

# SCUH-14 - Redevelopment of Westcliff Precinct

SCUH-14

1:2,500



<b>Site Name</b>	Redevelopment of Westcliff Precinct	
<b>Site Reference</b>	SCUH-14	<b>Owner</b> : North Lincolnshire Council <b>Developer</b> : North Lincolnshire Homes
<b>Site Location</b>	Westcliff Precinct off Lichfield Avenue	
<b>Settlement</b>	Scunthorpe	
<b>Site Area</b>	2.30ha	
<b>Number of dwellings</b>	80	
<b>Representations received and references</b>	<p>201(842759/17/201/SCUH14/3) Lincolnshire Wildlife Trust  364(845291/09/364/SCUH14/2) Lucent Group  409 (67143/11/409/SCUH14/DTC/1/2/3/4) (Part 1) Moorwalk Ltd/Signet Planning  409 (67143/11/409/SCUH14/DTC/1/2/3/4) (Part 2) Moorwalk Ltd/Signet Planning  499 (235686/26/499/SCUH14/1/3/4) Firecrest Land Ltd/Antony Aspbury Associates Ltd</p>	
<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 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 is 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-14:</p> <ul style="list-style-type: none"> <li>• Strongly Positive 3</li> <li>• Moderately Positive 2</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. The site only scored negative on SA objective 'k' (to reduce congestion particularly around the South Humber Bank Ports.). The policy addresses this constraint and requires a transport assessment.</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 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><b>Phasing and justification</b></p>	<p>The delivery of part of the site is expected in Phases 1 and 2 of the plan period (2014-2024). The land is available for housing development as it is suitable and 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><b>Deliverability</b></p>	<p>The housing trajectory identifies that the site will deliver between 10 and 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>Ongoing consultation has been carried out with all landowners. Currently four retailers and two tenants are still within the premises but all of them are aware of the redevelopment plans and timescales. A Feasibility Study and Masterplan will be ready and is expected to go out for consultation in December 2014.</p>
<p><b>Infrastructure Requirements</b></p>	<p>Access could be gained off Bridges Road, Dryden Road or Lichfield Avenue. 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><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 partnerships 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><b>Biodiversity considerations and Constraints</b></p>	<p>There are no major constraints on this site.</p>

<b>including any mitigation measures</b>	
<b>Specific questions raised by the Planning Inspector</b>	<b>Can the Council provide an updated statement on the proposals to redevelop the Westcliff Precinct by the owners, and any necessary arrangements for relocated uses?</b> North Lincolnshire Council own 30% of the units and North Lincolnshire Homes 70%. Ongoing consultation has been carried out with all owners. Currently four retailers and two tenants are still within the premises but all of them are aware of the redevelopment plans and timescales. A Feasibility and Masterplan will be ready and is expected to go out for consultation in December 2014. £1 million worth of funding is ongoing and set aside for the scheme. Other funding gained for this scheme is £500,000 of capital Council budget and a HCA grant to deliver 50 units.