


Matter 3: Housing Allocations Scunthorpe Area Sites

SCUH -14: Redevelopment of Westcliff Precinct

At the Hearing Session North Lincolnshire Council explained that a Masterplan was produced between the landowners and the parties who currently occupy the site. I attach a copy of this Masterplan for the Inspector. As highlighted in the Proforma for SCUH-14 an updated Feasibility Study and Masterplan is to be completed for the site shortly which will supersede this Masterplan.

The Proposal



 Development proposed outside the redline boundary

The proposal for the site and that which will be tested as part of this study combines the Preferred Option 4 and the extended site proposals and retail amendments which have emerged as part of this study. The scheme will briefly comprise:

- 95 Residential units (55 units aimed at the over fifty fives, 24 existing units within Durham House, 16 family homes)
- Communal Waste Storage in seven locations around the residential element of the site
- 4,500ft² GIA Convenience Food Store
- 2 x 1,200ft² GIA retail units
- 2,400ft² GIA youth, library and drop-in centre (Single Storey)
- Secure Activity Area (2731.2ft²)
- Home Zone providing shared vehicle and pedestrian access to the North and East
- Secure Communal Residential Amenity Space

The redline highlights the new site boundary which was issued by the client team for the purposes of this study.

The plan identifies areas of the proposal which lie outside the original redline, as issued by the client team. Although these areas are required to be redesigned they do lie in either the control of North Lincolnshire Council or North Lincolnshire Homes.