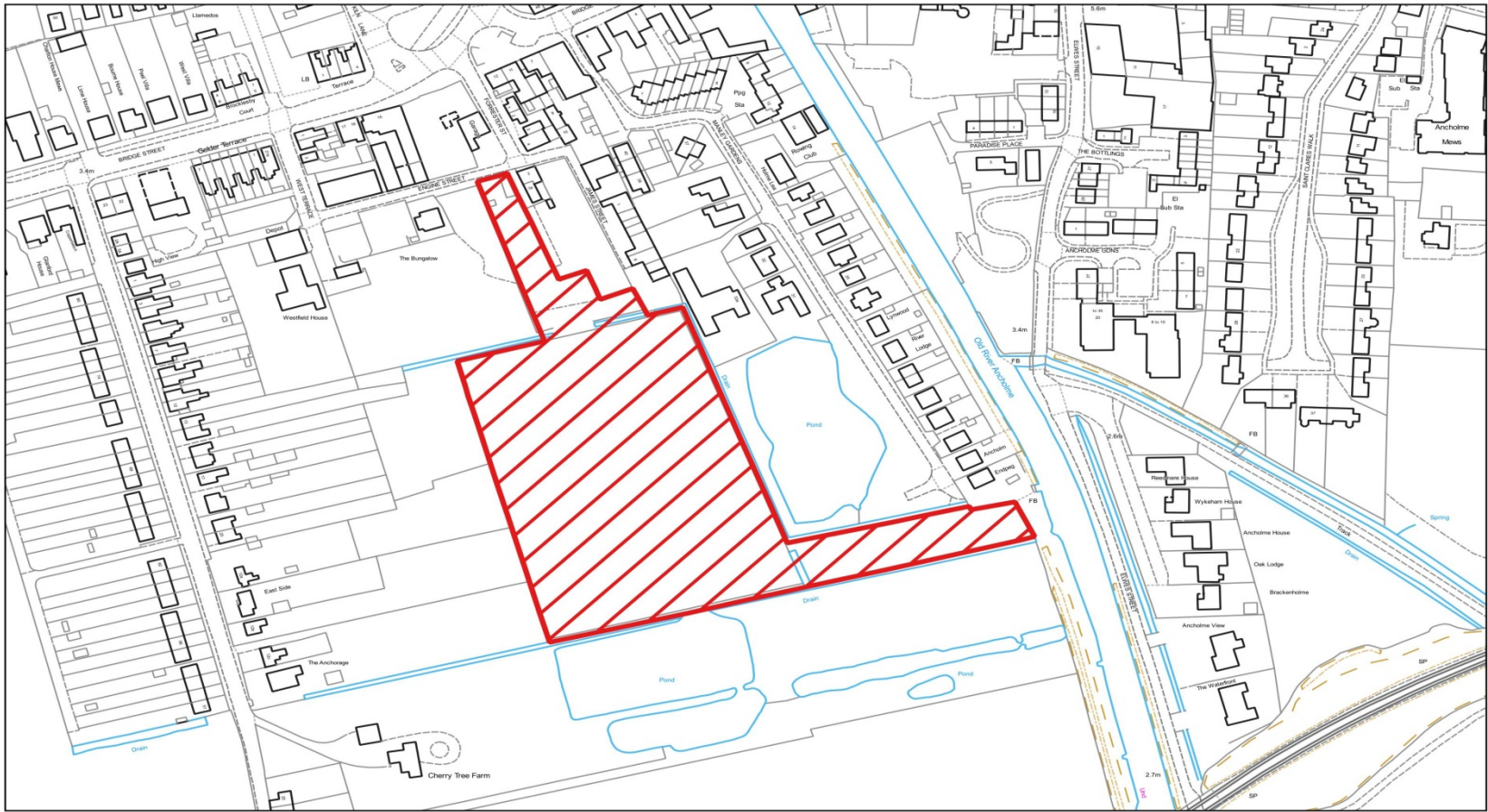


Omitted Site Land at Engine Street

1:2,500



Site Name	Land at Engine Street	
Site Reference	10-14	Promoter: J B Edlington Ltd Agent: Banks Long
Site Location	Engine Street	
Settlement	Brigg	
Site Area	0.97	
Number of Dwellings	39	
Representations received at Submission Draft (2014)	267693/01/529/BRIH1/2 J B Edlington Ltd 267693/02/02/558/BRIH2/2 J B Edlington Ltd 267693/03/559/BRIH3/2 J B Edlington Ltd 267692/04/561/BRIH4/2 J B Edlington Ltd 267693/05/562/BRIH5/2 J B Edlington Ltd	
Public Consultations		
Issues and Options (November 2007)	<p>The Issues and Options DPD identified all of the sites that had been previously put forward to the Council as a result of the Call for Sites consultation that ended in December 2006. Inclusion of sites in the DPD did not imply Council support and were shown to gauge public opinion only as to which sites should be proposed in future iterations.</p> <p>Public Consultation Comments</p> <p>There were a number of objections raised in relation to this site relating to access, flooding, drainage, nature conservation and planning policy/history. It was considered that traffic accessing or exiting the site from Forrester Street would cause disruption to the existing traffic flows at the junction with Bridge Street, which already experiences congestion at times. In relation to drainage, it was felt there would no suitable means of achieving surface water drainage into adjacent water courses without causing flooding on the site and to those adjacent. The site was highlighted as having history of flooding due to lack of drainage and from the nearby River Ancholme. It was noted that the existing flood defences were not of a suitable standard.</p> <p>It was also highlighted that there were problems with the local sewage network and its capacity to cope with further development. It is felt that development would exacerbate an existing problem and result in increasing flooding elsewhere and further pollution of the River Ancholme. The site was considered to be greenfield and of ecological value for flora and fauna.</p> <p>The site was noted as being the subject of a long planning history having been allocated for residential development in the mid 1980's and not developed since. A planning application for residential development was refused on flood risk ground in 2000. It was</p>	

	<p>the subject of an objection to the North Lincolnshire Local Plan, resulting in the site being removed from the finalised plan.</p> <p>It was also considered that allocating the site would be contrary to planning policy, specifically PPG25 and policies H5 and DS1 of the adopted Local Plan.</p> <p>The Landowner submitted representations which supported the site for development, as it was brownfield and close to the town centre. Also it was suggested that changing the use of the site from industrial to residential would bring benefits to surrounding residents. It was suggested that development could be suitable if the drainage problems are addressed.</p>
Pre-submission Second Stage (January 2009)	<p>The site was not included at this stage of consultation but the site was re-submitted during the consultation period by the landowner's agent.</p> <p>The site was rejected for the following reasons :</p> <p>Highways</p> <p>The Council Highways Department raised concerns about the access to the site and limited existing capacity on Engine Street to accommodate the number of dwellings proposed.</p> <p>Flood Risk</p> <p>The site is located within SFRA Flood Zone 3a. The Council concerns regarding the flood mitigation cost and sequentially there were more suitable site available for development with Brigg.</p> <p>Archaeological</p> <p>The Council Archaeologist identified that parts of the site may be of archaeological importance.</p>
Submission Draft (November 2010)	<p>The site was not included at this stage of consultation but the site was re-submitted during the consultation period by the landowner's agent.</p> <p>It was considered that this site was wrongly omitted from the DPD. It should be included as it is previously developed land within the development limit, and would be in line with national policy and that of the emerging Core Strategy.</p>
Revised Submission Draft (2014)	<p>The site was not included at this stage of consultation but the site was re-submitted during the consultation period by the landowner's agent as an omission site.</p>
Reasons and comments for rejected proposal	<p>Although the site is located within the development limit for Brigg, there are a number of concerns which prevent its development.</p>

The site was rejected for the following reasons:-

Highways

Access from the main highway network is restricted and there is limited capacity on Engine Street. The Highways Authority has concerns over safe site access.

Archaeological

There are no recorded heritage assets on this site but development on this site has potential for direct physical impact on as yet unrecorded non-designated heritage assets; specifically there may be well-preserved artefacts or structures of prehistoric date, such as boats, weirs, pontoons etc, within the alluvial deposits of the Old River Ancholme.

Contaminated Land

Historic mapping data held by the Council indicates that the northern area of the site was occupied by the Victoria Works metal casting/foundry between the dates of 1889 to possibly the 1970. The Council is not aware of any remediation works having been undertaken to address the potential for contamination to be present which could impact upon human health and the wider environment. It is unclear whether the site, should it prove to be heavily contaminated, could be remediated so as to be rendered suitable for use as a residential development. It would be necessary to undertake a desk top study and site investigation to assess the condition of the land.

Ecological Issues

The site supports a number of habitats, and has potential for a number of protected and priority species.

Any application on this site would need to be accompanied by significant and up-to-date habitat and species survey information. From an ecological perspective, this site should not be developed for housing, but should form part of the habitat network and green infrastructure within Brigg.