

# SCUH-11 - Land at the Council Depot, Station Road

SCUH-11

1:1,000



<b>Site Name</b>	Land at the Council Depot Station Road	
<b>Site Reference</b>	SCUH-11	<b>Owner:</b> North Lincolnshire Council
<b>Site Location</b>	Station Road	
<b>Settlement</b>	Scunthorpe	
<b>Site Area</b>	1.01ha	
<b>Number of dwellings</b>	68	
<b>Representations received and references</b>	<p>110 (842041/02/110/SCUH11/4) English Heritage  198 (842759/14/198/SCUH11/3) Lincolnshire Wildlife Trust  332 (844684/04/332/SCUH11/1/2/3/4) Tata Steel UK Ltd/Turley Associates  332 (844684-04-332-SCUH11/1/2/3/4) Tata Steel UK Ltd/Turley Associates  356(845291/04/356/SCUH11/2) Lucent Group  361(845291/06/361/SCUH11/2) Lucent Group  407 (67143/10/407/SCUH11/DTC/1/2/3/4) (Part 1) Moorwalk Ltd/Signet Planning  407 (67143/10/407/SCUH11/DTC/1/2/3/4) (Part 2) Moorwalk Ltd/Signet Planning  469 (235686/23/469/SCUH11/1/3/4) Firecrest Land Ltd/Antony Aspbury Associates Ltd</p>	
<b>Sustainability</b>	<p>The site is in conformity with the Core Strategy Policies (Evidence Base ref: BAC06) 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 primary 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><b>Sustainability Appraisal</b>  All the proposed sites have been subject to a Sustainability Appraisal and public consultation. In the Sustainability Appraisal Para 6.3 outlines the Assessment Results for the Housing Sites. Table 6.1 provides a summary of the assessment of housing sites. Detailed site appraisals are contained in Appendix I.</p> <p>Summary of Positive and Negative Scores for Site SCUH-11:</p> <ul style="list-style-type: none"> <li>• Strongly Positive 4</li> </ul>	

	<ul style="list-style-type: none"> <li>• Moderately Positive 9</li> <li>• Strongly Negative 0</li> <li>• Moderately Negative 2</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 the following: SA objective 'g' (to improve air quality). The policy addresses this constraint and requires an Air Quality Assessment to be carried out as part of the planning application. The site scored negative on SA objective 'm' (to protect and enhance heritage assets including archaeological sites and monuments, historic landscapes, and local townscapes and their settings). The policy addresses this constraint through ensuring good design.</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 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 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>
<b>Phasing and justification</b>	<p>Phase 1 of the Plan Period (2014-2019). The land is available for housing development and 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>
<b>Deliverability</b>	<p>The site comprises of a number of buildings and car park which are currently being used by as one of the Council Depots. The site is within a residential area.</p> <p>The housing trajectory identifies that the site will deliver 10 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 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>
<b>Infrastructure Requirements</b>	<p>The proposed access at the east of the plot could be developed as a private drive serving a small number of developments.</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>Four new GP surgeries will be required in Scunthorpe between 2010 and 2026. Where necessary the Council will work in partnership with the 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><b>Biodiversity considerations and Constraints including any mitigation measures</b></p>	<p>A Construction Environment Management Plan should be drawn up and implemented which seeks to minimise emissions and avoid ecological impacts. This will be done as part of the planning application and agreed with the Council Environment Team prior to development commencing.</p>
<p><b>Specific questions raised by the Planning Inspector</b></p>	<p><b>Should the Policy for this site include the requirement for a Heritage Assessment?</b></p> <p>Yes. The Council have agreed in Schedule B to insert additional criterion into the policy to reflect the need to consider a impact on the setting of a nearby Conservation Area, This will read as follows: "A heritage assessment is required to demonstrate that the development will have no adverse impact upon the historic environment"</p>