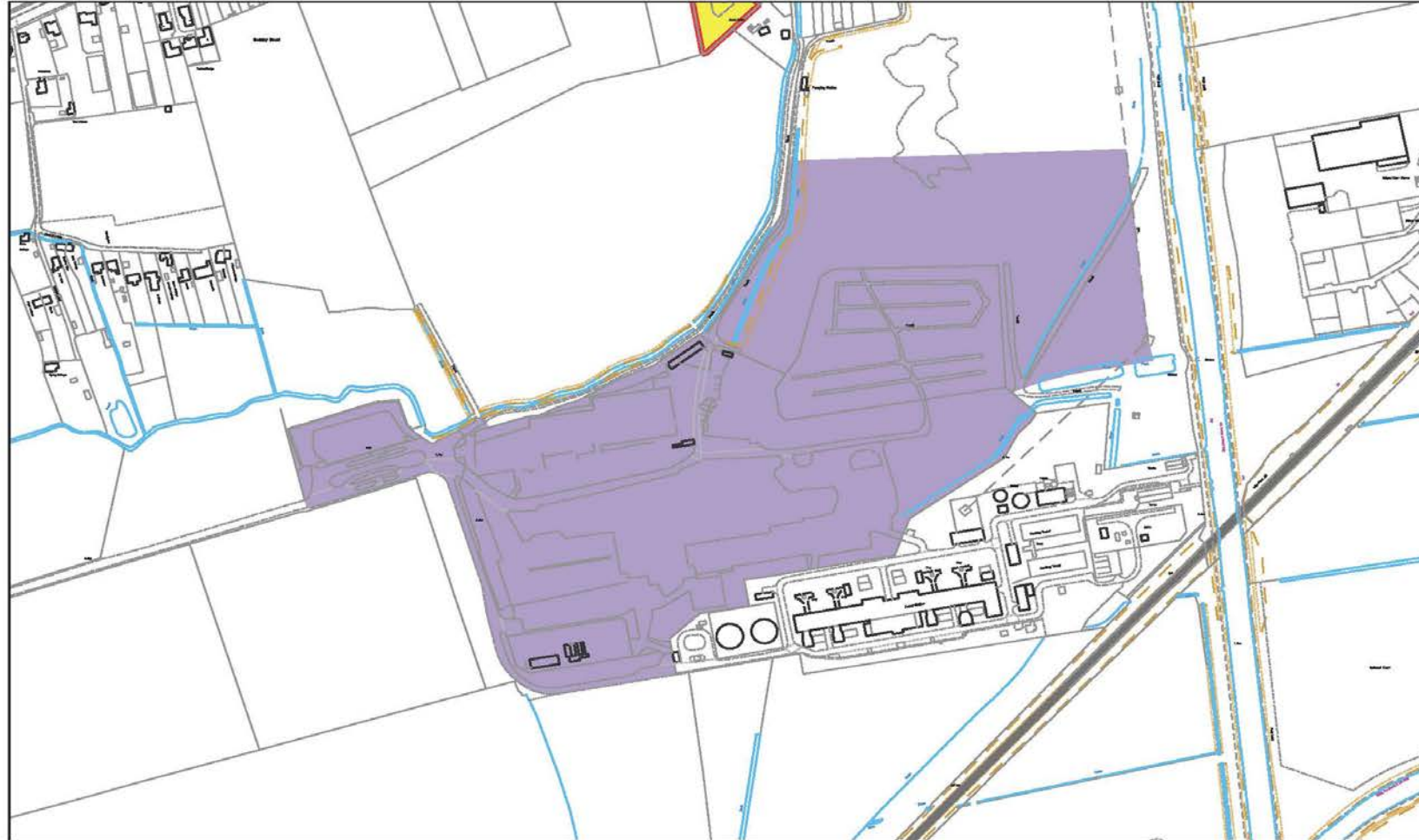


BRIE-1 Former Brigg Sugar

BRIE-1

1:5,000



Site Name	Former Brigg Sugar Site	
Site Reference	BRIE-1	Promoter: Land owner/developer Agent: N/A
Site Location	South of Scawby Brook	
Settlement	Brigg	
Site Area	20.5ha	
Representations received and references	244 (842759/60/244/BRIE1/NS) Lincolnshire Wildlife Trust 324 (108832/09/324/BRIE1/NS) Highways Agency	
Sustainability	<p>The site is in conformity with the Core Strategy Policies CS1: Spatial Strategy for North Lincolnshire, CS2: Delivering More Sustainable Development, CS3: Development Limits and CS11: Provision & Distribution of Employment Land (Evidence Base Ref: BAC06). These policies set out the broad spatial approach for the location of employment land allocations in North Lincolnshire. The settlement hierarchy identifies Brigg as a Market Town and as such a key location for growth including employment. Policy CS11 identifies around 10ha of land to be provided in the Market Towns.</p> <p>Settlement Survey (Evidence Base Ref: BAC19)</p> <p>The Sustainable Settlement Survey (Evidence Base Ref: BAC19) identifies Brigg as the area's second most sustainable settlement. It is well provided for in terms of community facilities such as schools, medical service, leisure/recreation opportunities and retail. Furthermore, the town is well served by public transport (bus), although the rail service is limited. Regular bus services operate along Scawby Road to the north of the site to/from Scunthorpe & Broughton.</p> <p>Sustainability Appraisal</p> <p>All the proposed employment sites have been subject to a Sustainability Appraisal (SA) (Evidence Base Ref: SUB04) and public consultation. In the Sustainability Appraisal Assessment Results for the Employment Sites are listed under Para 6.1. Detailed employment site appraisals are contained in Appendix J.</p> <p>Summary of the Positive and Negative scores for Site BRIE-1:</p> <ul style="list-style-type: none"> • Strongly Positive: 0 • Moderately Positive: 10 • Strongly Negative: 1 • Moderately Negative: 3 <p>Overall, the site scores positively.</p>	

	<p>Particular benefits were identified against SA Objective b (to tackle poverty, social exclusion and inequality geographically).</p> <p>Significant positive effects were also predicted where employment sites are likely to improve accessibility to employment opportunities for a greater proportion of the population. Sustainable locations and requirements for improvements to walking, cycling and public transport were contributors to predictions of positive effects against this SA objective (c). Similar effects were predicted against SA Objective l (to improve public transport provision and promote sustainable modes of transport).</p> <p>Overall, the site scores positive which is not unexpected due to its location adjacent to the Market Town of Brigg, one of North Lincolnshire's most sustainable settlements. However, some of the sustainability objectives relating to accessibility and environmental concerns have scored negatively. It is considered that such concerns have been adequately addressed through the detailed policy criteria and the resultant required mitigation.</p>
<p>Phasing and justification</p>	<p>The proposed site is expected to be delivered during phases 1 and 2 of the Plan Period (2014-2024) and is available for employment development and given the surrounding land-uses is suitable for the intended use. No absolute constraints have been identified for this policy which would prevent the site coming forward within this time span, The 10 year phasing period reflects the potential take up of employment land in the Market Towns and reflects that BRIE-1 is the town's only allocated employment site. Given the predicted economic upturn that major development on the South Humber Bank will bring about and its good communication linkages to Brigg it is likely that BRIE-1 could be delivered earlier within the stated phased period.</p> <p>The site is located a short distance from Brigg Town Centre which offers a range of community facilities and retailing including bus and limited train services generally offering good linkages to the surrounding area and wider to Scunthorpe and Barton upon Humber.</p> <p>The land is available for employment development and given the surrounding land-uses, particularly the two power stations and recent improvements to the local highway network is suitable for the intended use.</p> <p>The site offers a suitable brownfield location for employment development and will contribute to the creation of sustainable mixed communities. There is reasonable prospect that employment uses will be delivered on the site within the first five years with the remaining site completed by 2024.</p>
<p>Deliverability</p>	<p>The site is deliverable. The site is vacant and is comprised of vacant industrial buildings, associated storage areas, washing areas, lagoons and grassland and is located near to existing residential properties to the north and energy generating uses, such as the Glanford Power Station and Eco2's Renewable energy Plant to the south.</p>
<p>Infrastructure Requirements</p>	<p>No absolute infrastructure constraints have been identified for this site and the following issues have been addressed through specific criteria and mitigation within the policy.</p> <p>The main site access road is via the B1206 which has recently been improved as part of ongoing work on Eco2's straw burning Renewable Energy Plant that was approved at appeal on the 18th October 2011 and it is unlikely that the roadway will require further upgrades. However, this is subject to agreement with the Highway Authority and is dependent on the type and scale of employment derived development proposed. An access from the A18 might be considered if a suitable access arrangement, which</p>

	<p>accommodated all existing junctions, was proposed.</p> <p>Local reinforcements may be required regarding provision of water and disposal of waste water and surface water dependent upon type/scale of development. It is expected that infrastructure upgrades will be required at Brigg Sewage Treatment Works to accommodate new development but is dependent on the scale and type of employment proposed.</p> <p>No other infrastructure constraints are known.</p>
<p>Biodiversity considerations and Constraints including any mitigation measures</p>	<p>No absolute biodiversity or environmental constraints have been identified for this site and the following issues have been addressed through specific criteria and mitigation within the policy.</p> <p>Flood Mitigation - Given that as part of the site falls within SFRA Flood Risk Zone 2/3a and the site's location adjacent to the River Ancholme a Flood Risk Assessment will need to be produced as part of the planning application. Following discussion with the EA the Council consider any development on this site could be made safe.</p> <p>An Ecological Survey will be required as the area is reported to be home to a number of protected species including barn owls, bats and water vole.</p> <p>A comprehensive landscaping scheme, including biodiversity enhancement, is required that shows how the site can be screened and the visual impact of the development from nearby residential properties and open countryside be minimised</p>
<p>Specific questions raised by the Planning Inspector</p>	<p>Can this allocation provide a realistic sustainable development, in the context of infrastructure and environmental constraints, and nature conservation interests that exist at the site, and in its vicinity?</p> <p>The Brigg Renewable Energy Plant, a 40MW straw burning power station, which was granted planning permission in 2011, is currently under construction on part of this site. It is located on the area previously occupied by the former Brigg Sugar Beet factory and is expected to be commissioned next year. The remaining brownfield part of the allocation site will be subject to BRIE-1's policy criteria.</p> <p>The proposed employment site is located on the edge of the Market Town of Brigg. The Sustainable Settlement Survey (BAC19) identifies Brigg as the area's second most sustainable settlement within North Lincolnshire and is well provided for in terms of community facilities such as schools, medical service, leisure/recreation opportunities and retail. Furthermore, the town is well served by public transport (bus), although the rail service is limited. In terms of employment land provision BRIE-1 offers a substantial brownfield site with good transport links that is located in close proximity to Brigg's services and community facilities. Furthermore it offers the only sizeable area of available brownfield land remaining in the local area and indeed Brigg's only employment area, the Ancholme Business Park, located off Atherton Way has more or less been completed.</p> <p>It is considered that there are no absolute biodiversity/environmental and infrastructure constraints for this site and that the issues raised have been appropriately addressed through specific criteria and mitigation within the policy.</p>

For example policy BRIE-1 acknowledges that an ecological survey is required and requests that a comprehensive landscaping scheme, including biodiversity enhancement, is required that shows how the site can be screened and the visual impact of the development from nearby residential properties and open countryside be minimised. This wording was agreed through consultation with the Council's ecologist and is intended to allow site development whilst minimising any environmental impact.

It has also been highlighted to the Council that local reinforcements may be required regarding provision of water and disposal of waste water and surface water dependent upon type/scale of development. Such requirements are not foreseen as being insurmountable and reflect the potential size and scope of the development proposed.

The main site access road is via the B1206 which has recently been improved as part of ongoing work on Eco2's straw burning Renewable Energy Plant and it is unlikely that the roadway will require further upgrades. However, this is subject to agreement with the Highway Authority and is dependent on the type and scale of employment derived development proposed. An access from the A18 might be considered by the Highway Authority if a suitable access arrangement, which accommodated all existing junctions, was proposed.

Can the Environment Agency confirm the current position with regard to Flood Risk at this site, and any necessary mitigation measures?

The Environment Agency will respond to this question directly to the Inspector through their Hearing Statements.

Council's Response

Most of the site falls within SFRA Zone 2/3a. Development of this site will require a robust Flood Risk Assessment (FRA) which demonstrates that flood risk can be adequately managed and which assesses and mitigates the risk of flooding. It should also deal with surface water issues. Where practical Sustainable Urban Drainage Systems should be incorporated into the development. It should also show that development will be safe without increasing flood risk elsewhere by integrating water management methods into the development.