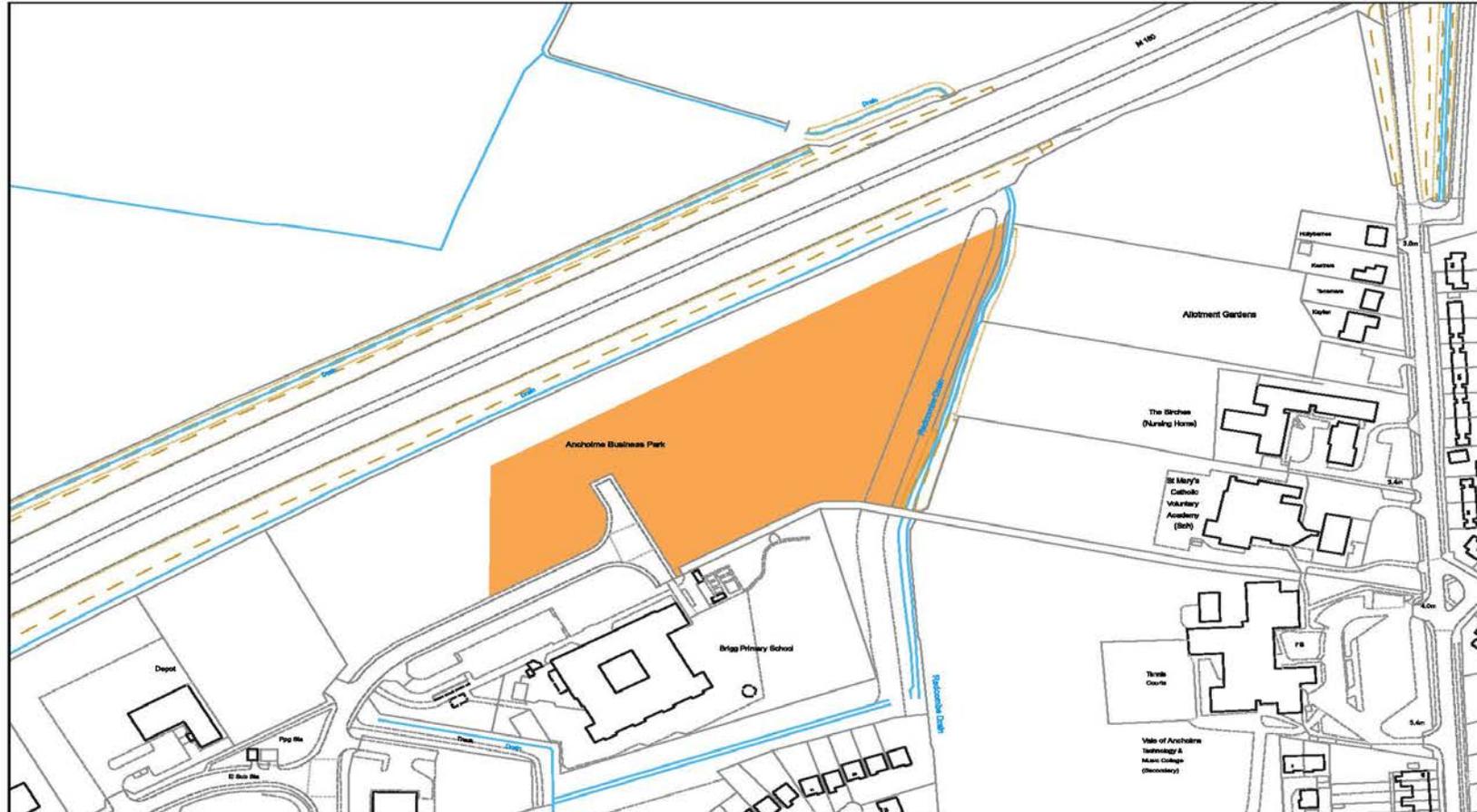


# BRIH-1 - Land North of Atherton Way

BRIH-1

1:2,500



<b>Site Name</b>	Land north of Atherton Way	
<b>Site Reference</b>	BRIH-1	<b>Promoter:</b> North Lincolnshire Council <b>Agent:</b> N/A
<b>Site Location</b>	Land north of Atherton Way	
<b>Settlement</b>	Brigg	
<b>Site Area</b>	1.95ha	
<b>Number of dwellings</b>	72	
<b>Representations received and references</b>	<p>30 (840322/04/30/BRIH1/NS) Brigg Town Council  216 (842759/33/216/BRIH1/3) Lincolnshire Wildlife Trust  271 (711256/10/271/BRIH1/4) The Environment Agency  272 (711256/10/272/BRIH1/4) The Environment Agency  529 (267693/01/529/BRIH1/2) J B Edlington &amp; Co Ltd/Banks Long &amp; Co.  554 (84538/01/554/BRIH1/1/2/3/4) Keigar Homes/Avoca Planning Landscape and Development Ltd</p>	
<b>Sustainability</b>	<p>The site is in conformity with 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. 7% of North Lincolnshire's housing requirement will be allocated within Brigg equating to 741 dwellings.</p> <p><b>Settlement Survey (Evidence Base ref: BAC19)</b>  Brigg is a Market Town in the Core Strategy and is located to the south of the M180 on the A18, east of Scawby and west of Wrawby. Within the North Lincolnshire Settlement Survey 2009 Brigg 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 6 medical centres / GP surgeries, 2 dentists, 3 chemists/pharmacies. The town has 2 primary schools and 2 secondary schools. 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><b>Sustainability Appraisal</b>  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 BRIH-1:</p> <ul style="list-style-type: none"> <li>• Strongly Positive 2</li> <li>• Moderately Positive 8</li> <li>• Strongly Negative 0</li> </ul>	

	<ul style="list-style-type: none"> <li>• Moderately Negative 4</li> </ul> <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 used land and existing buildings), 'g'; (to improve air quality) and 'o' (to minimise noise and light pollution). The policy addresses these constraints and requires possible drainage, flooding and noise issues to be addressed through the planning application process.</p> <p><b>North Lincolnshire Accessibility Criteria (Evidence Base ref: HOU01)</b></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.</p> <p>The site is within walking distance of locals schools, district centre and employment opportunities. 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, Barton upon Humber , Winterton and Hull. The nearest railway station is Brigg. There are three passenger rail services between Cleethorpes and Sheffield every Saturday.</p>
<b>Phasing and justification</b>	<p>The delivery of the site is expected in Phase 1 of the plan period (2014-2019). The land is available for housing development and is suitable as the site offers an appropriate location for development 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>
<b>Deliverability</b>	<p>The site is vacant grassland surrounded by existing residential and employment uses. The site could accommodate 72 dwellings and is being promoted by developer.</p> <p>The housing trajectory identifies that the site will deliver between 10-22 dwellings per annum from 2015. This figure has been discussed with the landowner and follows the pattern of past housing completions seen within Brigg on sites of a similar size.</p> <p>The site is considered by the Council to be deliverable and is being advertised by the landowner for residential development. The landowner is currently in discussion with the Local Planning Authority and is aiming to submit an outline planning application in early 2015.</p>
<b>Infrastructure Requirements</b>	<p>Access can be gained off the existing highway network on Atherton Way. The Highways Authority supports the development proposal in principle, subject to the necessary assessments being completed and appropriate mitigation measures being agreed.</p> <p>Improvements to the Atherton Way/A18 junction are likely to be required and transport linkages to surrounding sites.</p> <p>A Relief Road will be completed between Atherton Way and Wrawby Road. Developers will be required to enter into a legal agreement to implement this proposal or make an appropriate financial contribution towards its completion.</p> <p>A total of £1.5 million is included in the North Lincolnshire Council Capital Investment budget for the first phase of the road. Bids have also been submitted to the Greater Lincolnshire Local Enterprise Partnership for further funding. The road's delivery will also be secured through developer contributions negotiated at the planning applications stage utilising S106 and Community Infrastructure Levy where applicable.</p>

	<p><b>North Lincolnshire Infrastructure Delivery Schedule (Evidence Base ref: INF01)</b></p> <p>One primary school is required in Brigg during the period 2010 -2026. The Council will work closely with developers and the 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 Brigg between 2010-2026. Where necessary the Council will work in partnerships with the 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>
<p><b>Biodiversity considerations and Constraints including any mitigation measures</b></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 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.</p> <p>Landscaping and noise buffering will be required on the boundary of the M180 and western boundary to screen existing employment uses. This will be incorporated into the master planning of any scheme following discussions with the Council.</p> <p>Drains need checking for water voles and if present mitigation will be required.</p> <p>A Heritage Assessment will be required to demonstrate that the development will have no adverse impact on the historic environment. The master planning of the site will take this into consideration through the planning application process.</p>
<p><b>Specific questions raised by the Planning Inspector</b></p>	<p><b>Can the Environment Agency confirm the current position with regard to Flood Risk at this site, and any necessary mitigation measures?</b></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 test as required in NPPF.</p> <p>The development platform based on the calculations made is -2.19. 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.</p>