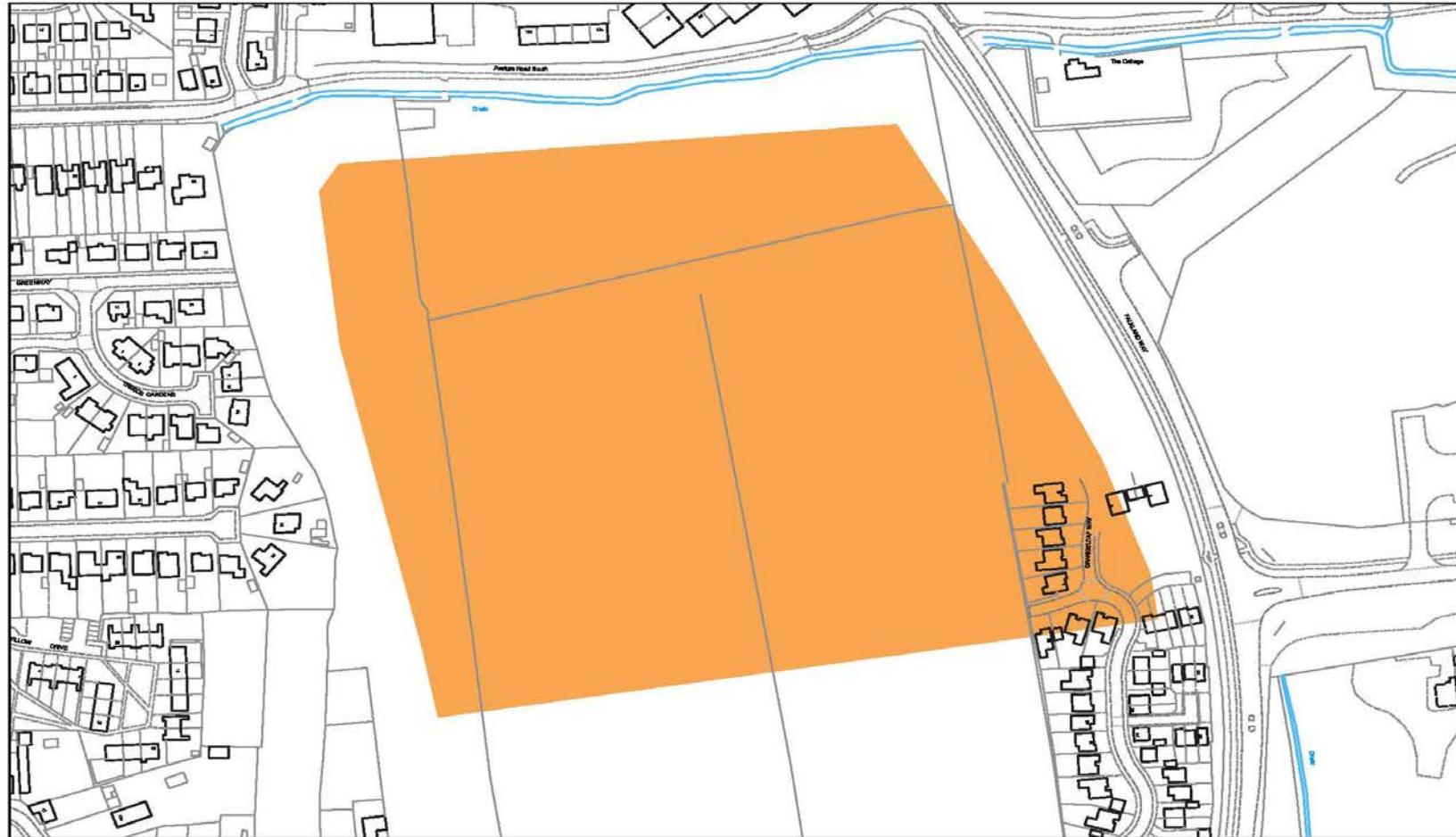


BARH-1 Land at Pasture Road South Phase 2

BARH-1

1:2,500



Site Name	Land at Pasture Road South Phase 2	
Site Reference	BARH-1	Promoter: Keigar Homes and Land Owner Agent: Avoca Planning
Site Location	Falkland Way	
Settlement	Barton upon Humber	
Site Area	8.50ha	
Number of dwellings	260	
Representations received and references	116 (842041/08/116/BARH1/NS) English Heritage - East Midlands 213 (842759/29/213/BARH1/3) Lincolnshire Wildlife Trust 392 (846006/01/392/BARH1/NS) The Barton Trust 397 (833703/02/397/BARH1/NS) Mrs Taylor and Mrs Crane 444 (84538/02/444/BARH1/NS) Keigar Homes	
Sustainability	<p>The site is in conformity with the Core Strategy (Evidence Base ref: BAC06) Policies CS1 Spatial Strategy for North Lincolnshire, CS2 Delivering more Sustainable development, CS3 Development Limits, CS7 Overall Housing Provision and CS8 Spatial Distribution of Housing Sites.</p> <p>The principal focus for housing is within the development limits of Scunthorpe followed by the Market Towns. 6% of North Lincolnshire's housing requirement will be allocated within Barton upon Humber equating to 635 dwellings.</p> <p>Settlement Survey (Evidence Base ref: BAC19) Barton upon Humber is a Market Town in the Core Strategy and is located to the east of the A15 on the bank of the River Humber, close to the southern approach to the Humber Bridge. Barton upon Humber scores well on sustainability grounds due to its positive scorings on employment, health facilities, education, community facilities, leisure and recreation and transport. The town has 5 medical centres / GP surgeries, 1 dentist, 2 chemists/pharmacies. The town has 3 primary schools and 1 secondary school. It also has a leisure centre and bowling green as well as a number of community facilities including pubs, churches, community centres, supermarkets and shops.</p> <p>Sustainability Appraisal All the proposed sites have been subject to a Sustainability Appraisal and public consultation. The Sustainability Appraisal (Evidence Base ref: SUB04) Assessment Results for the Housing Sites are listed under Table 6.7. Detailed site appraisals are contained in Appendix I.</p> <p>Summary of the Positive and Negative scores for Site BARH-1:</p> <ul style="list-style-type: none"> • Strongly Positive 4 • Moderately Positive 7 • Strongly Negative 0 • Moderately Negative 3 	

	<p>The site scores positively for all the social and economic Sustainability Appraisal (SA) objectives. Within the environmental objectives the site only scored negative on the following: SA objectives 'e' (to minimise the risk of flooding), 'f' (to make the best use of previously land and existing buildings), and 'n' (to protect local water resources, soil quality and quantity). The policy addresses these constraints and requires possible drainage and flood risk to be addressed through the planning application process.</p> <p>North Lincolnshire Accessibility Criteria (Evidence Base ref: HOU01)</p> <p>The site has a positive score for accessibility to jobs, shops and services, therefore residents are considered to be able to access local services by non-car modes of transport. The site is in close proximity and in walking distance to Barton upon Humber Town Centre and has good pedestrian links to local services.</p> <p>The site scored high on accessibility as it is situated close to Barton upon Humber Railway Station, Primary and Secondary schools, GP Surgery, a bus stop, footpath/cycleway, employment area, supermarket and a local store.</p> <p>The site has good sustainable transport links. Services are generally good on the main transport corridors between major towns in North Lincolnshire and surrounding large towns and cities, and within the Scunthorpe urban area. There are several bus services to Scunthorpe, Brigg, Winterton and Hull. The nearest railway station is Barton upon Humber which has a two hourly to/from Grimsby and Cleethorpes.</p>
<p>Phasing and justification</p>	<p>Phases 1, 2 and 3 of the Plan Period (2014-2026). The land is available for housing development and suitable as the site offers a suitable location for development now and contributes to the creation of sustainable mixed communities. There is a reasonable prospect that housing will be delivered on the site within the first five years.</p>
<p>Deliverability</p>	<p>The site is comprised of agricultural land and is surrounded by existing residential and employment uses. The site could accommodate 260 dwellings and is being promoted by the developer.</p> <p>The housing trajectory identifies that the site will deliver approximately 30 dwellings per annum from 2018. This figure has been discussed with the developer and follows the pattern of past housing completions within the town on sites that have been developed by Keigar Homes.</p> <p>The site is located within SFRA Flood Zone 1 and 2/3a, the evidence base identifies that the site can be mitigated from flooding.</p> <p>The site is considered by the Council to be deliverable and is being advertised by the landowner for residential development.</p>
<p>Infrastructure Requirements</p>	<p>Improvements to the Barrow Road/Falkland Way junction will be required through developer contributions. The Highways Authority supports the development proposal in principle, subject to the necessary assessments being completed and appropriate mitigation measures being agreed.</p> <p>North Lincolnshire Infrastructure Delivery Schedule (Evidence Base ref: INF01)</p> <p>One new primary school and enhancements to existing secondary schools are required in Barton upon Humber between 2010 - 2026. The Council will work closely with developers and Local Education Authority to deliver improvements to existing facilities through alternative sources of funding and/or developer contributions.</p>

	<p>One new GP surgery will be required in Barton upon Humber between 2010-2026. Where necessary the Council will work in partnerships with CCG to improve existing facilities and provide integrated Health and Social Care Centres through alternative sources of funding and/or developer contributions.</p>
<p>Biodiversity considerations and Constraints including any mitigation measures</p>	<p>The site is located within SFRA Flood Zones 2/3a. A flood risk assessment will be required on this site to ensure that the safe development can be achieved. The Council has prepared a Sequential and Exception Test Paper through discussion with the Environment Agency which looks at the critical flood levels and development platforms needed to make development safe on sites in SFRA Flood Zone 2/3a.</p> <p>The assessments below may be required at the planning application stage. However from discussions with the Council's Environmental Health Department it is possible that any constraints can be mitigated against.</p> <ul style="list-style-type: none"> • Contaminated land • Noise
<p>Specific questions raised by the Planning Inspector</p>	<p>No specific questions were raised by the Inspector.</p>