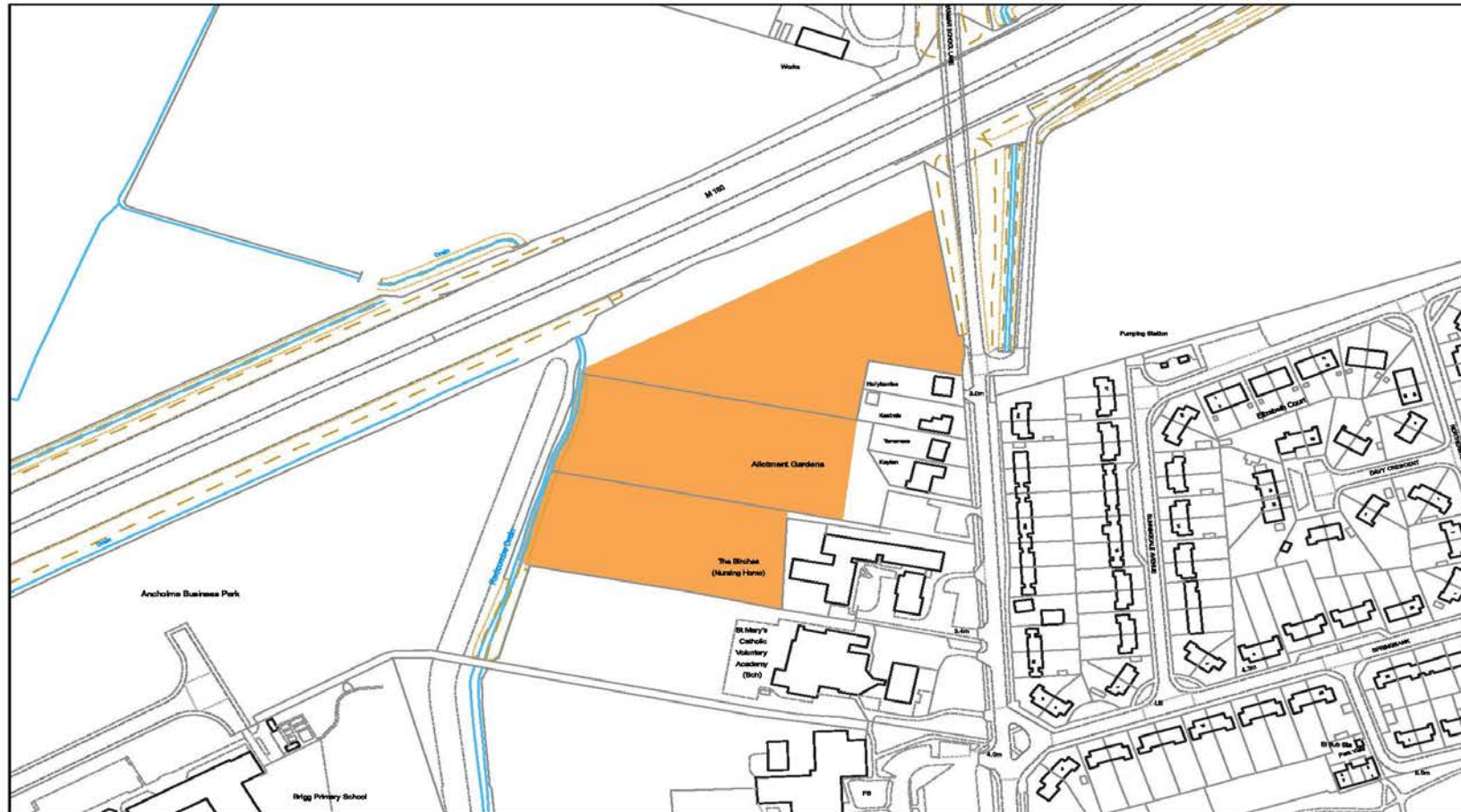


BRIH-5 Land at Ancholme Park

BRIH-5

1:2,500



Site Name	Land at Ancholme Park	
Site Reference	BRIH-5	Promoter: Brigg Town Council/North Lincolnshire Council and Mr Hunt
Site Location	Land at Ancholme Park	
Settlement	Brigg	
Site Area	2.20ha	
Number of dwellings	81	
Representations received and references	840322/17/43/BRIH5/NS Brigg Town Council 842759/36/220/BRIH5/3 Lincolnshire Wildlife Trust 711256/12/273/BRIH5/4 Environment Agency 84538/02/560/BRIH5/1/2/3/4Avoca Planning Landscape and Development Ltd on behalf of Keigar Homes 267693/05/562/BRIH5/2 Banks Long & Co on behalf of J B Edlington & Co Ltd	
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 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-5:</p> <ul style="list-style-type: none"> • Strongly Positive 0 • Moderately Positive 9 • Strongly Negative 0 	

	<ul style="list-style-type: none"> • Moderately Negative 5 <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), 'n' (to protect local water resources, soil quality and quantity) 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)</p> <p>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 passenger rail services between Cleethorpes and Sheffield every Saturday.</p>
Phasing and justification	<p>The delivery of the site is expected in Phase 1 and 2 of the Plan Period (2014-2024). 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> <p>The site was allocated for housing in the Local Plan. The site lies within the development limit of Brigg and is proposed for housing (H2-25). The site is considered in the Brigg North Development Brief.</p>
Deliverability	<p>The site is currently agricultural land located on the northern boundary of Brigg. The site could accommodate 333 dwellings and is being promoted by the landowner.</p> <p>The housing trajectory identifies that the site will deliver 10 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 similar size.</p> <p>A new relief road will be created as part of the development.</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>
Infrastructure Requirements	<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. 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 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</p>

	<p>Infrastructure Levy where applicable.</p> <p>North Lincolnshire Infrastructure Delivery Schedule (Evidence Base ref: INF01)</p> <p>One primary school is required in Brigg 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 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>Biodiversity considerations and Constraints including any mitigation measures</p>	<p>The site lies within SFRA Flood Zone1 and 2/3a. As the site measures more than 1ha a Flood Risk Assessment is required. This should include consideration of Sustainable Urban Drainage Systems and how the layout and form of development can reduce the overall level of flood risk. 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>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>The Council is working closely with Brigg Town Council to find an alternative location for the allotments. This work is ongoing and is supported by the Town Council.</p>
<p>Specific questions raised by the Planning Inspector</p>	<p>Can the Council confirm the current status of the parts of this site used as allotment gardens?</p> <p>The site was allocated for housing in the Local Plan. The site lies within the development limit of Brigg and is proposed for housing (H2-25). The Council is in discussion with the Town Council to relocate the allotments to an alternative site agreed with the Town Council. The Town Council have requested that a same size site would be needed, and that vehicular access is essential as well as some parking provision. An alternative site has been suggested which the Council and Brigg Town Council are working together to agree in order to identify adequate provision.</p>