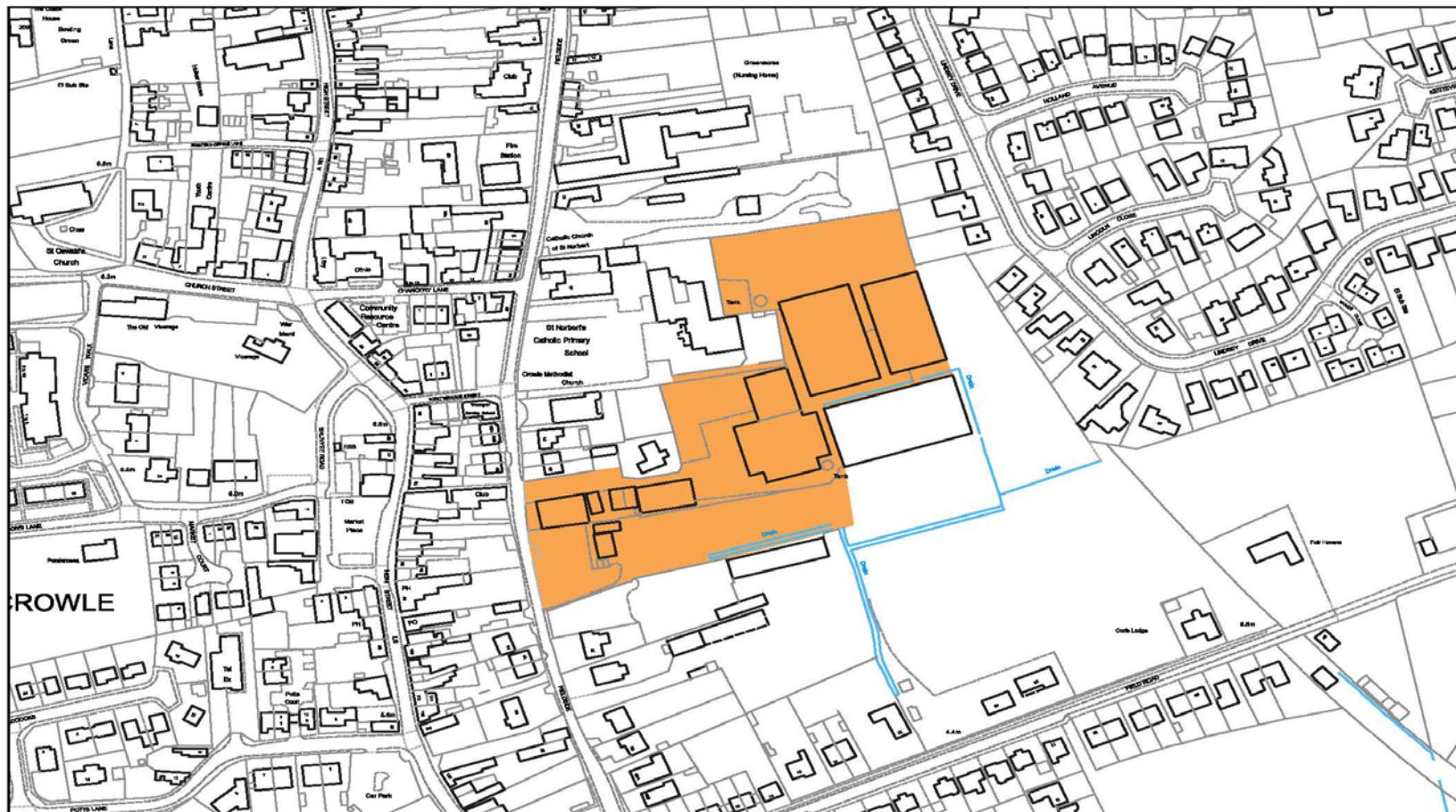


CROH-1 Land to the east of Fieldside

CROH-1

1:2,500



Site Name	Land to the east of Fieldside	
Site Reference	CROH-1	Promoter: G Tune & Son Fieldside Nurseries Agent: N/A
Site Location	Land off Fieldside	
Settlement	Crowle	
Site Area	1.83ha	
Number of dwellings	68	
Representations received and references	259701/01/52/CROH1/3 Isle of Axholme & North Nottinghamshire Water Level Management Board 842759/37/221/CROH1/3 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. 7% of North Lincolnshire's housing requirement will be allocated within Crowle equating to 145 dwellings.</p> <p>Settlement Survey (Evidence Base ref: BAC19)</p> <p>Crowle is a Market Town in the Core Strategy as it has an excellent range of community facilities including public houses, post office, Churches, a community centre/youth centre, a fire station, vets and a library amongst others.</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 of Site CROH-1:</p> <ul style="list-style-type: none"> • Strongly Positive 0 • Moderately Positive 9 • Strongly Negative 1 • 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 'c' (to improve accessibility to education, employment , recreation, countryside, health, community services and cultural facilities for all sectors of the community), 'e' (to minimise the risk of flooding), 'g' (to improve air quality) and 'n' (to protect local water resources, soil quality and quantity). These constraints will 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 scored high on accessibility as it is situated close to 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. The nearest railway station is Ealand. There is an hourly service eastwards to Scunthorpe and hourly westbound to Doncaster, Sheffield and Lincoln.</p>
Phasing and justification	<p>The land is intended to come forward in phases 2 and 3 of the Plan Period (2019-2026). The land is suitable for housing development and offers a suitable location for development and will contribute to the creation of sustainable mixed and inclusive communities. There is reasonable prospect that housing will be delivered on the site in the time period identified.</p>
Deliverability	<p>The site is currently a garden nursery and comprises of some agricultural land. The surrounding residential uses and close proximity to the district centre and local services makes this a suitable site for residential development.</p> <p>The housing trajectory identifies that the site will deliver between 8-10 dwellings per annum from 2019. This figure has been discussed with the landowner and follows the pattern of past housing completions seen within Crowle 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.</p>
Infrastructure Requirements	<p>Highway access can be gained from Fieldside and vehicle access points need to be agreed by the Highways Authority. The Highways Authority supports the development proposal in principle, subject to the necessary assessments being completed and appropriate mitigation measures being agreed.</p> <p>Localised highway improvements to Fieldside will be required as part of the development. Improvements to the road are needed due to its limited width and construction.</p> <p>North Lincolnshire Infrastructure Delivery Schedule (Evidence Base ref: INF01)</p> <p>Enhancements to the existing primary and secondary school provision will be required due to the projected marginal increase in demand.</p> <p>No need was identified in this market town for further GP services.</p>
Biodiversity considerations and Constraints including any mitigation measures	<p>The site lies within SFRA Flood Zone 1 and 2/3a therefore an exceptions test will be required to demonstrate that development provides a wider sustainable benefit to the community that outweighs flood risk. It should also show that development will be safe without the increasing flood risk elsewhere by integrating water management methods into development.</p> <p>The site adjoins the boundary of the Crowle Conservation Area. Development proposals should ensure that those elements which contribute to its significance are conserved. A Heritage Assessment will be required to demonstrate that the development will have no adverse impact on the historic environment.</p> <p>To allow a comprehensive redevelopment to take place the existing buildings on the site will need to be demolished and public right of way will need to be considered at the planning application stage.</p>

	<p>The assessment 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
Specific questions raised by the Planning Inspector	<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 test as required in NPPF.</p> <p>The development platform based on the calculations made is 1.80m OD. Based on this an FRA should be carried out as part of a planning application in line with the mitigation measured outlined in the SFRA Appendix F.</p>