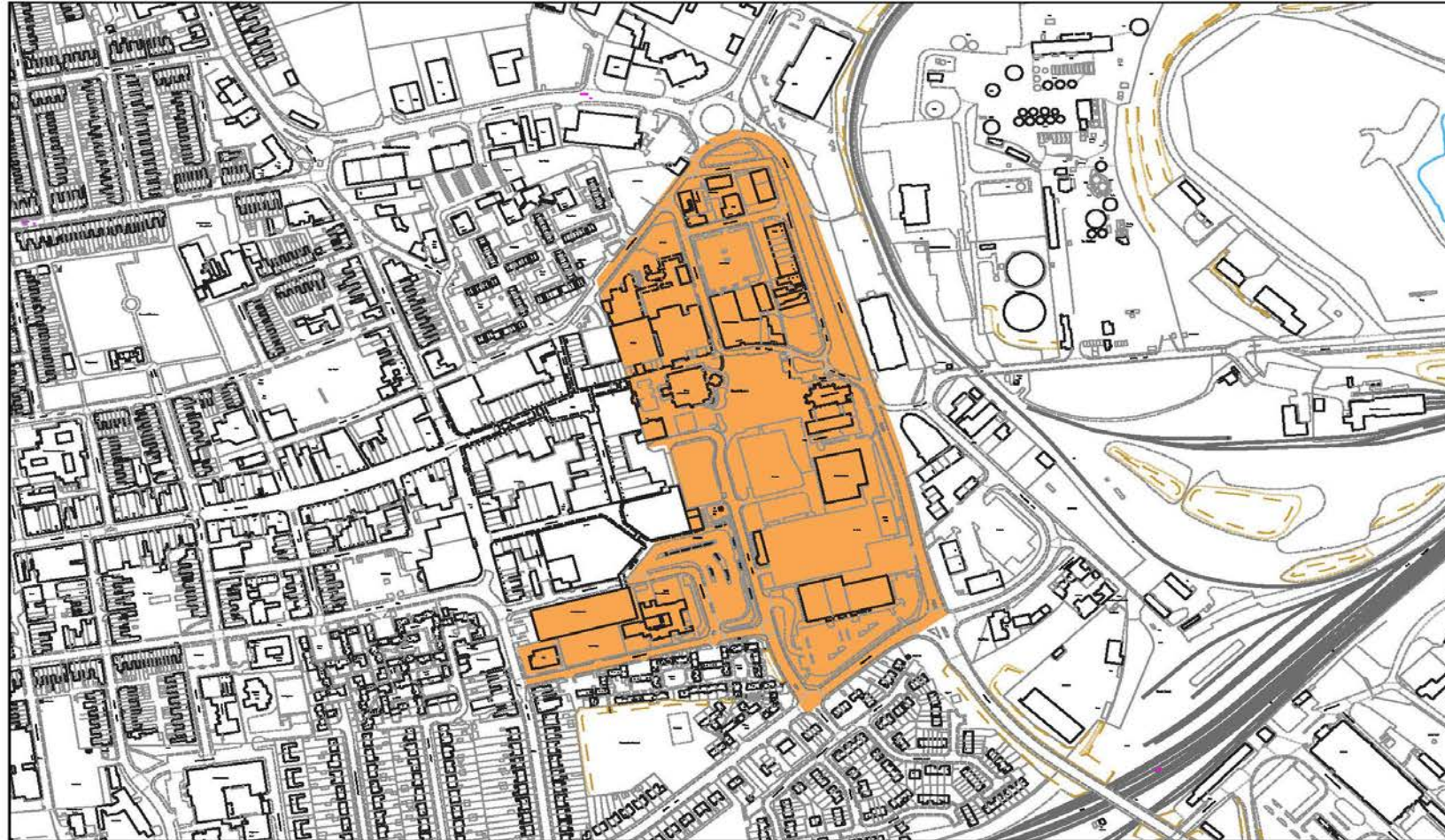


SCUH-9 - Land at Church Square

SCUH-9

1:5,000



Site Name	Land at Church Square	
Site Reference	SCUH-9	Promoter: North Lincolnshire Council Agent: N/A
Site Location	Land at Church Square	
Settlement	Scunthorpe	
Site Area	12.13ha	
Number of dwellings	Approx 300	
Representations received and references	<p>1 (749642/01/1/SCUH9/NS) Mr Graeme Moore 109 (84204/01/109/SCUH9/2/3/4) English Heritage 196 (842759/12/196/SCUH9/3) Lincolnshire Wildlife Trust 276 (711256/15//276-SCUH-9-LC) Environment Agency 278 (711256/17/277/SCUH9/LC) Environment Agency 331 (844684/03/331/SCUH9/1/2/3/4) Tata Steel UK Ltd/Turley Associates 360 (845291/05/360/SCUH9/2) Lucent Group 404 (67143/08404/SCUH9/DTC/1/2/3/4) (Part 1) Moorwalk Ltd/Signet Planning 404 (67143/08404/SCUH9/DTC/1/2/3/4) (Part 2) Moorwalk Ltd/Signet Planning 467 (235686/21/467/SCUH9/1/3/4) 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 primary 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-9:</p>	

	<ul style="list-style-type: none"> • Strongly Positive 6 • Moderately Positive 11 • Strongly Negative 1 • 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 the following: SA objective 'g' (to improve air quality) and objective 'o' (to minimise noise and light pollution) 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 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 2 and 3 of the plan period (2019-2026). The land is available for housing development and suitable as the site 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 within the time period identified.</p>
Deliverability	<p>The site is within the development limit for Scunthorpe and part of the site is allocated for mixed use in the Local Plan. The housing trajectory identifies that the site will deliver approximately 50 per annum from 2021. 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 are preparing a Scunthorpe Town Centre Master Plan which includes the redevelopment of Church Square as part the first phase. The Council are currently in discussion with developers and consider that the site will be delivered within the phase 2 and 3.</p> <p>The site is in SFRA Flood Zone 1 and where practical Sustainable Urban Drainage Systems should be incorporated into the development.</p>
Infrastructure Requirements	<p>The Scunthorpe Town Centre Master Plan will identify the infrastructure requirements in more detail. The first phase of the master plan includes the development of the Humber University Technical Collage (UTC), new office accommodation, residential development and improvements to Carlton Street. The UTC and improvements to Carlton Street are currently under construction.</p>

	<p>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's will be required in Scunthorpe between 2010 and 2026. Where necessary the Council will work in partnerships 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>The site is within the Air Quality Management Area and as part of any planning application an air quality assessment will be required.</p>
<p>Specific questions raised by the Planning Inspector</p>	<p>Does the Plan adequately address the proposed relationship between new development and the Grade II listed former St. John's Church?</p> <p>The policy could be strengthened as it was suggested from English Heritage that the following bullet point could be added: "The protection and enhancement of the setting of the Grade II* listed Church of St John. A heritage assessment is required." Through Schedule B the Council have agreed to include this addition to the policy criteria to ensure the new development adequately addresses its potential impact on the Grade II Listed Building. Design must be in accordance with Core Strategy Policy CS5 which considers the relationship between any buildings and the spaces around them.</p>