

## Mixed Use Development

- 8.1 North Lincolnshire Council is committed to achieving sustainable development and prosperous communities. In large towns and urban areas the vitality and health of such communities is often dependent upon creating and maintaining thriving and diverse town centres which accommodate a multiplicity of retail, employment, leisure, cultural and other service activities. Town centres are also highly accessible by public transport and means other than the private car. Mixed uses can generate a significant number of trips and are most suitably located in town centres where major transport infrastructure is located and where they are also within close proximity to resident populations thus maximising opportunities for travel by walking, cycling and public transport.
- 8.2 The importance of promoting mixed use developments is acknowledged in

PPG1 which states that such proposals can help create vitality and diversity and reduce the need to travel. It also advises that local plans should identify individual sites where development should incorporate a mixture of uses and also include a list of those uses which are considered appropriate.

- 8.3 Town centres, in particular, are capable of absorbing a variety of development often at greater densities, if sensitively designed, without detrimental impact upon local amenity or the environment. The identification of town centre sites, which have often been previously developed, for mixed use developments can also promote the sustainable regeneration of town centres and improve the quality of the built environment. A review of sites in and adjacent to the central areas of settlements has been undertaken and those suitable for mixed use activities identified. In addition to land specifically identified for housing, industry, shopping, cultural and other service development it is considered

## MX1 - Mixed Use Development

The following sites are proposed for mixed use development:

Site	Location	Use Classes Permitted	Area	
			Ha	Acres
<b>SCUNTHORPE AND BOTTFESFORD URBAN AREA</b>				
<b>MX1-1</b>	<b>Church Square</b>	<b>A1 and/or A2 and/or A3 and/or C3 and/or D1 and/or D2 and/or B1</b>	<b>2.79</b>	<b>6.9</b>
<b>MX1-2</b>	<b>East of Brigg Road</b>	<b>D2 and/or B1</b>	<b>1.14</b>	<b>2.8</b>
<b>MX1-3</b>	<b>Former Pioneer store site, Station Road</b>	<b>A3 and/or D1 and/or D2</b>	<b>1.08</b>	<b>2.54</b>
<b>MX1-4</b>	<b>Oswald Road/Dunstall Street</b>	<b>A2 and/or A3 and/or C3</b>	<b>0.26</b>	<b>0.6</b>
<b>MX1-5</b>	<b>Former Model Traffic Area</b>	<b>B1 and/or C1 and/or C2 and/or C3 and/or D1</b>	<b>0.84</b>	<b>2.1</b>
<b>MX1-6</b>	<b>Glebe Road</b>	<b>B1 and/or C3 and /or D1 and /or D2 (indoor outdoor sports/community centre only)</b>	<b>0.43</b>	<b>1.08</b>
<b>MX1-7</b>	<b>Glebe Pit</b>	<b>A1and/orD2 and/or B1</b>	<b>9.1</b>	<b>22.5</b>

## Mixed Use Development

Site	Location	Use Classes Permitted	Area	
			Ha	Acres
<b>BARTON</b>				
<b>MX1-8</b>	<b>Ferriby Road</b>	<b>C3 and/or C1</b>	<b>2.06</b>	<b>5.1</b>
<b>MX1-9</b>	<b>Former Ropery Works</b>	<b>D1 and/or A3</b>	<b>0.49</b>	<b>1.2</b>
<b>BRIGG</b>				
<b>MX1-10</b>	<b>Atherton Way</b>	<b>B1 and/or B8 and/or D1</b>	<b>0.44</b>	<b>1.1</b>
<b>MX1-11</b>	<b>Cary Lane</b>	<b>A1 and/or A3 and/or C3, the latter to be at or above first floor level</b>	<b>1.87</b>	<b>4.62</b>
<b>MX1-12</b>	<b>Island Carr North</b>	<b>C3 and/or B1 and/or D2, with residential uses to be at or above first floor level to the extent of 60 dwellings</b>	<b>6.1</b>	<b>15.07</b>
<b>CROWLE</b>				
<b>MX1-13</b>	<b>West of Market Place</b>	<b>A1 and/or A2 and/or A3 and/or C3 (at first floor) and D1 and/or D2</b>	<b>0.16</b>	<b>0.37</b>

that these areas would benefit from a more flexible approach to allow a wide range of potential land uses.

- 8.4 *The sites proposed for mixed uses can accommodate one or a variety of uses which would both contribute towards promoting the vitality and viability of centres and are in locations where appropriate development would not create any adverse impact upon the surrounding amenity or environment of the area. The sites identified are well served by public transport and are located close to large residential populations.*
- 8.5 *Mixed use sites which are closely related to town centres may be capable of accommodating an increased density of development. Where mixed use development is considered appropriate it will be necessary to ensure that the quality of design of the development contributes to and improves the appearance and character of the environment. In order to provide guidance for the design and development of such sites, development briefs will be prepared. Planning conditions and/or planning obligations will be utilised to secure an appropriate mixture of uses on certain sites and, where necessary, suitable open space provision may be required.*

### MX2 - Mixed Uses in Crowle

**Within the development limits for Crowle consideration will be given, where appropriate, to the development of previously used land for the following uses:**

<b>Shops</b>	<b>(A1)</b>
<b>Offices used by the public</b>	<b>(A2)</b>
<b>Food &amp; drink outlets</b>	<b>(A3)</b>
<b>Business</b>	<b>(B1)</b>
<b>Hotels</b>	<b>(C1)</b>
<b>Residential</b>	<b>(C3)</b>
<b>Community facilities</b>	<b>(D1)</b>
<b>Leisure &amp; recreation</b>	<b>(D2)</b>

**Development will be permitted subject to the following criteria being met:**

- i) the proposal does not lead to a loss of amenity to any neighbouring properties, particularly dwellings, in the vicinity;**
- ii) any consent may be restricted to the specific use applied for, or to only some of the other**

**uses within a particular use class;**

**iii) within the established Conservation Area the Council will require the submission of full details in order to assess the potential impact of proposed development upon the existing character and appearance of the area.**

8.6 *The Council is committed to securing improvements in the level of re-use of vacant retail and commercial premises and to the overall economic and environmental regeneration of the central area of Crowle. To this end, there is benefit in securing the development of a range of small to medium size sites within the settlement boundary for residential, commercial and retailing uses.*

8.7 *This approach will be subject to proposals meeting normal planning considerations. These include ensuring that there is no adverse impact on surrounding land uses, particularly adjoining residential properties, and proposals being acceptable in terms of siting, design and external appearance of buildings, and landscaping of, and the means of access to, development sites.*

