

SCUH-5 - Land off Burringham Road

SCUH-5

1:2,500



Site Name	Land off Burringham Road	
Site Reference	SCUH-5	Promoter: North Lincolnshire Council Agent: N/A
Site Location	Land off Burringham Road	
Settlement	Scunthorpe	
Site Area	2.48ha	
Number of dwellings	90	
Representations received and references	192 (842759/08/192/SCUH5/3) Lincolnshire Wildlife Trust 398 (67143/05/395/SCUH5/DTC/1/2/3/4) (Part 1) Moorwalk Limited/Signet Planning 398 (67143/05/395/SCUH5/DTC-1/2/3/4) (Part 2) Moorwalk Limited/Signet Planning 450 (235686/17/450/SCUH5/1/3/4) Firecrest Land Ltd/Antony Aspbury Associates	
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-5:</p> <ul style="list-style-type: none"> • Strongly Positive 3 • Moderately Positive 6 • Strongly Negative 0 • Moderately Negative 1 <p>The site scores positively for all the social and economic Sustainability Appraisal (SA) objectives. Within the environmental</p>	

	<p>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 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 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 area, 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 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 allotments have been disused since 1998.</p>
<p>Deliverability</p>	<p>The site is disused allotments located off Burringham Road and is surrounded by residential dwellings.</p> <p>The housing trajectory identifies that the site will deliver between 10 and 30 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 a similar size.</p> <p>The site is in SFRA Flood Zone 1. A Flood Risk Assessment has been completed as part of PA/2013/1505.</p> <p>The site has an Outline Planning Application PA/2013/1505 for residential development. The Council can confirm that the site is deliverable and is currently being advertised by the landowner for residential development.</p>
<p>Infrastructure Requirements</p>	<p>Highway improvements will be required for Burringham Road/Roman Way junction. A Transport Assessment has been produced as part of Planning Application reference PA/2013/1505.</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</p>

	<p>partnership 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>Biodiversity considerations and Constraints including any mitigation measures</p>	<p>The diversity of habitats found in many allotments makes them important for a wide range of plants and animals. As a result allotments are a priority habitat in the Lincolnshire Biodiversity Action Plan (BAP). An ecological survey would need to be carried out on the site.</p> <p>An ecology assessment has been completed as part of PA/2013/1505. It confirmed that any ecological constraints can be mitigated against.</p>
<p>Specific questions raised by the Planning Inspector</p>	<p>Can the Council confirm the current status of the site as allotment gardens, and the length of time that they have been disused?</p> <p>The allotments are disused and have been for over 16 years as the closure of the Riddings/Burringham Road Allotment was in 1998 when the last 4 plot holders were asked to vacate and a copy of the Cabinet Report can be provided which evidences this if needed.</p> <p>The site has an Outline Planning Application reference PA/2013/1505 for residential development.</p>