area	
Archaeology		Locally listed building	

Table 5.16 Heritage Considerations - HOU045

National Landscape		Settlement character	
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Table 5.17 Landscape and Settlement Character - HOU045

Education		Transport	
Waste and water		Neighbouring use	

Table 5.18 Infrastructure Availability / Capacity and Built Environment - HOU045

Consultation stage	Comment
2024 Draft Plan - General comments	No specific comments in relation to this site.
2025 Preferred Options - General comments	No specific comments in relation to this site.

Consultation stage	Comment
2024 Draft Plan - Statutory consultees	No specific comments in relation to this site.
2025 Preferred Options - Statutory consultees	The Environment Agency note that the site was previously in Flood Zone and remains affected under climate-change extents; flood risk evidence required.
North East Lincolnshire Council comments	Highways Officer notes the site is approved. Public Transport Officer notes the majority of the site is within 15 minutes travel time of Grimsby Town Centre and has good accessibility by bus. Education Officer notes there may be a need for primary contribution secured through Section 106. Environment Officer notes it is unlikely contamination will be found. Heritage Officer notes no likely impacts.
Landowner/site promoter	Confirmed availability of the site for housing. Works to begin on site January 2026.

Table 5.19 Comments Received - HOU045

RAG rating summary
The site is reasonably well connected to local amenities and sustainable transport links. The site is in a flood risk zone and high surface water area. The site is within the top 10% most deprived areas as defined by the Index of Multiple Deprivation and is therefore subject to a memorandum of understanding with the Environment Agency. A financial contribution may be required towards education infrastructure.

Table 5.20 RAG rating summary - HOU045

Summary	Band
The site benefits from a planning permission, good accessibility to services and public transport and supports regeneration within the urban area. Although flood risk and surface water drainage are key considerations, these are balanced by the benefits of bringing forward housing in a sustainable and accessible location.	B

Table 5.21 Suitability conclusions - HOU045

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A
Delivery projections	2026/27 - 25 homes, 2027/28 - 25 homes, 2028/29 - 24 homes.
Lead-in justifications	Site benefits from an extant planning permission. Works noted by agent to begin in 2026.
Known viability challenges	In a low value area however, this is taken into account when considering relevant financial requirements.
Other deliverability challenge	No other known issues.
Site deemed deliverable	Yes.

Table 5.22 Deliverability - HOU045

HOU061A - Weelsby Road Depot, Weelsby Avenue, Grimsby

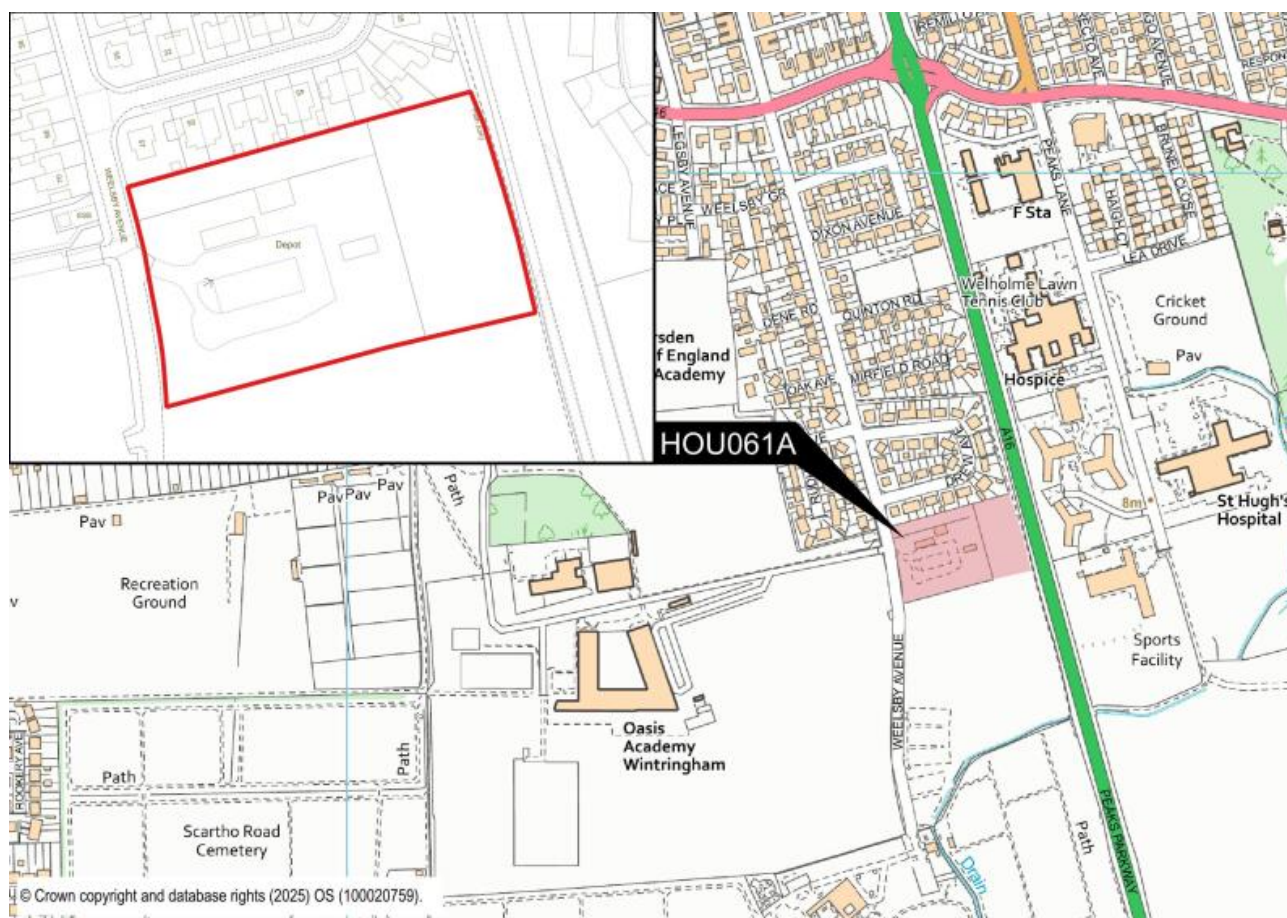


Figure 5.3 HOU061A Location plan

Overview

5.0.3 The site is located off Weelsby Avenue with the A16 running along the east side of the site. It is on the edge of a residential area with Oasis Academy Wintringham school to the east. The site is brownfield and forms the former Weelsby Road Depot.

Site Area (Gross)	0.83ha	Grid Reference	E: 527622 N: 407533
Value Area	Medium	Planning Status	No planning history
Indicative Capacity	33	Application Capacity	N/A
SHLAA Status	0 to 5 years	Land Type	Brownfield

Table 5.23 Site overview - HOU061A

Site suitability

Proximity to built up area	Land type
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Table 5.24 Efficient Use of Land - HOU061A

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 5.25 Accessibility - HOU061A

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 5.26 Environmental Constraints - HOU061A

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 5.27 Heritage Considerations - HOU061A

National Landscape		Settlement character	
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Table 5.28 Landscape and Settlement Character - HOU061A

Education		Transport	
Waste and water		Neighbouring Use	

Table 5.29 Infrastructure Availability / Capacity and Built Environment - HOU061A

Consultation stage	Comment
2024 Draft Plan - General comments	No specific comments made in relation to this site.
2025 Preferred Options - General comments	No specific comments in relation to this site.
2024 Draft Plan - Statutory consultee comments	No specific comments made in relation to this site.

Consultation stage	Comment
2025 Preferred Options - Statutory consultees	The Environment Agency note the site was not previously in Flood Zone, but affected under Flood Zones with climate change; flood risk evidence required.
North East Lincolnshire Council comments	Highways Officer notes the need to assess local highways considerations with any formal planning application. No access onto Peaks Parkway recommended. Notes capacity issues at junction with Weelsby Road which would drive low density. Notes close proximity to local schools. Public Transport Officer notes the travel time to Grimsby Town Centre is around 30 minutes. Further improvements to the bus network are required to make bus travel more attractive including a 30 minute frequency service. Education Officer notes the need for a primary provision secured through a Section 106. Environment Officer notes contamination is likely. Heritage Officer notes no likely impacts. Confirms nearby iron age settlement already disturbed.
Landowner/site promoter	Confirmed availability of the site for housing. The site is subject to a sale which is conditional on obtaining planning permission and providing 30 affordable housing units. It is anticipated an application will be submitted by summer 2026.

Table 5.30 Comments Received - HOU061A

RAG rating summary
It is noted that some amenities are further away than would be desirable, however, the site has strong links to public transport. The site is in a flood risk area. Given the history of the site, it is likely that contamination will be found on the site. The site is next to a locally listed Iron Age site (below ground).

Table 5.31 RAG rating summary - HOU061A

Summary	Band
The site represents a brownfield redevelopment opportunity within the urban area within reasonable public transport accessibility. Flood risk, contamination, highway capacity and infrastructure requirements require consideration but the reuse of previously developed land in a sustainable location weighs positively in favour of development.	B

Table 5.32 Suitability conclusions - HOU061A

Ownership / developer information	Public ownership.
Delivery record (if appropriate)	N/A
Delivery projections	To start delivering completions 2030/31 at a standard rate of delivery.
Lead-in justifications	No current planning applications and no indications of imminent submission.
Known viability challenges	Addressing flood risk.
Other deliverability challenge	No known challenges.
Site deemed deliverable	Yes

Table 5.33 Deliverability - HOU061A

HOU063A - Land North of Wooton Road, Grimsby

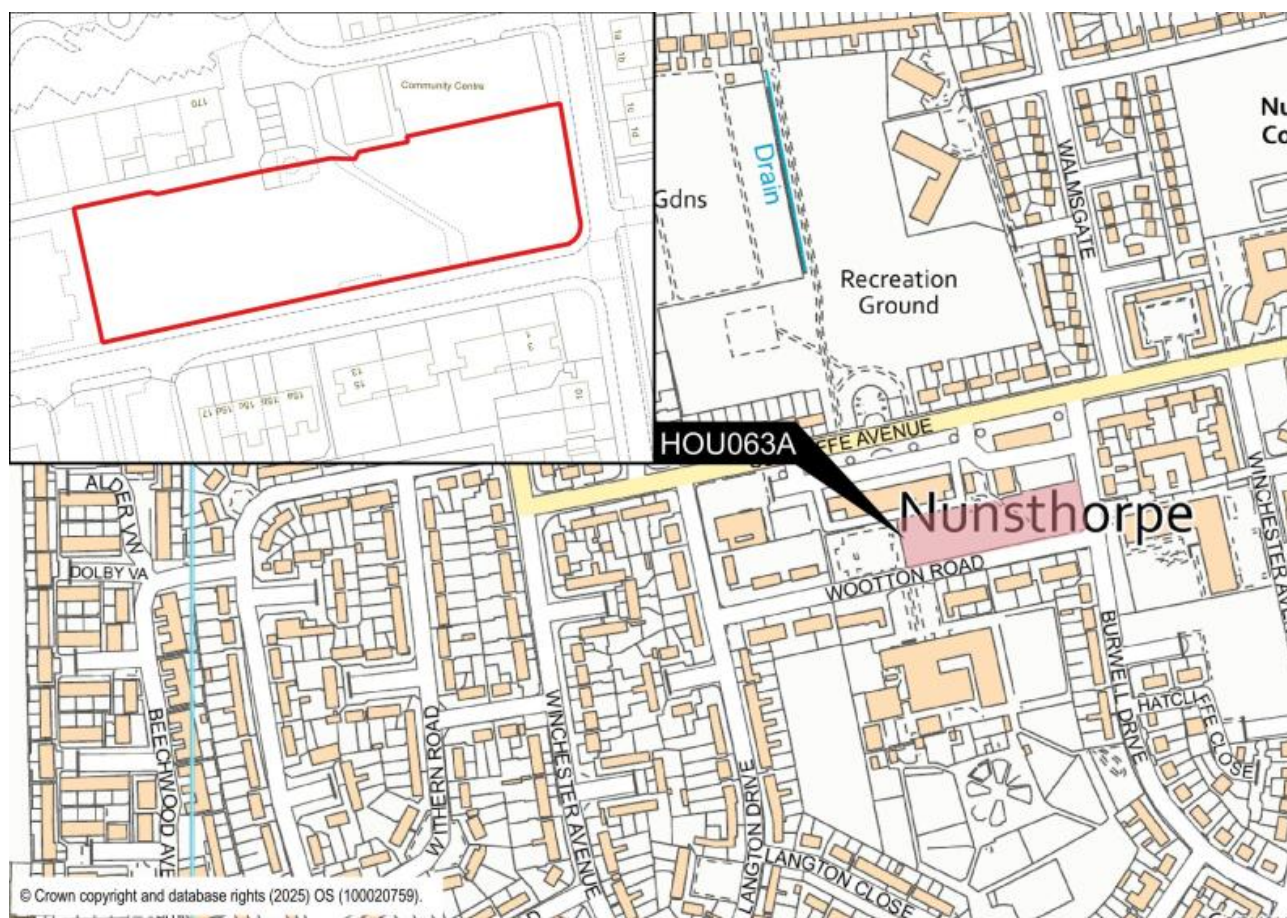


Figure 5.4 HOU063A Location plan

Overview

- 5.0.4** The site is located within the Nunsthorpe estate on Wooton Road. It is within a residential area. The site is both greenfield and brownfield with an area of carparking falling within its boundary. A local centre is to the north of the site and a community building is opposite to the south.

Site Area (Gross)	0.4ha	Grid Reference	E: 525760 N: 408882
Value Area	Low	Planning Status	No planning history
Indicative Capacity	16	Application Capacity	16
SHLAA Status	0 to 5 years	Land Type	Mixed

Table 5.34 Site overview - HOU063A

Site suitability

Proximity to built up area	Land type
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Table 5.35 Efficient Use of Land - HOU063A

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 5.36 Accessibility - HOU063A

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 5.37 Environmental Constraints - HOU063A

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 5.38 Heritage Considerations - HOU063A

National Landscape		Settlement character	
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Table 5.39 Landscape and Settlement Character - HOU063A

Education		Transport	
Waste and water		Neighbouring Use	

Table 5.40 Infrastructure Availability / Capacity and Built Environment - HOU063A

Consultation stage	Comment
2024 Draft Plan - General comments	No specific comments in relation to this site.
2025 Preferred Options - General comments	No specific comments in relation to this site.
2024 Draft Plan - Statutory consultees	No specific comments in relation to this site.

Consultation stage	Comment
2025 Preferred Options - Statutory consultees	No specific comments in relation to this site.
North East Lincolnshire Council	Highways Officer notes the need to assess local highways considerations with any formal planning application. Prefers no access onto Winchester Avenue. Public Transport Officer confirms the site is within easy walking distance of high-frequency (10 minute) bus service and has good connectivity. Education Officer notes there may be a requirement for a primary contribution secured through Section 106. Environment Officer notes there is potential for contamination. Heritage Officer notes no likely impacts.
Landowner/Site promoter	Confirmed availability of the site for housing. The site is subject to a sale which is conditioned on obtaining planning permission.

Table 5.41 Comments Received - HOU063A

RAG rating summary
The site is reasonably well connected to local amenities and the site has strong sustainable transport routes. There is a possibility of finding contamination on the site. The site may need to provide a financial contribution for education.

Table 5.42 RAG rating summary - HOU063A

Summary	Band
The site is well located within the urban area with strong public transport connectivity and access to local services. The limited constraints identified through the assessment do not significantly detract from the site's sustainability credentials for residential development.	A

Table 5.43 Suitability conclusions - HOU063A

Ownership / developer information	Public ownership.
Delivery record (if appropriate)	N/A
Delivery projections	To start delivering completions 2031/32 at a standard rate of delivery.
Lead-in justifications	No current planning applications and no indications of imminent submission.
Known viability challenges	The site is located within a low value area.
Other deliverability challenge	No known deliverability challenges.
Site deemed deliverable	Yes

Table 5.44 Deliverability - HOU063A

HOU064A - Burwell Drive/ Winchester Road, Grimsby

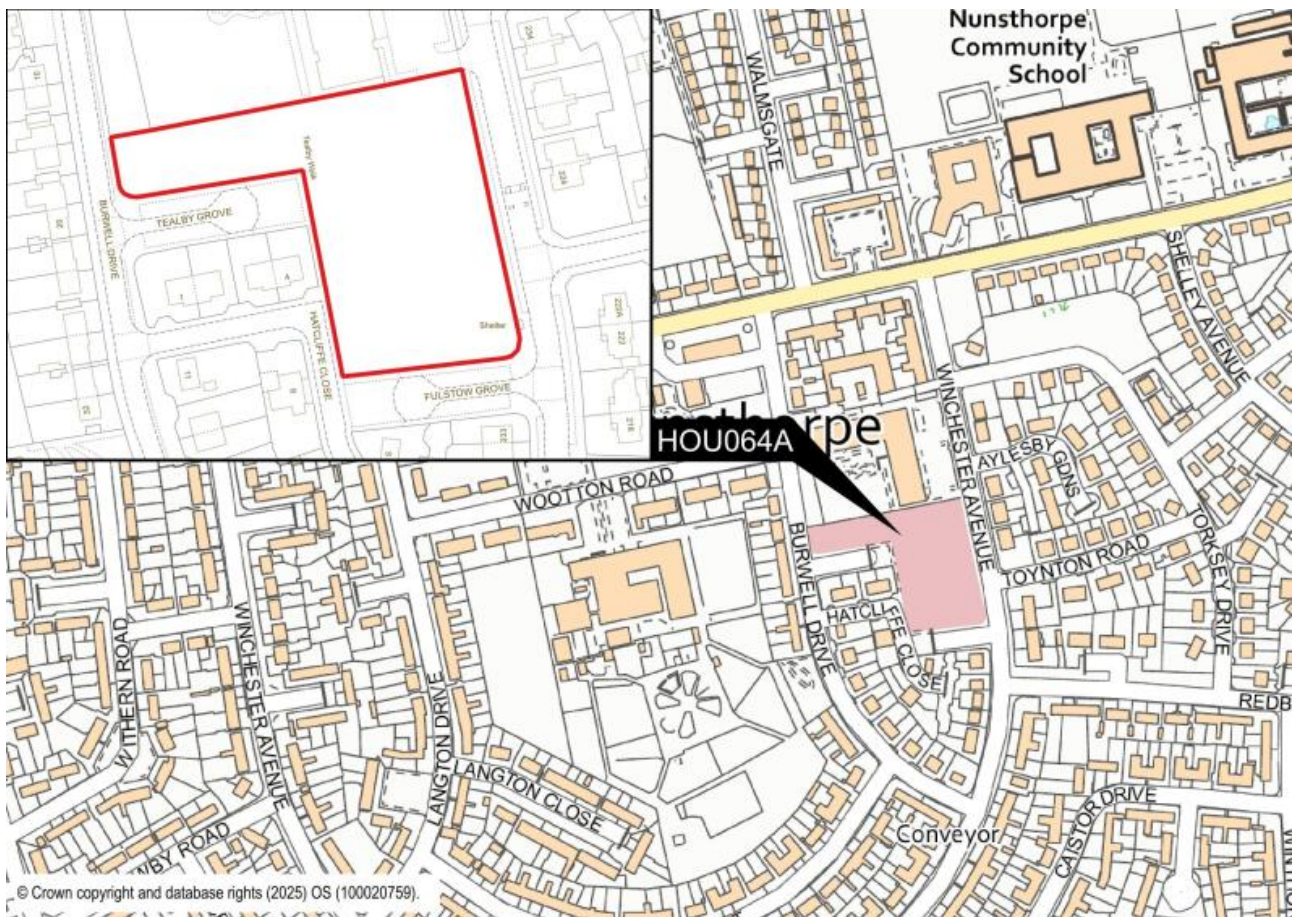


Figure 5.5 HOU064A Location plan

Overview

- 5.0.5** The site is located between Burwell Drive and Winchester Avenue on the Nunsthorpe estate. The area is residential in nature with a community centre to the west of the site. The site is mixed greenfield and brownfield with areas of hardstanding previously allowing access to the site.

Site Area (Gross)	2ha	Grid reference	E: 525637 N: 407362
Value Area	Low	Planning Status	N/A
Indicative Capacity	60 (estimated), 20 (promoted)	Application Capacity	N/A
SHLAA Status	0 to 5 years	Land Type	Mixed

Table 5.45 Site overview - HOU064A

Site suitability

Proximity to built up area	Land type
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Table 5.46 Efficient Use of Land - HOU064A

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 5.47 Accessibility - HOU064A

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 5.48 Environmental Constraints - HOU064A

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 5.49 Heritage Considerations - HOU064A

National Landscape		Settlement character	
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Table 5.50 Landscape and Settlement Character - HOU064A

Education		Transport	
Waste and water		Neighbouring Use	

Table 5.51 Infrastructure Availability / Capacity and Built Environment - HOU064A

Consultation stage	Comment
2024 Draft Plan - General comments	No specific comments in relation to this site.
2025 Preferred Options - General comments	No specific comments in relation to this site.
2024 Draft Plan - Statutory consultees	No specific comments in relation to this site.

Consultation stage	Comment
2025 Preferred Options - Statutory consultees	No specific comments in relation to this site.
North East Lincolnshire Council	Highways Officers notes would want access on Winchester or Burwell. No capacity concerns. Public Transport Officer confirmed the site is within easy walking distance of a high-frequency (10 minute) bus service and has good connectivity. Education Officer notes there may be a requirement for a primary contribution secured by Section 106. Environment Officer notes contamination is unlikely. Heritage Officer notes no likely impacts.
Landowner/Site promoter	Confirmed availability of the site for housing.

Table 5.52 Comments Received - HOU064A

RAG rating summary
The site is reasonably well located with amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. Contamination is unlikely. A financial contribution may be required towards education infrastructure.

Table 5.53 Sustainability appraisal - HOU064A

Summary	Band
The site is well related to existing development and benefits from good access to services, facilities and public transport. With few significant constraints identified through the assessment, the site performs positively as a sustainable location for housing growth.	A

Table 5.54 Suitability conclusions

Ownership / developer information	Public ownership.
Delivery record (if appropriate)	N/A
Delivery projections	To start delivering completions 2031/32 at a standard rate of delivery.
Lead-in justifications	No current planning applications and no indications of imminent submission.
Known viability challenges	The site is located within a low value area.
Other deliverability challenge	No known challenges.
Site deemed deliverable	Yes.

Table 5.55 Deliverability - HOU064A

HOU118 - Central Parade, Freshney Green, Grimsby

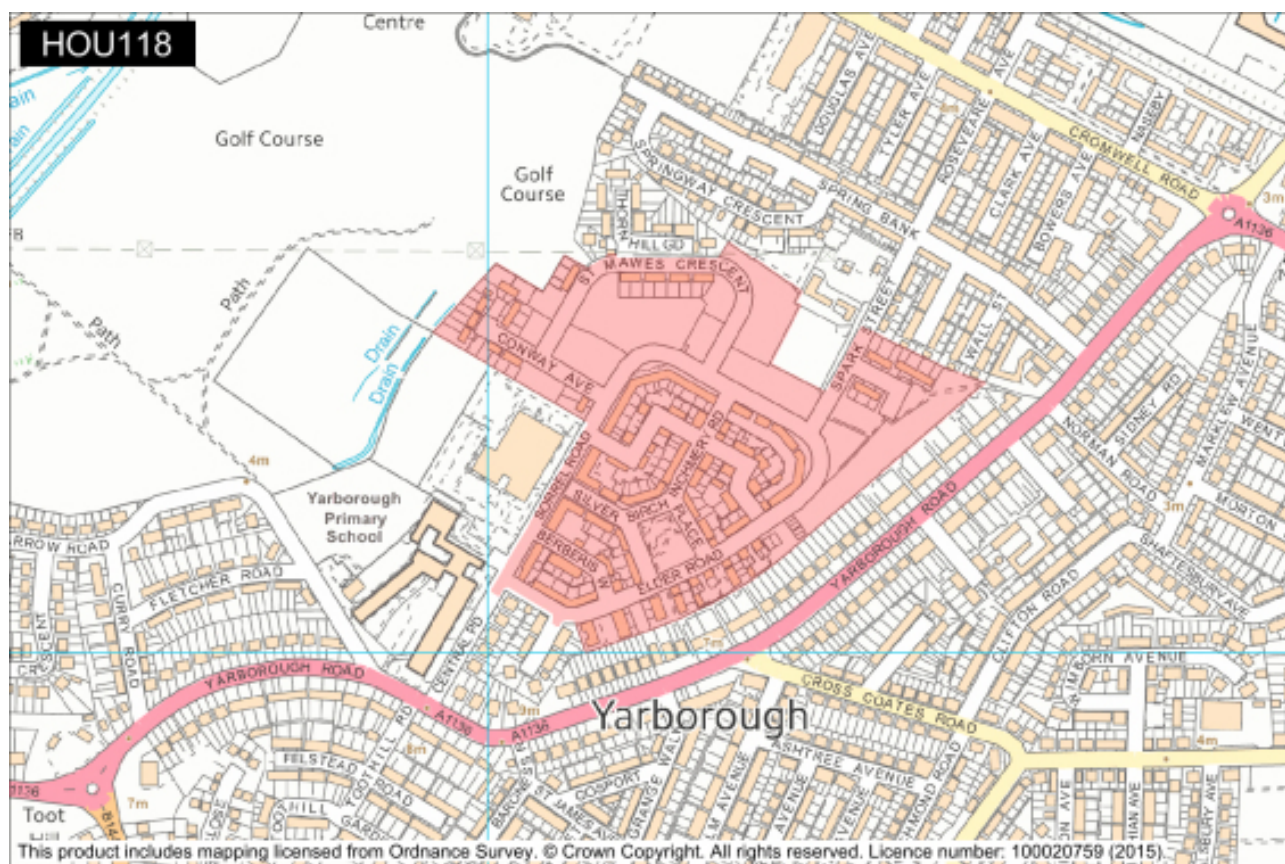


Figure 5.6 HOU118 Location plan

Overview

5.0.6 The site is accessed off Spark Street. The wider site has some development for residential uses and road infrastructure is in place. The site was formally used for housing which was demolished. The site sits between residential properties to the south and Grimsby golf course to the north. It neighbours a medical centre to the west.

Site Area (Gross)	9.95ha	Grid Reference	E:525111 N: 409090
Value Area	Low	Planning Status	Approved Application (DM/0448/17/FUL)
Indicative Capacity	89	Application Capacity	89
SHLAA Status	6 to 10 years	Land Type	Brownfield

Table 5.56 Site overview - HOU118

Site suitability

Proximity to built up area		Land type	
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Table 5.57 Efficient Use of Land - HOU118

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 5.58 Accessibility - HOU118

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 5.59 Environmental Constraints - HOU118

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 5.60 Heritage Considerations - HOU118

National Landscape		Settlement character	
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Table 5.61 Landscape and Settlement Character - HOU118

Education		Transport	
Waste and water		Neighbouring Use	

Table 5.62 Infrastructure Availability / Capacity and Built Environment - HOU118

Consultation stage	Comment
2024 Draft Plan - General comments	Objections broadly relating to flood risk.
2025 Preferred Options - General comments	No specific comments made in relation to this site.

Consultation stage	Comment
2024 Draft Plan - Statutory consultees	No specific comments made in relation to this site.
2025 Preferred Options - Statutory consultees	The Environment Agency note that the site was previously in Flood Zone and remains affected under climate change extents; flood risk evidence required.
North East Lincolnshire Council	Highways Officers raise no concerns. Public Transport Officer notes the site is within 30 minutes travel time from Grimsby Town centre. Improvements to bus connectivity are recommended to improve attractiveness of bus travel including a 30 minute frequency bus service. Education Officer notes there may be a need for a primary contribution secured by a Section 106. Environment Officer notes there is potential for contamination. Heritage Officer notes no likely impacts.
Landowner/Site promoter	Confirmed availability of site for housing. No immediate plans to build.

Table 5.63 Comments Received - HOU118

RAG rating summary
The site is reasonably well located with amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. The site is located within a high flood risk and surface water area and is within 500m of the SSSI. A financial contribution may be required towards education infrastructure.

Table 5.64 RAG rating summary - HOU118

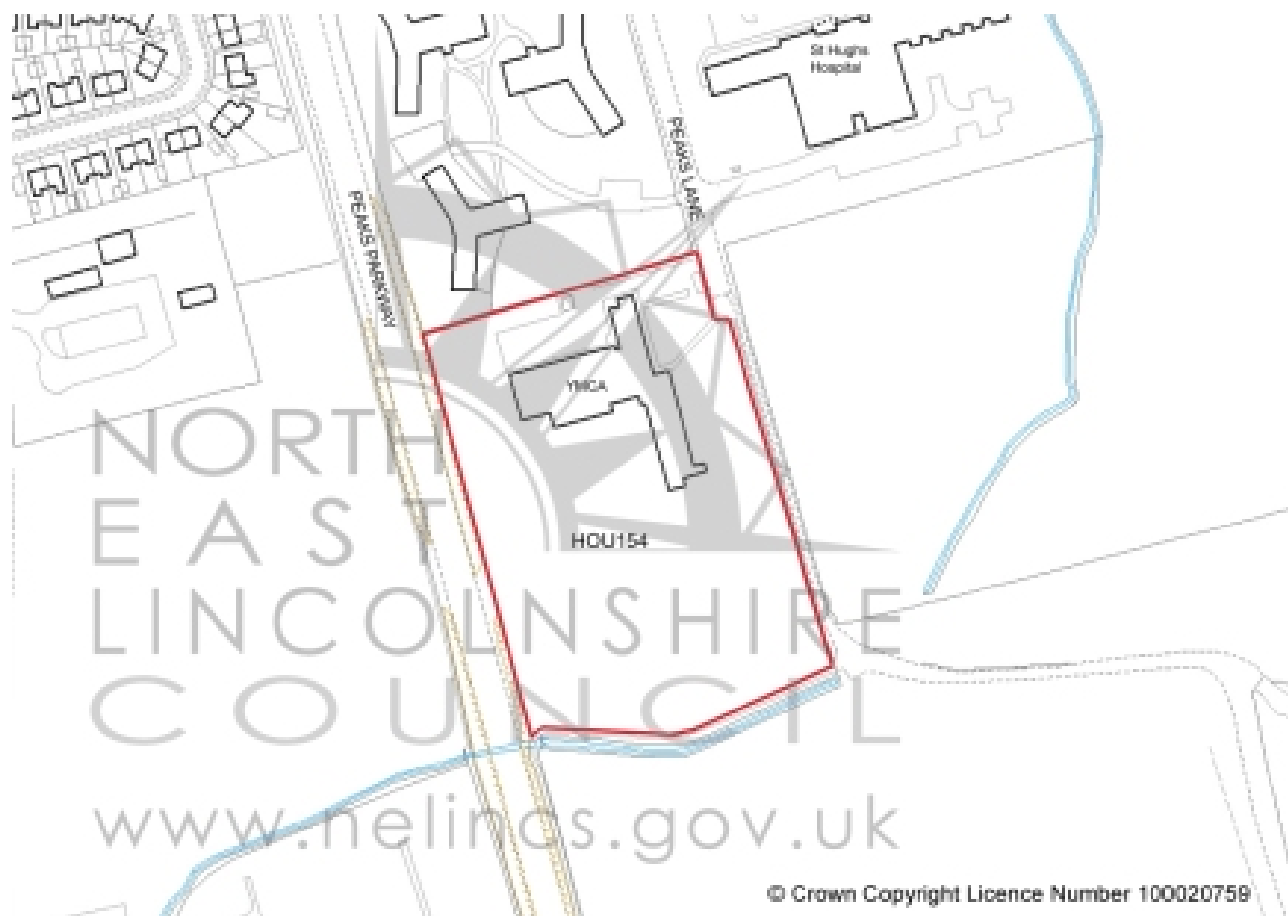
Summary	Band
The redevelopment of this previously developed site would support regeneration within the urban area whilst making use of existing infrastructure and services. Flood risk, surface water drainage and environmental considerations are acknowledged, but the site's location and regeneration benefits weigh positively in the overall assessment.	B

Summary	Band
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Table 5.65 Suitability conclusions - HOU118

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A
Delivery projections	To start delivering completions 2027/28 at a standard rate of delivery.
Lead-in justifications	The site has an extant planning permission.
Known viability challenges	The site is in a low value area.
Other deliverability challenge	No known challenges.
Site deemed deliverable	Yes

Table 5.66 Deliverability

HOU154 - YMCA. Peaks Lane, Grimsby**Figure 5.7 HOU154 Location plan****Overview**

5.0.7 This site is a former YMCA building. It is on the outskirts of the settlement. St Hughes is to the north of the site and Peaks Parkway runs along the western boundary.

Site Area (Gross)	1.74ha	Grid Reference	E: 527777 N: 407595
Value Area	Low	Planning Status	Application pending decision (DM/0927/22/OUT)
Indicative Capacity	40	Application Capacity	80 bed elderly residential care home, 30 bed intermediate care, 10 independent living units
SHLAA Status	6 to 10 years	Lade Type	Brownfield

Table 5.67 Site overview - HOU154

Site suitability

Proximity to built up area		Land type	
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Table 5.68 Efficient Use of Land - HOU154

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 5.69 Accessibility - HOU154

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 5.70 Environmental Constraints - HOU154

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 5.71 Heritage Considerations - HOU154

National Landscape		Settlement character	
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Table 5.72 Landscape and Settlement Character - HOU154

Education		Transport	
Waste and water		Neighbouring Use	

Table 5.73 Infrastructure Availability / Capacity and Built Environment - HOU154

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	No specific comments in relation to this site.
2025 Preferred Options - General comments	No specific comments in relation to this site.

Consultation stage/ comment type	Comment
2024 Draft Plan - Statutory consultees	No specific comments in relation to this site.
2025 Preferred Options - Statutory consultees	The Environments Agency note that the site was previously in Flood Zone and remains affected under climate-change extents; flood risk evidence required.
North East Lincolnshire Council comments	Highways Officers note no access onto Peaks Parkway recommended. Parking issues along Peaks Lane noted so on site parking will need to be adequate. Capacity of Weelsby Road junction will need to be assessed. Poor accessibility noted and installation of a cycle way down the side of Peaks Lane would be beneficial. Public Transport Officer notes the site is within 30 minutes travel time from Grimsby Town centre. Further development of the bus network is recommended to improve accessibility and service frequency. Education Officer notes no education requirement. Environment Officer notes contamination is unlikely. Heritage Officer notes potential for archaeology.
Landowner/Site promoter	No comments from land owner. The site has a live planning application.

Table 5.74 Comments Received - HOU154

RAG rating summary
The site is further from amenities and there would likely be some reliance on a car. The southern side of the site is in flood risk. The site has a number of protected trees along the eastern boundary. The site is likely to uncover archaeology.

Table 5.75 RAG rating summary - HOU154

Summary	Band
The redevelopment of this brownfield site would make effective use of previously developed land and contribute towards housing and specialist accommodation needs. Whilst accessibility, flood risk and site-specific constraints require consideration, the site performs positively overall within the sustainability assessment.	A

Table 5.76 Suitability conclusions - HOU154

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A
Delivery projections	To start delivering completions 2030/31. 35 in the first year and the remaining eight in the second year.
Lead-in justifications	The site has an active planning application. Higher rate of delivery based on the majority of the units being for a care home rather than standard housing.
Known viability challenges	Requirement to address flood risk. Located in a low value area.
Other deliverability challenge	No known challenges.
Site deemed deliverable	Yes.

Table 5.77 Deliverability - HOU154

HOU272A - Land at Cartergate, Grimsby

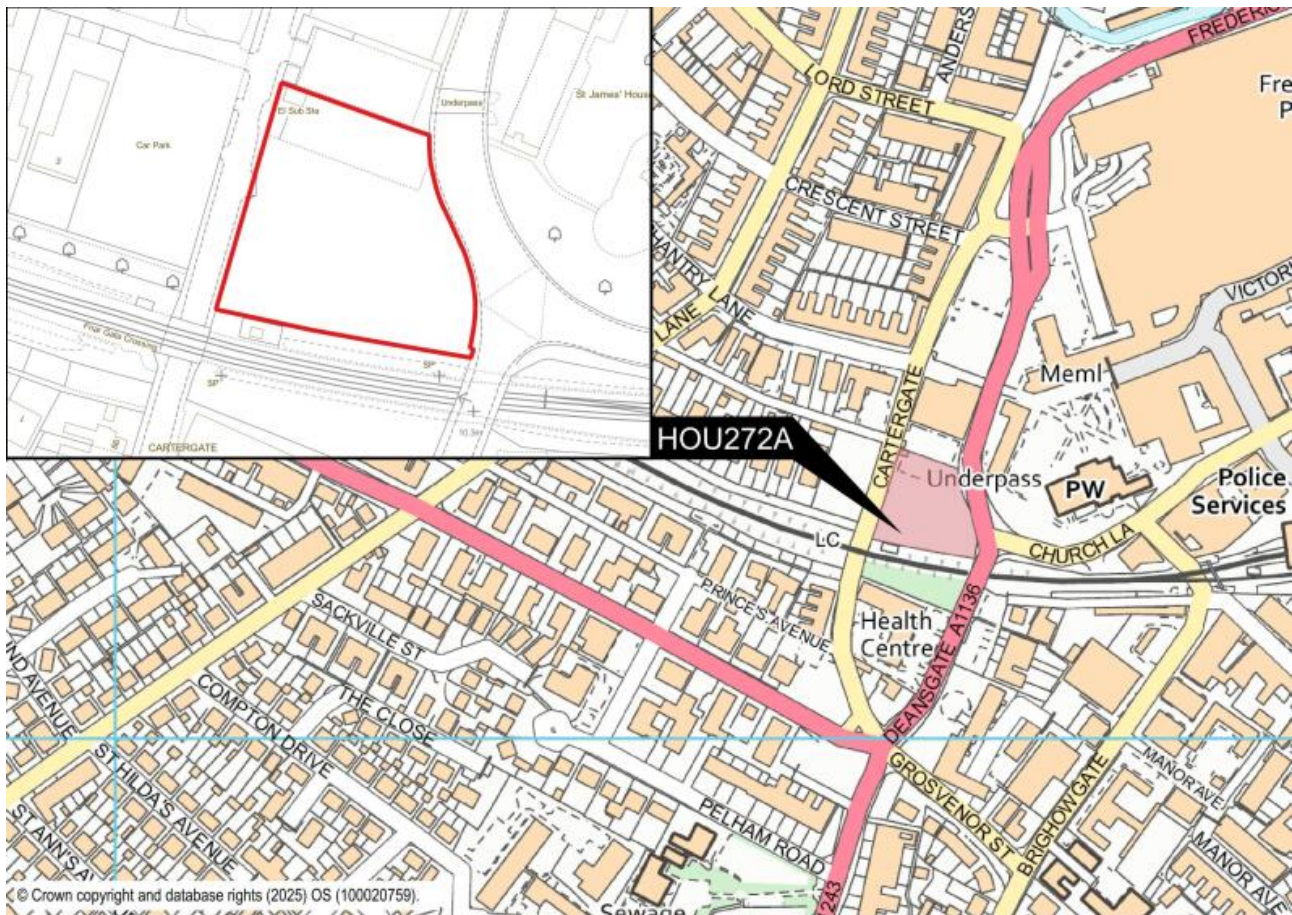


Figure 5.8 HOU272A Location plan

Overview

5.0.8 The site is close to Grimsby town centre and is accessed from Cartergate. To the west of the site is a residential area. North of the site is Wilkin and Chapman's offices. The railway runs along the southern boundary of the site. It is a brownfield site and the site of a former community building.

Site Area (Gross)	1.2ha	Grid Reference	E: 526522 N:409190
Value Area	Low	Planning Status	No planning history
Indicative Capacity	48	Approved Capacity	N/A
SHLAA Status	6 to 10 years	Land Type	Brownfield

Table 5.78 Site overview - HOU272A

Site suitability

Proximity to built up area	Land type
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Table 5.79 Efficient Use of Land - HOU272A

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 5.80 Accessibility - HOU272A

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 5.81 Environmental Constraints - HOU272A

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 5.82 Heritage Considerations - HOU272A

National Landscape		Settlement character	
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Table 5.83 Landscape and Settlement Character - HOU272A

Education		Transport	
Waste and water		Neighbouring Use	

Table 5.84 Infrastructure Availability / Capacity and Built Environment - HOU272A

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	No specific comments in relation to this site.
2025 Preferred Options - General comments	No specific comments in relation to this site.
2024 Draft Plan - Statutory consultee	No specific comments in relation to this site.

Consultation stage/ comment type	Comment
2025 Preferred Options - Statutory consultees	Historic England request further assessment is carried out to ensure any impacts on the Wellow Conservation Area and Grade I listed Church of St James is fully appraised. Network Rail note the site is in proximity to the operational railway and associated crossings/stations. Impacts on vehicular, pedestrian and cycle movements must be considered and mitigated through developer contributions. The Environment Agency note that the site is affected by Flood Zones with climate change; flood risk evidence required.
North East Lincolnshire Council	Highways Officers raise parking concerns and note that it is accessed by a one way route. Heritage Officer notes the need to consider the setting and vistas of the Grade I listed Minster and that the design is appropriate for the conservation area. Public Transport Officer notes the site is located within 15 minutes of Grimsby Town centre and has good public transport connectivity. Education Officer notes no education contribution required. Environment Officer notes there is potential for contamination.
Landowner/Site promoter	Confirmed availability of site for housing.

Table 5.85 Comments Received - HOU272A

RAG rating summary
The site is reasonably well located with amenities within reasonable walking distance and given its town centre location it has good public transport connections which allows access to amenities outside of walking distance. The site is in a flood risk zone and high surface water area. The site is within the top 10% most deprived areas as defined by the Index of Multiple Deprivation and is therefore subject to a memorandum of understanding with the Environment Agency. The site has a number of heritage considerations including surrounding listed and locally listed buildings, an adjoining conservation area and potential for archaeology.

RAG rating summary
A financial contribution may be required towards education infrastructure.

Table 5.86 RAG rating summary - HOU272A

Summary	Band
The site occupies a sustainable town centre location with excellent access to public transport, services and employment opportunities. Whilst flood risk and heritage considerations are important factors, the regeneration benefits associated with redevelopment of this brownfield site weigh strongly in its favour.	A

Table 5.87 Suitability conclusions - HOU272A

Ownership / developer information	Public ownership.
Delivery record (if appropriate)	N/A
Delivery projections	To start delivering completions 2031/32 at a standard rate of delivery.
Lead-in justifications	No current planning applications and no indications of imminent submission.
Known viability challenges	In a low value area. Addressing of heritage and flood risk.
Other deliverability challenge	No known challenges.
Site deemed deliverable	Yes

Table 5.88 Deliverability - HOU272A

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HOU342 - Grimsby West / Freshney Green, Grimsby

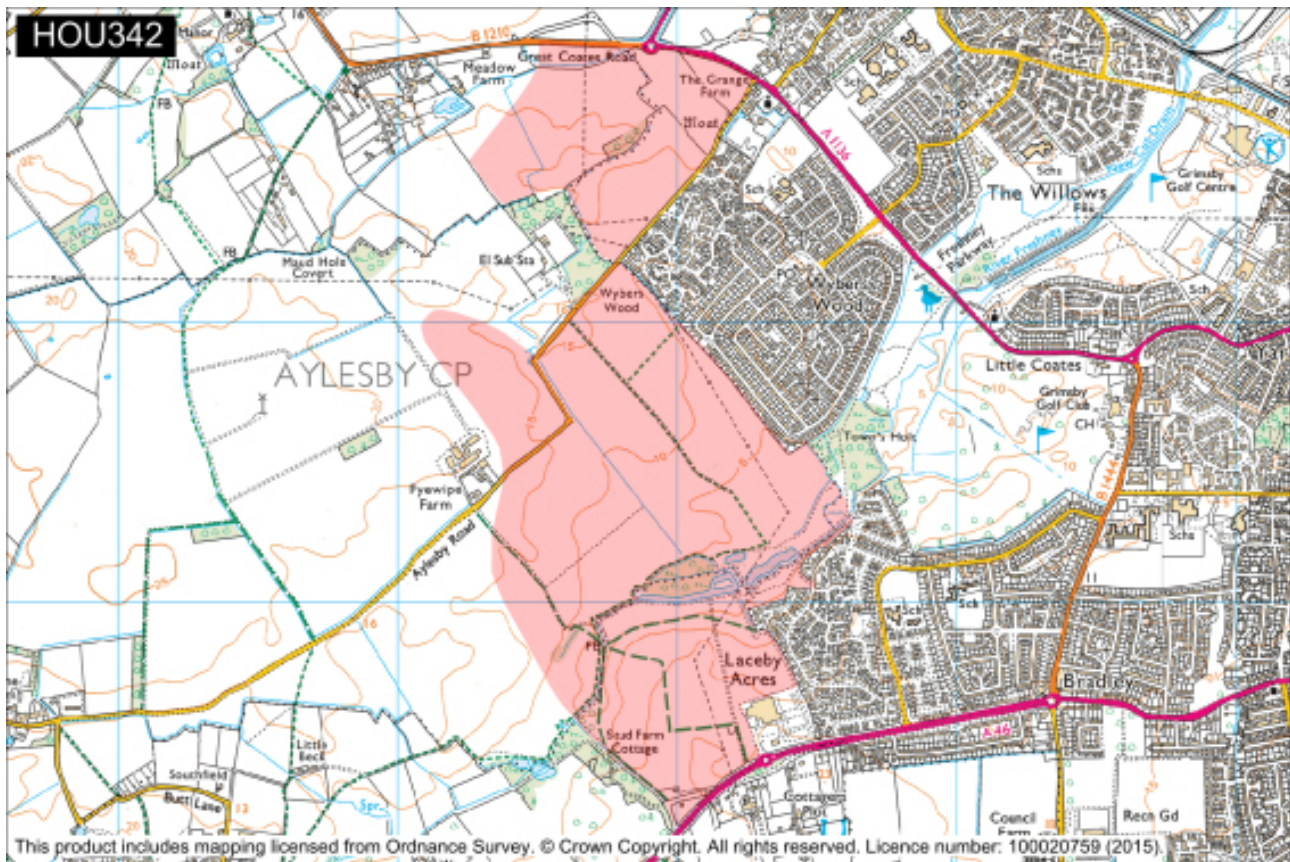


Figure 5.9 HOU342 Location plan

Overview

Site Area (Gross)	206.70ha	Grid Reference	E: 522848 N:408577
Value Area	Mixed	Planning Status	Pending application (DM/1009/25/FUL Hybrid full for infrastructure and outline for housing)
Indicative Capacity	3,337	Approved Capacity	Up to 3,500 for outline application
SHLAA Status	6 to 10 years	Land Type	Greenfield

Table 5.89 Site overview - HOU342

Site suitability

Proximity to built up area	Land type
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Table 5.90 Efficient Use of Land - HOU342

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 5.91 Accessibility - HOU342

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 5.92 Environmental Constraints - HOU342

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 5.93 Heritage Considerations - HOU342

National Landscape		Settlement character	
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Table 5.94 Landscape and Settlement Character - HOU342

Education		Transport	
Waste and water		Neighbouring Use	

Table 5.95 Infrastructure Availability / Capacity and Built Environment - HOU342

Consultation stage/comment type	Comment
2024 Draft Plan - General comments	Objections were received broadly on the ground of loss of habitats and impact to ecology, impact on geographical features particularly a chalk stream, urban sprawl, increased traffic and parking, inclusion of the northern part of the site, flood risk, relationship with green wedges, loss of greenspace and farmland, lack of community benefit, lack of green infrastructure, impact to existing infrastructure, impact to Cottagers Plot conservation area, relationship with overhead power lines and proximity to electrical substation. Support comments were received noting that sustainability could be built into the scheme.

Consultation stage/comment type	Comment
2025 Preferred Options - General comments	Objections broadly in relation to impacts on Freshney Valley and chalk stream, biodiversity, flood risk, infrastructure pressures, traffic, agricultural land loss, open space loss and concerns regarding housing need. Supporting comments broadly in relation to strategic housing delivery, economic growth, infrastructure provision, biodiversity enhancement, low-carbon development and local centre provision. Neutral comments broadly relating to master planning flexibility, green wedge boundaries and recognition of proposed local centres.
2024 Draft Plan - Statutory consultees	National Grid notes that HOU342 lies partially within the graduated swathe of the emerging Grimsby to Walpole electricity transmission project. They request that the developable area an emerging masterplan for the site take account of this nationally significant infrastructure to avoid future land-use and amenity conflicts. Ongoing engagement is requested to support the viability and delivery of the housing allocation and the Grid project. Healing Parish Council states that HOU342 should be reduced, with particular concern about the northern portion of the site.
2025 Preferred Options - Statutory consultees	National Grid notes the site is adjacent to and partially surrounds NGET freehold land containing 400kV and 132kV substations. The site interacts with the draft Limits of Grimsby to Walpole project, requiring careful coordination of layout, access and mitigation. NGET advises that the site can be delivered alongside the energy project, provided the allocation boundary is amended and policy wording allows sufficient flexibility. The Environment Agency note that the site was previously in Flood Zone and remains affected under climate change extents; major allocation requiring robust flood risk evidence and testing. Laceby Parish Council note objections to this allocation, citing impacts on wildlife, biodiversity, chalk streams and blow wells, flood risk, loss of green space, highway and infrastructure constraints, increased traffic and effects on residents' wellbeing. Requests removal.
North East Lincolnshire Council	Highway Officers note various improvements will be required both during construction and then when the link road is completed. Active travel needs to be considered with bus routes, pedestrian and cycle facilities included.

Consultation stage/comment type	Comment
	Public Transport Officer notes that due to the size of the site, developers should be required to improve bus connectivity. Travel time to the town centre should be under 30 minutes with at least a 30 minute frequency service. Education Officer notes land provision will be required for both primary and secondary schools. Environment Officer notes there is potential for contamination, however it is noted that a ground investigation report has been carried out through the planning application which has found no issues. Heritage Officer notes potential for archaeology and the need to consider impacts on Great Coates conservation area.
Landowner/Site promoter	Confirmed availability of the site for housing. Hybrid planning application submitted with projections dependent on approval in spring 2026. There are significant 'lead in' infrastructure works required to create serviced development parcels. The proposed build out trajectory rate will be dependant upon an agreement of the phasing scheme, trigger points to deliver the infrastructure requirements and considering the number of housing development outlets that can be progressed simultaneously.

Table 5.96 Comments Received - HOU342

RAG rating summary
Given the size of the site, it is some distance from local amenities. As this is a strategic site, opportunities will need to be created for local centres when designing site layouts. The site has a number of constraints including hazard risk, the potential for contaminated land, protected trees, an agricultural land classification of grade 3 in small areas to the east of the site and locally important ecological sites within the vicinity of the site. All will need to be addressed through a formal planning application. The site will require an education contribution to address increased educational need.

Table 5.97 RAG rating summary - HOU342

Summary	Band
The site represents a major strategic extension capable of delivering significant housing growth alongside new infrastructure, services and community facilities. The policy requires the site to bring forward education provision, substantial open space	A

Summary	Band
and improved green and blue infrastructure connectivity, social infrastructure and improved highways links. The master plan for the site details country parks and cycle paths within its offerings. The Whilst the site presents some environmental, infrastructure and delivery considerations, its scale, ability to bring forward new infrastructure and contribution to long-term housing needs are significantly positive factors.	

Table 5.98 Suitability conclusions - HOU342

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A
Delivery projections	To start delivering completions in 2030/31. The delivery rate is likely to increase from 25 to 250 by the 4th year.
Lead-in justifications	The site has an active planning application. The increased delivery rate is because of multiple developers delivering housing across the site.
Known viability challenges	Some of the site is in a low value area.
Other deliverability challenge	No known deliverability challenges.
Site deemed deliverable	Yes

Table 5.99 Deliverability - HOU342

HOU354A

Grimsby Town

FB

Posts

Car Park

RAILWAY TERRACE

Bus Depot

DUCHESS STREET

Phyllis Taylor Gardens

Garden Street Crossing

Car Park

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Table 5.101 Efficient Use of Land - HOU354A

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 5.102 Accessibility - HOU354A

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 5.103 Environmental Constraints - HOU354A

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area / Archaeology	
Archaeology		Locally listed building	

Table 5.104 Heritage Considerations - HOU354A

National Landscape		Settlement character	
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Table 5.105 Landscape and Settlement Character - HOU354A

Education		Transport	
Waste and water		Neighbouring Use	

Table 5.106 Infrastructure Availability / Capacity and Built Environment - HOU354A

Consultation stage/ comment type	Comment
2024 Draft Plan - General comment	Objections broadly in relation to flood risk.
2025 Preferred Options - General comment	No specific comments made in relation to this site.
2024 Draft Plan - Statutory consultees	No specific comments made in relation to this site.

Consultation stage/ comment type	Comment
2025 Preferred Options - Statutory consultees	Network Rail note the site is located close to railway infrastructure and stations. Development must consider impacts on station capacity, access arrangements and crossing safety, with mitigation secured as necessary. The Environment Agency note the site was previously in Flood Zone 2 and now within Flood Zone 3; significant escalation in flood risk requiring strong justification.
North East Lincolnshire Council	Highways Officers note concerns with regards to the loss of car parking. Public Transport Officer notes the site is within 15 minutes travel time of Grimsby Town centre and has good connectivity. Education Officer notes there is no education contribution required. Environment Officer notes there is potential for contamination. Heritage Officer notes high potential for archaeology and the need to consider nearby listed buildings.
Landowner/Site promoter	Confirmed site is available for housing.

Table 5.107 Comments Received - HOU354A

RAG rating summary
The site is reasonably well located with amenities within reasonable walking distance and given its proximity to the town centre, has good public transport connections which allows access to amenities outside of walking distance. The site is in a flood risk zone and high surface water area. The site is within the top 10% most deprived areas as defined by the Index of Multiple Deprivation and is therefore subject to a memorandum of understanding with the Environment Agency. The site has some heritage considerations with nearby listed buildings and a high potential for archaeology to be found on the site.

Table 5.108 RAG rating summary - HOU354A

Summary	Band
The site is located in an accessible town centre location with good public transport connectivity and clear regeneration potential. Flood risk and heritage considerations are recognised; however, redevelopment would make efficient use of brownfield land and contribute towards the ongoing regeneration of the town centre.	B

Table 5.109 Suitability conclusions - HOU354A

Ownership / developer information	Public ownership.
Delivery record (if appropriate)	Likely to come forward later in the plan period as currently in use as a car park. This is heavily used at present while other car park development is being undertaken.
Delivery projections	To start delivering completions 2031/32 at a standard rate of delivery.
Lead-in justifications	A longer lead in time is reflective of the current works being carried out in the town centre.
Known viability challenges	Flood risk and above and below ground heritage consideration.
Other deliverability challenge	The site is currently required as a car park which will delay its delivery.
Site deemed deliverable	Yes.

Table 5.110 Deliverability - HOU354A

HOU355 - Scartho Top Playing Field

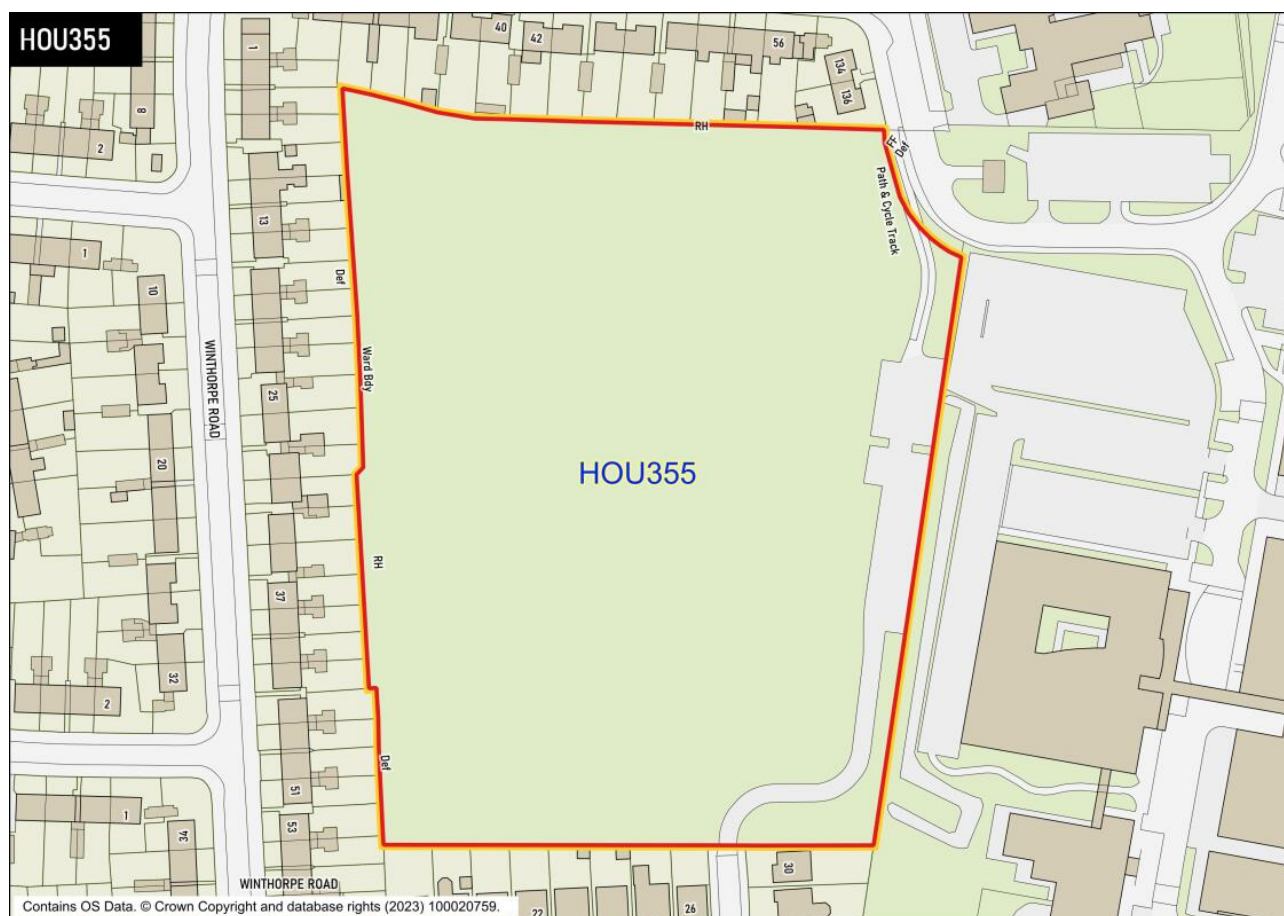


Figure 5.11 HOU355 Location plan

Overview

5.0.10 The site is located within the Scartho settlement. It is accessed from Second Avenue and Heimdal Road. The site is predominantly surrounded by residential development with the hospital to the east. The site is greenfield and is currently used as open space.

Site Area	2.95ha	Grid Reference	E: 526029 N: 407084
Value Area	Mixed	Planning Status	No relevant planning history
Indicative Capacity	88 (estimated) 100 (promoted)	Application Capacity	N/A
SHLAA Status	6 to 10 years	Land Type	Greenfield

Table 5.111 Site overview - HOU355

Site suitability

Proximity to built up area		Land type	
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Table 5.112 Efficient Use of Land - HOU355

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 5.113 Accessibility - HOU355

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 5.114 Environmental Constraints - HOU355

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally Listed Buildings	

Table 5.115 Heritage Considerations - HOU355

National Landscape		Settlement character	
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Table 5.116 Landscape and Settlement Character - HOU355

Education		Transport	
Waste and water		Neighbouring Use	

Table 5.117 Infrastructure Availability / Capacity and Built Environment - HOU355

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	No specific comments in relation to this site.
2025 Preferred Options - General comments	No specific comments in relation to this site.

Consultation stage/ comment type	Comment
2024 Draft Plan - Statutory consultees	No specific comments made in relation to this site.
2025 Preferred Options - Statutory consultees	No specific comments made in relation to this site.
North East Lincolnshire Council	Highways Officer raises a concern around access. Potential capacity concerns at Scartho Top junction. Public Transport Officer notes that the majority of the site is within 30 minute travel time of Grimsby Town Centre. Bus network improvements are recommended to make service more attractive including increased frequency. Education Officer notes there may be a requirement for a primary contribution secured by Section 106. Environment Officer notes contamination is unlikely. Heritage Officer notes no likely impacts.
Landowner/Site promoter	Confirmed availability of site for housing.

Table 5.118 Comments Received - HOU355

RAG rating summary
The site is a greenfield site and will need to be accompanied by justification for the loss of an open space. The site is reasonably well located with amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. A financial contribution may be required towards education infrastructure

Table 5.119 RAG rating summary - HOU355

Summary	Band
The site is well related to the existing urban area and benefits from access to local services and public transport connections. Whilst the loss of open space and highways considerations require careful assessment, the site is capable of contributing towards housing delivery in a sustainable location.	A

Table 5.120 Suitability conclusions - HOU355

Ownership / developer information	Public ownership.
Delivery record (if appropriate)	N/A
Delivery projections	To start delivering completions 2031/32 at a standard rate of delivery.
Lead-in justifications	No current planning applications and no indications of imminent submission.
Known viability challenges	The site is within a low value area. Need for full highways assessment of junction capacity.
Other deliverability challenge	Potential for need to cross ransom strip for access. Justification will need to be provided for the loss of an open space.
Site deemed deliverable	Yes.

Table 5.121 Deliverability - HOU355

HOU375 - 206 Macaulay Lane

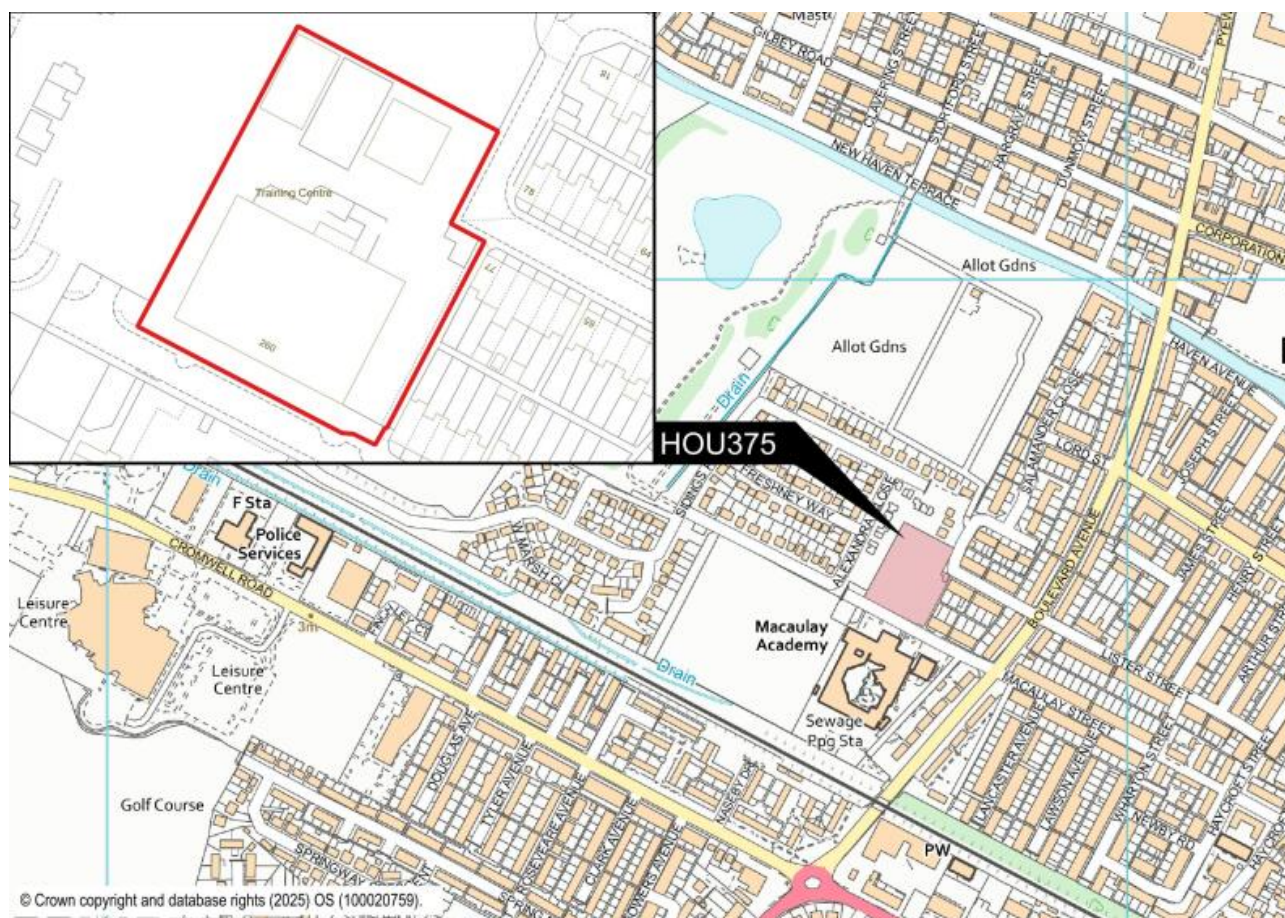


Figure 5.12 HOU375 Location plan

Overview

5.0.11 The site is accessed from Macaulay Street. It is in a predominantly residential area with Macaulay School opposite. The site is brownfield with its former use being commercial.

Site Area (Gross)	0.5ha	Grid Reference	E: 525781 N: 409701
Value Area	Low	Planning Status	Consented site (DM/0205/22/ FUL, DM/0067/26/CND)
Indicative Capacity	20	Approved Capacity	23
SHLAA Status	0 to 5 years	Land Type	Brownfield

Table 5.122 Site overview - HOU375

Site suitability

Proximity to built up area	Land type
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Table 5.123 Efficient Use of Land - HOU375

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 5.124 Accessibility - HOU375

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 5.125 Environmental Constraints - HOU375

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally Listed Building	

Table 5.126 Heritage Considerations - HOU375

National Landscape		Settlement character	
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Table 5.127 Landscape and Settlement Character - HOU375

Education		Transport	
Waste and water		Neighbouring Use	

Table 5.128 Infrastructure Availability / Capacity and Built Environment - HOU375

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	No specific comments in relation to this site.
2025 Preferred Options - General comments	No specific comments in relation to this site.
2024 Draft Plan - Statutory consultees	No specific comments made in relation to this site.

Consultation stage/ comment type	Comment
2025 Preferred Options - Statutory consultees	The Environment Agency note that the site was previously in Flood Zone and remains affected under climate-change extents; flood risk evidence required.
North East Lincolnshire Council	Highways Officer notes the need to assess local highways considerations with any formal planning application. recommends access from Lister Street due to concerns over Macaulay Lane with school traffic / parking. Public Transport Officer notes that the site is within 30 minute travel time of Grimsby Town Centre. Improvements to bus connectivity and frequency are recommended. Education Officer notes there is no requirement for an education contribution. Environment Officer notes there is potential for contamination. Heritage Officer notes no likely impacts.
Landowner/Site promoter	Confirmed availability of the site for housing. Awaiting confirmation that the permission is extant. Site is subject to a sale.

Table 5.129 Comments Received - HOU375

RAG rating summary
The site is reasonably well located with amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. The site is in a flood risk zone and high surface water area. The site is within the top 10% most deprived areas as defined by the Index of Multiple Deprivation and is therefore subject to a memorandum of understanding with the Environment Agency. The site is within 2km of the SPA and Ramsar site but its character wouldn't support SPA birds. There is potential for contamination on the site.

Table 5.130 RAG rating summary - HOU375

Summary	Band
The site represents a sustainable brownfield redevelopment opportunity within the urban area and benefits from an existing consent. Flood risk and contamination considerations are acknowledged, but the regeneration benefits and accessible location support the site's sustainability for housing.	B

Summary	Band

Table 5.131 Suitability conclusions - HOU375

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A
Delivery projections	To start delivering completions 2026/27 at a standard rate of delivery.
Lead-in justifications	The site is consented.
Known viability challenges	The site is located in a low value area.
Other deliverability challenge	No known challenges.
Site deemed deliverable	Yes

Table 5.132 Deliverability - HOU375

HOU380 - Garth Lane



Figure 5.13 HOU380 Location plan

Overview

5.0.12 The site is accessed from Garth Lane and sits close to Grimsby town centre. To the west is a residential area and to the east is the River Freshney. Freshney Place shopping centre sits to the south. The site is brownfield incorporating car parking.

Site Area (Gross)	2.28 ha	Grid Reference	E: 526935 N: 406623
Value Area	Low	Planning Status	Approved (DM/1028/24/FUL)
Indicative Capacity	120	Approved Capacity	120 (100 dwellings, 20 flats)
SHLAA Status	6 to 10 years	Land Type	Brownfield

Table 5.133 Site overview - HOU380

Site suitability

Proximity to built up area	Land type
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Table 5.134 Efficient Use of Land - HOU380

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 5.135 Accessibility - HOU380

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 5.136 Environmental Constraints - HOU380

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally Listed Building	

Table 5.137 Heritage Considerations - HOU380

National Landscape		Settlement character	
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Table 5.138 Landscape and Settlement Character - HOU380

Education		Transport	
Waste and water		Neighbouring Use	

Table 5.139 Infrastructure Availability / Capacity and Built Environment - HOU380

Consultation	Comment
2024 Draft Plan - General comments	No specific comments in relation to this site.
2025 Draft Plan - General comments	No specific comments in relation to this site.
2024 Draft Plan - Statutory consultees	The Greater Lincolnshire Nature Partnership note the site is adjacent to the River Freshney, Grimsby LWS. Development must include buffering to avoid impacts. Opportunities identified to enhance the ecological network in line with GLNP principles.

Consultation	Comment
	Historic England note the potential concerns. Impact on Central Grimsby CA, Grade II West Haven Maltings, Garth Buildings and Haven Mill; archaeological potential.
2025 Preferred Options - Statutory consultees	The Environment Agency note the site was previously in Flood Zone and remains affected under climate-change extents; flood risk evidence required.
North East Lincolnshire Council	Heritage Officer notes that with careful design, redevelopment of the site could enhance the surrounding historic environment. Highways Officer notes localised advice given with approved application. Public Transport Officer notes the site is within 15 minute travel time of Grimsby Town Centre and has good public transport connectivity. Education Officer notes there is no requirement for an education contribution.
Landowner/Site promoter	Site to commence January / February 2026. Application submitted for pre commencement condition discharge.

Table 5.140 Comments Received - HOU380

RAG rating summary
The site is reasonably well located with amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. The site is in a flood risk zone and high surface water area. The site is within the top 10% most deprived areas as defined by the Index of Multiple Deprivation and is therefore subject to a memorandum of understanding with the Environment Agency. The site is within 2km of the SPA and Ramsar site but its character wouldn't support SPA birds. There is potential for contamination on the site. The site has a historic setting with locally and listed buildings as well as a conservation area within its vicinity. It is also in an area to which archaeology may be found.

Table 5.141 RAG rating summary - HOU380

Summary	Band
The redevelopment of this prominent brownfield site would support wider regeneration objectives whilst benefiting from strong public transport accessibility and proximity to the town centre. Flood risk, heritage and environmental considerations will influence development of the site, but the overall sustainability benefits remain significant.	B

Table 5.142 Suitability conclusions - HOU380

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A
Delivery projections	To start delivering completions 2026/27 at a standard rate of delivery.
Lead-in justifications	The site has an approved application and works are underway.
Known viability challenges	Potential for contamination.
Other deliverability challenge	No.
Site deemed deliverable	Yes.

Table 5.143 Deliverability - HOU380

HOU386 - Rear of 73 to 105 Granville Street



Figure 5.14 HOU386 Location plan

Overview

5.0.13 The site sits to the rear of Granville Street and Welholme Road. The area as a whole is residential in nature and the site is situated between the rear gardens of residential properties. The site is brownfield, currently used as garages.

Site area (Gross)	0.25ha	Grid reference	E: 527818 N: 408634
Value area	Low	Planning status	Expired permission (DM/0381/17/FUL)
Indicative capacity	9	Approved capacity	9
SHLAA status	N/A	Land type	Brownfield

Table 5.144 Site Overview - HOU386

Site suitability

Proximity to built up area	Land type
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Table 5.145 Efficient Use of Land - HOU386

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 5.146 Accessibility - HOU386

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 5.147 Environmental Constraints - HOU386

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 5.148 Heritage Considerations - HOU386

National Landscape		Settlement character	
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Table 5.149 Landscape and Settlement Character - HOU386

Education		Transport	
Waste and water		Neighbouring Use	

Table 5.150 Infrastructure Availability / Capacity and Built Environment - HOU386

Consultation	Comment
2024 Draft Plan - General comments	No specific comments in relation to this site.
2025 Preferred Options - General comments	No specific comments in relation to this site.
2024 Draft Plan - Statutory consultees	No specific comments in relation to this site.

Consultation	Comment
2025 Preferred Options - Statutory consultees	The Environment Agency note the site was previously in Flood Zone and remains affected under climate-change extents; flood risk evidence required.
North East Lincolnshire Council	Highways Officer notes access into the site may need to be widened. Raises no capacity issues. May require traffic regulation order (TRO) to prevent parking adjacent the access. Public Transport Officer notes the site is within 15 minute travel time of Grimsby Town Centre and has good public transport connectivity. Education Officer notes there is no requirement for an education contribution. Environment Officer notes there is potential for contamination. Heritage Officer notes no likely impacts.
Landowner/Site promoter	Confirmed availability of site for housing. The site is subject to a sale. The site has rights of access along the passageways adjacent 53 Granville Street and 262 Welholme Road respectively.

Table 5.151 Comments Received - HOU386

RAG rating summary
The site is reasonably well located with amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. The site is in a flood risk zone and high surface water area. The site is within the top 10% most deprived areas as defined by the Index of Multiple Deprivation and is therefore subject to a memorandum of understanding with the Environment Agency. The site has potential for contaminated land.

Table 5.152 RAG rating summary - HOU386

Summary	Band
The site provides a small-scale brownfield housing opportunity within an accessible urban location. Good access to services and public transport supports development of the site, whilst the identified constraints are relatively limited in nature and scale.	

Table 5.153 Suitability conclusions - HOU386

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A
Delivery projections	To start delivering completions 2030/31 at a standard rate of delivery.
Lead-in justifications	No current planning applications and no indications of imminent submission.
Known viability challenges	The site is in a low value area.
Other deliverability challenge	The site is currently for sale.
Site deemed deliverable	Yes.

Table 5.154 Deliverability - HOU386

HOU388 - Eleanor House, 19 Eleanor Street

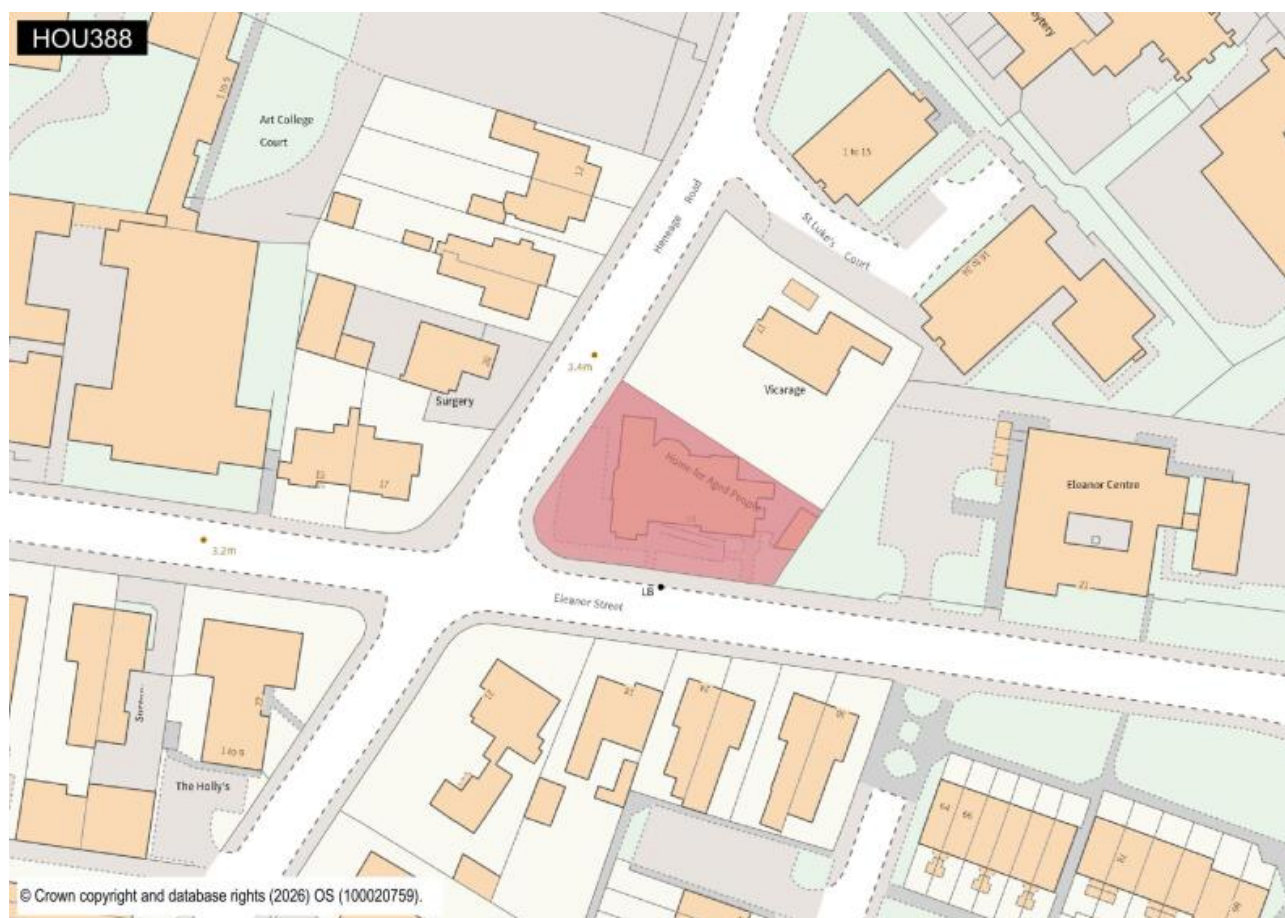


Figure 5.15 HOU388 Location plan

Overview

5.0.14 The site is located on Eleanor Street and Heneage Road junction. The area surrounding the site is predominantly residential in nature. The site is put forward for conversion.

Site Area (Gross)	0.09 ha	Grid Reference	E: 527792 N: 409554
Value Area	Low	Planning Status	Expired approved permission (DM/0575/20/FUL)
Indicative Capacity	13	Approved Capacity	13
SHLAA Status	N/A	Land Type	Brownfield

Table 5.155 Site overview - HOU388

Site suitability

Proximity to built up area	Land type
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Table 5.156 Efficient Use of Land - HOU388

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 5.157 Accessibility - HOU388

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 5.158 Environmental Constraints - HOU388

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 5.159 Heritage Considerations - HOU388

National Landscape		Settlement character	
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Table 5.160 Landscape and Settlement Character - HOU388

Education		Transport	
Waste and water		Neighbouring Use	

Table 5.161 Infrastructure Availability / Capacity and Built Environment - HOU388

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	No specific comments in relation to this site.
2025 Preferred Options - General comments	No specific comments in relation to this site.
2024 Draft Plan - Statutory consultees	No specific comments in relation to this site.

Consultation stage/ comment type	Comment
2025 Preferred Options - Statutory consultees	Historic England (HE) note the significance of the listed building on the site in Grimsby's Victorian history and would not support demolition of this building. If demolition is sought, HE would like to see the site removed as an allocation. If the building is sought for conversion, supporting policy wording should be used. The Environment Agency note that the site was previously in Flood Zone and remains affected under climate-change extents; flood risk evidence required.
North East Lincolnshire Council	Highways Officer notes the need to assess local highways considerations with any formal planning application and that the site has an existing access. Public Transport Officer notes the site is within 15 minute travel time of Grimsby Town Centre and has good public transport connectivity. Education Officer notes there is no requirement for an education contribution. Environment Officer notes there is potential for contamination. Heritage Officer notes the property is suitable for conversion.
Landowner/Site promoter	YET TO RECEIVE

Table 5.162 Comments Received - HOU388

RAG rating summary
The site is reasonably well located with amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. The site is in a flood risk zone and high surface water area. The site is within the top 10% most deprived areas as defined by the Index of Multiple Deprivation and is therefore subject to a memorandum of understanding with the Environment Agency. The site is a listed building and sits within a conservation area with various listed and locally listed assets in the area. The works would be a conversion. Archaeology is likely on the site.

Table 5.163 RAG rating summary - HOU388

Summary	Band
The conversion of this listed building would support the reuse of an important heritage asset in a sustainable urban location with good access to services and public transport. Whilst flood risk and heritage considerations are key factors, the sensitive reuse of the building would deliver both regeneration and conservation benefits.	A

Table 5.164 Suitability conclusions - HOU388

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A.
Delivery projections	To start delivering completions 2031/32 at a standard rate of delivery.
Lead-in justifications	No current planning applications and no indications of imminent submission.
Known viability challenges	In a low value area. Conversion costs of a listed building.
Other deliverability challenge	Site must be a conversion, not a demolition.
Site deemed deliverable	Yes.

Table 5.165 Deliverability - HOU388

Section 6 Cleethorpes - suitable sites

HOU042 - Former Clifton Bingo Site, Grant Street

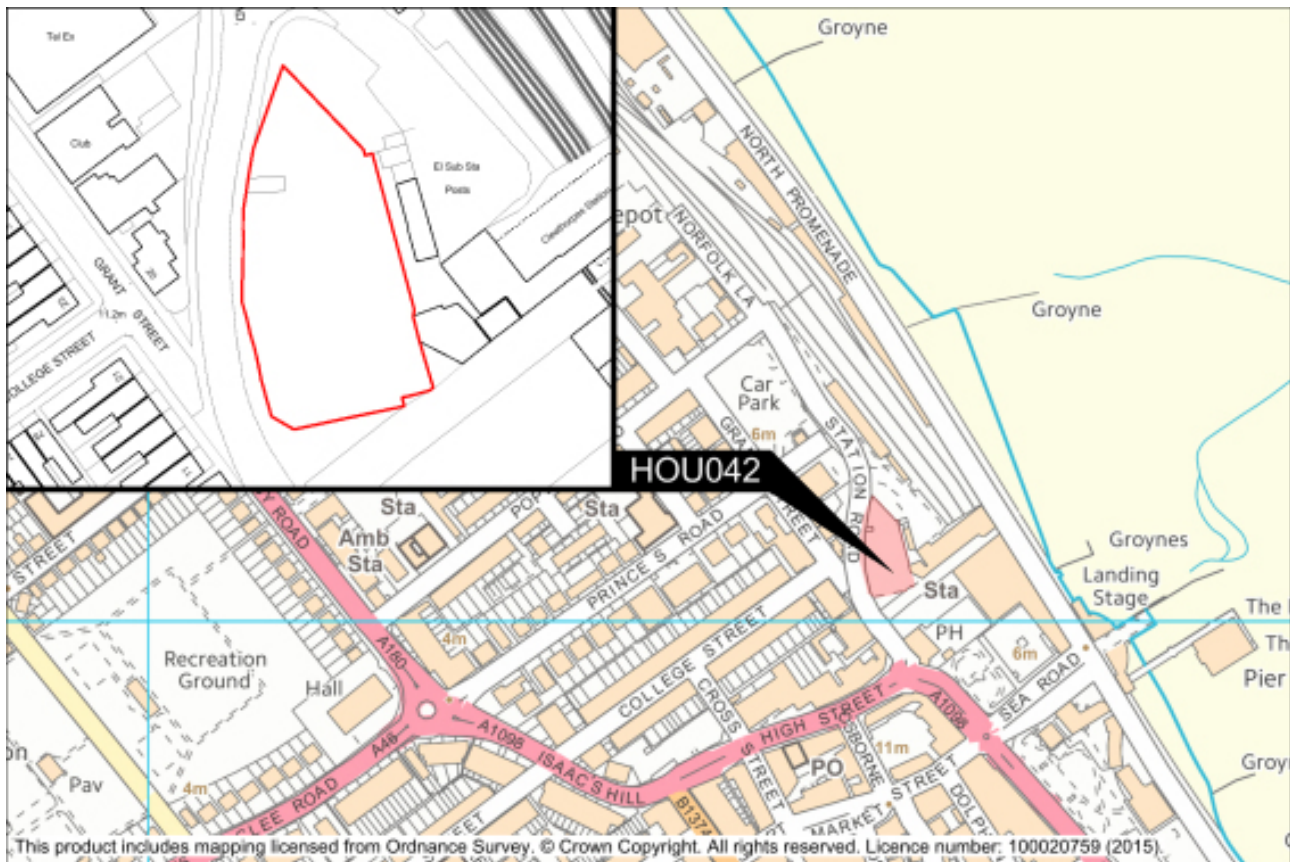


Figure 6.1 HOU042 Location plan

Overview

- 6.0.1** The allocation sits on the former Clifton Bingo site which has long since been demolished. The site sits within the resort of Cleethorpes. The Humber Estuary is to the west. The remaining areas are built-up with various residential and commercial uses.

Site Area (Gross)	0.21ha	Grid Reference	E: 530573 N: 409057
Value Area	Low	Planning Status	Extant planning application DM/0676/15/LDO, DM/0537/18/REM)
Indicative Capacity	99	Application Capacity	99
SHLAA Status	6 to 10 years	Land Type	Brownfield

Table 6.1 Site overview - HOU042

Site suitability

Proximity to built up area	Land type
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Table 6.2 Efficient Use of Land - HOU042

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 6.3 Accessibility - HOU042

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 6.4 Environmental Constraints - HOU042

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 6.5 Heritage Considerations - HOU042

National Landscape		Settlement character	
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Table 6.6 Landscape and Settlement Character - HOU042

Education		Transport	
Waste and water		Neighbouring Use	

Table 6.7 Infrastructure Availability / Capacity and Built Environment - HOU042

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	No specific comments in relation to this site.
2024 Draft Plan - Statutory consultees	No specific comments in relation to this site.
2025 Preferred Options - General comments	No specific comments in relation to this site.

Consultation stage/ comment type	Comment
2025 Preferred Options - Statutory consultee	Network Rail note the site is located near railway infrastructure. Impacts on level crossings and station usage must be assessed and mitigated. The Environment Agency note the site is affected by flood zones and climate change layers. Flood risk evidence required.
North East Lincolnshire Council	Highways Officers note parking would be a concern. Construction access would be a concern. Access would need consideration in terms of visibility. May have concerns with traffic along Poplar Road/Princes Road route. Education Officer notes there may be a need for primary contribution secured through Section 106. Public Transport Officer notes the site is within 30 minute travel time of Grimsby town centre. Further development of the bus network is recommended to improve accessibility and service frequency. Environment Officer notes contamination is unlikely. Heritage Officer notes proximity to locally listed and listed buildings which will need to be considered.
Landowner/Site promoter	Site confirmed available for housing. Material start made on site so permission is extant. Site currently for sale.

Table 6.8 Comments Received - HOU042

RAG rating summary
The site is reasonably well located with amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. The site is close to the Humber Estuary and thus in range of national ecological designations. The site has various heritage assets within close proximity. A financial contribution may be required towards education infrastructure.

Table 6.9 RAG rating summary - HOU042

Summary	Band
The redevelopment of this brownfield site would support regeneration within a highly accessible urban location with good access to services, public transport and existing infrastructure. Whilst flood risk, nearby heritage assets, ecological considerations and local highway constraints require careful consideration, the benefits of bringing a vacant previously developed site back into use weigh positively in the overall assessment.	B

Table 6.10 Suitability conclusions

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A
Delivery projections	To start delivering completions 2028/29 at a standard rate of delivery.
Lead-in justifications	The site benefits from an extant planning permission so it is feasible even though the site is up for sale that it could deliver housing in the near future.
Known viability challenges	The site is in a low value area. The site needs to respond to the area's heritage in terms of its design.
Other deliverability challenge	The site is currently up for sale.
Site deemed deliverable	Yes

Table 6.11 Deliverability - HOU042

HOU074B - Land North and West of Pennells Garden Centre, Humberston Road

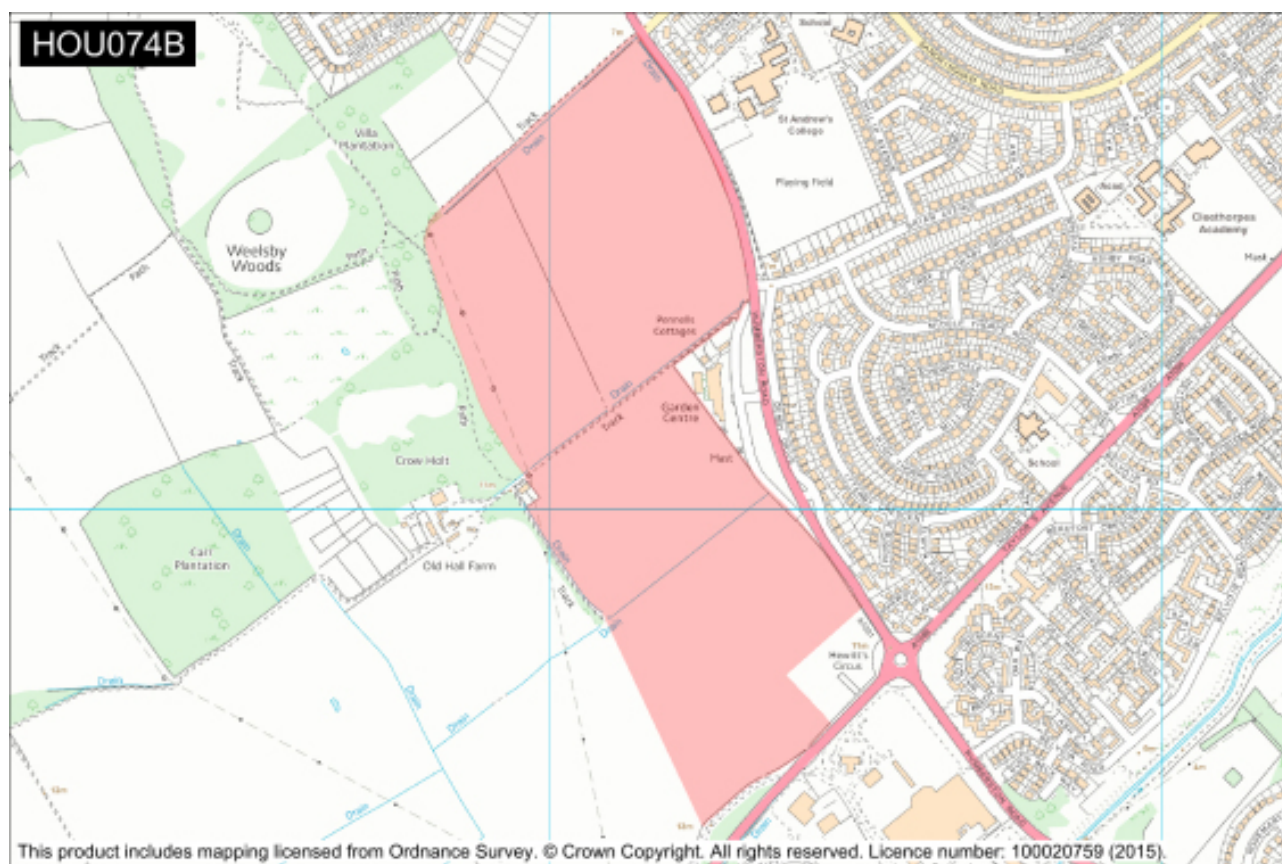


Figure 6.2 HOU074B Location plan

Overview

- 6.0.2** The site sits on the edge of the settlement. Beyond the site to the west is Weelsby Woods and open countryside. To the east is residential development. The site adjoins Humberston Road.

Site Area (Gross)	42.76ha	Grid Reference	E: 529178 N: 406862
Value Area	High	Planning Status	No relevant planning history
Indicative Capacity	1,500	Application Capacity	N/A
SHLAA Status	6 to 10 years	Land Type	Greenfield

Table 6.12 Site overview - HOU074B

Site suitability

Proximity to built up area		Land type	
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Table 6.13 Efficient Use of Land - HOU074B

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 6.14 Accessibility - HOU074B

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 6.15 Environmental Constraints - HOU074B

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed buildings	

Table 6.16 Heritage Considerations - HOU074B

National Landscape		Settlement character	
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Table 6.17 Landscape and Settlement Character - HOU074B

Education		Transport	
Waste and water		Neighbouring Use	

Table 6.18 Infrastructure Availability / Capacity and Built Environment - HOU074B

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	Objections broadly in relation to position in relation to a proposed green wedge and loss of green infrastructure.
2025 Preferred Options - General comments	Objections broadly in relation to over-reliance on a small number of strategic housing sites and concerns that delays could affect delivery.

Consultation stage/ comment type	Comment
	Supporting comments broadly in relation to continued allocation, subject to viability and affordable housing assumptions not undermining delivery.
2024 Draft Plan - Statutory consultees	Historic England note potential archaeology north and west of Pennell's Garden Centre.
2025 Preferred Options - Statutory consultee	National Highways note the site's likely need for developer funded strategic road network mitigation. The Environment Agency note that the site is affected by flood zones with climate change; flood risk evidence required.
North East Lincolnshire Council	Highways Officers note the access point needs consideration. Capacity concerns at Hewitts and Lovelane Corner and potentially further. May need to signalise Hewitts Avenue. It is likely that a number of improvements will be required across the area. Active travel will need consideration. Connectivity to Grimsby and Cleethorpes to be considered. 2 main points of access as a minimum will be required. Substantial costs involved to improve bus service. Heritage Officer notes the potential for archaeology given the site's location in relation to the former settlement. Education Officer notes a contribution for primary provision and sufficient land for a 315 place primary school should be secured through Section 106. Public Transport Officer notes large sections of the site are not connected to the bus network. Further development of the bus network is recommended to improve accessibility and service frequency. Developers should be required to deliver new or enhanced bus services to connect the site. Environment Officer notes contamination is unlikely.
Landowner/Site promoter	Site confirmed available for housing. A planning application is likely in the spring of 2026. Application timeframes and technical approvals will influence delivery estimates.

Table 6.19 Comments Received - HOU074B

RAG rating summary
The site is a strategic allocation.

RAG rating summary
Given the size of the site, it is some distance from local amenities. As this is a strategic site, opportunities will need to be created for local centres when designing site layouts. The site has high surface water. The site is close to locally important ecological sites. The site has areas of Grade 3 agricultural land classifications. The site has TPO trees related to the Pennells. There is potential for archaeology on the site.

Table 6.20 RAG rating summary - HOU074B

Summary	Band
The site represents a strategic urban extension capable of delivering significant housing growth alongside new infrastructure, services and community facilities. Whilst transport improvements, education provision, flood risk, archaeology and environmental considerations will need to be addressed, the scale of the site provides opportunities to create a sustainable new neighbourhood with strong long-term benefits for Cleethorpes.	B

Table 6.21 Suitability conclusions

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A
Delivery projections	To start delivering completions 2030/31 at a higher rate of delivery.
Lead-in justifications	An application is likely to be submitted 2026. Higher delivery rate due to multiple developers on site at any one time.
Known viability challenges	Improvement may be needed to road network and public transport.
Other deliverability challenge	Overhead cables on site to be considered.
Site deemed deliverable	Yes

Table 6.22 Deliverability - HOU074B

HOU141A Former Matthew Humberston C of E (lower) School, Davenport Drive

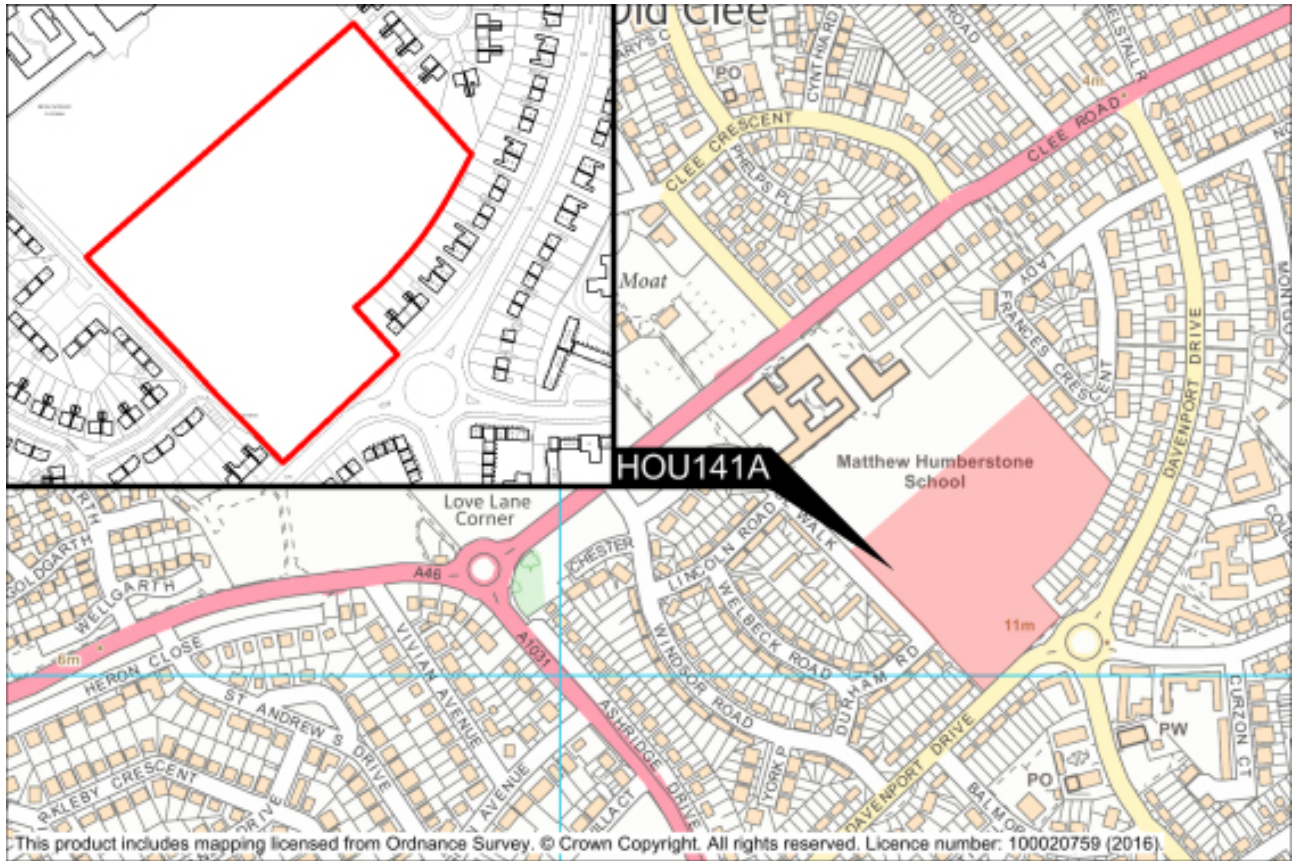


Figure 6.3 HOU141A Location plan

Overview

6.0.3 The site sits within the heart of a residential area to the rear of the former Matthew Humberston School. The site adjoins Davenport Drive.

Site Area (Gross)	2.81 ha	Grid Reference	E: 529368 N: 408128
Value Area	Medium	Planning Status	Approved and expired (DM/1032/21/FUL)
Indicative Capacity	100	Application Capacity	58 (plus extra care facility 40)
SHLAA Status	0 to 5 years	Land Type	Brownfield

Table 6.23 Overview - HOU141A

Site suitability

Proximity to built up area	Land type
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Table 6.24 Efficient Use of Land - HOU141A

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 6.25 Accessibility - HOU141A

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 6.26 Environmental Constraints - HOU141A

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally Listed Building	

Table 6.27 Heritage Considerations - HOU141A

National Landscape		Settlement character	
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Table 6.28 Landscape and Settlement Character - HOU141A

Education		Transport	
Waste and water		Neighbouring Use	

Table 6.29 Infrastructure Availability / Capacity and Built Environment - HOU141A

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	No specific comments in relation to this site.
2024 Draft Plan - Statutory consultees	No specific comments in relation to this site.
2025 Preferred Options - General comments	No specific comments in relation to this site.

Consultation stage/ comment type	Comment
2025 Preferred Options - Statutory consultee	No specific comments in relation to this site.
North East Lincolnshire Council	Highways Officers note road infrastructure has been built on site. Walk through to school to update pedestrian and cycle links to be discussed. Heritage Officer notes a high potential for archaeology on a limited part of the site. Public Transport Officer notes that site is within a 30 minute travel time to Grimsby town centre. Improvements to bus connectivity are recommended to make the service more attractive and reliable. Environment Officer notes contamination unlikely.
Landowner/Site promoter	Site confirmed available for housing. The site is due to be up for sale early 2026.

Table 6.30 Comments Received - HOU141A

RAG rating summary
The site is reasonably well located with amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. The site is within 2km of the SSSI. The site may have archaeology. A financial contribution may be required towards education infrastructure.

Table 6.31 RAG rating summary - HOU141A

Summary	Band
The site represents an opportunity to redevelop a previously developed site within an established residential area with good access to local services and public transport connections. The site's sustainable location, existing infrastructure and limited constraints support a positive overall assessment for residential development.	A

Table 6.32 Suitability conclusions - HOU141A

Ownership / developer information	Public ownership.
Delivery record (if appropriate)	N/A.
Delivery projections	To start delivering completions 2030/31 at a standard rate of delivery.
Lead-in justifications	Current planning application has expired. Road infrastructure already in place.
Known viability challenges	No known challenges.
Other deliverability challenge	No known challenges.
Site deemed deliverable	Yes.

Table 6.33 Deliverability - HOU141A

HOU353 Former Lindsey Lower School Playing Fields, Bentley Street

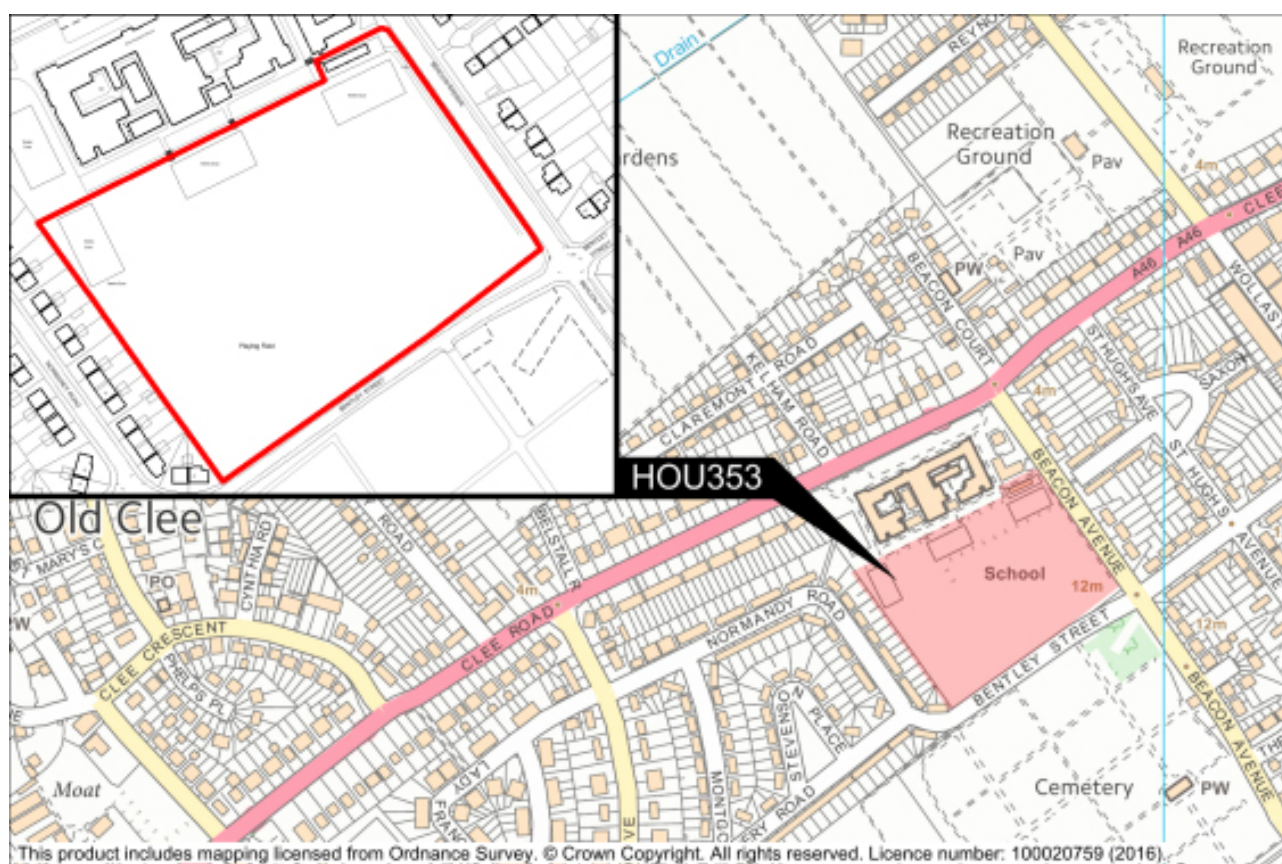


Figure 6.4 HOU353 Location plan

Overview

6.0.4 The site sits within the heart of a residential area with Bentley Street to the south and Beacon Avenue to the west. Behind the site to the south is Cleethorpes cemetery. The remainder of the area is residential in nature. The site sits directly behind a care home.

Site Area (Gross)	2.41ha	Grid Reference	E: 529857 N: 408508
Value Area	Medium	Planning Status	Current Application (DM/ 0914/24/FUL)
Indicative Capacity	72	Application Capacity	70 proposed by application
SHLAA Status	0 to 5 years	Land Type	Brownfield

Table 6.34 Overview - HOU353

Site suitability

Proximity to built up area	Land type
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Table 6.35 Efficient Use of Land - HOU353

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 6.36 Accessibility - HOU353

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 6.37 Environmental Constraints - HOU353

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally Listed Building	

Table 6.38 Heritage Considerations - HOU353

National Landscape		Settlement character	
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Table 6.39 Landscape and Settlement Character - HOU353

Education		Transport	
Waste and water		Neighbouring Use	

Table 6.40 Infrastructure Availability / Capacity and Built Environment

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	No specific comments in relation to this site.
2024 Draft Plan - Statutory consultees	No specific comments in relation to this site.
2025 Preferred Options - General comments	No specific comments in relation to this site.

Consultation stage/ comment type	Comment
2025 Preferred Options - Statutory consultee	The Environment Agency note that the site is affected by flood zones with climate change; flood risk evidence required.
North East Lincolnshire Council	Heritage Officer notes the potential impact to the setting of the neighbouring locally listed school and municipal graveyard. Highways Officers note no capacity issues. Access points to be considered with visibility. Cycle and pedestrian infrastructure on Clee Road. Public Transport Officer notes that the site is within a 30 minute travel time of Grimsby town centre. Improvements to bus connectivity and service frequency are recommended. Education Officer notes a primary contribution may be required secured by Section 106. Environment Officer notes contamination is unlikely.
Landowner/Site promoter	Site confirmed available for housing. The site is sold subject to planning approval. A planning application has been submitted and is pending consideration for 70 dwellings.

Table 6.41 Comments Received - HOU353

RAG rating summary
The site is reasonably well located with amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. It is noted that the site is within 2km of the SSSI. There is a locally listed building in the vicinity of the site. A financial contribution may be required towards education infrastructure.

Table 6.42 RAG rating summary - HOU353

Summary	Band
The redevelopment of this previously developed site would make efficient use of land within the urban area and benefits from good access to services, public transport and existing infrastructure. Whilst heritage, flood risk and education considerations require attention, the site performs positively overall due to its sustainable location and contribution towards housing delivery.	A

Summary	Band
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Table 6.43 Suitability conclusions - HOU353

Ownership / developer information	Public ownership.
Delivery record (if appropriate)	N/A.
Delivery projections	To start delivering completions 2029/30 at a standard rate of delivery.
Lead-in justifications	Current application under consideration.
Known viability challenges	No known challenges.
Other deliverability challenge	No known challenges.
Site deemed deliverable	Yes.

Table 6.44 Deliverability - HOU353

HOU381 - Bursar Street Primary School, Corner of Bursar Street and Fredrick Street

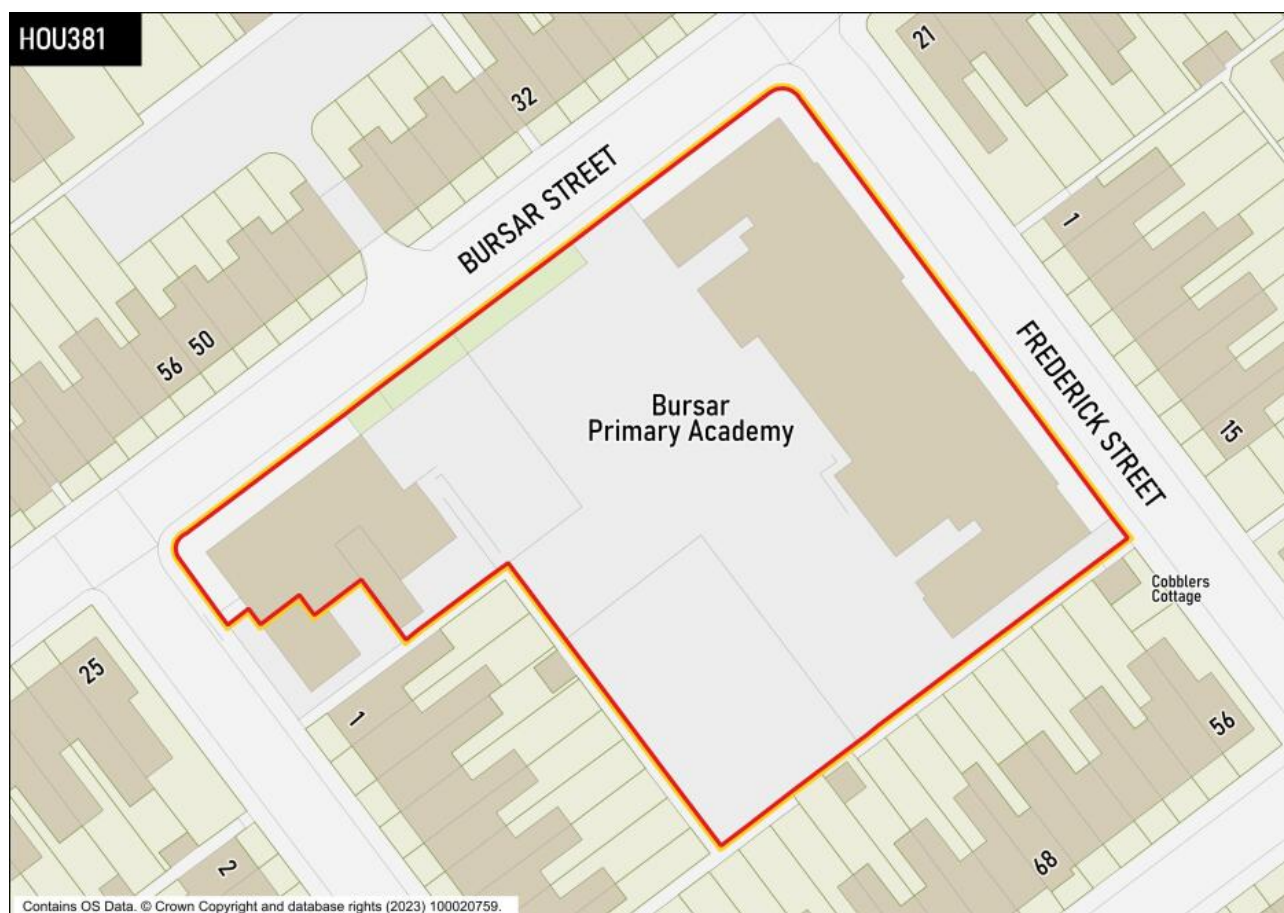


Figure 6.5 HOU381 Location plan

Overview

6.0.5 The site sits in the heart of a residential area with homes to all sides. The site is between Bursar Street and Fredrick Street.

Site Area (Gross)	0.46ha	Grid Reference	E: 530230 N: 408781
Value Area	Low	Planning Status	Approved application (DM/1065/24/FUL)
Indicative Capacity	18	Approved Capacity	19
SHLAA Status	1 to 5 years	Land Type	Brownfield

Table 6.45 Overview - HOU381

Site suitability

Proximity to built up area	Land type
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Table 6.46 Efficient Use of Land - HOU381

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 6.47 Accessibility - HOU381

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 6.48 Environmental Constraints - HOU381

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally Listed Buildings	

Table 6.49 Heritage Considerations - HOU381

National Landscape		Settlement character	
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Table 6.50 Landscape and Settlement Character - HOU381

Education		Transport	
Waste and water		Neighbouring Use	

Table 6.51 Infrastructure Availability / Capacity and Built Environment - HOU381

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	No specific comments in relation to this site.
2024 Draft Plan - Statutory consultees	Historic England note potential concerns. School buildings identified as a non-designated heritage asset.
2025 Preferred Options - General comments	No specific comments in relation to this site.

Consultation stage/ comment type	Comment
2025 Preferred Options - Statutory consultee	The Environment Agency note that the site is affected by flood zones with climate change; flood risk evidence required.
North East Lincolnshire Council	Highways Officers note the need to assess the local highways considerations with any formal planning application. Congested streets in the vicinity. Heritage Officer notes the presence of a locally listed building and would prefer to see a conversion rather than demolition. Public Transport Officer notes that the site is within a 30 minute travel time of Grimsby town centre. Improvements to bus connectivity are recommended. Education Officer notes no requirements for education contribution. Environment Officer notes there's a possibility for contamination.
Landowner/Site promoter	Site confirmed as available for housing. Sale of the site has been completed. Works have begun on site.

Table 6.52 Comments Received - HOU381

RAG rating summary
The site is reasonably well located with amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. The site is within 2km of the SSSI. There is potential for contamination. The buildings on site are locally listed. A conversion should be sought rather than demolition.

Table 6.53 RAG rating summary - HOU381

Summary	Band
The site represents a sustainable brownfield redevelopment opportunity within an established residential area with good access to local facilities and public transport. The reuse of the site, particularly through the retention and conversion of heritage assets, provides regeneration benefits which weigh positively alongside the site's approved status and advanced stage of delivery.	B

Summary	Band

Table 6.54 Suitability conclusions - HOU381

Ownership / developer information	Previously public ownership, recently sold, now private ownership.
Delivery record (if appropriate)	N/A.
Delivery projections	To start delivering completions 2026/27 at a standard rate of delivery.
Lead-in justifications	Benefits from an approved application.
Known viability challenges	Potential contamination and conversion costs.
Other deliverability challenge	None.
Site deemed deliverable	Yes.

Table 6.55 Deliverability - HOU381

Section 7 Immingham - suitable sites

HOU005 - Land to the West of Stallingborough Road

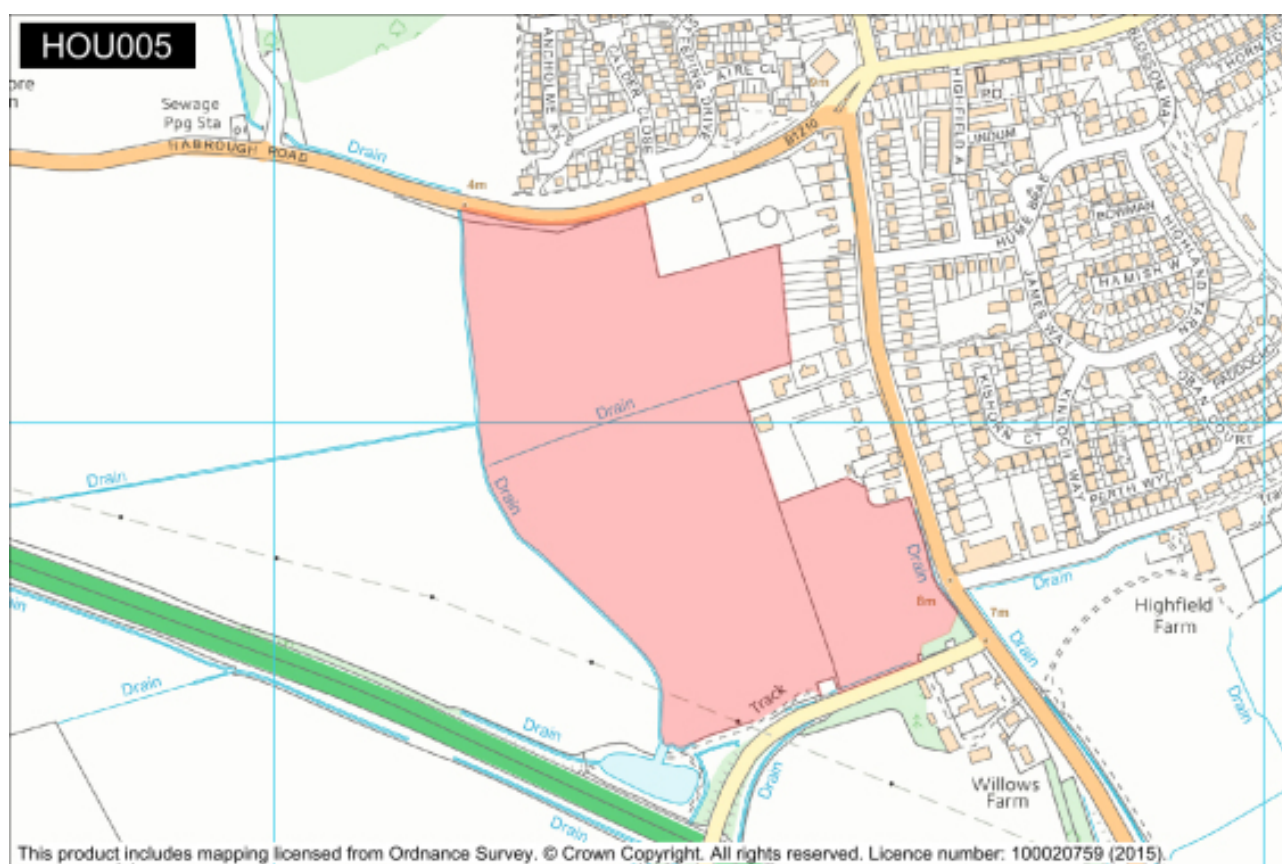


Figure 7.1 HOU005 Location plan

Overview

7.0.1 The site sits at the edge of the settlement. To the north is Habrough Road and to the east Stallingborough Road. To the west of the site is open countryside.

Site Area (Gross)	15.17 ha	Grid Reference	E: 517478 N: 413970
Value Area	Low	Planning Status	No relevant planning history
Indicative Capacity	519	Approved Capacity	N/A
SHLAA Status	6 to 10 years	Land Type	Greenfield

Table 7.1 Overview - HOU005

Site suitability

Proximity to built up area	Land type
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Table 7.2 Efficient Use of Land - HOU005

Primary school	Doctors surgery
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Secondary school		Convenience store	
Bus stop		Train station	

Table 7.3 Accessibility - HOU005

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 7.4 Environmental Constraints - HOU005

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 7.5 Heritage Considerations - HOU005

National Landscape		Settlement character	
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Table 7.6 Landscape and Settlement Character - HOU005

Education		Transport	
Waste and water		Neighbouring Use	

Table 7.7 Infrastructure Availability / Capacity and Built Environment

Consultation stage/comment type	Comment
2024 Draft Plan - General comments	No specific comments in relation to this site.
2024 Draft Plan - Statutory consultees	The Greater Lincolnshire Nature Partnership note that the site includes opportunities for habitat creation to enhance the ecological network, particularly in the north and south east of the site adjacent to existing network areas.
2025 Preferred Options - General comments	No specific comments in relation to this site.

Consultation stage/comment type	Comment
2025 Preferred Options - Statutory consultee	The Environment Agency note the site is newly affected by flood zones with climate change following the 2025 updates. Flood risk evidence required.
North East Lincolnshire Council	Highways Officers note the need for junction improvements to Stallingborough Road/Habrough Road/Pelham Road/Bluestone junction. Pedestrian crossing on Stallingborough Road and pedestrian and cycle links to the middle of Immingham, Habrough Station and Stallingborough. No vehicle access on to Roxton Road. Speed limit of 30mph may need extending. Active travel principles should be considered. Potential for impact on Matthew Ford Way which would need mitigating. Heritage Officer notes the potential for archaeology. Education Officer notes there may be a need for primary provision secured through a Section 106. Public Transport Officer notes that the site is not connected to the local bus network. Developers should be required to provide appropriate public transport provision and improved connectivity. Environment Officer notes contamination is unlikely. Heritage Officer notes a high potential for archaeology.
Landowner/Site promoter	Site confirmed available for housing. No major constraints identified that would impede delivery and Immingham is a sustainable location for housing. The predicted trajectory is based on an outline application being submitted once the new Local Plan is adopted. It is predicted that the site would deliver 150 dwellings between 2029/30 and 2034/35 with the remaining coming after this period. Annual delivery rates would increase if the housebuilder selected to deliver the development as multiple brands or builds a variety of house types and sizes. The delivery rates would also increase if an affordable housing provider delivered a proportion of those homes.

Table 7.8 Comments Received - HOU005

RAG rating summary
The site would be a strategic extension to Immingham. The site is somewhat well located with most amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. The site has the potential for archaeology. A financial contribution may be required towards education infrastructure.

Table 7.9 RAG rating summary - HOU005

Summary	Band
The site represents a strategic extension to Immingham capable of delivering a significant amount of housing alongside supporting infrastructure. Whilst flood risk, transport improvements, public transport provision, archaeology and education requirements will require careful consideration, the site's scale, relationship to the existing settlement and ability to support long-term housing growth weigh positively in the overall assessment.	B

Table 7.10 Suitability conclusions

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A.
Delivery projections	To start delivering completions 2029/30 at a standard rate of delivery.
Lead-in justifications	No active application but discussions held with developer.
Known viability challenges	Potential for archaeology.
Other deliverability challenge	Detailed bird surveys will need to be carried out to assess whether the site is considered functionally linked land and if so, how this can be addressed.
Site deemed deliverable	Yes.

Table 7.11 Deliverability - HOU005

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HOU373 - Land of Former Tower Blocks, Washdyke Lane

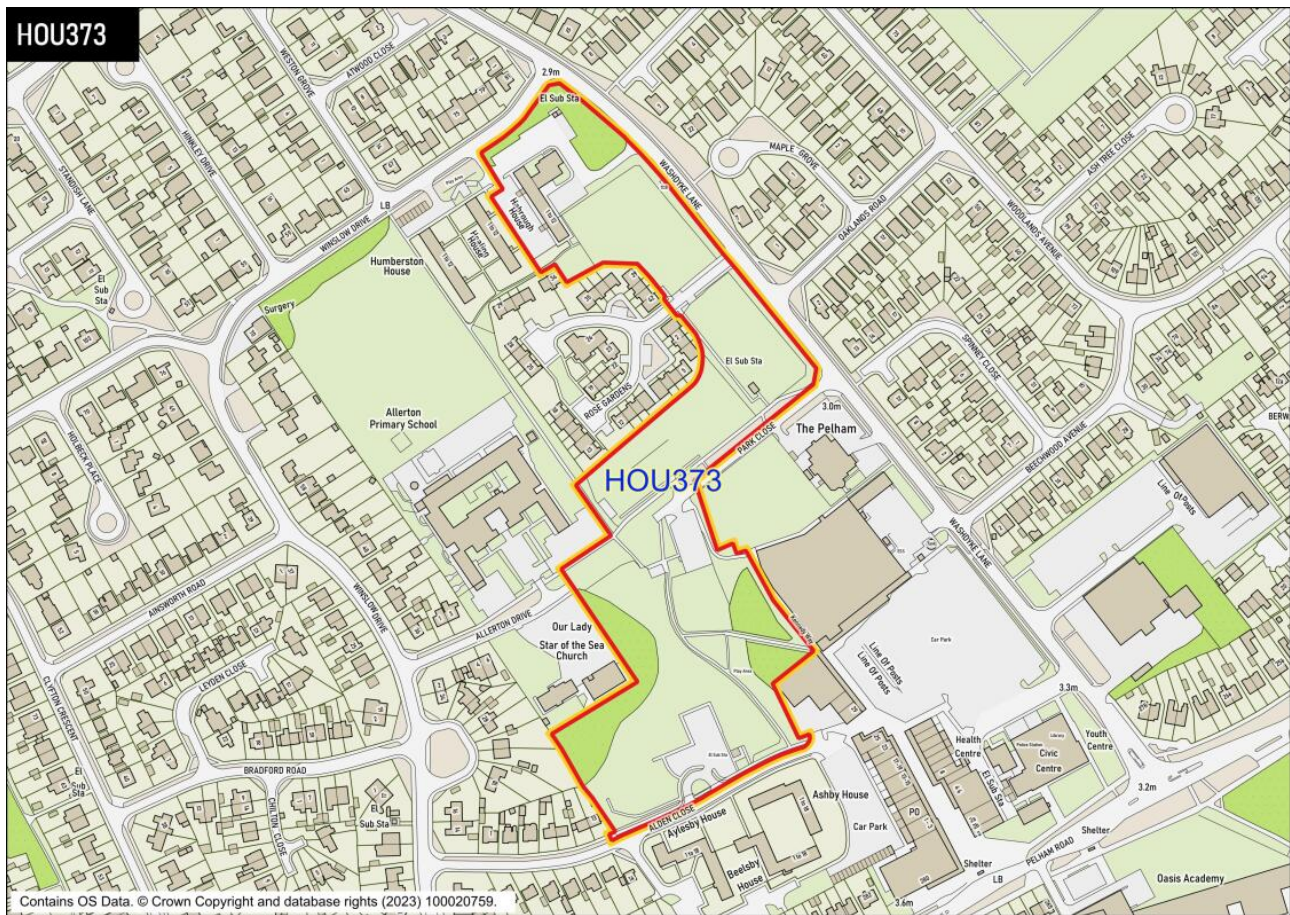


Figure 7.2 HOU373 Location plan

Overview

7.0.2 The site sits within the heart of a residential area. The site is close to the district centre, to the south-east. It is the site of former flats.

Site Area (Gross)	1.85 ha	Grid Reference	E: 518119 N: 414902
Value Area	Low	Planning Status	No relevant history
Indicative Capacity	107	Approved Capacity	N/A
SHLAA Status	6 to 10 years	Land Type	Brownfield

Table 7.12 Overview - HOU373

Site suitability

Proximity to built up area	Land type
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Table 7.13 Efficient Use of Land - HOU373

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 7.14 Accessibility - HOU373

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 7.15 Environmental Constraints - HOU373

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 7.16 Heritage Considerations - HOU373

National Landscape		Settlement character	
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Table 7.17 Landscape and Settlement Character - HOU373

Education		Transport	
Waste and water		Neighbouring Use	

Table 7.18 Infrastructure Availability / Capacity and Built Environment - HOU373

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	Objections broadly on the grounds of flood risk.
2024 Draft Plan - Statutory consultees	No specific comments made in relation to this site.
2025 Preferred Options - General comments	No specific comments made in relation to this site.
2025 Preferred Options - Statutory consultee	The Environment Agency note that the site was previously in flood zone and remains affected under climate change extents; flood risk evidence required.

Consultation stage/ comment type	Comment
North East Lincolnshire Council	Highways Officers note no capacity issues. Connectivity issues with buses highlighted. Active travel connectivity. North south link would be useful to be considered. Education Officer notes there is no requirement for an education contribution. Environment Officer notes contamination is unlikely. Heritage Officer notes no likely impacts.
Landowner/Site promoter	Site confirmed available for housing. No immediate plans for development.

Table 7.19 Comments Received - HOU373

RAG rating summary
The site is reasonably well located with amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. The site is in a flood risk zone and high surface water area. The site is within the top 10% most deprived areas as defined by the Index of Multiple Deprivation and is therefore subject to a memorandum of understanding with the Environment Agency.

Table 7.20 RAG rating summary - HOU373

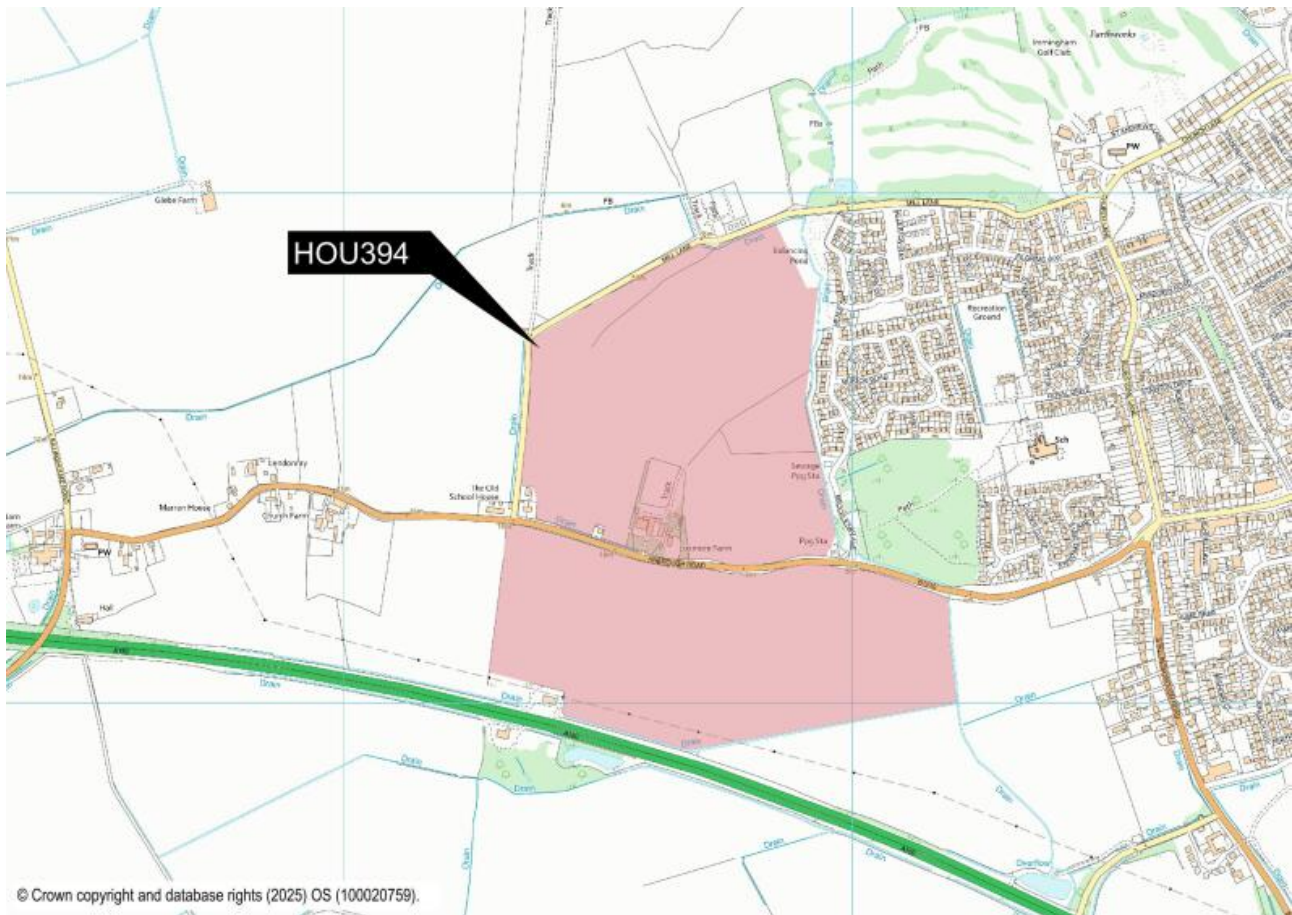
Summary	Band
The redevelopment of this previously developed site would make effective use of brownfield land within the urban area whilst contributing towards wider regeneration objectives. Although flood risk and surface water flooding are recognised constraints, the site's accessible location, absence of significant infrastructure requirements and regeneration benefits support a positive overall sustainability outcome.	A

Table 7.21 Suitability conclusions - HOU373

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A.
Delivery projections	To start delivering completions 2030/31 at a standard rate of delivery.
Lead-in justifications	No current planning applications and no indications of imminent submission.
Known viability challenges	Flood risk and high surface water.
Other deliverability challenge	No known challenges.
Site deemed deliverable	Yes.

Table 7.22 Deliverability - HOU373

HOU394 - Habrough Road



Picture 7.1 HOU394 Location plan

Overview

7.0.3 The site sits at the edge of the settlement. Habrough Road runs through the site with Mill Lane to the north and west. The site connects into a residential area to the east and the remainder is within open countryside.

Site Area (Gross)	57 ha	Grid Reference	E: 516778 N: 414305
Value Area	Medium	Planning Status	No relevant planning history
Indicative Capacity	1300	Approved Capacity	N/A
SHLAA Status	6 to 10 years	Land Type	Greenfield

Table 7.23 Overview - HOU394

Site suitability

Proximity to built up area	Land type
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Table 7.24 Efficient Use of Land - HOU394

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 7.25 Accessibility - HOU394

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 7.26 Environmental Constraints - HOU394

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 7.27 Heritage Considerations - HOU394

National Landscape		Settlement character	
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Table 7.28 Landscape and Settlement Character - HOU394

Education		Transport	
Waste and water		Neighbouring Use	

Table 7.29 Infrastructure Availability / Capacity and Built Environment - HOU394

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	No specific comments in relation to this site.
2024 Draft Plan - Statutory consultees	No specific comments in relation to this site.
2025 Preferred Options - General comments	Objections broadly in relation to reliance on a limited number of large strategic allocations and concerns about flexibility and deliverability within the wider housing strategy.

Consultation stage/ comment type	Comment
2025 Preferred Options - Statutory consultee	National Highways requires robust sustainable transport measures and assessment of any remaining traffic impacts affecting the strategic road network before mitigation is considered. The Environment Agency note the site was previously in flood zone and remains affected under climate change extents; flood risk evidence required.
North East Lincolnshire Council	Highways Officers note potential capacity concerns. Active travel considerations need to be made. No access on to Mill Lane. Pedestrian/cycle/rail/bus links to be considered. Bridleway considerations. Killingholme Road and Stallingborough Road junctions may require improvements. Speed limit review. Public Transport Officer notes the lack of public transport connectivity. Developers should be required to deliver appropriate bus services and improve accessibility. Education Officer notes there may be a need for primary provision secured by Section 106. Environment Officer notes there's a possibility for contamination. Heritage Officer notes potential for archaeology.
Landowner/Site promoter	Site confirmed available for housing.

Table 7.30 Comments Received - HOU394

RAG rating summary
The site would be a strategic extension to Immingham. Given the size of the site, it is some distance from local amenities. As this is a strategic site, opportunities will need to be created for local centres when designing site layouts. The site is in a flood risk area. Contaminated land may be present. A financial contribution may be required towards education infrastructure.

Table 7.31 RAG rating summary - HOU394

Summary	Band
The site represents a strategic extension to Immingham capable of delivering substantial housing growth and supporting infrastructure for Immingham. Whilst flood risk, transport connectivity, education provision, contamination, archaeology and site-specific constraints require consideration, the scale of the site provides opportunities to intergrade new services, infrastructure and community facilities as part of a comprehensive development.	A

Table 7.32 Suitability conclusions - HOU394

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A
Delivery projections	To start delivering completions 2029/30 at a standard rate of delivery.
Lead-in justifications	No active application but discussions held with developer.
Known viability challenges	Hazardous pipeline running through the site. The top part of the site intersects a historic landfill.
Other deliverability challenge	Plans will need to overcome pipeline easements. Detailed bird surveys will need to be carried out to assess whether the site is considered functionally linked land and if so, how this can be addressed.
Site deemed deliverable	Yes

Table 7.33 Deliverability - HOU394

Section 8 Humberston - suitable sites

HOU084A - Land South of Humberston

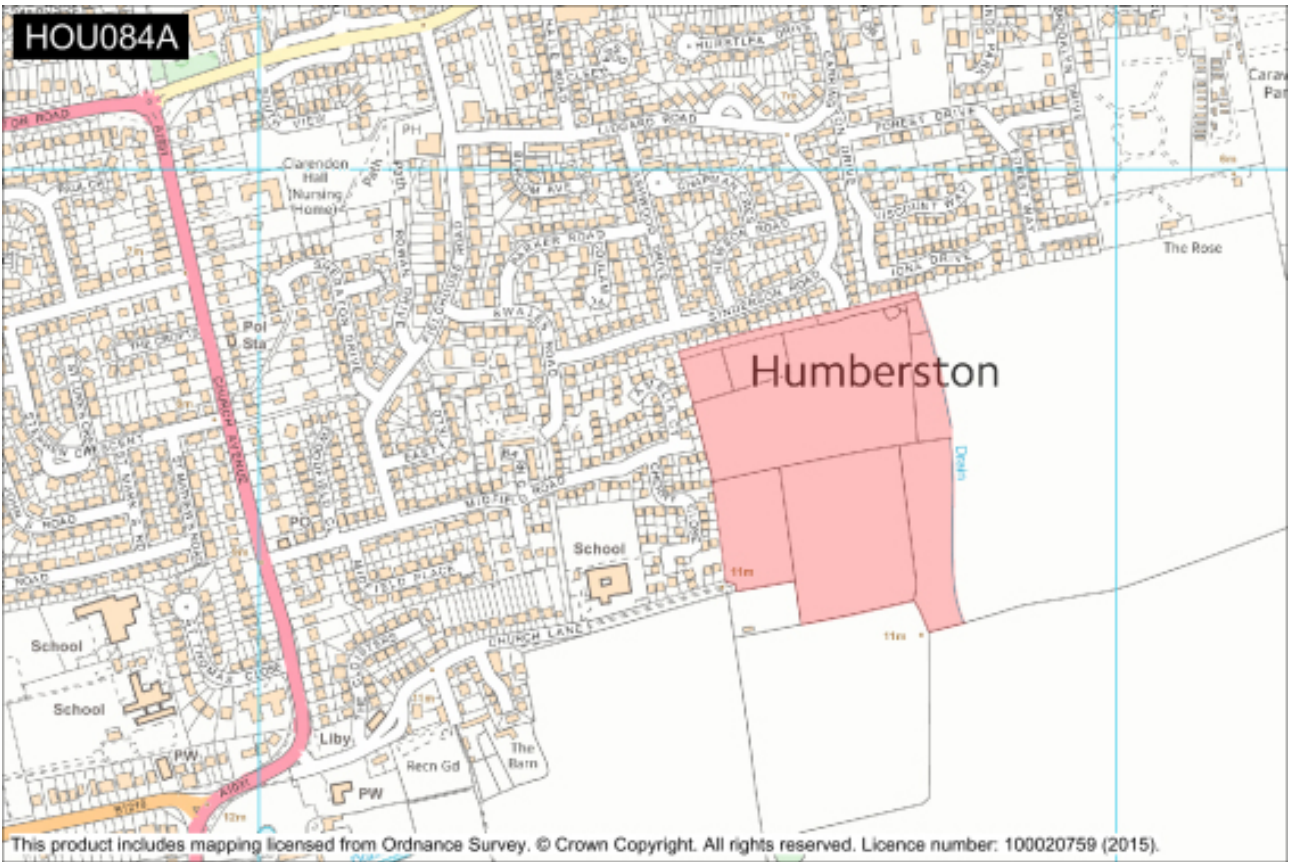


Figure 8.1 HOU084 Location plan

Overview

8.0.1 The site adjoins the existing settlement to the north and west. The south and east of the site is open countryside. The site is accessed from Sinderson Road.

Site area (Gross)	9.41ha	Grid reference	E: 531553 N: 405733
Value area	High	Planning status	Application dismissed at appeal (DM/0696/19/FUL)
Indicative capacity	198	Approved capacity	225 refused
SHLAA status	11 to 15 years	Land type	Greenfield

Table 8.1 Overview - HOU084A

Site suitability

Proximity to built up area	Land type
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Table 8.2 Efficient use of land - HOU084A

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 8.3 Accessibility - HOU084A

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 8.4 Environmental constraints - HOU084A

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 8.5 Heritage constraints - HOU084A

National landscape		Settlement character	
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Table 8.6 Landscape and settlement character - HOU084A

Education		Transport	
Waste and water		Neighbouring use	

Table 8.7 Infrastructure availability/ capacity and built environment - HOU084A

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	Objections broadly relate to loss of amenity, lack of accessibility, impacts to biodiversity, SPA and SSSI sites, and sustainability. Supporting comments broadly in relation to pending planning application decision.
2024 Draft Plan - Statutory consultees	No specific comments made in relation to this site.

Consultation stage/ comment type	Comment
2025 Preferred Options - General comments	Supporting comments broadly in relation to retaining the allocation and bringing it forward with greater support, with comments suggesting the site could assist early housing delivery.
2025 Preferred Options - Statutory consultee	No specific comments made in relation to this site.
North East Lincolnshire Council	Highways Officers note due to the cumulative impact, two main access points will be required. Andrew Road would need widening to achieve 5.5m carriageway and 2m footways. May need TROs for parking restrictions on Midfield Road. Connectivity to Humberston Avenue and North Sea Lane. Active travel connectivity. Public Transport Officer notes the travel time to Grimsby town centre is around 60 minutes. Developers should be required to secure improvements to local bus services. Education Officer notes both primary and secondary contributions will be required secured with Section 106. Environment Officer notes contamination is unlikely. Heritage Officer notes potential for archaeology.
Landowner/Site promoter	Site confirmed available for housing.

Table 8.8 Comments Received - HOU084A

RAG rating summary
The site is reasonably well located with amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. The site is within 2km of the SSSI. The site has areas of Grade 3 agricultural land classifications. The site has the potential for archaeology.

Table 8.9 RAG rating summary - HOU084A

Summary	Band
The site adjoins the existing settlement and benefits from reasonable access to local services, facilities and public transport connections. Whilst education provision, transport improvements, archaeology, agricultural land quality and ecological considerations will require careful consideration, the site performs positively overall as a sustainable location for housing.	A

Table 8.10 Suitability conclusions - HOU084A

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A.
Delivery projections	To start delivering completions 2031/32 at a standard rate of delivery.
Lead-in justifications	No current planning applications and no indications of imminent submission.
Known viability challenges	The site is considered functionally linked land (FLL). An application was previously dismissed on appeal (APP/B2002/W/23/3329352) for this reason. This would need to be mitigated in any future planning applications.
Other deliverability challenges	Creation of second access to Highways Design Guide standard could pose a challenge.
Site deemed deliverable	Yes.

Table 8.11 Deliverability - HOU084A

HOU139 - Land to the North of Humberston Avenue

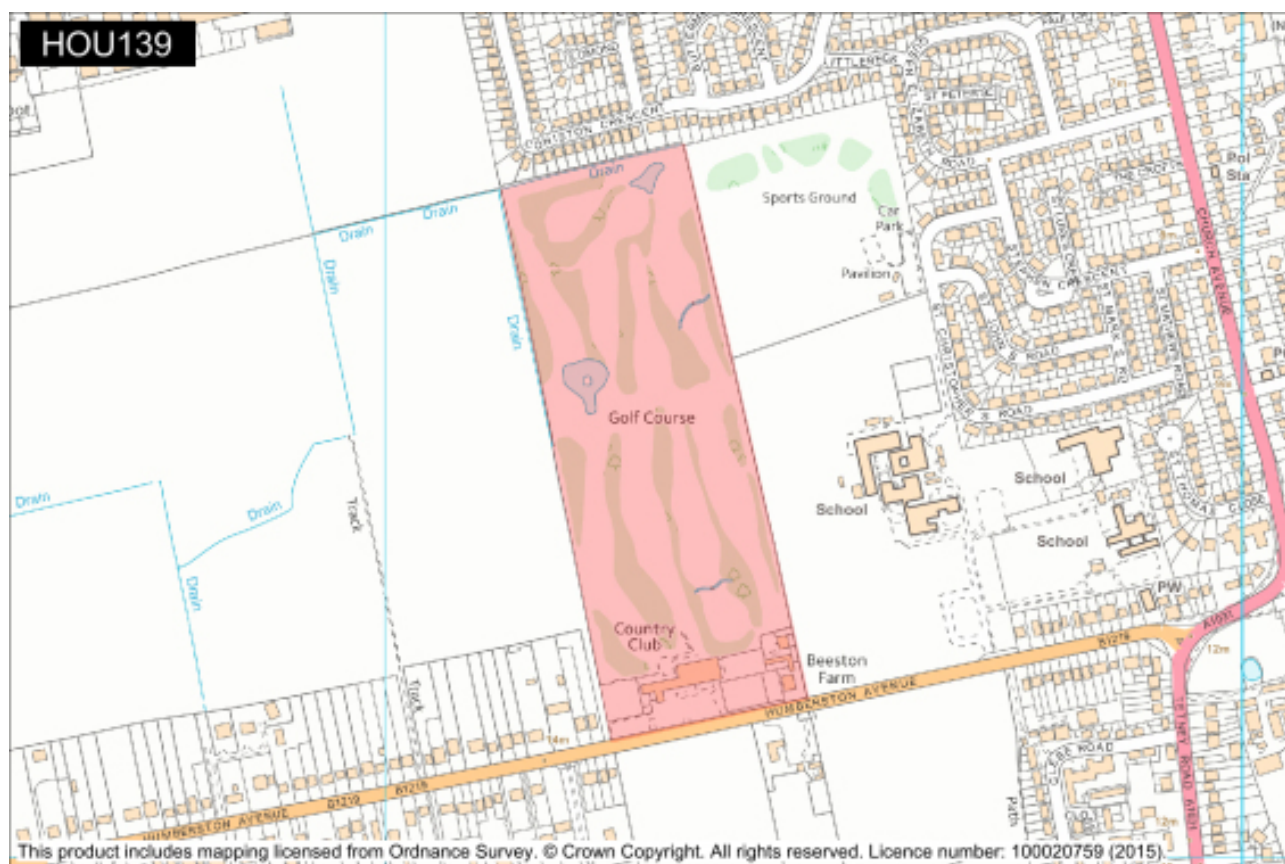


Figure 8.2 HOU139 Location plan

Overview

8.0.2 The site is a former golf course associated with Humberston Country Club. The area has mixed character of residential and open countryside with a school to the west of the site.

Site area (Gross)	14.81ha	Grid reference	E: 530209 N: 405561
Value area	High	Planning status	No relevant planning history
Indicative capacity	311 (estimated) 455 (promoted)	Approved capacity	N/A
SHLAA status	6 to 10 years	Land type	Mixed

Table 8.12 Overview - HOU139

Site suitability

Proximity to built up area	Land type
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Table 8.13 Efficient use of land

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 8.14 Accessibility - HOU139

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 8.15 Environmental constraints - HOU139

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 8.16 Heritage constraints - HOU139

National landscape		Settlement character	
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Table 8.17 Landscape and settlement character - HOU139

Education		Transport	
Waste and water		Neighbouring use	

Table 8.18 Infrastructure availability/ capacity and built environment - HOU139

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	Objections broadly relate to loss of amenity, lack of accessibility and sustainability.
2024 Draft Plan - Statutory consultees	No specific comments made in relation to this site.
2025 Preferred Options - General comments	Supporting comments broadly in relation to the site being available, suitable and deliverable with potential to provide housing, including affordable housing and contribute to supply.

Consultation stage/ comment type	Comment
2025 Preferred Options - Statutory consultee	The Environment Agency note the site is affected by flood zones with climate change; flood risk evidence required.
North East Lincolnshire Council	Highways Officers note the need to assess local highways considerations with any formal planning application. Likely requirement for two access points. This could be a challenge due to the Highways Design Guide requirements. Public Transport Officer notes travel times to Grimsby town centre are around 45 to 60 minutes. Improvements to bus connectivity are recommended. Education Officer notes a secondary contribution is required and a primary contribution may be required both being secured via Section 106. Environment Officer notes contamination is unlikely. Heritage Officer notes potential for archaeology.
Landowner/Site promoter	Both landowners confirmed site availability for housing.

Table 8.19 Comments Received - HOU139

RAG rating summary
The site is reasonably well located with amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. The north end of the site is in the Environment Agency's climate change layer. There are Tree Preservation Order trees along the front of the site. The site has the potential for archaeology. A financial contribution will be required towards education infrastructure.

Table 8.20 RAG rating summary - HOU139

Summary	Band
The site is closely related to the existing settlement and benefits from access to local amenities and public transport connections. Whilst future flood risk, education infrastructure, archaeology, access arrangements and the loss of a golf course will require further consideration, the site performs positively overall as a sustainable location capable of accommodating housing growth.	A

Table 8.21 Suitability conclusions - HOU139

Ownership / developer information	Private ownership. Two owners.
Delivery record (if appropriate)	N/A
Delivery projections	To start delivering completions 2030/31 at a standard rate of delivery.
Lead-in justifications	Current planning application under consideration.
Known viability challenges	No known challenges.
Other deliverability challenges	The site is a golf course which may raise objection from Sport England. Creation of second access to Highways Design Guide Standard could pose a challenge.
Site deemed deliverable	Yes.

Table 8.22 Deliverability - HOU139

HOU340 - Land South of 69 to 90 Humberston Avenue

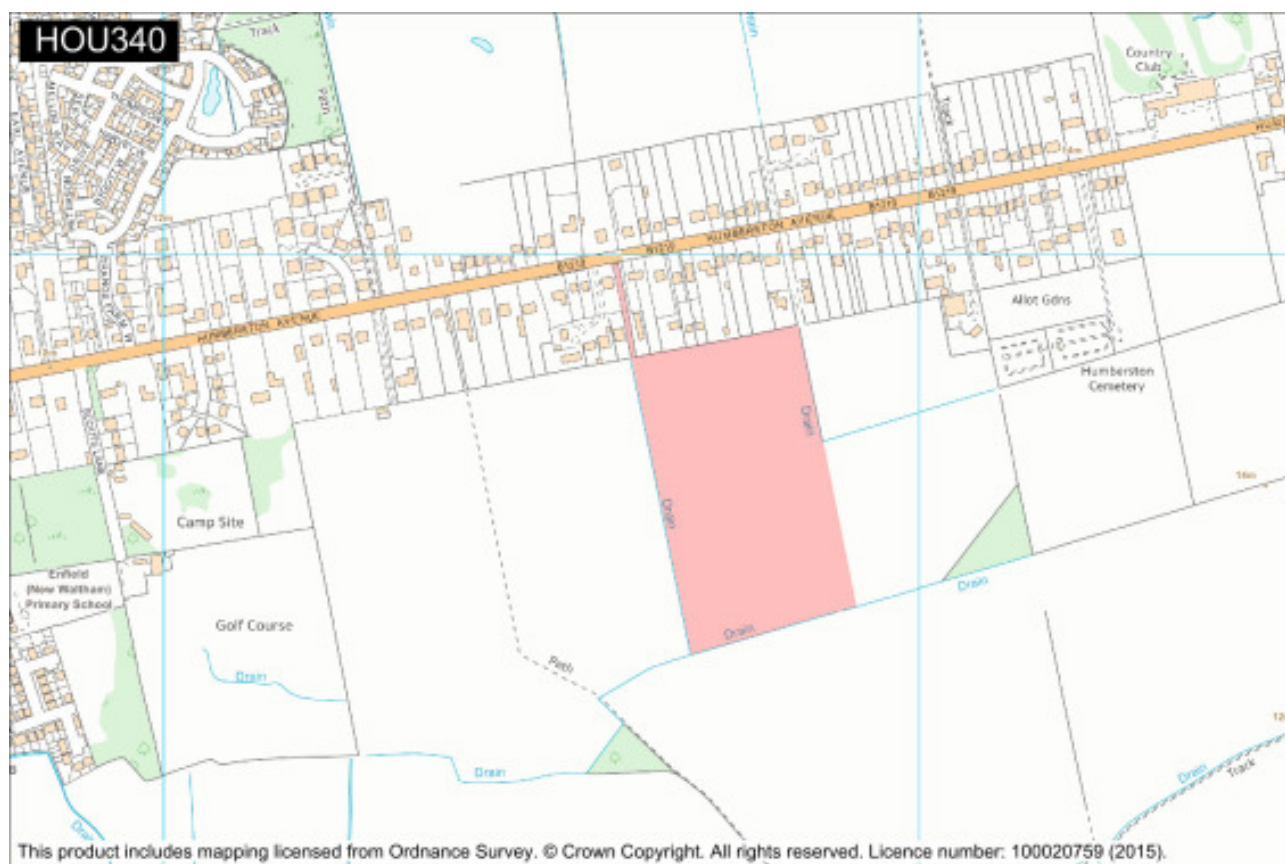


Figure 8.3 HOU340 Location plan

Overview

8.0.3 The site is a continuation of existing development along the rear of Humberston Road. To the south of the site is open countryside. The site is accessed from Humberston Road.

Site area (Gross)	8.79ha	Grid reference	E: 529770 N: 404710
Value area	High	Planning status	No relevant planning history
Indicative capacity	190	Approved capacity	N/A
SHLAA status	6 to 10 years	Land type	Greenfield

Table 8.23 Overview - HOU340

Site suitability

Proximity to built up area	Land type
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Table 8.24 Efficient use of land - HOU340

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 8.25 Accessibility - HOU340

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 8.26 Environmental constraints - HOU340

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 8.27 Heritage constraints - HOU340

National landscape		Settlement character	
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Table 8.28 Landscape and settlement character - HOU340

Education		Transport	
Waste and water		Neighbouring use	

Table 8.29 Infrastructure availability/ capacity and built environment - HOU340

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	Objections relate to over intensification and loss of green space. Support comments relate to the opportunity to build in sustainability.
2024 Draft Plan - Statutory consultees	Historic England note strong potential objections. Impact on Humberston conservation area, Grade II* Church of St Peter and Humberston Abbey Scheduled Monument; risk of isolating the scheduled monument from its setting.
2025 Preferred Options - General comments	No specific comments made in relation to this site.

Consultation stage/ comment type	Comment
2025 Preferred Options - Statutory consultee	No specific comments made in relation to this site.
North East Lincolnshire Council	Highways Officers note Access and emergency access need considerations. Capacity at various junctions. Public Transport Officer notes travel times to Grimsby town centre are around 45 minutes. Improvements to bus connectivity are recommended. Education Officer notes a secondary contribution will be required and a primary contribution may be required both to be secured by Section 106. Environment Officer notes contamination is unlikely. Heritage Officer notes the potential for archaeology.
Landowner/Site promoter	Site confirmed available for housing.

Table 8.30 Comments Received - HOU340

RAG rating summary
The two sites to the east of the allocation have approved permission and are under construction. The site is reasonably well located with amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. The site has high surface water levels. Archaeology is possible on the site. A financial contribution will be required towards education infrastructure.

Table 8.31 RAG rating summary - HOU340

Summary	Band
The site benefits from its relationship to the existing built-up area, reasonable accessibility to services, public transport connections and proximity to other committed development sites. Whilst surface water drainage, archaeology, highway access and education requirements require consideration, the site performs positively overall as a sustainable location for residential development.	A

Summary	Band
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Table 8.32 Suitability conclusions - HOU340

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A.
Delivery projections	To start delivering completions 2028/29 with 30 in year 1, 60 in year 2 and 80 in year 3.
Lead-in justifications	Justification provided by promotor who notes partner has a record of delivering at this level.
Known viability challenges	The need to address surface water.
Other deliverability challenges	Creation of emergency access to the Highways Design Guide standard could pose a challenge.
Site deemed deliverable	Yes.

Table 8.33 Deliverability - HOU340

Section 9 Waltham - suitable sites

HOU110 - Land at Cheapside

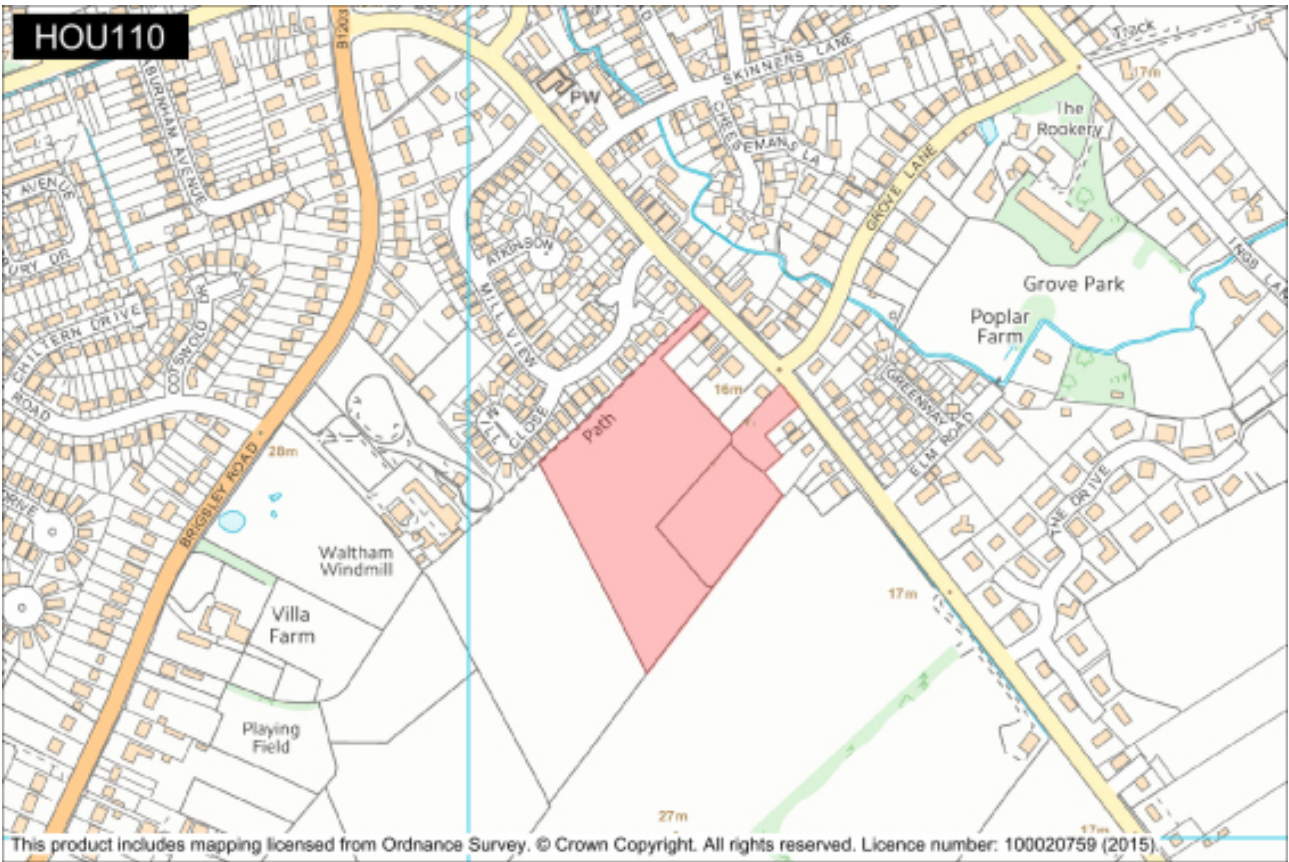


Figure 9.1 HOU110 Location plan

Overview

9.0.1 The site sits on the edge of the residential area. The site is accessed from Cheapside. Beyond the site is open countryside.

Site area (Gross)	3.69ha	Grid reference	E: 526085 N: 403399
Value area	High	Planning status	Pending application (DM/0912/23/ FUL)
Indicative capacity	70	Approved capacity	154 when combined with HOU129
SHLAA status	0 to 5 years	Land type	Greenfield

Table 9.1 Overview - HOU110

Site suitability

Proximity to built up area	Land type
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Table 9.2 Efficient use of land - HOU110

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 9.3 Accessibility - HOU110

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 9.4 Environmental constraints - HOU110

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 9.5 Heritage constraints - HOU110

National landscape		Settlement character	
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Table 9.6 Landscape and settlement character - HOU110

Education		Transport	
Waste and water		Neighbouring use	

Table 9.7 Infrastructure availability/ capacity and built environment - HOU110

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	Objections broadly relate to limited infrastructure, increased traffic, impacts on ecology, loss of green infrastructure and impact on Waltham Windmill.
2024 Draft Plan - Statutory consultees	No specific comments made in relation to this site.

Consultation stage/ comment type	Comment
2025 Preferred Options - General comments	Objections broadly in relation to potential impacts on woodland habitat and protected badgers. Neutral comments broadly relating to the site's potential role, alongside HOU129 and HOU372 in supporting a wider infrastructure improvement.
2025 Preferred Options - Statutory consultee	Waltham Parish Council notes that the dwelling numbers associated with this allocation have increased since earlier versions of the plan and requests a clear explanation and evidence base for the uplift, given impacts on infrastructure and village character.
North East Lincolnshire Council	Highways Officers note buses are problematic along Cheapside. Active travel connectivity. Heritage Officer notes the need to consider the setting of the nearby Grade II listed Waltham Windmill with further investigation needed around archaeology. Public Transport Officer notes travel times to Grimsby town centre are around 45 to 60 minutes. Improvements to bus connectivity are recommended. Education Officer notes both primary and secondary may be required and secured by Section 106 agreement. Environment Officer notes contamination is unlikely.
Landowner/Site promoter	Site confirmed available for housing.

Table 9.8 Comments Received - HOU110

RAG rating summary
The site is reasonably well located with amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. There is potential for archaeology. A financial contribution may be required towards education infrastructure.

Table 9.9 RAG rating summary - HOU110

Summary	Band
The site is well related to the existing settlement and benefits from reasonable access to local services, facilities and public transport connections. Whilst heritage considerations associated with Watham Windmill, archaeology, education requirements and transport improvements will require further consideration, the site performs positively overall as a sustainable location for housing growth.	A

Table 9.10 Suitability conclusions - HOU110

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A.
Delivery projections	To start delivering completions 2029/30 at a standard rate of delivery.
Lead-in justifications	Current application pending consideration.
Known viability challenges	No known challenges.
Other deliverability challenges	Need to consider nearby heritage assets.
Site deemed deliverable	Yes.

Table 9.11 Deliverability - HOU110

HOU129 - Land to the West of Cheapside

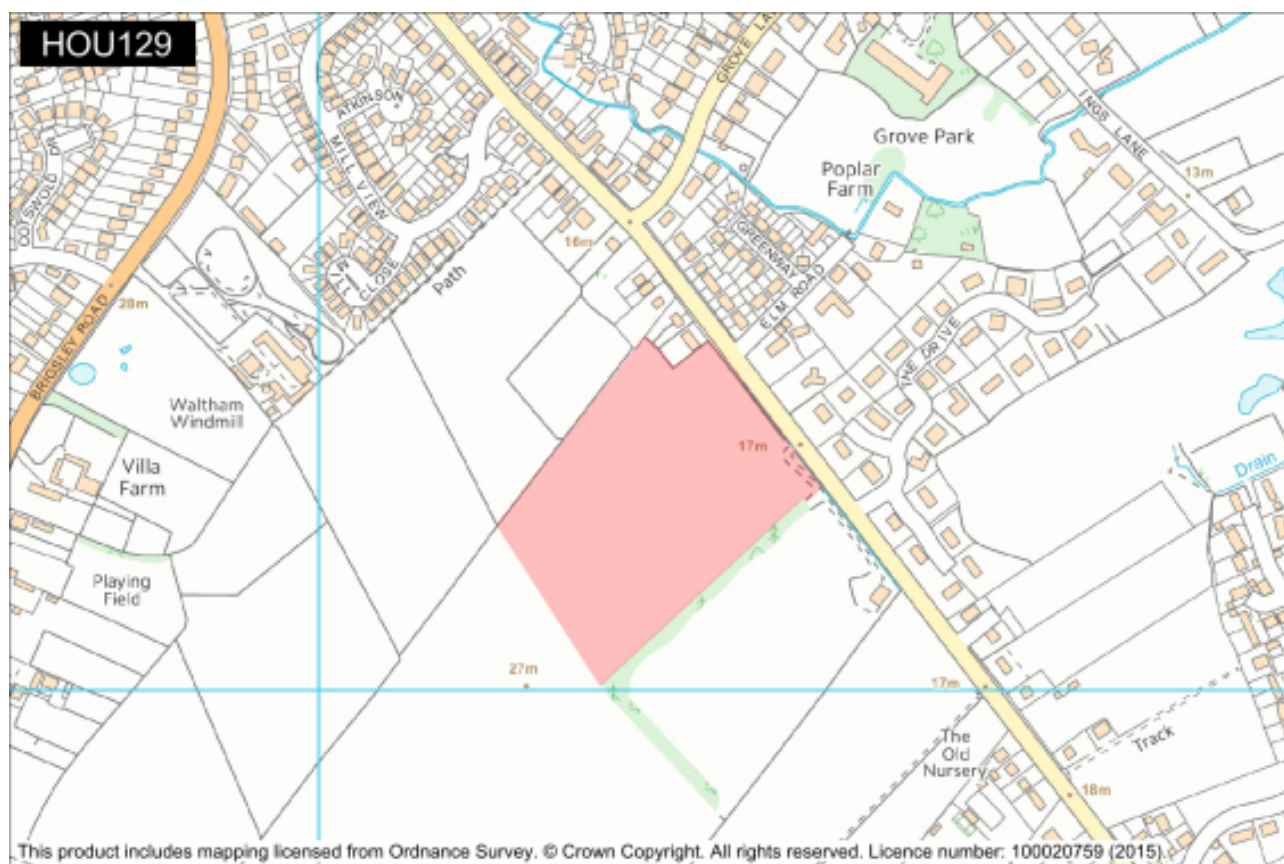


Figure 9.2 HOU129 Location plan

Overview

9.0.2 The site is located on the edge of the settlement and connects with HOU110 to create a continuation. The site adjoins Cheapside. To the east of the site is open countryside.

Site area (Gross)	5.05ha	Grid reference	E: 526216 N: 403243
Value area	High	Planning status	Pending consideration (DM/0912/23/FUL)
Indicative capacity	84	Approved capacity	154 when combined with HOU110
SHLAA status	0 to 5 years	Land type	Greenfield

Table 9.12 Overview - HOU129

Site suitability

Proximity to built up area	Land type
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Table 9.13 Efficient use of land - HOU129

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 9.14 Accessibility - HOU129

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 9.15 Environmental constraints - HOU129

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 9.16 Heritage constraints - HOU129

National landscape		Settlement character	
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Table 9.17 Landscape and settlement character - HOU129

Education		Transport	
Waste and water		Neighbouring use	

Table 9.18 Infrastructure availability/ capacity and built environment - HOU129

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	Objections broadly relate to limited infrastructure, increased traffic, impacts on ecology, loss of green infrastructure and impact on Waltham Windmill.
2024 Draft Plan - Statutory consultees	No specific comments made in relation to this site.

Consultation stage/ comment type	Comment
2025 Preferred Options - General comments	Objections broadly in relation to potential impacts on woodland habitat and protected badgers. Neutral comments broadly relating to the site's potential role alongside HOU110 and HOU372 in supporting wider infrastructure and transport improvements.
2025 Preferred Options - Statutory consultee	Waltham Parish Council note that the site is located at Cheapside. Alongside HOU110, the Parish highlights that the combined total of dwellings for these sites has increased from 230 to 300 and seeks justification for this increase, particularly in light of highway, drainage and settlement character concerns.
North East Lincolnshire Council	Highways Officers note the need to assess local highways considerations with any formal planning application. Likely require an emergency access. This could be a challenge due to the Highways Design Guide requirements. Heritage Officer notes the need to consider the setting of the nearby Grade II listed Waltham Windmill with further investigation needed around archaeology. Public Transport Officer notes large sections of the site are not connected to Grimsby town centre by bus. Improvements to bus provision are required. Education Officer notes both secondary and primary contributions may be required secured by Section 106. Environment Officer notes contamination is unlikely.
Landowner/Site promoter	Site confirmed available for housing.

Table 9.19 Comments Received - HOU129

RAG rating summary
When combined with HOU110, the site is well connected to the main settlement. The site is reasonably well located with amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. The site has areas of Grade 3 agricultural land classification. There are TPO trees along the boundary with Cheapside.

RAG rating summary
There is potential for archaeology.
A financial contribution may be required towards education infrastructure.

Table 9.20 RAG rating summary - HOU129

Summary	Band
The site forms a logical extension to the existing settlement and, when considered alongside HOU110, provides an opportunity for coordinated housing growth in a sustainable location. Whilst archaeology, agricultural land, access arrangements and education infrastructure will require consideration, the site benefits from good connectivity to the village and performs positively within the overall assessment.	A

Table 9.21 Suitability conclusions

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A.
Delivery projections	To start delivering completions 2027/28 at a standard rate of delivery.
Lead-in justifications	Current application pending consideration.
Known viability challenges	No known challenges.
Other deliverability challenges	Need to consider nearby heritage assets.
Site deemed deliverable	Yes

Table 9.22 Deliverability - HOU129

HOU287A - Land North of Woodland Way (East of Grimsby Road)

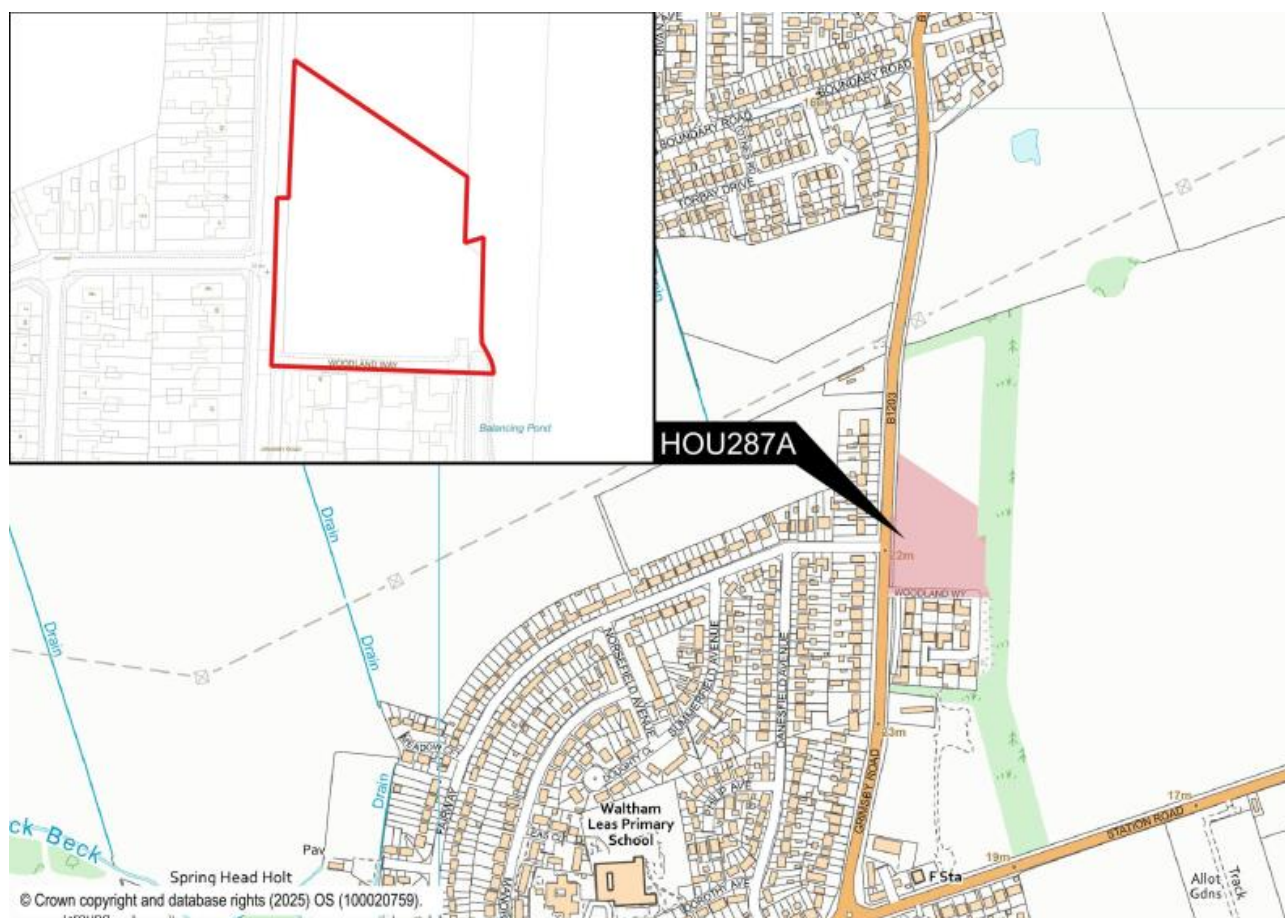


Figure 9.3 HOU287A Location plan

Overview

9.0.3 The site finishes off areas of development on the edge of the settlement. To the east is open countryside and to the south and west are residential areas. The site adjoins Grimsby Road.

Site area (Gross)	1.18ha	Grid reference	E: 526560 N: 404312
Value area	High	Planning status	Application under consideration (DM/0907/25/FUL)
Indicative capacity	9	Approved capacity	9
SHLAA status	6 to 11 years	Land type	Greenfield

Table 9.23 Overview - HOU287A

Site suitability

Proximity to built up area	Land type
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Table 9.24 Efficient use of land

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 9.25 Accessibility - HOU287A

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 9.26 Environmental constraints - HOU287A

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 9.27 Heritage constraints - HOU287A

National landscape		Settlement character	
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Table 9.28 Landscape and settlement character - HOU287A

Education		Transport	
Waste and water		Neighbouring use	

Table 9.29 Infrastructure availability/ capacity and built environment - HOU287A

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	No specific comments related to this site.
2024 Draft Plan - Statutory consultees	No specific comment made in relation to this site.
2025 Preferred Options - General comments	No specific comment made in relation to this site.

Consultation stage/ comment type	Comment
2025 Preferred Options - Statutory consultee	No specific comment made in relation to this site.
North East Lincolnshire Council	Highways Officers note the need to assess local highways considerations with any formal planning application. Public Transport Officer notes travel times to Grimsby town centre are around 45 minutes. Improvements to bus connectivity are required. Education Officer notes there is no requirement for education contributions. Environment Officer notes contamination is unlikely. Heritage Officer notes no likely impacts.
Landowner/Site promoter	Site confirmed available for housing. Awaiting progression of a planning application.

Table 9.30 Comments Received - HOU287A

RAG rating summary
The site is closely related to the existing built-up area and benefits from reasonable access to local services and public transport connections. With few significant environmental or infrastructure constraints identified, the site performs positively as a sustainable location for a modest scale housing development.

Table 9.31 RAG rating summary - HOU287A

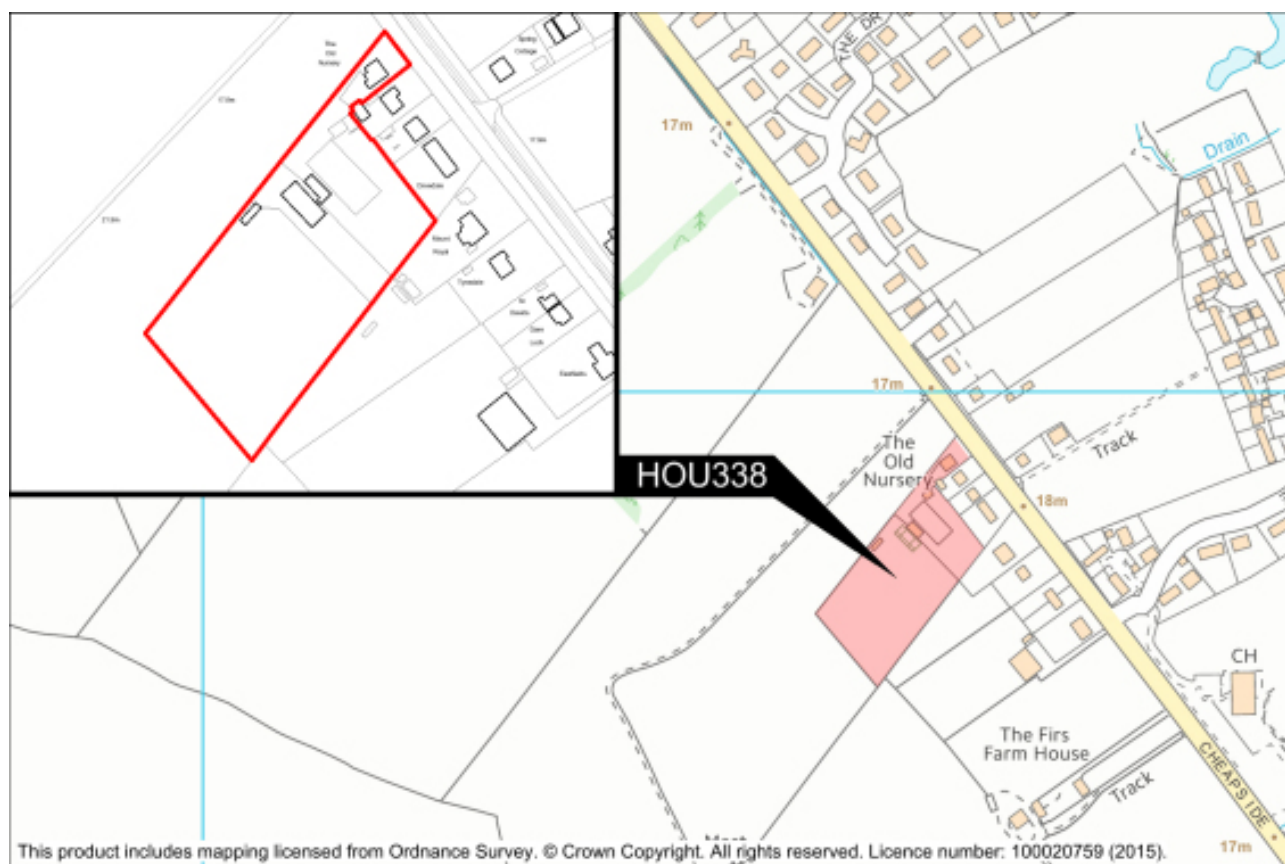
Summary	Band
The site has few constraints and is well connected to the settlement. The site is principally acceptable for housing.	A

Table 9.32 Suitability conclusions - HOU287A

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A.
Delivery projections	To start delivering completions 2027/28 at a standard rate of delivery.
Lead-in justifications	Current application pending consideration.
Known viability challenges	No known challenges.
Other deliverability challenges	No known challenges.
Site deemed deliverable	Yes.

Table 9.33 Deliverability - HOU287A

HOU338 - The Old Nurseries, Cheapside



Picture 9.1 HOU338 Location plan

Overview

9.0.4 The site adjoins Cheapside. It is at the edge of the settlement area. It adjoins other residential development. Beyond the site is open countryside.

Site area (Gross)	1.25ha	Grid reference	E: 526599 N: 402842
Value area	High	Planning status	No current applications.
Indicative capacity	14	Approved capacity	N/A
SHLAA status	6 to 10 years	Land type	Greenfield

Table 9.34 Overview - HOU338

Site suitability

Proximity to built up area	Land type
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Table 9.35 Efficient use of land - HOU338

Primary school	Doctors surgery
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Secondary school		Convenience store	
Bus stop		Train station	

Table 9.36 Accessibility - HOU338

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 9.37 Environmental constraints - HOU338

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 9.38 Heritage constraints - HOU338

National landscape		Settlement character	
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Table 9.39 Landscape and settlement character - HOU338

Education		Transport	
Waste and water		Neighbouring use	

Table 9.40 Infrastructure availability/ capacity and built environment - HOU338

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	Objections broadly relating to impact to amenities, flood risk, loss of green space and increased traffic.
2024 Draft Plan - Statutory consultees	Historic England note assessment required regarding setting of Grade II* Waltham Windmill.
2025 Preferred Options - General comments	No specific comments made in relation to this site.
2025 Preferred Options - Statutory consultee	No specific comments made in relation to this site.

Consultation stage/ comment type	Comment
North East Lincolnshire Council	Highways Officers note access will need to be considered, particularly if linked with the adjoining site. A transport statement/assessment will be required to assess numbers. Public Transport Officer notes larger sections of the site are not to connected Grimsby town centre by bus. Improvements to bus provision are required. Education Officer notes no education contribution required. Environment Officer notes a possibility for contamination. Heritage Officer notes a potential for archaeology.
Landowner/Site promoter	Confirmed site available for housing. No imminent plans to submit a planning application.

Table 9.41 Comments Received - HOU338

RAG rating summary
The site is further from amenities and there would likely be some reliance on a car. The site has high levels of surface water. Contamination is possible.

Table 9.42 RAG rating summary - HOU388

Summary	Band
The site would contribute towards housing delivery on the edge of Waltham and benefits from its relationship to the existing settlement. Whilst high surface water levels, access to services, transport connectivity and potential archaeology require attention, the site has relatively few other constraints and remains a suitable location for residential development.	B

Table 9.43 Suitability conclusions - HOU338

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A
Delivery projections	To start delivering completions 2031/32 at a standard rate of delivery.
Lead-in justifications	No current planning applications and no indications of imminent submission.
Known viability challenges	No known challenges.
Other deliverability challenges	The site would need to address high surface water.
Site deemed deliverable	Yes.

Table 9.44 Deliverability - HOU338

HOU374 - Land off Waltham Road



Figure 9.4 HOU374 Location plan

Overview

9.0.5 The site is at the edge of the settlement. It infills a small gap between residential areas. It adjoins Waltham Road and Oakfield Lane. Beyond the site to the west is open countryside.

Site area (Gross)	5.54ha	Grid reference	E: 524966 N: 403420
Value area	High	Planning status	Outline application withdrawn (DM/0261/23/OUT)
Indicative capacity	36	Approved capacity	42
SHLAA status	0 to 5 years	Land type	Greenfield

Table 9.45 Overview - HOU374

Site suitability

Proximity to built up area	Land type
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Table 9.46 Efficient use of land - HOU374

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 9.47 Accessibility - HOU374

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 9.48 Environmental constraints - HOU374

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 9.49 Heritage constraints - HOU374

National landscape		Settlement character	
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Table 9.50 Landscape and settlement character - HOU374

Education		Transport	
Waste and water		Neighbouring use	

Table 9.51 Infrastructure availability/ capacity and built environment - HOU374

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	No specific comments relating to this site.
2024 Draft Plan - Statutory consultees	Historic England notes not shown on allocations map. Assessment required due to proximity to Grade I listed Church of St Helen.
2025 Preferred Options - General comments	No specific comments relating to this site.

Consultation stage/ comment type	Comment
2025 Preferred Options - Statutory consultee	No specific comments relating to this site.
North East Lincolnshire Council	Highways Officers notes no capacity concerns. Footway extension to link in with existing would be required. Public Transport Officer notes travel times to Grimsby town centre are around 45 minutes. Improvements to bus connectivity are required. Environment Officer notes contamination is unlikely. Heritage Officer notes no likely impacts.
Landowner/Site promoter	Site confirmed available for housing. Numerous developers have expressed interest in the site upon approval of an outline planning application.

Table 9.52 Comments Received - HOU374

RAG rating summary
It is noted that this site is technically in Barnoldby le Beck, however, it adjoins Waltham. The site is further from amenities than desirable but has good public transport connections which allows access to amenities outside of walking distance. It is noted there may still be some reliance on cars. A financial contribution may be required towards education infrastructure.

Table 9.53 RAG rating summary - HOU374

Summary	Band
The site adjoins the existing settlement and benefits from reasonable accessibility to local services and public transport connections. Whilst some reliance on private vehicles is likely and education infrastructure may need to be taken into account, the site has few significant constraints and performs positively as a sustainable location for housing growth.	A

Table 9.54 Suitability conclusions - HOU374

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A.
Delivery projections	To start delivering completions 2031/32 at a standard rate of delivery.
Lead-in justifications	No current planning applications and no indications of imminent submission.
Known viability challenges	No known challenges.
Other deliverability challenges	No known challenges.
Site deemed deliverable	Yes.

Table 9.55 Deliverability - HOU374

Section 10 New Waltham - suitable sites

HOU104 - Land at Louth Road

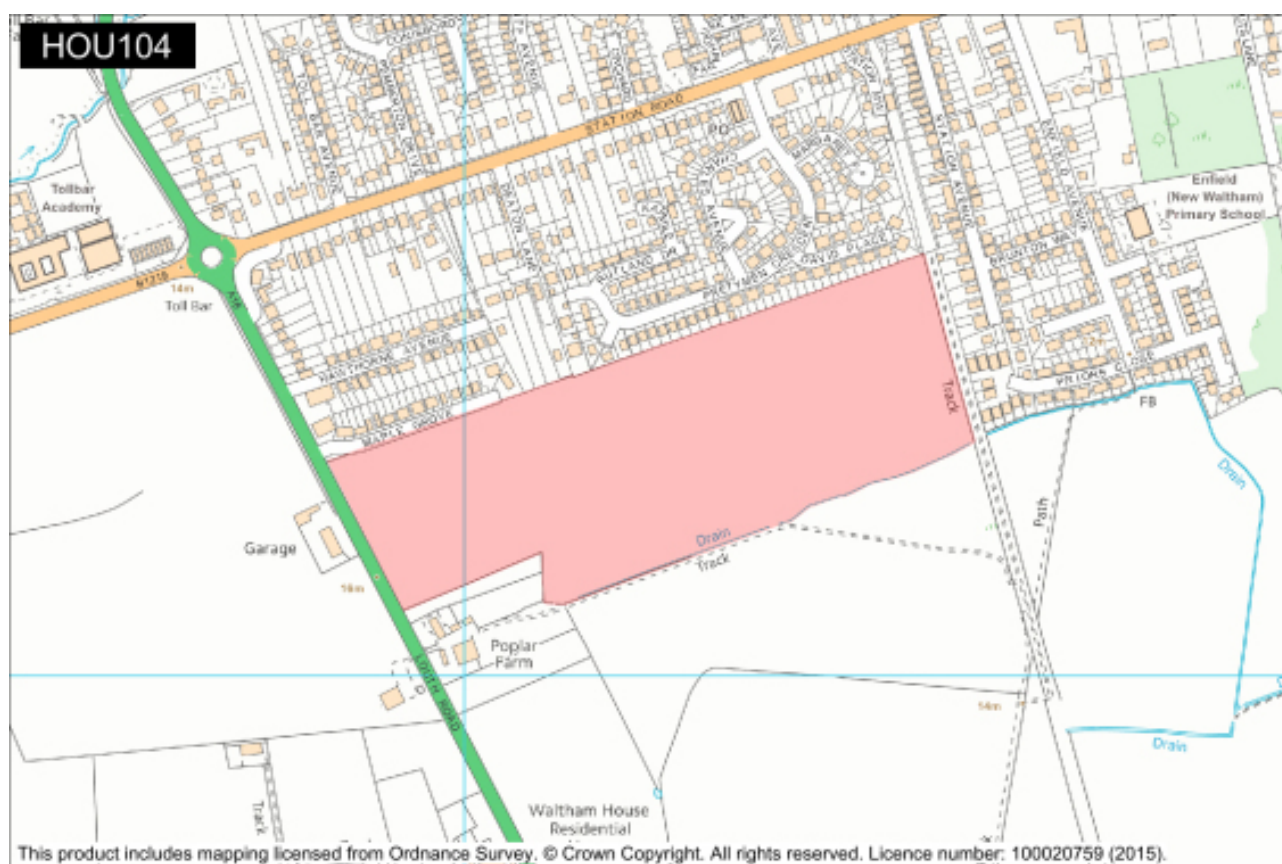


Figure 10.1 HOU104 Location plan

Overview

10.0.1 The site adjoins Louth Road. It sits on the edge of the settlement. The area to the north and east are residential in nature, the south and west of the site is predominantly open countryside.

Site area (Gross)	16.08ha	Grid reference	E: 528218 N: 404271
Value area	High	Planning status	Refused application allowed at appeal (DM/0761/23/FUL)
Indicative capacity	249	Approved capacity	249
SHLAA status	0 to 5 years	Land type	Greenfield

Table 10.1 Overview - HOU104

Site suitability

Proximity to built up area	Land type
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Table 10.2 Efficient use of land - HOU104

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 10.3 Accessibility - HOU104

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 10.4 Environmental constraints - HOU104

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 10.5 Heritage constraints - HOU104

National landscape		Settlement character	
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Table 10.6 Landscape and settlement character - HOU104

Education		Transport	
Waste and water		Neighbouring use	

Table 10.7 Infrastructure availability/ capacity and built environment - HOU104

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	Objections broadly relating to increased traffic and loss of green corridor between settlements. Support comments broadly relating to a pending planning permission.

Consultation stage/ comment type	Comment
2024 Draft Plan - Statutory consultees	Holton le Clay Parish Council states that the site lacks sufficient separation between Holton le Clay and New Waltham, which could worsen congestion on the A16 and erode the green corridor between the villages. Concerns are raised about impacts on biodiversity, demographics, and residents' quality of life.
2025 Preferred Options - General comments	No specific comments made in relation to this site.
2025 Preferred Options - Statutory consultee	No specific comments made in relation to this site.
North East Lincolnshire Council	Highways Officers note the need to assess local highways considerations with any formal planning application. If over 250 through other additional areas, another main access would be required. Public Transport Officer notes travel times to Grimsby town centre are around 30 to 45 minutes with large areas of the site not connected to a bus network. Improvements to bus connectivity are required. Education Officer notes primary and secondary requirements may be required and secured by Section 106. Environment Officer notes contamination is unlikely. Heritage Officer notes the potential for archaeology.
Landowner/Site promoter	Site confirmed available for housing. Currently undertaking technical approvals and condition discharges on planning permission.

Table 10.8 Comments Received - HOU104

RAG rating summary
The site is reasonably well located with amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. There is potential for archaeology. A financial contribution may be required towards education infrastructure.

RAG rating summary

Table 10.9 RAG rating summary - HOU104

Summary	Band
The site forms a logical extension to the existing settlement and benefits from reasonable access to local services, facilities and public transport connections. Whilst education provision, transport improvements and archaeological considerations will require attention, the site performs positively overall and benefits from an implemented planning permission and strong prospects for delivery.	A

Table 10.10 Suitability conclusions - HOU104

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A.
Delivery projections	To start delivering completions 2026/27 at a delivery rate of 20 homes in year 1 and 30 thereafter.
Lead-in justifications	Approved planning permission. Developers proven delivery rates of housing numbers.
Known viability challenges	No known challenges.
Other deliverability challenges	No known challenges.
Site deemed deliverable	Yes.

Table 10.11 Deliverability - HOU104

HOU105A - Land West of Louth Road and Opposite Toll Bar School

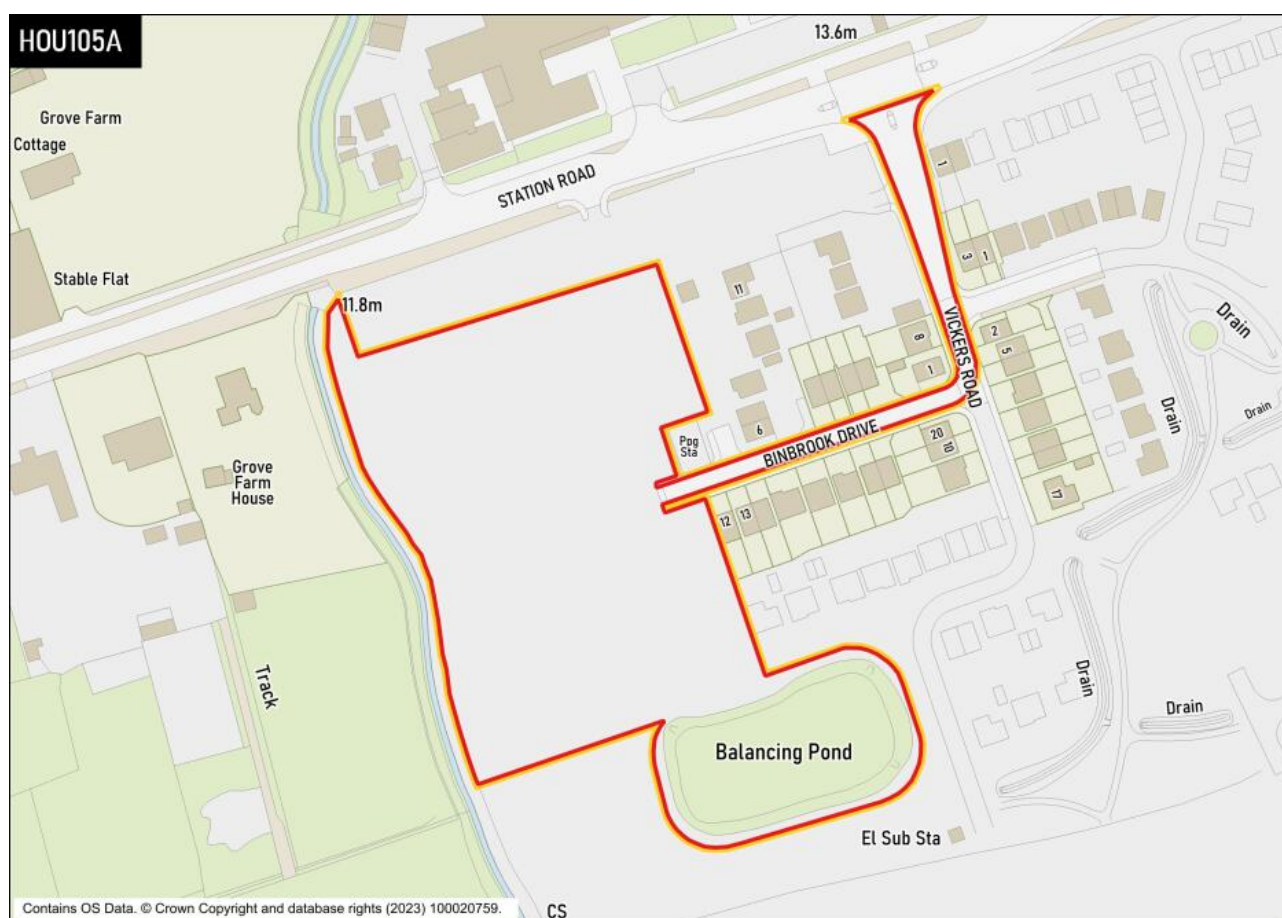


Figure 10.2 HOU105A Location plan

Overview

10.0.2 The site is part of a larger approved housing scheme. It is accessed from Vickers Road and Binbrook Drive.

Site area (Gross)	0.83ha	Grid reference	E: 527677 N: 404391
Value area	High	Planning status	Approved application (DM/0118/15/OUT)
Indicative capacity	39	Approved capacity	Up to 400 (wider site approval)
SHLAA status	N/A	Land type	Greenfield

Table 10.12 Overview - HOU105A

Site suitability

Proximity to built up area	Land type
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Table 10.13 Efficient use of land - HOU105A

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 10.14 Accessibility - HOU105A

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 10.15 Environmental constraints - HOU105A

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed buildings	

Table 10.16 Heritage constraints - HOU105A

National landscape		Settlement character	
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Table 10.17 Landscape and settlement character - HOU105A

Education		Transport	
Waste and water		Neighbouring use	

Table 10.18 Infrastructure availability/ capacity and built environment

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	Objections broadly relating to reduction in separation between settlements.
2024 Draft Plan - Statutory consultees	Historic England note archaeological potential and impact on Waltham CA and Grade II* Church of All Saints; assessment required.

Consultation stage/ comment type	Comment
2025 Preferred Options - General comments	Supporting comments broadly in relation to continued allocation as a logical and deliverable extension to the wider HOU105 development with capacity for a number of dwellings.
2025 Preferred Options - Statutory consultee	No specific comments made in relation to this site.
North East Lincolnshire Council	Highways Officers note no issues raised. Public Transport Officer notes travel times to Grimsby town centre are around 45 minutes with large areas of the site not connected to a bus network. Improvements to bus connectivity are required. Education Officer notes primary and secondary requirements may be required and secured by Section 106. Environment Officer notes contamination is unlikely. Heritage Officer notes no likely impacts.
Landowner/Site promoter	Site part of larger under construction housing site (HOU105)

Table 10.19 Comments Received - HOU105A

RAG rating summary
The site is reasonably well located with amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. A financial contribution may be required towards education infrastructure.

Table 10.20 RAG rating summary - HOU105A

Summary	Band
The site forms part of a wider housing allocation that is already under construction and benefits from established access arrangements, infrastructure provision and connectivity to the existing settlement. Whilst public transport improvements and education contributions may be required, the site performs positively overall as a sustainable location for housing growth.	A

Table 10.21 Suitability conclusions - HOU105A

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A.
Delivery projections	To start delivering completions 2027/28 at a standard rate of delivery.
Lead-in justifications	The wider site is under construction.
Known viability challenges	No known challenges.
Other deliverability challenges	No known challenges.
Site deemed deliverable	Yes.

Table 10.22 Deliverability - HOU105A

HOU105B - Land West of Louth Road and Opposite Toll Bar School



Figure 10.3 HOU105B Location plan

Overview

10.0.3 The site is part of a larger approved housing scheme. The main access will be through the site from Station Road.

Site area (Gross)	2.87ha	Grid reference	E: 527778 N: 404259
Value area	High	Planning status	Approved application (DM/0118/15/OUT)
Indicative capacity	57	Approved capacity	Up to 400 (wider site approval)
SHLAA status	N/A	Land type	Greenfield

Table 10.23 Overview - HOU105B

Site suitability

Proximity to built up area	Land type
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Table 10.24 Efficient use of land - HOU105B

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 10.25 Accessibility - HOU105B

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 10.26 Environmental constraints - HOU105B

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 10.27 Heritage constraints - HOU105B

National landscape		Settlement character	
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Table 10.28 Landscape and settlement character - HOU105B

Education		Transport	
Waste and water		Neighbouring use	

Table 10.29 Infrastructure availability/ capacity and built environment - HOU105B

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	Objections broadly relating to reduction in separation between settlements.
2024 Draft Plan - Statutory consultees	Historic England note archaeological potential and impact on Waltham CA and Grade II* Church of All Saints; assessment required.

Consultation stage/ comment type	Comment
2025 Preferred Options - General comments	Supporting comments broadly in relation to continued allocation, with development considered feasible despite pipeline constraints and capable of delivering housing, open space and biodiversity enhancement.
2025 Preferred Options - Statutory consultee	No specific comments made in relation to this site.
North East Lincolnshire Council	Highways Officers note no issues raised. Public Transport Officer notes travel times to Grimsby town centre are around 45 minutes with large areas of the site not connected to a bus network. Improvements to bus connectivity are required. Education Officer notes primary and secondary requirements may be required and secured by Section 106. Environment Officer notes contamination is unlikely. Heritage Officer notes potential for archaeology.
Landowner/Site promoter	Site part of larger under construction housing site (HOU105)

Table 10.30 Comments Received - HOU105B

RAG rating summary
The site is reasonably well located with amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. A financial contribution may be required towards education infrastructure.

Table 10.31 RAG rating summary - HOU105B

Summary	Band
The site forms part of a wider housing allocation that is already under construction and benefits from established access arrangements, infrastructure provision and connectivity to the existing settlement. Whilst public transport improvements and education contributions may be required, the site performs positively overall as a sustainable location for housing growth.	A

Table 10.32 Suitability conclusions - HOU105B

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A.
Delivery projections	To start delivering completions 2027/28 at a standard rate of delivery.
Lead-in justifications	The wider site is already under construction.
Known viability challenges	No known challenges.
Other deliverability challenges	No known challenges.
Site deemed deliverable	Yes.

Table 10.33 Deliverability - HOU105B

HOU146A - Land South of Millennium Park, Humberston Avenue

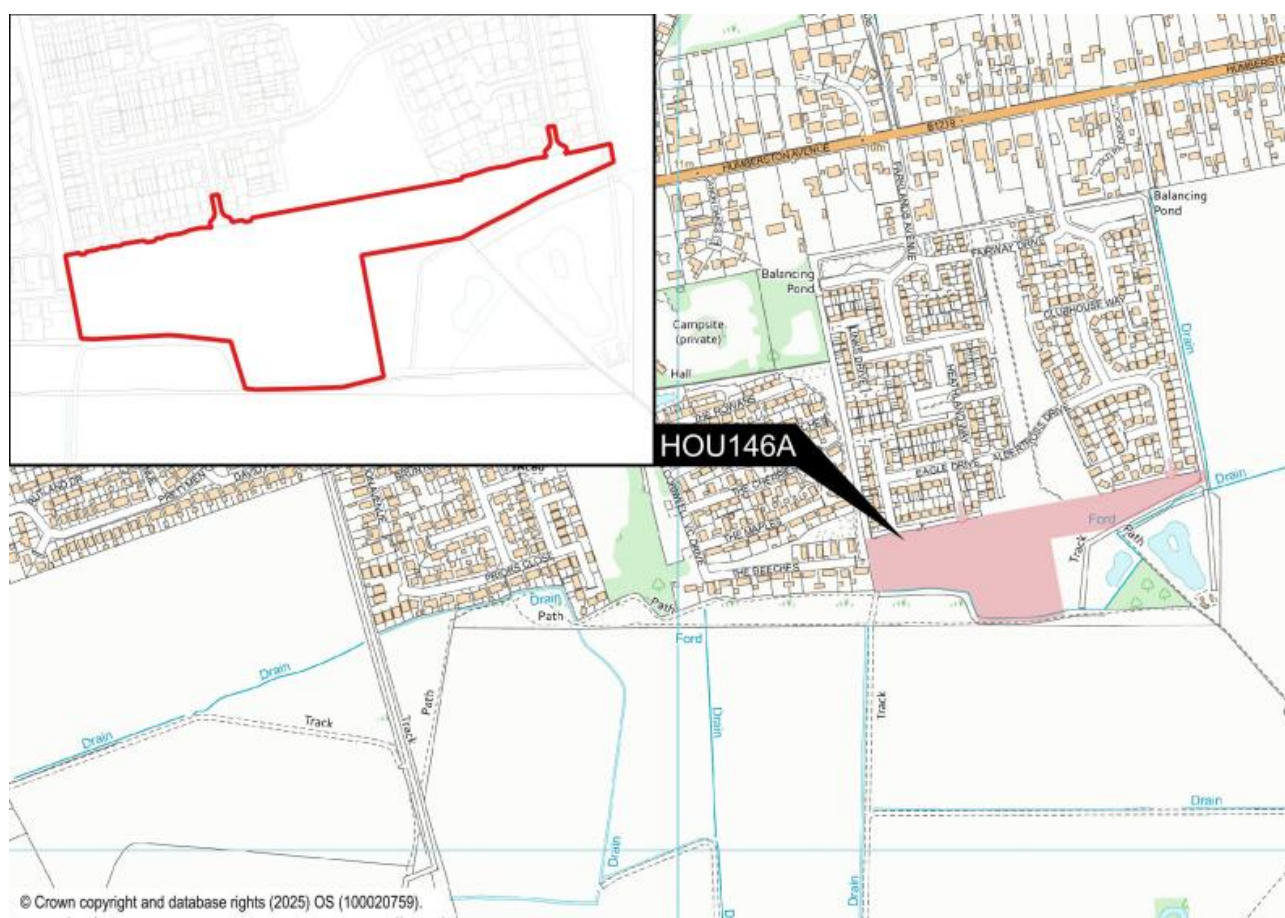


Figure 10.4 HOU146A Location plan

Overview

10.0.4 The site sits to the rear of a newer housing development. Beyond the site is open countryside. The site is accessed through the existing estate.

Site area (Gross)	3.58ha	Grid reference	E: 529440 N: 404413
Value area	High	Planning status	Approved application (DM/1098/22/OUT)
Indicative capacity	80	Application capacity	80
SHLAA status	0 to 5 years	Land type	Greenfield

Table 10.34 Overview - HOU146A

Site suitability

Proximity to built up area	Land type
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Table 10.35 Efficient use of land - HOU146A

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 10.36 Accessibility - HOU146A

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 10.37 Environmental constraints - HOU146A

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 10.38 Heritage constraints - HOU146A

National landscape		Settlement character	
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Table 10.39 Landscape and settlement character - HOU146A

Education		Transport	
Waste and water		Neighbouring use	

Table 10.40 Infrastructure availability/ capacity and built environment - HOU146A

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	No specific comments made in relation to this site.
2024 Draft Plan - Statutory consultees	No specific comments made in relation to this site.
2025 Preferred Options - General comments	No specific comments made in relation to this site.

Consultation stage/ comment type	Comment
2025 Preferred Options - Statutory consultee	No specific comments made in relation to this site.
North East Lincolnshire Council	Highways Officers note the need to assess local highways considerations with any formal planning application. Public Transport Officer notes travel times to Grimsby town centre are around 45 minutes. Improvements to bus connectivity are required. Education Officer notes primary and secondary requirements may be required and secured by Section 106. Environment Officer notes contamination is unlikely. Heritage Officer notes the potential for archaeology.
Landowner/Site promoter	No contact.

Table 10.41 Comments Received - HOU146A

RAG rating summary
The site is further from amenities and there would likely be some reliance on a car. A financial contribution may be required towards education infrastructure.

Table 10.42 RAG rating summary - HOU146A

Summary	Band
The site adjoins existing residential development and would provide a logical continuation of the settlement pattern. Whilst future residents are likely to be more reliant on private vehicles and consideration will be required in relation to education infrastructure and archaeology, the site remains capable of contributing towards housing growth in a sustainable location.	B

Table 10.43 Suitability conclusions - HOU146A

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A.
Delivery projections	To start delivering completions 2029/30 at a standard rate of delivery.
Lead-in justifications	No current planning applications and no indications of imminent submission.
Known viability challenges	No known challenges.
Other deliverability challenges	Consideration would need to be given to the right of way running through the site.
Site deemed deliverable	Yes.

Table 10.44 Deliverability - HOU146A

Section 11 Habrough - suitable sites

HOU180A - Land at Meadow Farm

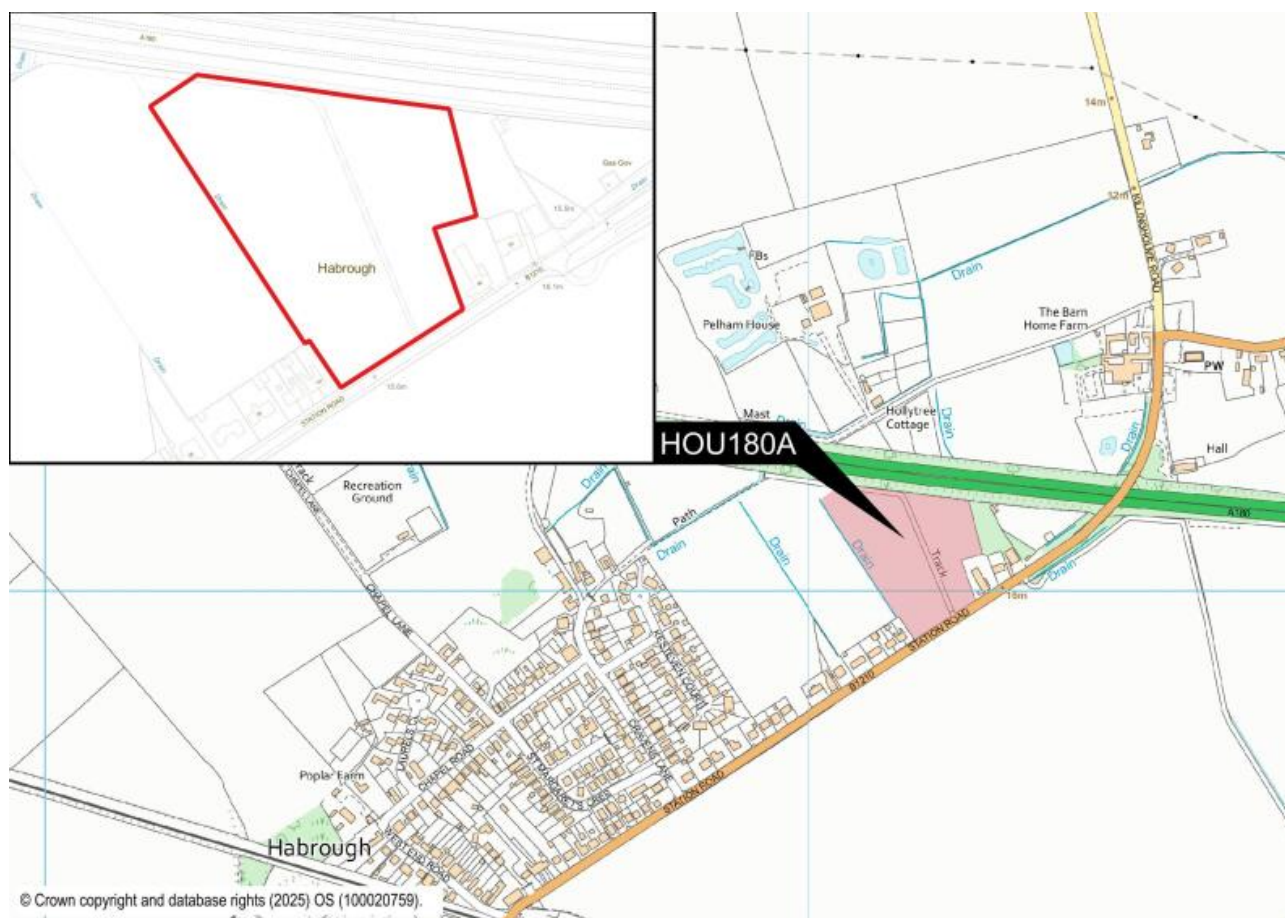


Figure 11.1 HOU180A Location plan

Overview

11.0.1 The site borders Station Road and the A180. The site sits on the edge of the village in an area being developed with residential units. Beyond the site is open countryside.

Site area (Gross)	2.6ha	Grid reference	E: 515192 N: 414010
Value area	High	Planning status	No relevant planning history
Indicative capacity	77 (estimated) 50 (promoted)	Approved capacity	N/A
SHLAA status	11 to 15 years	Land type	Greenfield

Table 11.1 Overview - HOU180A

Site suitability

Proximity to built up area		Land type	
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Table 11.2 Efficient use of land - HOU180A

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 11.3 Accessibility - HOU180A

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 11.4 Environmental constraints - HOU180A

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 11.5 Heritage constraints - HOU180A

National landscape		Settlement character	
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Table 11.6 Landscape and settlement character - HOU180A

Education		Transport	
Waste and water		Neighbouring use	

Table 11.7 Infrastructure availability/ capacity and built environment - HOU180A

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	No specific comments relating to this site.

Consultation stage/ comment type	Comment
2024 Draft Plan - Statutory consultees	Habrough Parish Council identified as promoted, with an indicative yield of 50 dwellings. They highlight that, while below the 150 dwelling HIA threshold individually, it contributes to cumulative impacts.
2025 Preferred Options - General comments	No specific comments made in relation to this site.
2025 Preferred Options - Statutory consultee	No specific comments in relation to this site.
North East Lincolnshire Council	Highways Officers note bus connectivity concerns. Access location also raises concern. Speed limit may need to be reduced. May need an enforcement platform. The site has cycle and footway links to Habrough Station and Immingham. Public Transport Officer notes no public transport connectivity. Developers should be expected to deliver appropriate bus services to serve this site. Education Officer notes no requirements. Environment Officer notes contamination is unlikely. Heritage Officer notes no likely impacts.
Landowner/Site promoter	Site confirmed available for housing. No known issues or barriers. The site offers a suitable location with realistic prospects of delivering housing within the next five years. The site is under the control of the Brocklesby Estate as a willing landowner and is considered in accordance with the Annex 2 NPPF.

Table 11.8 Comments Received - HOU180A

RAG rating summary
The sites to the east of the allocation benefit from approved planning applications for housing. The site would rely on a private car to access amenities given its location. The site has high surface water levels. A financial contribution may be required towards education infrastructure.

RAG rating summary

Table 11.9 RAG rating summary - HOU180A

Summary	Band
The site is located adjacent to existing and committed residential development and would contribute towards housing requirements in a logical location. Whilst there is likely to be greater reliance on private vehicles, along with requirements for improved bus connectivity, highway works and the management of surface water, the site benefits from few significant environmental constraints and performs positively overall as a location for housing development.	B

Table 11.10 Suitability conclusions - HOU180A

Ownership / developer information	Privately owned.
Delivery record (if appropriate)	N/A.
Delivery projections	To start delivering completions 2031/32 at a standard rate of delivery.
Lead-in justifications	No current planning applications and no indications of imminent submission.
Known viability challenges	No known challenges.
Other deliverability challenges	No known challenges.
Site deemed deliverable	Yes.

Table 11.11 Deliverability - HOU180A

Section 12 Stallingborough - suitable sites

HOU190A - Land East of Ayscough Avenue and North of Healing Road

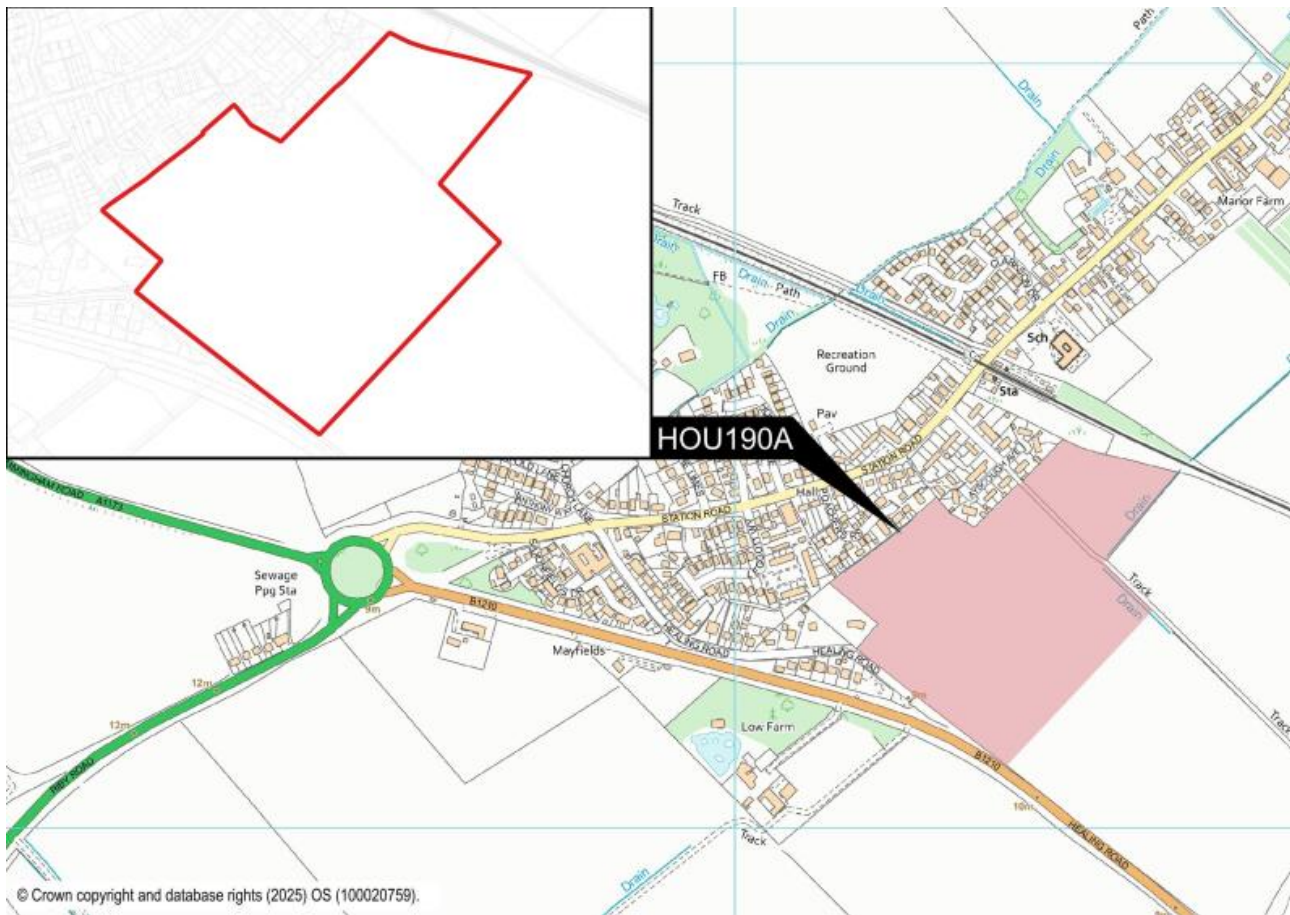


Figure 12.1 HOU190A Location plan

Overview

12.0.1 The site is located on the edge of the settlement with residential properties to the north and west and open countryside to the south and east. The site is close to the railway to the east and Healing Road to the west.

Site area (Gross)	25.54ha	Grid reference	E: 520673 N: 411152
Value area	High	Planning status	No relevant planning history
Indicative capacity	250	Approved capacity	N/A
SHLAA status	N/A	Land type	Greenfield

Table 12.1 Overview - HOU190A

Site suitability

Proximity to built up area	Land type
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Table 12.2 Efficient use of land - HOU190A

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 12.3 Accessibility - HOU190A

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 12.4 Environmental constraints - HOU190A

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 12.5 Heritage constraints - HOU190A

National landscape		Settlement character	
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Table 12.6 Landscape and settlement character - HOU190A

Education		Transport	
Waste and water		Neighbouring use	

Table 12.7 Infrastructure availability/ capacity and built environment

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	No specific comments in relation to this site.
2024 Draft Plan - Statutory consultees	No specific comments in relation to this site.
2025 Preferred Options - General comments	Neutral comments broadly relating to support for the green wedge (now strategic wedge) approach but with a request to amend GW boundary to properly reflect the allocation.

Consultation stage/ comment type	Comment
2025 Preferred Options - Statutory consultee	National Highways expects robust sustainable travel measures and assessment of any remaining traffic impacts affecting the strategic road network before mitigation is considered. The Environment Agency note the site is newly affected by flood zone following the 2025 update and the site is also affected under the climate change extents.
North East Lincolnshire Council	Highways Officers note the need for two points of access and raises concerns as to where these would be located. Speed limits may need reducing. Connectivity to Healing and Stallingborough with active travel cycle to Immingham/Healing/Stallingborough. Links to a train station. Would need lighting on B1210 only if an access is being created onto this road. Pedestrian/cycle access from Healing Road. Public Transport Officer notes travel times to Grimsby Town centre are around 45 minutes and the site is not connected to a bus service. Improvements to bus provision are required. Education Officer notes primary and secondary requirements may be required and secured by Section 106. Environment Officer notes contamination is unlikely. Heritage Officer notes the potential for archaeology.
Landowner/Site promoter	Site confirmed available for housing. Houses likely to come forward from 2030.

Table 12.8 Comments Received - HOU190A

RAG rating summary
The site is located on the edge of the settlement. The site is reasonably well located with amenities within reasonable walking distance and public transport connections which allows access to amenities outside of walking distance. The site has some areas which fall within the climate change layer on the Environment Agency's flood mapping. A financial contribution may be required towards education infrastructure.

Table 12.9 RAG rating summary - HOU190A

Summary	Band
The site is well related to the existing settlement and is capable of delivering a significant proportion of Stallingborough's future housing needs. Whilst flood risk, access arrangements, public transport provision and education infrastructure will require further consideration, the site benefits from its proximity to local services and provides an opportunity to deliver housing growth adjacent to the existing built-up area and close to employment opportunities.	A

Table 12.10 Suitability conclusions - HOU190A

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A.
Delivery projections	To start delivering completions 2031/32 at a standard rate of delivery.
Lead-in justifications	No current planning applications and no indications of imminent submission.
Known viability challenges	Some flood risk, however the site is in a high value area.
Other deliverability challenges	Need to address access concerns raised.
Site deemed deliverable	Yes. The site is considered suitable for housing development.

Table 12.11 Deliverability - HOU190A

HOU294 - Land off Station Road Adjacent to Railway Station

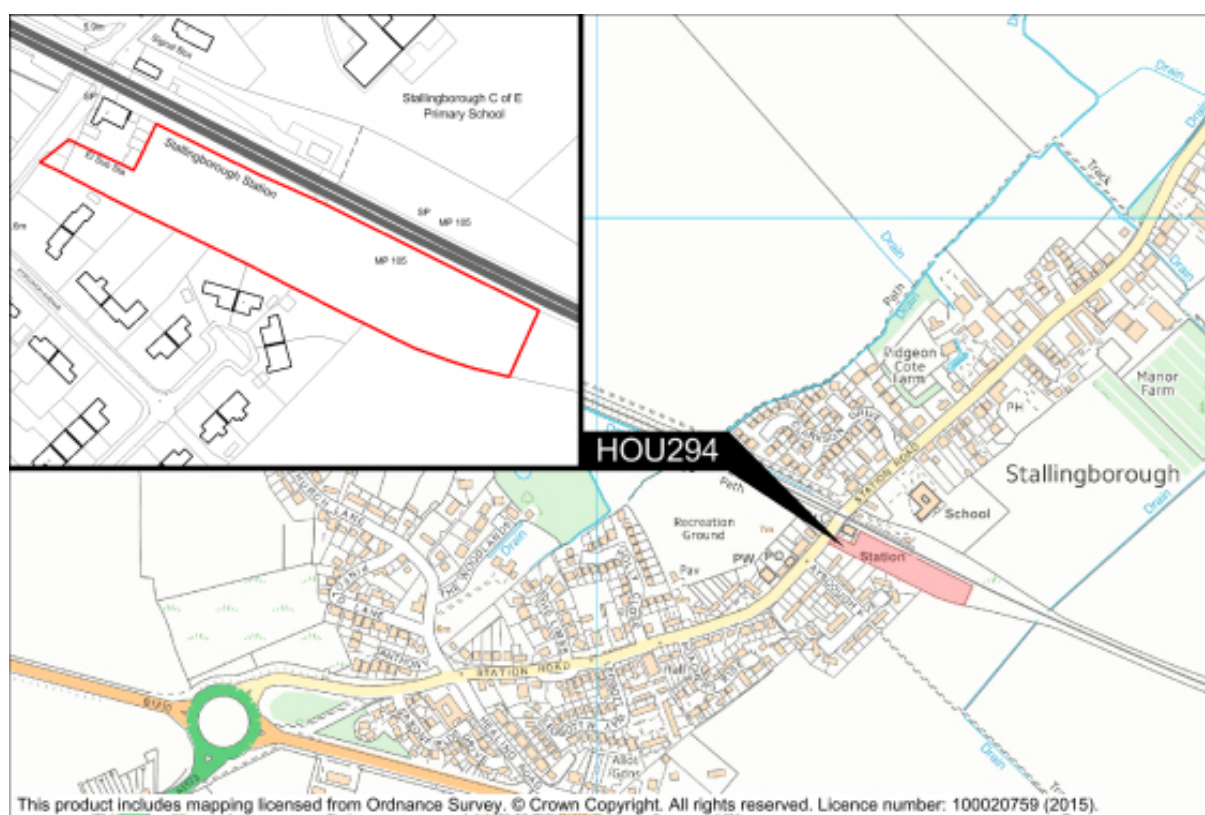


Figure 12.2 HOU294 Location plan

Overview

12.0.2 The site is well embedded within the existing settlement and infills a small area. The site borders the train line and adjoins Station Road. To the south of the site is open countryside.

Site area (Gross)	0.59ha	Grid reference	E: 520299 N: 411612
Value area	High	Planning status	Approved application (DM/0250/22/FUL)
Indicative capacity	20	Approved capacity	20
SHLAA status	0 to 5 years	Land type	Greenfield

Table 12.12 Overview - HOU294

Site suitability

Proximity to built up area	Land type
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Table 12.13 Efficient use of land - HOU294

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 12.14 Accessibility - HOU294

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 12.15 Environmental constraints - HOU294

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 12.16 Heritage constraints - HOU294

National landscape		Settlement character	
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Table 12.17 Landscape and settlement character - HOU294

Education		Transport	
Waste and water		Neighbouring use	

Table 12.18 Infrastructure availability/ capacity and built environment - HOU294

Consultation stage/ comment type	Comment
2024 Draft Plan - General comments	No specific comments in relation to this site.
2024 Draft Plan - Statutory consultees	No specific comments in relation to this site.
2025 Preferred Options - General comments	No specific comments in relation to this site.

Consultation stage/ comment type	Comment
2025 Preferred Options - Statutory consultee	Network Rail note the site is near railway infrastructure and level crossings. Network Rail requires assessment of safety impacts and provision of mitigation where development would increase usage of crossings or stations. The Environment Agency note that the site is affected by Flood Zones with climate change; flood risk evidence required.
North East Lincolnshire Council	Highways Officers note the need to assess local highways considerations with any formal planning application. Concerns raised if this site was to link with HOU190A. Public Transport Officer notes travel time to Grimsby town centre of 30 to 45 minutes. Developers should be expected to deliver appropriate bus services to serve the site. Education Officer notes no requirements. Environment Officer notes potential for contamination. Heritage Officer notes the potential for archaeology.
Landowner/Site promoter	Site confirmed for housing. Building to begin in 2026.

Table 12.19 Comments Received - HOU294

RAG rating summary
The site is reasonably well located with amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. The site is in a flood risk zone. Contaminated land may be present. A financial contribution may be required towards education infrastructure.

Table 12.20 RAG rating summary - HOU294

Summary	Band
The site benefits from an approved planning permission, reasonable access to local services and proximity to rail infrastructure, supporting its accessibility credentials. Whilst flood risk, potential contamination and railway related considerations require ongoing attention, the site's committed status and sustainable location weigh positively in favour of residential development.	B

Summary	Band
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Table 12.21 Suitability conclusions - HOU294

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A.
Delivery projections	To start delivering completions 2027/28 at a standard rate of delivery.
Lead-in justifications	The site has an approved planning permission.
Known viability challenges	Flood risk will need to be addressed.
Other deliverability challenges	The site is situated next door to a trainline. Consultation with National Rail should be sought. The site is within the easement of a high pressure pipeline. Consultation should be sought with Cadent Gas prior to any works beginning.
Site deemed deliverable	Yes.

Table 12.22 Deliverability - HOU294

Section 13 Laceby - suitable sites

HOU068B - Land off Butt Lane

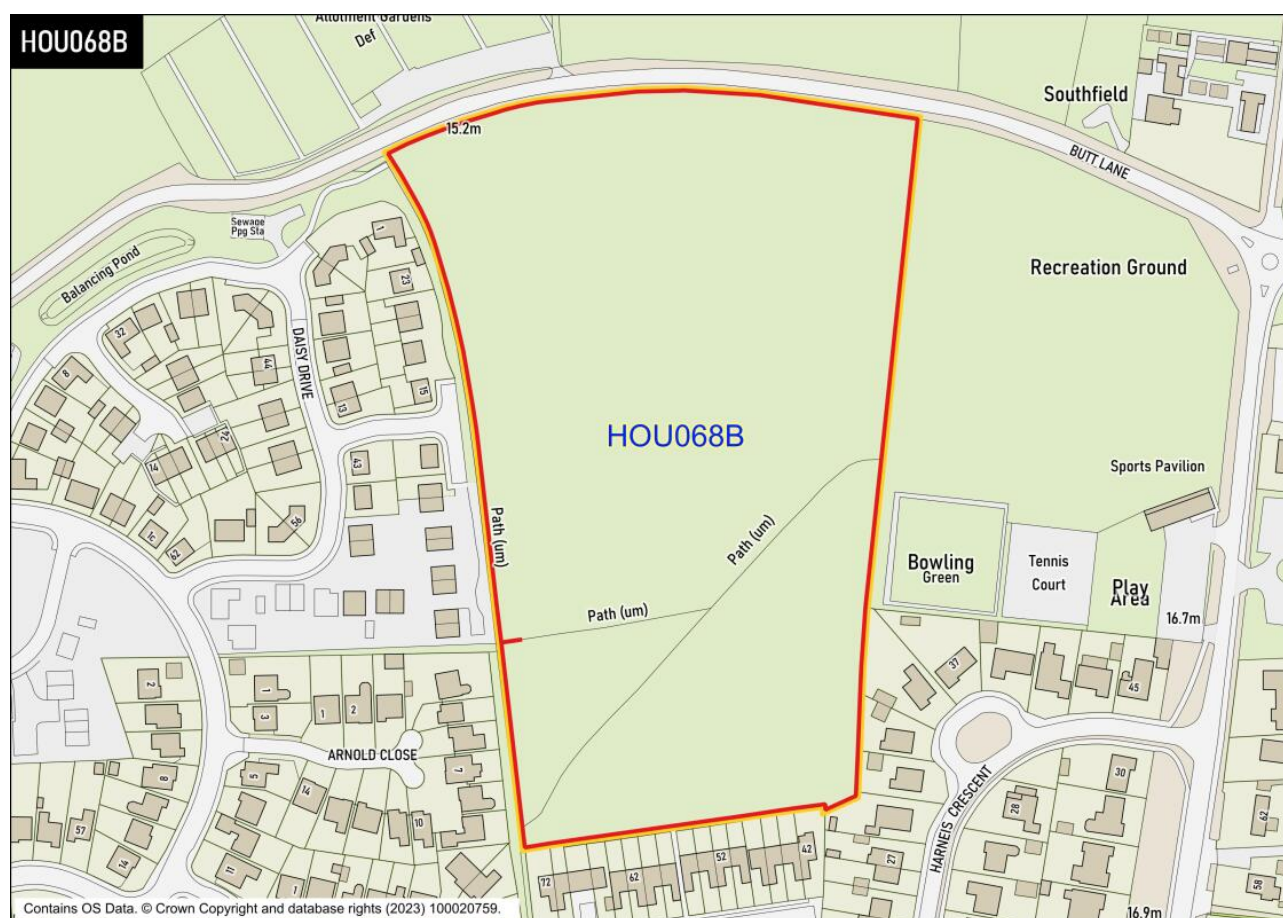


Figure 13.1 HOU068B Location plan

Overview

13.0.1 The site is located within the settlement area and infills a gap. The site adjoins Butt Lane to the north. It is mostly set between residential development with open countryside to the north and a recreation ground to the east.

Site area (Gross)	4.01ha	Grid reference	E: 521188 N: 407198
Value area	High	Planning status	No relevant planning history
Indicative capacity	119	Approved capacity	N/A
SHLAA status	6 to 10 years	Land type	Greenfield

Table 13.1 Overview - HOU068B

Site suitability

Proximity to built up area	Land type
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Table 13.2 Efficient use of land - HOU068B

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 13.3 Accessibility - HOU068B

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 13.4 Environmental constraints - HOU068B

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 13.5 Heritage constraints - HOU068B

National landscape		Settlement character	
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Table 13.6 Landscape and settlement character - HOU068B

Education		Transport	
Waste and water		Neighbouring use	

Table 13.7 Infrastructure availability/ capacity and built environment - HOU068B

Consultation stage	Comment
2024 Draft Plan - General comments	Objections broadly relating to flood risk, capacity of amenities, loss of green space and highway implications. Supporting comments relating to practical use for housing and its potential to create a boundary between residential and green wedge area.
2025 Preferred Options - General comments	Objections broadly in relation to waste water treatment and sewerage infrastructure constraints in Laceby with concerns that development should not proceed until sufficient infrastructure investment is secured.

Consultation stage	Comment
2024 Draft Plan - Statutory consultee comments	Historic England note potential for archaeology relating to the medieval settlement of Aylesby to the west of the site.
2025 Preferred Options - Statutory consultees	Anglian Water highlighted the need for improved waste water infrastructure with improvements likely to come in the next 10 years. Site delivery should be towards the latter part of the plan period. The Environment Agency note that the site was previously within Flood Zone but not affected under updated climate-change extents; nonetheless flood risk context must be clearly evidenced. Laceby Parish Council objects to further housing development in Laceby. States the village has already experienced substantial recent growth and argues additional development would adversely affect village character, increase traffic, place further pressure on sewerage infrastructure, increase flood risk and strain local infrastructure. Requests removal of the allocation.
North East Lincolnshire Council comments	Highways Officer notes the road would need straightening and widening. Footpath link would be required. May be capacity issues on roundabouts. Speed limit would need amending to 30mph. Consider a cycle link to Grimsby Road connectivity and Healing pedestrian way. Street lighting would be required. Bus routes need consideration. Public Right of Way (PROW) requires consideration with potential need to upgrade to a bridleway. Environment Officer notes contamination is unlikely. Heritage Officer notes the potential for archaeology.
Land owner/site promoter	Site confirmed available for housing.

Table 13.8 Consultation response summary - HOU068B

RAG rating summary
The site infills a gap in the settlement. The site is within reasonable walking distance and public transport connections which allows access to amenities outside of walking distance. The site has potential for some archaeology.

RAG rating summary
A financial contribution may be required towards education infrastructure. The site is likely to require works to ensure the waste water systems in the area are adequate for new housing. Improvement works are likely to be carried out in the next 10 years by the operator but there may be opportunities for developers to pay towards improvements.

Table 13.9 RAG rating summary - HOU068B

Summary	Band
The site represents a logical infill opportunity that would reinforce the existing settlement pattern and benefits from reasonable access to local facilities and public transport. Whilst improvements to wastewater infrastructure, highway works and local connectivity will be required, these are balanced by the site's ability to deliver housing in a sustainable location with limited environmental constraints.	B

Table 13.10 Suitability conclusions - HOU068B

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A.
Delivery projections	To start delivering completions 2038/39 at a standard rate of delivery.
Lead-in justifications	Longer lead in due to Anglian Water timescales for infrastructure improvement.
Known viability challenges	Potential need to contribute towards improved water infrastructure and widening of existing footpath.
Other deliverability challenges	Need for improved water infrastructure. May push development towards the end of the plan period. Need to demonstrate acceptable visibility splays.
Site deemed deliverable	Yes.

Table 13.11 Deliverability - HOU068B

HOU351A - Land at Caistor Road



Figure 13.2 HOU351A Location plan

Overview

13.0.2 The site sits at the edge of the settlement. It adjoins residential development to the east and south. The remaining areas surrounding the site are open countryside.

Site area (Gross)	4.11ha	Grid reference	E: 520877 N: 406383
Value area	High	Planning status	Pending consideration (DM/0118/23/FUL)
Indicative capacity	122	Approved capacity	60
SHLAA status	11 to 15 years	Land type	Greenfield

Table 13.12 Overview - HOU351A

Site suitability

Proximity to built up area	Land type
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Table 13.13 Efficient use of land - HOU351A

Primary school		Doctors surgery	
Secondary school		Convenience store	
Bus stop		Train station	

Table 13.14 Accessibility - HOU351A

Flood risk zone		Hazard risk	
Surface water flooding extent		Agricultural land classification	
Nationally important sites		Tree Preservation Order (TPO)	
Locally important sites		Contaminated land	
Habitat disturbance		Minerals safeguarding area	

Table 13.15 Environmental constraints - HOU351A

Scheduled Ancient Monument (SAM)		Historic Park and Garden	
Listed building		Conservation area	
Archaeology		Locally listed building	

Table 13.16 Heritage constraints - HOU351A

National landscape		Settlement character	
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Table 13.17 Landscape and settlement character - HOU351A

Education		Transport	
Waste and water		Neighbouring use	

Table 13.18 Infrastructure availability/ capacity and built environment- HOU351A

Consultation stage	Comment
2024 Draft Plan - General comments	Objections broadly relating to increased traffic, highways safety and impact to amenities and infrastructure.
2025 Preferred Options - General comments	Objections broadly in relation to wastewater treatment and sewerage infrastructure constraints in Laceby with concerns that additional growth should not proceed until capacity issues are resolved.

Consultation stage	Comment
2024 Draft Plan - Statutory consultee comments	Historic England note potential archaeological interest due to finds recorded west and south of the A46. Further assessment will be required.
2025 Preferred Options - Statutory consultees	Anglian Water highlighted the need for improved waste water infrastructure with improvements likely to come in the next 10 years. Site delivery should be towards the latter part of the plan period. Laceby Parish Council objects to further housing development in Laceby. States the village has already experienced substantial recent growth and argues additional development would adversely affect village character, increase traffic, place further pressure on sewerage infrastructure, increase flood risk and strain local infrastructure. Requests removal of the allocation.
North East Lincolnshire Council comments	The Council's Highways Officer notes will likely require two access points. A new bus stop may be required. Consideration of active travel required, specifically Grimsby Road pedestrian way. Education Officer notes primary and secondary requirements may be required and secured by Section 106.
Land owner/site promoter	Site confirmed available for housing.

Table 13.19 Consultation response summary - HOU351A

RAG rating summary
The site is adjacent the main settlement. The site is reasonably well located with amenities within reasonable walking distance and good public transport connections which allows access to amenities outside of walking distance. A financial contribution may be required towards education infrastructure. The site is likely to require works to ensure the waste water systems in the area are adequate for new housing. Improvement works are likely to be carried out in the next 10 years by the operator but there may be opportunities for developers to pay towards improvements.

Table 13.20 RAG rating summary - HOU351A

Summary	Band
The site is well related to the existing built-up area and benefits from reasonable access to services, facilities and public transport connections. Whilst education provision, highway improvements, archaeology and wastewater infrastructure requirements will need to be addressed, the site performs positively overall as a sustainable extension to the settlement capable of contributing towards housing need.	B

Table 13.21 Suitability conclusions - HOU351A

Ownership / developer information	Private ownership.
Delivery record (if appropriate)	N/A.
Delivery projections	To start delivering completions 2027/28 at a standard rate of delivery.
Lead-in justifications	Active application pending consideration.
Known viability challenges	Potential need to contribute towards improved water infrastructure.
Other deliverability challenges	Need for improved water infrastructure. May push development towards the end of the plan period.
Site deemed deliverable	Yes.

Table 13.22 Deliverability - HOU351A

Appendix A Initial assessment unsuitable sites

Table A.1 Unsuitable sites sets out the sites that were considered unsuitable for allocation following the initial 'high-level' assessment and the reason why they were not taken any further through the assessment process.

Site reference	Site location / description	Reason found unsuitable
HOU021	Land west of Great Coates (Church Farm), Grimsby	A revised site boundary has been put forward by the promoter. See HOU021A for further details.
HOU034A	Chapmans Pond, Hawthorne Avenue, Cleethorpes	High flood risk, ecology concerns and viability/deliverability of filling in the pond. Also highways concerns due to access onto Pelham Road. Assessed in SHLAA as unavailable/undeliverable.
HOU034C	Land off Pelham Road, Cleethorpes	Partially built out. Remaining site not available for housing. Assessed in SHLAA as unavailable/undeliverable.
HOU086	Land off Weelsby View, New Waltham	Highways access issues, landscape character concerns, ecology concerns with regards to Buck Beck and impact on PROW. Site is also partially in flood risk.
HOU087	Land off Louth Road and Side Lane, New Waltham	Most of site in Flood Zone 3.
HOU096	Land south of Southern Walk, Scartho, Grimsby	Landscape character concerns. Planning permission refused. Located in a Strategic Wedge.
HOU100A	Land south of South Sea Lane, Humberston	Landscape character concerns and access concerns. Located in Strategic Wedge.
HOU100B	Land south of South Sea Lane, Humberston	Landscape character concerns and access concerns. Located in Strategic Wedge.
HOU119	Cordage Mill, Convamore Road, Grimsby	Assessed in SHLAA as unavailable/undeliverable.
HOU135	Land to the west of Fallowfield Road, Scartho, Grimsby	Coalescence of settlements. Landscape character concerns. Highways concerns.
HOU140A	Land at Weelsby Avenue Depot, Grimsby	Reference number was removed as it duplicated HOU061A.
HOU151	Land north west of Diana Princess of Wales Hospital, Scartho Road, Grimsby	Assessed in SHLAA as unavailable/undeliverable. Currently part of health infrastructure.

Site reference	Site location / description	Reason found unsuitable
HOU157A	Church Fields, Ashby-cum-Fenby	Landscape character and setting of listed church.
HOU204	Peaks Lane, Grimsby	Historic and Landscape character impact. Highways access concerns.
HOU212	Land at Meadow Farm, Healing	Assessed in SHLAA as unavailable/undeliverable.
HOU217	Land west of Peaks Parkway, Grimsby	Assessed in SHLAA as unavailable/undeliverable. Highways access concerns. Landscape character concerns.
HOU231	Fletchers Yard, Wellowgate, Grimsby	Assessed in SHLAA as unavailable/undeliverable.
HOU232	2 to 4 (Hazelmere House) and 2a Welholme Avenue, Grimsby	The site is complete.
HOU249A	65 Park Street/ Land at Brereton Avenue, Cleethorpes	Assessed in SHLAA as unavailable/undeliverable. Used for alternate use.
HOU274	Land to the south of Station Road and east of Carmargue Avenue, Waltham	Assessed in SHLAA as unavailable/undeliverable. In a Strategic Wedge.
HOU281	Land at the south end of Peaks Lane, east of Peaks Parkway, Grimsby	Highways access concerns. Landscape character concerns.
HOU286A	Land rear of Strands, Waltham Road, Brigsley	Assessed in SHLAA as unavailable/undeliverable. Planning application refused.
HOU291	Waltham Airfield, Cheapside, Waltham	Assessed in SHLAA as unavailable/undeliverable. Unsustainable location. Detached from main settlement.
HOU303	29 to 31 Chantry Lane, Grimsby	The site is complete.
HOU309	Land at South Sea Lane, Humberston	Assessed in SHLAA as unavailable/undeliverable. Some of the site has been built out. Other areas have landscape character and access concerns.
HOU310	Field west of Butt Lane, Laceby	Landscape character concerns. Sustainability concerns. In Strategic Wedge. Dismissed at appeal.

Site reference	Site location / description	Reason found unsuitable
HOU346B	Church Lane, Humberston	Impact on landscape and heritage character. Highways concerns. Dismissed at appeal.
HOU349A	Land to the south west of Cheapside, Waltham	Sustainability concerns.
HOU360	Land south of New Waltham	Coalescence concerns. Landscape character concerns.
HOU361A	Land west of Stallingborough	Assessed in SHLAA as unavailable/ undeliverable. Landscape and heritage character. Sustainability concerns.
HOU362	Land east of Bradley Road, Waltham	Landscape character concerns. Within Strategic Wedge.
HOU363	Chapel Lane, Habrough	Landscape character and highways access concerns. Impact on village character.
HOU364	Church Lane, Bradley	Assessed in SHLAA as unavailable/ undeliverable. Unsustainable location.
HOU365	Land off Coniston Crescent, Humberston	Highways access concerns. Compatibility with neighbouring land uses. Landscape character concerns.
HOU367	Former Immingham Golf Course	Ecology concerns. Landscape character concerns. Compatibility with neighbouring land uses. Restrictive conveyance. Not all land available as being allocated for alternate use. Flood risk.
HOU368A	Land east of Bradley Road (Grove Farm site 1), Waltham	Landscape character concerns. In Strategic Wedge.
HOU368B	Land east of Bradley Road (Grove Farm site 2), Waltham	Landscape character concerns. In Strategic Wedge.
HOU368C	Land east of Bradley Road (Grove Farm site 3), Waltham	Landscape character concerns. In Strategic Wedge. Coalescence.
HOU369	Land south of Main Road, Aylesby	Assessed in SHLAA as unavailable/ undeliverable. Unsustainable location. Sustainability concerns. Landscape character concerns.

Site reference	Site location / description	Reason found unsuitable
HOU370	Land north of Main Road, Aylesby	Assessed in SHLAA as unavailable/ undeliverable. Unsustainable location. Sustainability concerns. Landscape character concerns.
HOU371	Land west of Louth Road, Grimsby	Landscape character. Coalescence. Application refused.
HOU378	32 Battery Street, Immingham	Below threshold.

Table A.1 Unsuitable sites

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Municipal Offices
Town Hall Square
Grimsby
North East Lincolnshire
DN31 1HU