

# SCUH-1 - Phoenix Parkway Phase 1

SCUH-1

1:2,500



<b>Site Name</b>	Phoenix Parkway Phase 1	
<b>Site Reference</b>	SCUH-1	<b>Promoter:</b> North Lincolnshire Council <b>Agent:</b> N/A
<b>Site Location</b>	Phoenix Parkway	
<b>Settlement</b>	Scunthorpe	
<b>Site Area</b>	7.93ha	
<b>Number of Dwellings</b>	246	
<b>Representations received and references</b>	188 (842759/04/18/SCUH1/NS) Lincolnshire Wildlife Trust 443 (235686/13/443/SCUH1/1/3/4) Firecrest Land Limited/Antony Aspbury Associates Ltd	
<b>Sustainability</b>	<p>The site is in conformity with the Core Strategy (Evidence Base ref: BAC06) Policies CS1: Spatial Strategy for North Lincolnshire, CS2: Delivering More Sustainable Development, CS3: Development Limits, CS7: Overall Housing Provision and CS8: Spatial Distribution of Housing Sites.</p> <p>In accordance with the Adopted Core Strategy, 82% of all new dwellings will be located in and adjacent to the urban area, equating to some 8,683 new dwellings. Of this figure 6,000 houses will be provided within the Lincolnshire Lakes area that is to be delivered through the development of a specific Area Action Plan.</p> <p><b>Settlement Survey (Evidence Base ref: BAC19)</b> Scunthorpe is located to the north of the M180, east of the River Trent and west of the River Ancholme. Scunthorpe is categorised as a sub-regional town which is seen as the prime focus for new housing development and growth in the region. Scunthorpe is the most sustainable settlement as it has the greatest amount and range of employment, educational facilities, shopping and services including excellent public transport.</p> <p><b>Sustainability Appraisal</b> All the proposed sites have been subject to a Sustainability Appraisal and public consultation. The Sustainability Appraisal (Evidence Base ref: SUB04) Assessment Results for the Housing Sites are listed under Table 6.7. Detailed site appraisals are contained in Appendix I.</p> <p>Summary of Positive and Negative Scores for Site SCUH-1:</p> <ul style="list-style-type: none"> <li>• Strongly Positive 1</li> <li>• Moderately Positive 8</li> <li>• Strongly Negative 0.</li> <li>• Moderately Negative 1</li> </ul> <p>The site scores positively for all the social and economic Sustainability Appraisal (SA) objectives. Within the environmental objectives the site only scored negative on SA objective 'h' (to protect and enhance biodiversity and important wildlife habitats</p>	

	<p>outside part of the designated sites). The policy addresses this constraint and requires an Ecology Survey to be carried out as part of the planning application and habitat creation of at least 15 metres width to buffer the Atkinson's Warren Local Nature Reserve.</p> <p><b>North Lincolnshire Accessibility Criteria (Evidence Base ref: HOU01)</b></p> <p>The site has a positive score for accessibility to jobs, shops and services, therefore residents are considered to be able to access local services by non-car modes of transport. The site is in close proximity to and in walking distance of Scunthorpe Town Centre and has good pedestrian links to local services.</p> <p>The site scored high on accessibility as it is situated close to Scunthorpe Railway Station, Primary and Secondary schools, GP Surgery, a bus stop, footpath/cycleway, employment area, supermarket and a local store.</p> <p>The site has good sustainable transport links. Services are generally good on the main transport corridors between major towns in North Lincolnshire as well as surrounding large towns and cities and within the Scunthorpe urban area. There are several bus services to Ashby, Doncaster, Brigg, Barton upon Humber and Hull. The nearest railway station is Scunthorpe. There is an hourly service eastwards to Grimsby and Cleethorpes and two per hour westbound to Doncaster and Sheffield: one is the Transpennine Express service that continues to Manchester Piccadilly and Manchester Airport, and the other is the local service operated by Northern Rail that calls at all intermediate stations en route.</p>
<p><b>Phasing and justification</b></p>	<p>Phases 1 and 2 of the Plan Period (2014-2024). The land is available for housing development and suitable as the site offers a suitable location for development now and contributes to the creation of sustainable mixed communities. There is reasonable prospect that housing will be delivered on the site within the first five years.</p>
<p><b>Deliverability</b></p>	<p>The site is vacant grassland surrounded by existing residential and employment uses. The site could accommodate 246 dwellings and is being promoted by the developer.</p> <p>The housing trajectory identifies that the site will deliver 60 dwellings per annum from 2015. This figure has been discussed with the landowner and follows the pattern of past housing completions seen within Scunthorpe on sites of a similar size.</p> <p>The site is in SFRA Flood Zone 1 and where practical Sustainable Urban Drainage Systems should be incorporated into the development.</p> <p>The site is considered by the Council to be deliverable and is being advertised by the landowner for residential development. The landowner is currently in discussion with the Local Planning Authority and is aiming to submit an outline planning application in early 2015.</p>
<p><b>Infrastructure Requirements</b></p>	<p>Highways access to the site is off Phoenix Avenue. The intention is to serve the development via this road, from the existing roundabout, which also serves the adjacent care home. The Highways Authority supports the development proposal in principle, subject to the necessary assessments being completed and appropriate mitigation measures being agreed.</p> <p><b>North Lincolnshire Infrastructure Delivery Schedule (Evidence Base ref: INF01)</b></p> <p>A financial contribution for primary and secondary schools will be required from this development. The Council will work closely with the developer and Local Education Authority to deliver improvements to existing facilities through alternative sources of funding and/or developer contributions.</p>

	<p>4 new GP practices will be required in Scunthorpe between 2010 and 2026. Where necessary the Council will work in partnership with the North Lincolnshire Clinical Commissioning Group (CCG) to improve existing facilities and provide integrated Health and Social Care Centres through alternative sources of funding and/or developer contributions.</p>
<p><b>Biodiversity considerations and Constraints including any mitigation measures</b></p>	<p>There is a possible issue with overhead power lines in the northern section of the site. Land falling under the 132kv overhead power line is to be retained as open space and has not been included in the site when calculating density.</p> <p>This site is adjacent to Atkinson's Warren Local Wildlife Site (LWS) and Local Nature Reserve (LNR). To ensure that a comprehensive development takes place the policy states that landscaping and habitat creation to buffer the LNR is required. Through pre-application discussion with the landowner this constraint has been raised and mitigation measures will be identified within the planning application.</p> <p>Nuisance/residential amenity - There is potential for nuisance such as noise, odour and dust for future residents, associated with the nearby industrial/commercial use. However from discussions with the Council's Environmental Health Department it is possible that any constraints can be mitigated against. For planning applications further information would be required.</p> <p>Contaminated Land - Status of contamination on this site is not known. Its proximity to a former steelworks means that the potential for land contamination will need to be addressed. Any potential land contamination should be investigated prior to planning permission being granted, and appropriate measures taken to remediate any contamination identified prior to development commencing.</p>
<p><b>Specific questions raised by the Planning Inspector</b></p>	<p><b>What mechanisms will be put in place to safeguard the Atkinson's Warren Local Nature Reserve?</b></p> <p>Any development on this site will be landscaped and a buffer area provided to protect the LNR. In order to ensure this occurs certain specific criteria have been included within Policy SCUH-1 including mitigation measures. The policy states that a comprehensive landscaping scheme, including biodiversity enhancement will be required. It also states that a habitat creation area of at least 15 metres width should be provide to buffer the LNR. Ecology surveys will also be required as part of any planning application.</p>