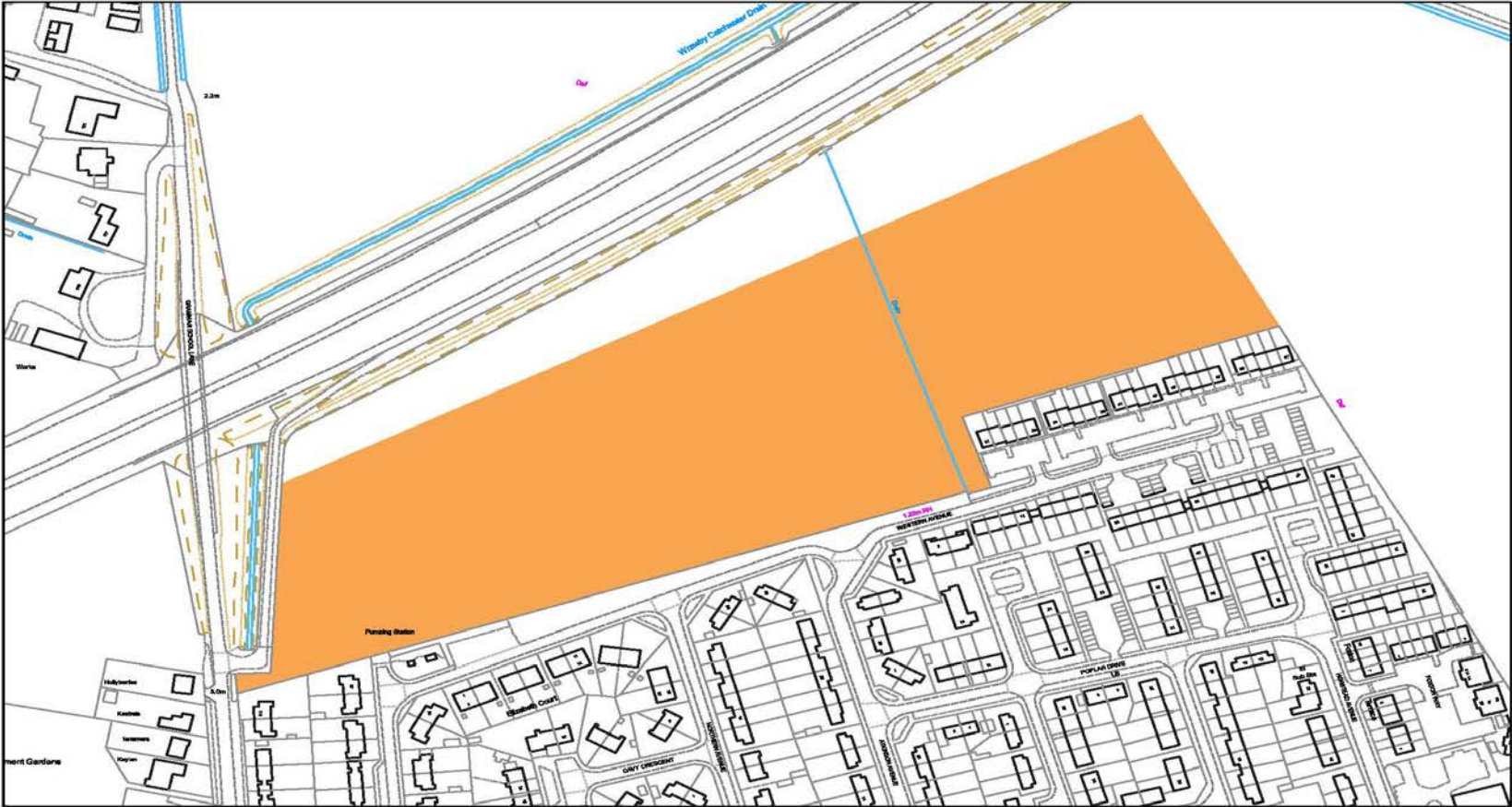


BRIH-2 Land at Western Avenue

BRIH-2

1:2,500



Site Name	Land at Western Avenue	
Site Reference	BRIH-2	Promoter: Mr Albone and Mr Day Agent: James Hobson Signet Planning
Site Location	Land at Western Avenue	
Settlement	Brigg	
Site Area	5.42ha	
Number of dwellings	186	
Representations received and references	840322/07/33/BRIH2/NS Brigg Town Council 842759/33/217/BRIH2/3 Lincolnshire Wildlife Trust 64331/03/301/BRIH2/1/2/3/4 Signet Planning on behalf of My Albone and Day and son 84538/02/557/BRIH2/1/2/3/4 Avoca Planning Landscape and Development Ltd on behalf of Keigar Homes 267693/02/558/BRIH2/2 J B Edlington & Co Ltd on behalf of Banks Long and Co	
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. 7% of North Lincolnshire's housing requirement will be allocated within the Brigg equating to 741 dwellings.</p> <p>Settlement Survey (Evidence Base ref: BAC19)</p> <p>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>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 BRIH-2:</p> <ul style="list-style-type: none"> • Strongly Positive 1 • 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), 'f' (to make the best use of previously 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>North Lincolnshire Accessibility Criteria (Evidence Base ref: HOU01) The site has a positive score for accessibility to jobs, shops and services and 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 and Winterton. The nearest railway station is Brigg. There are three services between Cleethorpes and Sheffield every Saturday.</p>
Phasing and justification	<p>The delivery of the site is expected in Phase 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 reasonable prospect that housing will be delivered on the site within the first five years.</p>
Deliverability	<p>The site is currently agricultural land located within the development limit of Brigg. The site could accommodate 186 dwellings and is being promoted by landowner.</p> <p>The housing trajectory identifies that the site will deliver 17 to 36 dwellings per annum from 2017. This figure has been discussed with landowner and follows the pattern of past housing completions seen within Brigg on sites of 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.</p> <p>The Council have noted that representations made by Signet Planning to the Inspectors Questions have stated the number of dwellings proposed on this allocation do not comply with the Core Strategy Policy CS7 : Overall Housing Provision . The number of dwellings proposed on this allocation is in conformity with Policy CS7 as the density is 40 dwellings per hectare. However in preparing the Strategic Housing Land Availability Assessment and Core Strategy the Council worked in partnership with the Housing Market Partnership to create a density calculator which would ensure the North Lincolnshire housing requirement is delivered. The density calculation was based on housing developments within Scunthorpe and the Market Towns of a variety of sizes and identified that the following percentages of land were being taken up by housing development within each site:</p> <ul style="list-style-type: none"> • < 1 hectare: 100% of net density • 1-5 hectares: 85% of net density • >5 hectares: 60% of net density.
Infrastructure Requirements	<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>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 roads delivery will also be secured through developer contributions negotiated at the planning applications stage utilising S106, and Community Infrastructure Levy where applicable.</p> <p>North Lincolnshire Infrastructure Delivery Schedule (Evidence Base ref: INF01)</p> <p>One new 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 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>Biodiversity considerations and Constraints including any mitigation measures</p>	<p>The site mainly lies within SFRA Flood Zone 1 with a small area in the south western corner located in SFRA Flood Zone 2/3a. A flood risk assessment will be required as part of any planning application. However, additional Hazard Mapping carried out by the Environment Agency shows that the effects of a breach of the River Ancholme defences and taking into account the impacts of climate change over the lifetime of development (100 years), show that the site is classed as 'Low Hazard'. This information is comparable to the modelling used to inform the areas covered by a Level 2 SFRA.</p> <p>Landscaping and noise buffering will be required on the boundary of the M180. This will be incorporated into the master planning of any scheme following discussions with the Council.</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>Specific questions raised by the Planning Inspector</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>No objection has been raised from the Environment Agency on this site. However 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>