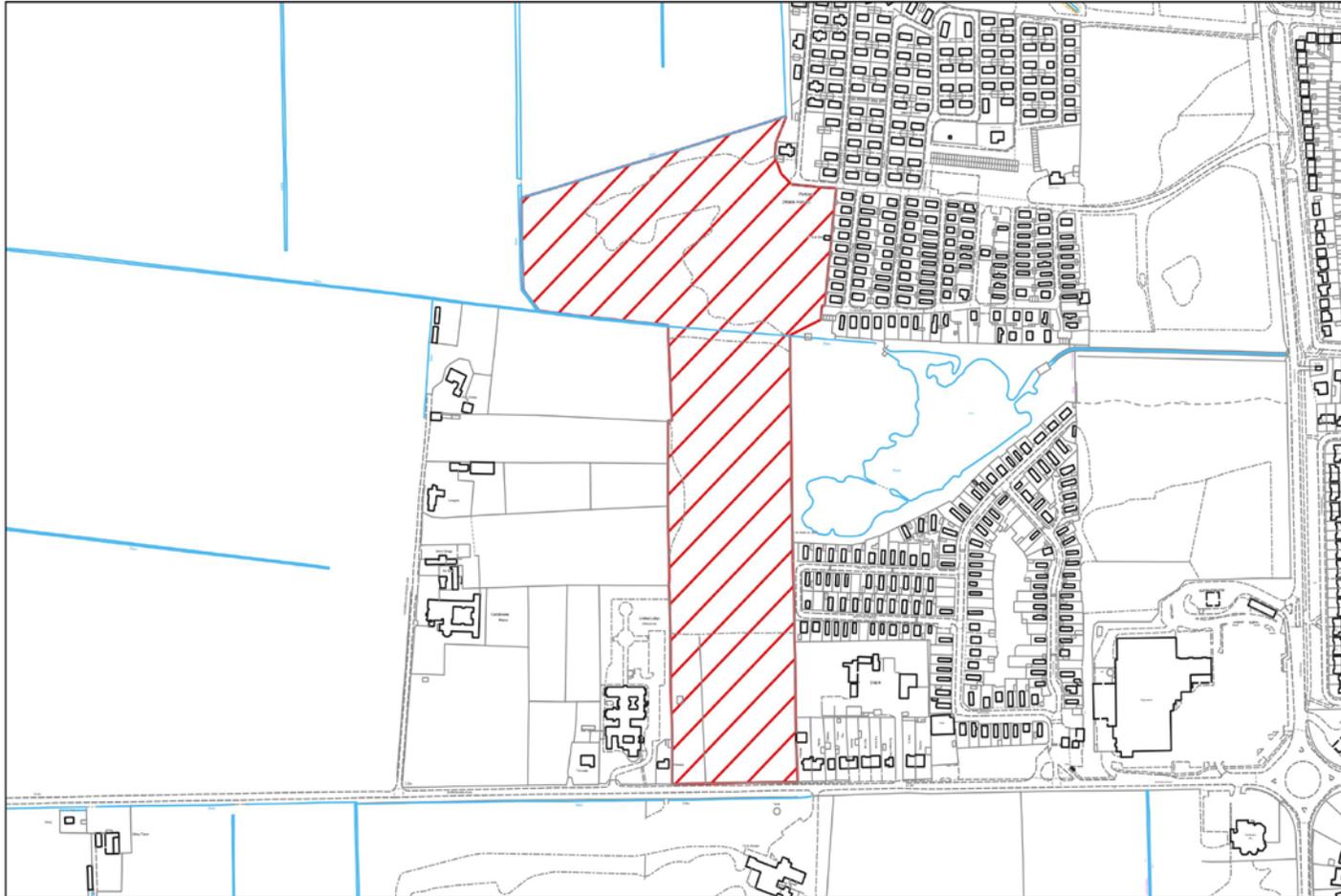


Omitted Site: Land north of Burringham Road, Scunthorpe

1:5,000



Site Name	Land north of Burringham Road	
Site Reference	36-4 (Issues & Options site reference)	Promoter: William Foster-Thornton Agent: Land & Development Consultants Ltd (Steve Brown)
Site Location	North of Burringham Road	
Settlement	Scunthorpe	
Site Area	10.09ha	
Number of Dwellings	298	
Representations received at Submission Draft (2014)	414 (836134/01/414/PolicyH1/3/4) William Foster-Thornton/Land & Development Consultants Ltd	
Public Consultations		
Issues and Options (October 2007)	<p>At this stage the Council identified all sites that were put forward during the 'Call for Sites' Stage in December 2006. This site was included in this version of the DPD as part of a wider area of land (site ref: 36-4).</p> <p>Public Consultation</p> <p>It was noted that parts of site 36-4 were situated adjacent to the Brumby Common Nature Reserve Site of Nature Conservation Importance (SNCI). Accordingly, it was felt any development should take this into account and that there should be no adverse impact on the SNCI. An ecological survey of the site was recommended should development take place. There was support as it is a sustainable greenfield location.</p> <p>In objection, there were concerns that using this area of land would result in over-development and have impacts on local infrastructure. Also it is felt that the site should be differentiated between brownfield and greenfield elements. This would show that part of the site is sustainable. It is suggested that the site should form part of a wider allocation running from the Burringham Road area to railway line.</p>	
Pre-submission Second Stage (January 2009)	<p>The Housing and Employment Land Allocations DPD has been subject to a number of consultation periods during its preparation. The Pre-Submission Consultation – Second Stage (in effect the Preferred Options) was issued in January 2009. This followed on from the Issues & Options version (September 2007) and sought to narrow down the number of potential site allocations. At this stage the site was included within the boundary of the Lincolnshire Lakes area. This was shown within the document as a broad area, and did not refer specifically to this site.</p> <p>Following this consultation it was determined that this area of land should be considered through the Lincolnshire Lakes Area Action</p>	

	Plan and not the Housing and Employment Land Allocations DPD.
Submission Draft (November 2010)	At this stage the site was included within the boundary of the Lincolnshire Lakes area.
Revised Submission Draft (April 2014)	<p>The site was not included in the Revised Submission Draft version of the DPD. The site was considered for residential development as part of the Lincolnshire Lakes Area Action Plan. However, this site was re-submitted for consideration as a potential housing allocation. A similar representation has been made in respect of the Lincolnshire Lakes Area Action Plan: Submission Draft.</p> <p>Public Consultation</p> <p>The landowner and agent consider that site should be allocated for residential development as the land supply and subsequent housing delivery is insufficient in the prepared document to achieve the numbers required in the period up to 2026. Therefore, it was considered that additional land needed to be allocated to produce sufficient housing numbers.</p>
Reasons and comments for rejected proposal	<p>The site was submitted to the Council during the Call for Sites public consultation period in December 2006. The site was identified as a proposed housing site within the Issues & Options version of the DPD. It was included within in the Pre-Submission – Second Stage version as part of the wider Lincolnshire Lakes area. It was not included in the Submission Draft version of the DPD. The site was re-submitted during the consultation period on the Revised Submission Draft DPD.</p> <p>The site was rejected for the following reasons:</p> <p>Impact on the highway network and overall strategic fit with Lincolnshire Lakes highways proposals.</p> <p>The Council's Highway Service has concerns over how this proposal sits with the overall ambitions for the Lincolnshire Lakes. The AAP identifies Burringham Road as a strategic route connecting the de-trunked M181 (southern junction) with Scotter Road South and it will become an HGV route. The proposals are likely to significantly increase traffic flow along Burringham Road. We would therefore be cautious about allowing any additional development which can only be accessed via Burringham Road.</p> <p>Ecology</p> <p>The Council's Ecologist highlights that this site lies next or supports a number of habitats, including broadleaved woodland and lowland dry acid grassland, and has potential for a number of protected and priority species. It was noted that the emerging Lincolnshire Lakes Area Action Plan proposes the area for acid grassland and open countryside, in keeping with the evidence base underpinning the AAP. From an ecological perspective it is considered that this site should not be developed for housing, but should form part of the habitat creation and green infrastructure within the Lincolnshire Lakes area.</p> <p>Contaminated Land</p> <p>The Council's Environment Health Department has highlighted the presence of a former landfill site on part of the northern section of the site. In the past this accepted inert and industrial wastes between 1977 and 1993. However, there are no details of any control systems being in place. The department would require a full set of contaminated land conditions should the site be brought forward for housing PRIOR to determination to ensure the site can be re-mediated to an acceptable standard for residential use.</p>

Lincolnshire Lakes/Localism

The Lincolnshire Lakes Area Action Plan: Submission Draft (October 2014) identifies the need to provide a buffer area between the proposed village 2 and the existing park home sites in order to maintain their quality of life. It was considered appropriate to exclude this area of land from the development area for this purpose. This was resulted from the Options stage consultation exercises and the representations submitted by local residents.