

SCUH-7 - Advance Crosby Scheme Phase 2

SCUH-7

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Site Name	Advance Crosby Scheme Phase 2	
Site Reference	SCUH-7	Promoter: North Lincolnshire Council Agent: N/A
Site Location	Land off West Street / Gurnell Street	
Settlement	Scunthorpe	
Site Area	0.36ha	
Number of dwellings	25	
Representations received and references	194 (842759/10/194/SCUH7/3) Lincolnshire Wildlife Trust 359 (845291/04/359/SCUH7/2) Lucent Group 461 (235686/19/461/SCUH7/1/4) 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.</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 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 6.1. Detailed site appraisals are contained in Appendix I.</p> <p>Summary of Positive and Negative Scores for Site SCUH-7:</p> <ul style="list-style-type: none"> • Strongly Positive 11 • Moderately Positive 2 • 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 'g' (to improve air quality). The policy addresses this constraint and</p>	

	<p>requires an Air Quality Assessment to be carried out as part of any 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 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>Phases 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 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 previously developed land which has recently been cleared of a number of residential dwellings. The site forms part of the Advanced Crosby masterplan to redevelop the area and create high quality, well designed and energy efficient homes.</p> <p>The housing trajectory identifies that the site will deliver 25 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 Council can confirm that this site is deliverable and the landowner is currently in Pre-application discussions with the Local Planning Authority. The landowner is also in discussion with a developer to bring the site forward within the proposed timeframe.</p>
Infrastructure Requirements	<p>Access to the site can be gained off West Street/Gurnell Street. Vehicle access points to the site will need to be agreed with the local highway authority. 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 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>
Biodiversity considerations and Constraints	<p>A Construction Environment Management Plan should be drawn up and implemented which seeks to minimise emissions and avoid ecological impacts. This will be done as part of the planning application and agreed with the Council Environment Team prior to</p>

including any mitigation measures	development commencing.
Specific questions raised by the Planning Inspector	No specific questions were raised in relation to this site.