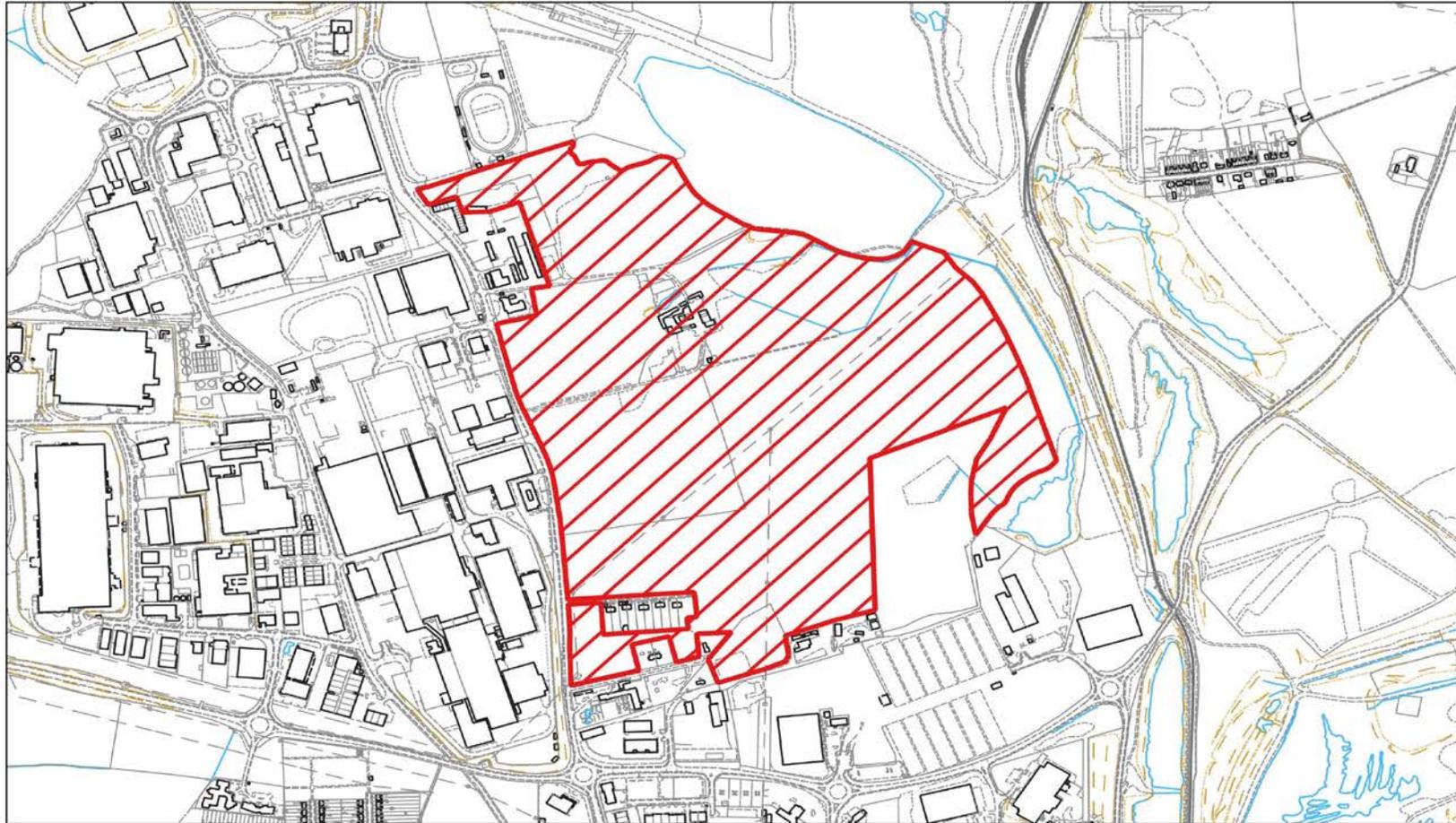


Omitted Site 36-9 Land at Conesby Farm

1:10,000



<b>Site Name</b>	Land at Conesby Farm	
<b>Site Reference</b>	36-9	<b>Promoter:</b> Firecrest Land Limited <b>Agent:</b> Antony Asbury Associates
<b>Site Location</b>	Land at Conesby Farm	
<b>Settlement</b>	Scunthorpe	
<b>Site Area</b>	67.55	
<b>Number of Dwellings</b>	Approx 800	
<b>Representations received at Submission Draft (2014)</b>	235686/02/352/3.33/1/3/4 Antony Asbury Associates	
<b>Public Consultations</b>		
<b>Issues and Options (October 2007)</b>	<p>At this stage the Council identified all sites that were put forward during the 'Call for Sites' in December 2006. The Council were under the view that the landowner was seeking the residential allocation of the land.</p> <p><b>Public Consultation</b></p> <p>The site was originally considered at the issues and options stage. Its location was considered through consultation to be sustainable given its proximity to the town and employment opportunities. Also the public viewed that it would form a natural urban extension. However there were a number of significant constraints, mainly the site is very close to Winterton Road Pits Site of Nature Conservation Importance (SNCI) and is within an industrialised area surrounded by employment uses.</p>	
<b>Pre-submission Second Stage (January 2009)</b>	<p>Following further detailed assessment of each of the sites submitted to the Council during the Call for Sites and Issues and Options stages the Council considered the site to be more suitable for employment instead of residential development. The Council thought this met with the landowners requirements identified through meetings and discussions.</p> <p>The site was rejected at this stage for residential development (and reconsidered for employment) due to a number of constraints which included the following:</p> <ul style="list-style-type: none"> <li>• Possible contamination issues from the existing landfill site adjacent to the site</li> <li>• Noise issues from the existing speedway and employment uses surrounding the site. The existing employment uses to the south of the site are steel stockholders which have the ability to work 24 hours a day.</li> <li>• The Council has concerns regarding the 132kw electricity Pylons.</li> <li>• The site is located adjacent to the Normanby Enterprise Park which is one of North Lincolnshire prime employment areas.</li> </ul>	

	<p><b>Public Consultation</b></p> <p>Due to the fact that the site was considered as an employment allocation the comments raised during this consultation did not consider the site as residential and these are broadly reflected in the comments received.</p> <p>Objections were received to the site being a potential employment allocation from the landowner. It was suggested from the landowner that the site should be considered for residential development instead with a small amount of commercial and community uses attached to it. It was felt that the site should be considered in addition to those already contained in the DPD. The site was considered to be the most sustainable of the greenfield sites proposed around the edge of the Scunthorpe urban area due to its proximity to the town centre and employment areas, location in an area at least risk of flooding, and ability to offer the greatest potential for non-car modes of travel and particularly walking and cycling options.</p> <p>Objections were also raised to the development of the site on the following grounds:</p> <ul style="list-style-type: none"> <li>• Impact on Winterton Road Pits Site of Nature Conservation Importance (SNCI) which is adjacent to the site.</li> <li>• Parts of the site may be of archaeological importance.</li> </ul>
<p><b>Submission Draft (November 2010)</b></p>	<p>The site was not included in the Submission Draft version of the DPD. The Council considered the site not suitable for housing development due to the following reasons and the landowner requested that the Council did not consider the site solely for employment use:</p> <ul style="list-style-type: none"> <li>• Possible contamination issues from the existing landfill site adjacent to the site.</li> <li>• Noise issues from the existing speedway and employment uses surrounding the site. The existing employment uses to the south of the site are steel stockholders which have the ability to work 24 hours a day.</li> <li>• The Council has concerns regarding the 132kw electricity Pylons.</li> <li>• The Council raised concerns of the sites ability to deliver a sustainable mixed and inclusive community due to the constraints that surround the site.</li> </ul> <p>The site was re-submitted during the consultation period on the Submission Draft DPD.</p>
<p><b>Revised Submission Draft (April 2014)</b></p>	<p>The site was not included in the Revised Submission Draft version of the DPD. The site was re-submitted during the consultation period to the Revised Submission Draft DPD.</p>
<p><b>Reasons and comments for rejected proposal</b></p>	<p>The site was submitted to the Council during the Call for Sites public consultation period in December 2006. The site was identified as a proposed housing site within the Issues &amp; Options version of the DPD. It was included in the Pre-Submission – Second Stage version, as a proposed employment. However, representations received during the public consultation on this version of the DPD</p>

suggested that it should be reinstated as a housing site, with some limited employment development. It was not included in the Submission Draft version of the DPD. The site was re-submitted during the consultation period on the Revised Submission Draft DPD.

The site was rejected from the Revised Submission Draft for the following reasons:

**Noise issues and proximity to incompatible development**

There are a number of constraints to residential development that will have a significant impact on the deliverability of the site. These include consideration of contaminated land, pylon positions and possible nuisance relating to local industrial, leisure and commercial activity (noise and potential odour). The cumulative effects of these constraints need to be considered when thinking about a land allocation. The Council is concerned about the impact of these factors on the health and well-being of potential residents at this site.

There is also significant concern about the effect of introducing residential properties into an industrial area due to the constraints this will place on existing business and the adverse effect this can have on current and future employment use.

When specifically considering noise impact, the WYG report dated November 2011 does not provide sufficient information to indicate that noise impact will be acceptable. The November report and subsequent noise modelling plots received by the Council Environmental Health Department have modelled noise levels associated with the Rainham Steel site, Scunthorpe Speedway and local road traffic noise. Other local business noise (e.g. 24/7 distribution business, skip lorry maintenance, food storage/processing etc.) has not been considered. There has been no comprehensive noise assessment submitted address all relevant noise sources likely to impact upon proposed noise-sensitive end use.

The Council also has concerns about the noise criteria used with the assessment due to them being higher than the noise levels recommended in BS8233:2014. The existing layout proposed in the masterplan of the site relies on people having to keep windows closed to meet noise levels recommended by WHO for the prevention of sleep disturbance.

In conclusion the information submitted seen to date does not demonstrate that the site can achieve suitable noise levels for the future occupants and that noise impact can be adequately mitigated.

The design to any master plan will have to be mitigation led, as the significant constraints influence and affect the proposed design. Views within and out of the site will be dominated by industrial influences including warehouses, Scunthorpe Steelworks and electricity pylons.

**Contaminated Land**

The Council are aware that parts of the site is contaminated however there is insufficient information at the present time to

determine whether any land contamination present on the site could be sufficiently mitigated.

**Ecology**

The site also lies next to or supports a number of habitats, including broadleaved woodland, open mosaic habitats and open water and has the potential for a number of protected and priority species. Development of this site would only be acceptable with significant avoidance, mitigation and enhancement measures. However not all of the sites could be developed.