

North East Lincolnshire Local Plan: Site Selection Report

2016 Update

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INTRODUCTION

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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 Lincolnshire¹. □

The National Planning Policy Framework (NPPF) sets out requirements for what should be included in Local Plans. In paragraph 156 it states that: □ *'Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver: the homes and jobs needed in the area...'*

It goes on to state in paragraph 157 that Local Plans should *'allocate sites to promote development and flexible use of land, bringing forward land where necessary, and provide detail on form, scale, access and quantum of development where appropriate.'* □

The Planning Practice Guidance (PPG) 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, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when; □
- contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons; □
- the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when; □
- an indicative trajectory of anticipated development and consideration of associated risks. □

The housing site allocations process has followed the approach recommended in national guidance and satisfies all requirements. This report has been produced to explain the process in a detailed and transparent manner. □

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¹ Refer to the Housing Requirement Technical Paper for detailed explanation of the established housing need for the Borough.

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METHODOLOGY

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Source of sites

The Council maintains a live database of sites that have potential to be developed for housing and this Strategic Housing Land Availability Assessment (SHLAA) has formed the basis of the allocations process². Only sites assessed as “suitable” in the SHLAA were taken forward for consideration in the site selection process. Additional sites have emerged throughout the preparation of the Local Plan and some sites have also become unavailable in that time. This document has been periodically updated as new information on individual sites has become available.

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 restriction was 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.

A number of additional council owned sites are being progressed specifically by the North East Lincolnshire Development Company. These sites have been identified through the Council’s property rationalization process and are being brought forward for housing development. The inclusion of these sites in the Local Plan is a modification and the individual assessments are, therefore, set out in a separate chapter at the end of this document. The sites are subject to ongoing detailed analysis and investigation to support the Company’s development strategy. This is being pursued separately to the Local Plan process and will include extensive consultation with stakeholders.

Assessment considerations

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 Regulation Assessment (HRA) into the selection process. This work has been supplemented by consultation with specialist bodies.

The performance of each site against a number of different criteria has been recorded on individual proforma. The criteria and associated scoring are shown in the table below. #

 2 Reference to latest SHLAA

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Table 0-1 Site Assessment Criteria and Scoring

	Criteria	Red	Amber	Green
Efficient use of land	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
Accessibility	Primary School	Site is more than 800m 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 primary school	Site is 600m – 1600m to the nearest primary school	Site is within 800 of the nearest primary school
	Health	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 600m – 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 800m 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
Environmental Constraints	Flood risk	Site mostly within flood zone 3	Site mostly within flood zone 2	Site mostly within flood zone 1
	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 a medium risk of surface water flooding	Site at low or very low risk of surface 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 locally 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 Protection Order (TPO)	TPOs on site that would likely need to be removed for development	TPOs on or immediately adjacent to the site that can likely be	No TPOs on or immediately adjacent to the site

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			retained as part of a development scheme	
	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
	AQMA	Site within an AQMA	Site within 200m from AQMA	No AQMA within 200m from the site
	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
Heritage and Built Environment	Scheduled Ancient Monument (SAM)	SAM within the site	SAM within 200m of the site	No SAMs within 200m from the site
	Listed building (including locally listed buildings)	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 Heritage Park and Garden	Heritage Park and Garden within 200m	No Heritage Park and Garden within 200m
	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
Landscape and Settlement Character	AONB	Site is within AONB	Site is within 200m of AONB	Site is >200m from AONB
	Settlement Character	Site is within a strategic gap identified in Policy 39	Site is partially within a strategic gap identified in Policy 39	Site is not within a strategic gap identified in Policy 39
Infrastructure Availability / Capacity	Education	Development will not have all the necessary infrastructure available or cannot make those services available in time to serve the development	The site will have all the necessary infrastructure made available or capacity increased as necessary in time to serve the development	The site has all the necessary infrastructure available with adequate capacity
	Transport			
	Water and Waste			

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A traffic light system 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.

To support these conclusions, each site is categorised according to the issues and constraints. The four bands are described in table 0-2. Where a site is categorised as band A or B (and therefore allocated), is coded red against any of the assessment criteria and/or any significant negative effects have been recorded in the SA, these will be specifically addressed within the conclusion.

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Table 0-2 Site banding descriptions

Band A	Band B	Band C	Band D
Sites which do not have any significant planning problems.	Sites 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.

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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 in the table 0-3 below. No site assessment has been conducted for these sites.

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Table 0-3 Sites under construction

Site Reference	Location	Remaining Capacity
HOU004	Land south west of Roval Drive, Immingham	79
HOU010A	Land rear of 85-92 Stallingborough Road, Healing	6
HOU057	Winter Gardens, Kingsway, Cleethorpes	25
HOU062	Scartho Road Hospital, Grimsby	104
HOU066	Land north of Nursing Home, Butt Lane, Laceby	68
HOU076	Scartho Top, Grimsby	1,024
HOU090	Land at Humberston Grange, Humberston Avenue, New Waltham	4
HOU101B	Humberston Park Golf Club ('Par 3'), Humberston	121
HOU113	Golf Course site, Cheapside, Waltham	5
HOU125	'The Rose', Brooklyn Drive, Humberston	43
HOU131	Bradley Yard, Bradley, Grimsby	12

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GRIMSBY SITES

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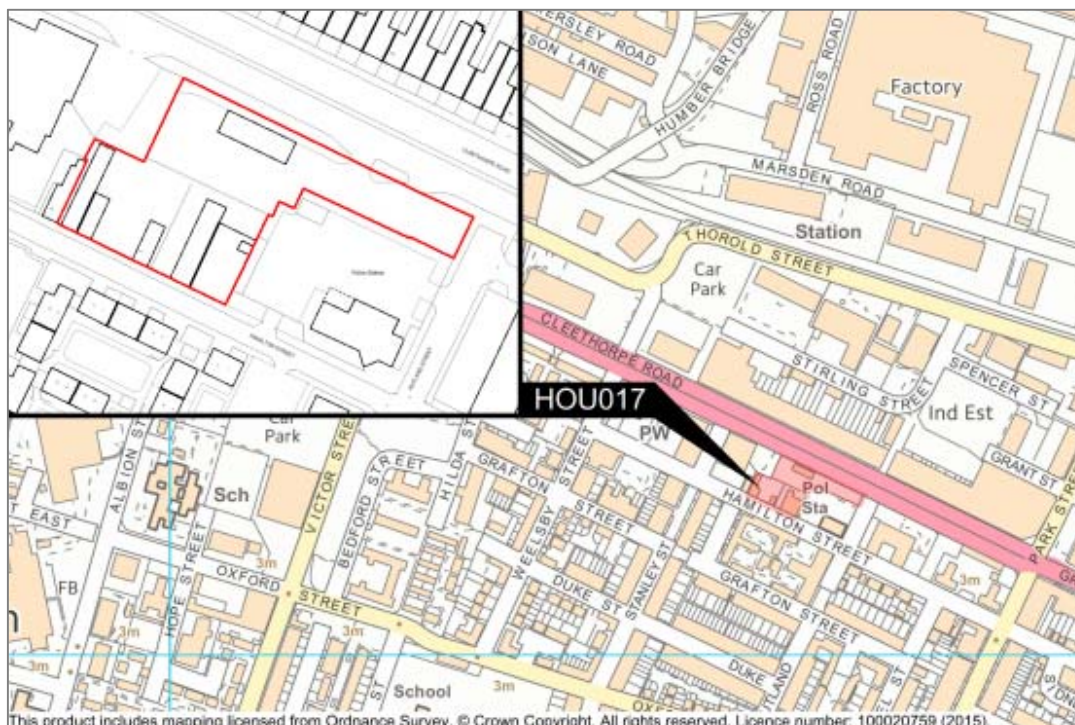
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71-85 Hamilton Street, Grimsby

SITE REF. HOU017



Site Information

Part of the site is in use as a car wash, accessed from Cleethorpe Road. The southern part of the site contains a range of run-down and derelict buildings. Commercial use adjoins the site to the west, and the police station immediately to the east.

Indicative capacity: 30

Site area: 0.27Ha

SHLAA status: Developable 6 – 10 years

Planning status: Formally identified – residual allocation

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	G	Surgery	G
Secondary school	R	Convenience shop	G
Bus stop	G	Train station	G

Environmental Constraints

Flood risk zone	R	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	A	Contaminated land	G
Habitat Disturbance	A	AQMA	G

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		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
Environment Agency: Evidence required to demonstrate that the site has passed the flood risk Sequential Test.			
Sustainability appraisal			
No significant negative effects recorded against SAOs.			
Significant positive effects recorded against access to services (15) and education and training (21) SAOs.			
Conclusion			
This brownfield site is very well located for a number of services and facilities in the Grant Thorold area of Grimsby. It provides an opportunity to regenerate this part of the urban area that is currently not in use and in a derelict state. It is within flood zone 3, but development here could likely mitigate this and deliver sustainability benefits.			BAND B
Modification note: A sequential flood risk assessment has been undertaken for all sites that are to be allocated through the Local Plan and the report demonstrates that this site meets the necessary tests and requirements.			

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Land at Macaulay Lane ('West Marsh Renaissance')

SITE REF. HOU018



Site Information

The site forms part of a former landfill and work to form an access to the residential redevelopment has been completed. The area of former landfill outside of site HOU018 has planning permission for remediation works to create a country park.

A primary school playing field, a training centre and housing on Lister Street / Salamander Close lie to the east; the main Grimsby to Doncaster railway line to the south; and allotments to the north.

Indicative capacity: 250

Site area: 7.24Ha

SHLAA status: Deliverable 1-5 years

Planning status: Outline planning permission DC/723/12/WMA

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	R
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Accessibility

Primary school	G	Surgery	G
Secondary school	A	Convenience shop	A
Bus stop	G	Train station	G

Environmental Constraints

Flood risk zone	A	Hazard risk	G
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Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	A	Contaminated land	A
Habitat Disturbance	A	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
Significant negative effects recorded against efficient use of land (1), biodiversity (3), waste (7) and flooding (9) SAOs.			
Significant positive effects recorded against health (11), recreation and culture (14), access to services (15), sustainable transport (17), housing (18) employment (20), and education and training (21) SAOs.			
Conclusion			
This site is very well located for a number of services and facilities, which is reflected in the positive Sustainability Appraisal scoring. It provides an opportunity to regenerate an underused site. It is within flood zone 3, but development here could mitigate this and deliver sustainability benefits.			BAND A
The site has the benefit of planning permission, which demonstrates that the flood risk and environmental constraints can be satisfactorily overcome.			

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Land west of Great Coates (Church Farm), Grimsby

SITE REF. HOU021



Site Information

A predominantly greenfield site, incorporating farm buildings on the eastern half of the site.

Indicative capacity: 150

Site area: 8.72Ha

SHLAA status: Developable 6-10 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	R
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Accessibility

Primary school	G	Surgery	A
Secondary school	G	Convenience shop	G
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	A	Hazard risk	G
Surface Water Flooding - extent	A	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	A	Contaminated land	A
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G

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Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	A	Neighbouring land uses	G
Conservation area	R		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
Significant negative effects recorded against efficient use of land (1), built environment and cultural heritage (2), biodiversity (3), and waste (7) SAOs.			
Significant positive effects recorded against access to services (15), sustainable transport (17), housing (18), and education and training (21) SAOs.			
Conclusion			
<p>The site is located at the edge of, and is part of a historic settlement. It is located partially within Great Coates Archaeological Area. Part of the site is located within the Great Coates Conservation Area. The site, particularly the field north of Old Road, makes a significant contribution to the setting of the conservation area and the Grade I Listed St. Nicholas Church. Development of the site would be likely to affect key views into and out of the conservation area and could impede views and the setting of St. Nicholas Church. Other views to Grade II Listed structures and locally listed buildings within the Great Coates could also be affected. There are visible earthworks on the site and there is the potential for areas of the site to be of archaeological interest.</p> <p>The North East Lincolnshire Landscape Character Assessment, Sensitivity and Capacity Study (2015) identifies the site being within an area of medium sensitivity to change and a medium capacity to accommodate development. It sets out that the area is characterised by established field boundary hedgerows with mature hedgerow trees. The mature vegetation separating the site from the built up area of the village to the east (which is part of the conservation area) reinforces the visual delineation between the settlement and its rural hinterland, and development of the site would erode this relationship.</p> <p>Given the edge of settlement location, development of this scale is likely to have an adverse impact on landscape and settlement character through incongruous expansion rather than consolidation of the built form. Whilst there is the potential for this to be mitigated through appropriate buffer planting and landscaping proposals, it would have an adverse effect on heritage assets around the site. There are better alternative sites that can deliver growth needs.</p>			BAND D

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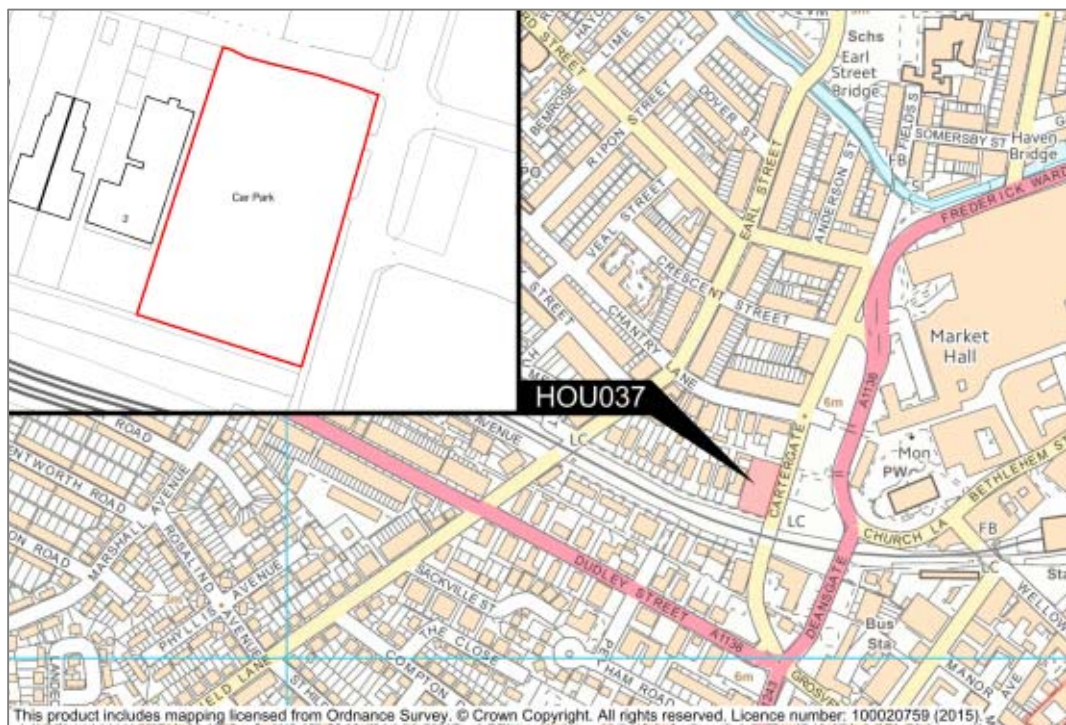
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Land west of Cartergate, Grimsby

SITE REF. HOU037



Site Information

Located at the edge of Grimsby town centre, the site is currently a surface car park. The area surrounding the site features a mixture of uses, including residential and commercial.

Indicative capacity: 14

Site area: 0.18Ha

SHLAA status: Deliverable 1-5 years

Planning status: Temporary permission for car park (DM/0635/14/FUL)

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	G	Surgery	G
Secondary school	G	Convenience shop	G
Bus stop	G	Train station	G

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	A	Contaminated land	A
Habitat Disturbance	A	AQMA	G

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		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	A	Neighbouring land uses	G
Conservation area	R		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
Historic England: The plan should make clear that development proposals on this site need to ensure that those elements which contribute to the significance of the Conservation Area are not harmed.			
Sustainability appraisal			
No significant negative effects recorded against any SAOs. Significant positive effects recorded against health (11), recreation and culture (14), access to services (15), sustainable transport (17), employment (20) education and training (21) SAOs.			
Conclusion			
<p>This site is located at the edge of Grimsby town centre, which provides easy access to a wide range of services and amenities. This is reflected in the extensive positive Sustainability Appraisal scoring.</p> <p>The temporary permission for a car park expires in October 2016. The parking assessment undertaken for Grimsby demonstrates that there is adequate supply of parking within the town and that development of the site will not, therefore, adversely impact on overall parking provision within the town.</p> <p>The site is located within the Central Grimsby Conservation Area and is relatively close to a number of listed buildings, the most notable being the Grade I Listed Church of St James. The site does not currently make a positive contribution to the Conservation Area and is identified as a gap site in the Conservation Area Appraisal (2015) with potential for its sympathetic redevelopment to have significant beneficial impacts on this part of the townscape – a gateway into the town centre. Proposals for the site will need to be sensitively designed to ensure that the character and appearance is appropriate within the setting of the conservation area and does not adversely impact on the setting of listed buildings.</p> <p>Whilst the site does not form part of a key view towards St James Church, particular consideration will need to be given to the building height of a proposed scheme. The height should be sympathetic to the immediately adjacent residential villas along Queen's Parade as well as the commercial development that is currently under construction on the opposite side of Cartergate. Proposals that are greater than three storeys are unlikely to be appropriate, and a capacity of 14 units likely to be the maximum achievable on the site.</p> <p>The site is located in an area of known archaeological significance. This matter can be satisfactorily controlled through planning conditions.</p>			BAND B

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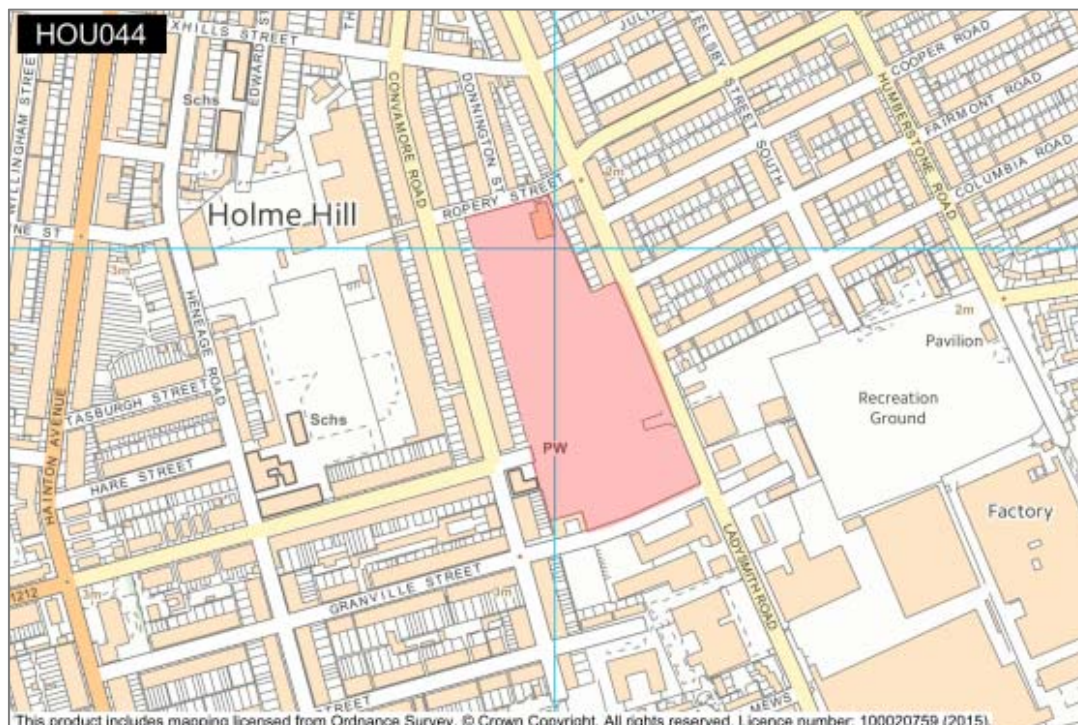
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Land at Ladysmith Road (former Birdseye site)

SITE REF. HOU044



Site Information

Former Birds Eye factory site located in the urban area. Now a cleared, vacant site following a fire.

Indicative capacity: 176

Site area: 4.16Ha

SHLAA status: Deliverable 1 -5 years

Planning status: LDO grants outline planning permission with details of access, for the erection of buildings and / or use of land for Class C3 with ancillary C2, A1, A2, A3, A5, B1 and D1 uses

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	G	Surgery	G
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	G

Environmental Constraints

Flood risk zone	A	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	A
Habitat Disturbance	A	AQMA	G
		Minerals safeguarding area	G

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Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	A	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
<p>No significant negative effects recorded against SAOs</p> <p>Significant positive effects recorded against health (11), recreation and culture (14), access to services (15), employment (20), and education and training (21) SAOs.</p>			
Conclusion			
<p>The adopted LDO demonstrates that all constraints can be satisfactorily overcome. The site is a key regeneration opportunity for Grimsby.</p> <p>Modification update: site capacity to be increased to 260 to reflect submitted planning application details.</p>			BAND A

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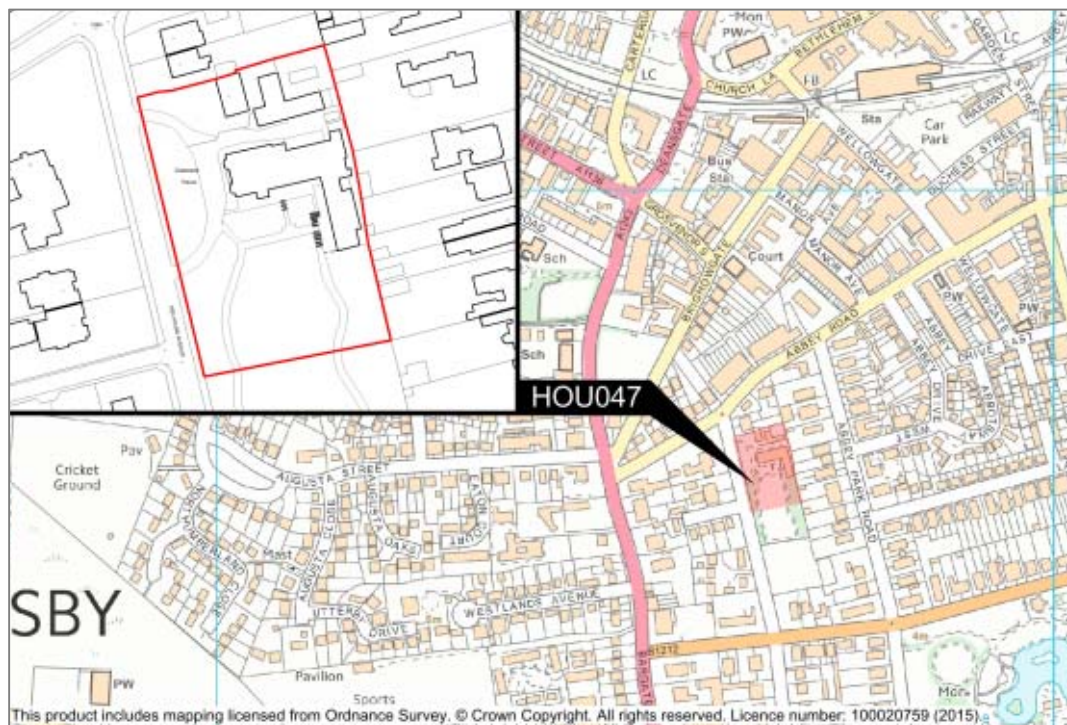
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Claremont House, 7 Welholme Avenue, Grimsby

SITE REF. HOU047



Site Information

A large late nineteenth century two storey villa (locally listed heritage asset) with 1960s flat roof extension and large garden formerly a care home. Bungalow and two storey converted stable block to the north. All properties are derelict and the grounds vastly overgrown. Extensive mature trees enclose the site.

Indicative capacity: 23

Site area: 0.58Ha

SHLAA status: Deliverable 1-5 years

Planning status: None (planning permission for residential conversion expired)

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	G	Surgery	G
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	G

Environmental Constraints

Flood risk zone	A	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	R

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Locally important sites	G	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	A
Listed buildings	G	Neighbouring land uses	G
Conservation area	R		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
<p>Environment Agency: Evidence required to demonstrate that the site has passed the flood risk Sequential Test.</p> <p>Historic England: 1) The plan should identify the buildings on site which contribute positively to the Conservation Area and should, therefore be retained. 2) The plan should make clear that development proposals on this site need to ensure that those elements which contribute to the significance of the Conservation Area are not harmed.</p>			
Sustainability appraisal			
<p>Significant negative effects recorded against flooding (9) SAO.</p> <p>Significant positive effects recorded against health (11), access to services (15), sustainable transport (17), employment (20), and education and training (21) SAOs.</p>			
Conclusion			
<p>This site is well located for access to a range of services and facilities. It lies within Wellow Conservation Area and is adjacent to an area designated as a Registered Park and Garden.</p> <p>Claremont House is a locally listed heritage asset and proposals should seek to retain and sympathetically convert the red brick villa and adjacent stable block. The redevelopment of the main house will provide an opportunity to remove the utilitarian flat roof extension, which would have a positive impact on Claremont House itself and the character of the conservation area. Proposals should also ensure that the mature boundary trees, which are a strong feature of this part of the conservation area, are retained.</p> <p>The boundary of the allocation excludes the southern half of the garden in order to ensure that the property's relationship with a landscaped garden remains. A site capacity of 23 is therefore not unachievable.</p> <p>The site is in relative close proximity to People's Park, but it does not directly contribute to its setting. The site is located in an area of known archaeological significance. This matter can be satisfactorily controlled through planning conditions.</p> <p>It is within flood zone 2, but development here could mitigate this and deliver sustainability benefits. Redevelopment of the site is an opportunity to bring back in to use a locally listed property and make a beneficial contribution to the character of the Conservation Area.</p> <p>Modification note: A sequential flood risk assessment has been undertaken for all sites that are to be allocated through the Local Plan and the report demonstrates that this site meets the necessary tests and requirements.</p>			BAND B

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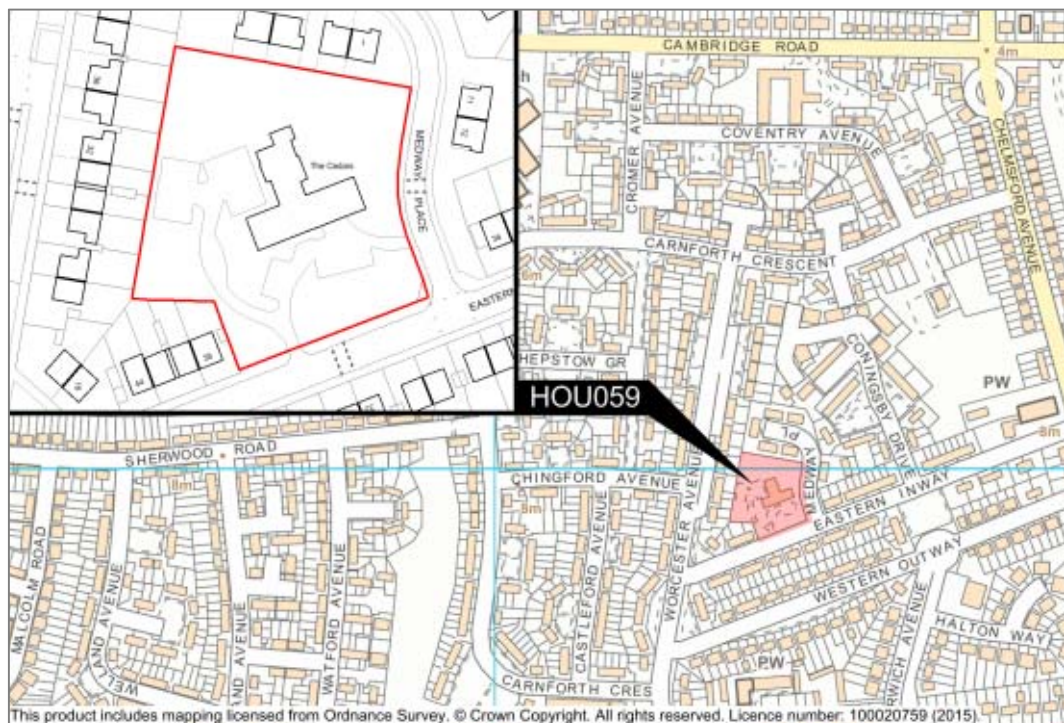
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Former Cedars Office, Eastern Inway, Grimsby

SITE REF. HOU059



Site Information

This brownfield site is located on the northern side of Eastern Inway, with dual frontage onto Medway Place. It is currently vacant and was formerly in office use. An application to redevelop the site for over 55's accommodation is subject to the signing of a s.106 agreement.

Indicative capacity: 32

Site area: 0.43Ha

SHLAA status: Deliverable 1-5 years

Planning status: Resolution to grant permission (DM/0105/15/OUT)

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	G	Surgery	G
Secondary school	G	Convenience shop	G
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	R
Locally important sites	G	Contaminated land	G

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Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
No significant negative effects recorded against SAOs. Significant positive effects recorded against health (11), access to services (15), sustainable transport (17) and education and training (21) SAOs.			
Conclusion			
There are no significant constraints to development of this well located brownfield sites. The site has a resolution to grant planning permission.			BAND A

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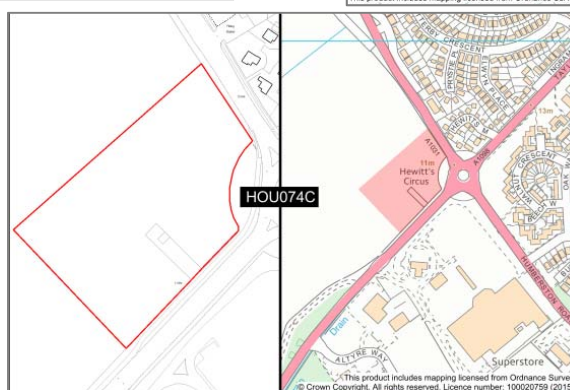
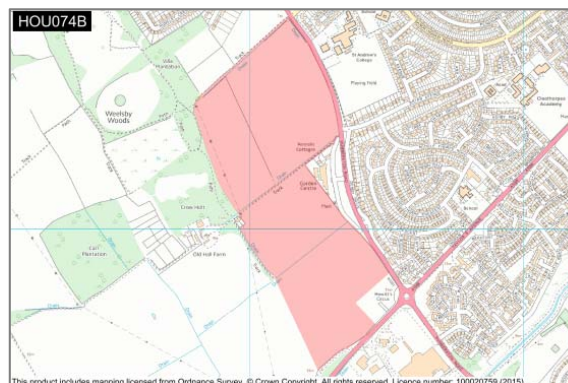
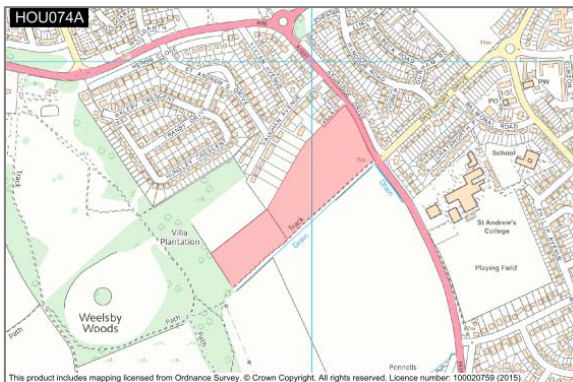
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Land west of Humberston Road, Grimsby

SITE REF. HOU074A,
HOU074B and
HOU074C



Site Information

A large greenfield site situated on the southern edge of the Weelsby area of Grimsby. Residential properties lie to the north and east of the site. Weelsby Woods is situated to the west, along with open fields. A footpath running through the site and linking into Weelsby Woods is subject to claimed public right of way order. An electric substation is situated on the southern part of the site.

Indicative capacity: 748

Site area: 48.91Ha

SHLAA status: Deliverable 1- 10 years

Planning status: Resolution to grant permission for residential development on HOU074A (DM/0225/14/OUT) and HOU074C (DM/0059/15/OUT)

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	R
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Accessibility

Primary school	G	Surgery	G
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	G	Hazard risk	G
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Surface Water Flooding - extent	A	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	R	Contaminated land	G
Habitat Disturbance	R	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	A
Infrastructure Availability / Capacity			
Education	A	Transport	A
Waste and Water	G		
Relevant stakeholder comments			
<p>Lincolnshire Wildlife Trust: Site contains Weelsby Field SNCI and is adjacent Weelsby Woods Park LNR and development of the site should not adversely impact on their nature conservation interest.</p> <p>RSPB: Site has potential for holding SPA birds</p> <p>Highways England: A full assessment of this site has not been undertaken but it is likely that it would have a significant impact on the SRN.</p>			
Sustainability appraisal			
<p>Significant negative effects recorded against efficient use of land (1), biodiversity (3) and waste (7) SAOs.</p> <p>Significant positive effects recorded against health (11), recreation and culture (14), access to services (15), sustainable transport (17), housing (18), employment (20), and education and training (21) SAOs.</p>			
Conclusion			
<p>The site is located on the edge of the urban area in open countryside with good access to facilities.</p> <p>Potential impacts of development on the SNCI and adjacent LNR merit further consideration and provision of an appropriate buffer, but are not likely to be insurmountable. Indeed the ecological assessment submitted with the application on HOU074A (the most environmentally constrained part of the site) states that there are no habitats or plants of national or local importance. A Phase 1 Habitat Survey submitted with the planning application on HOU074C confirms residential development would not result in the harm of any protected species on or around this part of the site. □</p> <p>The site lies within 2km of the Humber Estuary SPA and, whilst the site is outside of the designated area, it may provide offsite foraging, loafing and roosting habitat for breeding birds. It is considered that there is sufficient land elsewhere for any development not to adversely impact these habitats. Development proposals will need to be supported by a site-specific assessment to ensure ecological mitigation measures are incorporated where necessary.</p> <p>Development is not likely to contravene the SNCI designation and it provides opportunity for enhancements and additional open space, which could bring about positive benefits to the biodiversity of the area.</p> <p>Development on this site would reduce the degree of separation between the urban area and New Waltham. Whilst there are extensive open views across the site from Hewitt's</p>			BAND B

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Avenue, development would not lead to coalescence. The site is located in an area identified as having a medium sensitivity to new development in the Council's Landscape Character and Capacity Assessment, in an area identified as having a medium capacity for change. Development would lead to significant localised impacts on character of the site and surroundings however; overall, the impact of development on the broader landscape character is unlikely to be significantly adverse. Development proposals would need to be accompanied by a substantial landscaping scheme, which delivers suitable screening and softening of the urban fringe. Development of the site will make a significant contribution to meeting the Borough's housing needs.

The comments of Highways England are noted and highway improvements will be required to deliver this site.

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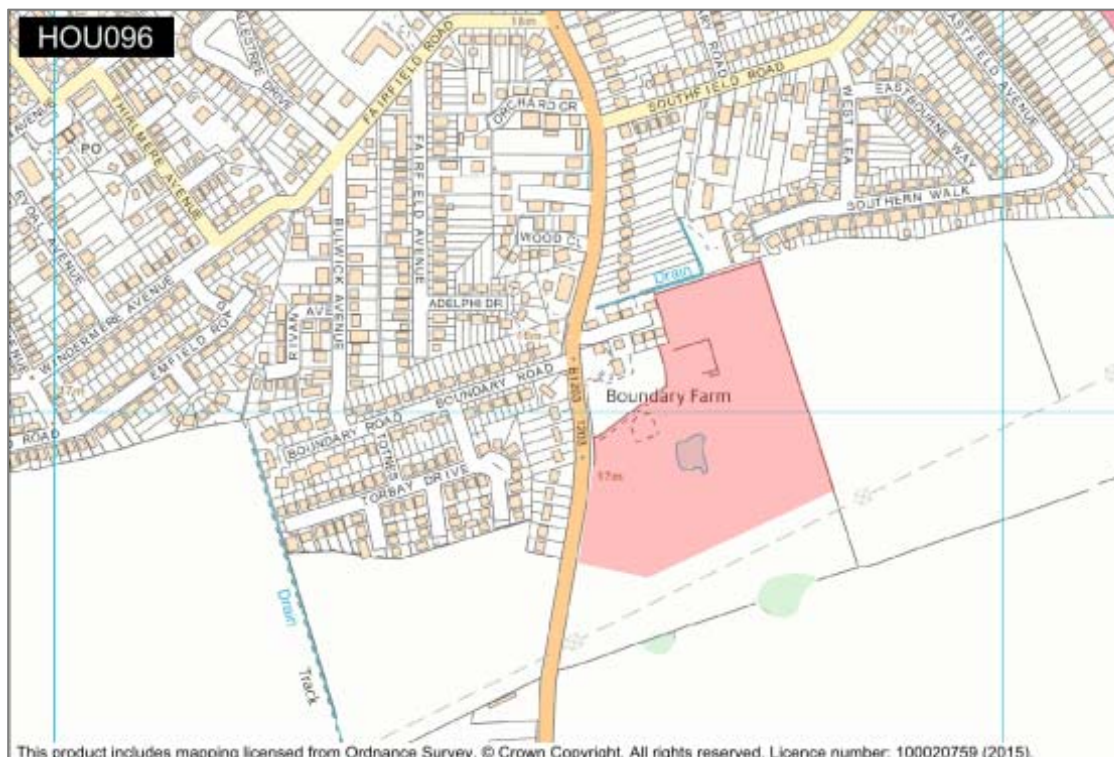
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Land south of Southern Walk, Scartho, Grimsby

SITE REF. HOU096



Site Information

Greenfield site located to the south of Scartho, Grimsby. Residential development to the north and west.

Indicative capacity: 141

Site area: 5.25Ha

SHLAA status: Developable 6 – 10 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	G
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Accessibility

Primary school	A	Surgery	G
Secondary school	R	Convenience shop	A
Bus stop	G	Train station	R

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	A	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G

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Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	R
Infrastructure Availability / Capacity			
Education	G	Transport	A
Waste and Water	A		
Relevant stakeholder comments			
None			
Sustainability appraisal			
Significant negative effects recorded against efficient use of land (1) and waste (7) SAOs. Significant positive effects recorded against health (11), sustainable transport (17), and housing (18) SAOs.			
Conclusion			
<p>As an edge of settlement site, distance to village services and amenities is more than walking distance in most cases.</p> <p>The site lies within an area of strategic landscape importance, with particular regard needing to be given to the retention of the limited gap that already exists between Scartho and Waltham. The Council's Landscape Character and Capacity Assessment has assessed the area around and including this site as being of medium to low sensitivity of development, but with a medium to low capacity for development. The character and capacity assessment notes that views are open in this location towards settlement edges, and further notes that a sufficiently wide gap should be maintained between settlements to create a sense of leaving one place and entering another. Development has significant potential to have an adverse and detrimental impact on settlement and landscape character. There are better alternative sites to deliver growth needs.</p>			BAND C

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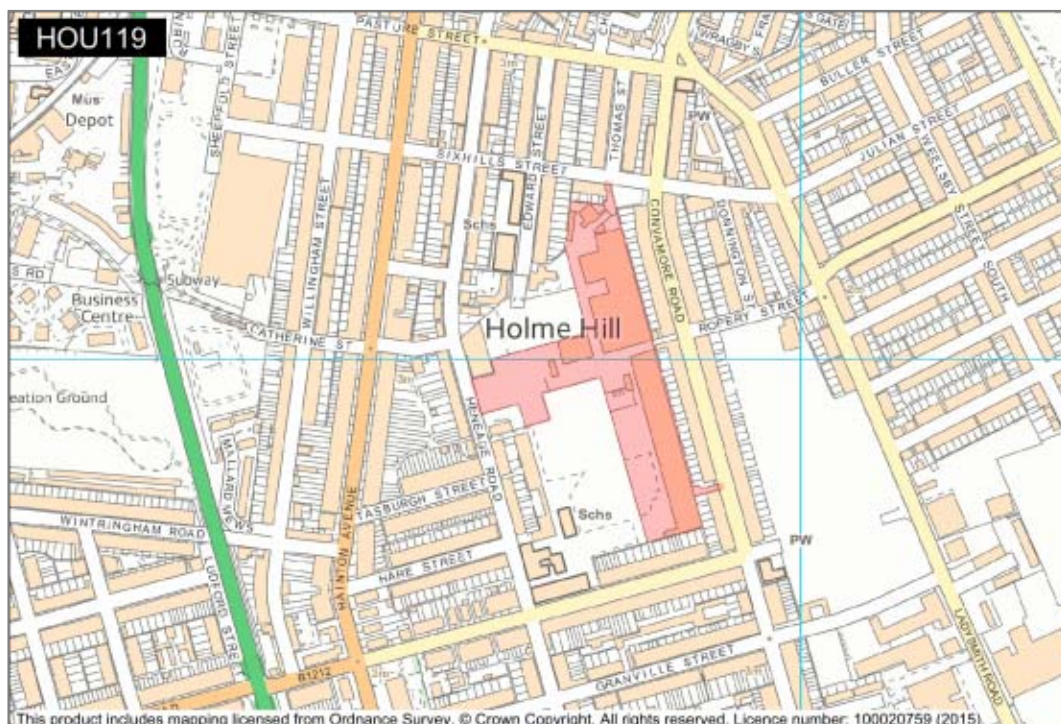
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Cordage Mill, Convamore Road, Grimsby

SITE REF. HOU119



Site Information

This brownfield site incorporates Cordage Mill, a Grade II listed building, and some outbuildings that are of heritage significance. Now largely destroyed by fire, it was one of the largest cordage mills in England. Only the wall remain of the building along the southern part of the eastern boundary.

Indicative capacity: 113

Site area: 3.22Ha

SHLAA status: Developable 6 – 10 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	G	Surgery	G
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	G

Environmental Constraints

Flood risk zone	R	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	A
Habitat Disturbance	A	AQMA	G

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		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	R	Neighbouring land uses	G
Conservation area	A		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
Environment Agency: Evidence required to demonstrate that the site has passed the flood risk Sequential Test.			
Historic England: The plan should make clear that development proposals on this site need to ensure that those elements, which contribute to the significance of the listed building are not harmed.			
Highways England: A full assessment of this site has not been undertaken but it is likely that it would have a significant impact on the SRN.			
Sustainability appraisal			
Significant negative effects recorded against flooding (9) SAO.			
Significant positive effects recorded against health (11), recreation and culture (14), access to services (15), sustainable transport (17), employment (20) and education and training (21) SAOs.			
Conclusion			
A grade II former rope works, badly damaged by fire. Development of the site has the potential to better reveal the most significant parts of the listed building that remain and would be a significant heritage-led regeneration opportunity. A development scheme will, however, need to appropriately reflect the heritage significance of the site.			
The listing relates to the easternmost structures on the site. However, demolition is currently underway for part of the northern building and only the walls remain of a large proportion of the southern building. The external appearance is the site's primary significance and this would need to be respected sympathetically. The absence of windows at ground floor level has the potential to conflict with the requirements to support residential conversion (or indeed be reflected in any new build elements) and so a sensitive design solution will be required.			
Any scheme would need to reflect the linear configuration of buildings on the site, whilst responding to the height of the listed buildings (either in their current or former form). Where possible the design should reflect the large warehouse character of the structures, including the open rafters, but is acknowledged that this is likely to be harmed if subdivided. A careful balance between conservation and viability will need to be reflected in development proposals,			
The comments of Highways England are noted and highway improvements will be required to deliver this site.			
The site is within flood zone 3, but development here could likely mitigate this and deliver sustainability benefits.			
Modification note: A sequential flood risk assessment has been undertaken for all sites that are to be allocated through the Local Plan and the report demonstrates that this site meets the necessary tests and requirements.			

BAND B

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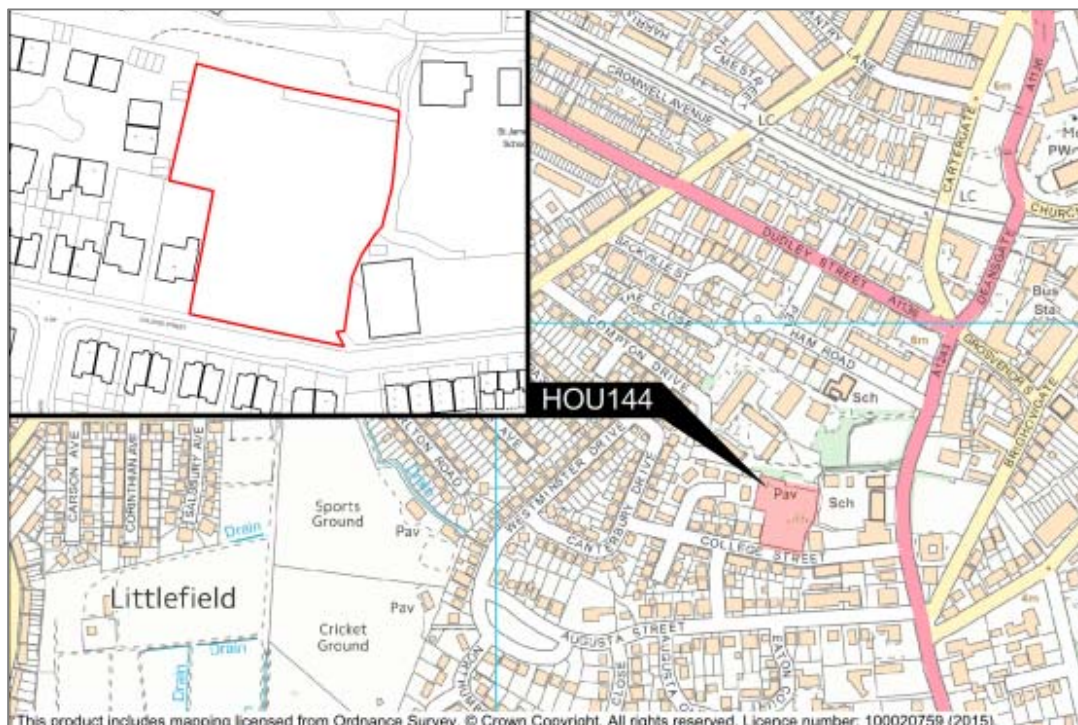
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Land off College Street, Grimsby

SITE REF. HOU144



Site Information

The site is vacant and overgrown, and was last in use as tennis courts for the Grimsby Tennis Club.

Indicative capacity: 14

Site area: 0.43Ha

SHLAA status: Developable 6 – 10 years

Planning status: Planning application for residential development pending (DM/0936/15/FUL)

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	G	Surgery	G
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	G

Environmental Constraints

Flood risk zone	A	Hazard risk	G
Surface Water Flooding - extent	A	Agricultural land classification	G
Nationally important sites	G	TPO	R
Locally important sites	G	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G

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Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	A	Neighbouring land uses	G
Conservation area	R		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
Historic England: The plan should make clear that development proposals on this site need to ensure that those elements which contribute to the significance of the Conservation Area are not harmed.			
Sustainability appraisal			
No significant negative effects recorded against SAOs. Significant positive effects recorded against health (11), recreation and culture (14), sustainable transport (17), and employment (20) SAOs.			
Conclusion			
<p>This centrally located site represents a good opportunity to enhance the Wellow Conservation Area through redevelopment of a part brownfield site.</p> <p>The site lies at the western extent of the conservation area that runs along the north side of College Street. As an unattractive gap site it currently makes little positive contribution to the character and quality of the conservation area and its redevelopment represents an opportunity to positively change this relationship. Whilst a section of the boundary to College Street has been eroded, development proposals should seek to retain the hedge along the site's frontage and invest in its maintenance as it contributes to the character of the eastern end of College Street. Regard will need to be given to development preserving or enhancing the character or appearance of the area with particular consideration given to the proposed scale, bulk, and height as well as use of appropriate materials.</p> <p>The site is located on the edge of Great Grimsby Archaeological Area, which is thought to date to the early medieval (Saxon) period. Archaeological deposits are likely to be isolated and easily damaged meaning that new builds are likely to require archaeological works. Developers will be encouraged to have pre-application discussions about the potential for implications upon the local archaeological resource and any planning permission conditioned as appropriate.</p> <p>The site is within flood zone 2, but development here could likely mitigate this and deliver sustainability benefits.</p> <p>Modification note: Planning permission granted February 2016 for 13 dwellings. Site capacity reduced from 14 to 13.</p>			BAND B

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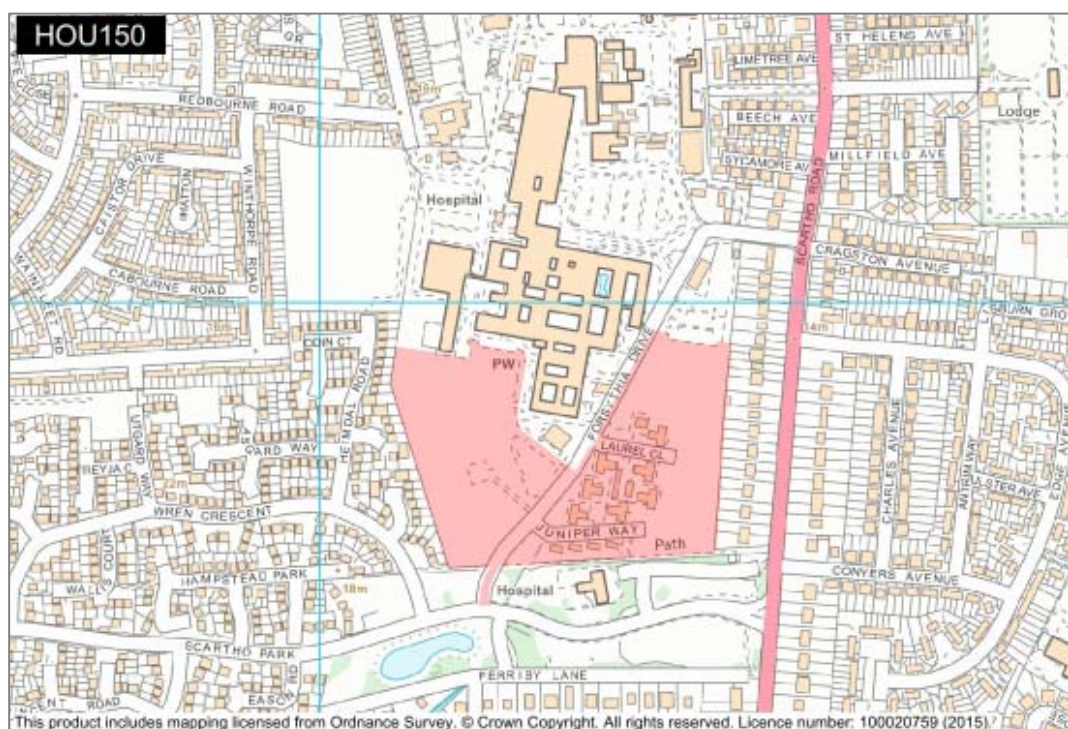
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Land at the south of Diana Princess of Wales Hospital site, Grimsby

SITE REF. HOU150



Site Information

The site is situated to the south of the main hospital buildings, bounded to the west and east by residential dwellings, and to the south by land associated with Scartho Hall. The site is accessed from Forsythia Drive, an unadopted road which runs through the hospital and connects Scartho Road. The site currently includes 104 staff car parking spaces to the south of the main hospital building blocks, and to the east of Forsythia Drive buildings are currently used for staff accommodation.

Indicative capacity: 233

Site area: 6.66Ha (5.66Ha Net)

SHLAA status: Deliverable 1 – 5 years

Planning status: Resolution to grant outline planning permission (DM/0937/15/OUT): Outline application for residential development for up to 136 dwellings with Step Down Care Unit (approximately 40 bedrooms), Assisted Living Unit (approximately 80 bedrooms), Retirement Living Unit (approximately 65 apartments), NHS Trust Accommodation (approximately 125 apartments & 96 student bedrooms) and club house, with means of access to be considered

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	G	Surgery	G
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	A

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Environmental Constraints			
Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	R
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	A		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	A
Waste and Water	G		
Relevant stakeholder comments			
<p>Historic England: An assessment needs to be undertaken of the contribution which this site makes to the elements which contribute towards the significance of the Scartho Conservation Area and what impact the loss of this largely undeveloped site and its subsequent development might have upon those significances. Development principles for the site needs to set out the measures by which any harm might be removed or reduced.</p>			
Sustainability appraisal			
<p>No significant negative effects recorded against SAOs.</p> <p>Significant positive effects recorded against efficient use of land (1), health (11), recreation and culture (14), access to services (15), sustainable transport (17), housing (18), employment (20) and education and training (21) SAOs.</p>			
Conclusion			
<p>This brownfield site is very well located for a number of services and facilities, which is reflected in the positive Sustainability Appraisal scoring.</p> <p>Development proposals should give particular consideration to the impact on the setting of the locally listed Scartho Hall and its parkland as well as the setting of the Scartho Conservation Area within which the Hall sits. Direct physical impacts on Scartho Hall are unlikely to occur, however, consideration should be given to the how much of the new development will be visible from principal contrived views from the Hall. Development of the site will result in change to the Conservation Area's setting and its relationship with Scartho Hall and associated parkland. To minimise any adverse effects of this, the mature woodland, which is located along the boundary between the hospital land and the Scartho Hall site, should be protected and where possible reinforced with new planting.</p> <p>The resolution to grant planning permission demonstrates that these matters can be satisfactorily addressed and the identified capacity achieved.</p> <p>Modification note: Site capacity increased to 490 to reflect the planning permission due to be issued.</p>			BAND A

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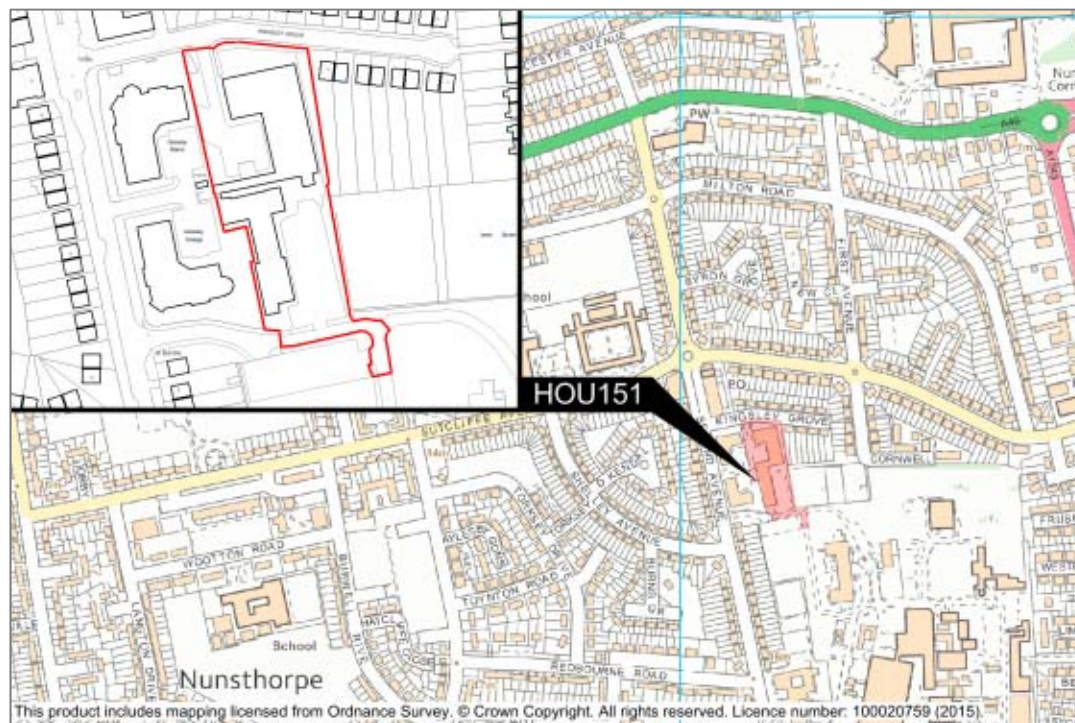
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Land at the north west of Diana Princess of Wales Hospital site, Grimsby

SITE REF. HOU151



Site Information

Brownfield site, part of the Diana Princess of Wales Hospital site. Access off Kingsley Grove.

Indicative capacity: 19

Site area: 0.5Ha (0.43Ha net)

SHLAA status: Developable 6 – 10 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	G	Surgery	G
Secondary school	R	Convenience shop	G
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G

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Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
<p>No significant negative effects recorded against SAOs.</p> <p>Significant positive effects recorded against efficient health (11), recreation and culture (14), access to services (15), sustainable transport (17), employment (20) and education and training (21) SAOs.</p>			
Conclusion			
The site is well located close to a range of facilities and amenities. It is located adjacent to existing residential properties and presents an opportunity for the repair and re-use of the existing original buildings. There are no major constraints to development of the site or to its calculated capacity.			BAND A

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Peaks Lane, Grimsby

SITE REF. HOU204



Site Information

A greenfield site that requires access via land not in control of the landowner. Gooseman's Drain crosses the western corner of the site and the hedgerow to the south of the site is an important landscape feature.

Indicative capacity: 30

Site area: 1.21Ha

SHLAA status: Developable 6 – 10 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	R	Land type	G
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Accessibility

Primary school	A	Surgery	G
Secondary school	G	Convenience shop	A
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	A	Contaminated land	G

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Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	A
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
Significant negative effects recorded against biodiversity (3) SAO. Significant positive effects recorded against efficient health (11), sustainable transport (17), and employment (20) SAOs.			
Conclusion			
<p>Whilst the proximity to a number of locally protected environmental sites does not preclude development, it would require further work to demonstrate that mitigation measures would compensate and improve biodiversity where appropriate.</p> <p>This is a remote site, detached from the main settlement. This area was assessed in the Council's Landscape Character and Capacity Assessment (2015) as having a medium sensitivity to development, and a medium to low capacity to absorb new development. Development of the site would be incongruous and relate poorly to existing built forms in the area. There are better alternative sites within the Borough.</p>			BAND D

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Land west of Peaks Parkway, Grimsby

SITE REF. HOU217



Site Information

A remote greenfield site to the west of Peaks Parkway, a strategic transport route into Grimsby town centre.

Indicative capacity: 550

Site area: 18.21Ha

SHLAA status: Developable 11 – 15 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	R	Land type	G
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Accessibility

Primary school	R	Surgery	A
Secondary school	A	Convenience shop	R
Bus stop	A	Train station	A

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	A	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	A	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G

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Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	R
Infrastructure Availability / Capacity			
Education	G	Transport	A
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
Significant negative effects recorded against efficient use of land (1), biodiversity (3) and waste (7) SAOs			
Significant positive effects recorded against housing (18) and education and training (21) SAOs			
Conclusion			
<p>Whilst the proximity to locally protected environmental sites does not preclude development, it would require further work to demonstrate that mitigation measures would compensate and improve biodiversity where appropriate.</p> <p>This is a remote site, detached from the main settlement. This area was assessed in the Council's Landscape Character and Capacity Assessment (2015) as having a medium sensitivity to development, and a medium to low capacity to absorb new development. Whilst landscaping works could help to screen and mitigate impacts, development of the site would be incongruous and relate poorly to existing built forms in the area. There are better alternative sites within the Borough.</p>			BAND D

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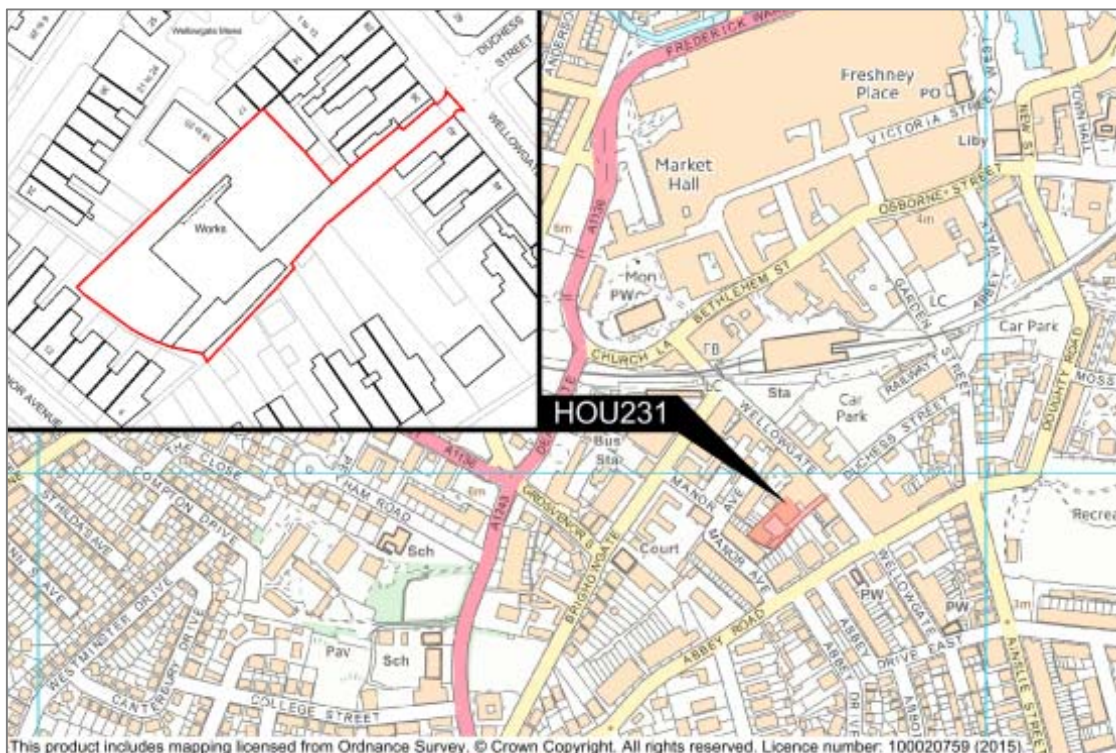
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Fletchers Yard, Wellowgate, Grimsby

SITE REF. HOU231



Site Information

This close to town centre site contains a number of late Victorian buildings and 20th Century steel framed warehouses which enclose a tarmac yard to the rear. Several small businesses operate from these premises.

To the east, the site abuts a terrace row fronting Wellowgate. To the south are larger properties fronting Abbey Road in residential or commercial use. To the west and north-west are two storey residential terrace houses fronting Manor Avenue.

Indicative capacity: 12

Site area: 0.18Ha

SHLAA status: Deliverable 1 – 5 years

Planning status: None (planning permission (DC/812/12/PAR) expired March 2016)

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	G	Surgery	G
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	G

Environmental Constraints

Flood risk zone	A	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G

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Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	A
Habitat Disturbance	A	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	R	Neighbouring land uses	G
Conservation area	R		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
Historic England: The plan should identify which buildings need to be retained and make it clear that development proposals need to ensure that any other elements which contribute to the character of the Conservation Area are not harmed.			
Sustainability appraisal			
Significant negative effects recorded against flooding (9) SAO. Significant positive effects recorded against efficient health (11), recreation and culture (14), access to services (15), sustainable transport (17), and employment (20) SAOs.			
Conclusion			
<p>The redevelopment of this centrally located brownfield site could make a valuable contribution to the character of the Wellow Conservation Area. The industrial buildings at Fletchers Yard have been designated as Locally Listed Heritage Asset and proposals for the site should seek to retain and conserve the late 19th/early 20th Century building to north-west of the site. It is considered that the significance of the remaining buildings has been largely lost through 20th Century alterations, and the loss of historic building fabric. The materials, layout and form of a proposal should be sympathetic to the retained property.</p> <p>There is strong likelihood of medieval archaeology in the area. This could be controlled through an appropriate planning condition.</p> <p>The site is within flood zone 2, but development here could likely mitigate this and deliver sustainability and regeneration benefits.</p> <p>Modification note: A sequential flood risk assessment has been undertaken for all sites that are to be allocated through the Local Plan and the report demonstrates that this site meets the necessary tests and requirements.</p>			BAND B

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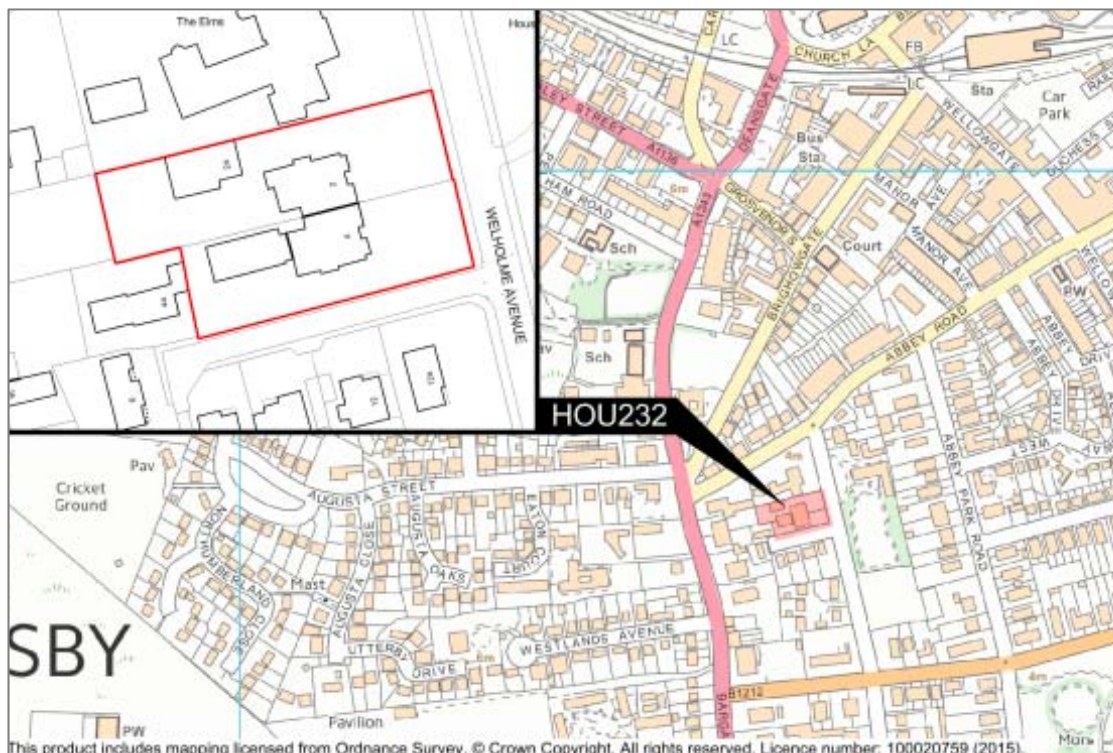
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2-4 (Hazelmere House) & 2A Welholme Avenue, Grimsby

SITE REF. HOU232



Site Information

A brownfield site comprising Hazelmere, a late 19th century two storey villa (originally a pair of semi-detached dwellings), and a bungalow to the north of the site. Formally a care home, the site is now redundant. Boundaries are mainly effectively overgrown hedges and bushes but with some walling and fencing.

Indicative capacity: 14

Site area: 0.26Ha

SHLAA status: Deliverable 1 – 5 years

Planning status: Planning permission granted for residential use (DC/833/12/PAR): *Alterations and conversion of vacant care home to create 13 self contained apartments and change of use and alterations of detached building to form residential unit'*

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	G	Surgery	G
Secondary school	G	Convenience shop	G
Bus stop	G	Train station	G

Environmental Constraints

Flood risk zone	A	Hazard risk	G
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Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	A
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	A	Neighbouring land uses	G
Conservation area	R		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
Historic England: The plan should identify which buildings need to be retained and make it clear that development proposals need to ensure that any other elements which contribute to the character of the Conservation Area are not harmed.			
Sustainability appraisal			
No significant negative effects recorded against SAOs. Significant positive effects recorded against efficient health (11), recreation and culture (14), access to services (15), sustainable transport (17), employment (20) and education and training (21) SAOs.			
Conclusion			
The redevelopment of this centrally located brownfield site could make a valuable contribution to the character of the Wellow Conservation Area by bringing the site back in to active use. A development scheme should seek to retain and reuse Hazelmere – a locally listed property – and design proposals should sensitively restore external Victorian features whilst removing the unattractive modern additions to the front and side elevations (for example, access ramps and soil pipes). Mature trees along the boundary make a positive contribution to tree-lined character of the vista along Welholme Avenue, but investment in their retention and maintenance – and that of the other boundary planting – will deliver positive impacts. Where possible, opportunities to introduce new trees on site should be incorporated into redevelopment schemes. The site is also located within Great Grimsby Archaeological Area which is thought to date to the early medieval (Saxon) period. The site has been identified as falling within an Archaeological Area of Very High Importance through work by the Council. Archaeological deposits are likely to be isolated and easily damaged meaning that large extensions and new builds are likely to require archaeological works. Developers should be encouraged to have pre-application discussions about the potential for implications upon the local archaeological resource. Planning permission for 14 dwellings has been granted for the site, demonstrating that all constraints can be satisfactorily resolved and that the identified capacity can be achieved.			BAND A

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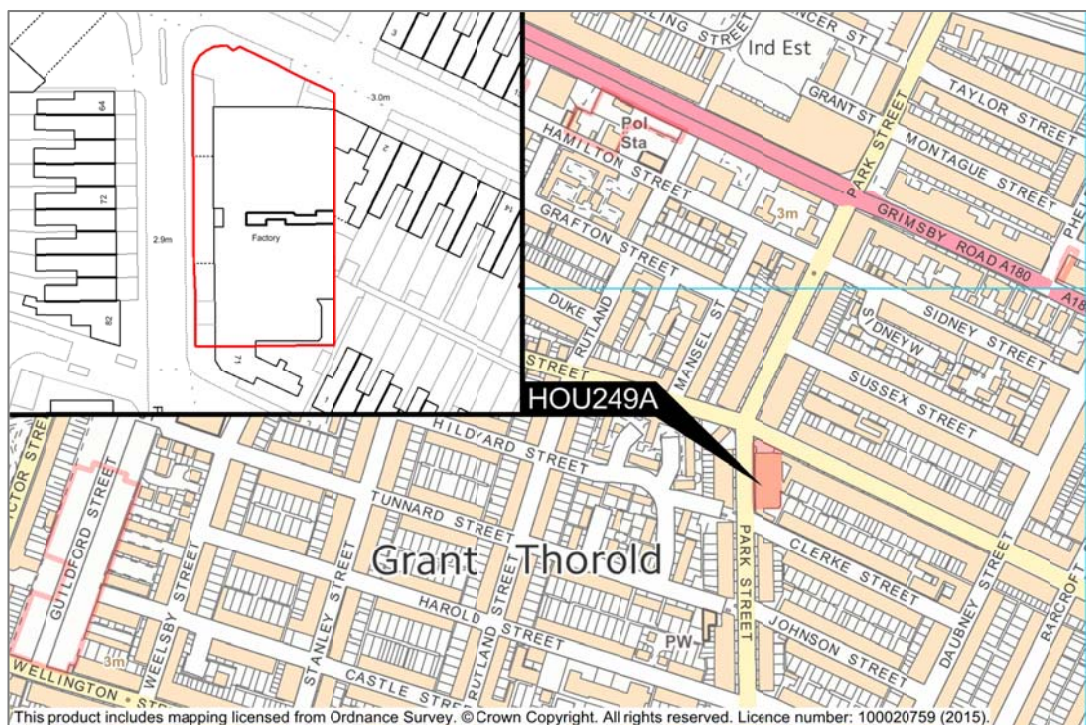
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Land at 65 Park Street and Brereton Avenue

SITE REF. HOU249A



HSite Information

A centrally located, brownfield site comprising a range of derelict commercial buildings.

Indicative capacity: 14

Site area: 0.18Ha

SHLAA status: Site not included in SHLAA

Planning status: Consented

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	G	Surgery	G
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	G

Environmental Constraints

Flood risk zone	R	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	A
Habitat Disturbance	A	AQMA	G
		Minerals safeguarding area	G

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Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
Significant negative effects recorded against flooding (9) SOA. Significant positive effects recorded against efficient recreation and culture (14), access to services (15), sustainable transport (17), and education and training (21) SAOs.			
Conclusion			
The site is well located close to a range of facilities and amenities. It is located adjacent to existing residential properties and presents an opportunity for regeneration of this derelict site. The site is within flood zone 3, but development here could likely mitigate this and deliver sustainability and regeneration benefits. The site benefits from planning permission, which demonstrates that the issue is not insurmountable.			BAND A

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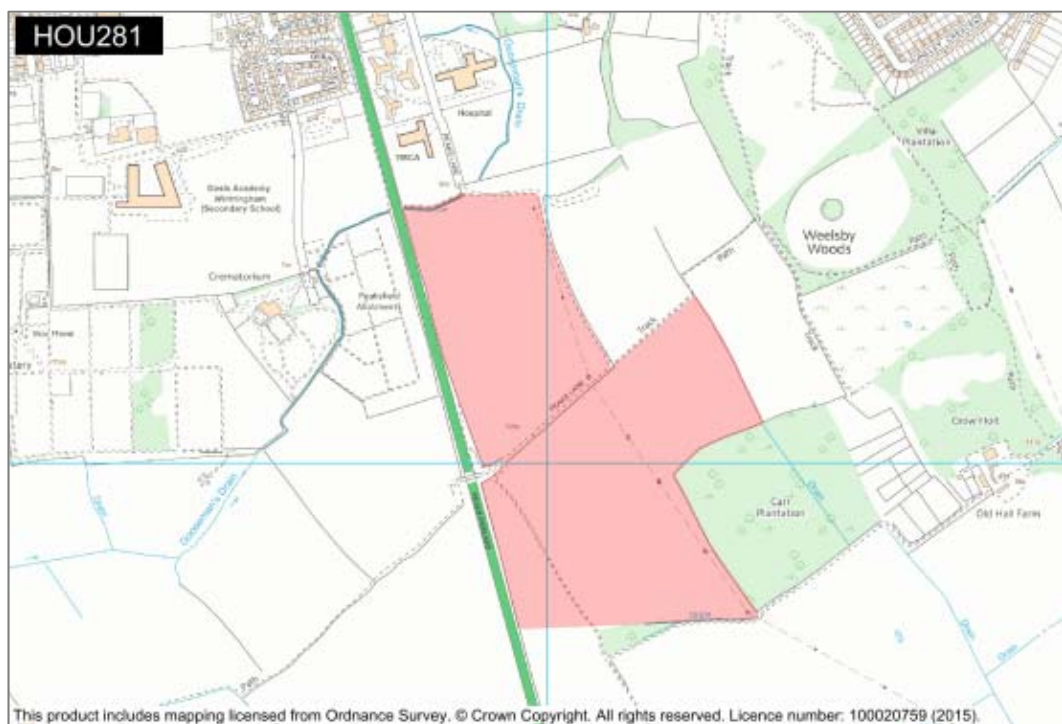
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Land at the south end of Peaks Lane, west of Peaks Parkway (A16), Grimsby

SITE REF. HOU281



Site Information

Greenfield site east of Peaks Parkway (A16) between Grimsby and New Waltham.

Indicative capacity: 625

Site area: 30.25Ha

SHLAA status: Developable 11 – 15 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	R	Land type	G
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Accessibility

Primary school	A	Surgery	R
Secondary school	G	Convenience shop	A
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	A	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	A	Contaminated land	G
Habitat Disturbance	G	AQMA	G

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		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	R
Infrastructure Availability / Capacity			
Education	G	Transport	A
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
Significant negative effects recorded against efficient use of land (1), biodiversity (3) and waste (7) SAOs			
Significant positive effects recorded against health (11), sustainable transport (17), housing (18) and employment (21) SAOs			
Conclusion			
<p>The site is near to a number of sites which are of biological value, including nearby woodland to the east and a site of local nature conservation importance to the north. Whilst the proximity to locally protected environmental sites does not preclude development outright, development could result in adverse impacts on these areas. Further work would be required to demonstrate that impacts were satisfactory and mitigation measures would compensate and improve local biodiversity where appropriate.</p> <p>The site is located east of Peaks Parkway (A16) between Grimsby and New Waltham. This is a remote site of an irregular shape, which is not attached to a settlement and located within an area of open countryside. It does not present an opportunity for a logical extension to, or infill of, the existing built form. Development in this location would have an impact on landscape and settlement character, and could lead to settlement coalescence by extending Grimsby southwards. It is within an area assessed to have a medium sensitivity to new development, and a medium to low capacity to absorb new development in the Landscape Character and Capacity Assessment (2015). Whilst landscaping works could help to screen and mitigate impacts, development of the site would be incongruous and relate poorly to existing built forms in the area. There are better alternative sites within the Borough.</p>			<div>BAND D</div>

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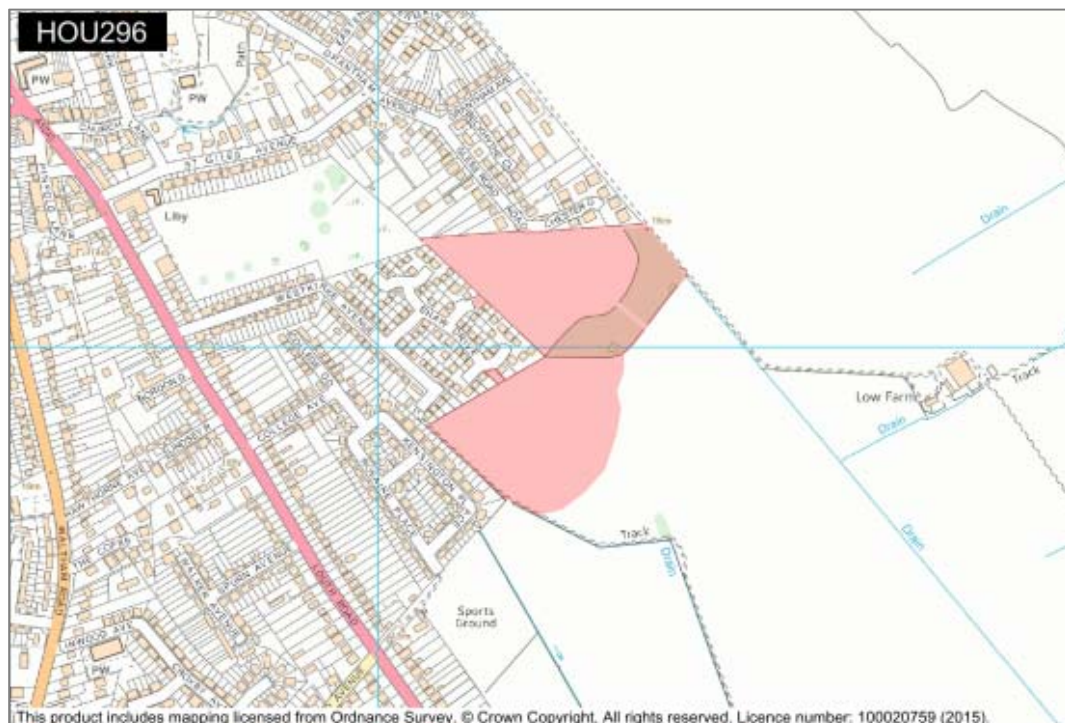
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Land off Shaw Drive and Glebe Road, Grimsby

SITE REF. HOU296



Site Information

The site is located on the edge of Scartho to the southern end of the built up area of the wider Grimsby urban area. It comprises two triangular parcels of agricultural land and two areas of contiguous woodland, which have been planted in recent years.

Indicative capacity: 160

Site area: 8.3Ha

SHLAA status: Deliverable 1 – 5 years

Planning status: Outline planning permission granted on appeal (DC/281/13/SCA)

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	G
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Accessibility

Primary school	A	Surgery	A
Secondary school	R	Convenience shop	A
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	A
Nationally important sites	G	TPO	G

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Locally important sites	A	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	A		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
Highways England: A full assessment of this site has not been undertaken but it is likely that it would have a significant impact on the SRN.			
Sustainability appraisal			
Significant negative effects recorded against efficient use of land (1) and waste (7) SAO. Significant positive effects recorded against sustainable transport (17) and housing (18) SAOs.			
Conclusion			
<p>The site is directly adjacent to the southeastern tip of the Scartho Conservation Area. However, the modern development that wraps around the conservation area and adjoins a large part of the site provides a hard urban edge to the settlement at this point and results in the site making a negligible contribution to the setting of the conservation area.</p> <p>The relatively flat and featureless rural fields of the site are of simple character and form, with limited views out in the northern sector because of adjacent woodland. The emerging woodland plantation diminishes the more extensive views in the southern sector across to New Waltham. Taken together with the influence of the adjacent urban area this particular area of open countryside is of moderate landscape quality overall. □The level of enclosure and indentations in the existing urban edge reduces the site's sensitivity to development and increases the capacity for development. As such, development would have limited impact on the character of the surroundings and the visual quality of the landscape. □</p> <p>As is the case in the scheme granted outline consent, development should be focused within the indentations between the existing projecting urban edge to ensure the perception of incursion into the countryside is minimised. The incursion of development into the strategic gap between Scartho and New Waltham would not be discernible from points to the south and east. Overall the development would not compromise the function of the strategic gap. □</p> <p>The appeal decision granting outline planning permission concluded that development on the site could be accommodated on both the wider highway network and local streets. It is therefore considered that there are no outstanding highway constraints.</p>			BAND A

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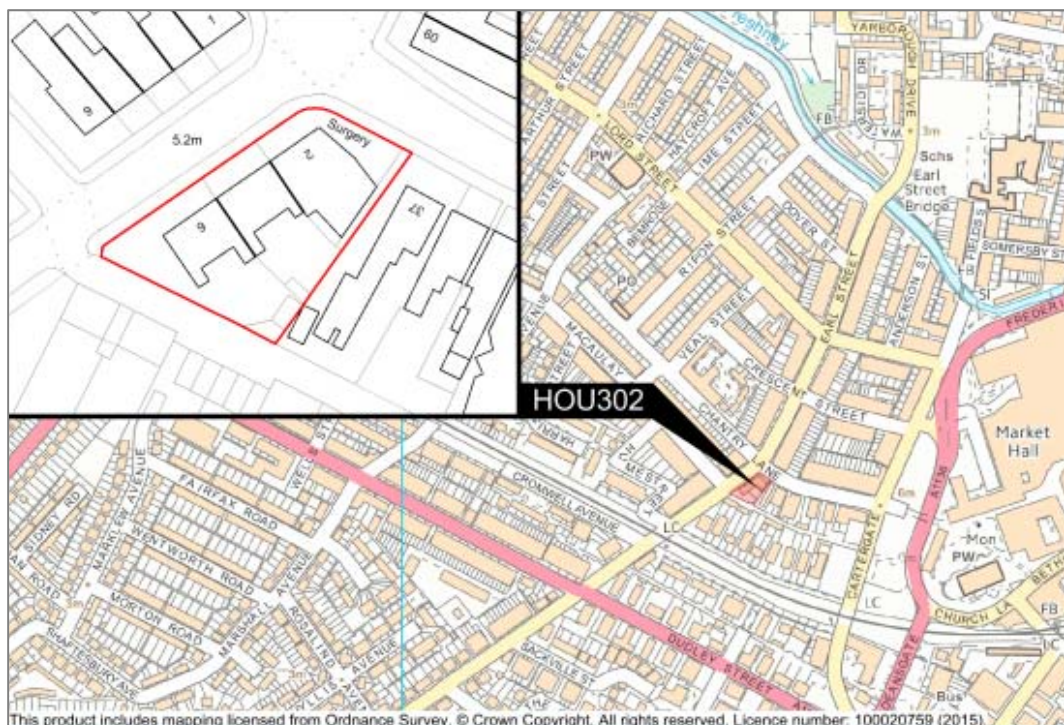
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2-6 Littlefield Lane, Grimsby

SITE REF. HOU302



Site Information

2-6 Littlefield Lane was formerly used as a doctor's surgery and is now a redundant two storey building. There is a large hardsurfaced area at the rear of the site, enclosed by steel palisade fencing.

The site is adjacent to the Central Conservation Area. Residential properties are located to the north, east and west sides of the site. A small workshop is located adjacent to the site to the south, adjoining the service road.

Indicative capacity: 10

Site area: 0.08Ha

SHLAA status: Deliverable 1 – 5 years

Planning status: Full planning permission (DC/106/13/WMA)

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	G	Surgery	G
Secondary school	G	Convenience shop	G
Bus stop	G	Train station	G

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G

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Nationally important sites	G	TPO	G
Locally important sites	A	Contaminated land	G
Habitat Disturbance	A	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	A		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None.			
Sustainability appraisal			
Significant negative effects recorded against flooding (9) SAO.			
Significant positive effects recorded against health (11), access to services (15), sustainable transport (17) and education and training (21) SAOs.			
Conclusion			
<p>This brownfield site is a good redevelopment opportunity in the heart of the urban area. There are no significant constraints to development. Planning permission for the conversion of the property to 10 flats was granted in May 2013.</p> <p>The site is immediately adjacent the Central Grimsby Conservation Area, but has little relationship to the properties on Queen's parade that sit within this part of the conservation area. Nevertheless, appropriate redevelopment of the site – through conversion or rebuilding – could make a positive contribution to the streetscene at the entrance to this part of the conservation area.</p> <p>Should a new proposal come forward which requires new buildings to be erected on the site, consideration will need to be given to the potential for archeology. The site is also located on the edge of Great Grimsby Archaeological Area, which is thought to date to the early medieval (Saxon) period. Archaeological deposits are likely to be isolated and easily damaged meaning that large extensions and new builds are likely to require archaeological works. This can be controlled through the use of planning conditions.</p>			BAND A

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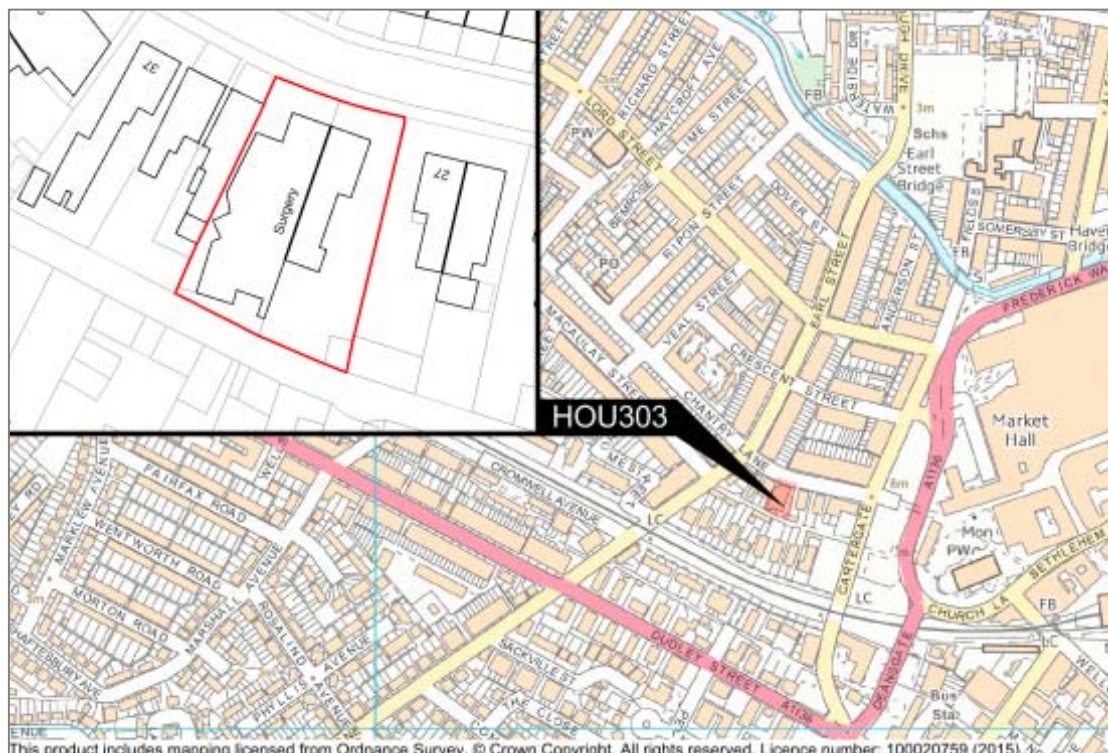
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29 – 31 Chantry Lane, Grimsby

SITE REF. HOU303



Site Information

The site consists of a former doctors surgery and is now vacant. The area is mixed in use with some commercial and community uses along Chantry Lane but the properties opposite and at the rear on Queens Parade are residential.

Indicative capacity: 11

Site area: 0.08Ha

SHLAA status: Deliverable 1 – 5 years

Planning status: Full planning permission (DC/928/12/WMA)

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	G	Surgery	G
Secondary school	G	Convenience shop	G
Bus stop	G	Train station	G

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G

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Locally important sites	A	Contaminated land	G
Habitat Disturbance	A	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	A		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
Significant negative effects recorded against flooding (9) SAO. Significant positive effects recorded against health (11), recreation and culture (14) access to services (15), sustainable transport (17) and education and training (21) SAOs.			
Conclusion			
<p>This brownfield site is a good redevelopment opportunity in the heart of the urban area. There are no significant constraints to development. Planning permission for the conversion of the property to 11 flats was granted in April 2013.</p> <p>The site is immediately adjacent the Central Grimsby Conservation Area, but has little relationship to the properties on Queen's parade that sit within this part of the conservation area. Nevertheless, appropriate redevelopment of the site – through conversion or rebuilding – could make a positive contribution to the streetscene and bring back in to use a redundant site.</p> <p>Should a new proposal come forward which requires new buildings to be erected on the site, consideration will need to be given to the potential for archeology. The site is also located on the edge of Great Grimsby Archaeological Area, which is thought to date to the early medieval (Saxon) period. Archaeological deposits are likely to be isolated and easily damaged meaning that large extensions and new builds are likely to require archaeological works. This can be controlled through the use of planning conditions.</p>			BAND A

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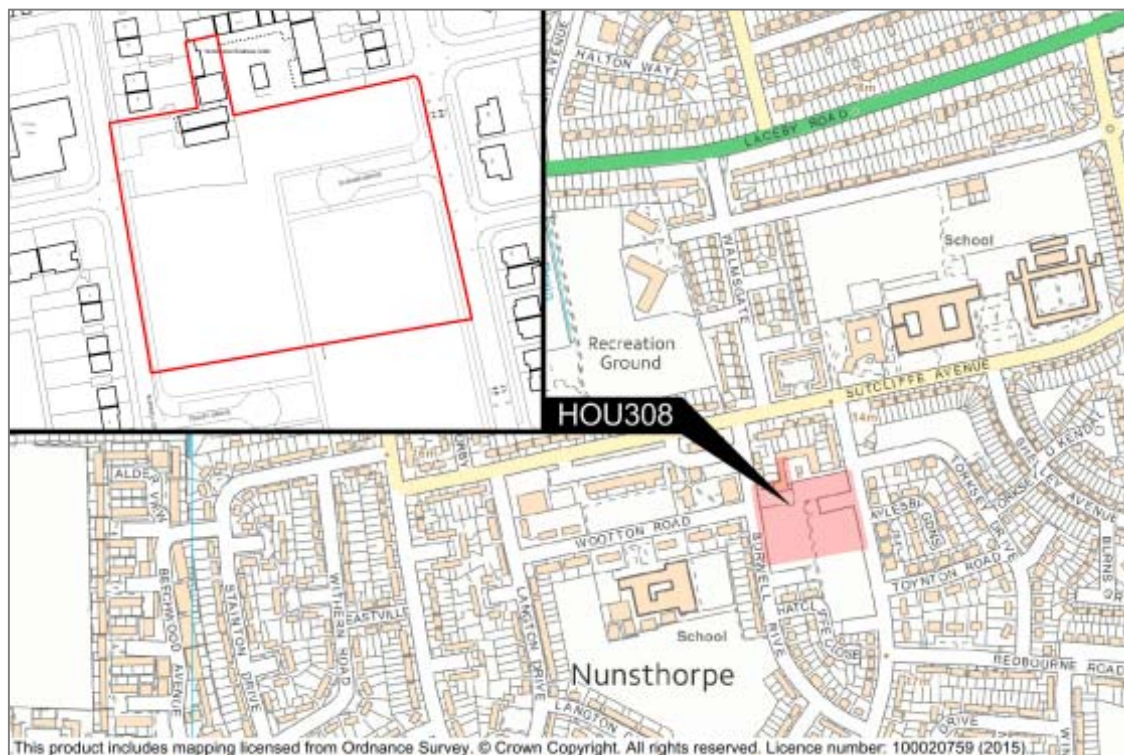
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Land at Winchester Avenue, Grimsby

SITE REF. HOU308



Site Information

The site is an informal area of grassed open space. It does not benefit from any formal allocation or designation. The ground levels vary considerably from the east to the west side of the site by upto 2m.

The site is mostly undeveloped and is not enclosed. A former office block exists onto the site frontage with Burwell Drive.

Access exists for pedestrians via an existing footpath. The predominant character surrounding the site is residential. A small business park exists to the northern boundary.

Indicative capacity: 60

Site area: 0.92Ha

SHLAA status: Deliverable 1 – 5 years

Planning status: Full planning permission (DM/1079/13/FUL)

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	R
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Accessibility

Primary school	A	Surgery	G
Secondary school	G	Convenience shop	G
Bus stop	G	Train station	A

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Environmental Constraints			
Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
<p>No significant negative effects recorded against SAOs.</p> <p>Significant positive effects recorded against health (11), access to services (15), sustainable transport (17), employment (20) and education and training (21) SAOs.</p>			
Conclusion			
There are no major constraints to development of this well located site or to its calculated capacity. indeed planning permission was granted for a 60 unit extra care apartment block in May 2014.			BAND B

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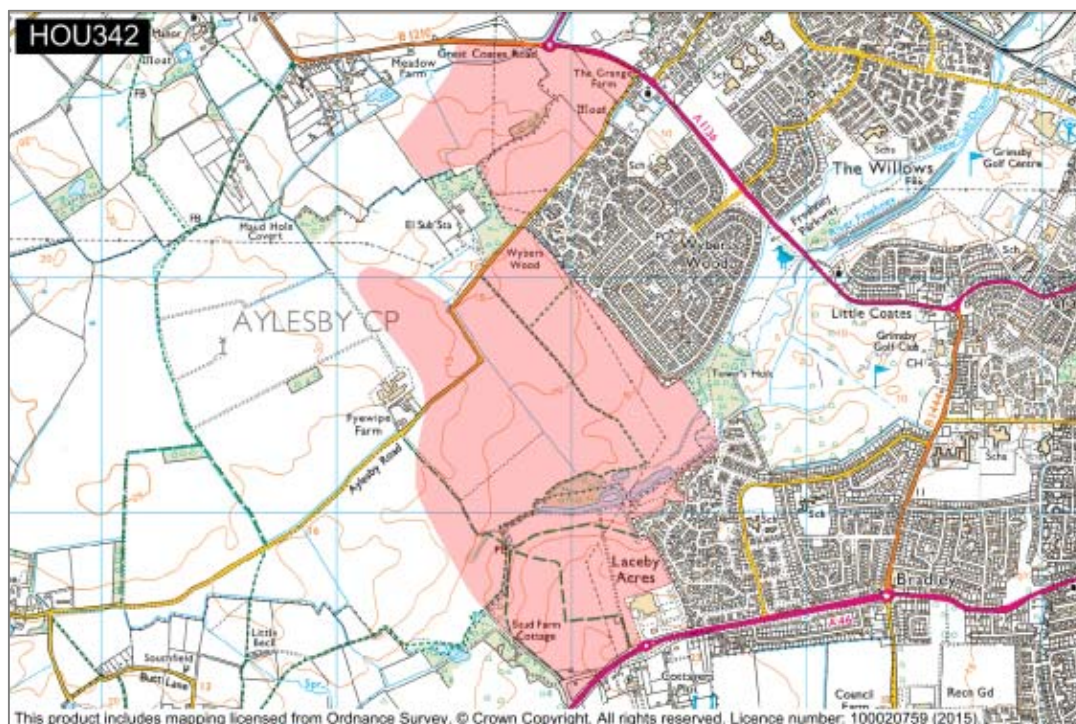
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Grimsby West Urban Extension

SITE REF. HOU342



Site Information

This site is located to the west of Grimsby and adjoins Great Coates, Wybers Wood, and Laceby Acres. It is bounded by the A1136 and B1210 (Great Coates Road) to the north, and the A46 (Grimsby Road) to the south. To the west of the site is open countryside, much of which is land in agricultural use. The settlements of Laceby and Aylesby are located to the west of the site, and to the north west is Healing. The site is intersected by Aylesby Road, which runs from the A1136 through to the village of Aylesby and to the A18. The River Freshney intersects the site between the Wybers Wood and Laceby Acres residential areas. Pylons cross the site from north to south, leading to the electricity sub-station located off Aylesby Road.

Indicative capacity: 3,337

Site area: 206.70Ha (indicative site masterplan suggests that up to 130Ha could be developed)

SHLAA status: Deliverable 1 – 5 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	G
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Accessibility

Primary school	G	Surgery	A
Secondary school	G	Convenience shop	G
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	A	Hazard risk	G
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Surface Water Flooding - extent	G	Agricultural land classification	
Nationally important sites	G	TPO	R
Locally important sites	R	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	A	Neighbouring land uses	G
Conservation area	R		
Landscape and Settlement Character			
AONB	G	Settlement character	R
Infrastructure Availability / Capacity			
Education	A	Transport	A
Waste and Water	A		
Relevant stakeholder comments			
<p>RSPB: Potential for SPA birds</p> <p>Greater Lincolnshire Nature Partnership: Site includes a LWS and a cLW. Reference to Laceby Beck North LWS and Laceby Carr Plantation and Pond candidate LWS should be included in the description of Grimsby West within Policy 12.</p> <p>Lincolnshire Wildlife Trust: Site includes a LWS and a cLW and therefore has the potential to adversely impact on the nature conservation interest of the sites.</p> <p>Highways England: A full assessment of this site has not been undertaken but it is likely that it would have a significant impact on the SRN.</p> <p>Historic England: The development of the northern part of this area would involve the loss of a large open area both within and adjacent to the Great Coates Conservation Area.</p> <p>The development of this site could also affect the setting of the Grade I Listed St Nicholas' Church. We consider that development within the conservation area in this location, as well as development adjacent to the boundaries of the CA has the potential to cause harm to the significance of this heritage asset. We are unconvinced that development in this location represents the most sustainable option for housing due to harm caused to heritage assets.</p> <p>Environment Agency: This allocation is bisected by the Laceby Beck and as such includes a strip of land classified as Flood Zone 2 and Flood Zone 3. In line with government advice to steer development away from areas at risk of flooding and as supported by the statement in paragraph 14.125 of the Plan, NEL should satisfy itself that the number of dwellings proposed for the site can be achieved without infringing on areas at flood risk.</p> <p>The latest government advice on climate change has directed that a new range of allowances should be used to assess fluvial flood risks. This could impact on the extent of areas identified to be at risk of flooding and therefore on the area of land available for development. We recommend NEL consider the implications of this to their proposals. The Environment Agency holds modelled flood outlines that can be used to steer development away from the areas likely to be affected by an increase in flows.</p>			
Sustainability appraisal			
<p>Significant negative effects recorded against efficient use of land (1), built environment and cultural heritage (2), biodiversity (3) and waste (7)</p> <p>Significant positive effects recorded against sustainable transport (17), housing (18) and education and training (21)</p>			
Conclusion			

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This greenfield site has been the subject of much work into delivering a sustainable development on the site as a key opportunity for growth in the Borough. It well located on the edge of the urban and is close to a range of local facilities and amenities. Given its size, it would be expected to deliver additional facilities to those that can be easily accessed from the site.

Most of the site is in flood zone 1, however there are parts of the site adjacent to the River Freshney that are within flood zones 2 and 3. There are also localised areas at higher risk of surface water flooding. These matters can be dealt with through design and layout and this is reflected in the emerging masterplan, which excludes the flood risk areas from the developable areas.

Numerous public rights of way intersect the site. Existing public rights of way provide the opportunity to provide pedestrian links to Wybers Wood and Laceby. A number of hedgerows on site are protected by the hedgerow regulations, and trees afforded the protection of a tree preservation order exist within the site. These are located along the River Freshney, along the public bridleway (number 102), and trees located just outside of the site boundary at Wybers Wood.

Wybers Wood, located on the edge of the site, is a site of nature conservation importance, while the River Freshney and adjoining land is identified as a local wildlife site, with an additional area of land identified as a candidate local wildlife site. It will need to be demonstrated that development will not have adverse impacts on the biological value of these designated sites, or that any adverse impacts can be satisfactorily mitigated. Preliminary work presented in the concept masterplan demonstrates that substantial buffer areas are to be provided around the site's environmental assets and the potential for significant green infrastructure improvements and linkages delivered as part of the overall scheme.

The site lies within 2km of the Humber Estuary SPA and, whilst the site is outside of the designated area, it may provide offsite foraging, loafing and roosting habitat for breeding birds. It is considered that there is sufficient land elsewhere for any development not to adversely impact these habitats. Development proposals will need to be supported by a site-specific assessment to ensure ecological mitigation measures are incorporated where necessary.

The site is located within an area of strategic landscape importance. The site would require extensive landscaping to the western boundaries to provide a soft buffer between the urban area and the open landscape. Development on the northern part of the site is likely to have the most impact on landscape and settlement character, due to its proximity to Great Coates. This is reflected in the Council's Landscape Character and Capacity Assessment. The creation of loose boundaries near Great Coates could help to reduce the impact of development. Much of the rest of the site has been assessed to have a medium to low sensitivity to development.

British Geological Survey data indicates an inferred sand and gravel mineral resource. This is primarily located around the River Freshney, where the environmental value of the area may prevent extraction. However, other deposits are located within the southern portion of the site.

The site – and individual parts of it – contributes to the setting of a number of heritage assets. There are also a number of undesignated heritage assets within the site boundaries, such as estate railings and tree guards in the northern part of the site, and cropmarks in the centre and southern portions. The lower portion of the site is adjacent to historic parkland.

The northern parcel of the site is the most sensitive in terms of heritage impacts as it is partially within the historic settlement of Great Coates. Part of the site lies within the Great Coates Conservation Area. Whilst the conservation area appraisal currently recommends that the arable field is removed from the Conservation Area because it does not contain any features of special interest that are desirable to preserve and enhance, the field is important in terms of the setting both of the conservation area (and the individual assets within it) and Grade I

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St. Nicholas Church.

Development on the site therefore has the potential to cause substantial harm to these and their setting. Efforts should be made to first avoid this harm through sensitive design and use of this area. Where harm is identified it should be mitigated to reduce impact. Proposals will need to respond particularly to the open eastward views towards the church and help mitigate the loss of the rural fringe to the conservation area. The concept masterplan work sets out appropriate design principles and the calculated capacity has factored in these constraints.

The development of this site will have an impact on the strategic road network. It will require the provision of a link road between the A1136 and A46, which is necessary to deliver the development scheme.

This is a complex site, but one which offers a unique opportunity for the Borough to meet growth needs during and beyond the plan period. Work is ongoing with partners to manage and mitigate the constraints.

Modification note: A sequential flood risk assessment has been undertaken for all sites that are to be allocated through the Local Plan and the report demonstrates that this site meets the necessary tests and requirements.

Heritage considerations and impacts to be updated once the stage 2 assessment has been completed.

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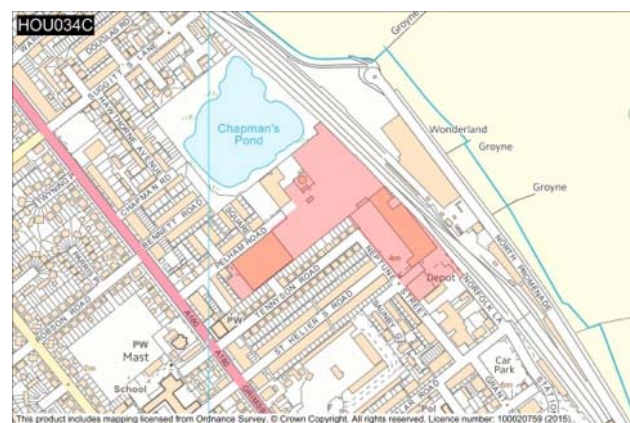
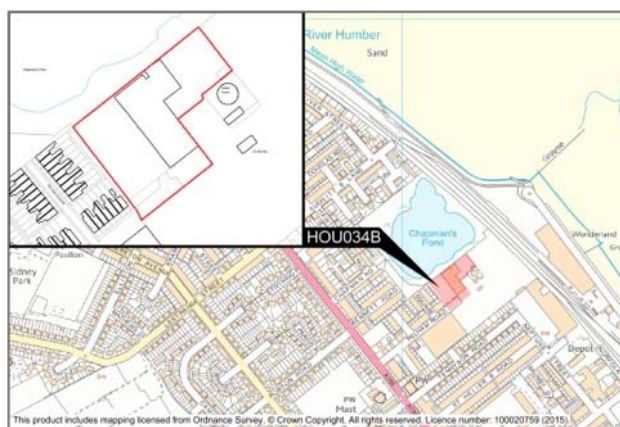
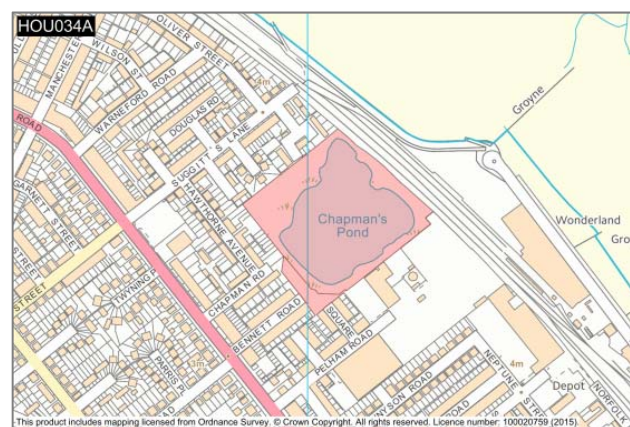
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Land at Pelham Road and Chapman's Pond, Cleethorpes

SITE REF.
HOU034A HOU034B and HOU034C



Site Information

Site includes a former gravel pit – now a large pond - that has evolved to become a locally significant Site of Nature Conservation Interest. The depth and steep banks of Chapman's Pond present potential hazards and there are on-going trespass issues.

A disused / underused area of former industrial / commercial premises and vehicle hardstandings comprises part of the site identified as HOU034B. There is a prominent and substantial water tower on the area that is mostly in use for open storage and vehicle hardstandings (HOU034C). The site is separated from the railway, to the north-east, by a road.

Indicative capacity: 242

Site area: 8.27 Ha (gross)

SHLAA status: Deliverable medium / longer term

Planning status: Planning permission for 14 residential units granted on HOU0034B December 2015 (DC/800/12/SSU)

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	G	Surgery	G
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	G

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Environmental Constraints			
Flood risk zone	R	Hazard risk	G
Surface Water Flooding - extent	A	Agricultural land classification	G
Nationally important sites	A	TPO	G
Locally important sites	R	Contaminated land	R
Habitat Disturbance	A	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	A	Neighbouring land uses	A
Conservation area	A		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	A	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
<p>Natural England: Recognise the high ecological value of the site.</p> <p>Greater Lincolnshire Nature Partnership: Allocation includes a SNCI. Requests assurance that development would not adversely impact on the nature conservation interest and that, where possible, mitigation measures should be used to compensate and improve biodiversity.</p> <p>Lincolnshire Wildlife Trust: Site contains Chapman's Pond SNCI. Requests assurance that development would not adversely impact on the nature conservation interest and that, where possible, mitigation measures should be used to compensate and improve biodiversity.</p>			
Sustainability appraisal			
<p>Significant negative effects recorded against biodiversity (3) and flooding (9) SAOs</p> <p>Significant positive effects recorded against Land use (1), health & well-being (11), recreation, culture & leisure (14), access to services etc.(15), non-car transport(17), housing(18) and employment(20), education(21) SAOs</p>			
Conclusion			
<p>This brownfield, urban site is well located in relation to services, amenities and transport. There are, however, biodiversity and brownfield remediation issues to address. The proximity of a railway may require some mitigation measures too. However, part of the site has been granted planning permission.</p> <p>Development proposals will be required to demonstrate that there will be no significant adverse impacts on the integrity of the SNCI, but the designation on this part of the site does not preclude development outright. Indeed it is recognised that the ecological value of the pond is, currently, limited and that In order to support its improvement some enabling development will be required. Along with filling part of the pond, works include re-grading the banks and reducing the depth. Integrating the pond site into the wider development proposals provides an opportunity to significantly improve the biodiversity and ecological value whilst also delivering a valuable area of public open space to this part of the town.</p> <p>The site is within flood zone 3, but development here could likely mitigate this and deliver sustainability benefits. The site is a key regeneration opportunity for Cleethorpes.</p> <p>Modification note: A sequential flood risk assessment has been undertaken for all sites that are to be allocated through the Local Plan and the report demonstrates that this site meets the necessary tests and requirements.</p>			BAND B

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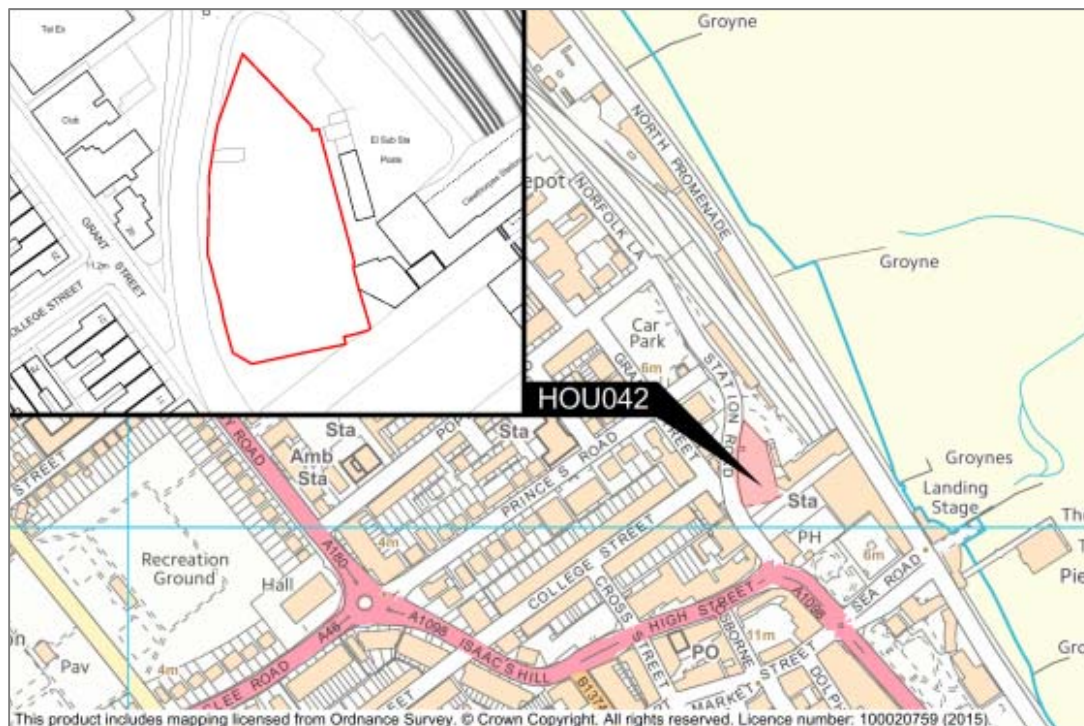
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Site of Former Clifton Bingo, Grant Street, Cleethorpes

SITE REF. HOU042



Site Information

A cleared, previously developed site, immediately adjacent to the railway station, close to both residential areas and the seafront. Effectively, on the very edge of the town centre.

Indicative capacity: 80

Site area: 0.21Ha

SHLAA status: Deliverable 6 – 10 years

Planning status: Local Development Order adopted March 2016 grants outline planning permission, with details of access, for high density residential-led mixed use development.

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	G	Surgery	G
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	G

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	A	TPO	G
Locally important sites	G	Contaminated land	G

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Habitat Disturbance	A	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	A	Neighbouring land uses	A
Conservation area	R		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	A	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
<p>Natural England: The site's proximity to the Humber Estuary may have direct impact on designated habitats and species with regards to the disposal of surface water. Recommended that SUDs considered.</p> <p>Historic England: This site lies within the Cleethorpes Central Seafront Conservation Area. If allocated, the Plan should make it clear that development proposals for this area would need to ensure that those elements which contribute to the significance of the Conservation Area are not harmed</p>			
Sustainability appraisal			
<p>Significant negative effects recorded against Biodiversity (3) SAO</p> <p>Significant positive effects recorded against Land use (1), recreation, culture & leisure (14), access to services (15), non-car transport (17), housing(18) and employment (20), education (21) SAOs</p>			
Conclusion			
<p>This prominent brownfield, urban site is well located in relation to services, amenities and transport. This site is an important regeneration site in Cleethorpes Conservation Area, which is currently 'at-risk'. Development has the potential to link with key heritage-led regeneration, as well as help tackle heritage at risk. Development proposals will need to respond positively to the Central Seafront Conservation Area and nearby heritage assets. Consideration will need to be given to the adopted Cleethorpes Central Seafront Conservation Area Appraisal.</p> <p>The LDO sets out relevant development considerations relating to the following, which have informed the site capacity calculations:</p> <ul style="list-style-type: none"> • Historic environment (the LDO includes an 'Assessment of Significance' for the site but an assessment of impact will need to be prepared for a detailed scheme and submitted with the reserved matters application. This should demonstrate how the proposal has taken account of the assessment of significance.) • Design • Transport and access • Utilities • Drainage • Amenity • Railway network <p>There are no major constraints on the site.</p>			BAND B

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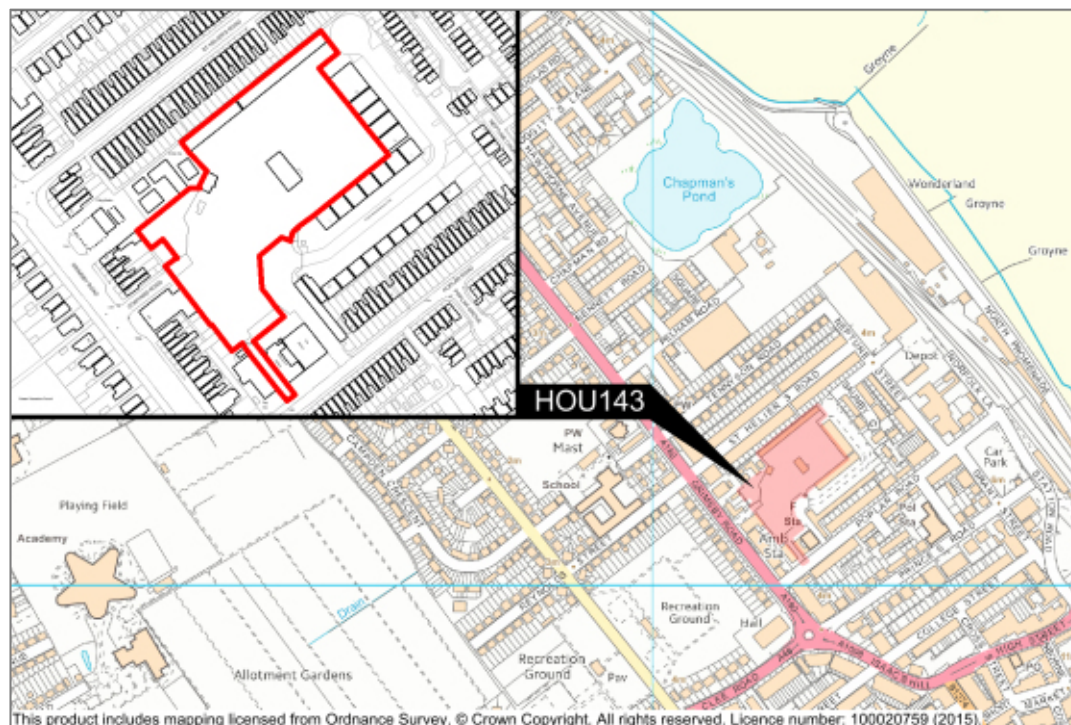
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Former Poplar Road Depot, Cleethorpes

SITE REF. HOU143



Site Information

A depot area largely surrounded by housing, close to the town centre.

Indicative capacity: 48

Site area: 1.19Ha

SHLAA status: Deliverable 6 – 10 years

Planning status: Informally identified

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	G	Surgery	G
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	G

Environmental Constraints

Flood risk zone	R	Hazard risk	A
Surface Water Flooding - extent	A	Agricultural land classification	G
Nationally important sites	R	TPO	G
Locally important sites	A	Contaminated land	R
Habitat Disturbance	A	AQMA	G
		Minerals safeguarding area	G

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Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	A	Neighbouring land uses	G
Conservation area	A		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	A	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
<p>Natural England: The site's proximity to the Humber Estuary may have direct impact on designated habitats and species with regards to the disposal of surface water. Recommended that SUDs considered to address this issue.</p> <p>Environment Agency: Site must pass the flood risk sequential test</p>			
Sustainability appraisal			
<p>Significant negative effects recorded against flooding (9) SAO</p> <p>Significant positive effects recorded against health and well-being (11), recreation, culture & leisure (14), access to services (15), non-car transport(17), housing (18) and employment (20), education (21) SAOs</p>			
Conclusion			
<p>This brownfield, urban site is well located in relation to services, amenities and transport. Ground contamination issues will need to be addressed but are unlikely to be insurmountable. The site is within flood zone 3, but development here could likely mitigate this and deliver sustainability benefits.</p> <p>Local Plan policies 33 and 40 demand appropriate surface water proposals are incorporated into schemes and safeguards biodiversity. These policy provisions ensure that the issue raised by Natural England will be addressed.</p> <p>Modification note: A sequential flood risk assessment has been undertaken for all sites that are to be allocated through the Local Plan and the report demonstrates that this site meets the necessary tests and requirements.</p>			BAND B

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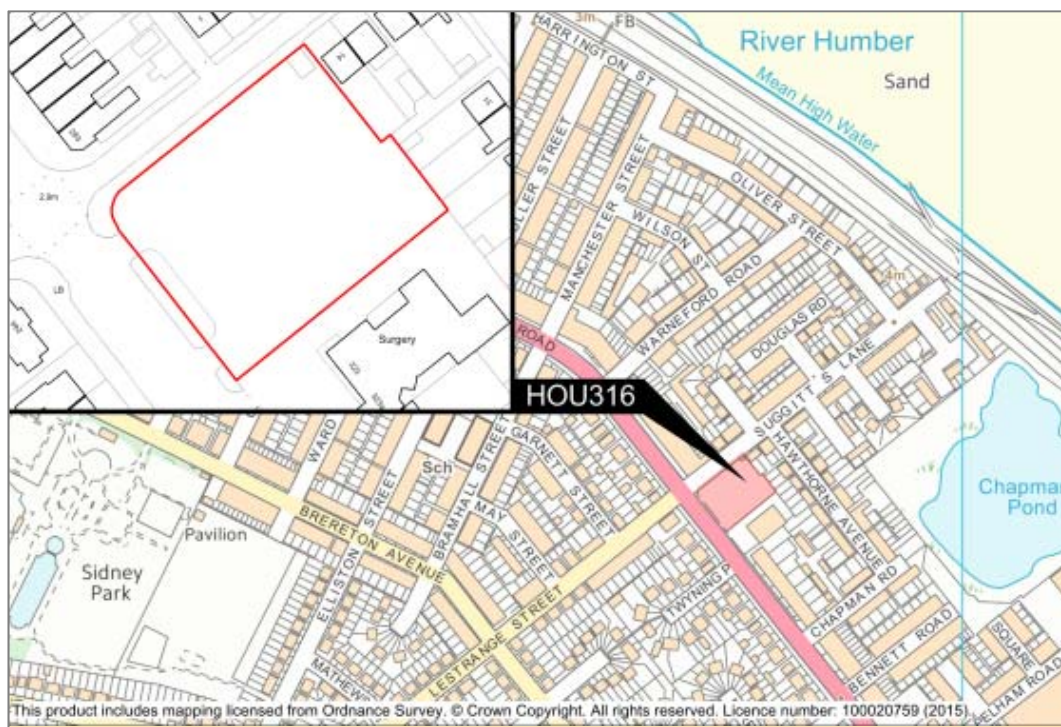
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Former Leaking Boot Public House, Grimsby Road and Suggitt's Lane, Cleethorpes

SITE REF. HOU316



Site Information

A large, disused pub and grounds, next to housing and adjacent to local shops on the main road.

Indicative capacity: 21

Site area: 0.27

SHLAA status: Deliverable 1 – 5 years

Planning status: Informally identified

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	G	Surgery	G
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	R	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	A	TPO	G
Locally important sites	A	Contaminated land	G
Habitat Disturbance	A	AQMA	G
		Minerals safeguarding area	G

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Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	A	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None.			
Sustainability appraisal			
Significant negative effects recorded against biodiversity (3) and flooding (9) SAOs Significant positive effects recorded against access to services (15), non-car transport(17), housing (18) and employment (20), education (21) SAOs			
Conclusion			
<p>This brownfield, urban site is well located in relation to services, amenities and transport. There are no unusual site or contextual issues and the site offers a good regeneration opportunity. The proximity to Chapmans's Pond (SNCI) does not prohibit development on the site, and it is expected that a scheme could come forward that ensures there are no adverse impacts will result from development.</p> <p>The site is within flood zone 3, but development here could likely mitigate this and deliver sustainability benefits.</p> <p>Modification note: A sequential flood risk assessment has been undertaken for all sites that are to be allocated through the Local Plan and the report demonstrates that this site meets the necessary tests and requirements.</p>			BAND B

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IMMINGHAM SITES

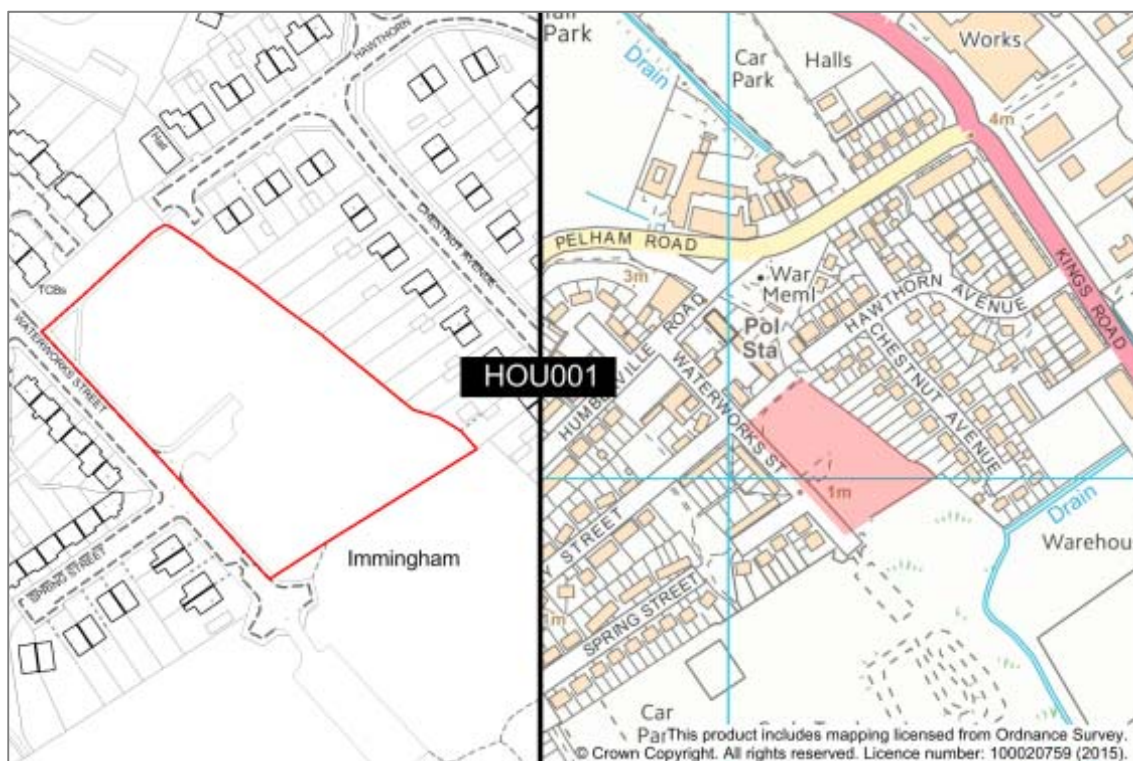
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Former Tower Place, Waterworks Street, Immingham

SITE REF. HOU001



Site Information

A former housing site, this site has been cleared and is now overgrown with an area of hardstanding around the former access point. It is a relatively level site, with a few trees along the rear boundary and an overgrown hedge along the southern boundary.

The site is located on the north east side of Immingham, within a predominantly residential area. A Council owned recreation ground lies to the south. To the north, a footpath links Waterworks Street to Hawthorn Avenue.

Indicative capacity: 32

Site area: 0.8Ha

SHLAA status: Deliverable 1-5 years

Planning status: Full consent. Allocated for housing development in the North East Lincolnshire Local Plan (2003) (Allocation reference: H1/39)

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	G	Surgery	G
Secondary school	G	Convenience shop	G
Bus stop	G	Train station	A

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#

Environmental Constraints			
Flood risk zone	R	Hazard risk	A
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	G
Habitat Disturbance	A	AQMA	A
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	A	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
<p>Environment Agency: Evidence required to demonstrate that the site has passed the flood risk Sequential Test.</p> <p>HSE: Site located in outer consultation zone. Sites of 30 dwellings or more permissible and above 40 per hectare allowed.</p>			
Sustainability appraisal			
<p>Significant negative effects recorded against air quality (5) and flooding (9) SAOs</p> <p>Significant positive effects recorded against sustainable transport (17) and employment (20) SAOs</p>			
Conclusion			
<p>Whilst the site is in relatively close proximity to the Immingham AQMA, it is located within walking distance of a range of local facilities and amenities, and is located close to good footpath and cycle links. Frequent bus services also run along Pelham Road and Kings Road. Highway improvements are currently underway which are likely to ease existing air quality problems.</p> <p>The site is brownfield and benefits from planning permission for residential development. The granting of planning permission demonstrates that the flood risk constraints can be satisfactorily overcome.</p> <p>Modification note: A sequential flood risk assessment has been undertaken for all sites that are to be allocated through the Local Plan and the report demonstrates that this site meets the necessary tests and requirements.</p>			BAND B

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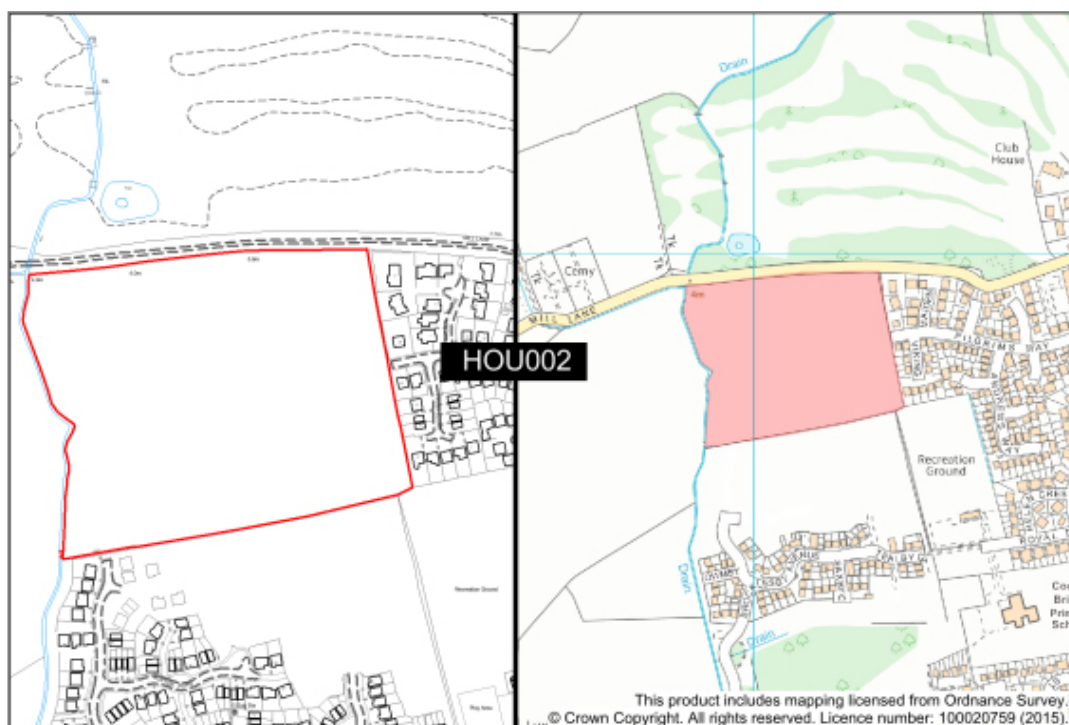
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Land to the west of Pilgrims Way, Immingham

SITE REF. HOU002



Site Information

This greenfield site is located at the northwest edge of Immingham, adjacent to the Pilgrims Way and Habrough Fields (still in construction) housing estates. A watercourse defines the western boundary of the site. Mill Lane – a single-track carriageway - runs along the northern boundary, which is lined with trees and mature hedging.

Flood Zone 2 encroaches on the western edge of the site, adjacent to the watercourse. The area of the site within Flood Zone 2 is also highlighted as an area at high risk of surface water flooding.

The site is adjacent to an area of land which has received waste in the past. This has been taken into account in the Council's high-level viability assessment, along with flood risk.

Indicative capacity: 178

Site area: 5.81Ha (4.07Ha net)

SHLAA status: Developable 6-10 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	R
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Accessibility

Primary school	G	Surgery	A
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	A

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#

Environmental Constraints			
Flood risk zone	A	Hazard risk	G
Surface Water Flooding - extent	A	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	A
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	A
Waste and Water	A		
Relevant stakeholder comments			
Highways England: A full assessment of this site has not been undertaken but it is likely that it would have a significant impact on the SRN.			
Sustainability appraisal			
Significant negative effects recorded against efficient use of land (1) and waste (7) SAOs Significant positive effects recorded against sustainable transport (17) and housing (18) SAOs			
Conclusion			
<p>This undeveloped site is relatively well located to access Immingham's services and facilities. It relates well to the built area with development on two sides and is a logical extension to the built up area of Immingham. The site is not within a strategic gap and a landscaping solution could ensure that a soft edge is maintained to the western and northern extents of the site.</p> <p>The woodland along the north side of Mill Lane will contribute to long distance screening of the site. Indeed the site's western boundary is the only one open to the countryside, which will assist with integrating development into the existing settlement form.</p> <p>The area of flood risk is restricted to only part of the site and can be avoided as part of the development's design and layout. Mill Lane is not considered suitable for vehicle access however, suitable access can be achieved from other points. The comments of Highways England are noted and highway improvements will be required to deliver this site.</p> <p>There are no major constraints on the site.</p>			BAND B

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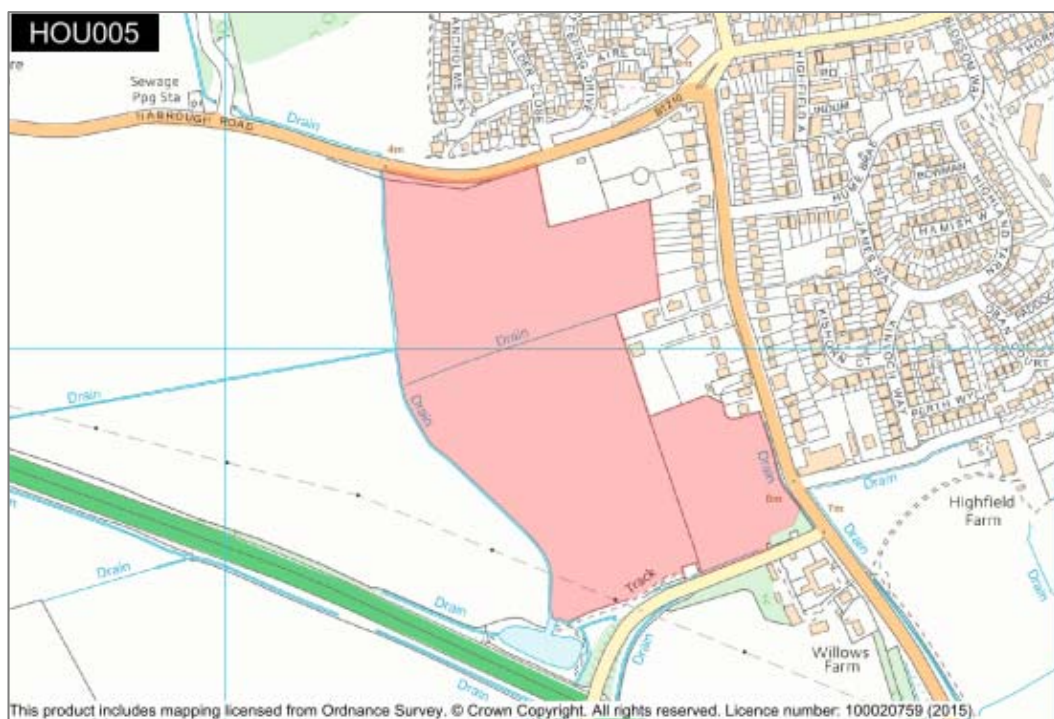
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Land south of Habrough Road and west of Stallingborough Road

SITE REF. HOU005



Site Information

This site is a large edge of settlement site located to the west of Immingham, south of the B1210 and north of the A180. It is an undeveloped site, currently in agricultural use with the land categorised as Grade 3 Agricultural Land. A watercourse forms the western boundary of the site, beyond which lies additional arable fields. Residential properties on Stallingborough Road neighbour the site to the east.

The A180 Balancing Pond is located within 15m of the site to the south. This area has been designated as a Site of Nature Conservation Interest and part of the site is a candidate Local Wildlife Site.

The site is located within Flood Zone 1 and has a negligible degree of breach hazard risk. Pockets of land near the western boundary are highlighted as being of medium to low risk of surface water flooding, with a small area of land identified as being at high risk of flooding from this source.

Indicative capacity: 319

Site area: 15.17Ha (10.62Ha net)

SHLAA status: Developable 6-10 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area

A

Land type

R

Accessibility

Primary school

G

Surgery

A

#

#

Secondary school	A	Convenience shop	G
Bus stop	G	Train station	A
Environmental Constraints			
Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	A	Contaminated land	A
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	A
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	A		
Relevant stakeholder comments			
None.			
Sustainability appraisal			
Significant negative effects recorded against efficient use of land (1) and waste (7) SAOs			
Significant positive effects recorded against recreation and culture (14), sustainable transport (17) and housing (18) SAOs			
Conclusion			
<p>Whilst the proximity to a candidate local wildlife site does not preclude development, it would require further work to demonstrate that mitigation measures would compensate and improve biodiversity where appropriate. Landscaping and design solutions could help to reduce the visual impact of the extended built up area and mitigate noise associated with the A180.</p> <p>This large undeveloped site is reasonably well located to access Immingham's services and amenities. However, the shops and services within the main built up area of Immingham are located on the eastern side of Stallingborough Road. The need to cross this carriageway weakens the site's connectivity and could serve to increase the proportion of trips taken by private car that could otherwise be taken on foot.</p> <p>On balance, it is considered that there are better sites available in Immingham have the potential to deliverer stronger connections to the existing built environment (e.g. HOU006).</p>			BAND C

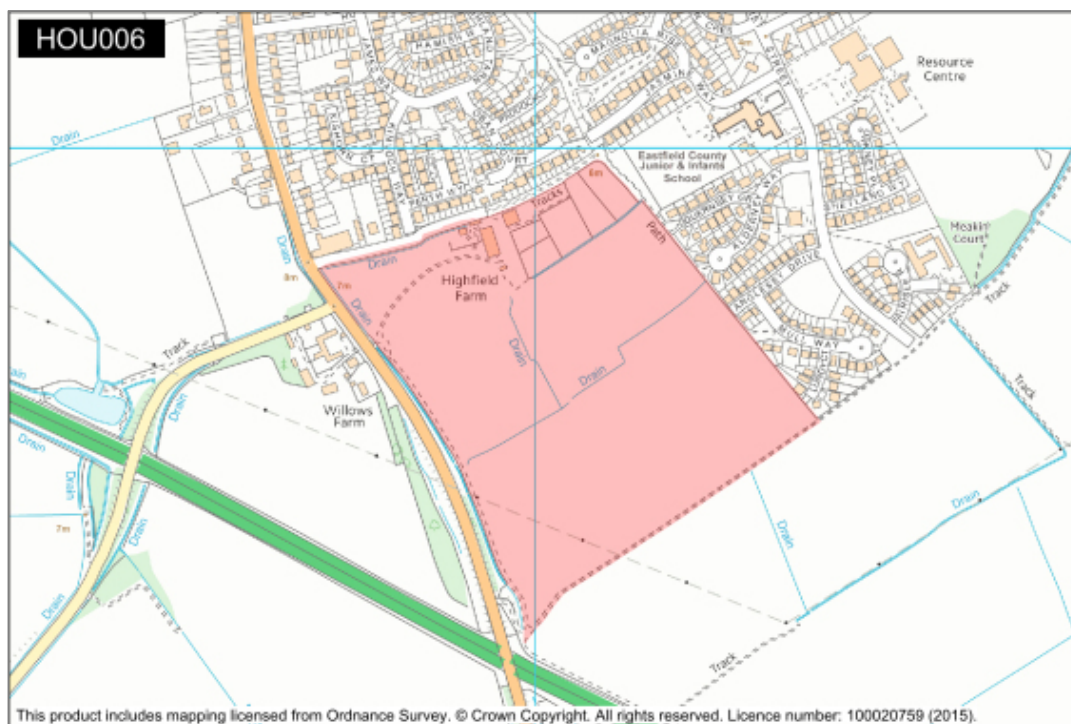
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Land to the east of Stallingborough Road

SITE REF. HOU006



Site Information

The site lies to the east of Stallingborough Road, at the south-western edge of Immingham. Residential development is situated immediately to the north and east. The site itself is largely greenfield land, with some brownfield land incorporating the existing farm operations.

An easement covers a strip of land running north to south adjacent to the eastern boundary and flood zone 2 encroaches marginally in the south-eastern corner. Small pockets of land on the site are identified as being at risk of surface water flooding, including land adjacent to a drain which runs from east to west across the site, and a small watercourse which runs north to south in the centre of the site.

A public right of way intersects the site and electricity pylons cross the site's southwestern corner.

Indicative capacity: 660

Site area: 22.30Ha (15.61Ha net)

SHLAA status: Developable 6 – 10 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	A
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Accessibility

Primary school	G	Surgery	A
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	A

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#

Environmental Constraints			
Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	A	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	A	Contaminated land	A
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	A
Waste and Water	G		
Relevant stakeholder comments			
Highways England: Previous analysis by Highway England indicated that HOU006 would have a major impact on the SRN. It is anticipated that this site may require some physical mitigation at the A160/A180 junction			
Sustainability appraisal			
Significant negative effects recorded against efficient use of land (1) and waste (7) SAOs Significant positive effects recorded against access to services (15), sustainable transport (17), housing (18) and education and training (21) SAOs			
Conclusion			
<p>This site extends beyond the built extent of Immingham, but development here would occupy an obvious pocket of land that extends no further than the southern-most part of the adjacent residential estate. A Landscape and Visual Impact Assessment has been prepared for the site and indicates that that adverse impacts associated with the edge of settlement location can be overcome with appropriate mitigation. Indeed the Council's Landscape Character and Capacity Assessment (2015) identifies the site as being of medium to low sensitivity, and suggests that there is a high to medium capacity to absorb change. The developable area of the site will need to be reduced to provide a landscape buffer to the south to ensure that road noise from the A180 and air pollution does not have a detrimental impact on residential amenity.</p> <p>It is expected that surface water flood risk issues can be overcome, but further evidence will be required to demonstrate this fully. The landowner has engaged in discussions with Anglian Water and it has been confirmed that the existing foul sewage system can accommodate development of the site.</p> <p>Given the relative proximity of the A180 Balancing Pond further work will also be required to ensure that any potential adverse impacts are avoided or mitigated and that opportunities are taken to achieve biodiversity enhancements where possible. Design will need to respond to the pylons and public right of way on the site.</p> <p>The comments of Highways England are noted and highway improvements will be required to deliver this site.</p>			BAND B

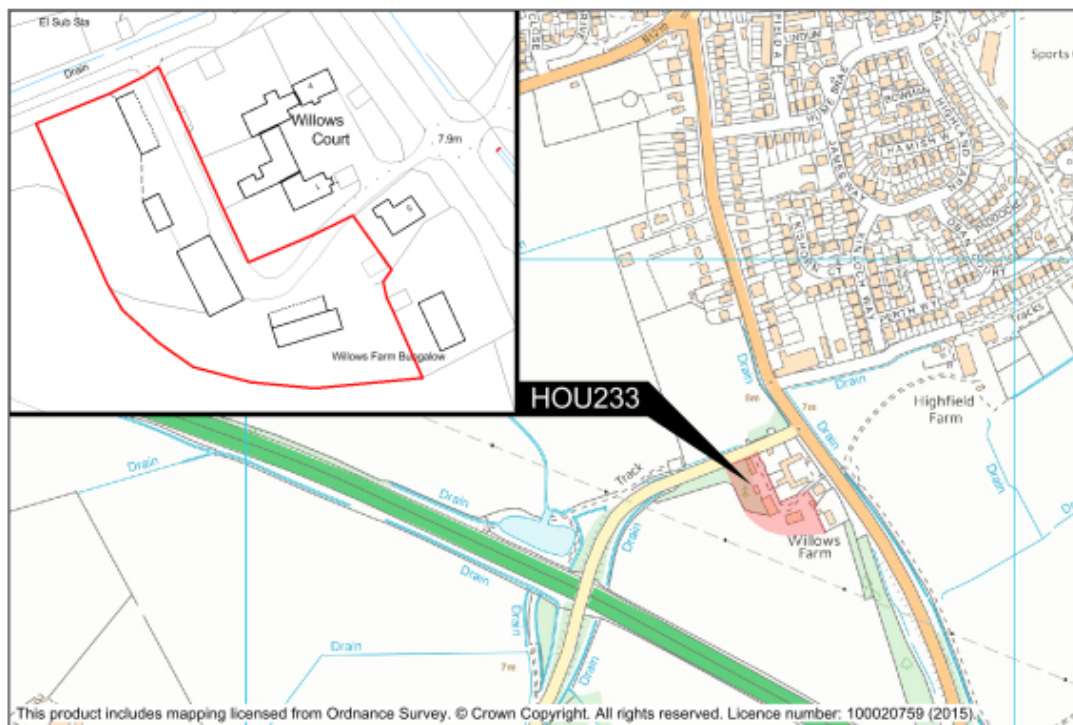
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Land at Willows Farm, Immingham

SITE REF. HOU233



Site Information

A small site containing a number of mature trees and several disused agricultural barn buildings at the southern edge of Immingham.

Indicative capacity: 15

Site area: 0.66Ha

SHLAA status: Developable 6-10 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	A
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Accessibility

Primary school	A	Surgery	A
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	A	Contaminated land	A
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G

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Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	
Waste and Water	G		
Relevant stakeholder comments			
None.			
Sustainability appraisal			
Significant negative effects recorded against biodiversity (3) SAO			
Significant positive effects recorded against sustainable transport (17) SAO			
Conclusion			
<p>A small site at the edge of Immingham that is well contained by boundary planting. There are no major constraints on the site. An assessment will be needed to determine if the disused buildings are being used by protected species. Given the relative close proximity of the A180 Balancing Pond further work will also be required to ensure that any potential adverse impacts are avoided or mitigated and that biodiversity on the site improved where possible.</p> <p>Highways access should be taken from the existing access to Willows Court, due to width and visibility issues on Roxton Lane. Trees on the site are of a good quality, and while not subject to tree preservation orders, they would enhance the development and should be retained and reflected in any scheme design.</p> <p>Modification note: Initial site capacity was estimated using the Council's standard assumptions in absence of landowner suggestion. Information has now been provided, which indicates that site capacity is reduced from 15 to 8 to reflect onsite constraints and emerging design considerations.</p>			BAND B

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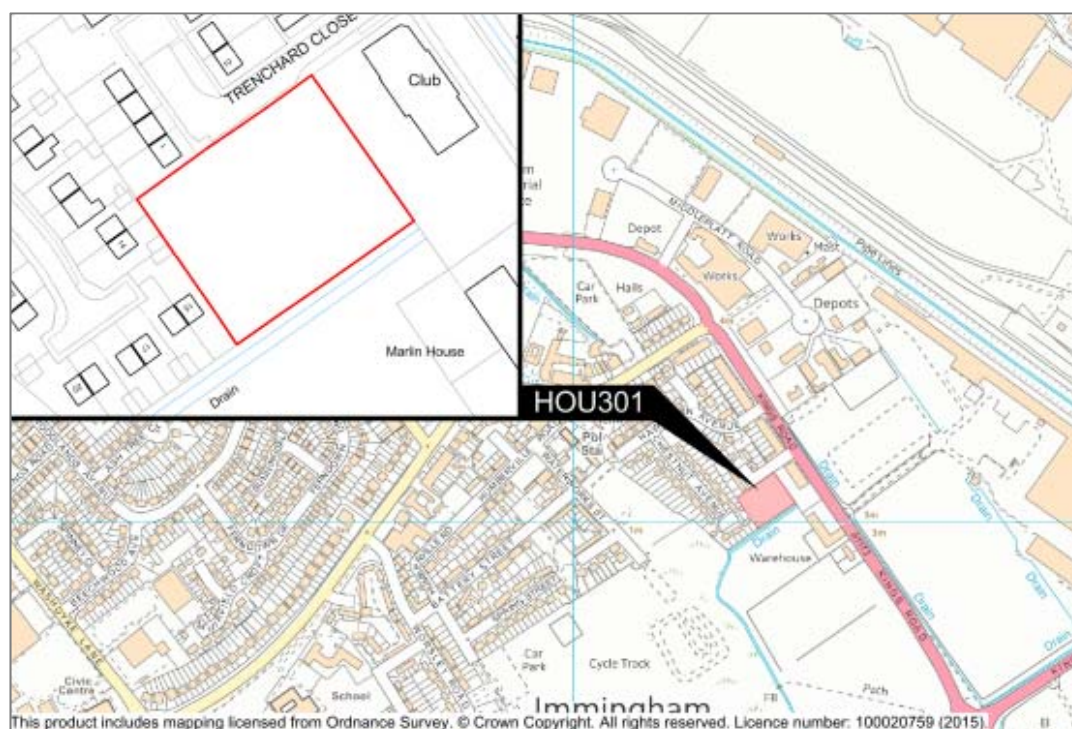
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Land at Trenchard Close, Immingham

SITE REF. HOU301



Site Information

A site previously developed with a care home that has been cleared and remained vacant for a number of years. It is situated to the north east of Immingham.

Indicative capacity: 18

Site area: 0.32Ha

SHLAA status: Deliverable 1-5 years

Planning status: Planning permission for 18 units (DM/564/13/IMM)

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	A	Surgery	G
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	R

Environmental Constraints

Flood risk zone	R	Hazard risk	A
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	G
Habitat Disturbance	A	AQMA	A
		Minerals safeguarding area	G

#

#

Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
HSE: Site located in outer consultation zone. Sites of 30 dwellings or more permissible and above 40 per hectare allowed.			
Sustainability appraisal			
Significant negative effects recorded against efficient use of land (9) Significant positive effects recorded against health (11), sustainable transport (17) and employment (20) SAOs			
Conclusion			
The site is well located to access local amenities and transport links. Development on the site will make efficient use of a longstanding vacant piece of previously developed land. The site has full planning consent (DC/863/10/IMM) for 18 dwellings, which demonstrates that flood risk matters have been satisfactorily addressed.			BAND A

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HEALING SITES

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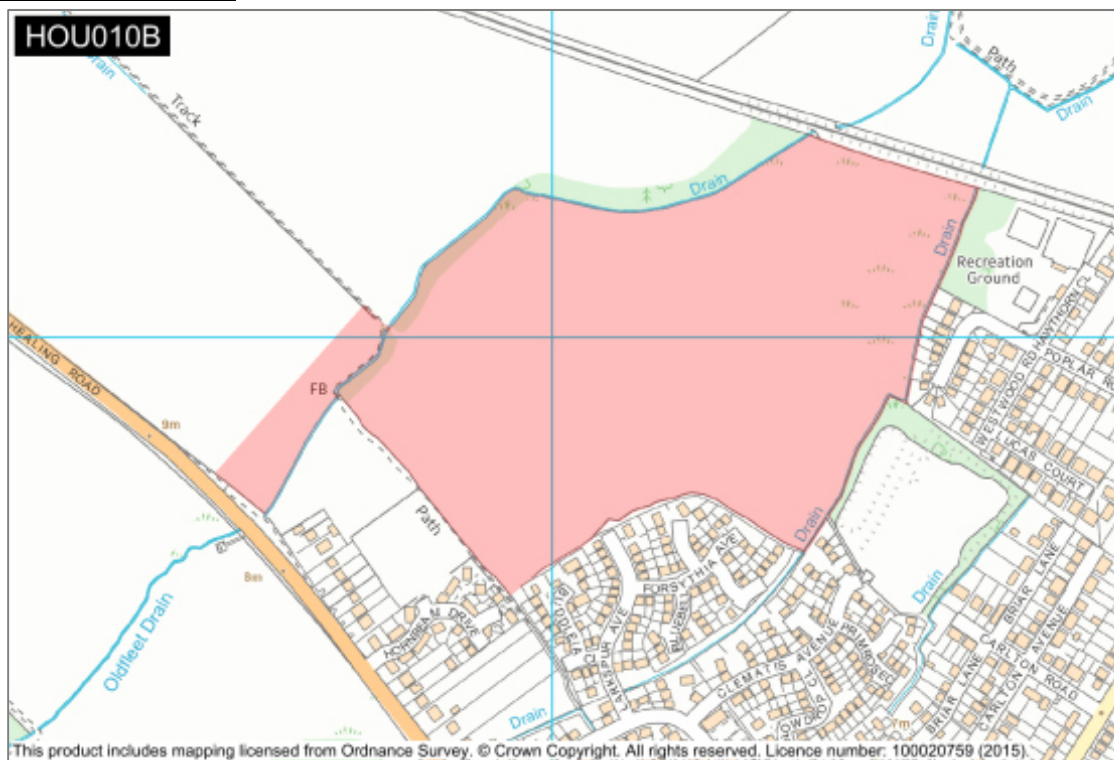
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Land north of Grampian Avenue and west of Larkspur Avenue,

Healing

SITE REF. HOU010B



Site Information

The site is predominantly in active agricultural use for arable purposes. To the north and north west is further arable land. An existing watercourse (Oldfleet Drain) meanders along the northern boundary. Existing residential development lies to the south and southeast, on the edge of the village.

The site undulates, with a pronounced level change towards the northeast. The railway embankment extends east/west along the northern edge of the site.

There are two newly planted woodland blocks on the site and a number of trees along the boundaries are protected by preservation orders.

The site lies within an area of significant archaeological potential. Cropmark enclosures of prehistoric to Roman date have been identified to the northwest and west of the site and a medieval moated enclosure and settlement features have been recorded to the south east of the site.

Indicative capacity: 250

Site area: 20.41Ha (9Ha net)

SHLAA status: Deliverable 1-5 years

Planning status: Resolution to grant outline planning permission (DM/0378/15/OUT)

Site Performance

Efficient Use of Land

Proximity to built up area

A

Land type

R

#

#

Accessibility			
Primary school	A	Surgery	G
Secondary school	A	Convenience shop	R
Bus stop	G	Train station	G
Environmental Constraints			
Flood risk zone	A	Hazard risk	G
Surface Water Flooding - extent	A	Agricultural land classification	A
Nationally important sites	G	TPO	R
Locally important sites	G	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
<p>Significant negative effects recorded against efficient use of land (1) and waste (7) SAOs.</p> <p>Significant positive effects recorded against health (11), access to services (15) sustainable transport (17), and housing (18) SAOs.</p>			
Conclusion			
<p>The site adjoins the residential fringe of the village. The Landscape Character Assessment, Sensitivity and Capacity Study (2015) points to scope for development on the site, subject to it being of appropriate design. The potential for coalesce of Healing and Stallingborough is likely to be abated through the developer's commitment to provide 11.5ha of public open space.</p> <p>Ecological investigation has been undertaken and demonstrated that there are no significant ecology constraints to development of the site.</p> <p>Further archaeological excavations on site prior to any construction commencing on site with the associated publication and archiving of the results can be secured through planning conditions.</p> <p>Resolution to grant planning permission demonstrates that all constraints can be satisfactory overcome.</p>			BAND B

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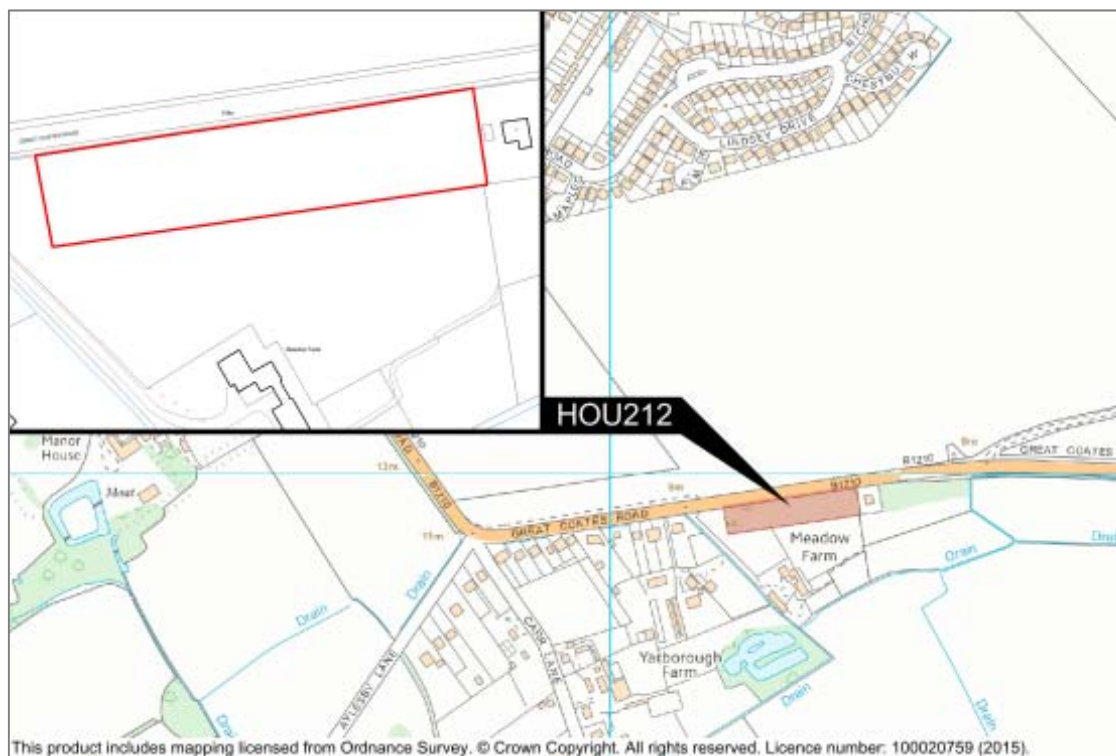
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Land at Meadow Farm, Healing

SITE REF. HOU212



Site Information

The site is located to the east of an outlying group of properties, to the south of Healing. It is a greenfield site with tree cover along its border with Great Coates Road.

Indicative capacity: 12

Site area: 0.58HaHa

SHLAA status: Developable 6-10 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	R
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Accessibility

Primary school	A	Surgery	A
Secondary school	G	Convenience shop	R
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	A	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G

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Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
No significant negative effects recorded against SAOs Significant positive effects recorded against sustainable transport (17) SAO.			
Conclusion			
Notwithstanding the site's location in an outlying part of the village, there are no significant constraints on the site. However, there is a better alternative site in Healing for delivering growth needs.			BAND C

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LACEBY SITES

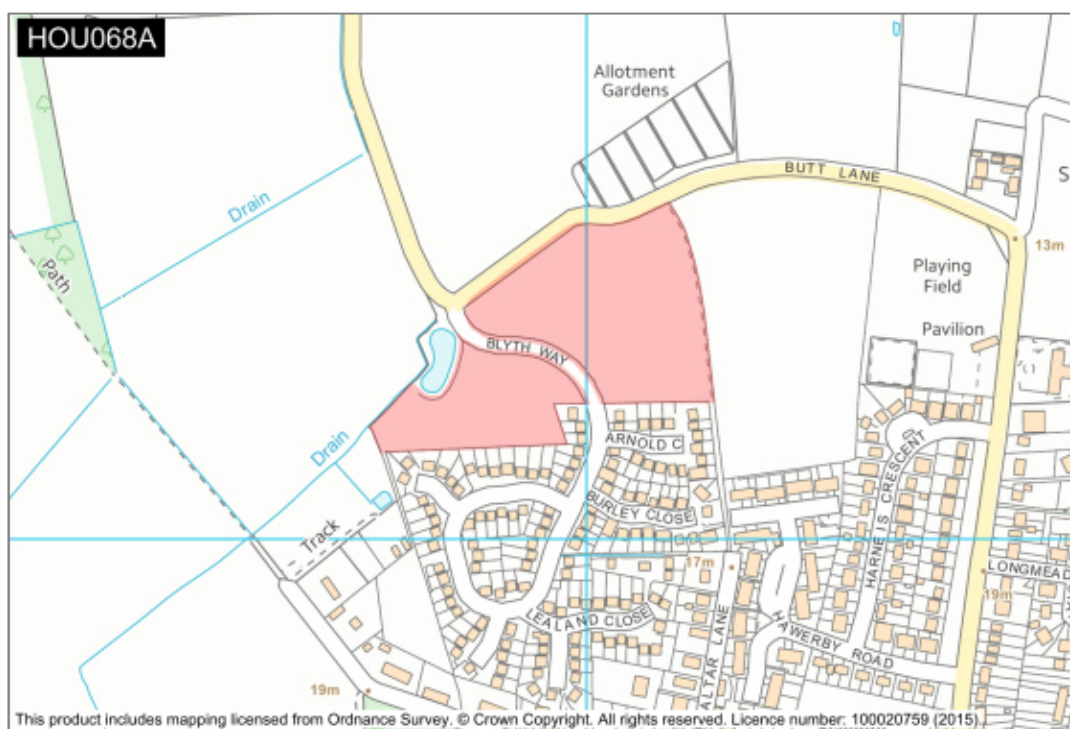
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Land off Blyth Way, Laceby

SITE REF. HOU068A



Site Information

Consisting of open grassland which rises up from Butt Lane, the site lies at the north of the village. The development sites are either side of Blyth Way. Existing residential properties lie to the south, on Laceby Park. A public footpath runs along the eastern boundary

Indicative capacity: 100

Site area: 3.94Ha (3.35Ha net)

SHLAA status: Deliverable 1-5 years

Planning status: Outline planning consent (DM/0335/14/OUT)

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	R
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Accessibility

Primary school	G	Surgery	G
Secondary school	R	Convenience shop	A
Bus stop	G	Train station	R

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	R
Nationally important sites	G	TPO	G
Locally important sites	A	Contaminated land	G
Habitat Disturbance	G	AQMA	G

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		Minerals safeguarding area	R
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None.			
Sustainability appraisal			
No significant negative effects recorded against SAOs. Significant positive effects recorded against health (11), recreation and culture (14) and access to services (15) SAOs.			
Conclusion			
There are no major constraints which would prohibit development of the site. It has been demonstrated that the site is suitable for residential development through the grant planning permission and the development is expected to deliver an area of public open space			BAND A

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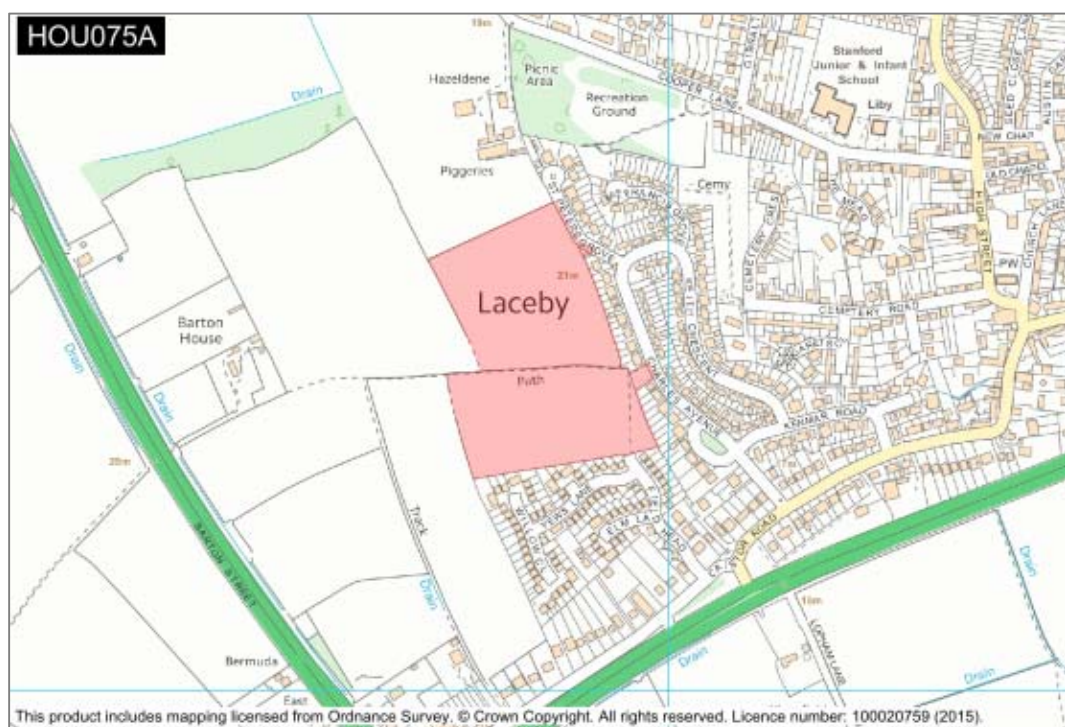
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Land off Field Head Road and west of Charles Avenue, Laceby

SITE REF. HOU075A



Site Information

The site comprises two fields divided by a shallow water ditch. It is arable agricultural land occupying a relatively flat site. A public footpath runs alongside the drainage ditch that separates the northern and southern fields with access to Charles Avenue to the east. A small footbridge provides pedestrian access over the ditch to another public footpath, which runs parallel to the western boundary of the site.

To the east and south are residential properties located. To the west is agricultural land and to the north is a piggery enterprise.

Indicative capacity: 152

Site area: 6.50Ha (4.55Ha net)

SHLAA status: Deliverable 1-5 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	R
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Accessibility

Primary school	G	Surgery	G
Secondary school	R	Convenience shop	G
Bus stop	G	Train station	R

Environmental Constraints

Flood risk zone	G	Hazard risk	G
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Surface Water Flooding - extent	G	Agricultural land classification	R
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	A
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	A	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None.			
Sustainability appraisal			
Significant negative effects recorded against efficient use of land (1) and waste (7) SAOs. Significant positive effects recorded against health (11), access to services (15), sustainable transport (17) and housing (18) SAOs			
Conclusion			
<p>The site is well located close to many services and amenities within the village centre.</p> <p>An appeal against the Council's decision to refuse residential development on the site concluded in March 2016. The appeal decision indicates that there are no highway safety or highway capacity matters for a development of the scale considered for allocation. The Inspector considered the main issue to be related to the fact development of almost all of the proposed new dwellings would be located within 400 metres of the existing piggery buildings at Hazeldene and was not persuaded that air and noise pollution from this operation would provide satisfactory living conditions for future occupants. A site specific odour risk assessment is being prepared in accordance with best practice and it is expected that amenity issues can be demonstrably overcome.</p>			BAND B

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WALTHAM SITES

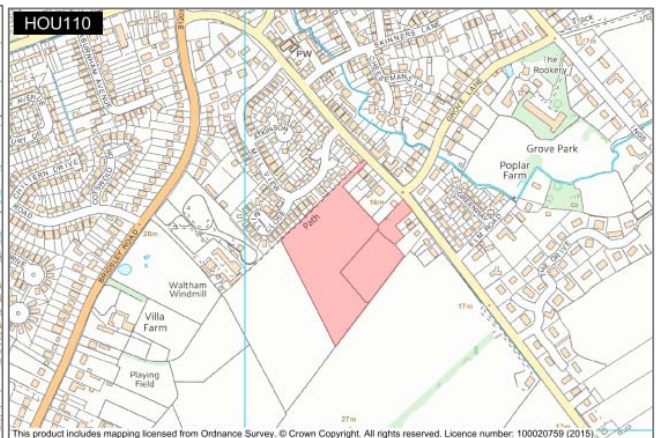
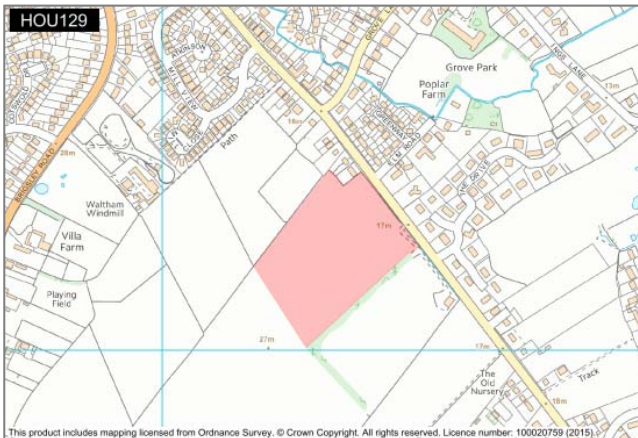
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Land to the west of Cheapside, Waltham

**SITE REF. HOU110
and HOU129**



Site Information

These greenfield sites are bounded by residential development to the north west and north east. To the south east and west is open agricultural land. A public right of way runs along the north west boundary of HOU110,

Indicative capacity: 230

Site area: 8.76 Ha (6.68Ha Net)

SHLAA status: Deliverable 1 – 5 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	R
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Accessibility

Primary school	A	Surgery	R
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	R

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	A	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	A

Built Environment and Heritage Considerations

SAM	G	Historic Park and Garden	G
Listed buildings	A	Neighbouring land uses	G
Conservation area	A		

Landscape and Settlement Character

AONB	G	Settlement character	G
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Infrastructure Availability / Capacity			
Education	G	Transport	A
Waste and Water	A		
Relevant stakeholder comments			
<p>Historic England: An assessment of the contribution this site makes to those elements which contribute to the significance of the Grade II* Listed Waltham Windmill (130m from the site) and what effect the loss of this site and its subsequent development might have upon those significances.</p>			
Sustainability appraisal			
<p>Significant negative effects recorded against efficient use of land (1), biodiversity (3) and waste (7) SAOs</p> <p>Significant positive effects recorded against non-car transport (17) and housing (18) SAOs</p>			
Conclusion			
<p>The development of these sites would extend the built up area of Waltham into open countryside. It is within an area identified in the Council's Landscape Character and Capacity Assessment (2015) as having a medium capacity for development and within an area of medium sensitivity. It is considered that landscape impact could be adequately addressed through an appropriate landscaping scheme. The public right of way on the site is not a constraint to development and can also be taken into account within the design process.</p> <p>The site lies less than 130m from the Grade II Listed Waltham Windmill and it will, therefore, be important that development does not harm elements that contribute to the significance of this building. Existing views from Cheapside towards the windmill are screened by field boundary trees and hedging that sit in the foreground. Views from the Windmill to the site are severely limited by the mill's outlying buildings and boundary planting. Whilst the sites (HOU110 and HOU129) form part of the windmill's arable hinterland, the visual relationship is weak. The extent of the western boundary is such that development will not physically impact on the windmill or impose on the field immediately adjacent to it. The layout of a scheme should maximise opportunities to create views and vistas within the site that capture the mill and ensure that a sufficient landscaping buffer is provided to soften the transition to the rural edge.</p> <p>Vehicle access can be achieved from Cheapside and there is potential for junction improvements to be required. Drainage and foul sewerage works are likely to be required. There are no major constraints to development of the site or to its calculated capacity.</p>			BAND B

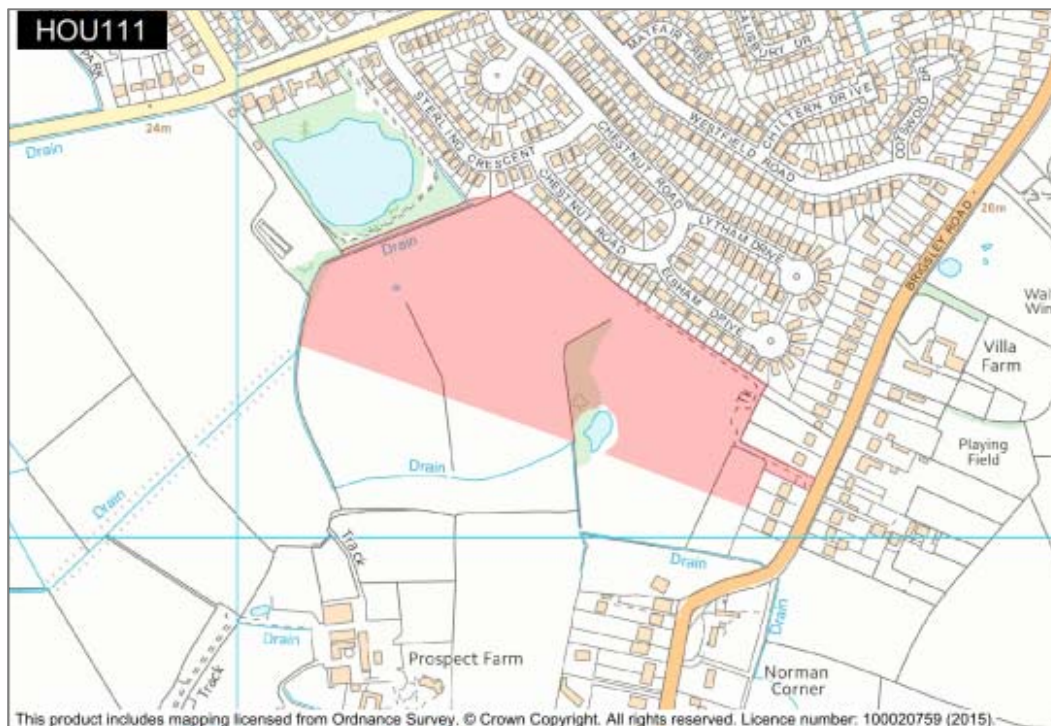
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Land rear of Sandon House, Barnoldby Road & west of Brigsley Road, Waltham

SITE REF. HOU111



Site Information

This site comprises open farmland at the southern edge of Waltham. The site rises gently from east to west. Residential developments neighbour the site to the north and east. Barnoldby Pond SNCI adjoins the site's northwestern boundary.

Indicative capacity: 174

Site area: 8.74 (6.12Ha net)

SHLAA status: Deliverable 1 -5 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	R
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Accessibility

Primary school	R	Surgery	R
Secondary school	R	Convenience shop	A
Bus stop	G	Train station	R

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	R	Contaminated land	G

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Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
Lincolnshire Wildlife Trust: Site is adjacent Barnoldby Pond SNCI			
Sustainability appraisal			
Significant negative effects recorded against efficient use of land (1), biodiversity(3) and waste (7) SAO			
Significant positive effects recorded against non-car transport(17) and housing(18) SAOs			
Conclusion			
<p>Impacts of development on the adjacent SNCIs and provision of an appropriate buffer will require further consideration, but are not likely to be insurmountable.</p> <p>The SA identifies the proximity of the Grade II* Waltham Windmill 375m to the north east of the site. The windmill site is an enclosed site and there no views to the windmill on the approach from site HOU111. The setting of the windmill is unlikely to be impacted due to the way in which the site is set back behind existing development along Brigley Road and views to site HOU111 are restricted by both existing natural and built features along this road. Landscaping proposals along the more exposed site boundary and appropriate consideration of topography and building heights should form part of a scheme's design to ensure these existing relationships are retained. The site is located in an area assessed to have a medium sensitivity to change and a medium capacity for change, in the Council's Landscape Character and Capacity Assessment (2015).</p> <p>The site is a fairly logical extension to the village and would only marginally extend beyond existing built extents of the village. There are no major constraints on the site.</p>			BAND B

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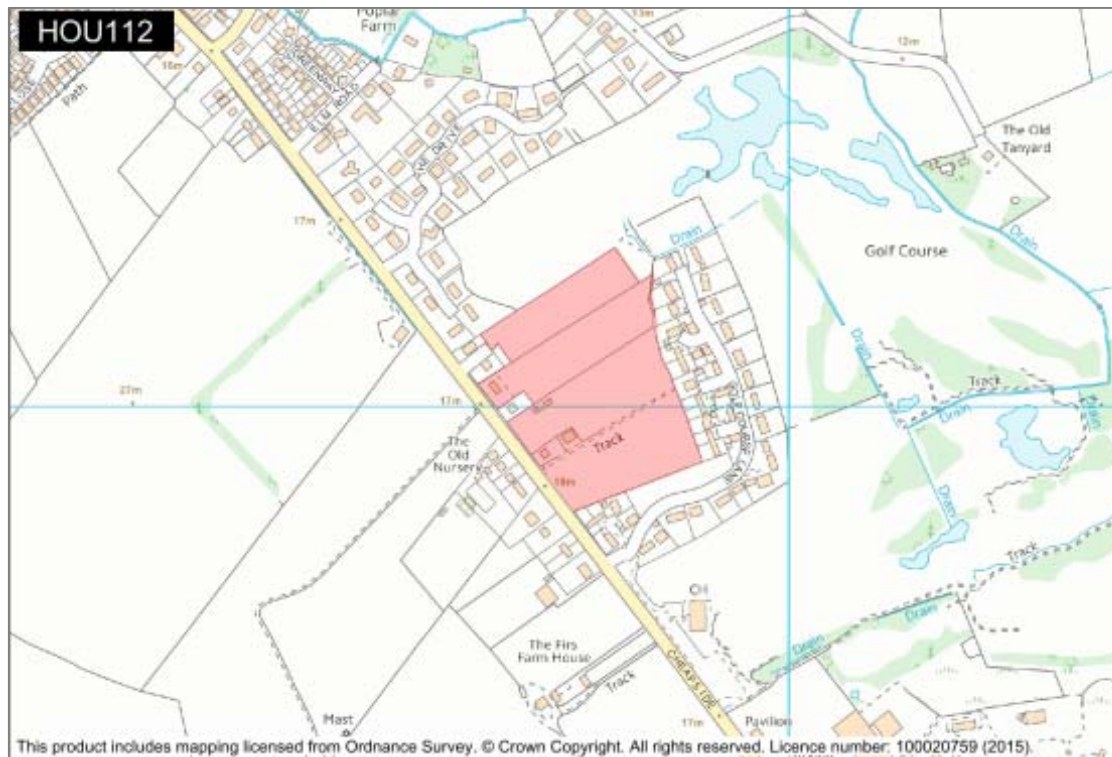
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Land to north west of Golf Course Lane and east of Cheapside, Waltham

SITE REF. HOU112



Site Information

The site lies to the southeast of Waltham Village and to the east of Cheapside. It is located between two areas of housing that were approved alongside the permissions for the golf course development (HOU113). The site is open to the golf course on its northern boundary. The site itself consists of open fields and to the centre there is a group of trees with an open stream.

Indicative capacity: 95

Site area: 5.14Ha (4.06Ha net)

SHLAA status: Deliverable 6 – 10 years

Planning status: Resolution to grant planning permission (DM/1130/14/FUL)

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	A	Surgery	R
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	R

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	G

#

#

Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
Significant negative effects recorded against efficient use of land (1), waste (7) and access to services (15) SAOs			
Significant positive effects recorded against housing (18) SAO.			
Conclusion			
The development of this site represents a natural infill in relation to the existing development. The resolution to grant planning permission demonstrates that there are no insurmountable planning matters.			BAND A

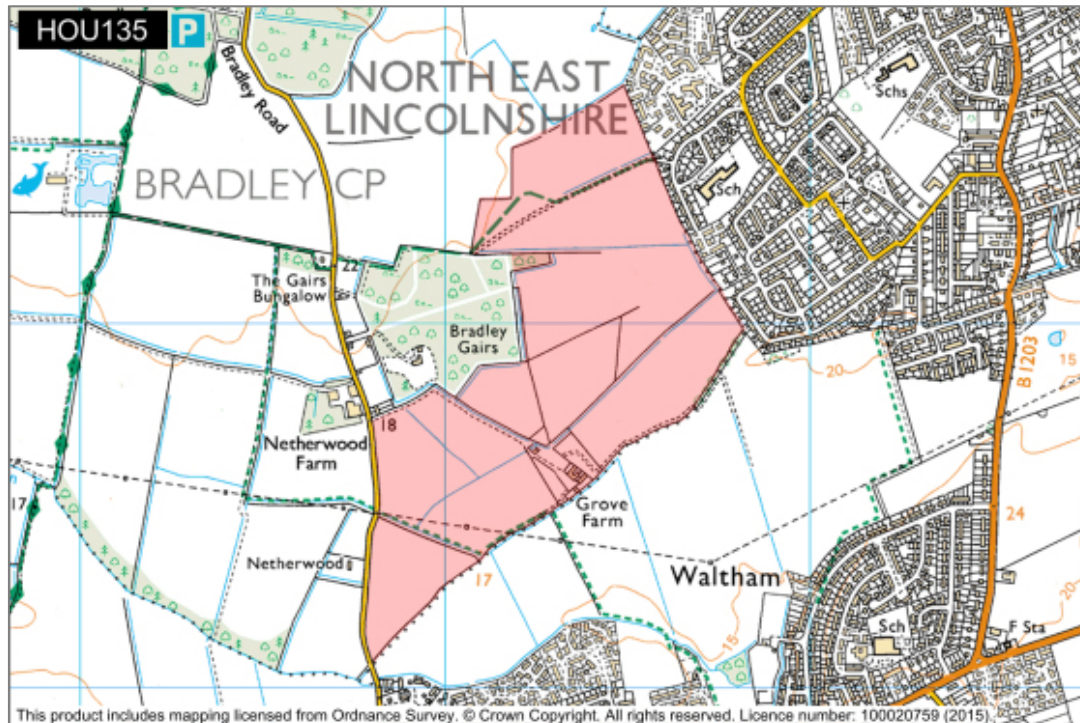
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Land to the West of Fallowfield Road, Scartho, near Waltham

SITE REF. HOU135



Site Information

This site is a substantial area of open countryside located between Scartho and Bradley Road.

Indicative capacity: 1700

Site area: 70.15Ha

SHLAA status: Developable 6 – 10 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	R
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Accessibility

Primary school	G	Surgery	A
Secondary school	A	Convenience shop	A
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	A	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G

Built Environment and Heritage Considerations

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#

SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	R
Infrastructure Availability / Capacity			
Education	A	Transport	A
Waste and Water	A		
Relevant stakeholder comments			
None.			
Sustainability appraisal			
Significant negative effects recorded against land use (1), biodiversity (3), and waste (7) SAOs Significant positive effects recorded against culture & leisure (14), non-car transport (17), and housing (18) SAOs			
Conclusion			
The site is not a natural infill or progression of the existing built form. Significant impacts on landscape and settlement character are likely particularly because the development of this site could result in the coalescence of Waltham and Scartho. The site contains archaeological sites, including medieval earthworks. Satisfactory highway access for a development of this scale is likely to be difficult to achieve. There are better sites located in Waltham and the urban area to meet growth needs.			BAND D

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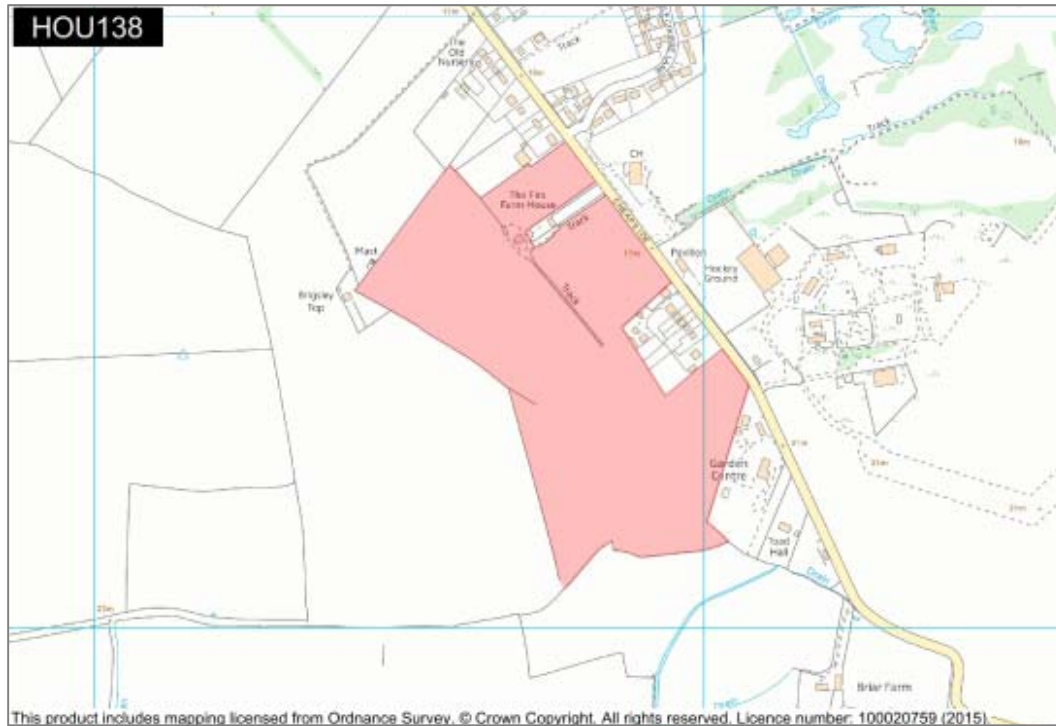
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Land to the South West of Cheapside, Waltham

SITE REF. HOU138



Site Information

The site comprises open farmland located to the south east of Waltham. A public right of way runs through the site.

Indicative capacity: 450

Site area: 21.45Ha (15.02Ha net)

SHLAA status: Developable 6 – 10 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	G
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Accessibility

Primary school	A	Surgery	A
Secondary school	A	Convenience shop	A
Bus stop	A	Train station	R

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G

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#

Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	R
Infrastructure Availability / Capacity			
Education	G	Transport	A
Waste and Water	A		
Relevant stakeholder comments			
None			
Sustainability appraisal			
Significant negative effects recorded against efficient use of land (1), waste (7) and access to services (15) SAOs			
Significant positive effects recorded against housing (18) SAO.			
Conclusion			
Development of the site would expand the built form of Waltham into the open countryside significantly and the site boundary does not connect to the existing settlement. It is within an area assessed as having a medium sensitivity to change in the Council's Landscape Character and Capacity Assessment, and a medium capacity to absorb change.			BAND D
The site is in a remote location and is located a considerable distance from the nearest local services – as reflected in the Sustainability Appraisal score. The site has the potential to put additional pressure on local highways infrastructure given the scale of development proposed. Extensive off-site works to the foul sewer system would also be required to bring forward this site.			

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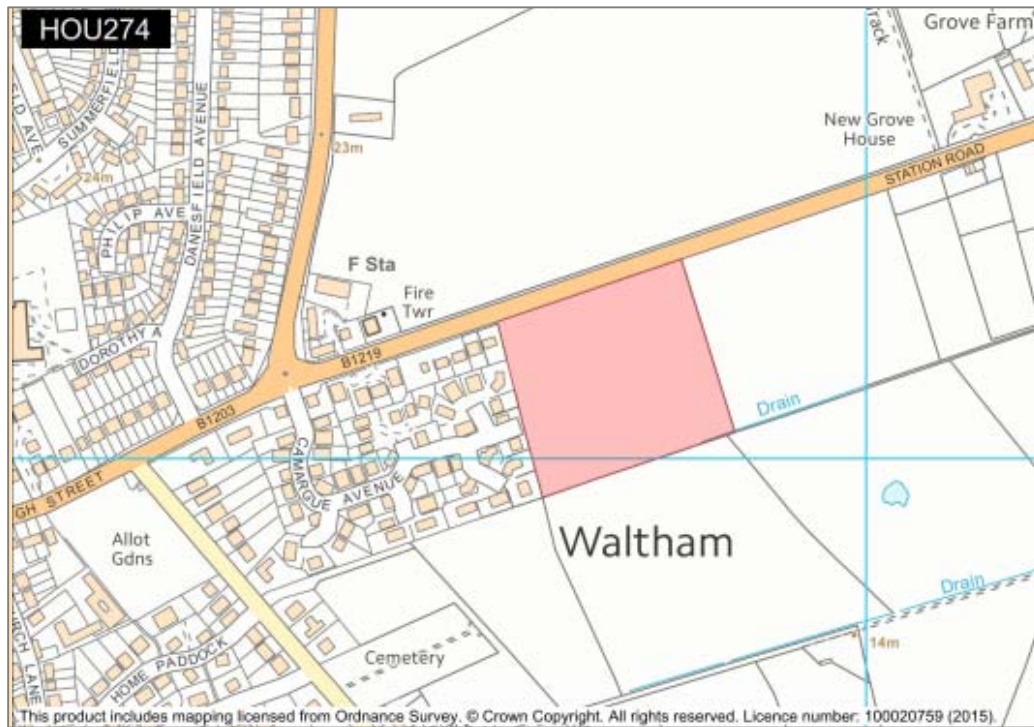
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Land to the south of Station Road and east of Camargue Avenue, Waltham

SITE REF. HOU274



Site Information

The site comprises agricultural land at the eastern edge of Waltham.

Indicative capacity: 100

Site area: 3.00Ha (2.55Ha net)

SHLAA status: Developable 6 – 10 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	R
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Accessibility

Primary school	G	Surgery	A
Secondary school	G	Convenience shop	G
Bus stop	G	Train station	R

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	A	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G

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#

Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	R
Infrastructure Availability / Capacity			
Education	A	Transport	A
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
No significant negative effects recorded against SAOs Significant positive effects recorded against sustainable transport (17) SAO.			
Conclusion			
The site is situated within part of a strategic gap. Whilst this site is located close to many amenities within the village centre, development of this greenfield site would reduce the degree of separation between Waltham and New Waltham by creating an incongruous linear extension along the south side of Station Road. Whilst the sustainability appraisal did not identify any significant negative effects, the scale of significant positive effects is particularly weak. There are better sites located in Waltham.			BAND D

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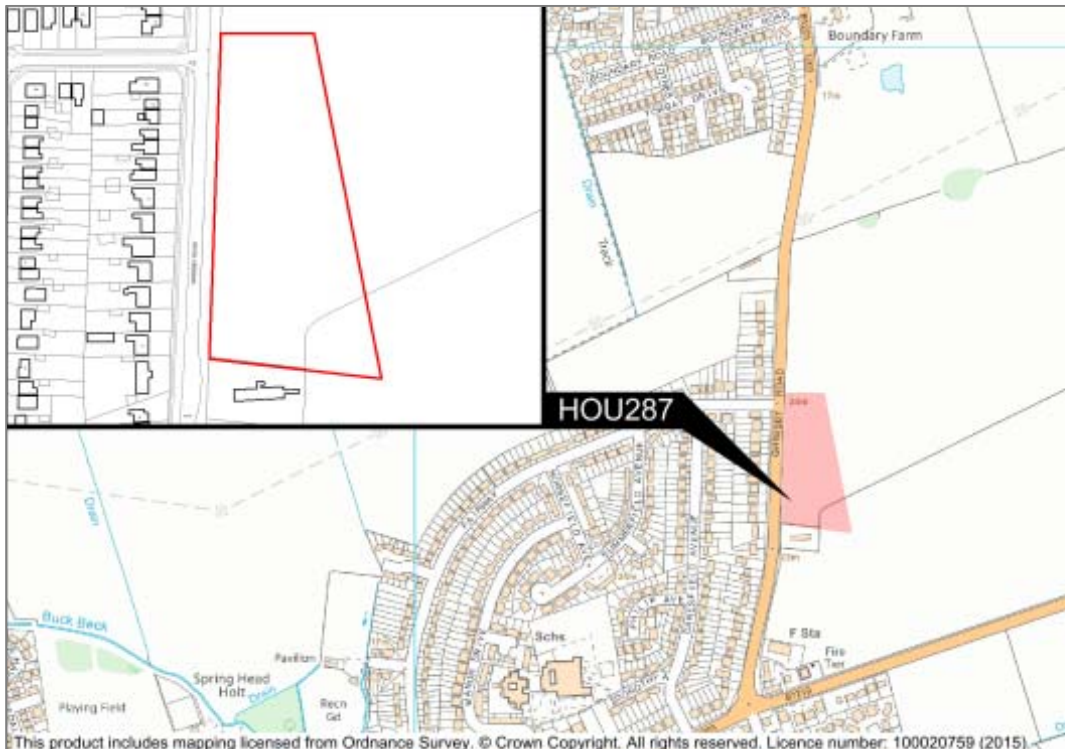
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Land east of Grimsby Road, Waltham

SITE REF. HOU287



Site Information

Greenfield site part of a quadrant of land, which forms a gap between the settlements of Waltham, Scartho, and New Waltham. The site is part of a larger field on the western edge.

Indicative capacity: 32

Site area: 1.38Ha

SHLAA status: Deliverable 1 – 5 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	R
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Accessibility

Primary school	G	Surgery	G
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	R

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G

#

#

Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	R
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	A		
Relevant stakeholder comments			
None.			
Sustainability appraisal			
No significant negative effects recorded SAOs.			
Significant positive effects recorded against non-car transport (17) SAO.			
Conclusion			
<p>This site is located close to many amenities and facilities within the village centre. The site is part of a strategic gap and development here would not be consolidated or contained within existing residential development. Whilst there is established residential development on the opposite side of Grimsby Road, the area of open land that this greenfield site is a part of is a particularly sensitive gap in the built form and contributes to there being a clear sense of leaving one settlement and arriving in another.</p> <p>Development of the site would have a particularly significant impact on the fringe character of this part of the village and would weaken the perceived sense of separation from the built up area of Grimsby to the north and – to a lesser extent – New Waltham to the east.</p> <p>Planting and landscaping could mitigate and screen, reducing views of development. Overall, significant adverse effect on character and appearance of the site and surroundings likely, particularly regarding the gap and sense of separation between Waltham and Scartho.</p> <p>Modification note: Notwithstanding that planning permission on the adjacent site (HOU288) was granted on appeal (March 2016), there are better sites located in Waltham.</p>			BAND D

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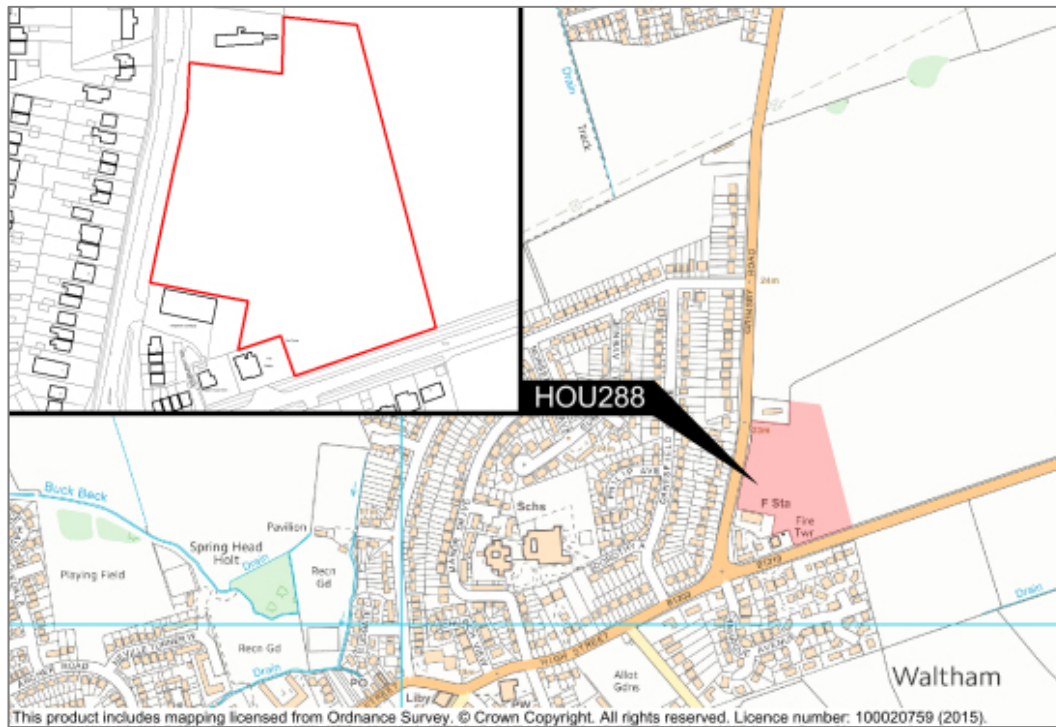
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Land east of Grimsby Road and north of Station Road, Waltham

SITE REF. HOU288



Site Information

An agricultural site between Station Road to the south and Grimsby Road to the west. Greenfield site part of a quadrant of land which forms a gap between the settlements of Waltham, Scartho, and New Waltham. The site is part of a larger field close to the southwest corner.

Indicative capacity: 51

Site area: 2.22Ha

SHLAA status: Deliverable 6 – 10 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	R
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Accessibility

Primary school	G	Surgery	G
Secondary school	G	Convenience shop	G
Bus stop	G	Train station	R

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	A	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G

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Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	R
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
<p>No significant negative effects recorded against SAOs.</p> <p>Significant positive effects recorded against health and well-being (11), access to services etc (15), and non-car transport (17), SAOs.</p>			
Conclusion			
<p>The site is part of a strategic gap and development here would not be consolidated or contained within existing residential development. The NELC Landscape Character Assessment Sensitivity and Capacity Study (2015) points to this site being within an area having medium to low sensitivity to change and medium to low capacity to accommodate development. The landscape around the site on north side of Station Road is relatively fragile and development would increase and consolidate built form. Development on the site would further reduce and weaken the perceived boundaries between built form and open countryside.</p> <p>Planting and landscaping could mitigate and screen, reducing views of development and visibility of the site is limited in long and medium range views. Overall, significant adverse effect on character and appearance of the site and surroundings likely, particularly regarding the gap and sense of separation between the settlements.</p> <p>Modification note: Site granted planning permission on appeal (March 2016)</p>			BAND C

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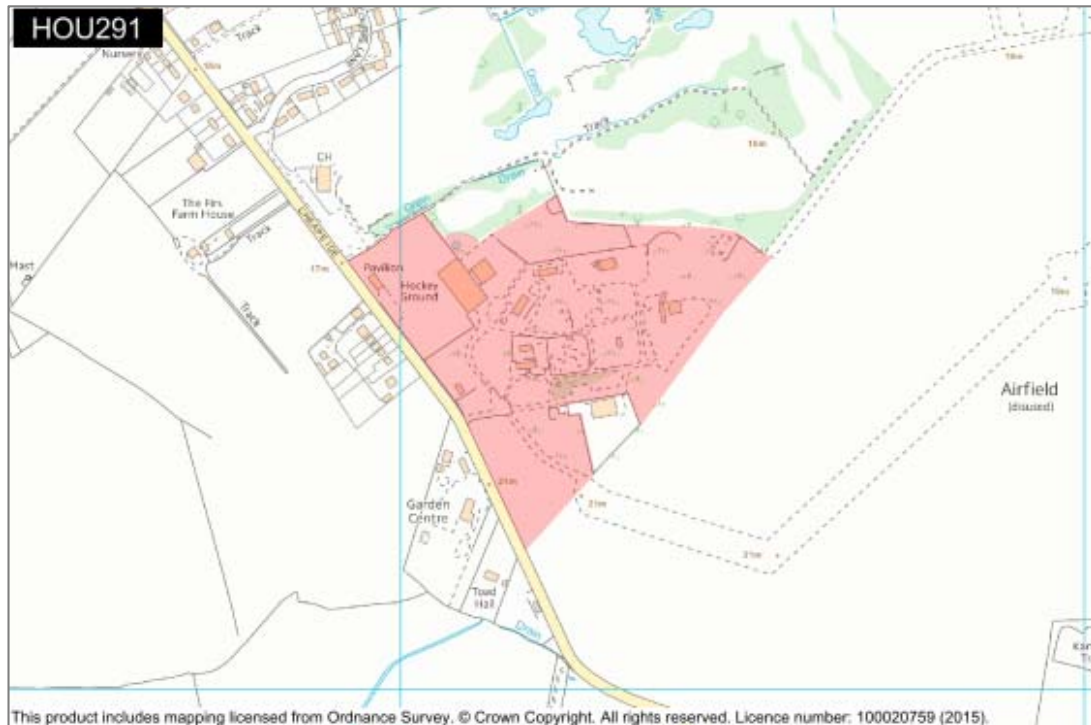
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Waltham Airfield, Waltham

SITE REF. HOU291



Site Information

Previous developed site as a former airfield, located to the south of Waltham beyond the main body of the village.

Indicative capacity: 200

Site area: 14.53Ha

SHLAA status: Developable 11 – 15 years

Planning status: Informally identified

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	G
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Accessibility

Primary school	R	Surgery	A
Secondary school	R	Convenience shop	R
Bus stop	A	Train station	R

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	R
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G

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#

Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	A
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
Significant negative effects recorded against access to services (15) SAO			
Significant positive effects recorded against efficient use of land (1), and housing (18) SAOs			
Conclusion			
A sizeable brownfield site, but has poor accessibility to services and amenities within Waltham or other settlements. Historic uses mean that there is potential for land contamination that may incur substantial remediation costs. On balance, there are better sites within Waltham and adjacent settlements to deliver growth needs.			BAND C

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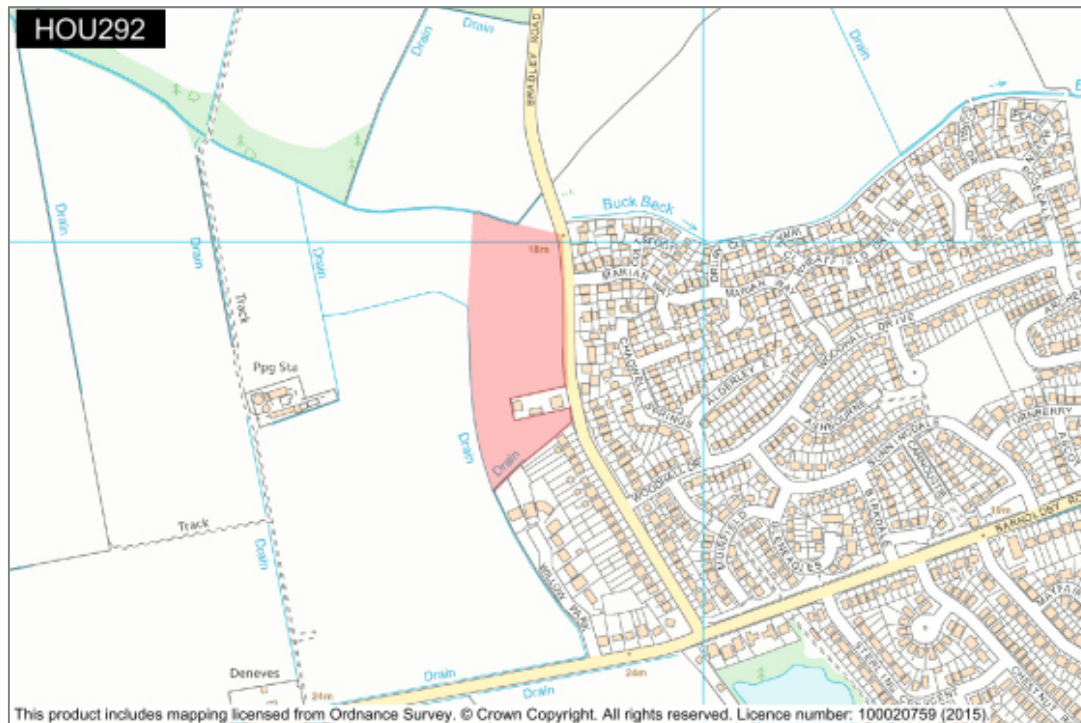
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Land west of Bradley Road, Waltham

SITE REF. HOU292



Site Information

Greenfield site on the western edge of the village.

Indicative capacity: 70**Site area:** 3.40Ha**SHLAA status:** Developable 6 – 10 years**Planning status:** None

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	R
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Accessibility

Primary school	A	Surgery	A
Secondary school	R	Convenience shop	A
Bus stop	G	Train station	R

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	R	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G

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Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
Significant negative effects recorded against biodiversity (3) SAO			
Significant positive effects recorded against sustainable transport (17) SAO			
Conclusion			
<p>The site is not within an easy walking distance of the Waltham local centre, but does have access to bus services close by.</p> <p>Buck Beck along the western boundary is an identified local wildlife site. A scheme will need to demonstrate that development would provide sufficient buffer and not have an adverse impact on its ecological value, or that any adverse impacts can be satisfactorily mitigated, and that opportunities for biodiversity enhancement are provided. Satisfactory access could be achieved from Bradley Road and a new footpath would need link the site entrance to the existing footpath further south on Bradley Road.</p> <p>Limited natural screening along site boundaries provide open views westwards across the site to the countryside beyond. Development of the site would adversely impact upon this character.</p> <p>Site boundaries relate well to the existing built extent of the village and development would deliver a degree of containment. In this regard the site would be a logical extension of the village.</p>			BAND B

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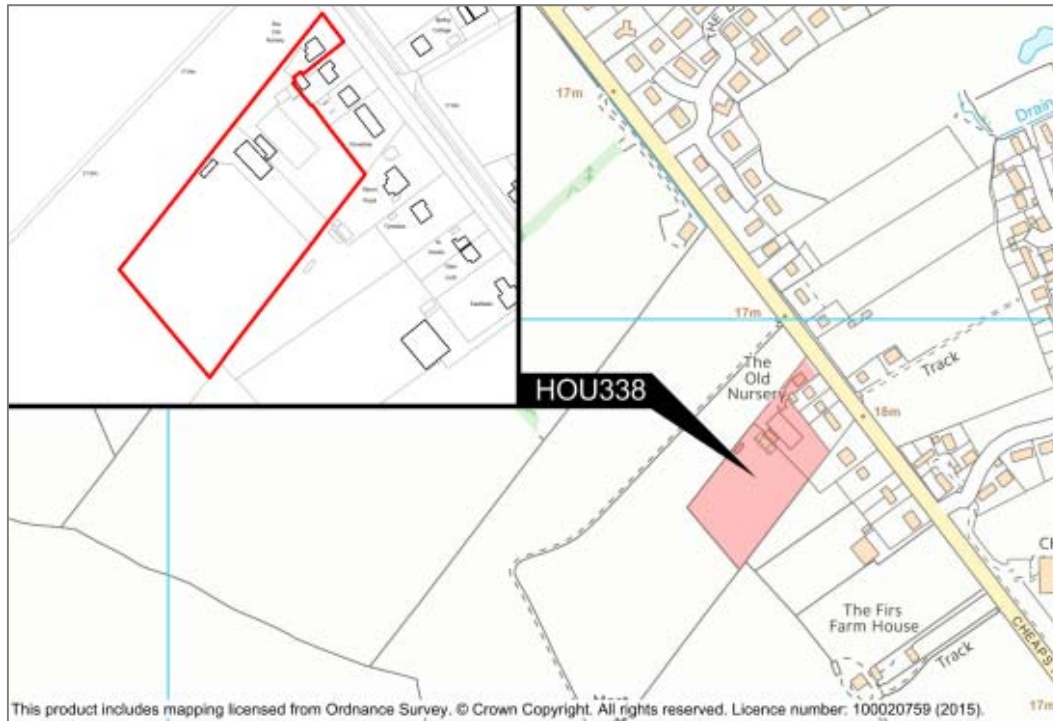
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The Old Nurseries, Cheapside, Waltham

SITE REF. HOU338



Site Information

This site is located to the south east of Waltham and comprises garden and pasture land to the rear of a short row of residential properties which front onto Cheapside.

Indicative capacity: 14

Site area: 1.19Ha

SHLAA status: Deliverable 6 – 10 years

Planning status: Informally identified

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	R
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Accessibility

Primary school	A	Surgery	A
Secondary school	A	Convenience shop	A
Bus stop	A	Train station	R

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G

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Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	A
Infrastructure Availability / Capacity			
Education	G	Transport	A
Waste and Water	A		
Relevant stakeholder comments			
None			
Sustainability appraisal			
Significant negative effects recorded against access to services (15) SAO			
No significant positive effects recorded against SAOs			
Conclusion			
<p>The site is not conveniently located to access local amenities and services.</p> <p>It is within an area assessed as having a medium sensitivity to change in the Council's Landscape Character and Capacity Assessment, and a medium capacity to absorb change. Notwithstanding the identification of an adjacent site (HOU112) as a preferred site allocation, the development of this site on the opposite side of cheapside would not consolidate existing built form, but rather create to a relatively isolated development.</p> <p>The sustainability appraisal highlights the site's weakness. There are alternative sites along Cheapside that are considered better options for delivering growth needs.</p>			BAND C

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NEW WALTHAM SITES

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SITE REF. HOU086



Site Performance

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Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
Significant negative effects recorded against efficient use of land (1), biodiversity (3) and waste (7) SAOs			
Significant positive effects recorded against non-car transport (17), housing (18) and employment (20) SAOs			
Conclusion			
<p>As an edge of settlement site, distance to village services and amenities is more than walking distance in most cases. Satisfactory vehicle access to the site could be achieved.</p> <p>Flood risk and environmental constraints associated with the adjacent local wildlife site (Buck Beck) are unlikely to be insurmountable.</p> <p>The site lies within an area of strategic landscape importance, with particular regard needing to be given to the retention of the gap between New Waltham and Grimsby, to the north. The Council's Landscape Character and Capacity Assessment (2015) identifies the site as being within an area of medium sensitivity to development, in an area with a medium to low capacity to accommodate change. Development has significant potential to have an adverse and detrimental impact on settlement and landscape character. There are better alternative sites in New Waltham.</p>			BAND C

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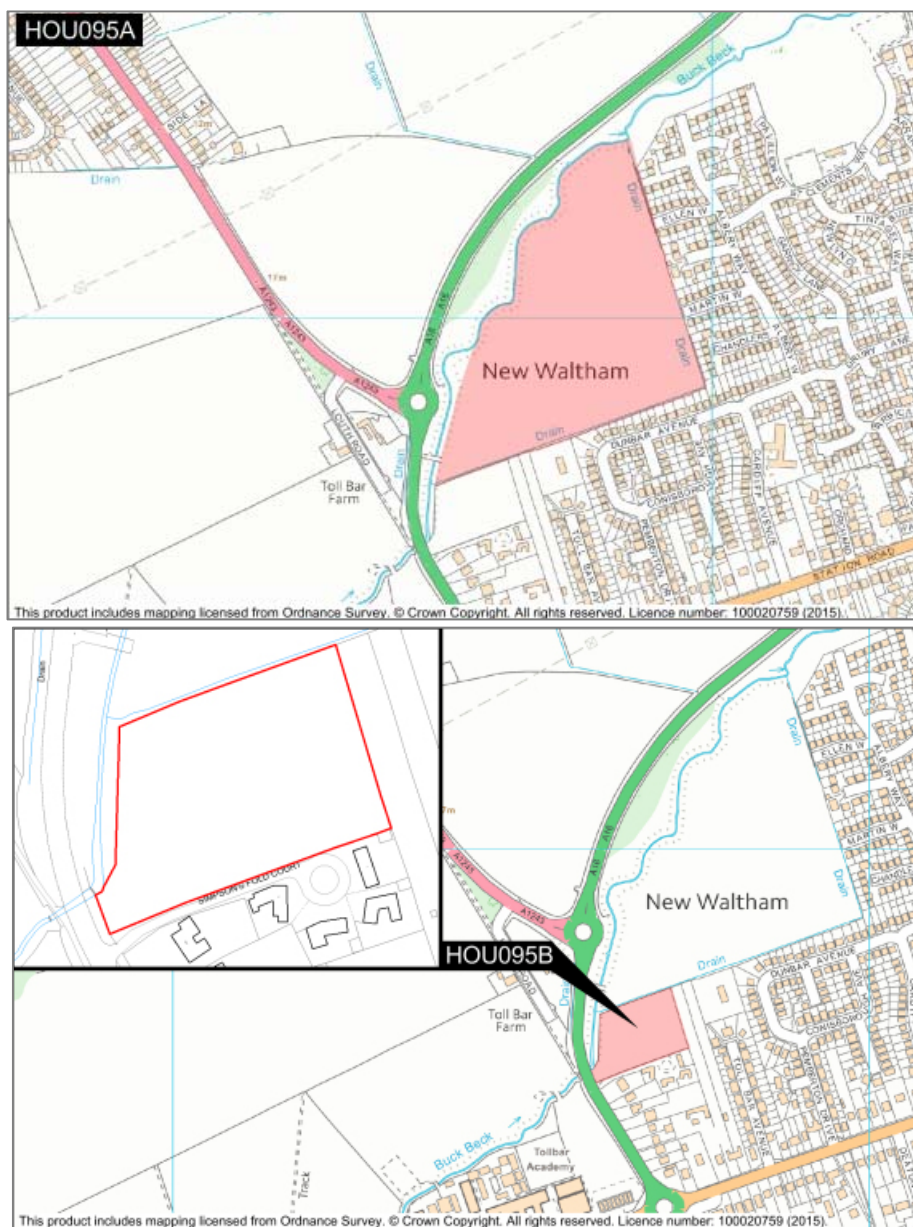
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Land west of Greenlands and north of Simpson's Fold Court

SITE REF. HOU095A
and HOU095B



Site Information

Greenfield site, part of which allocated in the 2003 North East Lincolnshire Local Plan (HOU095A). The site is adjacent Buck Beck East, a Local Wildlife Site. The site is located in an area with the potential for archaeological remains to be found.

Trees protected by tree preservation orders border the western boundary of HOU095B.

Indicative capacity: 212

Site area: 10.57Ha

SHLAA status: Deliverable 6 -10 years

Planning status: Outline consent on HOU095B for 12 dwellings (DC/844/12/HUM)

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Site Performance			
Efficient Use of Land			
Proximity to built up area	A	Land type	R
Accessibility			
Primary school	G	Surgery	G
Secondary school	G	Convenience shop	G
Bus stop	G	Train station	A
Environmental Constraints			
Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	R	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	A		
Relevant stakeholder comments			
Lincolnshire Wildlife Trust: Adjacent Buck Beck East Local Wildlife Site			
Sustainability appraisal			
<p>Significant negative effects recorded against land use (1), biodiversity (3), and waste (7) SAOs.</p> <p>Significant positive effects recorded against health & well-being (11), recreation, culture & leisure (14), access to services etc, (15), non-car transport (17), and housing (18) SAOs</p>			
Conclusion			
<p>Development of the site would consolidate existing built form and comprise a logical extension to the village on the inside of the A16. The site has good access to local shops and amenities.</p> <p>The proximity of Buck Beck requires further work to demonstrate that there are no adverse impacts of development and that any mitigation measures would compensate and improve biodiversity where appropriate. Landscaping and design solutions could help to reduce the visual impact of the extended built up area and mitigate noise associated with the A16. No insurmountable constraints.</p>			BAND B

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Land at Louth Road, New Waltham

SITE REF. HOU104



Site Information

Greenfield site to at the southern edge of New Waltham. The site is bounded by residential development to the north and east, and by the A16 to the west. The southern boundary is a drain separating the site from the neighbouring field. Beyond this is an area of open countryside which separates New Waltham from nearby Holton Le Clay, in the East Lindsey district of Lincolnshire.

Indicative capacity: 300

Site area: 16.08Ha (11.26Ha net)

SHLAA status: Deliverable 6 – 10 years

Planning status: Informally identified

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	R
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Accessibility

Primary school	G	Surgery	G
Secondary school	G	Convenience shop	G
Bus stop	G	Train station	R

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G

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Locally important sites	G	Contaminated land	G
Habitat Disturbance	A	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	A
Waste and Water	A		
Relevant stakeholder comments			
RSPB: Potential for holding SPA birds			
Sustainability appraisal			
Significant negative effects recorded against land use (1) and waste (7) SAO Significant positive effects recorded against health & well-being (11), access to services etc (15), non-car transport (17), housing (18) and education (21) SAOs			
Conclusion			
<p>This greenfield site is well located in relation to services and amenities – this is reflected in the sustainability appraisal scores.</p> <p>Development on this site would reduce the degree of separation between New Waltham and Holton Le Clay (Within East Lindsey District), with the built form of new Waltham expanding southwards. The two settlements would not, however, coalesce. The site is located within an area assessed to have a medium-low capacity for development in the Council's Landscape Character and Capacity Assessment (2015), and within an area with a medium to low sensitivity. Screening to existing residential development to the north of the site is minimal and there is a relatively harsh edge to village at this point. The impact of development on this site is unlikely to be significantly adverse. Development proposals would need to be accompanied by a significant landscaping scheme, which delivers suitable screening and softening of the village fringe.</p> <p>The access arrangements from the A16, a key strategic north south link, will need careful consideration. Sections of the road network in this area currently operate over capacity, including the nearby Toll Bar roundabout. Improvements will be required to land drainage on the site.</p> <p>The site lies within 2km of the Humber Estuary SPA and, whilst the site is outside of the designated area, it may provide offsite foraging, loafing and roosting habitat for breeding birds. It is considered that there is sufficient land elsewhere for any development not to adversely impact these habitats. Development proposals will need to be supported by a site-specific assessment to ensure ecological mitigation measures are incorporated where necessary.</p>			BAND B

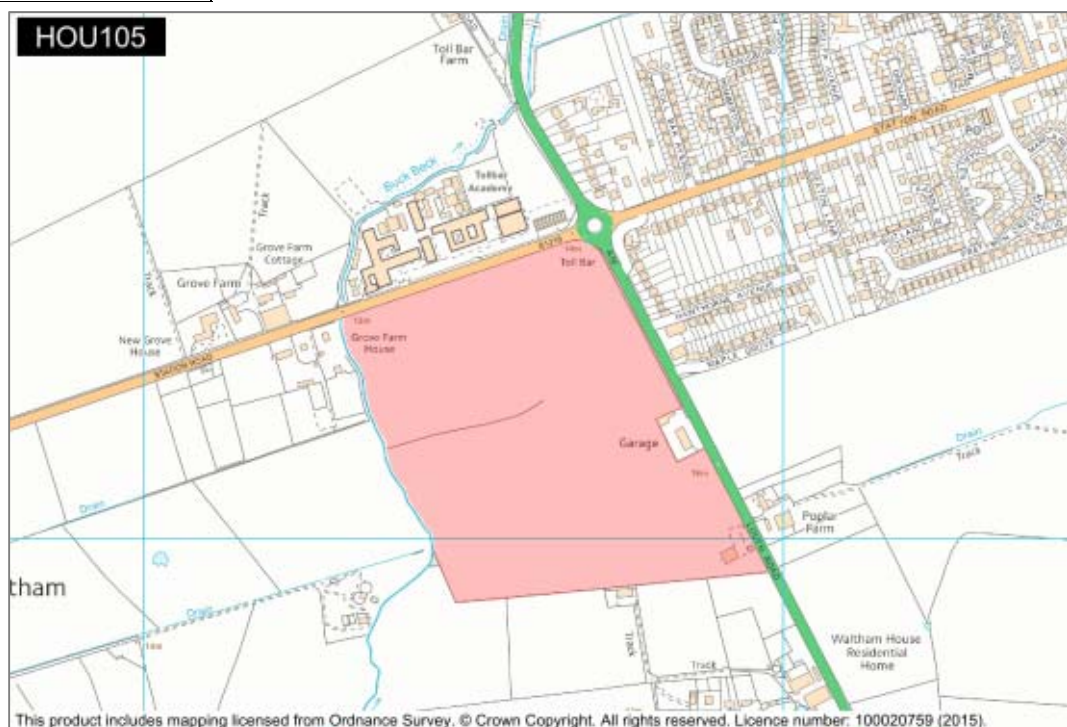
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Land west of Louth Road and opposite Toll Bar School, New Waltham

SITE REF. HOU105



Site Information

The site is located to the south west of New Waltham, at Toll Bar roundabout at the junction of Station Road (B1219) and Louth Road (A16). The site comprises flat open agricultural land with a large agricultural building towards its south eastern corner, close to Louth Road. The site is relatively rectangular in appearance and is currently used for arable farming with remnant hedgerow dividing the site.

There is limited tree cover on and around the site. Existing hedges define the site boundary to Station Road with trees and hedgerow along the southern, western and eastern boundary along Louth Road. There are two pipelines that cut diagonally across the site from south east to north-west.

There is a well defined residential area to its north east, and a car sales and petrol filling station to the east fronting Louth Road. There is a further garage and car wash facility that intersects the eastern boundary of the site.

Indicative capacity: 400

Site area: 23.07Ha (16.15Ha net)

SHLAA status: Deliverable 6 – 10 years

Planning status: Planning application pending decision (DM/0118/15/OUT)

Site Performance

Efficient Use of Land

Proximity to built up area

G

Land type

R

Accessibility

#

#

Primary school	A	Surgery	A
Secondary school	G	Convenience shop	G
Bus stop	G	Train station	R
Environmental Constraints			
Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	R	Contaminated land	G
Habitat Disturbance	A	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	R
Infrastructure Availability / Capacity			
Education	G	Transport	A
Waste and Water	G		
Relevant stakeholder comments			
RSPB: Site has potential for holding SPA birds			
Sustainability appraisal			
Significant negative effects recorded against land use (1), biodiversity (3) and waste (7) SAOs. Significant positive effects recorded against non-car transport (17) and housing (18) SAOs			
Conclusion			
<p>This site was not identified as an allocation in the Consultation Draft Local Plan as it was, at that stage, considered unsuitable due to a Health and Safety Executive Major Hazard Consultation Zone encroaching across the majority of the site area. However, it has since been confirmed that the pipeline is not regarded as a hazardous installation that would restrict development (though it will influence the layout of any development scheme).</p> <p>The development of this site will bring New Waltham closer to Waltham to the west, and Holton Le Clay to the south. The site is located in an area defined to have a medium to low capacity for development in the Council's Landscape Character and Capacity Assessment (2015) and an area of medium to low sensitivity. A sufficient gap would be retained to ensure the perception of leaving one place before arriving at the other remains. Development would lead to localised impacts on character of the site and surroundings however; overall the impact of development on the broader landscape character is unlikely to be significantly adverse. Development proposals would need to be accompanied by a substantial landscaping scheme, which delivers suitable screening and softening of the village fringe in accordance with the recommendations of the Council's Landscape Character and Capacity Assessment (2015).</p> <p>Whilst the proximity to a local wildlife site (Buck Beck) does not preclude development, it would be necessary to demonstrate that mitigation measures would compensate and improve biodiversity where appropriate. A landscape buffer along the site's western edge would also enhance the transition into the countryside. Ecological investigation on the site indicates that there are no significant environmental constraints to the site's development, including the potential for SPA birds to be using the site.</p>			BAND B

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The masterplan submitted as part of the planning application incorporates a landscape buffer along Buck Beck, open spaces and tree planting,

Development of the scale envisaged would increase congestion at junctions nearby the site, especially at peak hours and on already congested roads. Through the planning application work, it has been demonstrated that significant mitigation measures could be provided as well as measures to improve the existing congestion through the installation of a computerised traffic management system. However, highway capacity issues require further investigation and connectivity across the A16 to the main body of the village should be enhanced where possible.

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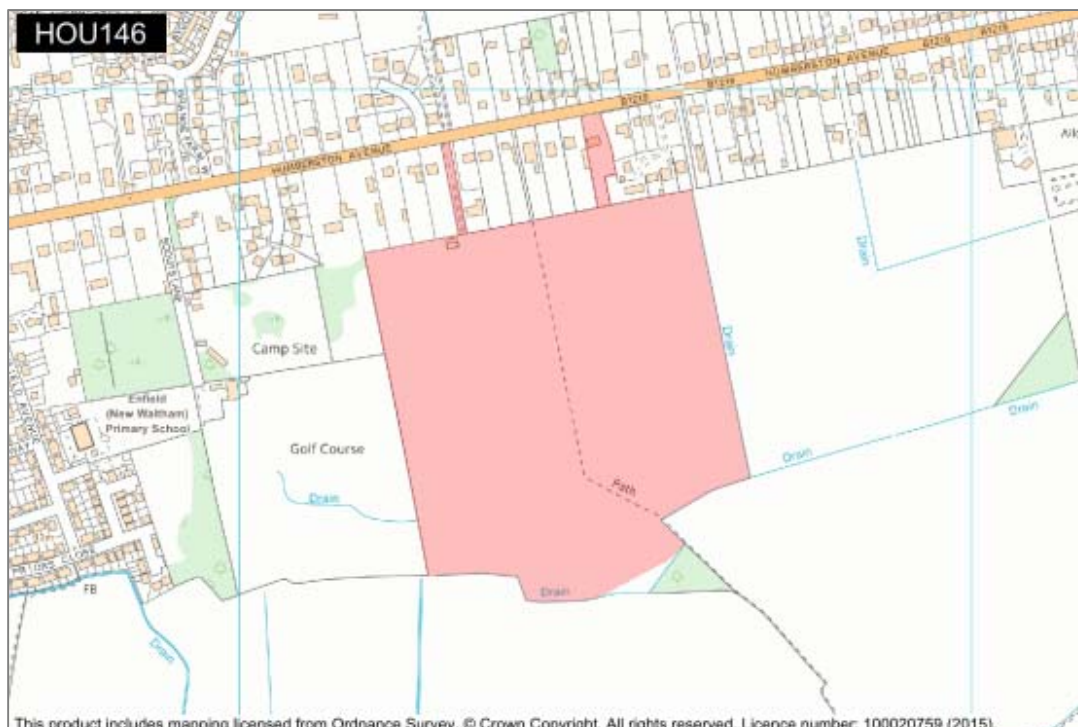
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Land to south of 32-66 Humberston Avenue ('Millennium Park'), New Waltham

SITE REF. HOU146



Site Information

This site is located south of Humberston Avenue, behind existing residential properties. It is bounded by open land to the south and east. To the west is a former golf course on which a new housing development is being constructed (HOU101B). It comprises open, undeveloped agricultural fields, commonly known as 'Millennium Park'.

Indicative capacity: 385

Site area: 21.74Ha

SHLAA status: Deliverable 1 -5 years

Planning status: Planning permission granted on appeal June 2014 (DC/268/13/HUM)

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	R
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Accessibility

Primary school	G	Surgery	A
Secondary school	R	Convenience shop	A
Bus stop	G	Train station	R

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	G

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Habitat Disturbance	R	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	R
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
RSPB: Potential for holding SPA birds			
Sustainability appraisal			
Significant negative effects recorded against land use (1) and waste (7) SAOs. Significant positive effects recorded against non-car transport (17) and housing (18) SAOs			
Conclusion			
<p>Development of the site would not impact upon the strategic landscape gap. The North East Lincolnshire Landscape Character Assessment as having a medium-low sensitivity to change and a medium capacity to accommodate development.</p> <p>A Geophysical Survey has been commissioned for the site and shows that there is an area of potential archaeological significance in the south-eastern corner of the site. It has been demonstrated through the approved scheme layout that the area of likely archaeological interest could be incorporated as additional open space, thereby ensuring that any remains can be retained in situ.</p> <p>The granting of planning permission also demonstrated that all environmental constraints have been satisfactorily addressed.</p>			BAND B

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Land off Peaks Lane, New Waltham

SITE REF. HOU280



Site Information

Agricultural land at the northernmost edge of New Waltham.

Indicative capacity: 20

Site area: 0.68Ha

SHLAA status: Deliverable 6 – 10 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	R
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Accessibility

Primary school	A	Surgery	A
Secondary school	R	Convenience shop	A
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	R	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G

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Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	R
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
Significant negative effects recorded against biodiversity (3) SAO. Significant positive effects recorded against non-car use (17) SAO.			
Conclusion			
<p>Whilst the proximity to a local wildlife site (Buck Beck) does not preclude development, it would be necessary to demonstrate that mitigation measures would compensate and improve biodiversity where appropriate.</p> <p>The site is located in an area of strategic landscape importance with regards the gap between here and Grimsby to the north. The North East Lincolnshire Landscape Character Assessment as having a medium sensitivity to change and a medium-low capacity to accommodate development.</p> <p>There are better alternative sites in New Waltham to deliver growth needs.</p>			BAND C

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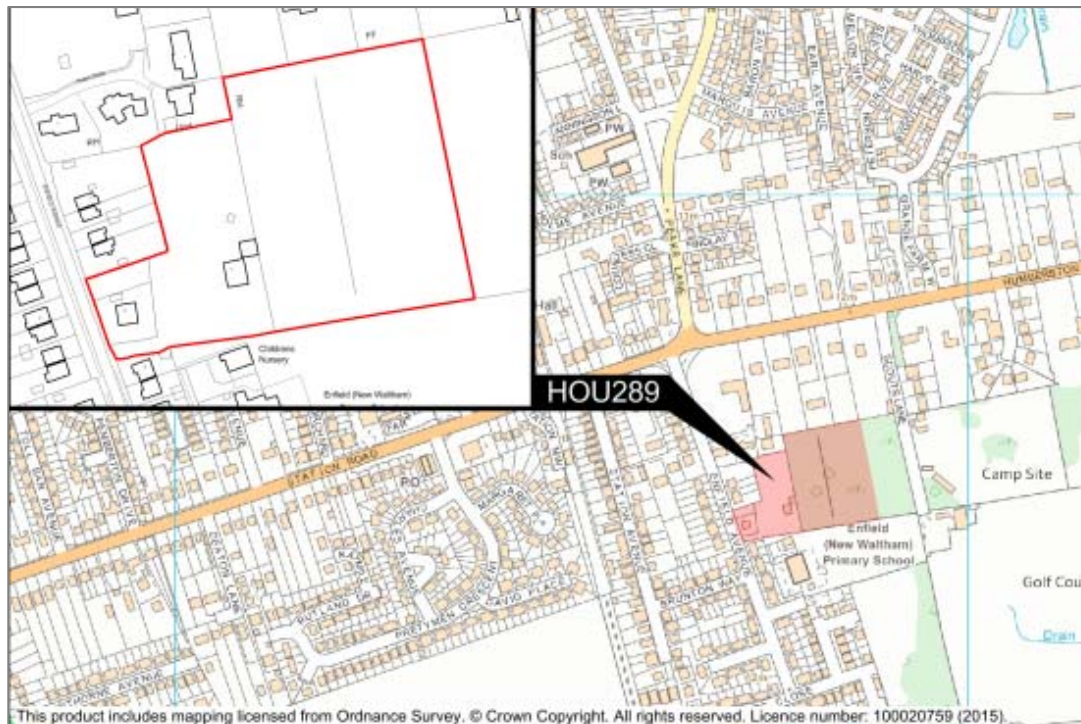
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Land at 31 Enfield Avenue and 25 Enfield Avenue, New Waltham

SITE REF. HOU289



Site Information

Site comprises the curtilage of two residential properties.

Indicative capacity: 38

Site area: 1.83Ha

SHLAA status: Deliverable 6 – 10 years

Planning status: Informally identified

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	A
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Accessibility

Primary school	G	Surgery	G
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	R

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	A
Locally important sites	G	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G

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Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	A	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
<p>No significant negative effects recorded against SAOs.</p> <p>Significant positive effects recorded against health and well-being (11), access to services etc,(15), non-car transport (17), and education (21) SAOs</p>			
Conclusion			
<p>Part of the site previously allocated for housing in the 2003 North East Lincolnshire Local Plan and is well located within the centre of New Waltham. Currently, there is no mechanism proposed to deliver the amenity space</p> <p>This site is not allocated in the plan, but could be redeveloped under Policy 2 and other relevant policies of the Local Plan if this matter can be resolved.</p>			BAND C

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HUMBERSTON SITES

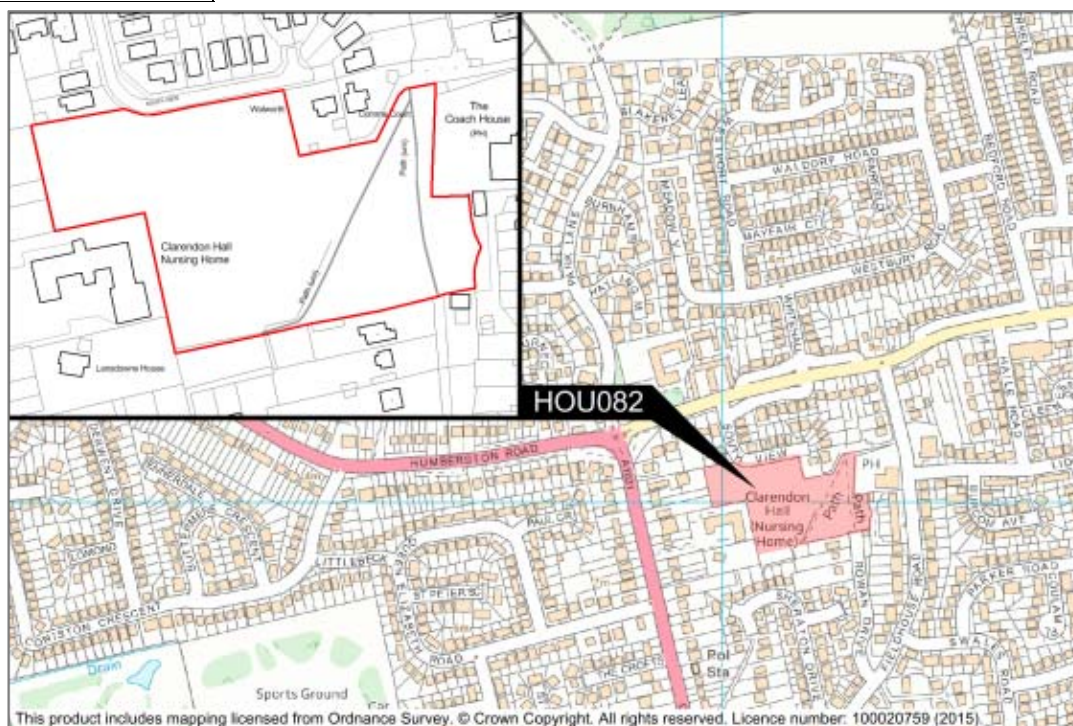
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Land at South View adjacent to Coach House PH, Humberston

SITE REF. HOU082



Site Information

Greenfield site within the centre of Humberston.

Indicative capacity: 17**Site area:** 1.5Ha**SHLAA status:** Developable 6 – 10 years**Planning status:** None

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	R
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Accessibility

Primary school	G	Surgery	G
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	R
Locally important sites	A	Contaminated land	G
Habitat Disturbance	A	AQMA	G
		Minerals safeguarding area	G

Built Environment and Heritage Considerations

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#

SAM	G	Historic Park and Garden	G
Listed buildings	A	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
No significant negative effects recorded against SAOs			
Significant positive effects recorded against health (11), recreation and culture (14), access to services (15) and sustainable transport (17) SAOs			
Conclusion			
<p>Legal constraints on the site, but not considered insurmountable.</p> <p>A Grade II Listed Building associated with Whitehall Farm is situated approximately 100m north of the site and the scheme design will need to ensure that there is no adverse impact on this heritage asset. The site is enclosed by existing development, which serves to separate it from the listed building. The site therefore makes no significant contribution either visually or functionally to the listed building's setting.</p> <p>The site located adjacent to Humberston (north) Archaeological Area and this area is thought to date to the early medieval period. This matter can be satisfactorily controlled through planning conditions.</p> <p>The relative close proximity of Cleethorpes Country Park Local Wildlife Site and Local Nature Reserve requires further work to demonstrate that there are no adverse impacts of development and that any mitigation measures would compensate and improve biodiversity where appropriate.</p> <p>The site is located in central Humberston, within a predominantly residential area with good access to local services. Two public rights of way will need to be incorporated into the design of any scheme, along with a number of trees, which are protected by tree preservation orders. The existing road access to the site may require widening but no significant highway constraints identified.</p>			BAND B

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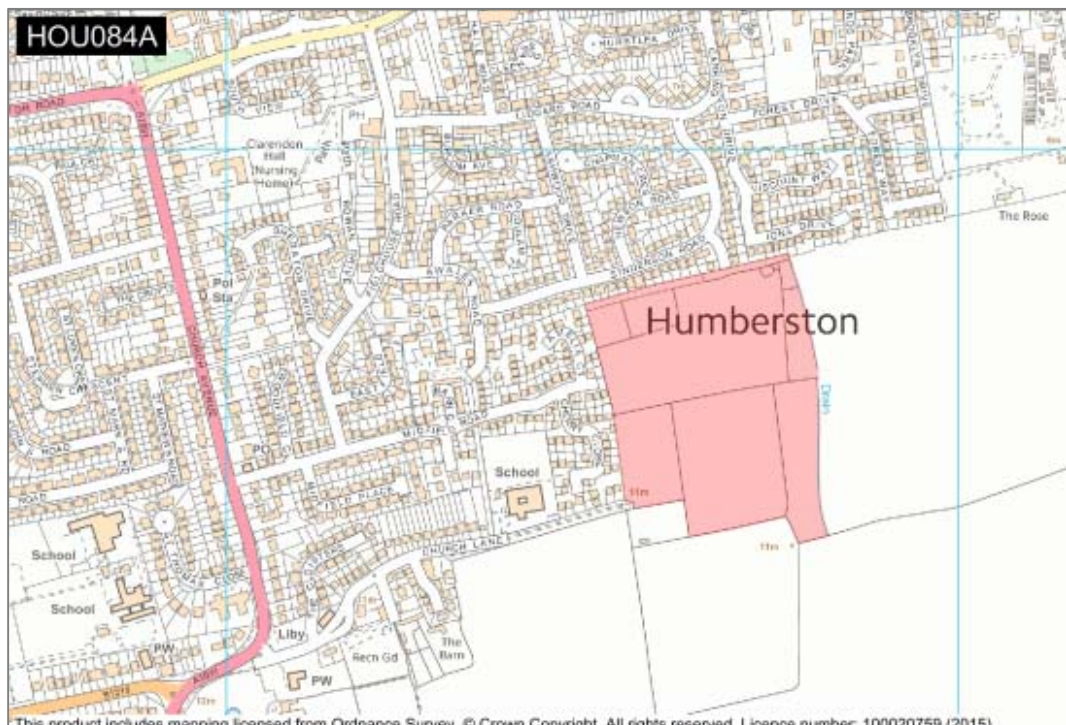
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Land at Midfield Farm, south of Sinderson Road and east of Cherry Close, Humberston

SITE REF. HOU084A



Site Information

Greenfield site adjacent the built up area on Humberston. The hedgerow at the eastern boundary is protected by the Hedgerow Regulations.

Indicative capacity: 198

Site area: 9.41Ha (6.59Ha net)

SHLAA status: Developable 6 -10 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	R
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Accessibility

Primary school	G	Surgery	A
Secondary school	A	Convenience shop	A
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	G
Habitat Disturbance	R	AQMA	G
		Minerals safeguarding area	G

#

#

Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	A		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	A
Waste and Water	G		
Relevant stakeholder comments			
<p>RSPB: Records of SPA birds using the site</p> <p>Historic England: Assessment of the site's impact on the Humberston Conservation Area to be undertaken</p>			
Sustainability appraisal			
<p>Significant negative effects recorded against land use (1) and waste (7) SOAs</p> <p>Significant positive effects recorded against health (11), access to services (15), sustainable transport (17) and housing (18) SAOs.</p>			
Conclusion			
<p>The site is adjacent to existing residential areas and has a reasonably good level of access to local facilities including the Humberston local centre.</p> <p>The impact on the landscape character of any proposed scheme will require careful consideration, particularly with regards to the existing well-established hedgerows, which contribute positively to the site. The hedgerow at the eastern boundary is protected by the Hedgerow Regulations.</p> <p>The site is in an area identified by the North East Lincolnshire Landscape Character Assessment (2015) as having a medium-low sensitivity to change and a medium capacity to accommodate development. Development proposals would need to be accompanied by an appropriate landscaping scheme, which delivers suitable screening and softening of the village/open countryside fringe. A scheme will also need to take into consideration the outline approval granted on the square parcel of land at the southwestern edge of the site.</p> <p>The site is less than 200m from the Humberston Conservation Area and its development will impact on the character of the setting of the conservation area and the assets within it. The scale of the impact differs across the conservation area. Views to the site from public vantage points within the conservation area and along Church Lane are extremely limited and obscure. However, direct and glimpse views are likely from the southeastern most areas within Manor Farm (within the conservation area and containing Grade II Listed Buildings and designated Scheduled Monument). The site's physical relationship to the existing development along its northern and western boundaries reduces the visibility from these contrived views to the southeastern triangle of the site. This part of the site is therefore considered to be the most sensitive, and the layout of a scheme should respond appropriately by ensuring that a predominantly rural character transitions sensitively to the open countryside beyond.</p> <p>Development of the site will not lead to direct impacts on the Grade II* St Peters Church. However, there will be some harm to it's setting – which extends to the entire parish – through expansion of the built up area and encroachment into the rural fringe. Design and layout of a scheme will provide some mitigation of these effects.</p> <p>The site's capacity reflects these constraints and the net developable area has been reduced accordingly.</p>			BAND B

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The main highway access can be served from Midfield Road, and there is potential for a secondary access to be achieved from Andrew Road.

The site lies within 2km of the Humber Estuary SPA and, whilst the site is outside of the designated area, it may provide offsite foraging, loafing and roosting habitat for breeding birds. It is considered that there is sufficient land elsewhere for any development not to adversely impact these habitats. Development proposals will need to be supported by a site-specific assessment to ensure ecological mitigation measures are incorporated where necessary.

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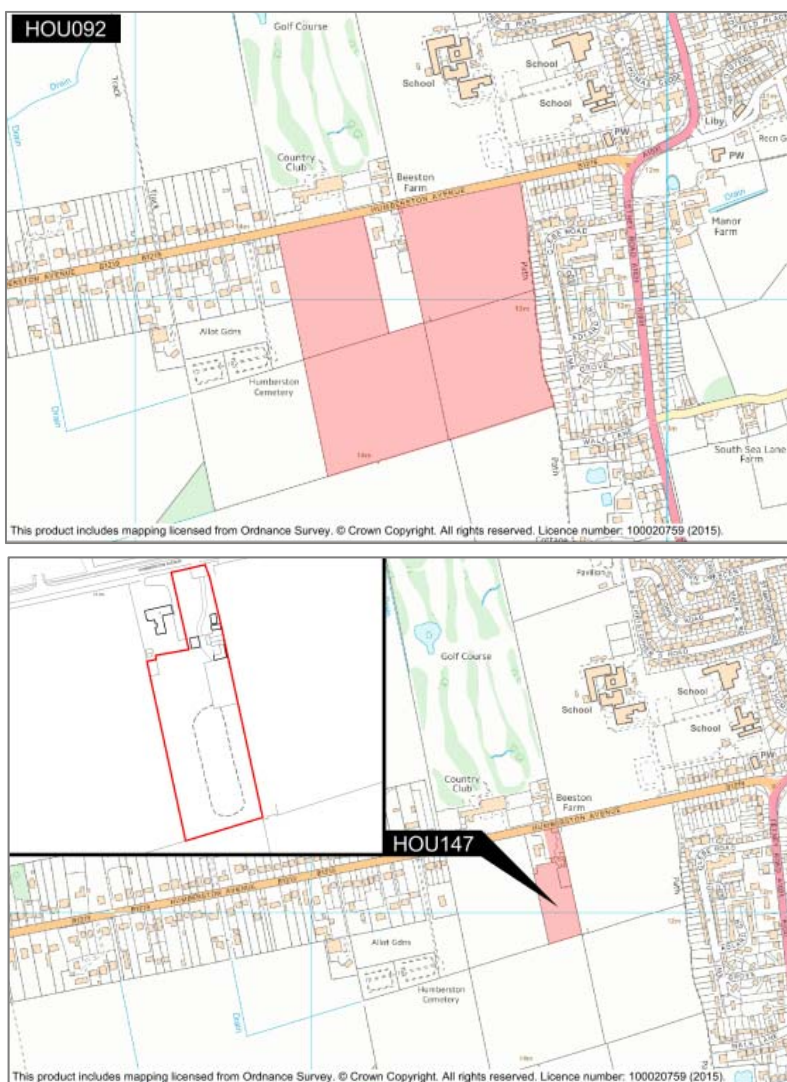
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Land to rear of 184 Humberston Avenue ('Keystone Development') and land at 184 Humberston Avenue, Humberston

SITE REF. HOU092
and HOU147



Site Information

This mostly greenfield site is located south of Humberston Avenue. The four fields within the site are laid to pasture. It is bordered by existing residential development to the east, with farmland to the south and much of the western boundary. Part of the western boundary of the site adjoins existing development, which has stretched along Humberston Avenue.

Indicative capacity: 400

Site area: 18.37Ha

SHLAA status: Deliverable 1 – 5 years

Planning status: Outline planning permission (DM/107/12/HUM) for up to 400 dwellings and reserved matters approved for phases 1 and 2 on site HOU092. Resolution to grant planning permission (DM/0973/14/OUT) on site HOU147 for up to 30 dwellings.

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Site Performance			
Efficient Use of Land			
Proximity to built up area	A	Land type	A
Accessibility			
Primary school	G	Surgery	A
Secondary school	G	Convenience shop	A
Bus stop	G	Train station	A
Environmental Constraints			
Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	G
Habitat Disturbance	R	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	R
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
RSPB: Site has potential for holding SPA birds			
Sustainability appraisal			
<p>Significant negative effects recorded against land use (1) and waste (7) SAOs</p> <p>Significant positive effects recorded against recreation and culture (14), access to services (15), sustainable transport (17) and housing (18) and education and training (21)SAOs.</p>			
Conclusion			
<p>The granting of planning permission on both sites has shown that all issues can be satisfactorily addressed.</p> <p>A report prepared to support the application provides evidence that development on the site would be unlikely to have a significant effect on the Humber SPA bird population, subject to conditions securing adequate screening (recommend retention of hedgerows) and a detailed lighting scheme to minimise light spill.</p> <p>Modification note: Capacity increased to 430 to reflect the number of dwellings granted planning permission across both sites.</p>			BAND A

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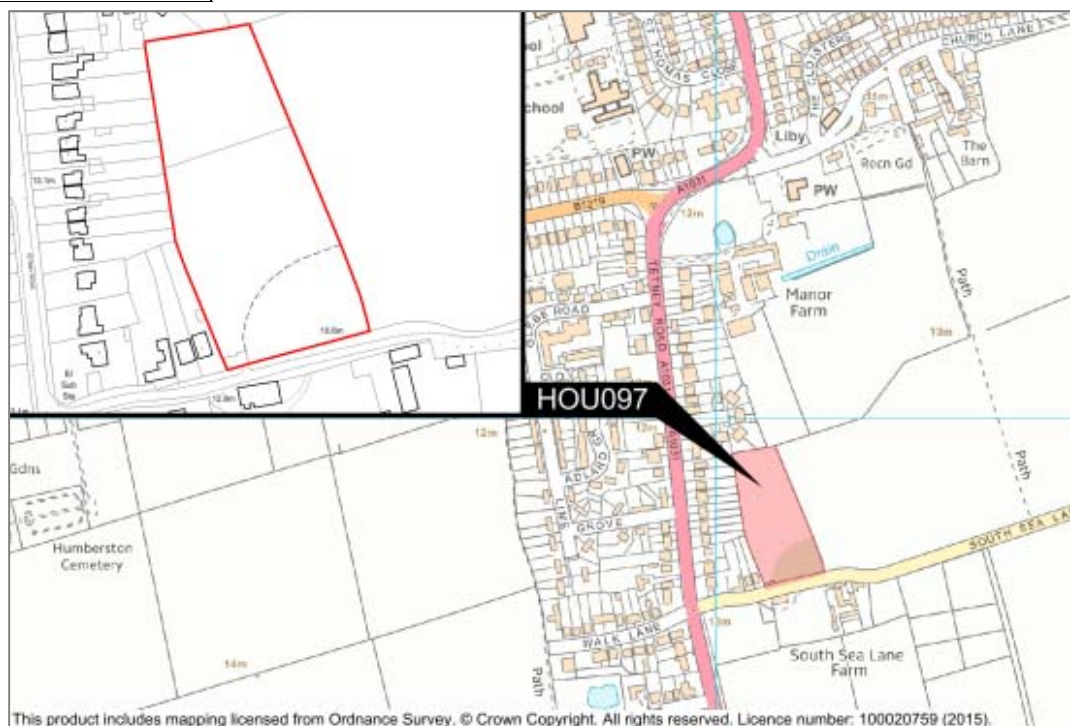
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Land north of South Sea Lane, Humberston

SITE REF. HOU097



Site Information

This greenfield site is located at the edge of Humberston, to the south of the village. Existing residential development borders the site to the northern and western boundaries. To the east of the site is open countryside.

The site incorporates an established wooded area of mature trees that are afforded the protection of a tree preservation order. Established boundary hedges enclose the site.

Indicative capacity: 31

Site area: 1.10Ha

SHLAA status: Deliverable 6 – 10 years

Planning status: Informally identified

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	R
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Accessibility

Primary school	G	Surgery	R
Secondary school	G	Convenience shop	A
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	A
Nationally important sites	G	TPO	R
Locally important sites	A	Contaminated land	G

#

#

Habitat Disturbance	A	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	A	Historic Park and Garden	G
Listed buildings	A	Neighbouring land uses	G
Conservation area	A		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	A
Waste and Water	A		
Relevant stakeholder comments			
<p>Historic England: The northern edge of this site lies less than 200 metres from the Scheduled Monument at Humberston Abbey. There are, in addition, a number of Listed Buildings around the monument which could be affected by the site's development. These include the Grade II* Church of St Peter and three Grade II Listed Buildings at Manor Farmhouse. The site also adjoins the boundary of Humberston Conservation Area. An assessment should be undertaken of what contribution this largely-undeveloped area makes to those elements which contribute to the significance of these designated heritage assets and what effect the loss of this site and its subsequent development might have upon them.</p>			
Sustainability appraisal			
<p>Significant negative effects recorded against built environment and cultural heritage (2) SAO</p> <p>Significant positive effects recorded against access to services (15), sustainable transport (17) and education and training (21) SAOs</p>			
Conclusion			
<p>There is potential for development of the site to cause harm to the setting of nearby listed buildings and locally listed buildings (South Sea Lane Barns and Farmhouse) by encroaching on the rural landscape and surrounding farmland. However, this could be mitigated through the design process.</p> <p>The locally listed farmhouse sits immediately opposite the site on the south side of Sea Lane. Retention of the wooded area at the front of the site will help to minimize the impact on the setting of the farmhouse. Whilst the property sits at the highway edge, its primary orientation is southwards, to the open fields. This relationship will not be affected through development of the site.</p> <p>The site's linear configuration and position to the rear of properties on Tetney Road limits its contribution to the setting of those heritage assets to the north. The fields immediately to the northeast and east of the site play a more significant role in providing these assets with a rural hinterland. Development of this site will extend the built up area towards these fields but will not adversely change their character or, therefore, the setting of the heritage assets.</p> <p>The landscape character is described as being generally flat with views generally open, particularly towards the Grade II Listed Building St Peter's Church. The area is identified in the Council's Landscape Character and Capacity Assessment (2015) as being of medium to low sensitivity for development, and having a medium capacity for development. The study recommends that development should allow for the retention of existing hedgerows and hedgerow trees as well as vegetation adjacent to property boundaries and to make use of materials that are reflective of the local red brick vernacular. An appropriate landscaping scheme will therefore be required as part of any development proposal, along with a robust assessment and consideration of heritage impacts (associated with the Humberston</p>			BAND B

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Conservation Area, the Scheduled Monument at Humberston Abbey, the Listed Buildings around the monument and the locally listed buildings immediately opposite the site).

The site is also located adjacent to Humberston (south) Archaeological Area and planning permission should be conditioned to require monitoring of excavation works to be carried out by an archaeological contractor.

The development of this site may require the widening of South Sea lane up to its junction with Tetney Road to allow for two way movements, and measures to improve visibility at the junction with Tetney Road (A1031).

The site constraints are not considered to be insurmountable and the site is a logical extension to the built form at this part of the village. Proposals should seek to retain the existing area of woodland on the site.

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SITE REF. HOU100



Indicative capacity: 125

SHLAA status: Developable 6 – 10 years

Planning status: Informally identified

Site Performance

Proximity to built up area

A

R

Primary school

G

R

Secondary school

G

Convenience shop

A

Bus stop

G

Train station

A

Flood risk zone

A

Hazard risk	
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G

Surface Water Flooding - extent

G

Agricultural land classification

A

Nationally important sites

G

TPO

Locally important sites

A

Contaminated land

G

Habitat Disturbance

R

AQMA

G

10

Minerals safeguarding area

G

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Built Environment and Heritage Considerations			
SAM	A	Historic Park and Garden	G
Listed buildings	A	Neighbouring land uses	G
Conservation area	A		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
Significant negative effects recorded against land-use (1), biodiversity (3) and waste (7) SAO Significant positive effects recorded against sustainable transport (17) and housing (18) SAOs.			
Conclusion			
<p>Areas at higher risk of flooding on the site could be avoided to deliver development. The proximity of Humberston Blow Wells (designated geological site, Site of Nature Conservation Interest and candidate Local Wildlife Site) and designated heritage assets are important considerations, but they do not preclude development.</p> <p>The overarching issue for this site is its edge of settlement location. Development of this scale is likely to have an adverse impact on landscape and settlement character by expanding rather than consolidating the built form. Whilst there is the potential for this to be mitigated through appropriate buffer planting and landscaping proposals, it is considered that there are better alternative sites in Humberston that can deliver growth needs.</p>			BAND C

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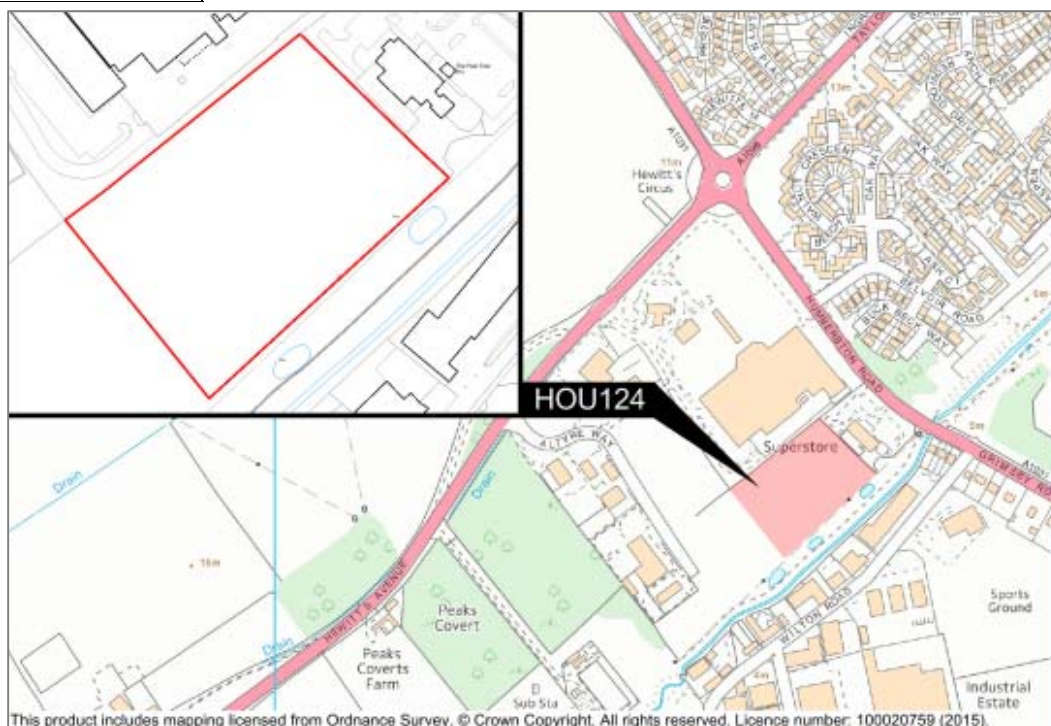
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Land off Altyre Way, Humberston

SITE REF. HOU124



Site Information

The site comprises scrub land and is located at the northwestern edge of Humberston in an existing employment area. The northern boundary is a mixture of car showrooms and supermarket service area. To the east is the Pear Tree public house, accessed off Humberston Road. To the south, Buck Beck adjoins the site.

Indicative capacity: 50

Site area: 1.59Ha

SHLAA status: Deliverable 1-5 years

Planning status: Planning permission granted (DM/0107/14/FUL)

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	R
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Accessibility

Primary school	A	Surgery	G
Secondary school	R	Convenience shop	G
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	R	Contaminated land	G

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Habitat Disturbance	A	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	A
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
Greater Lincolnshire Nature Partnership: Site Includes part of Buck Beck East Local Wildlife Site Lincolnshire Wildlife Trust: Site Includes part of Buck Beck East Local Wildlife Site			
Sustainability appraisal			
Significant negative effects recorded against biodiversity (3)) and flooding (9) SAOs. Significant positive effects recorded against health (11), sustainable transport (17) and employment (20) SAOs.			
Conclusion			
The site is relatively well located for good access to local services and amenities. It is within the build up part of Humberston. The site has the benefit of planning permission, which demonstrates that the flood risk and environmental constraints can be satisfactorily overcome. The principle of residential development has been established as part of a wider mixed use scheme which involves the construction of units for employment uses (B1) on the land to the east.			BAND A

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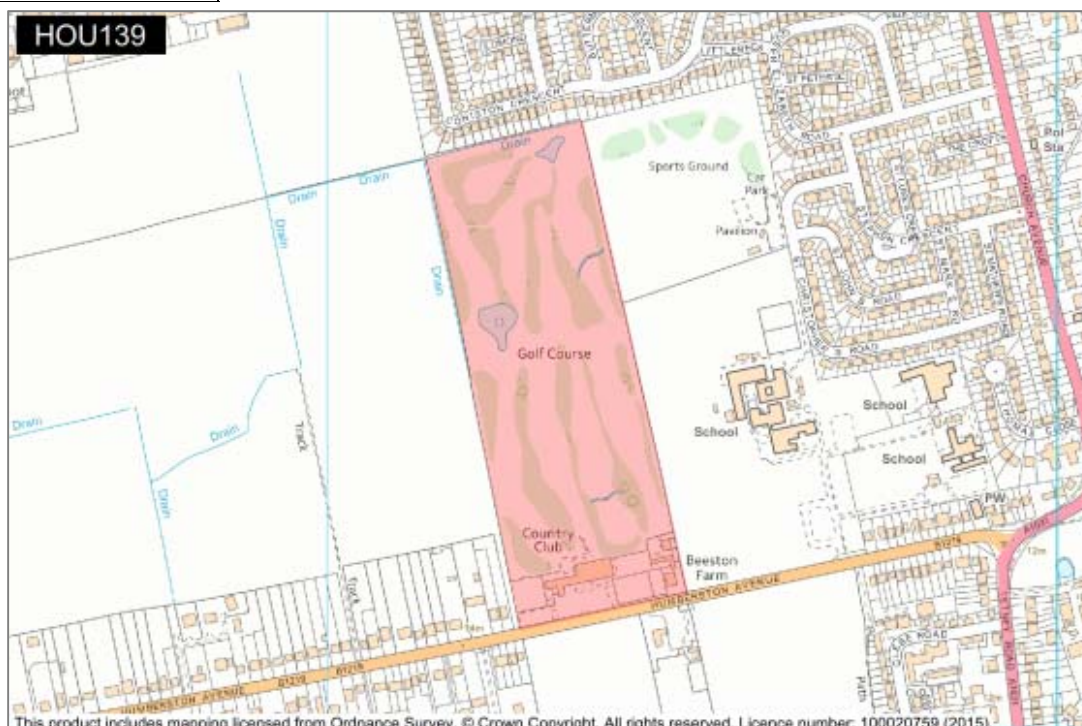
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Land to the North of Humberston Avenue, Humberston

SITE REF. HOU139



Site Information

The site is currently in use as a country club and is designated as amenity open space in the North East Lincolnshire Plan (2003).

Indicative capacity: 311

Site area: 14.81Ha 13.56 with net developable area 10 – 11ha

SHLAA status: Developable 6 -10 years

Planning status: Informally identified

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	A
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Accessibility

Primary school	G	Surgery	A
Secondary school	G	Convenience shop	A
Bus stop	G	Train station	R

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	A	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G

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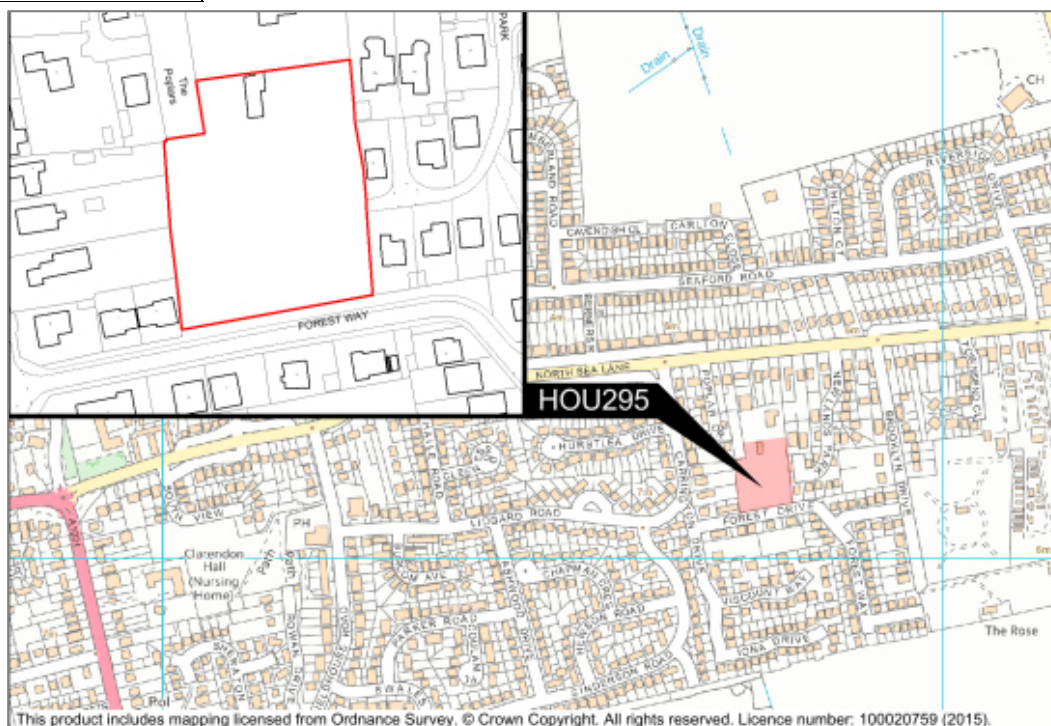
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	R
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	A		
Relevant stakeholder comments			
None			
Sustainability appraisal			
<p>Significant negative effects recorded against land-use (1) and waste (7) SAO.</p> <p>Significant positive effects recorded against access to services (15), sustainable transport (17), housing (18), employment (20), and education and training (21) SAOs.</p>			
Conclusion			
<p>The site is reasonably well located within reach of local services in Humberston.</p> <p>Residential development on the site would lead to the loss of an amenity site given its current use. Discussions are ongoing to provide compensatory measures that would achieve greater capacity on the adjacent recreation site. This approach is supported by the landowner.</p> <p>The site occupies a potentially sensitive edge of settlement location, within a landscape area of strategic importance. It is identified in the Council's Landscape Character and Capacity Assessment (2015) as having a medium sensitivity to change and a medium-low capacity to accommodate development.</p> <p>Notwithstanding the site's location within the strategic gap, it relates well to the settlement being located immediately to its western margin. The Landscape Statement previously submitted to the Council concludes that development of the site would form a well defined and continuous north to south development limit to the west of Humberston, which would be heavily screened by existing vegetation on the western site boundary viewed from within the former strategic gap. Residential development would not noticeably affect the local landscape character due to the site being well contained by existing mature vegetation on the site boundaries limiting inter visibility, particularly with the adjacent agricultural landscape to the west. Proposals would need to be supported by a landscaping scheme that demonstrates retention of the boundary vegetation.</p> <p>There would be limited change in perception when passing along Humberston Avenue, apart from the formation of an access route directly east of the existing Club House (Virgin Active) building as the existing southern extent of the Site is developed. Immediately west of the Site an area of arable land would remain between the two settlements forming a physical separation of approximately 1 km immediately north of the existing ribbon development located along Humberston Avenue, which would not change.</p> <p>Overall the presence of the well defined western boundary creates the opportunity to deliver a strong green edge to the Site and, the settlement as a whole, and a long term defensible boundary to prevent urban sprawl. It would not prejudice the objectives of the strategic gap in this location, namely maintaining the perceived gap between the settlements of Humberston and New Waltham to the west. This is also reflected in the Sustainability Appraisal Report.</p>			BAND B

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Land off Forest Way, Humberston

SITE REF. HOU295



Site Information

A greenfield site enclosed with residential development.

Indicative capacity: 10

Site area: 0.55Ha

SHLAA status: Developable 6 – 10 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	R
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Accessibility

Primary school	A	Surgery	A
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	G
Habitat Disturbance	A	AQMA	G
		Minerals safeguarding area	G

Built Environment and Heritage Considerations

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SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
No significant negative effects recorded against SAOs			
Significant positive effects recorded against sustainable transport (17) SAO.			
Conclusion			
Development of the site provides an opportunity for infill development on an underused site within an existing settlement. There are no significant constraints; indeed the site was allocated in the North East Lincolnshire Local Plan (2003).			BAND A

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Land at South Sea Lane, Humberston

SITE REF. HOU309



Site Information

This site is located to the south of South Sea Lane and comprises agricultural fields and barn buildings, which are not attached to the settlement.

Indicative capacity: 53

Site area: 3.29Ha

SHLAA status: Developable 6 – 10 years

Planning status: Informally identified

Site Performance

Efficient Use of Land

Proximity to built up area	R	Land type	R
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Accessibility

Primary school	G	Surgery	R
Secondary school	G	Convenience shop	A
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	A	Contaminated land	G
Habitat Disturbance	R	AQMA	G
		Minerals safeguarding area	G

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Built Environment and Heritage Considerations			
SAM	A	Historic Park and Garden	G
Listed buildings	A	Neighbouring land uses	G
Conservation area	A		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
Significant negative effects recorded against biodiversity (3) and waste (7) SAO			
Significant positive effects recorded against sustainable transport (17) SAO			
Conclusion			
<p>The site contains historic buildings of local significance, though these have been subject to a planning application for conversion to residential units. There is the potential for archaeological deposits to be found within the site and records indicate that protected species could be found using parts of the site.</p> <p>The proximity of Humberston Blow Wells (designated geological site, Site of Nature Conservation Interest and candidate Local Wildlife Site) and designated heritage assets does not preclude development, but they are important considerations.</p> <p>Given the edge of settlement location, development of this scale is likely to have an adverse impact on landscape and settlement character through incongruous expansion rather than consolidation of the built form. Whilst there is the potential for this to be mitigated through appropriate buffer planting and landscaping proposals, it is considered that there are better alternative sites in Humberston that can deliver growth needs.</p>			BAND C

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Land south of 68-90 Humberston Avenue, Humberston

SITE REF. HOU340



Site Information

This site is open agricultural land, located south of Humberston Avenue. The site is bounded by linear residential development which stretches along Humberston Avenue to the north, Land drains run along the site's western, southern, and part of the eastern boundary.

Indicative capacity: 219

Site area: 8.79Ha

SHLAA status: Developable 6 – 10 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area

A

Land type

R

Accessibility

Primary school

A

Surgery

A

Secondary school

G

Convenience shop

A

Bus stop

G

Train station

R

Environmental Constraints

Flood risk zone

G

Hazard risk

G

Surface Water Flooding - extent

A

Agricultural land classification

A

Nationally important sites

G

TPO

G

Locally important sites

G

Contaminated land

G

Habitat Disturbance

G

AQMA

G

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#

		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	R	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	R
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
Significant negative effects recorded against land-use (1) and waste (7) SAO			
Significant positive effects recorded against sustainable transport (17) and housing (18) SAO			
Conclusion			
There is the potential for archaeological deposits to be found within the site and records indicate that protected species could be found using parts of the site.			BAND C
Given the edge of settlement location, development of this scale likely to have an adverse impact on landscape and settlement character through incongruous expansion rather than consolidation of the built form. Particular harm to the strategic landscape gap between New Waltham and Humberston is likely to arise as a result of development on the site. Whilst there is the potential for this to be partially mitigated through appropriate buffer planting and landscaping proposals, it is considered that there are better alternative sites in Humberston and New Waltham that can deliver growth needs.			
Some of these alternative sites do, indeed, lie close to HOU340. Given the future development pressures immediately to the east and west of HOU340, the importance of the land in terms of its contribution to the strategic landscape gap at this part of the Borough can be expected to increase during the plan period. Within this context development of the site would undermine the purpose of the strategic gap. Furthermore, it is unrealistic to assume that the scale of development presented by the combination of the three sites could be supported in this location without fundamentally changing the character of Humberston Road. An allocation for residential development on site HOU340 cannot, therefore, be supported.			

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HABROUGH SITES

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Land west of Station Road, Habrough

SITE REF. HOU134



Site Information

This site is located on the north eastern boundary of Habrough. Ribbon development along Station Road (B1210) forms the site's southeastern boundary. The site occupies much of the open land between existing residential properties at Kesteven Court and the A180(T) dual carriageway.

Indicative capacity: 118

Site area: 5.28Ha (3.70Ha net)

SHLAA status: Deliverable 1 – 5 years

Planning status: Resolution to grant outline planning permission (DM/0950/15/OUT) for up to 118 dwellings.

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	R
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Accessibility

Primary school	R	Surgery	R
Secondary school	R	Convenience shop	R
Bus stop	G	Train station	G

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	A
Nationally important sites	G	TPO	G

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Locally important sites	G	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	R
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None			
Sustainability appraisal			
Significant negative effects recorded against land-use (1) and waste (7) SAO			
Significant positive effects recorded against sustainable transport (17), housing (18), and employment (20) SAOs			
Conclusion			
<p>The site adjoins a public right of way, which should be considered in the design of any scheme.</p> <p>The site is located in an area that has been identified by the Council's Landscape Character Assessment as having a medium-low sensitivity to change and a medium-low capacity to accommodate development. Landscaping and design solutions could help to reduce the visual impact of the extended built up area and mitigate noise associated with the A180 and such proposals will be expected as part of scheme design.</p> <p>Notwithstanding the scale of the site and its development potential relative to the existing size of the village, the site represents a valuable opportunity to deliver housing growth in the north of the borough. No insurmountable constraints as demonstrated by the resolution to grant planning permission (March 2016).</p>			BAND B

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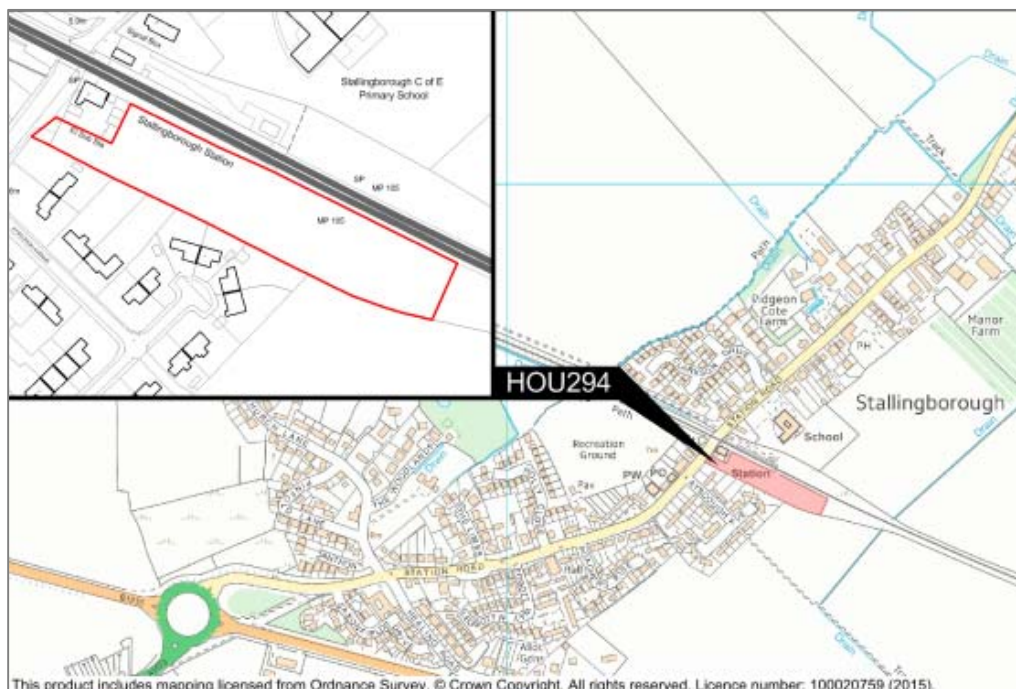
STALLINGBOROUGH SITES

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Land off Station Road adjacent to railway station, Stallingborough

SITE REF. HOU294



Site Information

Greenfield infill site in the centre of Stallingborough.

Indicative capacity: 25

Site area: 0.59Ha

SHLAA status: Deliverable 1 – 5 years

Planning status: Outline planning permission (DM/1208/14/OUT)

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	R
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Accessibility

Primary school	G	Surgery	A
Secondary school	R	Convenience shop	G
Bus stop	G	Train station	G

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	A	Contaminated land	A
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G

Built Environment and Heritage Considerations

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SAM	G	Historic Park and Garden	G
Listed buildings	A	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	A
Infrastructure Availability / Capacity			
Education	A	Transport	A
Waste and Water	G		
Relevant stakeholder comments			
HSE: Site located in middle and outer consultation zone. Up to 30 dwellings at no more than 40 per hectare allowed			
Sustainability appraisal			
Significant negative effects recorded against biodiversity (3) SAO			
Significant positive effects recorded against sustainable transport (17) SAO			
Conclusion			
The site has the benefit of planning permission, which demonstrates that the site's environmental and landscape character constraints can be satisfactorily overcome.			BAND A

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BRIGSLEY SITES

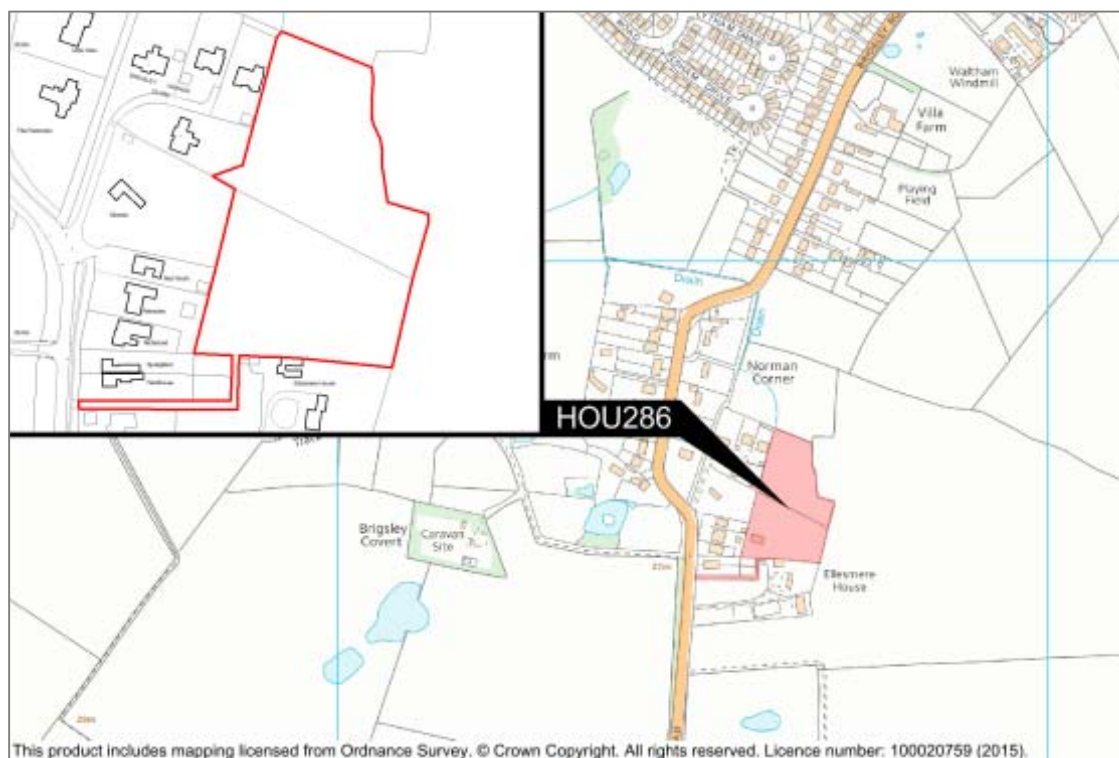
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Land rear of Strands, Waltham Road, Brigsley

SITE REF. HOU286



Site Information

A greenfield site located behind existing residential properties to the east of Waltham Road in Brigsley in an area of open countryside.

Indicative capacity: 14

Site area: 1.64Ha

SHLAA status: Developable 6-10 years

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	R
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Accessibility

Primary school	A	Surgery	R
Secondary school	R	Convenience shop	A
Bus stop	G	Train station	R

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	A
Nationally important sites	G	TPO	G
Locally important sites	A	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G

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Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	A
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None.			
Sustainability appraisal			
Significant negative effects recorded against biodiversity (3) SAO.			
Significant positive effects recorded against sustainable transport (17) SAO.			
Conclusion			
<p>The site is not located within easy walking distance of many amenities and facilities. It is partially located within the boundaries of Norman Corner Site Of Nature Conservation Interest. If development on the site were supported it would need to be demonstrated that it would not have adverse impacts, or that any adverse impacts could be satisfactorily mitigated.</p> <p>Development on the site is likely to have an adverse impact on landscape character. The site is in an area of medium sensitivity, and medium to low capacity to absorb new development. Whilst this could be mitigated to some extent through landscaping proposals, it is considered that there are, on balance, better alternative sites within the Borough within more sustainable locations.</p>			BAND C

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NORTH EAST LINCOLNSHIRE DEVELOPMENT COMPANY SITES

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Thunscoe Centre, Highgate, Cleethorpes

SITE REF. HOU056B



Site Information

Originally a school site, it is currently an adult education centre. The Thunscoe Centre is planned to become surplus to requirements as part of the council's property rationalization programme.

The mostly two storey buildings on the site are situated along the boundaries in a horseshoe configuration. Surface car parking exists within the centre of the site.

Indicative capacity: 38

Site area: 0.96Ha

SHLAA status: Withdrawn (at the time of publication the Council-owned site had not been declared surplus)

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	G	Surgery	A
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	A

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Environmental Constraints			
Flood risk zone	G	Hazard risk	
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None.			
Sustainability appraisal			
Conclusion			
A well located urban brownfield site with no significant constraints to development.			BAND A

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SITE REF. HOU128



The area of land on which the school buildings stood prior to their demolition is ready for disposal and is expected to form the first phase of development. The land previously used as playing fields and is subject to Secretary of State consent for disposal under Section 77 of the *Schools Standards and Framework Act 1998*, a decision on which is pending.

Planning status: LDO adopted March 2016 grants outline planning permission, with details of access, for high density residential-led mixed use development.

Efficient Use of Land

Accessibility

Primary school	G	Surgery	G
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	A

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Environmental Constraints			
Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	A	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	A
Waste and Water	A		
Relevant stakeholder comments			
Sport England: Concern that the proposed allocation would appear to involve the loss of playing field land without any supporting evidence or proposal to demonstrate compliance with NPPF Paragraph 74 and Sport England's adopted Playing Fields Policy			
Sustainability appraisal			
No significant negative effects recorded against SAOs. Significant positive effects recorded against health (11), recreation and culture (14), access to services (15), sustainable transport (17), housing (18) and education and training (21) SAOs.			
Conclusion			
This former school site is partly brownfield and partly greenfield. It is well located for access to services and facilities. There are no major constraints to the site – as demonstrated through adoption of the LDO. On-going dialogue with Sport England regarding playing field re-provision through work being progressed on the updated Playing Pitch Strategy.			BAND A

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Wheelsby Avenue Depot, Weelsby Avenue, Grimsby

SITE REF. HOU061



Site Information

A brownfield site, former council depot. Mature trees and some hedging along the boundaries. An area of hardstanding to the centre of the site, Residential properties lie immediately to the north and playing fields associated with the adjacent secondary school immediately east and south.

Indicative capacity: 26

Site area: 0.66Ha

SHLAA status: Withdrawn (at the time of publication the site was being promoted for alternative use)

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	A	Land type	G
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Accessibility

Primary school	G	Surgery	R
Secondary school	G	Convenience shop	A
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	A	Contaminated land	A

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Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None.			
Sustainability appraisal			
Conclusion			
<p>This brownfield site is well located at the edge of the Grimsby urban area and its redevelopment would make beneficial use of vacant land.</p> <p>Potential archaeology</p> <p>There is likelihood of archaeology on the site, but this could be controlled through an appropriate planning condition</p> <p>The site is near to a number of sites, which are of biological value, including sites of local nature conservation importance to the east and west. Whilst the proximity to locally protected environmental sites does not preclude development outright, development could result in adverse impacts on these areas. Further work would be required to demonstrate that impacts are satisfactory and mitigation measures would compensate and improve local biodiversity where appropriate. These constraints are not considered to be insurmountable.</p>			BAND B

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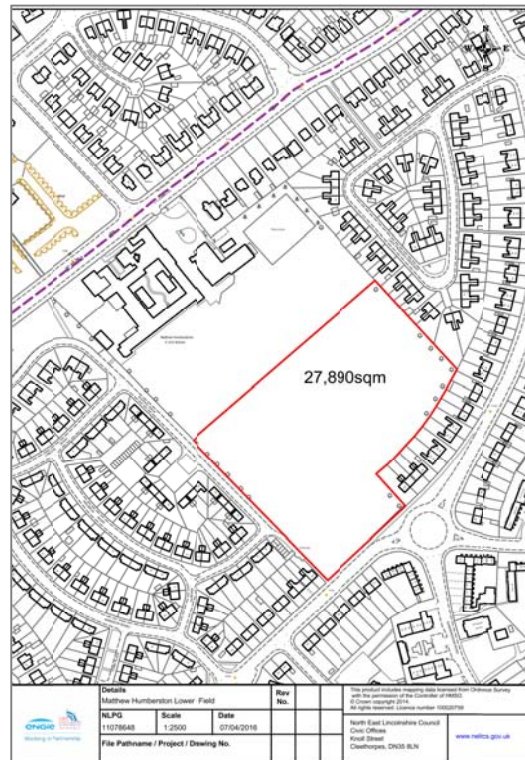
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Land at the Former Matthew Humberston School, Cleethorpes

SITE REF. HOU141



Site Information

Former playing field associated with the former school site to the north (which is to be brought back in to use as a primary school). Residential properties surround the site and access is available from Davenport Drive

Indicative capacity: 98

Site area: 2.81Ha

SHLAA status: Withdrawn (at the time of publication the Council owned site that has not been declared surplus)

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	R
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Accessibility

Primary school	A	Surgery	A
Secondary school	G	Convenience shop	G
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	A	Contaminated land	G

#

#

Habitat Disturbance	A	AQMA	G
		Minerals safeguarding area	G
Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None.			
Sustainability appraisal			
Conclusion			
<p>This former school site is well located for access to services and facilities, in the Sandringham Road Local Centre. Development of the site would make use of an underutilized piece of land.</p> <p>The site is relatively close to Wheelsby Field SNCI but development is not expected to lead to adverse impacts.</p> <p>The site lies within 2km of the Humber Estuary SPA and, whilst the site is outside of the designated area, it may provide offsite foraging, loafing and roosting habitat for breeding birds. It is considered that there is sufficient land elsewhere for any development not to adversely impact these habitats. Development proposals will need to be supported by a site-specific assessment to ensure ecological mitigation measures are incorporated where necessary.</p>			BAND B

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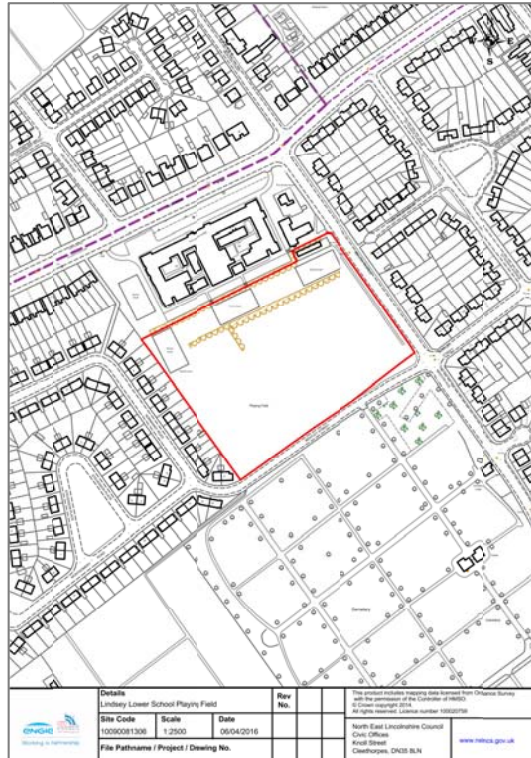
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Lindsey Lower Field, Clee Road, Cleethorpes

SITE REF. HOU353



Site Information

Indicative capacity: 83

Site area: 2.38Ha

SHLAA status: Withdrawn – at the time of publication the Council owned site that has not been declared surplus

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	R
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Accessibility

Primary school	G	Surgery	A
Secondary school	A	Convenience shop	A
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	G
Habitat Disturbance	A	AQMA	G
		Minerals safeguarding area	G

Built Environment and Heritage Considerations

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SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None.			
Sustainability appraisal			
Conclusion			
<p>This former school site is well located for access to services and facilities, in the Sandringham Road Local Centre. Development of the site would make use of an underutilized piece of land.</p> <p>The site lies within 2km of the Humber Estuary SPA and, whilst the site is outside of the designated area, it may provide offsite foraging, loafing and roosting habitat for breeding birds. It is considered that there is sufficient land elsewhere for any development not to adversely impact these habitats. Development proposals will need to be supported by a site-specific assessment to ensure ecological mitigation measures are incorporated where necessary.</p>			BAND A

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Duchess Street Car Park, Grimsby

SITE REF. HOU354



Site Information

A 225 space surface car park within the centre of Grimsby.

Indicative capacity: 24

Site area: 0.6Ha

SHLAA status: None

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	G
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Accessibility

Primary school	G	Surgery	G
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	G

Environmental Constraints

Flood risk zone	A	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	A
Habitat Disturbance	A	AQMA	G
		Minerals safeguarding area	G

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Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	A	Neighbouring land uses	A
Conservation area	A		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None.			
Sustainability appraisal			
Conclusion			
<p>A centrally located site surrounded by a mix of uses (including residential), with excellent access to public transport and the town centre.</p> <p>In its current use, the site makes little contribution to streetscape at this part of Grimsby. Its redevelopment would enhance the built environment along Duchess Street, and improve the setting of the Central Grimsby Conservation Area to the north. Proposals would need to consider impacts on the Grade II cottages on Wellowgate and locally listed railway station building immediately north of the site.</p> <p>The proximity of the railway line will require amenity issues to be considered and mitigated. This is not considered to be insurmountable,</p>			BAND B

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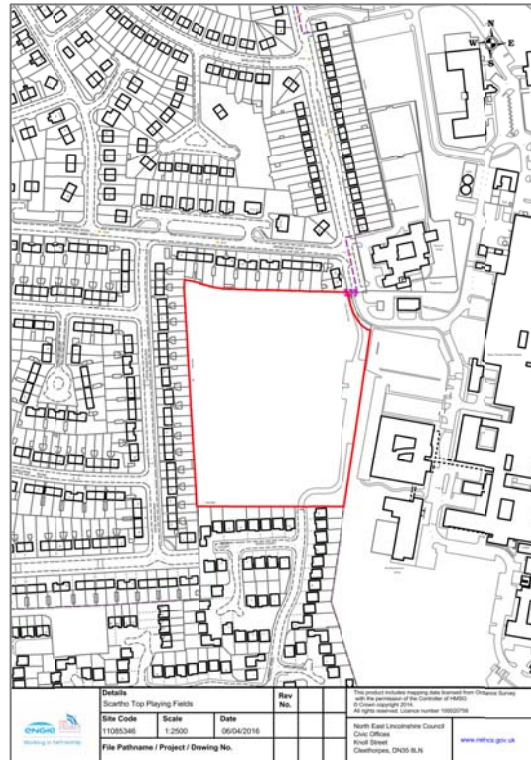
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Scartho Top playing fields

SITE REF. HOU355



Site Information

Currently used as football playing pitches and largely surrounded by residential properties with the hospital to the east.

Indicative capacity: 89

Site area: 2.55Ha

SHLAA status: None

Planning status: None

Site Performance

Efficient Use of Land

Proximity to built up area	G	Land type	R
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Accessibility

Primary school	G	Surgery	G
Secondary school	A	Convenience shop	G
Bus stop	G	Train station	A

Environmental Constraints

Flood risk zone	G	Hazard risk	G
Surface Water Flooding - extent	G	Agricultural land classification	G
Nationally important sites	G	TPO	G
Locally important sites	G	Contaminated land	G
Habitat Disturbance	G	AQMA	G
		Minerals safeguarding area	G

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Built Environment and Heritage Considerations			
SAM	G	Historic Park and Garden	G
Listed buildings	G	Neighbouring land uses	G
Conservation area	G		
Landscape and Settlement Character			
AONB	G	Settlement character	G
Infrastructure Availability / Capacity			
Education	G	Transport	G
Waste and Water	G		
Relevant stakeholder comments			
None.			
Sustainability appraisal			
Conclusion			
The site is well located close to shops and services around the Second Avenue/Sutcliffe Avenue Local Centre. On-going dialogue with Sport England regarding playing field re-provision. There are no significant constraints to development.			BAND B

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