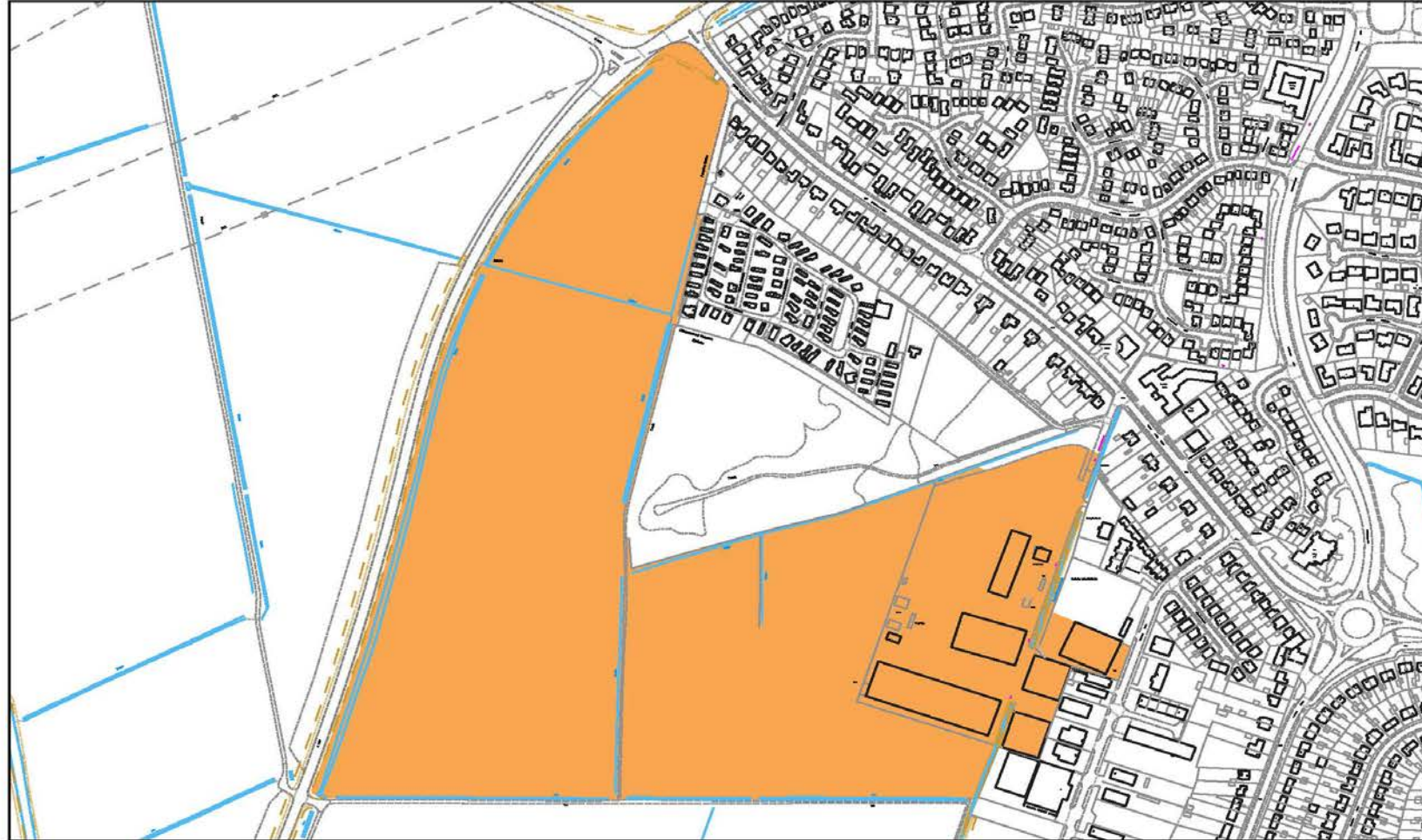


SCUH-10 - Land South of Ferry Road West

SCUH-10

1:5,000



Site Name	Land South of Ferry Road West	
Site Reference	SCUH-10	Owner : Steve Wharton and G & C Johnson Developer : Persimmon Homes
Site Location	Ferry Road West	
Settlement	Scunthorpe	
Site Area	27.70ha	
Number of dwellings	721	
Representations received and references	197(842759/13/197/SCUH10/3) Lincolnshire Wildlife Trust 264 (711256/03/264/SCU10/4) Environment Agency 355 (65348/01/355/SCUH10/4) G. & C. Johnson (Claxby) Ltd/Bell and Watson Co 406 (67143/09/406/SCUH10/DTC/1/2/3/4) (Part 1) Moorwalk Ltd/Signet Planning 406 (67143/09/406/SCUH10/DTC/1/2/3/4) (Part 2) Moorwalk Ltd/Signet Planning 468 (235686/22/468/SCUH10/1/3/4) Firecrest Land Ltd/Antony Aspbury Associates	
Sustainability	<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>Settlement Survey (Evidence Base ref: BAC19) 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 area. 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>Sustainability Appraisal 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 6.3. Detailed site appraisals are contained in Appendix I.</p> <p>Summary of Positive and Negative Scores for Site SCUH-10:</p> <ul style="list-style-type: none"> • Strongly Positive 2 • Moderately Positive 9 • Strongly Negative 1 	

	<ul style="list-style-type: none"> Moderately Negative 4 <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 the following: SA objective 'e' (to minimise the risk of flooding), objective 'f' (To make the best use of previously developed land and existing buildings), objective 'g' (to improve air quality), and objective 'k' (to reduce congestion, particularly around the South Humber Bank Ports). The policy addresses these issues by requiring a Flood Risk Assessment, Transport Assessment and Ecology Survey to be carried out as part of the planning application.</p> <p>North Lincolnshire Accessibility Criteria (Evidence Base ref: HOU01)</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 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 areas, 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 and 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>
Phasing and justification	<p>The delivery of part of the site is expected in Phases 1, 2 and 3 of the plan period (2014-2026).</p> <p>The development will compliment existing development in the surrounding area and represents a logical extension of the site to the south, which already has planning permission. Also it represents a natural infill site and is part brownfield. It is sustainable, available, and will help to meet the area's housing targets.</p>
Deliverability	<p>The site is currently agricultural land with small pockets of industrial land in the eastern corner. The land to the south of the site currently has outline planning permission to deliver 1,260 new dwellings.</p> <p>The housing trajectory identifies that the site will deliver between 30-80 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 similar size.</p> <p>The site is considered by the Council to be deliverable. The Council are in discussions with the landowner/developer to address how the constraints to development can be overcome. The developer is expecting to submit a planning application to the Local Planning Authority in 2015.</p>
Infrastructure Requirements	<p>The site can be accessed via the adjacent development land Site SCUH-8 or directly from the A1077.</p> <p>The Highway Authority will as part of any development on this area of land seek improvements to the existing staggered junction on the A1077 to the north of the site. The developer is currently in discussion with the Council Highways Department regarding improving the junction further through the development of a new roundabout. The Highways Authority supports the development</p>

	<p>proposal in principle, subject to the necessary assessments being completed and appropriate mitigation measures being agreed.</p> <p>North Lincolnshire Infrastructure Delivery Schedule (Evidence Base ref: INF01)</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>Four new GP surgeries will be required in Scunthorpe between 2010 and 2026. Where necessary the Council will work in partnership with North Lincolnshire Clinical Commissioning Group to improve existing facilities and provide integrated Health and Social Care Centres through alternative sources of funding and/or developer contributions.</p>
<p>Biodiversity considerations and Constraints including any mitigation measures</p>	<p>The site is located within SFRA Flood Zones 2 and 3a. North Lincolnshire Council has prepared a Sequential and Exception Test Paper working with the Environment Agency to ensure that a critical floor level is identified for the site. As part of the planning application a Flood Risk Assessment will be undertaken.</p> <p>An Ecology Survey and Construction and Environment Management Plan will be required as part of the planning application. This will be done as part of the planning application and agreed with the Council Environment Team prior to development commencing.</p> <p>The site requires an archaeological assessment and field evaluation to be submitted with a planning application in accordance with national planning policy. Potential constraints may be identified that will need addressing prior to development.</p> <p>Noise assessments will be required as part of any planning application. 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>Specific questions raised by the Planning Inspector</p>	<p>Can the Environment Agency confirm the current position with regard to Flood Risk at this site, and any necessary mitigation measures?</p> <p>The Council and EA will continue to work together in an effort to resolve any outstanding matters, including a Statement of Common Ground.</p> <p>What are the impacts on community infrastructure in West Scunthorpe arising from the proposed scale of development at this site, for example primary health care?</p> <p>Through the various consultation stages key contacts in health and education have been consulted and involved so they are aware of the proposals and its impact on the related services so this can be planned for.</p> <p>It is also recognised that to create sustainable communities providing housing and employment opportunities alone is not sufficient. There is a need to provide the necessary supporting 'infrastructure; including utility services, transport, schools, health, leisure services and energy. These are identified in the Infrastructure Delivery Schedule April 2014 (INF01).</p> <p>The Council has also produced a statement ' Statement on Housing Allocations and Impacts on Education Facilities' outlining the relationship of the larger housing allocation sites across the local authority area on Primary and Secondary School provision, and whether any potential school capacity issues have been identified by the Local Education Authority.</p>

As part of the planning application key contacts will be consulted as part of the process to ensure S106 contributions are gained to cover any impact on community infrastructure.