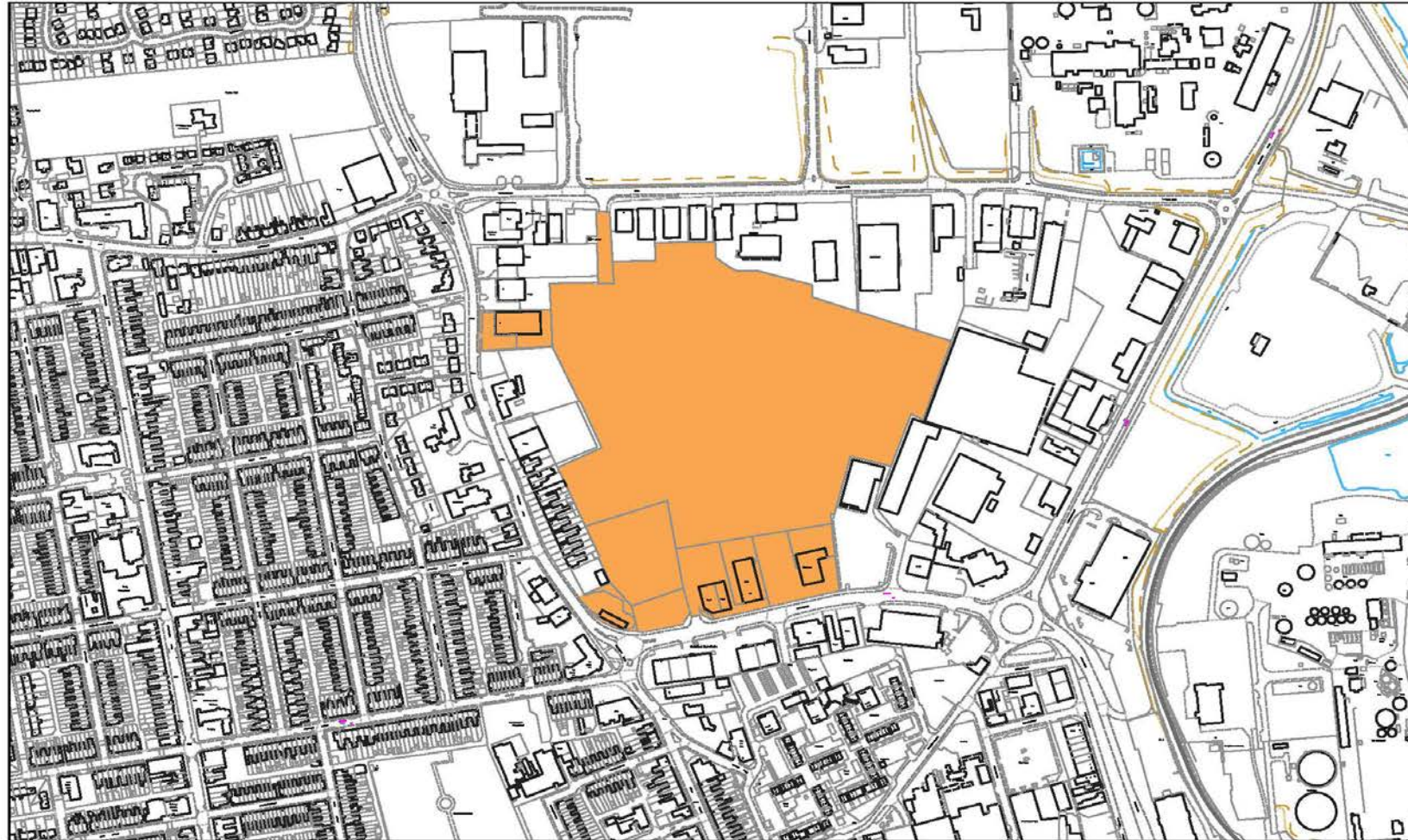


SCUH-3 - Land at the Glebe

SCUH-3

1:5,000



Site Name	Land at The Glebe	
Site Reference	SCUH-3	Promoter: Onward Holdings Agent: DLP Consultants
Site Location	Glebe Road	
Settlement	Scunthorpe	
Site Area	10.25ha	
Number of dwellings	302	
Representations received and references	190 (842759/06/190/SCUH3/NS) Lincolnshire Wildlife Trust 330 (844684/02/330/SCUH3/1/2/3/4), Tata Steel UK/Turley Associates 447 (235686-15-447-SCUH3/1/3/4) Firecrest Land Limited/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 prime focus for new housing development and growth in the region. 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. 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-3:</p> <ul style="list-style-type: none"> • Strongly Positive 3 • Moderately Positive 11 • Strongly Negative 0 • Moderately Negative 2 <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 'g' (to improve air quality) and objective 'h' (to protect and</p>	

	<p>enhance biodiversity and important wildlife habitats outside part of the designated sites). The policy addresses this constraint and requires an Ecology Survey and 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, and within walking distance of 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 and 2 of the Plan Period (2014-2024). The land is available for housing development and suitable as the site 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 first five years.</p>
<p>Deliverability</p>	<p>The site is deliverable as it is previously developed land, located within the existing built up area and is close to the town centre of Scunthorpe.</p> <p>The housing trajectory identifies that the site will deliver between 30-50 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 in SFRA Zone 1 and where practical Sustainable Urban Drainage Systems should be incorporated into the development.</p> <p>The site is considered by the Council to be deliverable. Developers have had pre-application discussions with the Local Planning Authority recently.</p> <p>The landowner has confirmed that the site can be delivered as the constraints to development can be adequately addressed. This has been demonstrated by the documents that have been submitted as part of the representations made on the Housing and Employment Land Allocation DPD as part of the various stages of public consultation.</p>
<p>Infrastructure Requirements</p>	<p>The site can be accessed off Glebe Road at a number of locations. These will need to be agreed by the Highway Authority during the planning application process. 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</p>

	<p>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 site is subject to a number of environmental issues which the developer is aware of and considers the site still to be deliverable in the timescale proposed.</p> <p>Contaminated Land - The landowner has produced a Phase 1 and 2 Environmental Assessment and this indicates that the undisturbed contents of the landfill are unlikely to cause pollution of the environment or harm to human health. The assessment has recommended that some remediation will be required to make the site suitable for a residential with garden end use. It is considered that a Remediation Strategy can be conditioned as part of any outline planning permission. This will provide an outline scope for any identified remediation measures and the methodology for verification of remedial works completed.</p> <p>Ecological surveys would be required with any development of this site. Species and habitat possibly present include breeding birds (including UK BAP species), interesting flora, invertebrates including grayling butterfly, reptiles, foraging bats etc. If part of this area is to be developed, strategic provision of habitat for the above species should be included in accordance with Regulation 37 of the Habitats Regulations, linking this site to Atkinsons Warren, Crosby Warren, Sawcliffe and the Steelworks.</p> <p>The site supports the UK BAP species Grayling butterfly and the UK BAP habitat – open mosaic habitats on previously developed land. This site should only be developed with landscape and biodiversity enhancements including open sandy and stony habitats with sheep's fescue grass.</p>
<p>Specific questions raised by the Planning Inspector</p>	<p>What mitigation measures will be necessary to address the rich biodiversity at this site?</p> <p>Within the proposed development description for this site it states this area is an interesting mix of scrub land and open space. Species and habitats possibly present include breeding birds (including UK BAP species) including flora, invertebrates including grayling butterfly, reptiles, foraging bats. If this site is developed, strategic provision of habitat for the above species should be included. Mitigation measures have been addressed within Policy SCUH-3 through a number of policy criteria.</p> <p>Prior to submission of a planning application for residential development it will be necessary to carry out assessments for noise, odour, light and land contamination so that appropriate design criteria and mitigation measures can be considered. Any development on this site should include landscape and biodiversity enhancements with linkages to Atkinsons Warren, Crosby Warren, Sawcliffe and the Steelworks.</p> <p>An Ecology Survey is also required as well as a comprehensive landscaping scheme including biodiversity enhancement.</p>