

SCUH-4 - Land at Capps Coal Yard and Timber Yard

SCUH-4

1:1,000



Site Name	Land at Capps Coal Yard and Timber Yard	
Site Reference	SCUH-4	Promoter : Mrs. Capp Agent : N/A
Site Location	Burringham Road	
Settlement	Scunthorpe	
Site Area	1ha	
Number of dwellings	40	
Representations received and references	191 (842759/07/191/SCUH4/NS) Lincolnshire Wildlife Trust 262 (711256/01/262/SCUH4/4) Environment Agency 396 (67143/04/396/SCUH4/DTC/1/2/3/4) (Part 1) Moorwalk Limited/Signet Planning 396 (67143/04/396/SCUH4/DTC/1/2/3/4) (Part 2) Moorwalk Limited/Signet Planning 448 (235686/16/448/SCUH/4/1/3/4) 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 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. 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-4:</p> <ul style="list-style-type: none"> • Strongly Positive 1 • Moderately Positive 13 • Strongly Negative 0 • Moderately Negative 1 <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 'e' (to minimise the risk of flooding). The policy addresses this constraint by requiring a Flood Risk Assessment to be carried out as part of the planning application.</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 and in walking distance 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 3 of the Plan Period (2024-2026). The land is suitable 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 in the time period identified.</p>
<p>Deliverability</p>	<p>The site is currently being used for employment uses and was submitted to the Council by the landowner in 2013 during the Strategic Housing Land Availability Assessment site consultation exercise.</p> <p>The housing trajectory identifies that the site will deliver 20 dwellings per annum from 2024. 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>From discussions with the landowner the Council consider the site to be deliverable.</p>
<p>Infrastructure Requirements</p>	<p>The site is located within SFRA Flood Zones 2 and 3a. Flood Mitigation: North Lincolnshire Council have prepared a Sequential and Exception Test Paper working with the Environment Agency to ensure that any flood constraints can be overcome. The Lincolnshire Lakes Flood Mitigation Strategy also identifies that development on this site can be made safe.</p> <p>The site can be accessed off Buringham Road. The location will need to be agreed with the Highway Authority through 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 LEA 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>With regard to habitat/species protection, the inclusion within the policy of criteria requiring a comprehensive landscaping scheme including biodiversity enhancement and an ecology survey has been included. It was noted that should the survey identify any important habitats and species found on the site, they should be protected and any adverse effects mitigated against.</p> <p>The site is located within SFRA Flood Zones 2/3a. A flood risk assessment will be required on this site to ensure that safe development can be achieved. The Council has prepared a Sequential and Exception Test Paper through discussion with the Environment Agency which looks at the critical flood levels and development platforms needed to make development safe on sites.</p>
<p>Specific questions raised by the Planning Inspector</p>	<p>Can the Environment Agency confirm the current position with regard to Flood Risk at this site, and any necessary mitigation measures?</p> <p>The Environment Agency will respond to this question directly to the Inspector through their Hearing Statements.</p> <p>Council's Response</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.</p> <p>The development platform based on the calculations made is 0.57m above the critical floor level. Based on this calculation no land raising would be required. A site specific Flood Risk Assessment should be carried out as part of a planning application as outlined in the SFRA Appendix F.</p>