

**SUPPORTING STATEMENT IN RELATION TO THE PROPOSED DEMOLITION OF THE
FLIXBOROUGH INN, DESIGNATED AS AN ASSET OF COMMUNITY VALUE**

Prepared by

BSB Architecture

The Deep Business Centre,
Tower Street, Hull, HU1 4BG

On behalf of



Lancaster Approach, North Killingholme,
Immingham DN40 3JZ

**To support the (Minor) Application for Full Planning Permission
for the Demolition of The Flixborough Inn (former PH) and Accommodation Building
and the Subsequent Construction of
9 New Build Bungalows for Private Sale and Associated Works at
The Flixborough Inn Site, High Street, Flixborough, North Lincolnshire, DN15 8RL**

Made to

**North
Lincolnshire
Council**

Church Square House, 30-40 High Street,
Scunthorpe, DN15 6NL

March 2024

Supporting Statement for the Demolition of The Flixborough Inn (ref 18802-NLC-ACV-R01 B).

This statement has been prepared to support the planning application reference PA/2024/290, for the demolition of The Flixborough Inn and the subsequent redevelopment of the site to accommodate nine bungalows. This statement is in addition to the submitted Design & Access Statement and concentrates primarily on providing further justification for the proposed loss and demolition of the Flixborough Inn.

The Flixborough Inn closed in January 2014 and has stood empty since then. In the summer of 2015, the Public House was listed as an Asset of Community Value (ACV) by North Lincolnshire Council, following an application by Flixborough Parish Council, which suggested that future uses could include various community meetings and events, social occasions, private functions and even as a sports venue. The building was added to the list on the 8th July 2020.



Fig. 1 Aerial view looking at the built environment of Flixborough; site outlined in red and The Flixborough Inn is highlighted

An ACV can be defined as a building (or other land) if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and potentially could do so in the future. The Localism Act states that ‘social interests’ include cultural, recreational, and sporting interests.

Notification to dispose of the asset was received by North Lincolnshire Council on the 19th June 2023, along with notice of the intention to sell. The initial 6-week moratorium period ended on the 30th July 2023, with no written requests to bid for the property received. The subsequent 18 month protected period ends on the 18th December 2024, when the legal status of the building as an ACV will end.

The local authority need to ensure they have appropriately assessed the loss of the public house in planning policy terms and this document has been prepared to assist and illustrate that the benefits of redevelopment outweigh the retention of the derelict building.

The National Planning Policy Framework (NPPF) was first published in 2012. The NPPF sets out the Government's planning policies for England and provides a framework within which locally prepared plans for housing and other development can be produced. It is a material consideration in planning decisions and the latest iteration of the NPPF was published in December 2023.

The North Lincolnshire Council 2011 Core Strategy sets out the long-term spatial planning framework for the development of North Lincolnshire upto 2026 by providing strategic policies and guidance to deliver the vision for the area, including the scale and distribution of development, the provision of infrastructure to support it and the protection of the natural and built environment with a focus on the principles of sustainable development.

Policy CS22 (Community Facilities and Services) states that the loss of community facilities or land allocated for such purposes will be resisted, unless there is no longer a need for the land or building in any form of community use, or there is an acceptable alternative means of meeting such need.

Addressing policy CS22 and the need for the building, the key evidence of it not being needed in any form of community use is the fact that it has been vacant since 2014. The slow degradation of the structure since then has been well documented in the local press (see GrimsbyLive article by Charlie Wilson dated 19th January 2020, for example). What can be seen is that both internally and externally the pub has suffered from being stood idle for over a decade.



Fig. 2 Photograph taken February 2024 by BSB Architecture

The provision of local community facilities and services are essential to the quality of life of local residents and reduce the need for people to travel to obtain essential services. In rural communities, existing services must be protected as much as possible, as their loss can have a major impact on communities. Opportunities remain in the nearby village of Burton-upon-Stather to visit and support drinking establishments like Ferry House Inn and The Sheffield Arms.

The application for housing relates to a brownfield site and Policy CS8 (Spatial Distribution of Housing Sites) states that the first priority is to re-use previously developed land.

The new bungalows have been sensitively designed to ensure they reflect the local vernacular and will sit comfortably within the village context, complying with Policy CS1 (Spatial Strategy for North Lincolnshire) and Policy CS7 (Overall Housing Provision).

The demolition of The Flixborough Inn represents an opportunity to bring a site that has been vacant back into effective use, delivering new homes in the heart of the village.

Appendix A: Confirmation of no written requests to North Lincolnshire Council

Contact: Paul Nicholson
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Your Ref: JPG/COO0056.2

Our Ref: PWN/DS/ACVFLI00002

Date: 09 August 2023

North Lincolnshire Council

www.northlincs.gov.uk

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Dear Sir/Madam

ASSETS OF COMMUNITY VALUE THE FLIXBOROUGH INN PH, HIGH STREET, FLIXBOROUGH, DN15 8RL

Further to my acknowledgement letter dated 20 June 2023, I can now confirm that during the initial 6 week moratorium the council has not received any written requests to be treated as a potential bidder for the above property. You are therefore now free to sell the property and no further moratorium will apply for the remainder of the protected period of eighteen months which commenced on 19 June 2023.

Yours faithfully



**Paul Nicholson
Assistant Group Manager
Estates and Asset Management**