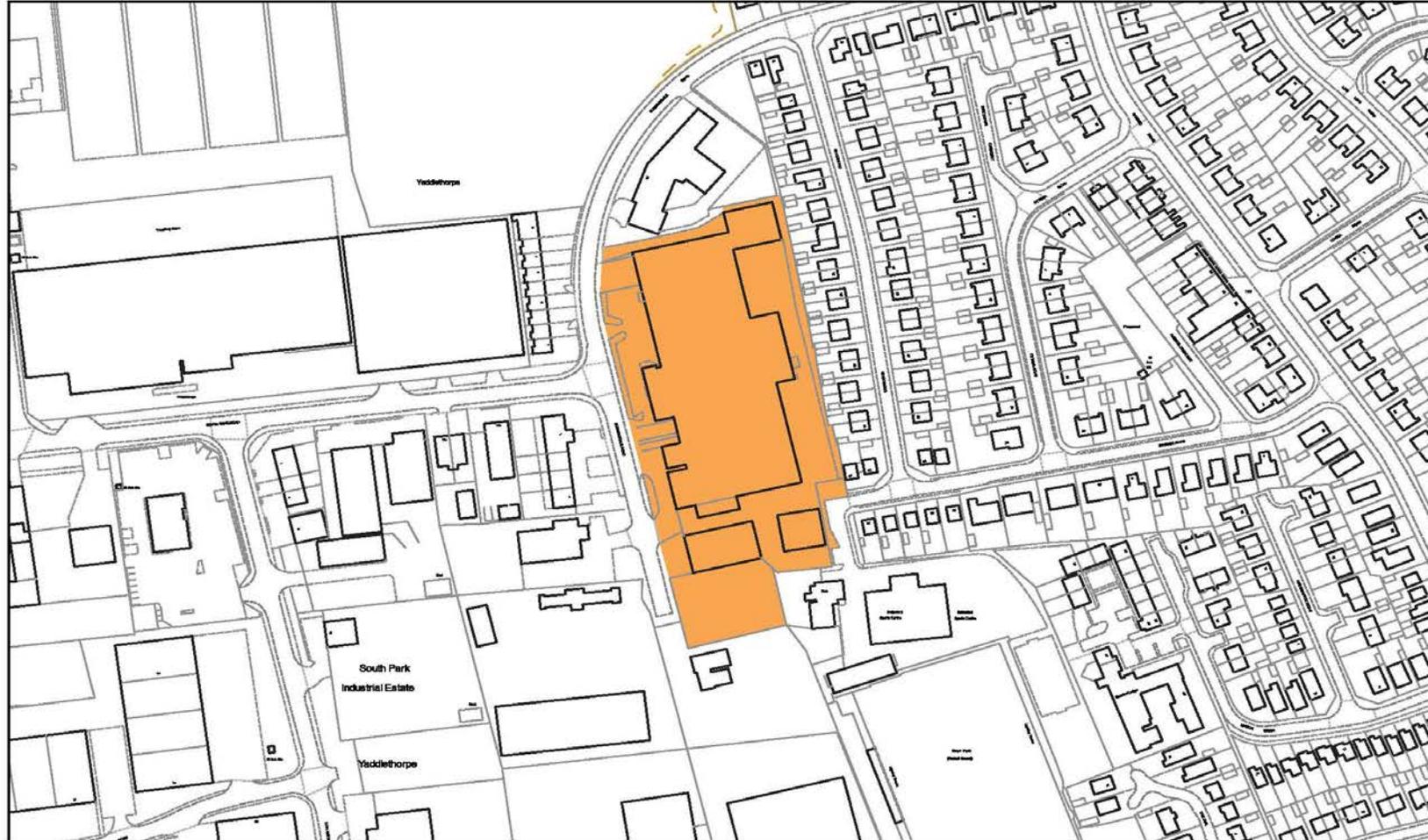


SCUH-13 - Former Darby Glass Offices and Factory

SCUH-13

1:2,500



Site Name	Former Darby Glass Offices and Factory	
Site Reference	SCUH-13	Owner: Mr Hunt Agent: Ian Hutchinson, Kirton Consulting
Site Location	Sunningdale Road	
Settlement	Scunthorpe	
Site Area	1.75ha	
Number of dwellings	66	
Representations received and references	80 (841685/01/80/SCUH13/NS) Freda Urray 200 (842759/16/200/SCUH13/3) Lincolnshire Wildlife Trust 265 (711256/04/265/SCUH13/4) Environment Agency 363 (845291/08/363/SCUH13/2) Lucent Group 488 (235686/25/488SCUH13/1/3/4) Firecrest Land Ltd/Antony Aspbury Associates Ltd	
Sustainability	<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>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. 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-13:</p> <ul style="list-style-type: none"> • Strongly Positive 4 • Moderately Positive 8 • Strongly Negative 0 • Moderately Negative 0 	

	<p>The site scores positively for all the social, environmental and economic Sustainability Appraisal (SA) objectives.</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 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>Deliverability</p>	<p>The site is vacant land and is surrounded by employment and residential uses. Planning permission is granted for residential development (PA/2013/1288) in November 2014 and through discussion with the developer the Council consider this site to be deliverable.</p> <p>The housing trajectory identifies that the site will deliver 20 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 following discussions with the developer through the planning application process.</p>
<p>Infrastructure Requirements</p>	<p>The southern section of Sunningdale Road is not adopted. This would need to be addressed as part of the development. This is a condition in the Planning Application PA/2013/1288.</p> <p>As part of the planning application a Section 106 has been signed by the Council and the developer.</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</p>

	Social Care Centres through alternative sources of funding and/or developer contributions.
Biodiversity considerations and Constraints including any mitigation measures	Majority of the site is within SFRA Flood Zone 1 (1.66ha) and a small section 0.09ha is in SFRA Flood Zone 2/3a. The Flood Risk Assessment has been signed off by the Environment Agency.
Specific questions raised by the Planning Inspector	<p>Can the Environment Agency confirm the current position with regard to Flood Risk at this site, and any necessary mitigation measures?</p> <p>A Flood Risk Assessment was submitted to the Council as part of the planning application in 2013 and this application was approved November 2014.</p> <p>A statement of common ground has been produced to address the comments raised by the Environment Agency as part of the consultation process. Further work was carried out by the Council to address the sequential and exceptions test as required in NPPF. Majority of the site is within SFRA Flood Zone 1 (1.66ha) and a small section 0.09ha is in SFRA Flood Zone 2/3a. The development platform based on the calculations made is 4.08. Based on this an SFRA should be carried out as part of a planning application.</p>