

Sequential Test of the Flood Risk of Potential Development Sites

September 2021

1 Introduction

- 1.1 The National Planning Policy Framework (NPPF) requires that Local Plans should be supported by a Strategic Flood Risk Assessment (SFRA) and develop policies to manage flood risk from all sources. It also states that Local Plans should apply a sequential, risk based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk.
- 1.2 The National Planning Policy Guidance (NPPG) states that when Applying the Sequential Test in the preparation of a Local Plan a local planning authority should demonstrate through evidence that it has considered a range of options in the site allocation process, using the Strategic Flood Risk Assessment to apply the Sequential Test and the Exception Test where necessary. This can be undertaken directly or, ideally, as part of the Sustainability Appraisal. Where other sustainability criteria outweigh flood risk issues, the decision making process should be transparent with reasoned justifications for any decision to allocate land in areas at high flood risk in the sustainability appraisal report. The Sequential Test can also be demonstrated in a free-standing document, or as part of the Strategic Housing Land or Employment Land Availability Assessments.
- 1.3 The Council in this paper shows how the selection process has taken flood risk into consideration on a site by site basis. In particular why have certain sites in higher flood risk been preferred to alternative sites in areas of lower risk.
- 1.4 The potential for flooding forms part of the site selection criteria in the Councils Local Plan Sustainability Appraisal. This note builds on the Sequential Test and is intended to provide further evidence relating to the application of the flood risk sequential test (and where necessary exception test) and how this has been used to inform the identification of allocation sites for inclusion in the Submission Draft of the Local Plan.

UNDERTAKING THE SEQUENTIAL AND EXCEPTION TESTS

- 1.5 The Council is required to apply the Sequential Test as part of the preparation of the Local Plan. The Sequential Test is used to ensure that areas at little or no risk of flooding are developed in preference to a reas of higher risk. The Environment Agency's flood zones for the area provided the basis for applying the test, along with the Council's Level 1 SFRA. Local Planning Authorities are required to demonstrate that there are no reasonably available and suitable sites in Flood Zone 1 (low probability of flooding) when it proposed to allocate a site in Flood Zone 2 (areas with medium probability of flooding). Similarly sites in Flood Zone 3 (areas with high probability of river or sea flooding) should only be considered where it has been demonstrated that there are no suitable available sites in Flood Zones 1 and 2. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.
- 1.6 The Council has considered the potential for additional development in Scunthorpe and Bottesford Urban Area (Major Sub-Regional Centre), Barton upon Humber and Brigg (the Principal Towns) and at Barnetby-le-Wold; Barrow upon Humber; Belton (including Westgate & Woodhouse); Broughton; Crowle; Epworth; Goxhill; Haxey; Kirton in Lindsey; Messingham and Winterton (Larger Service Centres) and Ealand, East Halton, Gunness, Hibaldstow, Keadby, New Holland, Owston Ferry, Scawby, South Ferriby, South Killingholme, Ulceby, West Butterwick, Westwoodside, Winteringham, Wrawby and Wroot (Larger Rural Settlements). This follows the Spatial Strategy and Settlement Hierarchy in the North Lincolnshire Local Plan which shows the level of development proposed in these settlements in North Lincolnshire. As part of which the Council has

considered the potential risk of flooding, and other matters such as physical constraints, environmental features, sustainability, infrastructure requirements, and the availability of other land in each settlement for specific types of development.

- 1.7 The council' area of search for the Sequential Test was the whole planning authority area This approach supports the Local plan and aims to deliver sustainable development by promoting growth in the most sustainable settlements in North Lincolnshire and supporting thriving rural communities by allowing small scale infill development within rural settlements that maintains their viability and meets identified local needs. These settlements are those listed above which are from the Local Plan Spatial Strategy and Settlement Hierarchy.
- 1.8 The NPPF also requires that an 'Exception Test' is applied to development proposed in areas of flood risk – but only in certain circumstances. The requirement for an Exception Test is dependent on:
- the 'category' of development proposed (based on its vulnerability to the effects of flooding) and
 - the particular zone of flood risk in which the site is located (e.g. Flood Zone 2 or 3).
- 1.9 The NPPF guidance on the application of the Exception Test is set out in table 1. The categories of development (based on vulnerability to the impacts of flooding) are set out in table 1 below. It can be seen that the exception test is required for residential dwellings, health facilities, nurseries, educational establishments and transport infrastructure located in Flood Zone 3a, and for residential caravans in Flood Zone 2. However, the test is not required for many types of allocations even where they are in zones of high flood risk - example, employment development, retail development and open space.

Table 1 – Flood risk vulnerability and flood zone compatibility

| Flood risk vulnerability classification | Essential infrastructure | Water compatible | Highly vulnerable | More vulnerable | Less vulnerable |
|--|---------------------------------|-------------------------|--------------------------|-------------------------|------------------------|
| Zone 1 | √ | √ | √ | √ | √ |
| Zone 2 | √ | √ | Exception Test required | √ | √ |
| Zone 3a | Exception Test required | √ | x | Exception Test required | √ |
| Zone 3b functional floodplain | Exception Test required | √ | x | x | x |

- 1.10 There are two elements to the Exception Test as set out below. Both elements need to be satisfied for a site to meet the Exception Test:
- The development must provide wider sustainability benefits to the community that outweigh the flood risk informed by a Strategic Flood Risk Assessment (where available); and
 - A site specific flood risk assessment (FRA) must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere and, where possible, reducing flood risk overall.

STRATEGIC HOUSING LAND AND ECONOMIC AVAILABILITY ASSESSMENT (SHELAA)

- 1.11 North Lincolnshire Council produced a SHELAA which identified as many sites with housing potential in North Lincolnshire as possible. This SHELAA is an update of the council's 2014 SHLAA and Employment Land Review. Government Planning Practice Guidance (PPG) has a requirement to produce a SHELAA, which is intended to ensure that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for a particular use.
- 1.12 The report covers the timescale of 2017 to 2038, as it includes sites that were submitted in the call for sites consultation exercises in 2017 and 2018 as well as the most recent call in 2020. The SHELAA does not allocate land for residential and employment development, nor does it determine whether or not a site should be granted planning permission without due consideration of site specific issues through the normal planning process. It simply identifies the potential future supply of land, by listing and mapping sites that are considered to be suitable, available and achievable during the plan period. The decision regarding where housing and economic uses should be built in the future will be made through Local Plans (including Sustainability Appraisal), and through the planning application process when judging planning applications. This helped to inform the Submission Draft Local Plan. Appendix 1 in the SHELAA lists all the discounted sites and the reasons why.

NORTH LINCOLNSHIRE SEQUENTIAL TEST

- 1.13 A Sequential Test has been carried out which is part of the evidence base for the Local Plan which aims to steer new development to areas with the lowest probability of flooding. The majority of sites which have been proposed for allocation in the Submission Draft Local Plan are located in Flood Zone 1, consistent with the requirements of the Sequential Test. However there are a few sites which are partly or wholly located in areas of Flood Zones 2/3a.
- 1.14 Evidence submitted in Appendix 2 of the Sequential Test suggested a few alternative housing sites than those which were allocated in the Local Plan in areas of low probability of flooding. Below are the reasons how these alternative sites have been considered against those preferred sites where flood risk is present.

SETTLEMENTS WITH SITES IN FLOOD ZONE 1

- 1.15 Housing sites allocated in the following settlements have sites which are all allocated in Flood Zone 1: -
- Barnetby le Wold
 - Barrow upon Humber
 - Broughton
 - Crowle
 - East Halton
 - Epworth
 - Haxey
 - Kirton in Lindsey
 - Messingham

- Scawby
- South Killighome
- Westwoodside
- Winterton
- Wrawby
- Wroot

1.16 Belton has no allocations as no sites were put forward through the call for sites process in this settlement.

1.17 Settlements listed below are where some sites have been allocated in SFRA Flood Zone 2/3a. Listed are any sites which were submitted in lower flood risk and the reasons why these sites were discounted:-

SCUNTHORPE

1.18 There were 3 Sites in the Sequential Test which were in Flood Zone 1 and discarded in the Local Plan:-

Former Scunthorpe Market Buildings (L6FFV)

1.19 The site is a former market in Scunthorpe Town Centre and the site is part of the emerging Scunthorpe Town Centre Masterplan proposals and is within the development limit. The site lies in the Air Quality Management Area and current proposal are for mixed use for Student accommodation and an enterprise and innovation hub. Therefore the site has not been allocated for housing as the site is been put forward for mixed use development and is part of the Future High Street Fund project.

Haworth Close Amenity Area (ZYF3P)

1.20 The site is open space within a residential development therefore it was felt the open space was important to the community and should not be developed for housing.

Riddings Library/Youth/Community Centre (2RGG4)

1.21 The site is mainly surrounded by residential development and is within the development limit for Scunthorpe. There is a history of noise complaints from adjacent public house. Existing buildings on site may contain fuel tanks etc therefore contamination may be an issue. The site may be suitable for residential development if the site constraints can be addressed. Due to the issues the site was not allocated for housing.

BRIGG

1.22 There was 2 sites in the sequential test which were in Flood Zone 1 and discarded in the Local Plan which were:-

Land off Bigby High Road.(55NUT)

1.23 The site lies on the edge of Brigg close to the railway station. The site is existing employment use on the end of a row of residential dwellings and is surrounded by agricultural land. The site contains a depot which may need demolishing. The site is next to a station and rail track so noise may be an issue. The site has access as it is currently

used for commercial use but the site is not available or deliverable at this present time as required by the NPPF.

Bigby High Road (HJ03T)

- 1.24 The land is currently used for agriculture producing cereal crops. The land is classified as being of moderate quality. The site is in SFRA Flood Zone 1 and the land is Grade 3 agricultural land. The site needs a Heritage assessment as the site is within 250m of an Archaeological site. Access can be formed from Bigby High Road, although some localised off-site highway improvements may be required. A Transport Assessment and Travel Plan would be required. The site lies outside the development limit and it is not available or deliverable at this present time as required by the NPPF.

EALAND

- 1.25 There were no alternative sites in lower flood risk. All the sites put forward were partly in Flood Zone 1 and SFRA Flood Zone 2/3a.

GOXHILL

- 1.26 No sites have been allocated in this settlement. The site in the Local Plan Land off Howe Lane and Hawthorne gardens is a committed site (H1C-45) and has outline planning permission (PA/2018/1581) dated 25th July 2019.

HIBALDSTOW

- 1.27 The site allocated in Hibaldstow Brook House Farm, Church Street is in SFRA Flood zone 1 and partly in Flood Zone 2/3a. The site is a committed site which has planning permission PA/2019/996 for 14 dwellings which was approved on 6th April 2020.

NORTH LINCOLNSHIRE EXCEPTION TEST

- 1.28 As stated earlier there are two elements to the Exception Test as set out below. Both elements need to be satisfied for a site to meet the Exception Test:
- The development must provide wider sustainability benefits to the community that outweigh the flood risk informed by a Strategic Flood Risk Assessment (where available); and
 - A site-specific flood risk assessment (FRA) must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere and, where possible, reducing flood risk overall.
- 1.29 The council want to demonstrate how the selection process has taken flood risk into consideration on a site-by-site basis. In particular why have certain sites in lower flood risk been preferred to alternative sites in areas of lower risk. The reasons how these alternative sites have been considered against those preferred sites where flood risk is present have been outlined earlier in the report. For the final sites chosen a table (Table 2- Sustainability Checklist-Wider Sustainability Benefits) has been produced stating the Wider Sustainability Benefits for these sites.

SITE SPECIFIC FLOOD RISK ASSESSMENTS

- 1.30 Discussions were held with the EA regarding Flood Risk Assessments. The Council in the Local Plan state 'an Exception 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 increasing flood risk elsewhere, by integrating water management methods into development. Where practical Sustainable Drainage Systems are appropriate, they should be incorporated into the development'.
- 1.31 When the SFRA was in preparation it was agreed between the Council and the EA that a Level 2 SFRA was not needed except for the South Humber Bank area. In March 2021 the Environment Agency requested a Level 2 Assessment for the Lincolnshire Lakes Strategic site in which work is underway . In the absence of a full 'Level 2' SFRA. the decision prior to this work was made to relates finished floor levels and other features of development proposals to the critical flood level (CFL) at the proposed site, in order for developments to be safe in accordance with national planning guidance. By CFL we mean the flood level on which mitigation measures should be based. This may be a flood level predicted as a product of flood risk modelling, appropriate site specific assessment or engineering judgement.
- 1.32 These Critical Flood Levels are included in the updated SFRA Appendix D Food Risk Guidance for Each Area so that contour data (LIDAR) can be used to calculate water depth as a result of a breach in a flood bank. Appendix D therefore was produced as a step forward towards a Level 2 SFRA without going ahead with major flood modelling (high cost) which would have been necessary to achieve a full Level 2 SFRA. However due to no Level 2 SFRA been produced in the areas where development is being promoted the EA advised the council that further work needed to be done to determine whether proposed development could reasonable be made safe. The EA suggested that the Council compare flood levels with land levels and determine whether finished floor levels could be practically raised above the flood level. In most cases the Critical Flood Levels within the SFRA were used.
- 1.33 For coastal flood risk areas additional flood risk modelling and Hazard Mapping was used which has been undertaken by the Environment Agency and compliments the SFRA. This modelling and the associated hazard maps provide a detailed analysis of the potential depths and velocity of flood waters. The maps grade flood risk according to severity as hazard ratings. These are 'low hazard', danger to some, 'danger to most' and 'danger to all'. 'Danger for some' includes children, the elderly and the infirm; 'danger for most' includes the general public and 'danger for all' includes emergency service.
- 1.34 It is acknowledged that site specific Flood Risk Assessments will have to be undertaken at the planning application stage to establish the detail of predicted flood depths and the necessary mitigation.
- 1.35 Within the North and North East Lincolnshire Strategic Flood Risk Assessment Appendix D- Flood Risk Guidance for Each Area figures for the flood compartments for the relevant settlements are:-

Barton upon Humber (compartment 1T5)

- 1.36 A Level 1 SFRA has been carried out in this area and there is Environment Agency Tidal hazard mapping available for this area.

Brigg

- 1.37 The critical flood level should be determined through a site specific flood risk assessment (FRA). Flood risk product data should be obtained from the Environment Agency to inform

this. For Brigg, a critical flood level of 2.7m AOD has been agreed with the Environment Agency based on previous site specific assessment and understanding of the hydrology of the area. 300mm 'freeboard' should be applied for residential development, giving a finished floor level of 3.0m AOD. A lower level may be appropriate in locations away from the centre of Brigg, subject to the findings of a detailed FRA.

Scunthorpe

- 1.38 The Lincolnshire Lakes FRA was prepared and updated but then new Climate Changes figures were released and the Environment Agency requested this work included these levels and a Level 2 Assessment was completed for Lincolnshire Lakes. Therefore further work had to be carried out and in due course this will provide the information needed to derive a critical flood level. *(Until then the level derived from the Level 1 Assessment was used which was 4.10mOD. The Halcrow Western Sculthorpe Urban Extension ETS (2010) and the URS Lincolnshire Lakes Flood Management and Drainage Strategy (October 2014) have produced much more data than a Level 2 SFRA would demand. The URS strategy used and updated the Halcrow flood modelling data and this has produced a maximum baseline flood level of 2.92mOD (related to 50 metre breaches of the soft flood banks of the River Trent and 0.5%AEP plus climate change event applied to the modelling) within the Lincolnshire Lakes AAP site. This figure is much less than the precautionary SFRA 4.1mOD critical flood level derived from the Level 1 assessment. At the meeting between the EA and the Council held on 18th December 2014 it was agreed that the URS strategy had produced a critical flood level of 3.2mOD but as a precaution 600mm would be added because of modelling uncertainties and topographical survey intolerances. This precautionary top range figure is therefore 3.8mOD. The council and EA have therefore agreed to use a range of 3.2mOD (i.e. approximately 300mm freeboard allowance above the maximum baseline flood level of 2.92mOD as evidenced in the URS strategy) and 3.8mOD in relation to sites in Scunthorpe).*

CRITICAL FLOOD LEVELS AND MITIGATION METHODS

- 1.39 In order to look at possible mitigation methods the council have looked at the critical flood levels for the area the sites of concern are in. The average ground levels for those areas have been taken and compared with the critical flood levels. To calculate the average floor levels the EA LIDAR contour heights have been used. As some of the sites vary in height an average height has been taken using 50m tiles been placed across the site to ensure a more accurate figure. In order to ensure safe development Appendix E of the SFRA states in SFRA Flood Zone 2/3a possible mitigation methods would be raising floor levels. New developments should be raised at least 300mm above the critical flood levels determined as described in SFRA Appendix D.
- 1.40 The critical flood depth levels in this report have been used to establish whether sites can reasonable be made safe and have demonstrated that they are appropriate to allocate for housing. Site specific Flood Risk Assessments (FRAs) should be undertaken at the planning application stage and consider the most up-to-date information at the time together with appropriate use of adequate mitigation measures listed in the SFRA. These mitigation measures include guidance that floor levels in new developments located within SFRA flood zone 2/3a should be raised a minimum of 300mm above the critical flood level.

Based on these methods indicative development platform calculations for the specific sites are:-

| Site Reference/ allocation | Settlement | Critical flood level (mOD) | Critical flood level +Raised Floor Level Requirement of 300mm | Average height of the site using LIDAR 50m contors | Development Platform(including the 300mm floor level requirement) |
|---|-----------------------|--|---|--|---|
| H1P-3 Land at Burringham Road (M0Q0V) | Scunthorpe | 3.2 -3.8 | 3.50 - 4.1 | 4.69m | The site is above the Critical flood level. |
| H1P-12 Pasture Road South (Part of the site has planning permission-PA/ 2009/0257 317 dwellings) | Barton upon Humber | Environment Agency Hazard mapping | 3.0 | 7.27m | The Developer has produced a Model Report for the site (JBA Consulting, final 9th Feb 2021) |
| H1P-14 Land north of Atherton Way | Brigg | 2.7 | | 2.75m | The site is above the Critical flood level. |
| H1P-15 Land at western Avenue | Brigg | 2.7 | 3.0 | 5.02m | The site is above the Critical flood level. |
| H1P-28 Land adjacent to Ivy House Farm on Main Street | Ealand | 3.8 | 4.1 | 3.87m | Finished floor levels could be achieved to meet the critical flood level. |

RESULTS

1.41 From the calculations in the table above recommendations on the individual sites are:-

H1P-3 Land at Burringham Road (M0Q0V)

1.42 This site lies within SFRA Flood Zone 2/3a and the development platform based on the calculations made is 1.19 to 0.59 however, levels vary across the site. Based on this a site specific Flood Risk Assessment should be carried out as part of a planning application.

H1P-12 Pasture Road South (PA/2009/0257)

1.43 Majority of the site is within SFRA Flood Zone 1 with a small section located in SFRA Flood Zone 2/3a Tidal. The average height of the site is 7.27m however, levels vary across the site. Part of the site has Planning permission PA/2009/0257 and this area of the site is within SFRA Flood Zone 1. The site will be developed so no residential development will be built in the higher flood zone. Based on this a site specific Flood Risk Assessment should be carried out as part of any further planning applications.

H1P-14 Land north of Atherton Way, Brigg

1.44 This area of Brigg lies within SFRA Flood Zone 2/3a .The development platform based on the calculations made is 0.25. Based on this a site specific Flood Risk Assessment should be carried out as part of a planning application. To ensure safe development on this site raised floor levels will need to take place.

H1P-15 Land at western Avenue, Brigg

1.45 The site mainly lies within SFRA Flood Zone 1 (5.29ha) with a small area (0.18ha) in the south western corner located in SFRA Flood Zone 2/3a. Development should be carried out sequentially putting housing development in the areas on land in Flood Zone 1.The development platform based on the calculations made is 2.02. Based on this a site-

specific safe development is achievable and a Flood Risk Assessment should be carried out as part of a planning application.

H1P-28 Land adjacent to Ivy House Farm on Main Street Ealand

- 1.46 The site is in FZ3. Parts of Ealand are in FZ1 (following update to SFRA). Ordnance survey mapping indicates site levels around 3.87m so finished floor levels above the critical flood level of 3.8m AOD appear to be achievable, as required by the SFRA. A flood risk assessment should be carried out as part of a planning application in line with the Flood Resistance and resilience measures in the SFRA
- 1.47 The above results demonstrate that the proposed developments will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere and, where possible, reducing flood risk overall.

Table 2- Sustainability Checklist-Wider Sustainability Benefits

Exception Test

1.48 For the Exception Test to be passed it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk.

1.49 The sites have been assessed against the Local Plan Sustainability Appraisal Objectives and SA Criteria and the results are shown below:-

| Site allocation | Site Ref | Flood Zone(s) | Sustainability Appraisal Objectives Met- Significant positive or a tendency to a significant positive impact on the SA objective | Wider Sustainability Benefits (Reason the site is allocated) |
|---------------------------------------|----------|----------------------------------|---|--|
| Scunthorpe Land at Burringham Road | H1P-3 | SFRA Flood Zone 2/3a | SAC9 Employment Centre, SAC11 Bus stop, SAC12 Cycle route, SAC13 Open Space, SAC16 Community recycling centre. Environmental features-SAC17 Scheduled Monument, SAC18 Conservation Area, SAC22 Local geological Site, SAC23 WFD Surface waterbody, SAC25 Source Protection Zone, SAC 26 AQMA, SAC28 ALC Grade | <ul style="list-style-type: none"> • Meets the settlement hierarchy of the Local Plan as Scunthorpe is the Major Sub-Regional Centre. • The site is in the Development Limit for Scunthorpe. • The site is in proximity to Silica Country Park Local Nature Reserve (800m to the south) and Brumby Common Local Nature Reserve (1200m to the north). It is also 600m and 900m from an Area of Amenity Importance west of Scotter Road and north of Burringham Road. It is also in proximity to Scunthorpe Golf Course. As such, residents of the site would have good access to green and open space. • This site is currently available for development. • The surrounding residential uses and close proximity to the local services, makes this a suitable site for residential development. • The site is located on the periphery of a residential site. • The site is deliverable. • The site is located close to a number of existing employment sites. • The site is located within 30min walking, cycling or public transport from a range of key services and destinations including the Railway Station, Primary school, secondary school, GP centre, Local Stores, Supermarket, Employment Area or Industrial Estate. • The site is easy accessible and within 30min access to key facilities and town centre. • SUDS would be applied to the site to mitigate the risk of flooding on development. • The site is expected to be delivered in years 6-11 of the plan period. |
| Barton Upon Humber-Pasture Road South | H1P-12 | SFRA Flood Zone 1 and 2/3a Tidal | Community Facilities-SAC1 GP Surgery, SAC2 Health Centre, SAC3 Dentist, SAC4 Community Centre, SAC5 Primary School, SAC6 Secondary School, SAC8 Town Centre, SAC9 Employment Centre, SAC11 Bus stop, SAC12 Cycle route, SAC13 Open Space, SAC14 Sports Facilities, SAC15 Public rights of way, SAC16 Community recycling center. Environmental features-SAC18 Conservation Area, SAC 20 Ancient Woodland, SAC22 Local geological Site, SAC23 WFD Surface waterbody, SAC 26 AQMA | <ul style="list-style-type: none"> • Meets the settlement hierarchy of the Local Plan as Brarton Upon Humber is a Principal Town. • Development has already commenced on part of the site. • The site is within the development limit of Barton upon Humber. • The site is in SFRA Flood Zone1 and 2/3a and a sequential approach will be applied to the site to meet the requirements of the Exception Test. • Less vulnerable development can be placed in the higher flood zone. • SUDS would be applied to the site to mitigate the risk of flooding on development. • The site is located close to a number of existing employment sites. • The surrounding residential uses and close proximity to the local services, makes this a suitable site for residential development. • The site is located on the periphery of a residential site. • The site is deliverable. • The site is located close to a number of facilities including schools, GP Surgery, Town Centre and existing employment sites. • The site is located within 30min walking, cycling or public transport from a range of key services and destinations including the Railway Station, Primary school, secondary school, GP centre, Local Stores, Supermarket, Employment Area or Industrial Estate. • The site is easy accessible and within 30min access to key facilities and town centre. |
| Brigg Land north of Atherton Way | H1P-14 | SFRA Flood Zone 2/3a | Community Facilities-SAC1 GP Surgery, SAC2 Health Centre, SAC3 Dentist, SAC5 Primary School, SAC6 Secondary School, SAC8 Town Centre SAC9 Employment Centre, SAC10 Railway Station, SAC11 Bus stop, SAC13 Open Space, SAC14 Sports Facilities, SAC15 Public rights of way, SAC16 Community recycling centre, Environmental features-SAC17 Scheduled Monument, SAC18 Conservation Area, SAC 19 Nationally Designated Wildlife site, SAC20 Ancient Woodland, SAC22 Local geological Site, SAC25 Source Protection Zone, SAC 26 AQMA SAC27 Mineral Resources, SAC28 ALC Grade, SAC29 Greenfield Land | <ul style="list-style-type: none"> • Meets the settlement hierarchy of the Local Plan as Brigg is a Principal Town. • At the planning application stage an exception test would be carried out. • The site is Brownfield land therefore in accordance with the settlement hierarchy. Redevelopment of previously developed land. • The site is deliverable. • The site is located close to a number of facilities including schools, GP Surgery, Dentist, Town Centre, Railway Station, Sports Facilities and existing employment sites. • The site is easily accessible and located within 30min walking, cycling or public transport from a range of key services and destinations including the Railway Station, Primary school, secondary school, GP centre, Local Stores, Supermarket, Employment Area or Industrial Estate. • SUDS would be applied to the site to mitigate the risk of flooding on development. |

| Site allocation | Site Ref | Flood Zone(s) | Sustainability Appraisal Objectives Met- Significant positive or a tendency to a significant positive impact on the SA objective | Wider Sustainability Benefits (Reason the site is allocated) |
|--|----------|--|--|---|
| Brigg Land at western Avenue | H1P-15 | The site mainly lies within SFRA Flood Zone 1 with a small area in the south western corner located in SFRA Flood Zone 2/3a. 5.29ha is in SFRA Flood Zone 1. 0.18ha is in SFRA Flood Zone 2/3a | Community Facilities- SAC2 Health Centre, SAC5 Primary School, SAC6 Secondary School, SAC8 Town Centre SAC9 Employment Centre, SAC11 Bus stop, SAC13 Open Space, SAC14 Sports Facilities, SAC15 Public rights of way, SAC16 Community recycling centre, Environmental features-SAC17 Scheduled Monument, SAC18 Conservation Area, SAC 19 Nationally Designated Wildlife site, SAC20 Ancient Woodland, SAC21 Locally designated Wildlife site, SAC22 Local geological Site, SAC23 WFD Surface waterbody, SAC 24 Flood Zone, SAC25 Source Protection Zone, SAC26 AQMA, SAC27 Mineral Resource, SAC28 ALC Grade. | <ul style="list-style-type: none"> • Meets the settlement hierarchy of the Local Plan as Brigg is a Principal Town. • •The site is deliverable. • • The site mainly lies within SFRA Flood Zone 1 with a small area in the south western corner located in SFRA Flood Zone 2/3a. • •The site is located close to a number of facilities including schools, GP Surgery, Town Centre, Railway Station, Open Space, Sports Facilities and existing employment sites. • •The site is easily accessible and located within 30min walking, cycling or public transport from a range of key services and destinations including the Railway Station, Primary school, secondary school, GP centre, Local Stores, Supermarket, Employment Area or Industrial Estate. • •SUDS would be applied to the site to mitigate the risk of flooding on development. |
| Ealand Land adjacent to Ivy House Farm on Main Street | H1P-28 | SFRA Flood Zone 2/3a | Community Facilities- SAC10 Railway Station, SAC11 Bus stop, SAC13 Open Space, SAC15 Public rights of way, SAC16 Community recycling centre, | <ul style="list-style-type: none"> • Meets the settlement hierarchy of the Local Plan as Ealand is a Larger Rural Settlement. • The site is deliverable. • The site is located close to a number of facilities including Community Facilities, a Railway Station, a Bus Stop, a community recycling centre and open space. • The site is easily accessible and located within 30min walking, cycling or public transport from a range of key services and destinations a post office, bus stop, village hall/ community centre, railway station, nursery and employment centre. • SUDS would be applied to the site to mitigate the risk of flooding on development. |

1.50 Each individual site allocation has been assessed to determine its proximity to the relevant assessment criteria. Proximity has been used to judge accessibility to the existing community facilities and risk of harm to the environmental features. Broadly speaking, the closer a proposed development site is to an existing community facility, the more accessible that facility is to the site residents/users. This provides a measure of the sustainability of that site, with the site considered more sustainable if it provides good access to a range of facilities. In relation to the environmental features, the converse is correct; proximity is used to judge risk of environmental harm or risk of an environmental issue affecting site residents/users. For the sake of this assessment, it has been assumed that the closer a site is to an environmental feature, the greater the risk of harm or the greater the risk of an environmental issue occurring. Again, this provides a measure of the sustainability of the site, with the site considered more sustainable if there are few

| Site allocation | Flood Zone(s) | Land use | Flood Risk Vulnerability | Sequential test met? | Exception test met? |
|---|--|----------|--------------------------|---|--|
| H1P-3 Land at Burringham Road, Scunthorpe | SFRA Flood Zone 2/3a | Housing | More vulnerable | Yes-other sites unsuitable/not deliverable | Yes-wider sustainability benefits can be demonstrated. |
| H1P-12 Pasture Road South, Barton Upon Humber | SFRA Flood Zone 1 and 2/3a.Total site area 8.50ha Amount of site in SFRA Flood Zones 1 (2.82ha) and SFRA Flood Zone 2/3a (5.68ha) | Housing | More vulnerable | Yes-other sites unsuitable | Yes-wider sustainability benefits can be demonstrated. |
| H1P-14 Land north of Atherton Way, Brigg | Majority of the site is in SFRA Flood Zone 2/3a | Housing | More vulnerable | Yes-other sites unsuitable | Yes-wider sustainability benefits can be demonstrated. |
| H1P-15 Land at Western Avenue, Brigg | 5.29 ha is in SFRA Flood Zone 1. 0.18ha is in SFRA Flood Zone 2/3a | Housing | More vulnerable | Yes-other sites unsuitable | Yes-wider sustainability benefits can be demonstrated. |
| H1P-28 Land adjacent to Ivy House Farm on Main Street, Ealand | SFRA Flood Zone 2/3a | Housing | More Vulnerable | Yes all sites are in the High Flood Risk Area | Yes-wider sustainability benefits can be demonstrated. |

TABLE 3 - CAPACITY OF POTENTIAL HOUSING SITES IN NORTH LINCOLNSHIRE WITHOUT PLANNING PERMISSION

| Site reference | Address | Settlement | Total size (ha) | Total Number of Dwellings | SHLAA Dwelling Density | Area within SFRA Flood Zone 1 (ha) | No of possible dwellings in SFRA FZ1 with gross/net density multiplier | Area within SFRA Flood Zone 2 and 3a (ha) | No of possible dwellings in SFRA FZ2/3a with gross/net density multiplier | No of possible dwellings in FZ1,FZ2 & 3a with gross/net density multiplier |
|--------------------|--|--------------------|-----------------|---------------------------|------------------------|------------------------------------|--|---|---|--|
| CKXMB | Land off Barrow Road | Barton upon Humber | 19.90 | 533 | 40.0 | 19.98 | 533 | 0.00 | 0 | 533 |
| G4HLU | Land between Caistor Road and Eastfield Road | Barton upon Humber | 2.70 | 98 | 40.0 | 2.71 | 98.00 | 0.00 | 0 | 98 |
| 787LS | Land to the south of Barrow Road | Barton upon Humber | 6.50 | 159 | 40.0 | 6.53 | 159 | 0.00 | 0 | 159 |
| BAR-1 | Land at Pasture Road | Barton upon Humber | 8.50 | 260 | 40.0 | 2.82 | 102 | 5.68 | 158 | 260 |
| BARH-3 (5TQ6R) | St Marys Cycle Works | Barton upon Humber | 1.95 | 73 | 40.0 | 0.23 | 9 | 1.72 | 64 | 73 |
| BRIH1 | Land north of Atherton Way | Brigg | 1.95 | 149 | 40.0 | 0.00 | 0 | 1.95 | 149 | 149 |
| BRIH-2 | Land at Western Avenue | Brigg | 5.42 | 186 | 40.0 | 5.29 | 183 | 0.18 | 3 | 186 |
| 55NUT | Land off Bigby High Road | Brigg | 0.88 | 35 | 40.0 | 0.88 | 35 | 0.00 | 0 | 35 |
| HJO3T | Bigby High Road | Brigg | 5.36 | 185 | 40.0 | 5.36 | 185 | 0.00 | 0 | 185 |
| SMAQ2 | Land at Engine Street | Brigg | 1.00 | 40 | 40.0 | 0.00 | 0 | 1.01 | 40 | 40 |
| BRIH-3 | Land at Wrawby Road Phase 2 | Brigg | 11.53 | 333 | 40.0 | 11.57 | 333 | 0.00 | 0 | 333 |
| BRIH-4 | Land at Wrawby Road Phase 1 | Brigg | 4.29 | 152 | 40.0 | 4.31 | 152 | 0.00 | 0 | 152 |
| BRIH-5 | Ancholme Park | Brigg | 2.20 | 81 | 40.0 | 1.04 | 54 | 1.17 | 27 | 81 |
| CFS0300143 | Land at Horstead Avenue | Brigg | 0.46 | 20 | 40.0 | 0.46 | 20 | 0.00 | 0 | 0 |
| JB100 | The Railway Inn, 28 King's Road | Barnetby le Wold | 1.75 | 49 | 40.0 | 1.75 | 49 | 0.00 | 0 | 49 |
| DBHNC | Land off Railway Street | Barnetby le Wold | 0.27 | 8 | 40.0 | 0.27 | 8.00 | 0.00 | 0 | 8 |
| X46AD | Land at Kings Road | Barnetby le Wold | 2.81 | 102 | 40.0 | 2.82 | 102 | 0.00 | 0 | 102 |
| CFS0300082 | Land to the west of Kings Road | Barnetby le Wold | 3.70 | 132 | 40.0 | 3.70 | 132 | 0.00 | 0 | 132 |
| CFS0300115 (7EY2W) | Land south of New Holland Road (College Road junction) | Barrow upon Humber | 1.56 | 44 | 40.0 | 1.56 | 44 | 0.00 | 0 | 44 |
| CFS0300107 (AA5NZ) | Land to the south of Wold Road (opposite Green Lane) | Barrow upon Humber | 1.53 | 44 | 40.0 | 1.53 | 44 | 0.00 | 0 | 44 |
| V3AFS | Spencer group, Mill Lane. | Barrow upon Humber | 1.55 | 44 | 40.0 | 1.56 | 44 | 0.00 | 0 | 44 |
| CFS0300109 (4SKWE) | Land at Ferry Road/Chestnut Rise | Barrow upon Humber | 3.05 | 75 | 40.0 | 1.80 | 50 | 0.00 | 0 | 75 |
| CFS0300110 (OI177) | Land to the east of Ferry Road | Barrow upon Humber | 2.61 | 71 | 40.0 | 2.61 | 71 | 0.00 | 0 | 71 |
| PA/2020/803 | Land north of Ferry Road East | Barrow upon Humber | 0.56 | 9 | 40.0 | 0.56 | 9 | 0.00 | 0 | 9 |
| ZS981 | Land off the B1207 | Broughton | 11.86 | 255 | 40.0 | 11.87 | 255 | 0.00 | 0 | 255 |
| GRXT2 | Land off Brigg Road | Broughton | 8.29 | 191 | 40.0 | 8.29 | 191 | 0.00 | 0 | 191 |
| CFS0300075 (H5HNT) | Land to the south of Estate Avenue | Broughton | 3.95 | 105 | 40.0 | 3.95 | 105 | 0.00 | 0 | 105 |
| 7DCOC | Land at Hillside Road | Broughton | 0.60 | 32 | 40.0 | 0.60 | 32 | 0.00 | 0 | 32 |
| CFS0300097 | Land between Estate Avenue and Scawby Road | Broughton | 1.95 | 78 | 40.0 | 1.95 | 78 | 0.00 | 0 | 78 |
| CFS0300100 | Land to the east of Estate Avenue | Broughton | 0.42 | 16 | 40.0 | 0.42 | 16 | 0.00 | 0 | 16 |
| PVMRN | 31/33 Fieldside | Crowle | 0.51 | 20 | 40.0 | 0.51 | 20 | 0.00 | 0 | 20 |
| CFS0300131 (N92ZZ) | Land to the north Mill Road | Crowle | 1.37 | 42 | 40.0 | 1.37 | 42.00 | 0.00 | 0 | 42 |
| CFS0300019 | Land to the west of Commonsides | Crowle | 0.53 | 21 | 40.0 | 0.00 | 0 | 0.53 | 21 | 21 |

| Site reference | Address | Settlement | Total size (ha) | Total Number of Dwellings | SHLAA Dwelling Density | Area within SFRA Flood Zone 1 (ha) | No of possible dwellings in SFRA FZ1 with gross/net density multiplier | Area within SFRA Flood Zone 2 and 3a (ha) | No of possible dwellings in SFRA FZ2/3a with gross/net density multiplier | No of possible dwellings in FZ1, FZ2 & 3a with gross/net density multiplier |
|--------------------|---|-------------------|-----------------|---------------------------|------------------------|------------------------------------|--|---|---|---|
| CROH-1 | Land east of Fieldside | Crowle | 2.34 | 86 | 40.0 | 2.34 | 86 | 0.00 | 0 | 86 |
| CROH-2 | Site north of Godnow Road | Crowle | 1.32 | 51 | 40.0 | 0.22 | 8 | 1.10 | 43 | 51 |
| KFKCI | Land adjacent to Ivy House Farm, on Main street | Ealand | 1.44 | 41 | 40.0 | 0.00 | 0 | 1.44 | 41 | 41 |
| WL5TW | Land at Seven Lakes Industrial Estate | Ealand | 1.17 | 34 | 30.0 | 0.10 | 2 | 1.07 | 32 | 34 |
| VU5F0 | Land off Spen Lane/A161 | Ealand | 1.22 | 36 | 40.0 | 0.38 | 11 | 0.84 | 25 | 36 |
| CCZGS | Land off Mill Lane | East Halton | 2.86 | 77 | 40.0 | 2.86 | 77 | 0.00 | 0 | 77 |
| P1T39 | Yealand Flats | Epworth | 2.63 | 45 | 40.0 | 2.59 | 45 | 0.00 | 0 | 45 |
| CFS0300012 | Land at Station Road | Epworth | 1.45 | 45 | 40.0 | 1.45 | 45 | 0.00 | 0 | 45 |
| G3ESX | The Farm, North End | Goxhill | 0.97 | 26 | 40.0 | 0.87 | 26.00 | 0.00 | 0 | 26 |
| Y2EX6 | Land on the north side of Gatehouse Road | Goxhill | 1.71 | 48 | 40.0 | 1.71 | 48 | 0.00 | 0 | 48 |
| CFS0300113 (REWRY) | Land to the north of Horsegate Road | Goxhill | 4.18 | 110 | 40.0 | 4.18 | 110 | 0.00 | 0 | 110 |
| CFS0300112 | Land to the south of Horsegate Field Road | Goxhill | 4.01 | 142 | 40.0 | 4.01 | 142 | 0.00 | 0 | 142 |
| PA/2019/841 | Land east of Strathdee, Barrow Road | Goxhill | 0.36 | 9 | 40.0 | 0.36 | 9 | 0.00 | 0 | 9 |
| PA/2019/842 | Land north of 6 Thornton Road | Goxhill | 0.34 | 8 | 40.0 | 0.34 | 8 | 0.00 | 0 | 8 |
| OUT66 | Land south of 38 High Street | Haxey | 0.40 | 12 | 40.0 | 0.40 | 12 | 0.00 | 0 | 12 |
| SPDKT | Land at Field House | Haxey | 0.67 | 20 | 40.0 | 0.67 | 20 | 0.00 | 0 | 20 |
| CFS0300086 | Land to the west of Graizelounds Field Road | Haxey | 0.91 | 36 | 40.0 | 0.91 | 36 | 0.00 | 0 | 36 |
| CFS0300098 (ZXSKI) | Land to the north of Lowcroft Avenue | Haxey | 2.24 | 82 | 40.0 | 2.24 | 82 | 0.00 | 0 | 82 |
| HD8G9 | Field off Hunts Lane | Hibaldstow | 3.99 | 106 | 40.0 | 3.99 | 106 | 0.00 | 0 | 106 |
| NWC9X | Land to the west of Station Road | Hibaldstow | 4.20 | 112 | 40.0 | 4.20 | 112 | 0.00 | 0 | 112 |
| CFS0300027 | Land at Manton Lane | Hibaldstow | 0.34 | 10 | 40.0 | 0.34 | 10 | 0.00 | 0 | 10 |
| WOVBD | Land at West Street | Hibaldstow | 2.47 | 68 | 30.0 | 1.08 | 50 | 1.39 | 18 | 68 |
| 3YNE7 | Land off Redbourne Road | Hibaldstow | 3.28 | 88 | 30.0 | 3.28 | 88 | 0.00 | 0 | 88 |
| MSXXB | Land north east of Ings Lane | Hibaldstow | 0.80 | 24 | 40.0 | 0.68 | 20 | 0.12 | 4 | 24 |
| PA/2020/158 | Land north of Wheelgates, Brigg Road | Hibaldstow | 0.47 | 5 | 40.0 | 0.47 | 5 | 0.00 | 0 | 5 |
| I9MDI | Field Adjacent Lautrec, Grayingham Road | Kirton in Lindsey | 2.46 | 90 | 40.0 | 2.46 | 90 | 0.00 | 0 | 90 |
| 8N3AI | Land to the west of South Cliff Road | Kirton in Lindsey | 6.98 | 224 | 40.0 | 6.99 | 224 | 0.00 | 0 | 224 |
| CFS0300016 | Land to the east of Station Road | Kirton in Lindsey | 0.87 | 35 | 40.0 | 0.87 | 35 | 0.00 | 0 | 35 |
| CFS0300055 | Land to the west of North Cliff Road | Kirton in Lindsey | 3.97 | 141 | 40.0 | 3.97 | 141 | 0.00 | 0 | 141 |
| XOLYH | Land to the North of Brigg Road | Messingham | 4.67 | 124 | 40.0 | 4.67 | 124 | 0.00 | 0 | 124 |
| 19H34 | Land at Hewson Street | Messingham | 0.32 | 10 | 40.0 | 0.32 | 10 | 0.00 | 0 | 10 |
| OXN8G | Land off Brigg Road | Messingham | 1.48 | 42 | 40.0 | 1.48 | 42 | 0.00 | 0 | 42 |
| 4J2QR | Land off Holme Lane | Messingham | 6.15 | 153 | 40.0 | 6.15 | 153 | 0.00 | 0 | 153 |
| 2SIQJ | Land east of Scotter Road | Messingham | 7.52 | 236 | 40.0 | 7.55 | 236 | 0.00 | 0 | 236 |
| PA/2019/164 | Land off Scotter Road Messingham | Messingham | 1.42 | 25 | 40.0 | 1.42 | 25 | 0.00 | 0 | 25 |

| Site reference | Address | Settlement | Total size (ha) | Total Number of Dwellings | SHLAA Dwelling Density | Area within SFRA Flood Zone 1 (ha) | No of possible dwellings in SFRA FZ1 with gross/net density multiplier | Area within SFRA Flood Zone 2 and 3a (ha) | No of possible dwellings in SFRA FZ2/3a with gross/net density multiplier | No of possible dwellings in FZ1, FZ2 & 3a with gross/net density multiplier |
|--------------------|---|--------------------|-----------------|---------------------------|------------------------|------------------------------------|--|---|---|---|
| CFS0300057 | Land at Egton Avenue | Messingham | 0.98 | 39 | 40.0 | 0.98 | 39.00 | 0.00 | 0 | 39 |
| NMRIA | Land adjacent to Lyndhurst, Messingham Lane | Scawby | 2.27 | 62 | 40.0 | 2.27 | 62 | 0.00 | 0 | 62 |
| 1K1R1 | Home Farm Buildings, Main Street | Scawby | 0.77 | 23 | 40.0 | 0.77 | 23 | 0.00 | 0 | 23 |
| LLXGZ | Land south of Main Street | Scawby | 0.79 | 24 | 40.0 | 0.79 | 24 | 0.00 | 0 | 24 |
| 4RKH8 | Former Priory Lane Infants School | Scunthorpe | 0.90 | 36 | 40.0 | 0.90 | 36 | 0.00 | 0 | 36 |
| MOQOV | Land at Burringham Road. | Scunthorpe | 5.24 | 144 | 40.0 | 0.00 | 0 | 5.24 | 144 | 144 |
| SCUH-1 | Phoenix Parkway Phase 1 | Scunthorpe | 7.96 | 170 | 40.0 | 7.96 | 170 | 0.00 | 0 | 170 |
| SCUH-2 | Phoenix Parkway Phase 2 | Scunthorpe | 1.88 | 40 | 40.0 | 1.88 | 40 | 0.00 | 0 | 40 |
| SCUH-4 | Land at Capps Coal Yard | Scunthorpe | 1.00 | 40 | 40.0 | 0.00 | 0 | 1.00 | 40 | 40 |
| SCUH-9 | Land at Church Square | Scunthorpe | 12.13 | 300 | 40.0 | 12.18 | 300 | 0.00 | 0 | 300 |
| SCUH-C6 | Former Scunthorpe Telegraph Site | Scunthorpe | 0.25 | 67 | 40.0 | 0.25 | 67 | 0.00 | 0 | 67 |
| SCUH-C7 | Land at former South Leys School, Enderby Road | Scunthorpe | 3.27 | 120 | 40.0 | 3.26 | 120 | 0.00 | 0 | 120 |
| 1POP7 | Former Sandfield House | Scunthorpe | 0.63 | 25 | 40.0 | 0.63 | 25 | 0.00 | 0 | 25 |
| L6FFV | Former Scunthorpe Market Buildings | Scunthorpe | 0.59 | 22 | 40.0 | 0.59 | 22 | 0.00 | 0 | 22 |
| 8J6RH | LDC (Formerly the Education Development Centre) | Scunthorpe | 0.82 | 190 | 40.0 | 0.82 | 190 | 0.00 | 0 | 190 |
| RONCY | Land North of Doncaster Road | Scunthorpe | 39.96 | 1015 | 40.0 | 0.00 | 0 | 40.12 | 1015 | 1015 |
| YFBJ3 | Land at Rowland Road | Scunthorpe | 0.64 | 25 | 40.0 | 0.65 | 25 | 0.00 | 0 | 25 |
| ZYF3P | Haworth Close Amenity Area | Scunthorpe | 0.42 | 40 | 40.0 | 0.42 | 40 | 0.00 | 0 | 40 |
| 2RGG4 | Riddings Library/Youth/Community Centre | Scunthorpe | 0.84 | 30 | 40.0 | 0.84 | 30 | 0.00 | 0 | 30 |
| Z16EY | Former Ashby Market Site | Scunthorpe | 0.46 | 81 | 75.0 | 0.46 | 81 | 0.00 | 0 | 81 |
| CFS0300141 | Land at Lakeside Parkway | Scunthorpe | 1.55 | 34 | 40.0 | 1.55 | 34 | 0.00 | 0 | 34 |
| CFS0300140 | Former Rustys Car Garage | Scunthorpe | 0.08 | 10 | 40.0 | 0.08 | 10 | 0.00 | 0 | 10 |
| CFS0300096 | Land to the west of Westburn Way | Scunthorpe | 0.54 | 22 | 40.0 | 0.00 | 0 | 0.54 | 22 | 22 |
| Strategic Site | Lincolnshire Lakes | Scunthorpe | 170.23 | 2150 | 35.0 | 7.40 | 204 | 162.63 | 1946 | 2150 |
| 54XK7 | Land at Town Street | South Killingholme | 0.61 | 18 | 30.0 | 0.61 | 18 | 0.00 | 0 | 18 |
| EB4JS | Land at School Road | South Killingholme | 0.69 | 21 | 30.0 | 0.69 | 21.00 | 0.00 | 0 | 21 |
| CFS0300137 (OLANV) | Land to the east of Brocklesby Road | Ulceby | 1.71 | 48 | 30.0 | 1.71 | 48.00 | 0.00 | 0 | 48 |
| QBUJQ | Land west of North Street | Winterton | 1.05 | 42 | 30.0 | 1.05 | 42 | 0.00 | 0 | 42 |
| 9QI3T | Land at Top Road | Winterton | 6.56 | 213 | 40.0 | 6.56 | 213 | 0.00 | 0 | 213 |
| WINH-4 | Land off Northants Road | Winterton | 1.87 | 53 | 30.0 | 1.87 | 53 | 0.00 | 0 | 53 |
| WA75K | The Croft, 10 Commonsides | Westwoodside | 0.50 | 15 | 40.0 | 0.50 | 15 | 0.00 | 0 | 15 |
| QN4UT | Land to the north of Brethergate | Westwoodside | 1.00 | 30 | 40.0 | 1.00 | 30 | 0.00 | 0 | 30 |
| HDEK2 | Adjacent to 9 Doncaster Road | Westwoodside | 0.97 | 30 | 40.0 | 0.97 | 30 | 0.00 | 0 | 30 |
| CFS0300119 (GD1W7) | Land adjacent to Springfield | Westwoodside | 0.50 | 15 | 40.0 | 0.50 | 15.00 | 0.00 | 0 | 15 |
| CFS0300064 | Land to the north of Cove Road | Westwoodside | 0.28 | 7 | 40.0 | 0.28 | 7 | 0.00 | 0 | 7 |

| Site reference | Address | Settlement | Total size (ha) | Total Number of Dwellings | SHLAA Dwelling Density | Area within SFRA Flood Zone 1 (ha) | No of possible dwellings in SFRA FZ1 with gross/net density multiplier | Area within SFRA Flood Zone 2 and 3a (ha) | No of possible dwellings in SFRA FZ2/3a with gross/net density multiplier | No of possible dwellings in FZ1,FZ2 & 3a with gross/net density multiplier |
|----------------|---|------------|-----------------|---------------------------|------------------------|------------------------------------|--|---|---|--|
| DO1YP | Tongs Farm | Wrawby | 1.52 | 43 | 40.0 | 1.52 | 43.00 | 0.00 | 0 | 43 |
| K4100 | Manor Farm, Brigg Road | Wrawby | 0.94 | 29 | 40.0 | 0.94 | 29 | 0.00 | 0 | 29 |
| K4XSR | Land to the east of Tunnel Road | Wrawby | 6.40 | 157 | 40.0 | 6.42 | 157 | 0.00 | 0 | 157 |
| YQVKI | Land off Barton Road | Wrawby | 1.15 | 43 | 40.0 | 1.15 | 43 | 0.00 | 0 | 43 |
| E4Q3W | Land off Melton Road | Wrawby | 3.23 | 212 | 40.0 | 3.24 | 212.00 | 0.00 | 0 | 212 |
| CFS0300058 | Land to the west of Little Lane and Vicarage Road | Wrawby | 0.32 | 10 | 40.0 | 0.32 | 10 | 0.00 | 0 | 10 |
| SY9VD | The Old Rectory, High Street | Wroot | 1.45 | 41 | 40.0 | 1.46 | 41 | 0.00 | 0 | 41 |
| 09860 | Land at Field Lane | Wroot | 0.43 | 13 | 40.0 | 0.43 | 13 | 0.00 | 0 | 13 |
| O1AJX | Warehouse, rear of Dovecot House | Wroot | 1.59 | 45 | 40.0 | 1.59 | 45 | 0.00 | 0 | 45 |
| | TOTAL | | 490 | 11,837 | | 261 | 8,020 | 228 | 3792 | 11,817 |

TABLE 4: DEVELOPMENT SCENARIOS BASED ON IDENTIFIED POTENTIAL HOUSING SITES

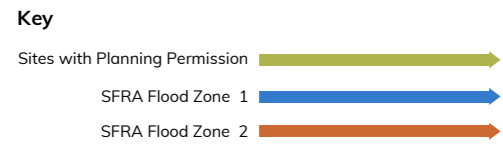
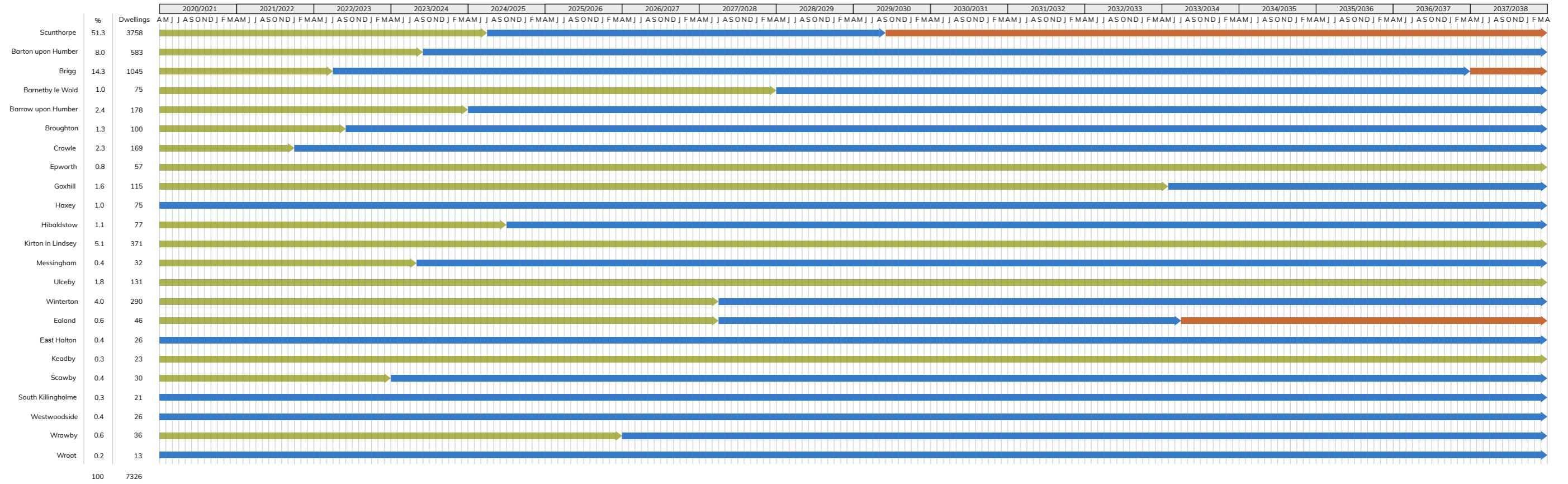


TABLE 5 NORTH LINCOLNSHIRE SEQUENTIAL TEST - POTENTIAL EMPLOYMENT SITES WITHOUT PLANNING PERMISSION

| Site Reference | Address | Settlement | Uses | Total Vacant Size (ha) | Area within SFRA Flood Zone 1 (ha) | Area within SFRA Flood Zone 2 /3A(ha) |
|----------------------|--|--------------------|--------------------------------|------------------------|------------------------------------|---------------------------------------|
| SHBE1 | South Humber Bank | South Humber Bank | B1a, B2 and B8 | 900.00 | 256.14 | 472.68 |
| NKAE-1 | North Killingholme Airfield | North Killingholme | B1, B8 | 138.21 | 115.90 | 0.00 |
| SCUE-1 | Normanby Enterprise Park | Scunthorpe | B1, B2 and B8 | 35.10 | 35.24 | 0.00 |
| HUME-1 | Humberside Airport | Kirmington | B1 B8 | 9.40 | 10.17 | 0.00 |
| HUME-1a | Humberside Airport | Kirmington | B1 B8 | 12.00 | 12.60 | 0.00 |
| HUME-2 | Humberside Airport | Kirmington | B1 B8 | 7.80 | 8.13 | 0.00 |
| SANE-1 | Sandtoft Business Park | Sandtoft | B1, B8 | 55.30 | 0.00 | 55.28 |
| BRIE-1 | Brigg Sugar Site | Brigg | B1, B2 and B8 | 20.50 | 13.21 | 7.36 |
| BARE-1 | Humber Bridge Industrial Estate | Barton upon Humber | B1, B2 and B8 | 7.15 | 0.00 | 7.14 |
| NEWE-1 | New Holland Industrial Estate | New Holland | B1, B2 and B8 | 21.47 | 0.00 | 21.64 |
| EALE-1 | Spen Lane | Ealand | B1,B2 and B8 | 3.20 | 0.93 | 2.08 |
| EALE-2 | South of Railway | Ealand | B1, B2 and B8 | 6.00 | 0.00 | 6.02 |
| ELR36 | Land to the north west of the A15 Barton Interchange | Barton Interchange | B1, B2 and B8 | 15.00 | 15.25 | 0.00 |
| ELR35 | Land to the north of Tescos, Scunthorpe | Scunthorpe | B1, B8 | 39.96 | 0.00 | 40.11 |
| ELR37 and CFS0300125 | Land to the south of Barnetby Top Interchange (and to the west of the A18) | Barnetby | Service Station and Lorry park | 6.14 | 6.15 | 0.00 |
| ELR38 | Land to the south of Barnetby Top Interchange (and to the east of the A18) | Barnetby | B1, B2 and B8 | 10.00 | 10.11 | 0.00 |
| ELR39 | Land to the south of Crowle gyratory | Crowle | B1 and B8 | 5.00 | 0.00 | 5.00 |
| TOTAL | | | | 1,292.23 | 483.83 | 617.31 |