

Omitted Site 36-1 Land at Yaddlethorpe

1:3,000



<b>Site Name</b>	Land at Yaddlethorpe	
<b>Site Reference</b>	36-1	<b>Promoter:</b> Moorwalk Limited <b>Agent:</b> Signet Planning
<b>Site Location</b>	High Street, Yaddlethorpe	
<b>Settlement</b>	Scunthorpe	
<b>Site Area</b>	10.36	
<b>Number of Dwellings</b>	300	
<b>Representations received at Submission Draft (2014)</b>	67143/20/564/3.36/DTC/1/2/3/4	
<b>Public Consultations</b>		
<b>Issues and Options (November 2007)</b>	<p>At this stage the Council identified all sites that were put forward during the 'Call for Sites' stage in December 2006.</p> <p><b>Public Consultation Comments</b></p> <p>During the Call for Sites stage the land in question was submitted along with surrounding land parcels for consideration as residential development. A bid was also received for a wider proposal that covered a large area from Scotter Road in the west to Yaddlethorpe High Street in the east. Due to this bid it was thought appropriate to consider the land under one site reference. Therefore the reference was 36-1 was used for this piece of land the Issues and Options stage.</p> <p>During the public consultation the site received a number of objections which raised concerns about whether the site could be delivered due to multiple ownership issues and the lack of agreement between the 13 landowners. Also the site is greenfield and is an open area for recreation and wildlife. Development would change the character of the Bottesford and Yaddlethorpe areas significantly, and would expand Scunthorpe southwards, away from the main commercial and employment areas. Traffic generation was a key issue, with particular concerns about potential increases in traffic on Moorwell Road, as well needing to provide a southern access route, new motorway junction on the M180 and improvements to Scotter Road.</p> <p>The site was supported by the landowners as it was considered to be in line with national and regional policy and also is in a sustainable location.</p>	
<b>Pre-submission Second Stage (January 2009)</b>	<p>The Pre-Submission Consultation – Second Stage (in effect the Preferred Options) was issued in January 2009. This followed on from the Issues &amp; Options version (September 2007) and sought to narrow down the number of potential site allocations.</p> <p>The large proposal for land at Yaddlethorpe was included at this stage. However the document included a number of different site</p>	

options, in particular in relation to housing allocations in the Scunthorpe area, the result being a potential over-allocation. The reason for this approach was due to the fact that the Core Strategy was still being prepared and the overall spatial strategy had yet to be finally adopted.

A draft Core Strategy was issued in May 2010 which then informed the preparation of the initial submission draft version of the HELADPD. The adopted Core Strategy (June 2011) forms the basis for the revised submission draft HELADPD.

### **Public Consultation**

This site attracted a range of representations both for and against the proposal. Many raised pertinent issues that would need to be addressed should the site come forward for development.

In support of the site a number of consultees felt that the site would be suitable for development as it would be a logical extension to the urban area with Bottesford Beck and Scotter Road forming natural boundaries, and that it would generally benefit the local area. It was also felt that any development would not be too imposing on the local community and would have wider benefits in terms of supporting local services with the potential increase in population.

It was considered that suitable access could be gained from Scotter Road and that mains services to enable development are available on or close to the site. Also it was considered that this site would help to deliver much needed affordable housing. The site is seen to have good connections with existing local facilities, employment opportunities and public transport.

There is also broad support from landowners and developers in favour of this site as it is considered that it will help to meet the area's growth requirements. It was also suggested that if the site could not be delivered as a whole, a number of small parts of the site could be brought forward.

The acknowledgement that the site may be of ecological importance and is therefore likely to need an ecological assessment has been supported.

In objection to the site, there were a number of issues raised, which suggest that it is not suitable for development. It was considered that development should not take place on this site as it is greenfield and that only brownfield sites should be used. The use of greenfield is contrary to national policy and will lead to a shortfall in brownfield development. It was also felt that it would also spoil a nice area of open countryside.

The impact of development on the surrounding road network was also raised as a key issue as some respondents felt that the existing local roads were already in a poor condition and would be further degraded. Also, development was considered to add to existing congestion problems resulting in an increase in noise and air pollution.

In terms of delivery, questions have been raised over the capacity of the site to accommodate the level of new housing put forward.

	<p>It is felt that this is too high as it is based on the gross area of the site, not the net developable area. Accordingly, the estimated number of dwellings needs to be reduced by around 900. The issue of viability has also been raised. The potential phasing of the site is also an area of concern as it may limit supply and consumer choice.</p> <p>It was also considered by a consultee that the number of dwellings on this site are very ambitious and over-optimistic and, along with the other large sites in the Scunthorpe urban area, represents too much development too quickly for the town.</p> <p>It was highlighted that parts of this site are situated in flood zone 3a, resulting in about a quarter of the site being at risk of flooding. In terms of surface water drainage, the adjacent Bottesford Beck was considered to be unable to handle any increase in surface water run off from any future development.</p> <p>It was also considered that any development on this site would represent over-development of the Bottesford area. It was felt that there are insufficient local facilities like shops and schools to handle an increase in the local population.</p> <p>From an environmental standpoint, it is considered that some form of buffer would need to be provided along Bottesford Beck to protect wildlife and provide amenity space. Assurance was sought that any future development would not have an adverse impact on the adjacent Yaddlethorpe Fish Ponds Local Wildlife Site.</p> <p>Also the site may have archaeological importance associated with the Yaddlethorpe medieval settlement, therefore an archaeological assessment and survey would need to be undertaken to assess the need for any mitigation.</p>
<p><b>Submission Draft (November 2010)</b></p>	<p>During this stage the site was not included as a proposed housing allocation within the DPD.</p> <p>The site was rejected for the following reasons:</p> <p><b>Strategic Housing Land Availability Assessment</b></p> <p>The site was discounted from the Strategic Housing Land Availability Assessment 2010 due to multiple ownership issues and concerns that the site would not be delivered. The site was promoted for development during the North Lincolnshire Local Plan, during this time the site consisted of 13 land owners and no agreement could be made between the landowners.</p> <p><b>Highways</b></p> <p>The Council have concerns regarding the site deliverability and highways issues including sites access, local congestion on the existing local transport infrastructure.</p> <p>During the consultation a smaller section of the overall site was submitted by the landowner to be considered by the Council.</p>

<p><b>Revised Submission Draft (April 2014)</b></p>	<p>The site was not included in this stage of consultation as a large number of objections were received from local residents surrounding this area opposing the allocation of this site for housing. Residents in the area state that Yaddlethorpe already has had large amounts of new housing development therefore no more is needed in this area. Due to the Localism Act 2011 the Council discounted this site due to strong objections from local residents and councillors. This Act passes significant new rights direct to communities and individuals, making it easier for them to get involved in decision making and achieve their ambitions for the place where they live.</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 as a number of different and sometimes overlapping areas of land. The site was identified as a proposed housing site within the Issues &amp; Options version of the DPD. During the consultation a proposal was received to develop a smaller part of the site. It was included in the Pre-Submission – Second Stage version as a potential development option. Again a proposal was received to include a smaller area of the site for allocation. The site was not included in the Submission Draft version of the DPD. Parts of the site were re-submitted during the consultation period on the Submission Draft DPD.</p> <p>The site was rejected for the following reasons:</p> <p><b>Localism</b></p> <p>A large number of objections were received from local residents surrounding this area opposing the sites allocation for housing. Due to the Localism Act 2011 the Council discounted this site due to strong objections from local residents and councillors. This Act passes significant new rights direct to communities and individuals, making it easier for them to be involved in decision making and achieve their ambitions for the place where they live.</p> <p><b>Highways</b></p> <p>The proposed development will have a significant impact on the immediate highway network. The Council highways department has always been of the opinion that High Street is currently not of a suitable standard to accommodate any extra traffic generated by new developments in the area. There are also concerns about the potential impact of any development on the existing junction layout at High Street/Moorwell Road.</p> <p>There is scope technically to widen the carriageway along High Street (between Moorwell Road and Greengarth) although the loss of verges and additional traffic movements may create amenity issues.</p> <p><b>Latest Position</b></p> <p>Since this site was submitted as an omission site by the land owner/agent and is being considered at an Examination hearing its submission has been picked up by the local press. Since this time a large majority of local residents have written in to the Council objecting to this proposed site (104 separate letters/emails of objection). Main objections raised are in relation to the lack of local infrastructure capacity, access, and loss of greenfield land. Many residents also state that a large number of new houses have already been developed in the Bottesford ward therefore no more sites in this ward should be developed. It is suggested that any development here would have a negative impact on the surrounding area.</p>