

SCUH-C1 - NSD Site, Land East of Scotter Road

SCUH-C1

1:2,500



Site Name	NSD Site, Land east of Scotter Road	
Site Reference	SCUH-C1	Promoter: Arcelor Mittal Agent: N/A
Site Location	Land east of Scotter Road	
Settlement	Scunthorpe	
Site Area	9.38ha	
Number of dwellings	281	
Representations received and references	<p>71 (841685/02/71/SCUHC1/NS) Freda Alice Urray 205 (842759/21/205/SCUHC1/NS) Lincolnshire Wildlife Trust 268 (711256/07/268/SCUHC1/4) Environment Agency 368 (845291/13/368/SCUHC1/2) Lucent Group 426 (235686/04/426/SCUHC1/1/3/4) Firecrest Land Ltd/Antony Aspbury Associates Ltd 513 (67135/01/513/SCUHC1/1/3) Onward Holdings</p>	
Sustainability	<p>The site is in conformity with the Core Strategy Policies (Evidence Base ref: BAC06) 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 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-C1:</p> <ul style="list-style-type: none"> • Strongly Positive 3 • Moderately Positive 10 • Strongly Negative 0 	

	<ul style="list-style-type: none"> 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 'e' (to minimise the risk of flooding). The policy addresses this constraint and requires an Exceptions Test and Flood Risk Assessment.</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 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>
Phasing and justification	The site is a contingency site as it is still an employment use. In the longer term NSD are seeking to relocate. The site is surrounded by residential uses and its proximity to local services makes this site suitable for residential development.
Deliverability	Development of Policy SCUH-C1 is to be brought forward by the developer if the Lincolnshire Lakes development or any of the other identified sites do not deliver in the time period specified.
Infrastructure Requirements	<p>Vehicular access points will need to be agreed with the 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 including any mitigation measures	The site lies within SFRA Flood Zone 2/3a an exception test will be required to demonstrate that development provides a wider sustainable benefit to the community that outweighs flood risk. Further work was carried out with the EA on the sequential and exception test. The development platform based on the calculations made is 1.60. Based on this an SFRA should be carried out as part of a planning application in line with the mitigation measured outlined in the SFRA Appendix F.
Specific questions raised by the Planning	Can the Environment Agency confirm the current position with regard to Flood Risk at this site, and any necessary

Inspector

mitigation measures?

A Statement of Common Ground has been produced to address the comments raised by the Environment Agency as part of the consultation process. Further work was carried out by the Council to address the sequential and exceptions test as required in NPPF.

The site lies within SFRA Flood Zone 2/3a and the development platform based on the calculations made is 1.60m. Based on this a Flood Risk Assessment should be carried out as part of a planning application in line with the mitigation measures outlined in the SFRA Appendix F.