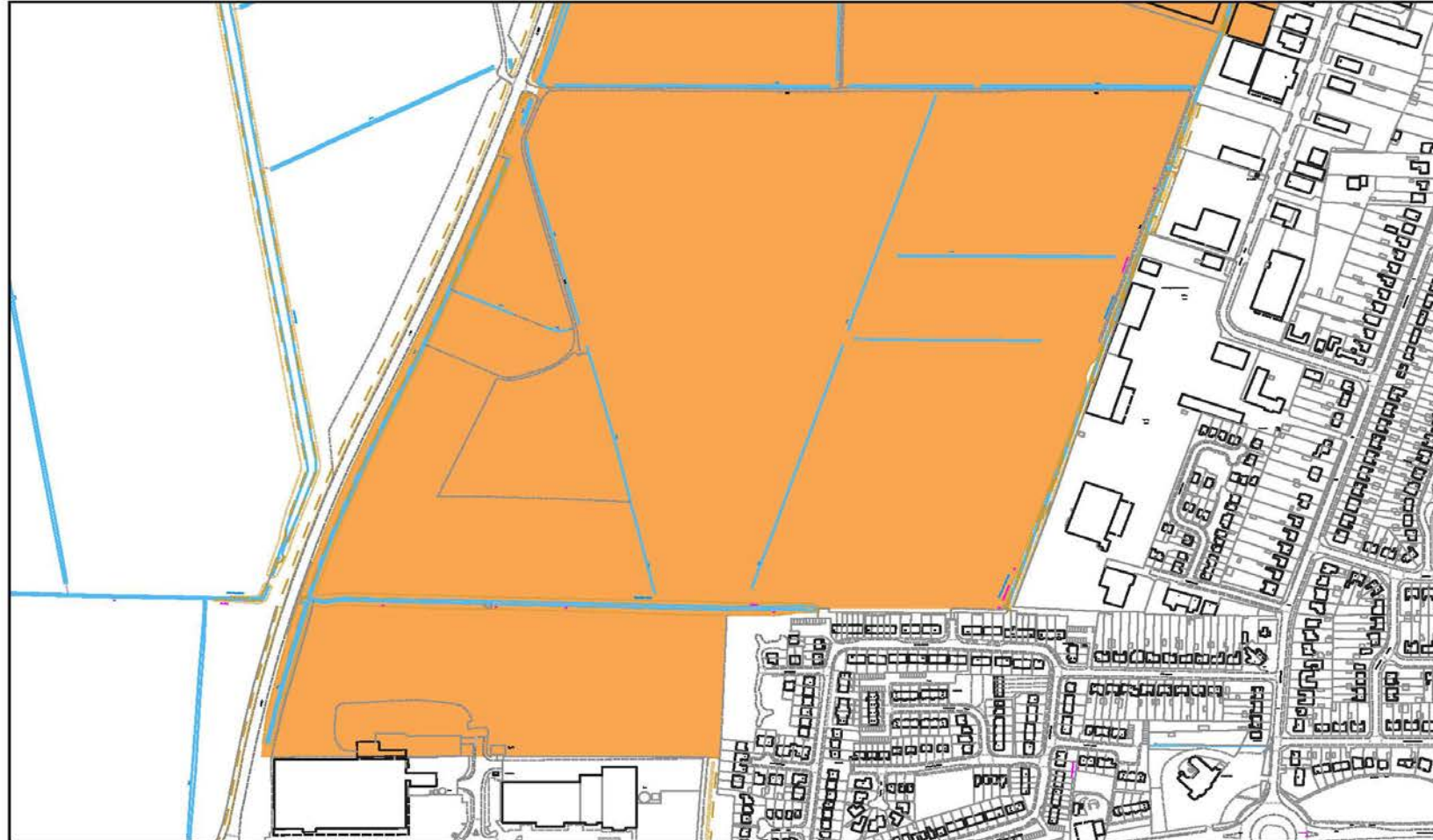


SCUH-8 - Land North of Doncaster Road

SCUH-8

1:5,000



Site Name	Land north of Doncaster Road	
Site Reference	SCUH-8	Promoter : Mr Wharton Agent : N/A
Site Location	Land north of Doncaster Road	
Settlement	Scunthorpe	
Site Area	39.96ha	
Number of dwellings	1,264	
Representations received and references	<p>195-(842759/11/195/SCUH8/NS) Lincolnshire Wildlife Trust 402 (67143/07/402/SCUH8/DTC/1/2/3/4) (Part 1) Moorwalk Limited/Signet Planning 402 (67143/07/402/SCUH8/DTC/1/2/3/4) (Part 2) Moorwalk Limited/Signet Planning 463 (235686/20/463/SCUH8/1/3/4) Firecrest Land Ltd/Antony Aspbury Associates Ltd</p>	
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-8:</p> <ul style="list-style-type: none"> • Strongly Positive 5 • Moderately Positive 7 • Strongly Negative 2 • Moderately Negative 2 <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 the following: SA objective 'e' (to minimise the risk of flooding), objective 'f' (To make the best use of previously developed land and existing buildings), objective 'g' (to improve air quality), and objective 'k' (to reduce congestion, particularly around the South Humber Bank Ports). The policy addresses these issues by requiring a Flood Risk Assessment, Transport Assessment and Ecology Survey 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 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 (2014-2026). 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 was allocated for residential development in policies H2 and H4 of the North Lincolnshire Local Plan (May 2003). It is covered by the Land north of Doncaster Road Development Brief (2006). It also benefits from outline planning permission (reference PA/2007/0828) for residential development, open space, a primary school and associated access and landscaping.</p> <p>The housing trajectory identifies that the site will deliver between 100 and 125 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 consider the site to be deliverable and are in discussions with the landowner and developer of the site.</p>
Infrastructure Requirements	<p>The site has an outline planning permission for residential development with access being taken from a new roundabout on the A1077 along with the existing service road from Doncaster Road. 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 Commission Group to improve existing facilities and provide integrated Health and</p>

	<p>Social Care Centres through alternative sources of funding and/or developer contributions.</p> <p>The outline planning application will deliver a new primary school as part of the development.</p>
<p>Biodiversity considerations and Constraints including any mitigation measures</p>	<p>This site requires an archaeological assessment and field evaluation to be submitted with any future planning applications. Potential constrains may be identified that will need addressing prior to development.</p> <p>SFRA Flood Zone 2/3a - A flood risk assessment has been completed as part of this planning application and will be updated when the reserve matters are submitted.</p> <p>The site is also in close proximity to industrial development and road traffic noise. However from discussions with the Council's Environmental Health Department it is possible that any constraints can be mitigated against. For planning applications further information would be required.</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>No objection was raised at this stage from the Environment Agency. This site has Outline Planning Permission reference PA/2007/0828 for residential development, open space, a primary school and associated access and landscaping. As part as this planning application the Environment Agency was consulted as the site is within SFRA Flood Zone 3a. Development of the site required a Flood Risk Assessment which was completed as part of the Planning Application.</p> <p>What are the proposed mechanisms to deliver the Berkeley Circle highways improvements?</p> <p>A Transport Assessment was submitted as part of the planning application reference PA/2007/0828. This set out a requirement for a financial contribution to be made towards improvements to Berkeley Circle. The Highways department assessed the amount of traffic using the junction and the projected number of traffic flows in this area. To support the delivery of the improvements to Berkeley Circle the Council have also received £2.9 million in grant funding from the Greater Lincolnshire Local Enterprise Partnership (LEP) Local Growth Fund.</p>