

- n. This site is subject to environmental constraints including potential land contamination and potential adverse noise impact associated with the neighbouring industrial site and road traffic. Prior to submission of a planning application for residential development, it will be necessary to carry out an assessment of land contamination.

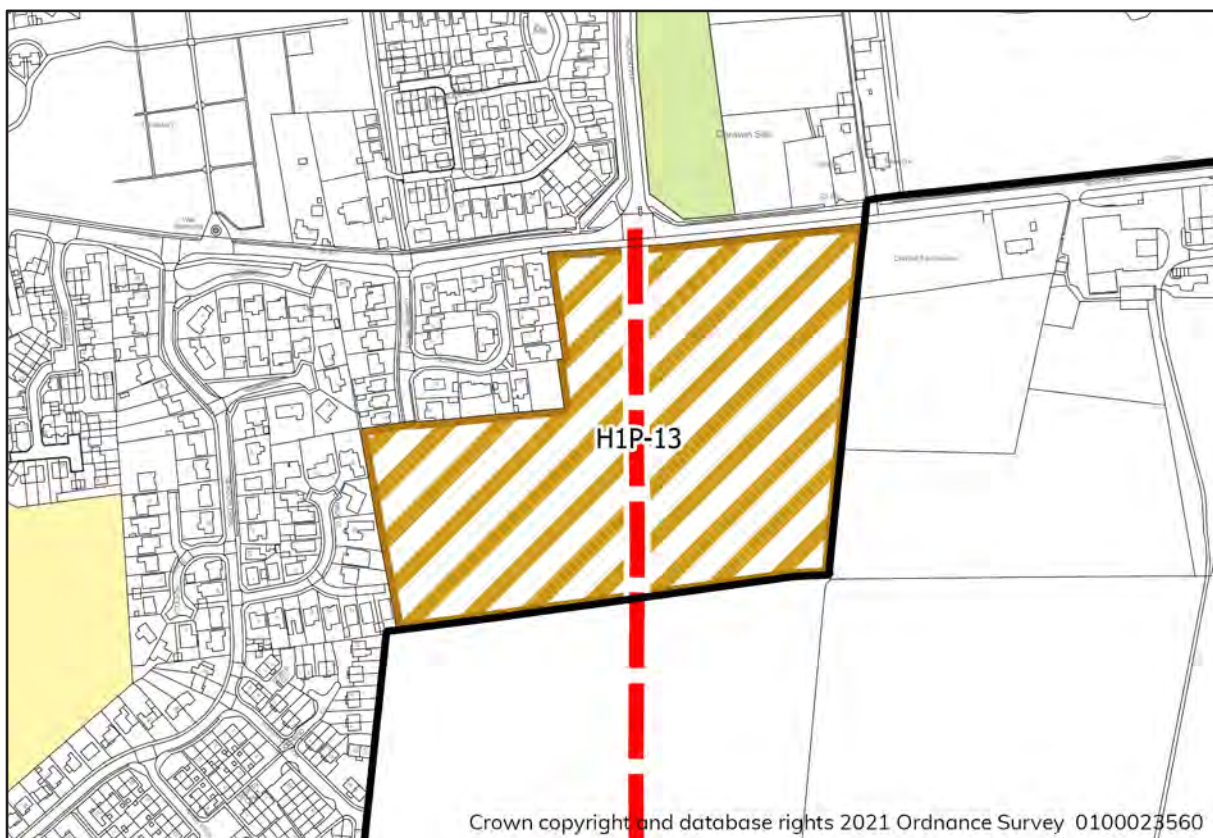
Utility and service provision

- o. Early engagement will be required with the utility and service providers to establish available supply capacity to the site and, depending on the type of proposed development, what reinforcement will be required.

Implementation

- p. Development of Policy H1P-12 is to be brought forward by the developer. The delivery of the site is expected 1-18 years of the plan period.

LAND OFF BARROW ROAD



- 5.62 The land off Barrow Road is greenfield land and is located on the eastern side of Barton upon Humber. This site consists of two agricultural fields and the site is surrounded by residential properties north and west and agricultural land to the south and east.

Proposed Development

- 5.63 This site is currently available for development. The surrounding residential uses and close proximity to the district centre of Barton upon Humber and local services makes this a suitable site for residential development that could accommodate approximately 225 dwellings. Affordable housing provision will be expected on site. A mixture of housing types should be provided, reflecting the findings of the North Lincolnshire Housing and Economic Needs Assessment November 2020 and any updates.

- 5.64 At present vehicles travelling through Barton upon Humber can suffer from congestion at peak times. To reduce this impact, a new link road will be constructed as part of this allocation to provide the first phase of the link road between A1077 and Caistor Road. As part any planning application a Transport Assessment will need to be undertaken which includes a traffic management scheme that considers the existing road network to ensure the development does not have an adverse effect on the local highway network. Highway access to the site is off A1077 and will need to be agreed by the Local Highways Authority. Improvement and contributions will be required to improve the existing Barrow Road/ Falkland Way junction.
- 5.65 The site is within walking distance of the town centre, local services, and employment opportunities.
- 5.66 The site is within SFRA Flood Zone 1 and as the site measures more than 1ha a Flood Risk Assessment will be required. This should include consideration of Sustainable Drainage Systems and how the layout and form of development can reduce the overall level of flood risk.
- 5.67 Anglian Water has stated that the sewage treatment works has limited capacity and infrastructure improvements are required to cater for this development.

POLICY H1P-13: LAND OFF BARROW ROAD

1. Land off Barrow Road (6.1 ha) is allocated for housing (225 dwellings). The site will be developed in accordance with the following site-specific criteria:

Housing Mix and Tenure

- a. A mix of housing size and tenure should be provided on the site and developed at approximately 40-45 dwellings per hectare in accordance with Policy H2.
- b. Affordable housing will be provided on site in accordance with Policy H3, having regard to any abnormal cost, economic viability and other requirements associated with the development.

Access and highways

- c. Vehicular, pedestrian and cycle access point/s are to be taken from A1077 and will need to be agreed with the Local Highways Authority.
- d. Good footpath and cycle provision are to be delivered throughout the site, linking the development with the town centre, local services and employment areas.
- e. A Transport Assessment and Residential Travel Plan will be required to demonstrate that the development will have no adverse impacts on the highway network.
- f. A new link road is to be constructed between A1077 and Caistor Road including a new roundabout. Developers will be required to enter into a legal agreement to implement this proposal or make an appropriate financial contribution towards its completion.
- g. Financial contributions will be required for improvements to the Barrow Road/Falkland Way junction and other junctions on the A1077.

Biodiversity and landscaping

- h. An Ecological Appraisal and possible Ecological Impact Assessment will be required at the planning application stage. Bird surveys are likely to be required in order to determine whether there would be a Likely Significant Effect on the Humber Estuary SPA or Ramsar site.

- i. Existing boundary features should be retained to protect existing habitats, including hedgerows and mature trees. At the western, eastern, and northern boundaries new landscaping should be provided to strengthen the existing retained vegetation and soften the edges of the site.

Heritage

- j. A Heritage Assessment will be required to demonstrate that the development will have no adverse impact on the historic environment.

Flood, drainage, and water management

- k. A site-specific flood risk assessment will be required to determine the nature and scope of any mitigation necessary and demonstrate that safe development can be achieved on the site without increasing flood risks elsewhere.
- l. Possible drainage issues on the site need to be addressed.
- m. Potential ground drainage issues which could lead to an increased run-off of pollutants into water courses must be addressed.

Utility and service provision

- n. Early engagement will be required with the utility and service providers in order to establish available supply capacity to the site and, depending on the type of proposed development, what reinforcement will be required.

Implementation

- o. Development of Policy H1P-13 is to be brought forward by the developer. The delivery of the site is expected in 6-18 years of the plan period.