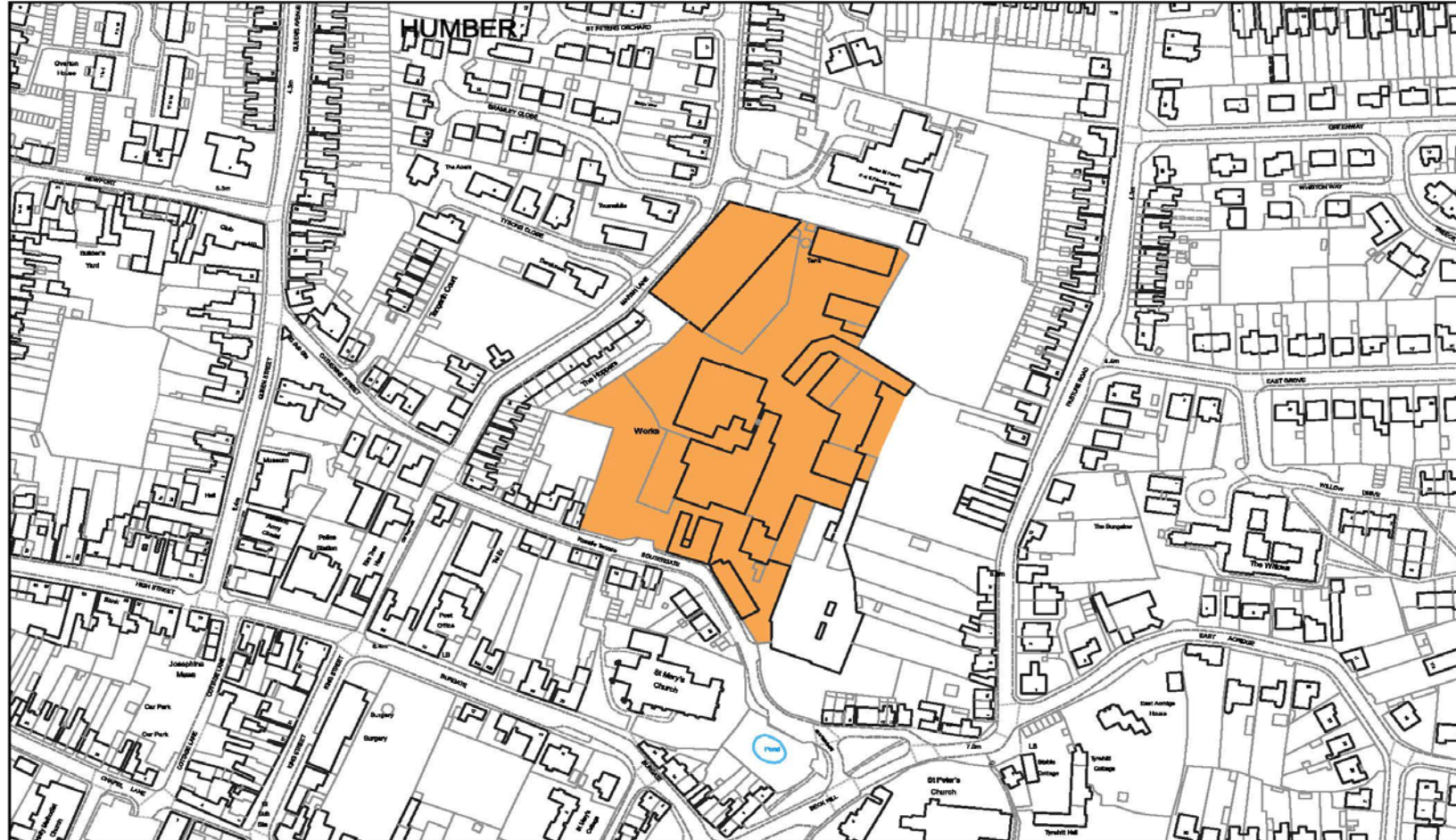


BARH-3 St Mary's Cycle Works, Marsh Lane

BARH-3

1:2,500



Site Name	St Mary's Cycle Works, Marsh Lane	
Site Reference	BARH-3	Promoter: Meldan Fabrications Ltd Agent: Soutergate Properties Ltd / Hobson Architects
Site Location	Marsh Lane	
Settlement	Barton upon Humber	
Site Area	1.95ha	
Number of dwellings	73	
Representations received and references	118 (842041/10/118/BARH3/NS) English Heritage - East Midlands 215 (842759/31/215/BARH3/3) Lincolnshire Wildlife Trust	
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 the Barton upon Humber equating to 635 dwellings.</p> <p>Settlement Survey (Evidence Base ref: BAC19)</p> <p>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</p> <p>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-3:</p> <ul style="list-style-type: none"> • Strongly Positive 4 • Moderately Positive 6 • Strongly Negative 0 • Moderately Negative 3 <p>The site scores positively for all the social and economic Sustainability Appraisal (SA) objectives. Within the environmental</p>	

	<p>objectives the site only scored negative on the following: SA objectives 'e' (to minimise the risk of flooding), 'm' (to protect and enhance heritage assets including archaeological sites and monuments, historic landscape and local townscapes and their settings), and 'n' (to protect local water resources, soil quality and quantity). The policy addresses these constraints and requires a flood risk assessment, contaminated land survey and heritage assessment to be carried out as part of 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 town centre, Primary and Secondary Schools, GP Surgery, a bus stop, footpath/cycleway, employment areas, 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 service to/from Grimsby and Cleethorpes.</p>
Phasing and justification	<p>Phases, 2 and 3 of the Plan Period (2019-2026). 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. The Council are looking to put lower density housing on site with a total of 73 dwellings compared to the Planning Application which was submitted for 108 dwellings.</p>
Deliverability	<p>The site is a brownfield site and surrounded by residential properties. The site is within the development limits of Barton upon Humber and is proposed for housing in the Local Plan (H2-17).</p> <p>The housing trajectory identifies that the site will deliver approximately 20 dwellings per annum from 2022.</p> <p>The Council consider this site to be developable and have proposed that a total of 73 dwellings could be delivered on the site compared to the planning application which submitted for 108 dwellings. This Council figure is based on the Core Strategy density requirements and will also enable the development to retain the characteristic of the site and surrounding area.</p>
Infrastructure Requirements	<p>Highway access to the site is via an improved access off Marsh Lane. Any Vehicular access points to the site will need to be agreed with the Highway Authority. The Highways Authority supports the development proposal in principle, subject to the necessary assessments being completed and appropriate mitigation measures being agreed. A Transport Assessment will be required to demonstrate that the development will have no adverse impacts on the highway network.</p> <p>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 primary school and enhancements to existing secondary schools are required in Barton upon Humber between 2010 and 2026. The Council will work closely with developers and LEA to deliver improvements to existing facilities through alternative</p>

	<p>sources of funding and/or developer contributions.</p> <p>One new GP Surgery will be required in Barton upon Humber between 2010 and 2026. Where necessary the Council will work in partnerships with Clinical Commissioning Group to improve existing facilities and provide integrated Health and Social Care Centres through alternative sources of funding and/or developer contributions.</p>
Biodiversity considerations and Constraints including any mitigation measures	<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>This allocation is 450m from the Humber Estuary SPA, SAC and Ramsar.</p> <p>As the site lies within the Barton upon Humber Conservation Area development proposals will be required to demonstrate that they will conserve those elements which have been identified as contributing to the significance of this area. A Heritage Assessment will be required to demonstrate that the development will have no adverse impact on the historic environment. Demolition of existing buildings on the site may be required in order to enable comprehensive development. However the buildings on Soutergate and Marsh Lane which lie within the Barton upon Humber Conservation Area should be retained.</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
Specific questions raised by the Planning Inspector	<p>What is the position regarding the planning application submitted for 108 dwellings at this site?</p> <p>Planning Application PA/2005/1898 for 108 dwellings was refused on 6th July 2012 .The appellant appealed the decision which was subsequently dismissed on the grounds of flood risk; the effect of the proposal on archaeology, the effect of the proposal on the living conditions of future occupiers in terms of private amenity space, and noise and possible disturbance.</p> <p>The Council considers that this site is developable and has proposed that a total of 73 dwellings could be delivered on site which compares to the 108 dwellings for the previously submitted 2005 planning application. This application was considered to be inadequate primarily due to concerns regarding site overdevelopment and poor design which would have a serious detrimental impact on the residential amenities of future occupiers. It was also considered by means of its poor design and layout to have a significant unduly adverse impact on the character and appearance of Barton upon Humber Conservation Area.</p> <p>The Council consider this site to be developable and the Core Strategy's density requirement and will enable the development to retain the characteristic of the site and surrounding area. It will also revitalise an existing derelict site by bring it back into use.</p> <p>Can the Environment Agency confirm the current position with regard to Flood Risk at this site, and any necessary mitigation measures?</p> <p>A statement of common ground has been produced to address the comments raised by the Environment Agency as part of the consultation process. Further work was carried out by the Council to address the Sequential and Exceptions Tests as required in NPPF.</p>

	<p>The development platform based on the calculations made is 1.55m OD. Therefore mitigation measures as outlined in the SFRA Appendix F should be considered in a site specific flood risk assessment. To ensure safe development on this site land raising will need to take place. A flood risk assessment has been completed as part of Planning Application reference PA/2005/1898.</p>
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