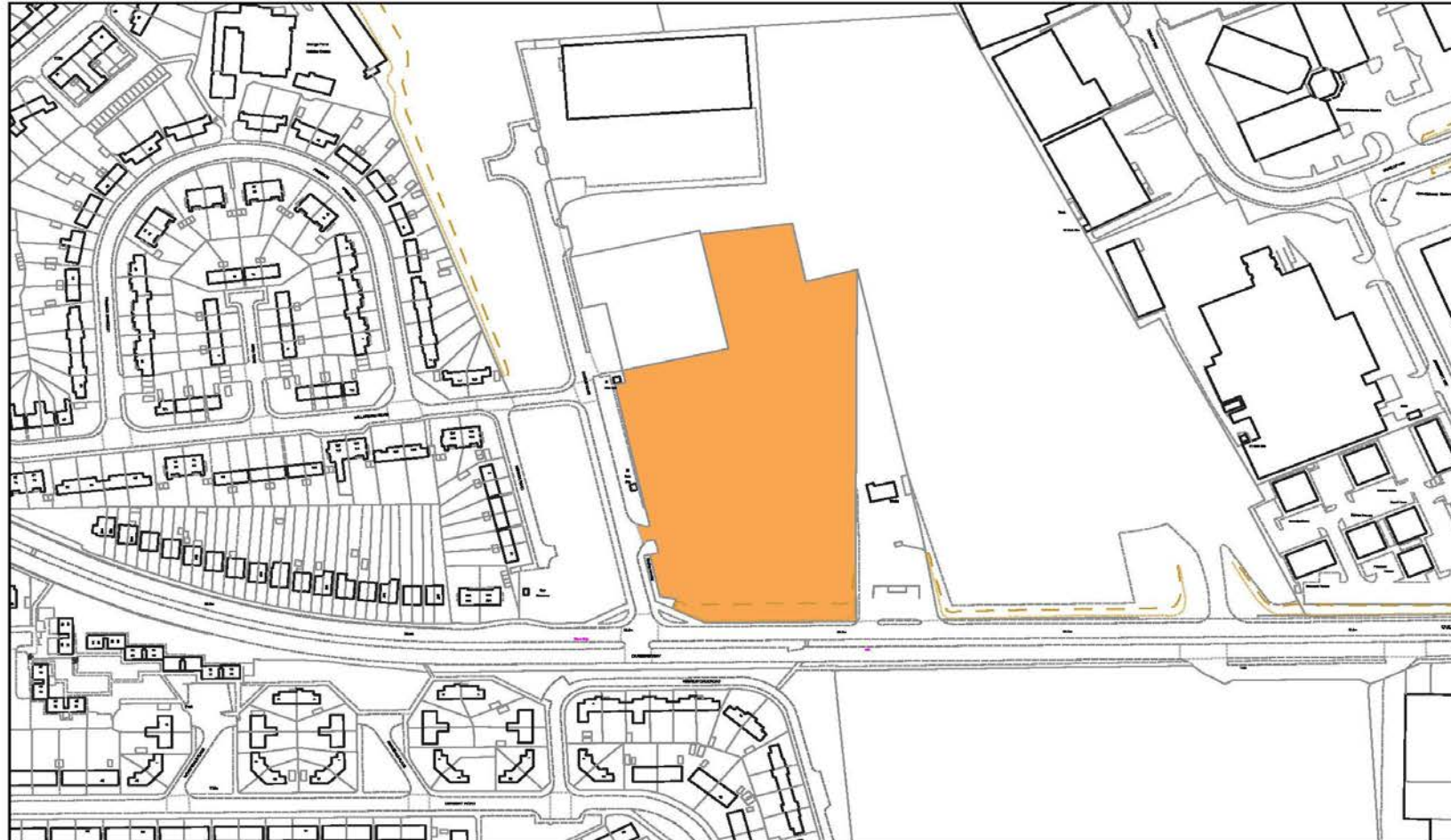


SCUH-17 - Land off Queensway and Dudley Road

SCUH-17

1:2,500



Site Name	Land off Queensway and Dudley Road	
Site Reference	SCUH-17	Promoter: St Modwen Ventures Ltd Agent: Andrea Kelleher, Pegasus Group
Site Location	Land off Queensway/Dudley Road	
Settlement	Scunthorpe	
Site Area	1.67ha	
Number of Dwellings	63	
Representations received and references	204 (842759/20/204/SCUH17/NS) Lincolnshire Wildlife Trust 277 (711256/16/277/SCUH17/NS) Environment Agency 333 (844684/05/333/SCUH17/1/2/3/4) Tata Steel UK Ltd/Turley Associates 367 (845291/12/367/SCUH17/2) Lucent Group 427 (846318/01/427/SCUH17/2) St Modwen Ventures Ltd/Pegasus Group 502 (235686/29/502/SCUH17/1/3/4) Firecrest Land/Antony Aspbury Associates	
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 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 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-17:</p> <ul style="list-style-type: none"> • Strongly Positive 4 • Moderately Positive 10 • Strongly Negative 1 	

	<ul style="list-style-type: none"> Moderately Negative 0 <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 'g' (to improve air quality). The policy addresses this constraint and requires an Air Quality 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>
Phasing and justification	<p>The delivery of the site is expected in Phase 3 of the plan period (2024-2026). The land is available for housing development and offers a suitable location for development and contributes to the creation of sustainable mixed communities. There is reasonable prospect that housing will be delivered on the site within the time period identified.</p> <p>The Council recognises the site is within the Air Quality Management Area which is not an absolute constraint and is monitored frequently. This is why this site has been proposed at the later part of the plan period as majority of the Air Quality issues are a result of the nearby Tata steel which should improve over time.</p>
Deliverability	<p>The site is previously developed land and is currently vacant. Residential properties lie to the west and south, with employment uses surrounding the rest of the site.</p> <p>The housing trajectory identifies that the site will deliver between 30-33 dwellings per annum from 2024. 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 in SFRA Flood Zone 1 and where practical Sustainable Urban Drainage Systems should be incorporated into the development.</p> <p>The Council consider the site to be suitable for housing development and the landowner/ developer is currently marketing the land for residential development.</p>
Infrastructure Requirements	<p>Vehicular access points to the site will need to be agreed with the Local Highway Authority and a Transport Assessment will be required. A design and access statement was produced as part of Planning Application reference PA/2011/0236. The Highways Authority supports the development proposal in principle, subject to the necessary assessments being completed and appropriate</p>

	<p>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>
<p>Biodiversity considerations and Constraints including any mitigation measures</p>	<p>The landowner has undertaken a Phase 1 Contamination Survey, Air Quality Assessment and Noise Assessment. These documents have been reviewed by the Council. On further investigation as part of the planning application and in relation to any constraints it was suggested that these could be addressed through discharging in planning conditions.</p>
<p>Specific questions raised by the Planning Inspector</p>	<p>Are adequate requirements set out within Policy SCUH-17 to provide and safeguard good residential amenities at this site?</p> <p>Adequate requirements are set out in Policy SCUH-17 to provide and safeguard good residential amenities at this site. The policy requires an air quality assessment, Noise Impact Assessment and a contaminated land assessment to be completed as part of any planning application.</p> <p>A comprehensive landscaping scheme, including biodiversity enhancement is also required as well as an Ecology Survey focusing on Open Mosaic habitats. Design must be in accordance with Core Strategy Policy CS5.</p>