

SCUH-12 - Land at 1-7 Cliff Gardens

SCUH-12

1:500



Site Name	Land at 1-7 Cliff Gardens	
Site Reference	SCUH-12	Owner : North Lincolnshire Council
Site Location	Land off Cliff Gardens / Oswald Road	
Settlement	Scunthorpe	
Site Area	0.71ha	
Number of dwellings	28	
Representations received and references	111 (842041/03/111/SCUH12/4) English Heritage 199 (842759/15/199/SCUH12/3) Lincolnshire Wildlife Trust 362 (845291/07/362/SCUH12/2) Lucent Group 470 (235686/24/470/SCUH12/1/3/4) Firecrest Land Ltd/Antony Aspbury Associates Ltd	
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 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>Sustainability Appraisal All the proposed sites have been subject to a Sustainability Appraisal and public consultation. In the Sustainability Appraisal Para 6.3 sets out 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-12:</p> <ul style="list-style-type: none"> • Strongly Positive 4 • Moderately Positive 7 • Strongly Negative 0 • Moderately Negative 1 <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 'm' (to protect and enhance heritage assets including archaeological sites</p>	

	<p>and monuments, historic landscapes, and local townscapes and their settings.). The policy addresses this constraint and requires a heritage assessment.</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>
<p>Phasing and justification</p>	<p>Phase 1 of the Plan Period (2014-2019). The land is available for housing development and is suitable as it offers a 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>Deliverability</p>	<p>The site is disused Council Offices located in 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 landowner and follows the pattern of past housing completions seen within Scunthorpe on sites of similar size.</p> <p>The site is located in SFRA Flood Zone 1.</p> <p>The Council consider this site to be deliverable and the landowner is marketing the site for residential development.</p>
<p>Infrastructure Requirements</p>	<p>Highway access can be gained from Cliff Gardens or Deyne Avenue. Vehicle access points need to be agreed by the Local Highway Authority. In principle, the Highways Authority supports the development proposal. The Highways Authority supports the development 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 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>

Biodiversity considerations and Constraints including any mitigation measures	<p>The assessments below may be required at the planning application stage. However from discussions with the Council's Environmental Health Department it is possible that any constraints can be mitigated against.</p> <ul style="list-style-type: none">• Contaminated land• Noise
Specific questions raised by the Planning Inspector	<p>What is the local historic value of the buildings at this site?</p> <p>The buildings were classed of distinctive character, potentially worthy of local listing but are not currently on this local list. The policy requires a Heritage Assessment with any planning application so development will have no adverse impact on the historic value of buildings.</p>