

# Population and Housing

## Introduction

4.1 North Lincolnshire has a population of around 152,300 people in both urban and rural communities. The Scunthorpe and Bottesford Urban Area is the major employment and service centre and accommodates approximately half (76,500 people) of the total population - see Table 1. A further 15,000 people (10% of the population) live in the two principal settlements of Barton upon Humber and Brigg which are well served by existing transport and service provision. The remaining 60,800 people (40%) live in settlements of various sizes ranging from larger settlements which provide modest local employment and shopping opportunities and some local services through to small villages, agricultural groupings and isolated dwellings in the open countryside with relatively few, if any, facilities.

4.2 The Government is committed to promoting more sustainable patterns of development. PPG3 seeks to achieve this by "concentrating most additional housing within urban areas" and by "making more efficient use of land by maximising the re-use of existing buildings". A further central aim of PPG3 is to prioritise the re-use of previously developed land

within urban areas to promote urban renaissance to improve the quality of life and to minimise the level of development on greenfield sites. More sustainable development patterns are to be achieved by identifying sites for new housing which are accessible by public transport to jobs, shopping, leisure, health and education facilities. PPG1 states that local plans should achieve this by identifying "the maximum amount of housing to previously developed sites within existing urban areas which have access to a range of transport facilities."

- 4.3 In moving towards more sustainable patterns of development PPG3 identifies a clear sequential approach to the identification of new housing land. This systematic approach is endorsed by the Council locational hierarchy which has used this as the basis in this local plan. This promotes:-
- Firstly, re-use of previously developed sites and empty or under-used buildings within town centres and elsewhere in the urban areas which are well located and accessible to jobs, shops and services other than by private car.
  - Secondly, urban extensions.
  - Finally, development at good public transport nodes and corridors.

**Table 1** - Population Change In North Lincolnshire

Year	Scunthorpe and Bottesford Urban Area		Barton upon Humber		Brigg		Rural Areas		North Lincolnshire Total Population	
	No.	%	No.	%	No.	%	No.	%	No.	%
1971	80,132	55.5	8,524	5.9	4,795	3.3	50,915	35.3	144,366	100
1981	80,034	53.7	7,522	5.0	5,449	3.7	56,080	37.6	149,085	100
1991	76,547	50.3	9,442	6.2	5,328	3.5	60,981	40.0	152,287	100

Sites have been selected in accordance with the following sequential approach:-

- Previously developed sites (brownfield sites and buildings for re-use and conversion).
- Other urban development sites (redundant employment land, windfall brownfield sites).
- Greenfield sites.

It is important that the allocation of brownfield sites has proper regard to the locational requirements identified in PPG3 and reflected within the settlement hierarchy of Policy H1. Proposals for housing on brownfield sites within open countryside whether on former mineral workings, aerodromes, redundant farms and former agricultural uses or in isolated rural settlements will be strictly controlled. It is equally important to exclude those previously used sites in and adjacent to urban areas which are not realistically developable. Many brownfield sites in North Lincolnshire cannot be developed for housing as they are located adjacent to hazardous industries within Health and Safety Executive (COMAH) zones and/or are too heavily contaminated to make housing development a financially viable option.

- 4.4 In North Lincolnshire this means that the Scunthorpe and Bottesford Urban Area is the primary focus for new housing development with a secondary role for the principal settlements of Barton upon Humber and Brigg. The urban area of Scunthorpe and Bottesford is where the main employment, leisure and service facilities are located. The concentration of new housing in this urban area aims to reverse past outward migration to the surrounding rural settlements and will support current regeneration initiatives and

town centre redevelopment proposals.

- 4.5 The Local Plan aims to provide the opportunity of a decent home for its rural as well as urban population. The main focus for new housing in rural North Lincolnshire is within the larger market towns and other medium growth settlements which are identified for limited expansion in line with their size, scale and levels of service provision. In the smaller and less sustainable villages identified as minimum growth settlements the main focus for new housing will be provided by infill development. In both the medium and minimum growth settlements further rural housing will be provided by the significant number of sites which have commenced development and extant planning consents. Future housing needs of the rural population are presently being assessed on a settlement by settlement basis. The Council is committed to ensuring the provision of affordable housing where local people's needs cannot be met by market housing. The settlements identified as rural hamlets and villages are considered entirely unsuitable locations for new residential development, unless related to an agricultural or other special housing need, and are identified as being within the open countryside.

- 4.6 Government guidance stresses the need for the planning system to provide new houses in the right place at the right time, both through new development and the conversion of existing buildings. In accordance with the Government's plan, monitor and manage approach the Local Plan identifies the level and location of new housing. These policy objectives will be monitored in order to ensure that future development is managed and is sustainable. At present, the Structure Plan still guides the scale of housing and number of

- dwellings to be provided in local plans. Local plans translate the broad policies of the Structure Plan into map based land allocations and detailed development control policies.
- 4.7 The Humberside Structure Plan (Alteration No. 1 - 1993) sets out the scale of housing to be provided in the former districts of Humberside. It does not, however, explicitly indicate the scale of housing to be provided by the new unitary authorities. A figure for North Lincolnshire can be derived by adding to the totals for Glanford and Scunthorpe, part of the Boothferry housing figure proportionate to the share of the Boothferry population now in North Lincolnshire.
- 4.8 The aggregated total of the Humberside Structure Plan requirement for North Lincolnshire is 10,125 dwellings between mid 1989 and mid 2006<sup>1</sup> (596 dwellings per annum). Housing completions between mid 1989 and July 2001 totalled 6,266, leaving a total requirement of 3,859 dwellings between July 2001 and July 2006. From July 2001 to December 2008 this gives a strategic requirement of 5,349 dwellings. This includes a further 30 months requirement at the rate of 596 dwellings per annum beyond the July 2006 end date of the Structure Plan to provide a 7.5 year figure. This annual rate accords with the number required by Structure Plan (Alteration Number 1) although it is acknowledged that this annual figure exceeds building rates and emerging regional planning requirements. This 7.5 year figure provides the strategic
- housing requirement for North Lincolnshire.
- 4.9 New population and housing need projections are being prepared for the new unitary authorities. Regional Planning Guidance is also being reviewed and this will provide strategic guidance on housing requirements for the preparation of the South Humber Structure Plan for North Lincolnshire and North-East Lincolnshire. The Office for National Statistics latest 1996 based subnational population projections suggest that the population of North Lincolnshire may decline by 6,300 people between 1996 and 2021. The DETR has since amended the figures for North Lincolnshire which show a broadly static population. The impact of these projections and other assessments which show an actual projected increase in population, will be examined in future housing need assessment work and in the preparation of the future joint structure plan. However, for the purposes of this plan, the Humberside Structure Plan sets the amount of housing land to be identified, that is, land for 5,349 houses i.e land for 3,859 dwellings between July 2001 and July 2006 and on the basis of a projected annual Structure Plan requirement of 596 dwellings a further 1,490 dwellings beyond the Structure Plan period to December 2008 will be required.

### Housing Requirement

- 4.10 North Lincolnshire inherited a substantial stock of proposed and committed housing sites from the

<sup>1</sup> The Structure Plan allocation for North Lincolnshire is derived by totalling the former Scunthorpe (1,000 dwellings) and Glanford Borough (7,500 dwellings) requirements and adding the Isle of Axholme part of Boothferry Borough Council requirement (1,625 dwellings). The housing requirement for Boothferry is estimated as the proportion of the population of this former district which now forms part of North Lincolnshire. A further thirty months requirement (at 596 dwellings per annum) has been added to give a housing provision figure for the Local Plan for ten years to cover requirements between July 2006 and December 2008.

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former local planning authorities. In January 1998 these stood at over 11,650 dwellings, an excess of around 5,100 dwellings (see Table 3). Many of the housing sites were located in smaller settlements with few employment opportunities and service facilities. In the past, infill and windfall sites also made a significant contribution to local house building. In 1998 planning consents for more than 420 dwellings were granted on windfall and infill sites in accordance with existing local plans (see Table 2). Some 271 dwellings were completed on these sites during this time. As the North Lincolnshire Local Plan seeks to restrict development on such sites it is estimated that future opportunities for such developments will decline.

4.11 The Local Plan seeks to encourage development of sites in urban areas and building at increased densities in towns where appropriate. A number of mixed use sites are also proposed which include an element of housing. These sites may provide further housing opportunities but are not considered as contributing towards the supply in Policy H2 and Table 6. This may increase the number of infill

and windfall sites being developed within town centres but this needs to be offset by the significant reduction in windfall and infill opportunities particularly in the more rural areas expected as a result of the sustainable approach of the Local Plan. Many of these sites have the benefit of planning consent and will continue to be a source of new dwellings while extant consents remain (up to 5 years from the granting of planning consent). Such sites will decline as there will be a reduction as planning consents lapse on land not developed. It is therefore considered that the opportunities for windfall, infill and conversions will reduce to approximately 70 dwellings per annum or 525 dwellings during the plan period.

4.12 In recent years house building rates in North Lincolnshire have been around 530 completions per year - see Table 4. The Scunthorpe and Bottesford Urban Area has had about 150 new houses built per year, Barton and Brigg, about 50 per year and the rural areas, about 330 dwellings.

**Table 2** Number of Dwellings Permitted on Infill and Windfall Sites 1998 North Lincolnshire

	<b>Scunthorpe and Bottesford Urban Area</b>	<b>Principal Growth Settlements</b>	<b>Medium Growth Settlements</b>	<b>Minimum Growth Settlements</b>	<b>Open Countryside</b>	<b>Total</b>
<b>Infill<sup>2</sup> No of Dwellings</b>	17	7	87	112	16	239
<b>Windfall<sup>3</sup> No of Dwellings</b>	32	16	21	98	18	185
<b>Total No of Infill and Windfall Dwellings</b>	49	23	108	210	34	424

2 Developments of no more than 3 dwellings completing a gap in otherwise built-up frontages  
 3 Previously developed sites which have not been specifically identified as available, but unexpectedly become available over the Plan period.

**Table 3** - Settlement Hierarchy and Inherited <sup>4</sup> Housing Sites (January 1999)

Settlement	Population 1991	% of Total Population	No. Of Dwellings 1991	% of Total Dwellings	Inherited Housing Allocations, Planning Consents & Committed Dwellings	% of inherited housing allocations
<b>Scunthorpe and Bottesford Urban Area</b>	76,547	50.3	29,880	50.6	3,792	32.5
<b>Barton upon Humber and Brigg</b>	14,759	9.7	5,625	9.5	2,286	19.6
<b>Medium Growth Settlements</b>	22,689	14.9	8,927	15.1	2,334	20.0
<b>Minimum Growth Settlements</b>	32,276	21.1	12,355	21.0	3,180	27.33
<b>Rural Hamlets and Villages in the Open Countryside</b>	6,016	4.0	2,212	3.8	60	0.5
<b>North Lincolnshire</b>	152,287	100	58,999	100	11,652	100

4.13 The North Lincolnshire Local Plan provides an opportunity to review the inherited housing allocations and existing commitments. Many of the local plans prepared by the former planning authorities do not reflect recent government guidance which seeks to achieve sustainable patterns of development and promote future housing within urban areas and locations highly accessible by means other than the private car. As a result many of the inherited housing sites in North Lincolnshire are in smaller unsustainable locations within the rural rather than urban areas.

4.14 In line with PPG13, the Local Plan now seeks to ensure that future housing development is in locations which help to reduce the need to

travel by private car and are well related to existing or proposed employment opportunities. The Plan also reflects government advice to allocate the maximum amount of housing to existing larger urban areas (market towns and above) where they can be easily accessible to facilities and avoid any significant incremental expansion of housing in villages and small towns where this is likely to result largely in car commuting to urban centres and where the travel needs are unlikely to be well serviced by public transport.

<sup>4</sup> Inherited housing sites include all committed and proposed sites identified in existing Local Plans as well as sites with extant planning permission.

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**Table 4** - North Lincolnshire House Completions

Settlement Hierarchy	Annual Average completion rate Mid 1989 - 1998
Scunthorpe and Bottesford Urban Area	153
Principal Settlements (Barton upon Humber & Brigg)	52
Medium Growth Settlements	143
Minimum Growth Settlements and Rural Hamlets	180
North Lincolnshire Total	528

Source: North Lincolnshire Council Building Control and National House Builders Council Completions.

4.15 The Strategic housing requirement is for land for some 5,349 new dwellings to be provided over a 7.5 year plan period (which includes the remaining 5 year Structure Plan requirement and a further 2.5 years projected requirement based on the Structure Plan Annual Figures of 596 dwellings per annum). Sites proposed in this plan and committed sites will provide in the order of 4,536 new houses (See Table 5). The total housing supply for the Local Plan period including proposed and committed sites, and anticipated infill and windfall sites and conversions are some 5,061 dwellings (see Table 5). This means that land supply broadly accords with the Structure Plan requirement figure. However this provides only a 7.5 year supply rather than a 10 year supply. The two phased sites (H2-10 and H2-19) could provide a further 1,234 dwellings to meet longer term needs. For the purposes of Policy H2 it is assumed that all housing will be built at a minimum of 30 dwellings per hectare which may not always be desirable or practical on all sites.

**Table 5** - North Lincolnshire Housing Requirement

North Lincolnshire Strategic Housing Requirement	No of Dwellings
Structure Plan Requirement July 2001 - July 2006 + a further 30 months requirement to December 2008	5,349

North Lincolnshire Housing Supply	No of Dwellings
North Lincolnshire Local Plan Proposed and Committed Sites	4,536
Infill and Windfall sites	Estimated at 40 per annum 300
*Conversions	Estimated at 30 per annum 225
<b>North Lincolnshire Total Housing Supply July 2001 – December 2008</b>	<b>5,061</b>

\* Source: North Lincolnshire Council Building Control Statistics

4.16 The sum total of allocations in local plans prepared by the former planning authorities together with extant planning consents and committed dwellings is not sustainable and conflicts with government guidance. Table 3 shows that of existing housing allocations inherited from Local Plans only 32.5% are identified within the Scunthorpe and Urban Area and only 19.6% within Barton upon Humber and Brigg whilst more than 47% are identified within the small towns and villages where few jobs and facilities exist. This existing geographic distribution of housing is not in accordance with the Structure Plan settlement hierarchy nor is it sustainable. If allowed to continue it could result in mainly greenfield sites in small towns and villages in the countryside being a central focus for new housing development and would result in a redistribution of the population from urban areas and large towns into the countryside.

Table 6 shows that the Local Plan now promotes a more sustainable strategy by allocating 61 per cent of new housing in the Scunthorpe and Bottesford Urban Area and 24 per cent in Barton upon Humber and Brigg and approximately 15 per cent in the smaller rural towns and villages.

## H1 - Housing Development Hierarchy

Future housing development will take place in accordance with the following hierarchy:

- i) **the primary focus for housing development will be the Scunthorpe and Bottesford Urban Area, and to a lesser extent the principal settlements of Barton upon Humber and Brigg;**
- ii) **a lower level of allocations is proposed in the medium growth settlements, compatible with their scale, character, location, facilities and existing environmental quality;**

- iii) **in minimum growth settlements new housing development will be restricted to the building of single and in exceptional cases very small groups of dwellings (up to a maximum of three dwellings), on infilling plots in the main body of the settlement provided that such development would be in keeping with the size, form and character of the settlement;**

- iv) **in the open countryside including rural hamlets and villages for which no development boundaries have been defined, residential development will only be permitted where it is essential to enable agricultural and forestry workers to live at or near their place of work, or in other circumstances where there is special justification.**

4.17 *Open spaces, amenity areas, formal parks and gardens will be retained. The Local Plan has maximised*

**Table 6** - Proposed and Committed Housing Sites

	<b>Scunthorpe &amp; Bottesford Urban Area</b>	<b>Barton upon Humber</b>	<b>Brigg</b>	<b>Medium Growth Settlements</b>	<b>Minimum Growth Settlements</b>	<b>Total</b>
North Lincolnshire Local Plan Proposed and Committed Housing Sites (No of dwellings)	3,501 <small>(includes phased housing site H2-10 for 1,000 dwellings)</small>	753 <small>(includes phased site H2-19 for 234 dwellings)</small>	652 dwellings	619 dwellings	245 dwellings	5,770 dwellings
Percentage Total	61%	13%	11%	11%	4%	100%

brownfield sites, vacant land and buildings for housing within Scunthorpe and Ashby town centres in order to promote healthy and diverse town centres and to promote urban renaissance. Such proposals will support an ongoing £6million Single Regeneration Bid for Scunthorpe town centre and a proposed £30 million town centre redevelopment scheme. Other previously used land elsewhere within the Scunthorpe and Bottesford Urban Area (including areas of housing renewal and demolition) have also been allocated for housing. Further urban extensions on greenfield sites have been identified in order to meet housing need and in line with the government's sequential approach. As housing development is constrained to the north and east of Scunthorpe by the steelworks and other industry (nearly all of which are covered by the Health and Safety Executive's Control of Major Accident Hazards Regulations 1999) these sites are located on the west and south of the urban area. These greenfield sites have avoided important woodlands and other landscapes which are highly valued and rare to the urban area. Higher grade agricultural land has been avoided where possible but given its abundance in North Lincolnshire is preferred before the use of urban greenspaces, important amenity urban fringe, woodland and landscapes worthy of retention. Any greenfield sites which have been allocated have been selected because of the availability of existing infrastructure.

- 4.18 The principal settlements and expanded market towns of Barton upon Humber and Brigg provide similar opportunities on a lesser scale for new housing development being well served by employment and service provision. Development briefs will be prepared for the major housing sites in the urban area and principal settlements to assist developers.

- 4.19 The larger market towns and rural settlements offer a more limited scope for accommodating new housing. In the rural settlements the scale of new housing to be allowed reflects the need to maintain and ensure viable rural communities. As a consequence, the minimum growth settlements are to be the focus of infill development as well as affordable housing proposals both within and outside development limits where appropriate. Many of these villages also contain significant extant planning consents for new housing which will provide additional dwellings in the short to medium term. It is considered that to permit any greater level of development in such villages would not be appropriate. Significant increases within these settlements has in the past tended to result in the creation of car dependent commuter settlements rather than to underpin existing services or to diversify the existing economy. This is reflected in rural settlements in the Isle of Axholme which are currently experiencing high traffic growth of 6% per annum which is more than twice the national average whilst the average rate of traffic growth in North Lincolnshire is only 2.2% per year (North Lincolnshire Council Traffic Survey Spring 1998). Also expansion of these villages on a large scale cannot be achieved without altering their character and function. Any opportunities for housing in such settlements tends to be limited to greenfield land, open spaces, amenity areas and agricultural land which are not considered suitable for development. The amount of new housing in these villages should therefore be sufficient to promote their continued viability whilst protecting their character and environment.

### **Proposed and Committed Housing Sites**

- 4.20 Most new sites proposed in the Local Plan are located in the Scunthorpe and Bottesford Urban Area - sites for

2,908 dwellings or around 66% of the total allocation. A further 1,330 dwellings (30%) are identified within the principal settlements of Barton upon Humber and Brigg with the remaining 196 dwellings (4%) proposed in the medium growth settlements. Adding the 1,336 commitments to sites proposed in Policy H2 this gives a total allocation of land for 5,770 dwellings. Details are given in Table 7 and Policy H2. Of the 3,200 dwellings proposed for housing in Policy H2 up to 562 will be required to be affordable houses in accordance with policies H11 and H12. These policies require that a proportion of affordable housing be provided on all housing sites of 25 dwellings or more or in certain circumstances 15 dwellings or more. The proportion to be provided on each site will be the subject of negotiation and may range from 5 to 20 per cent depending on the location.

- 4.21 In Policy H2 the number of dwellings on sites is based upon achieving a net density of at least 30 dwellings per hectare. Higher densities of 37.5 dwellings per hectare have been estimated for some town centre sites. Three large strategic sites at Scunthorpe (sites H2-3 and H2-10) and Barton (H2-19) require significant landscaping and possibly land for community facilities and schools. Development Briefs will be prepared for these sites and will determine the actual number of dwellings to be provided. Policy H2 also identifies each site area in terms of the percentage of the land that is brownfield or greenfield. In accordance with government guidance the Local Plan has sought to maximise the use of brownfield sites for housing development.
- 4.22 The Local Plan identifies around 4,536 dwellings on proposed and committed sites and allows for up to a further 525 dwellings being

developed on infill and windfall sites and conversions. This is 288 dwellings or 5 per cent less than the Structure Plan total for the 7.5 year period. The Local Plan also provides land for an additional 1,234 dwellings on phased sites if required. In proposing new housing land for development the Local Plan has sought to ensure that all sites proposed are sustainable in terms of both the site and the settlement location. The Council undertakes a regular survey of towns and villages within North Lincolnshire which assesses the availability of services and facilities and provides data regarding the suitability of such settlements to accommodate further development. Although no new housing is proposed within the minimum growth settlements it is considered that more than sufficient land is provided through outstanding committed housing sites and available extant live planning consents. Affordable housing may also be provided either within or adjacent to development limits where a need is demonstrated thus ensuring that future growth in the smaller rural settlements is sustainable and commensurate with their size and scale.

### **H2 - Proposed Housing Sites**

**Within the plan period July 2001 to December 2008 the housing land requirement is for some 5,349 dwellings (710 dwellings per annum). Provision will be made for a total of 5,061 dwellings of which 1,336 dwellings are committed, 525 are expected to be provided through windfalls and conversions and 3,200 dwellings are proposed on allocated sites as follows: -**

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<b>Settlement Status</b>	<b>Number of dwellings</b>
<b>Scunthorpe and Botesford Urban Area</b>	<b>1,908</b>
<b>Principal Growth Settlements</b>	<b>1,096</b>
<b>Medium Growth Settlements</b>	<b>196</b>
<b>Total</b>	<b>3,200</b>

In addition to the 3,200 dwellings proposed in the Local Plan, policy H2 identifies a further 1,234 dwellings at two sites at Scunthorpe and Barton

upon Humber for phased development as set out in Policy H4. The number of dwellings to be provided on all sites is based upon achieving minimum net densities of at least 30 dwellings per hectare. It is proposed that for the larger sites H2-3, H2-10 and H2-19 development briefs will be prepared.

A proportion of new dwellings on allocated and windfall sites should be affordable, as set out in policies H11 and H12, and over the plan period a total of up to 562 units will be provided.

Site Location		Area Hectares		Estimated No of Dwelling	Previously Used Land %	Greenfield %
		Gross Area	Net Area			
<b>SCUNTHORPE AND BOTTESFORD URBAN AREA</b>						
H2-1	Plymouth Road	1.3	1.3	39	0	100
H2-2	Ashby South Grange	4	4	120	0	100
H2-3	Lakeside	33.72	27.6	800	45.57	54.43
H2-4	Normanby Road West	9.3	9.3	250	0	100
H2-5	Parkinson Avenue	0.14	0.14	12	100	0
H2-6	Plumtree Way	0.25	0.25	10	0	100
H2-7	Railway Sidings Station Road	6	6	180	100	0
H2-8	Brumby Hospital	1.87	1.87	56	100	0
H2-9	Ashby Junior School	1.19	1.19	36	100	0
H2-10	Land North of Doncaster Road	(39.9)	(38.7)	(1000)	(0)	(100)
H2-11	Cambridge Avenue/Chancel Road	0.5	0.5	15	0	100
H2-12	North of Station Road	0.75	0.75	40	100	0
H2-13	Exeter Road	0.28	0.28	20	100	0
H2-14	Priory Lane	7.19	7.19	270	100	0
H2-15	Church Lane Post Office	0.27	0.27	20	100	0
H2-16	Deyne Avenue	0.33	0.33	40	100	0
	<b>TOTAL EXCLUDING PHASED SITES</b>	<b>67.09</b>	<b>60.97</b>	<b>1908</b>	<b>54.7</b>	<b>45.3</b>
	<b>TOTAL INCLUDING PHASED SITES</b>	<b>106.99</b>	<b>99.67</b>	<b>2908</b>	<b>33.4</b>	<b>66.6</b>
<b>PRINCIPAL SETTLEMENTS - BARTON UPON HUMBER</b>						
H2-17	St Mary's Cycle Works	1.75	1.75	53	100	0
H2-18	Ferriby Road/Westfield Road	3.58	3.58	107	100	0
H2-19	Pasture Road South	(11.7)	(7.8)	(234)	(0)	(100)
H2-20	Tofts Road West	4	4	120	0	100
H2-21	Butts Road (Atlas Works Site)	0.37	0.37	11	0	100
H2-22	Far Ings Road	0.91	0.91	27	100	0
H2-23	West Acridge/Dam Road	3.25	3.25	98	0	100
H2-24	Land East of Maltkiln Road	0.6	0.6	28	100	0
	<b>TOTAL EXCLUDING PHASED SITES</b>	<b>14.66</b>	<b>14.46</b>	<b>444</b>	<b>47.3</b>	<b>52.7</b>
	<b>TOTAL INCLUDING PHASED SITES</b>	<b>26.16</b>	<b>22.26</b>	<b>678</b>	<b>30.7</b>	<b>69.3</b>

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Site Location		Area Hectares		Estimated No of Dwelling	Previously Used Land %	Greenfield %
		Gross Area	Net Area			
<b>PRINCIPAL SETTLEMENTS - BRIGG</b>						
H2-25	Ancholme Park	2.6	2.6	78	51	49
H2-26	North of Bridge Street	0.5	0.5	15	100	0
H2-27	Redcombe Lane	4.06	4.06	122	0	100
H2-28	Yarborough House	3.65	3.65	110	20.5	79.5
H2-29	Western Avenue	7.2	7.2	216	0	100
H2-30	Island Carr North (Mixed Use site) now MX1-12 (with residential on upper floors only)	6	2	60	100	0
H2-31	Bigby Street	0.36	0.36	11	100	0
H2-32	Silversides	1.3	1.3	40	100	0
	<b>TOTAL</b>	<b>25.67</b>	<b>21.67</b>	<b>652</b>	<b>28.8</b>	<b>72.2</b>
	<b>TOTAL PRINCIPAL GROWTH SETTLEMENTS (EXCLUDING PHASED SITES)</b>	<b>40.13</b>	<b>36.13</b>	<b>1096</b>	<b>36.2</b>	<b>63.8</b>
	<b>TOTAL PRINCIPAL GROWTH SETTLEMENTS (INCLUDING PHASED SITES)</b>	<b>51.83</b>	<b>43.93</b>	<b>1330</b>	<b>29.8</b>	<b>70.2</b>
<b>MEDIUM GROWTH SETTLEMENTS - BROUGHTON</b>						
H2-33	South of High Street	0.57	0.57	17	100	0
<b>MEDIUM GROWTH SETTLEMENTS - CROWLE</b>						
H2-34	South of Field Road	3	3	90	0	100
<b>MEDIUM GROWTH SETTLEMENTS - KEADBY</b>						
H2-35	North Of Staton Road	2.4	2.4	72	100	0
<b>MEDIUM GROWTH SETTLEMENTS - KIRTON IN LINDSEY</b>						
H2-36	East of Richdale Avenue	0.57	0.57	17	100	0
	<b>TOTAL MEDIUM GROWTH SETTLEMENTS</b>	<b>6.54</b>	<b>6.54</b>	<b>196</b>	<b>54.13</b>	<b>45.87</b>
	<b>PROPOSED HOUSING</b>	<b>113.76</b>	<b>103.64</b>	<b>3200</b>	<b>48.2</b>	<b>51.8</b>
	<b>PROPOSED PHASED HOUSING (SITES H2-10 AND H2-19)</b>	<b>51.6</b>	<b>46.5</b>	<b>1234</b>	<b>0</b>	<b>100</b>
	<b>TOTAL PROPOSED HOUSING</b>	<b>165.36</b>	<b>150.14</b>	<b>4434</b>	<b>33.3</b>	<b>66.7</b>

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**Table 7** - Committed Housing Sites - July 2001

Site Location		Hectare	Estimated Number of Dwellings	Brownfield	Greenfield
<b>SCUNTHORPE AND BOTTESFORD URBAN AREA</b>					
CH1	St Davids Crescent/West View	1.4	35	0	100
CH2	Ashby South Grange	18.52	463	0	100
CH3	Ferry Road West	2.8	70	0	100
CH4	West of Hilton Avenue	1.0	25	0	100
<b>Total</b>		<b>23.72</b>	<b>593</b>	<b>0</b>	<b>100</b>
<b>PRINCIPAL SETTLEMENTS - Barton upon Humber</b>					
CH5	East of Waterside Road	0.8	24	100	0
CH6	West of Marsh Lane	0.4	11	100	0
CH7	Maltkiln Road/Waterside Road	1.6	40	100	0
<b>Total</b>		<b>2.8</b>	<b>75</b>	<b>100</b>	<b>0</b>
<b>PRINCIPAL SETTLEMENTS - Brigg</b>					
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL PRINCIPAL SETTLEMENTS</b>		<b>2.8</b>	<b>75</b>	<b>100</b>	<b>0</b>
<b>MEDIUM GROWTH SETTLEMENTS - Barrow upon Humber</b>					
CH8	West of Beck Lane	2.2	53	0	100
<b>Total</b>		<b>2.2</b>	<b>53</b>	<b>0</b>	<b>100</b>
<b>MEDIUM GROWTH SETTLEMENTS - Crowle</b>					
CH9	Isle Close	1.09	13	0	100
CH10	Mullberry Drive	1.29	15	0	100
<b>Total</b>		<b>2.38</b>	<b>28</b>	<b>0</b>	<b>100</b>
<b>MEDIUM GROWTH SETTLEMENTS - Epworth</b>					
CH11	West of Battle Green	1.28	32	0	100
CH12	South of Battle Green	4.12	78	0	100
<b>Total</b>		<b>5.4</b>	<b>108</b>	<b>0</b>	<b>100</b>
<b>MEDIUM GROWTH SETTLEMENTS - Kirton in Lindsey</b>					
CH13	North of Spa Hill	6.44	192	0	100
<b>Total</b>		<b>6.44</b>	<b>192</b>	<b>0</b>	<b>100</b>

Site Location		Hectare	Estimated number of Dwellings	Brownfield	Greenfield
<b>MEDIUM GROWTH SETTLEMENTS - Messingham</b>					
CH14	West of The Meadows	1.09	27	0	100
<b>Total</b>		<b>1.09</b>	<b>27</b>	<b>0</b>	<b>100</b>
<b>MEDIUM GROWTH SETTLEMENTS - Winterton</b>					
CH15	West of North Street	0.5	15	0	100
<b>Total</b>		<b>0.5</b>	<b>15</b>	<b>0</b>	<b>100</b>
<b>Total Medium Growth Settlements</b>		<b>18.01</b>	<b>423</b>	<b>2.8</b>	<b>97.2</b>
<b>MINIMUM GROWTH SETTLEMENTS - Barnetby</b>					
CH16	North of Victoria Road	2.5	70	0	100
<b>MINIMUM GROWTH SETTLEMENTS - Burton upon Stather</b>					
CH17	North of Holme Drive	2.6	20	0	100
<b>MINIMUM GROWTH SETTLEMENTS - Goxhill</b>					
CH18	Land south of Howe Lane	1.12	22	0	100
<b>MINIMUM GROWTH SETTLEMENTS - Hibaldstow</b>					
CH19	South of Hopfield	2.5	63	0	100
<b>MINIMUM GROWTH SETTLEMENTS - Wrawby</b>					
CH20	South of Bakersfield	3	70	0	100
<b>TOTAL MINIMUM GROWTH SETTLEMENTS</b>		<b>10.57</b>	<b>245</b>	<b>0</b>	<b>100</b>
<b>TOTAL RURAL HAMLETS AND VILLAGES IN THE OPEN COUNTRYSIDE</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>
<b>TOTAL HOUSING COMMITMENTS</b>		<b>55.1</b>	<b>1,336</b>	<b>5.9</b>	<b>94.1</b>

## Housing on Previously Used Land and Brownfield Sites

4.23 The Local Plan is committed to achieving more sustainable development patterns. An important element of this strategy is seeking to maximise opportunities for new housing development on previously used and brownfield sites and minimising the need for development on greenfield and undeveloped land. North Lincolnshire comprises 328 square miles of which 89% is in agricultural use generally and 78% is arable or fallow farm land. The

potential for brownfield development is restricted in the rural settlements of North Lincolnshire as they are generally small in scale and contain few previously used sites within the small cores of these towns and villages and are also constrained by agricultural land at their boundaries.

4.24 The majority of brownfield sites are therefore located within the Scunthorpe and Bottesford Urban Area and particularly within the Scunthorpe town centre and the former steel manufacturing areas to the north and east of the town. The significant areas of previously used

land to the north and east of Scunthorpe however, are sites of former steel manufacturing or open cast minerals workings and are inappropriate for housing. This land is mostly identified for industry within the Local Plan and has been, and continues to be, reclaimed with significant government and European funding (such as the former Lysaghts Steelworks). Many of these sites are also located within Zones of Hazardous Installations (adjacent to British Steel plc, British Oxygen Company and other potentially hazardous operations and designated as COMAHs) as identified by the Health and Safety Executive. These sites continue to be allocated for industry. Many are also subject to varying levels of contamination. Opportunities also exist for brownfield development within the principal settlements and market towns of Barton upon Humber and Brigg.

4.25 The North Lincolnshire Local Plan has sought to allocate the maximum amount of suitable previously used land for housing development (in spite of the physical and geographic constraints outlined) and comprehensive surveys to identify such sites have been undertaken. As a result and in addition to the brownfield sites allocated in Policy H2 further mixed use sites (all of which are brownfield and in town centre locations) have been identified as suitable for a number of uses including housing.

4.26 These sites include 4.32 hectares in Scunthorpe town centre (Mixed Use Policies MX1-1, MX1-4, MX1-5 and MX1-6), 2.06 hectares at Barton upon Humber (Policy MX1-8), 1.87 hectares in Brigg Town Centre (MX1-11) and 0.16 hectares in Crowle (MX1-13). These proposed mixed use sites provide 8.41 hectares of brownfield housing land and up to 142 dwellings if 50% of these site areas were developed for housing

and more than 280 dwellings if totally developed for housing.

4.27 No allowance has been made in the Local Plan for housing figures for the development of these sites. These mixed use sites however can contribute to further increasing the number of dwellings on brownfield sites and promoting urban renaissance and the quality of life in the urban areas as well as improving vitality and viability of town centres in North Lincolnshire. The total amount of brownfield land proposed for North Lincolnshire, including these mixed use sites is some 62.1 hectares or 55% of the total 111.84 hectares of proposed housing and mixed use brownfield Sites (excluding Committed Sites and Phased Sites) identified within the Local Plan. This is in line with the national target of achieving 60% of housing development on previously used land set by government.

4.28 The Local Plan has sought to maximise the amount of brownfield land allocated for residential purposes. Future housing development on infill and windfall sites not allocated in the Plan should similarly maximise previously used sites. The Council acknowledges that significant areas of previously used land exist within the countryside and occasionally within or adjacent to rural villages. In reviewing all brownfield sites and housing allocations generally such land is considered to be unsuitable due to its location and remoteness from services. Such land includes former mineral workings, disused airfields, disused industrial and employment installations (including farm buildings).

### H3 - Previously Used Land

**The development of previously used land and vacant buildings will be preferred in sequence to the take up of greenfield sites in a locality. Planning permission for sites not identified within this Local Plan will only be permitted where:**

- i) the proposal is located on previously used land and is within existing settlement development limits; and**
- ii) the proposal is limited to a maximum of three dwellings in the minimum growth settlements subject to development being in keeping with the size, form and character of the settlement;**
- iii) the proposal is located within the Development Boundary of a settlement on greenfield, previously undeveloped, land provided there are no developable brownfield sites (allocated or otherwise) within the settlement.**

4.29 *The Local Plan has identified sufficient land for housing throughout the plan period and sought to ensure that allocated sites are as far as possible sustainable and maximise the use of previously used and brownfield sites. It is therefore important that any additional housing proposals which come forward also reflect the principles of sustainable development and the commitment to the development of brownfield land.*

### Phasing of Housing Sites

4.30 Through survey work, the Local Plan has sought to maximise the number of proposed housing sites on brownfield land. This has included independent surveys and drawing upon the National Land Use Database (NLUD). In reviewing the 27 Local Plans formerly providing plan coverage within North Lincolnshire more than 200 hectares of greenfield land has been deleted from development proposals. Such deleted sites include 150 hectare business parks on Grade 2 agricultural land through to former Local Plan housing allocations situated on important greenfield amenity spaces and on the best and most versatile agricultural land in small rural villages. However, in order to identify sufficient housing land for the Local Plan period some greenfield sites are required. It is important that these sites are not preferred for development over more problematic brownfield sites. Urban extensions are considered the only acceptable location for large scale greenfield development, that is sites that are contiguous with the built environs of the Scunthorpe and Bottesford Urban Area, Barton upon Humber and Brigg.

### H4 - Phased Housing Sites

**Land north of Doncaster Road, Scunthorpe (Policy H2-10) and land at Pasture Road South, Barton upon Humber (Policy H2-19) are strategic urban extension sites and will only be released when the following criteria are met:**

- i) the conclusions of the North Lincolnshire plan, monitor, manage review reveal that actual completions of new or converted dwellings on committed, proposed**

**and windfall sites are not meeting the annual housing requirements for North Lincolnshire ; and**

**ii) development has been started or secured on the previously developed sites listed in policy H2 which have been demonstrated to be genuinely available in the plan, monitor, manage review in the respective settlement ; and**

**(iii) a development brief for the site has been agreed by North Lincolnshire Council**

4.31 Two large housing sites in Scunthorpe and Barton upon Humber are an important part of the plan’s strategy to focus new development in the urban area and principal growth settlements. However, both are green field urban extensions of existing settlements and therefore afforded lower priority in terms of the sequence of site release set out in PPG3. The Council is keen to ensure that before these sites are released, good progress has been made in developing previously used land which is genuinely available in each settlement. Policy H4 therefore sets out the circumstances under which each site will be released.

4.32 Effective monitoring of both planning permissions granted and dwelling completions is essential for the operation of this phasing policy. Regular monitoring reports will be prepared to check on progress in meeting housing requirements and to identify if and when sites are not coming forward in the sequence or at the rate required. For the purposes of interpreting Policy H4, the annual

housing requirement will be taken to be the annual housing requirement of 710 houses per year for North Lincolnshire as a whole. Decisions on whether requirements are being met should not, however be based on assessing one year’s completions alone, but rather take account of trends over at least three years. If through the plan, monitor, manage review it is evident that substantial differences are occurring between the take up of land and the rate of house building anticipated by the plan in this phasing policy, then the Council will consider a change of approach to the phasing of sites as recommended in the DTLR Best Practice Guide – Planning to Deliver – The Managed Release of Housing Sites.

4.33 The site at Doncaster Road is extensive and will inevitably be developed over a number of years. Development of this scale requires significant investment in infrastructure at the outset so the lead-time for this site is likely to be fairly lengthy. The Council is particularly keen to ensure that a comprehensive development brief or master plan for the site is agreed well in advance of any consideration of a planning application for the development. Given the anticipated difficulties in bringing forward several of the allocated previously developed sites, it is likely that a start on the H2-10 site will be made by the second half of the plan period. By this time, many existing planning permissions and commitments will have been built out and significant progress should have been made in bringing forward the brownfield sites identified in the plan.

**New Housing Development**

4.34 Having identified a range of housing sites in accordance with the Local Plan strategy, it is important that the objectives of sustainability are not

undermined by significant residential development in inappropriate locations outside these allocations. New housing sites and the renewal of residential planning permissions will only be considered favourably where the proposals do not conflict with the strategy and policies of the Local Plan. They should be located within the Scunthorpe and Bottesford Urban Area or the principal settlements of Barton upon Humber and Brigg and the medium growth settlements. In the past, housing infill sites provided a significant contribution to new house building, particularly in smaller rural settlements.

- 4.35 A significant over-allocation of extant planning permissions has accumulated over many years within North Lincolnshire. Many of these sites are either in unsustainable locations, or cannot reasonably be expected to commence development within the lifetime of the Local Plan. A number of housing sites are also the result of landbanking where there is little intention to develop within the foreseeable future.
- 4.36 The Council has a finite number of housing allocations to identify within the Local Plan and it is important that all housing sites, in addition to being in sustainable locations, are expected to be, and are, capable of being developed. It is not the intention to renew planning consents in unsustainable locations particularly on long standing sites where no development has commenced. Similarly, where development has partially commenced (i.e. road access, footings etc.), and where there has been a significant delay which could prejudice achievement of the required amount of housing, the Council will consider serving Completion Notices on developers.
- 4.37 On infill sites it is important to ensure that new developments are sensitively located and have regard to the

character and amenity of their immediate vicinity and the character of the settlement in general. The piecemeal residential development of open spaces and private gardens can, if uncontrolled, create an adverse impact and destroy the character of settlements. North Lincolnshire contains a diverse range of towns and villages of varying sizes and any new development should enhance and improve the local environment.

### **H5 - New Housing Development**

**Proposals for new housing development and renewals of planning permission will be permitted provided that:**

- i) the development site is located within Scunthorpe and Bottesford Urban Area, the principal growth settlements of Barton upon Humber and Brigg or the medium growth settlements. All such development will be reasonably expected to commence within the lifetime of the Local Plan;**
- ii) it comprises infill development, of up to three dwellings and is located within the medium and minimum growth settlements.**

**All new housing developments should meet the following criteria:**

- a) development should be well related to existing infrastructure including education,**

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| <p><b>community and health facilities, roads, footpaths and cycleways, public transport services, water supply and other utilities; and</b></p> <p><b>b) the development does not result in the loss of important open space; and</b></p> <p><b>c) the development is in keeping with the scale and character of the settlement; and</b></p> <p><b>d) development of more than three dwellings can reasonably be expected to commence within the lifetime of the Local Plan; and</b></p> <p><b>e) the scale, layout, height and materials of the development are in keeping and compatible with the character and amenity of the immediate environment and with the settlement as a whole; and</b></p> <p><b>f) any development has an adequate and appropriately designed access which will not create any traffic or road safety hazard; and</b></p> <p><b>g) adequate parking within the curtilage of the site is</b></p> | <p><b>provided in order to ensure that no on-street parking occurs which would be to the detriment of the free and safe flow of vehicles using the public highway; and</b></p> <p><b>h) the development should ensure the conservation and retention of features of particular architectural, historic, archaeological, landscape, nature conservation importance or existing features which make an important contribution to the character or other amenity of the site or the surrounding area; and</b></p> <p><b>i) provision is made within the curtilage of each dwelling (except for upper storey flats) for an area of private amenity open space; and</b></p> <p><b>j) development does not result in overlooking or a loss of privacy to existing developments, or any other loss of amenity to existing dwellings; and</b></p> <p><b>k) proposals do not result in unacceptable</b></p> |
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**ribbon development; and**

**l) adjacent land uses will not result in annoyance or detract from the residential amenity which residents of the proposed dwellings could expect to enjoy; and**

**m) where appropriate and/or necessary new development should include substantial and suitable landscaping.**

4.38 *The renewal of residential planning permissions will be considered afresh against the policies of the North Lincolnshire Local Plan. Where there has been a change in policy and the proposed development would materially conflict with the policies of this Local Plan, or it is unlikely that the site will commence development within the lifetime of the Local Plan, planning permission will not be granted. This is likely to affect planning permissions previously granted for significant development and new large-scale proposals in medium growth and minimum growth settlements as well as rural hamlets and villages in the open countryside. In the past, substantial infill development has occurred which has compromised the character of certain settlements, not only by designs which do not respect the surrounding area, but also by the inappropriate infilling of areas between and around buildings (including private gardens). Many of these spaces provide important amenity areas and are as important as the built environment in defining the character of settlements, both within urban areas and in the more rural towns and villages. It is important that such spaces are protected from development and that the densities of settlements are not*

*permitted to increase beyond a level which has an adverse and detrimental impact upon the character of the settlement. Similarly, new housing development in settlements laid out in a linear pattern would be expected to reflect the existing frontage layout.*

## **Flats Above Shops and Vacant Buildings for Housing**

4.39 The conversion of suitable vacant buildings for housing and other initiatives such as promoting flats above shops can bring new life into towns and further reduce the need for building on greenfield land. Re-using vacant and under-used buildings in towns and urban areas can also reduce the need to travel and do much to stimulate the night-time economy and encourage mixed uses.

## **H6 – Flats above Shops and the Use of Vacant Buildings for Housing**

**The use of premises above shops for residential uses will be permitted provided that there is no conflict with existing land uses and that there is adequate access and car parking nearby. Elsewhere the Council will seek to maximise the residential use of both vacant and under-used housing. The conversion of under-used commercial premises in town centres for housing will be permitted provided that there is no conflict with existing land uses, access, parking and environment.**

4.40 *Flats over shops and the use of other vacant buildings can be a valuable source of new housing. In Scunthorpe, major retail redevelopment of the town centre will provide additional retail and leisure facilities. This is expected to provide a number of opportunities for*

increasing housing provision from both conversions and re-development in the future in other parts of the town centre. In many other town centres and elsewhere in the Scunthorpe and Bottesford Urban Area there is potential to provide additional housing by re-using vacant buildings and providing flats above shops. The Council will encourage such proposals wherever practicable in order to promote urban renaissance and sustainable living.

### Backland and Tandem Development

4.41 There are many areas of land within the curtilages of properties and premises, behind frontage buildings and away from the highway. Such land is commonly known as backland. Proposals are submitted to the Council for dwellings on these sites which if not carefully located can result in tandem development whereby one house is immediately located behind the other and shares the same narrow access. Such proposals need to be carefully controlled to prevent problems arising from access, loss of privacy and amenity.

### H7 - Backland and Tandem Development

**Backland development or tandem development will be permitted provided that:**

- i) there is no adverse effect on the amenities of any residential premises or adjoining use through:**
  - a) overlooking and loss of privacy;**
  - b) loss of amenity area to the adjoining dwellings;**

- c) the level of nuisance resulting from the movement of vehicles to and from the proposed development.**

- ii) it would not affect the general quality and character of the area in which it is located by:**

- a) unacceptably increasing the density of development in that area;**

- b) resulting in the loss of important natural and man-made features;**

- c) leading to an unacceptable proliferation of vehicular accesses to the detriment of the street scene and/or road safety.**

4.42 *The development of back gardens and other backland for new housing should be in keeping with the character and quality of the local environment. Where development of back garden or back land is allowed, it will require careful planning. For example, there must be proper means of access, which is convenient and safe for both drivers and pedestrians, and adequate provision for vehicle parking and turning. There must be adequate space between old and new buildings to avoid spoiling the amenity of neighbouring houses and overshadowing must be avoided. Sensitive design and good landscaping are particularly important if new developments are to be accommodated successfully in established residential areas. Tandem development, consisting of one house*

*immediately behind another and sharing the same narrow access, is generally unsatisfactory because of the difficulties of access to the house at the back and the disturbance and lack of privacy suffered by the house in front.*

## Design

- 4.43 New housing often has the greatest impact upon the character and quality of settlements. PPG1 states that new buildings define public spaces, streets and vistas and inevitably create the context for future development. Such matters are material considerations in determining planning applications and appeals. It is important to consider not only the design of the buildings themselves, but also the context, setting and general surroundings, and the design of development in which the proposal is to be built.
- 4.44 North Lincolnshire has inherited a diverse built heritage and range of settlements including many agricultural villages and market towns through to the urban area of Scunthorpe and Bottesford. The design and the sum of the complex relationships between buildings, spaces, landscape, streetscape, parks and natural environment are what make settlements unique. North Lincolnshire values its built environment and seeks quality design whether in high-density urban areas or predominantly low-density agricultural villages. A Village Design Statement has been prepared for Appleby as Supplementary Planning Guidance. Further Village Design Statements together with Design Briefs will be prepared and developers will be required to have regard to these in planning proposals and will be taken into account in determining planning applications.

## H8 - Housing Design and Housing Mix

**New residential development will be permitted provided that it:**

- i) respects and reflects the form, scale, massing, design and detailing, materials, and nature of the local environment; and**
  - ii) incorporates a high standard of layout which maintains and where possible improves and enhances the character of the area; and**
  - iii) protects existing natural and built features, landmarks or views that contribute to the amenity of the area; and**
  - iv) prioritises the needs of pedestrian movement and takes into account the safety, health and security of residents, neighbours and the community; and**
  - v) provides for residents a sense of identity and variety;**
  - vi) creates an appropriate mix of dwelling size and type.**
- 4.45 *It is not the intention to be unnecessarily prescriptive, but proposals for residential development will need to take account of the surrounding environment and reflect the need for good design which should complement the area. This does not preclude innovative design, although care needs to be exercised to ensure that new development is not intrusive*

thereby detracting from the character or streetscape.

- 4.46 Where a proposal is within one of North Lincolnshire's 17 conservation areas a high standard of detailing and choice of materials will be important and should reflect local tradition. The Historic Environment chapter of the Local Plan lists the conservation areas and provides guidance for all types of development.
- 4.47 The design of new housing development should create an attractive and safe environment which provides a high standard of amenity for all residents. The layout and orientation of new housing should seek to maximise the privacy of rear gardens and minimise adverse effects such as excessive overlooking and loss of daylight/sunlight.
- 4.48 In certain circumstances it may be necessary for the local planning authority to prepare a development brief, for example where a proposal would be in a sensitive location or would have a significant impact on the surrounding area. Such a brief will guide the developer by drawing attention to site characteristics and the expected standard of design, layout, etc.
- 4.49 New housing development should achieve a range of house types and sizes to promote a better social mix of new housing and to create new communities.

### H9 - Housing Density

**In medium and minimum growth settlements, new housing development will be permitted provided that the density is compatible with that of the settlement in which it is located. In the Scunthorpe and Bottesford Urban Area and the principal growth settlements, higher residential densities will be sought subject to satisfying the design**

**criteria of policy H8. Within the town centres of these settlements net densities of at least 37.5 dwellings to the hectare are to be achieved. In all settlements, densities of at least 30dph will be sought unless there are overriding reasons relating to the surrounding built environment character, landscape or design or an identified need for key worker provision. In all settlements new residential development will take into account the:**

- i) type, mix and size of dwellings to be developed; and**
- ii) amenity of neighbouring dwellings with particular regard to privacy; and**
- iii) layout and design of the proposed development; and**
- iv) need to protect and retain existing features on the site and provide public amenity space, in line with policy H10.**

- 4.50 The criteria for considering the density of new residential development varies according to the character of the site and surrounding area, the overall design of the development and the need to provide for particular sectors of the housing market. The Council supports the Government's aim of seeking to achieve housing densities of at least 30 dph. However the form, scale, layout and open spaces which contribute to the character of a settlement need to be properly considered in the design process as well as the surrounding land uses. For example, higher densities may be more acceptable on derelict brownfield town centre sites within large urban areas where they are in keeping with the scale of surrounding development. In rural settlements this will rarely be the

case where the open character and low density, agricultural nature of these towns and villages should be preserved. For the purposes of this policy, density is defined as the number of houses per hectare, either in the immediate locality or in the settlement as a whole. The Council will seek to ensure that new housing development achieves net densities of at least 30 dwellings to the hectare in the Scunthorpe and Bottesford Urban Area and the principal settlements and 37.5 dwellings per hectare in their town centres. In the medium and minimum growth settlements densities should be appropriate to the existing towns or villages. Increased densities will be permitted where they contribute to the design and enhancement of the settlement.

### **Open Space Provision in New Housing Development**

- 4.51 New housing development will create additional demands for recreational open space. Recreational open space is an important part of the urban fabric and it is essential that people have easy access to open space close to where they live to meet their sporting or leisure needs. Recreational open space provision includes playing pitches and formal sports' provision and children's play areas. Informal open spaces in housing areas such as kickabout areas, parks, gardens etc. also have value for informal recreation such as relaxing and walking.
- 4.52 Consultants have been appointed to prepare an Open Space and Playing Pitch Strategy. This will be used as the basis for supplementary planning guidance on open space provision which is currently in preparation. It is likely that, in those areas where a quantitative or qualitative deficiency in existing open space provision is identified, or where such deficiencies

will result from new development, the Council will require developers to contribute towards the meeting of shortfalls, by either providing on-site or off-site open space, or contributing an appropriate equivalent sum for funding neighbourhood provision. Emerging supplementary planning guidance will establish how developer contributions to open space provision will be calculated and secured.

- 4.53 If any area is identified as having particularly acute shortages in open space provision, the Council will also seek to secure on-site and/or off-site improvements in informal open space provision.
- 4.54 Where a developer provides open space as part of a proposal, it is important that it should form an intrinsic part of the layout, and should be useable, in terms of it being secure, open to natural surveillance by surrounding dwellings while avoiding adverse amenity affects such as noise, and landscaped so as to visually integrate with the surrounding development. Existing mature or attractive features of landscape or nature conservation value should be retained as an integral element of the design and layout of the open space.

### **H10 - Public Open Space Provision in New Housing Development**

**To the extent that the existing public open space provision in an area is insufficient to meet the needs of additional residents, any new housing development shall make provision, as follows;**

- i) New housing developments on allocated and windfall sites of 0.5 ha or more will be required to provide recreational**

**open space on a scale, and in a form, appropriate to serve the needs of residents, or alternatively, where appropriate, to provide commuted payments for this provision to be made off-site, either individually or in combination with existing or other proposed recreational sites and facilities. On large development sites new built facilities may be required which support the recreational open space.**

- ii) **The Council will seek to enter into an agreement with developers which will set out the date of provision and arrangements for the maintenance and management of such areas during the course of development and thereafter.**
- iii) **On sites of less than 0.5 ha, the developer will be expected to make an appropriate commuted payment to off-site recreational open space provision within the catchment area and to contribute to future maintenance in accordance with supplementary planning guidance.**

4.55 *Additional open space will be provided in accordance with the recommendations of the emerging Open Space and Playing Pitch Strategy. The provision of recreational open space (i.e. playing fields, informal open space and children's play areas) as part of new housing developments will*

*take account of this strategy. In areas where there is an identified quantitative and/or qualitative deficiency in recreational open space in the locality, the provision of all or some of the open space required by a particular development may be met most effectively off the site. Supplementary planning guidance will be prepared to indicate the appropriate levels of commuted payment towards open space provision and contribution towards its maintenance.*

### **Affordable Housing**

- 4.56 North Lincolnshire Council is committed to the aim of ensuring that local people have the opportunity of a decent home. The Council will seek the provision of 'affordable housing' where people do not have sufficient income to access the housing market. The term 'affordable housing' includes both low cost market and subsidised housing for those people who cannot afford to rent or buy houses generally on the open market. Affordable housing can be provided in urban and rural areas and be for sale or rent or a combination of both (irrespective of tenure ownership or financial arrangements) wherever a demonstrable need exists. For the purpose of implementing policies H11, H12, and H13 affordable housing is defined as subsidised housing for rent provided by a Registered Social Landlord (RSL) or other social body. In exceptional circumstances low cost market housing for sale at a price which those identified as being in need can afford to pay may be appropriate on individual sites, subject to negotiation with the local planning authority. To complement the policies on affordable housing set out in policies H11, H12 and H13 the Council is preparing detailed supplementary planning guidance on affordable

- housing which provides more guidance for developers.
- 4.57 The Government sets out its commitment to ensuring affordable housing in PPG3 and Circular 6/98. The Government considers that a community's need for affordable housing is a material planning consideration which may be properly taken into account in formulating development plan policy and in determining planning applications. Wherever affordable housing provision does not involve a registered social landlord, planning agreements and conditions will be used to control future occupancy. Any requirement provision for affordable housing must be justified by an up to date assessment of social housing need. The Government policy states that where a demonstrable need exists Local Plans should set indicative targets for suitable sites (either as a number or as a percentage of the dwellings on the site).
- 4.58 Circular 6/98 also sets out minimum thresholds for residential sites upon which affordable housing is considered appropriate. In urban areas and towns with populations over 3,000 this threshold is set at housing development sites greater than 1 hectare or 25 dwellings, or more. In rural settlements with populations of 3,000 or less the threshold is reduced to housing sites of 0.5 hectares or 15 dwellings or greater. This is the central plan-led approach set out by Government for the provision of affordable housing in both urban and rural areas. However, where there remains a clearly demonstrated lack of affordable housing in rural areas which cannot be met by means of local plan provision then a 'rural exceptions policy' can be included. Such a policy enables the granting of planning permission for small sites both within and adjoining existing villages in exceptional circumstances. The rural exceptions policy is based upon permitting limited exceptions to established policies of restraint and the release of such sites is required to take full account of environmental considerations and the style and character of such housing should be in keeping with its surroundings and local building styles. General market housing is not appropriate on such sites.
- 4.59 The delivery of affordable housing requires close co-ordination between the Council's Housing Strategy and the Local Plan policy framework. The Council prepares an annual Housing Strategy which aims to meet the needs of local people including the 4,323 people identified currently on the council house waiting list (which at February 2000 stood at 4,325 people). The Council's Housing Strategy sets out the Council's proposals for the management of its housing stock, for new private housing initiatives and for more generally tackling homelessness and other housing issues. Local housing assessments are required to identify affordable housing needs and also the needs of specific groups including the elderly, the disabled, the homeless, young single people, rough sleepers, key workers, travellers, students and those in need of hostel accommodation. To assess more general needs across the authority area the Council is currently funding an area wide housing needs survey of North Lincolnshire. In addition a Rural Housing Enabler is assisting the Council in ascertaining rural affordable housing need.
- 4.60 House prices in North Lincolnshire vary significantly but are generally low in comparison with the national average and with other districts within the region. However, this is matched by low average wages. Prices tend to be lowest in deprived urban areas of Scunthorpe and increase in the more

attractive villages and small market towns in rural North Lincolnshire. The average house price for a semi-detached property in Scunthorpe is £45,100 and is £60,453 in North Lincolnshire as a whole (North Lincolnshire House Price Survey, December 1999). This compares with £58,265 in Yorkshire and Humberside and £83,946 nationally (Halifax Building Society December 1999).

- 4.61 Assessments of affordable housing needs are required to consider local house prices and rents, local incomes, the supply and suitability of existing local affordable housing, the size and type of local households, and the types of housing best suited to meeting these local needs. Assessments must be kept up to date during the plan period. The Council is currently undertaking a North Lincolnshire wide assessment which when completed in Winter 2000 will provide the basis for identifying future affordable provision. This housing needs assessment is being complemented by a Rural Housing Enabler Project which is presently assessing such need in greater detail within the rural settlements of North Lincolnshire.

### **The Scunthorpe and Bottesford Urban Area**

- 4.62 The Scunthorpe and Bottesford Urban Area is the central focus for new housing provision within North Lincolnshire. Almost 60 per cent of new dwellings will be provided within this urban area which is the main employment and service centre and where most affordable housing provision will be made. Land values vary significantly across the urban area and are generally lower in and around Scunthorpe and Ashby town centres and areas of older terraced housing, rising significantly towards

the urban fringe and suburbs. Higher value sites tend to provide greater opportunity for subsidising affordable housing than low value sites. This suggests that low cost market housing may be more appropriate within or close to town centre sites with higher value sites towards the periphery of the urban area more suited for subsidised affordable housing. It is also important that affordable housing is developed in sustainable locations and with good public transport access.

### **H11 – Affordable Housing Provision in the Scunthorpe and Bottesford Urban Area**

**The Council will secure the provision of affordable housing on allocated and windfall residential sites of 1 hectare or more or for sites with 25 or more dwellings. On all such sites in Scunthorpe, excluding the allocated NW Scunthorpe site (H2-10), 5-10% of the units should be affordable. On sites in Bottesford and the site at NW Scunthorpe (H2-10), 10-15% of the units should be affordable. The Council's preference for affordable housing is subsidised housing for rent provided by a Registered Social Landlord (RSL) or other social body. In certain circumstances tenants of registered social landlords have a right to acquire ownership of their dwellings. In all cases where it can be legally secured, affordable housing must remain available in perpetuity for occupation by those in local housing need. This can be achieved by the involvement of a registered social landlord and/or by using s106 legal agreements. This policy would not preclude developers providing subsidised or low cost affordable housing on sites below this threshold.**

- 4.63 *A housing needs survey of Scunthorpe was completed in 1994. This assessment identified a need for some*

418 affordable dwellings over a 5 year period between 1994 and 1999. This survey showed very low average incomes within Scunthorpe, especially among home leavers, and a shortage of lower priced housing to buy or for rent. In attempting to meet this recognised need the Council has already provided land for social landlords, and is also pursuing various initiatives aimed at maximising the use of empty dwellings. However between 1994 and 1999 less than 100 affordable housing units were developed and the majority of residential sites allocated in the former Scunthorpe Borough Local Plan remain undeveloped. A new housing needs survey is currently being undertaken which will provide a clear up to date assessment of the affordable housing need. Whilst it is accepted that the 1994 Scunthorpe housing needs survey is now outdated, it is expected that due to the limited affordable housing provided since 1994, that the new survey will identify a significant future need.

- 4.64 North Lincolnshire contains some 47 parish councils and 8 town councils (including Bottesford town which is contiguous with the urban area). Of these 90 or so settlements which comprise these towns and parishes only Bottesford town, the two principal settlements of Barton upon Humber and Brigg and the two medium growth settlements of Broughton and Winterton are subject to the Government's Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the North East) Order 1997 legislation. PPG3 seeks to maximise the provision of affordable housing in both market towns and rural settlements by identifying allocated residential and windfall sites where an element of affordable housing provision is suitable and where a need is demonstrated.

## **H12 – Affordable Housing Provision in the Principal Growth Settlements, Medium Growth Settlements and Minimum Growth Settlements**

**In Barton, Brigg, Broughton and Winterton the Council will secure the provision of affordable housing on allocated and windfall sites of 1 hectare or more or on sites with more than 25 dwellings. In Barton and Brigg 10-15% of the dwellings on such sites should be affordable. In Broughton and Winterton 15-20% of the dwellings on such sites should be affordable. In all other medium and minimum growth settlements the Council will secure the provision of affordable housing on allocated and windfall sites of 0.5 hectares or more or on sites of 15 or more dwellings. In these settlements 15-20% of the dwellings on such sites should be affordable. The Council's preference for affordable housing is subsidised housing for rent provided by a Registered Social Landlord (RSL) or other social body. In certain circumstances tenants of registered social landlords have a right to acquire ownership of their dwellings. In all cases where it can be legally secured, affordable housing must remain available in perpetuity for occupation by those in local housing need. This can be achieved by the involvement of a registered social landlord and/or by using s106 legal agreements.**

- 4.65 As a result of government guidance which seeks to maximise new housing development on previously used land and within main urban areas many smaller market towns and rural villages have very few or do not contain any residential allocations. Therefore, in order to accommodate any clear need for affordable housing within a settlement the Council will seek to

negotiate an element of affordable housing on any available and suitable residential allocations or windfall sites.

4.66 A local housing need is a housing need which arises in and can be satisfied in a particular place or area, the smallest being a village, parish or group of small settlements or parishes. Such a place can be seen as a community or set of communities to which the term 'local people' or 'people with local connections' can be applied. A 'local person' can be generally defined as follows:-

- existing local residents
- immediate family dependants of long established local residents
- those providing important local services and needing to live in or near the community
- persons not necessarily residents locally but having longstanding links with the community

4.67 North Lincolnshire Council recognises the importance of providing for housing needs within market towns and rural areas. This is vital for sustaining and maintaining the balance of communities and ensuring a supply of affordable housing for local people including young home leavers, first time buyers and the elderly. To ensure that any such need is met a Rural Housing Enabler Project is currently under way. This project is jointly funded by North Lincolnshire Council, the Countryside Agency and local Housing Associations and is managed by the Humber and Wolds Rural Community Council. Its aim is to identify the scale and type of rural housing need in North Lincolnshire and, working in partnership with statutory and voluntary organisations, housing associations and local communities, to progress appropriate development to meet those needs. Housing needs surveys have

been completed in the following settlements:-

**Table 8 - Rural Housing Need Surveys**

Settlement	Completion Date of Survey
Scawby	September 1998
Epworth	January 1999
Haxey/Westwoodside	February 1999
Owston Ferry	April 1999
East Butterwick	April 1999
Crowle	December 1999
West Butterwick	May 2000
Goxhill	July 2000

4.68 An ongoing programme of needs in surveys is being undertaken the rural areas and will form the basis for identifying future rural affordable housing schemes.

### Provision for Exception Affordable Housing Sites

4.69 Government guidance requires that local planning authorities adopt the plan-led approach as set out in policy H11 to meet their rural housing requirements and the Council will maximise opportunities on both allocated and windfall residential sites in accordance with government policy. North Lincolnshire contains more than 80 small market towns and rural villages which have populations of 3,000 people or fewer or are exempt from the Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the North East) Order 1997 legislation. This means that such settlements can ensure perpetuity of tenure under existing legislation. Many of these settlements are remote from larger towns and urban areas and tend to contain few services or employment opportunities. These settlements also tend to lack good public transport provision and are

surrounded by high grade agricultural land. For this reason, most of the settlements do not contain any Local Plan proposed housing sites. In these settlements the Council will seek to maximise affordable housing opportunities on any forthcoming windfall sites where a demonstrable need exists.

- 4.70 Where a need for affordable housing in a settlement cannot be met as a result of allocated or windfall sites being available the Council will implement the exceptions policy set out in H13. This policy seeks to augment policy H12 by permitting the development of small affordable housing sites on land within or directly adjacent to existing villages which would not otherwise be developed for housing. Those small rural hamlets and villages which do not have a defined settlement limit are not considered suitable locations for affordable housing provision due to their size and lack of facilities.

### **H13 – Exception Affordable Housing in Medium Growth Settlements and Minimum Growth Settlements**

**As an exception to other planning policies and where a proven local need exists, planning permission will be granted for affordable housing preferably inside development limits but where this is not practicable immediately adjoining development limits where the Council is satisfied that the need cannot be met in any other way and in accordance with all the following criteria:**

- i) proof must be supplied of local housing need which cannot be met in any other way. Specific housing needs should be identified as existing in the village, or villages**

**surrounding, where the development is proposed. A local needs survey should normally provide the firm evidence required, showing a need within the local community as a whole for such a scheme, its geographical extent having been previously agreed with the Council. This survey would normally be carried out with the assistance of the relevant parish council(s);**

- ii) the schemes should be small in scale; the maximum number of units must be of a suitable size and type, and the number of units must not exceed the identified local need requirement and;**

- iii) the dwellings must always be secured by formal legal agreements to be allocated to those who are in local housing need. Consequently this policy will apply to settlements which are exempted by Government Order from the provisions of The Housing (Right to Acquire or Enfranchise) (Designated Rural Area in the North East) Order 1997. The Council will need to be satisfied that this will be the case before granting planning permission. The involvement of a housing association or trust is one way of ensuring this, but there may be other mechanisms which will**

achieve the same end, and these will be considered on their merits;

- iv) **the dwellings must be shown to be available at a price which those identified as being in need can afford. Details of the financing of the proposal should be provided which will demonstrate that the eventual cost to the occupiers will enable this need to be met; and**

**in all cases:**

- a) **as a result of the exceptional and often sensitive nature of these sites, new development should be planned to a high standard of design and landscaping to complement the character of the settlement concerned. The proposals must, in all other respects, conform to normal planning and highway requirements;**
- b) **developments considered under this policy will only be granted planning permission after a planning obligation has been entered into by the applicant and owner of the land, under Section 106 of the Planning Act 1990 (as**

**amended by the Planning and Compensation Act 1991);**

- c) **developments considered under this policy will only be granted planning permission provided that all dwellings are solely affordable housing units and no units are made available for general market housing; and,**
- d) **affordable exception sites must not be located within an industrial buffer area defined within policy IN6.**

4.71 *The Government considers the basis of the exceptions policy as "one of permitting very limited exceptions to established policies of restraint". The exceptional release of land for affordable housing in rural towns and villages will be considered only where such dwellings cannot be secured under normal Local Plan policy. Suitable small sites will only be released as an exception to normal policies for general housing provision but should otherwise accord with the Local Plan in terms of design, access, landscaping, materials, and amenity policies etc. Government guidance states that general market housing, or mixed developments consisting of high value housing used to cross-subsidise affordable housing on the same site are inappropriate on exception sites. This is particularly relevant in North Lincolnshire where given the numbers of rural settlements the combined effects of permitting even small amounts of market housing in individual villages could cumulatively prejudice Local Plan aims and*

objectives such as achieving sustainability and protecting settlement character and amenity. For the purposes of implementing this policy, local need is defined in paragraph 4.66.

4.72 The regulations of the purchase of social landlord property require that only settlements of 3000 persons or fewer (or villages exempt from the Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the North East) Order 1997 can be considered under an exceptions policy. Legislation permits only those categories of settlements to maintain perpetuity of affordable dwellings. In North Lincolnshire this means that all settlements except for Scunthorpe, Bottesford, Barton upon Humber, Brigg, Winterton and Broughton may in principle be considered under the exceptions policy.

4.73 It is important that the exceptional release of land for the provision of affordable housing takes into account all environmental considerations. Many of the rural towns and villages have considerable character and contain conservation areas and listed buildings. Such development must have full regard to the built environment. Similarly in selecting suitable exception sites preference will be given to those sites which have the least impact upon the environment, landscape and character of a settlement. For this reason only sites immediately adjoining and/or preferably within the core of a town or village will be considered.

### **Houses in Multiple Occupation and Flat Conversions**

4.74 A House in Multiple Occupation (HMO) is normally defined as a home occupied by persons who do not form a single household and includes

houses let as individual rooms, bedsits and houses let in lodgings. This type of dwelling provides temporary housing for those on the move or permanent homes for those unable to afford a house of their own.

4.75 Houses in Multiple Occupation are usually found in urban areas and mainly terraced properties which are readily converted to providing HMOs which is where the majority of such developments are concentrated. A more limited opportunity exists in the rural settlements where HMOs and flats can aid the provision of low cost housing.

### **H14 - Houses in Multiple Occupation**

**Proposals for the conversion of an existing residential property into a House in Multiple Occupation (HMO) will be given favourable consideration subject to the following criteria:**

- i) that any dwelling to be converted into a HMO or flat is properly soundproofed to prevent the transmission of noise to adjoining residential property; and**
- ii) the development would not be detrimental for other reasons to the amenities of neighbouring properties and the existing character of the area.**

4.76 Future estimated housing needs in North Lincolnshire predict an increase in the need for housing for single persons. Whilst HMOs can help meet the demand for single person's accommodation it is important that proper controls are exercised to ensure these units of accommodation conform to acceptable living standards, and to

*ensure the protection of the amenity of neighbouring properties through the adoption of appropriate standards. The standards include sound insulation to reduce noise, means of pedestrian access and the preservation of the character of neighbourhoods. The Council operates a licence and registration scheme for all multiple occupation and caravan sites to ensure that such standards are adhered to.*

### **H15 - Flat Conversions**

**The conversion of existing property to flats will be permitted provided that:**

- i) any dwelling to be converted into a flat is properly soundproofed to prevent the transmission of noise to adjoining residential property; and**
- ii) the development would not be detrimental for other reasons to the amenities of neighbouring properties and the existing character of the area.**

4.77 *The need for flat accommodation can also been met through the conversion of both terraced and semi-detached houses. Such conversions of properties to flats should provide an acceptable standard of housing accommodation. Proposals should have regard to proper space standards to satisfy modern living requirements, pedestrian access arrangements, provision of adequate on-site parking space and ensuring that the character of a residential area is not adversely affected.*

### **Residential Homes, Nursing Homes, Rest Homes and Similar Establishments**

4.78 The increasing proportion of elderly persons in the population together with government policy to encourage more care in the community has created a greater demand for a variety of forms of private supported accommodation. The 1991 Census showed that 18% of the North Lincolnshire population were of retirement age and over and this is expected to increase in the future.

### **H16 - Nursing and Rest Homes**

**The development of both new and converted properties for residential, nursing and rest homes and similar establishments will be permitted provided that:**

- i) the development is located within either the Scunthorpe and Bottesford Urban Area, Barton upon Humber and Brigg, or a medium growth settlement; and**
- ii) the development has no adverse effects upon the amenities of neighbours and the character of the surrounding area. Where necessary, landscaping or other means of screening will be required to protect the interests of nearby residents; and**
- iii) adequate parking within the curtilage of the development should be provided in order to ensure that no on-street parking occurs which**

would be to the detriment of the free and safe flow of vehicles using the public highway; and

- iv) developments provide adequate private amenity space to cater for residents and staff; and
- v) external fire escapes are located away from the frontage of the development, preferably at the rear of buildings and/or in a position where they are unobtrusive to the street scene; and
- vi) adequate refuse facilities are provided within the curtilage of the development and situated in order that they do not detract from the residential amenity by reason of smell and visual appearance.

4.79 *It is important that in providing for facilities such development is located within the development boundaries of either medium growth settlements, Barton upon Humber, Brigg, and the Scunthorpe and Bottesford Urban Area in order to make full use of shops and other existing and planned facilities.*

## Sites for Travellers

4.80 North Lincolnshire Council recognises the need for the provision of facilities for travellers which can include permanent and transit sites as well as emergency stopping places. The Council currently provides a designated traveller site at Normanby Road, Scunthorpe.

## H17 - Sites for Travellers

Planning permission for the provision of traveller sites will only be permitted provided that the proposal:

- i) does not result in the loss of the best and most versatile agricultural land (Grades 1, 2 and 3a) and is not located within or adjacent to statutorily protected areas or those areas of landscape and amenity value.; and
- ii) does not adversely affect sites of nature conservation or wildlife interest; and
- iii) should not result in any adverse impact upon the amenity and environment of adjacent neighbours or on the surrounding area; and
- iv) has regard to the proximity of shops, schools, employment, medical facilities and public transport, being accessible by foot; and
- v) is provided with mains water and electricity supply, sanitary facilities, sewage and refuse disposal arrangements; and
- vi) does not conflict with other land use proposals contained within the Local Plan; and
- vii) is not located within identified rural development areas.

- 4.81 *Councils no longer have a statutory obligation to provide sites for travellers and any future demand can also be provided by the private sector. North Lincolnshire Council is committed to ensuring fairness and quality of services for both temporary and permanent residents and future proposals for traveller sites will aim to balance the interests of all residents and the environment.*

### **Residential Mobile Homes**

- 4.82 Residential caravans are defined in the 1960 Caravan Sites Act as any structure designed or adapted for human habitation, which is capable of being moved from one place to another. Residential mobile homes (park homes) can play a role in the provision of low cost housing particularly for small households. However, care needs to be taken to ensure that they do not create an adverse impact upon the environment or landscape.
- 4.83 There is presently sufficient land identified for residential mobile homes in North Lincolnshire. In particular, the Scunthorpe and Bottesford Urban Area contains four sites which accommodate around 700 residential caravans. These are considered more than sufficient to meet local needs. Indeed, the Brathills Caravan site is proposed for new housing as it is considered surplus to requirements, due to lack of demand. Residential caravan sites located outside development boundaries which may be considered surplus to requirements in the future will, however, be subject to Local Plan housing policies relating to the open countryside and will not be considered as suitable residential locations.