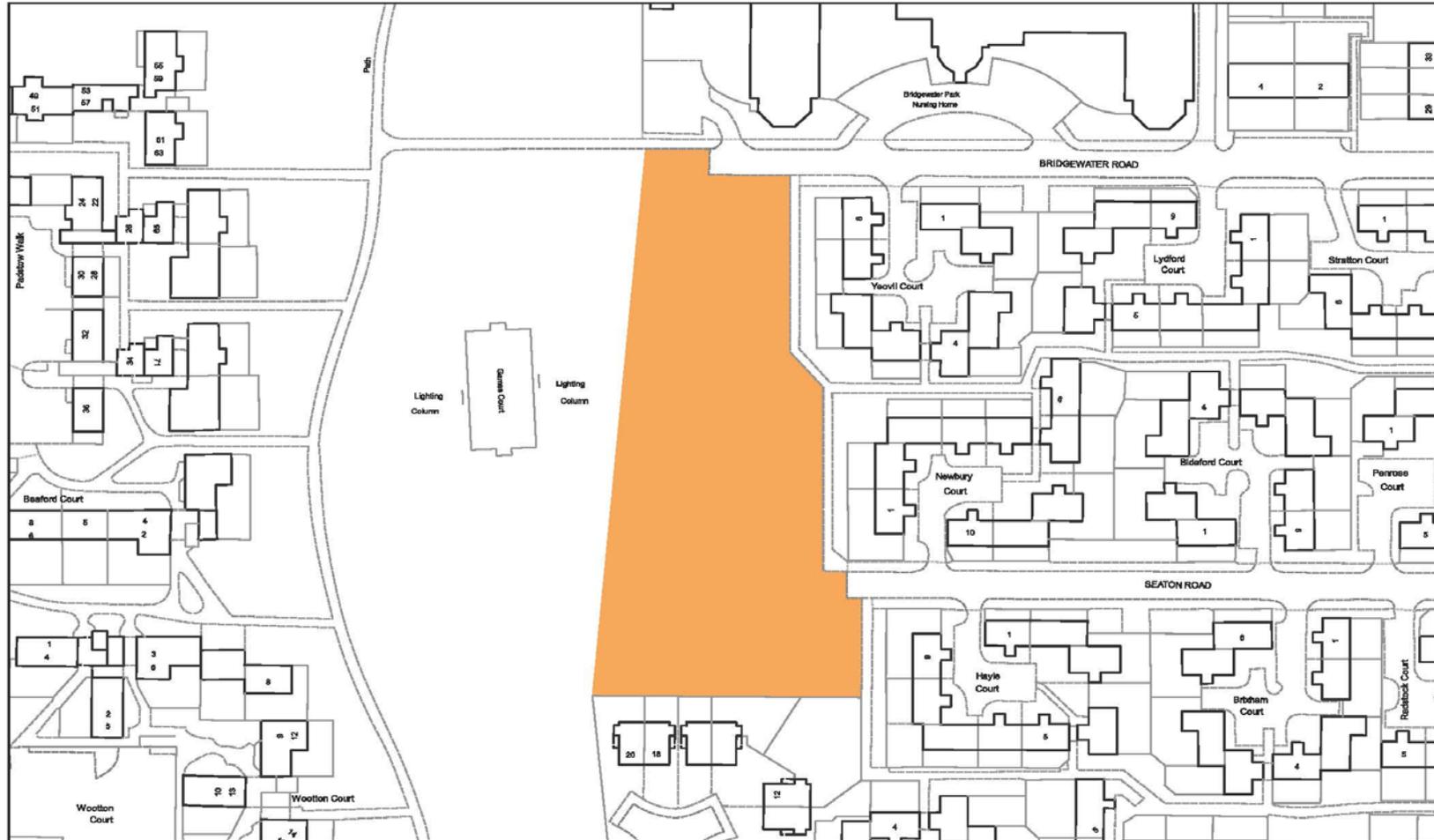


SCUH-6 - Land at Plymouth Road

SCUH-6

1:1,000



Site Name	Land at Plymouth Road	
Site Reference	SCUH-6	Promoter: North Lincolnshire Council Agent: N/A
Site Location	Land at Plymouth Road	
Settlement	Scunthorpe	
Site Area	0.40ha	
Number of dwellings	16	
Representations received and references	193 (842759/09/193/SCUH6/NS) Lincolnshire Wildlife Trust 263 (71125/02/263/SCUH6/4) Environment Agency 400 (67143/06/400/SCUH6/DTC/1/2/3/4) (Part 1) Moorwalk Limited/Signet Planning 400 (67143/06/400/SCUH6/DTC/1/2/3/4) (Part 2) Moorwalk Limited/Signet Planning 459 (235686/18/459/SCUH6/1/3/4) Firecrest Land Ltd/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 (Evidence Base ref: BAC06).</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-6:</p> <ul style="list-style-type: none"> • Strongly Positive 2 • Moderately Positive 7 • Strongly Negative 0 • Moderately Negative 0 	

	<p>The site scores positively for all the social, economic and environmental Sustainability Appraisal objectives.</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>Phase 3 of the Plan Period (2024-2026). 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>
Deliverability	<p>The site is currently open space located within the development limit of Scunthorpe. The site is identified within the North Lincolnshire Local Plan (May 2003) as proposed housing allocation (ref: H2-1).</p> <p>The housing trajectory identifies that the site will deliver between 6 and 10 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 Council consider this site to be developable and the landowner are currently in discussions with a developer about bringing the site forward within the timescale proposed.</p>
Infrastructure Requirements	<p>No major highway related issues. Access can be gained from either Bridgewater Road or Seaton Road and the site has good sustainable transport links. The Highways Authority supports the development proposal in principle, subject to the necessary assessments being completed and appropriate mitigation measures being agreed.</p> <p>No reports of flooding issues in the immediate locality. The impact of any additional surface water run-off on the existing system would need to be considered with potential requirement for attenuation/sustainable drainage.</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</p>

	and Social Care Centres through alternative sources of funding and/or developer contributions.
Biodiversity considerations and Constraints including any mitigation measures	<p>A comprehensive landscaping scheme, including biodiversity enhancement is required to be undertaken to determine whether the site has any important or protected habitats and species present before development takes place. This will be done as part of the planning application process.</p> <p>SFRA Flood Zone 1 and 2/3a –Development of the site will require a flood risk assessment. The majority of the site is in SFRA Flood Zone 1 (0.35ha) Flood Zone 2/3a (0.05ha). 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>
Specific questions raised by the Planning Inspector	<p>Can the Council confirm the current open space designation and categorisation of this site?</p> <p>The site lies within the development limit of Scunthorpe and it is allocated for housing (site ref: H2-1) in the adopted North Lincolnshire Local Plan Local Plan (May 2003).</p> <p>It is currently used as open space and was assessed as part of the PPG17 Open Space Study (BAC24). The study referred to the site as being part of area number 232: Parkwood POS. The PPG17 study typology classed the site as Amenity Green Space (which covered Signage, Grass, Cleanliness, Bins and Seats) with an open space quality of 60.68%. Overall, North Lincolnshire has 81 sites identified as amenity greenspace, totalling 84.92 ha which equates to an overall provision of 0.53ha per 1,000 head of population.</p> <p>Amenity greenspace provides a number of functions, but primarily the sites can be identified as less formal greenspace provided mainly in residential areas. This provision enabled local people to take part in casual recreation close to home. Analysis using the threshold of 600m shows that 59% of all households in the area are within the accessibility threshold for amenity greenspace.</p> <p>The study split North Lincolnshire into seven specific areas. The Plymouth Road site is located in Area 4 (Scunthorpe). The study showed that this area has 81% of all households within 600m of a site classed as amenity greenspace. Therefore within this area there are a large percentage of Amenity Greenspace areas. Accordingly, loss of this space will not have a detrimental impact on that area as other areas of amenity greenspace are available which can be used.</p>