

# CROH-2 Land north of Godnow Road

CROH-2

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Site Name	Land north of Godnow Road	
Site Reference	CROH-2	<b>Promoter:</b> Savilles <b>Agent:</b>
Site Location	Land north of Godnow Road	
Settlement	Crowle	
Site Area	1.32ha	
Number of dwellings	51	
Representations received and references	259701/02/53/CROH2/NS Isle of Axholme & North Nottinghamshire Water Level Management Board 842759/38/222/CROH2/NS Lincolnshire Wildlife Trust 845291/20/375/CROH2/2 Lucent Group	
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><b>Settlement Survey (Evidence Base ref: BAC19)</b></p> <p>Crowle is a Market Town in the Core Strategy and 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><b>Sustainability Appraisal</b></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 CROH-2:</p> <ul style="list-style-type: none"> <li>• Strongly Positive 3</li> <li>• Moderately Positive 6</li> <li>• Strongly Negative 1</li> <li>• Moderately Negative 2</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 '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) and 'g' (to improve air quality) .These constraints will 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. 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 delivery of the site is expected in Phases 1 and 2 of the Plan period (2014-2024). The phasing of this site is based on past completions rates on site within Crowle of a similar size. 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 and inclusive communities. There is reasonable prospect that housing will be delivered on the site within the first five years.</p>
Deliverability	<p>The site is vacant and is currently disused grassland. 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 2014. 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 Godnow Road 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>It was suggested a footway was needed to be provided on the northern side of Godnow Road onto the A161 High Street and that junction improvements were also required at the A161/Godnow Road junction. In principal the Highways Authority supports the development proposal.</p> <p><b>North Lincolnshire Infrastructure Delivery Schedule (Evidence Base ref: INF01)</b></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 Risk Zone 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 the development.</p> <p>The following assessment may be required through the planning application. 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"> <li>• Contaminated land</li> <li>• Ecology survey</li> </ul>

	<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><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>The Council and EA will continue to work together in an effort to resolve any outstanding matters, including a Statement of Common Ground.</p>