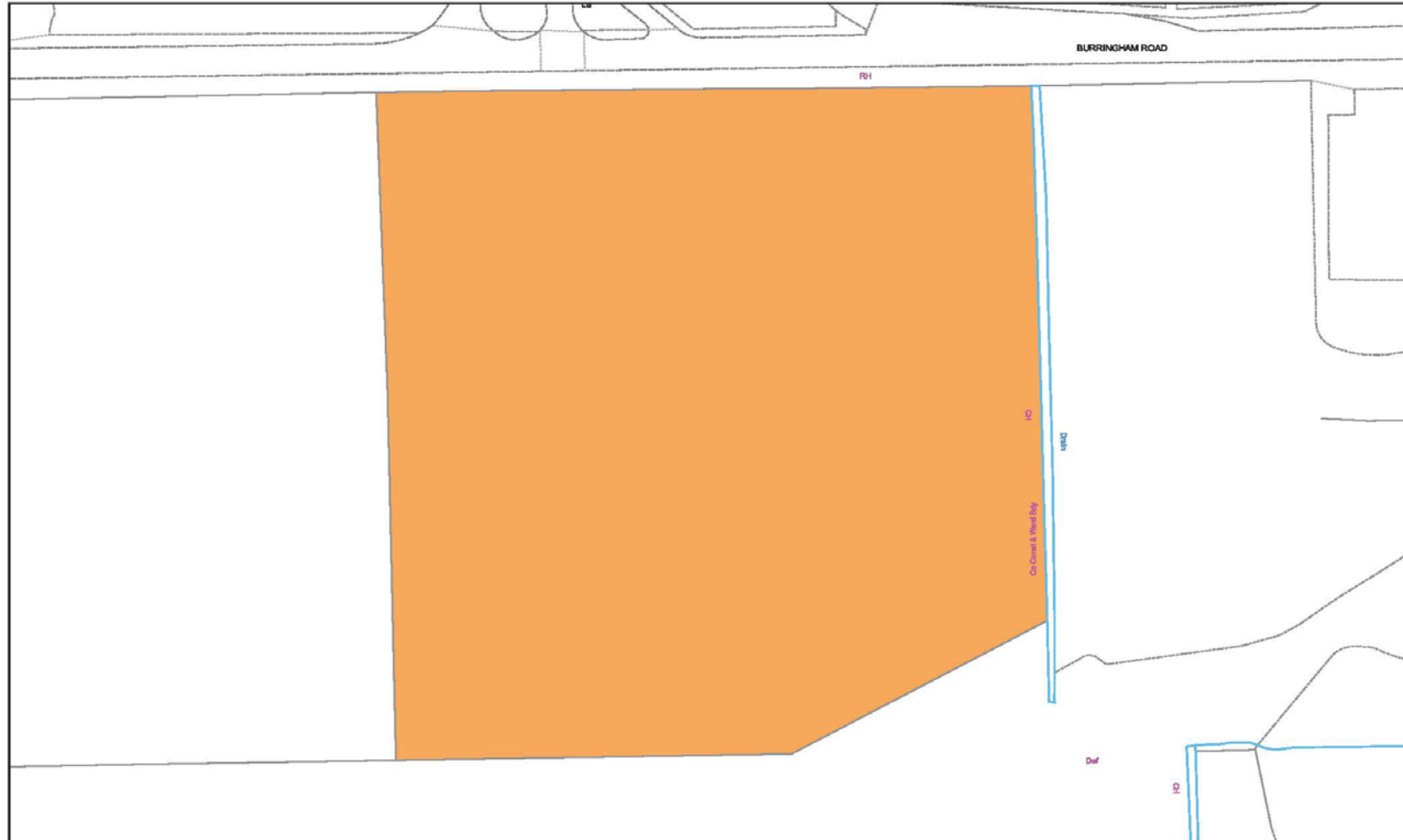


# SCUH-16 - Ashby Decoy off Burringham Road

SCUH-16

1:1,000



<b>Site Name</b>	Ashby Decoy off Burringham Road	
<b>Site Reference</b>	SCUH-16	<b>Promoter:</b> Persimmon Homes <b>Agent:</b> N/A
<b>Site Location</b>	Land off Burringham Road close to Ashby Decoy Golf Club	
<b>Settlement</b>	Scunthorpe	
<b>Site Area</b>	1.61ha	
<b>Number of Dwellings</b>	61	
<b>Representations received and references</b>	112 (842041/04/112/SCUH16/2/4) English Heritage 203(842759/19/203/SCUH16/NS) Lincolnshire Wildlife Trust 266 (711256/05/266/SCUH16/4) Environment Agency 267 (711256/06/267/SCUH16/4) Environment Agency 366 (845291/11/366/SCUH16/2) Lucent Group 501 (235686/28/501/SCUH16/1/3/4) f Firecrest Land Ltd/Antony Aspbury Associates Ltd	
<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 (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-16:</p> <ul style="list-style-type: none"> <li>• Strongly Positive 1</li> <li>• Moderately Positive 8</li> <li>• Strongly Negative 0</li> </ul>	

	<ul style="list-style-type: none"> <li>Moderately Negative 3</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 'e' (to minimise the risk of flooding). The policy addresses this constraint and requires an Exceptions Test and Flood Risk Assessment. The site also scored negative within the environmental objective 'f' (to make the best use of previously developed land and existing buildings).</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>
<b>Phasing and justification</b>	<p>The delivery of the site is expected in 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>The site is the subject of a planning application (reference PA/2014/0178) for the erection of 71 dwellings with associated access, open space, landscaping and infrastructure.</p>
<b>Deliverability</b>	<p>The site is vacant grassland surrounded by existing residential and employment uses. A planning application has been submitted (reference: PA/2014/0178) for 71 dwellings with associated access, open space, landscaping and infrastructure. This application is currently pending.</p> <p>The housing trajectory identifies that the site will deliver between 5- 20 dwellings per annum from 2014. 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 considered by the Council to be deliverable.</p>
<b>Infrastructure Requirements</b>	<p>A Transport Statement was prepared by Met Engineers Limited as part of the Planning Application PA/2014/0178. Construction of a new access onto Burringham Road is proposed as part of the application. 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</p>

	<p>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>As part of the planning application (reference PA/ 2014/0178), the developer submitted the following assessments which have been approved by the Council and Statutory Bodies:</p> <ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> <li>• Bird Survey</li> <li>• Ecology Survey</li> <li>• Transport Assessment</li> </ul>
<p><b>Specific questions raised by the Planning Inspector</b></p>	<p><b>What are the implications for biodiversity within the Ashby Decoy Golf Course Local Wildlife Site arising from the proposed housing development, and any necessary mitigation measures?</b></p> <p>An ecological appraisal of land owned by Ashby Decoy Golf Club, situated directly south of Burringham Road, Scunthorpe, has been produced as part of the Planning Application. The appraisal was conducted to inform a planning proposal relating to the residential development of the site. The report did not identify any significant ecological impact which cannot be sufficiently mitigated in the form of avoidance, minimisation and compensation. A number of mitigation measures were recommended as part of the report covering birds, bats and habitats.</p>