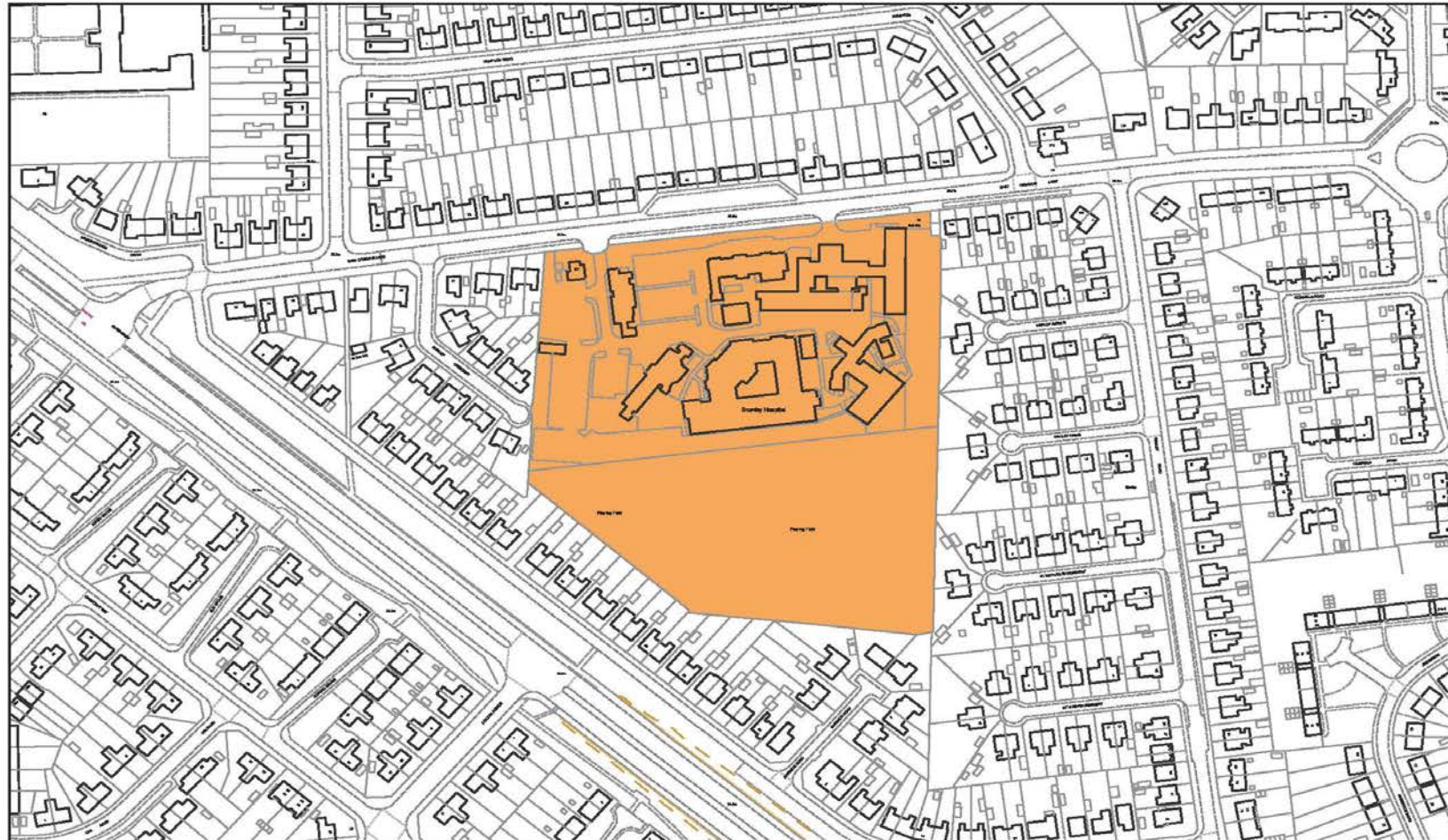


# SCUH-C2 - Brumby Resource Centre, East Common Lane

SCUH-C2

1:2,500



<b>Site Name</b>	Brumby Resource Centre, East Common Lane	
<b>Site Reference</b>	SCUH-C2	<b>Promoter:</b> North Lincolnshire Council <b>Agent:</b> N/A
<b>Site Location</b>	East Common Lane	
<b>Settlement</b>	Scunthorpe	
<b>Site Area</b>	3.40ha	
<b>Number of dwellings</b>	122	
<b>Representations received and references</b>	113 (842041/05/113/SCUHC2/3/4) English Heritage - East Midlands 125 (842125/01/125/SCUHC2/4) Sport England 206 (842759/22/206/SCUHC2/3) Lincolnshire Wildlife Trust 369 (845291/14/369/SCUHC2/2) Lucent Group 413 (67143/15/413/SCUHC2/DTC/1/2/3/4) Moorwalk Ltd/Signet Planning 427 (235686/05/427/SCUHCS/1/3/4) Firecrest Land Ltd/Antony Aspbury Associates Ltd	
<b>Sustainability</b>	<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><b>Settlement Survey (Evidence Base ref: BAC19)</b>  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><b>Sustainability Appraisal</b>  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-C2:</p> <ul style="list-style-type: none"> <li>• Strongly Positive 4</li> <li>• Moderately Positive 9</li> <li>• Strongly Negative 0</li> </ul>	

	<ul style="list-style-type: none"> <li>• Moderately Negative 1</li> </ul> <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 'f' to make the best use of previously developed land and existing buildings.</p> <p><b>North Lincolnshire Accessibility Criteria (Evidence Base ref: HOU01)</b></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>
<p><b>Phasing and justification</b></p>	<p>Development of Policy SCUH-C2 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.</p>
<p><b>Deliverability</b></p>	<p>Development of Policy SCUH-C2 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.</p> <p>This site is vacant. It is planned to demolish the buildings on the site within the next 6 months. The site is available and suitable for housing development.</p> <p>The Council consider this site to be deliverable and the landowner undertook a public consultation event to identify their intentions for the site.</p>
<p><b>Infrastructure Requirements</b></p>	<p>Vehicular access points needs to be agreed with the Local Highways Authority and a Transport Assessment will be required. The Highways Authority supports the development proposal in principle, subject to the necessary assessments being completed and appropriate mitigation measures being agreed.</p> <p><b>North Lincolnshire Infrastructure Delivery Schedule (Evidence Base ref: INF01)</b></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 practices will be required in Scunthorpe between 2010 and 2026. Where necessary the Council will work in partnership with the North Lincolnshire Clinical Commissioning Group (CCG) to improve existing facilities and provide integrated</p>

	Health and Social Care Centres through alternative sources of funding and/or developer contributions.
<b>Biodiversity considerations and Constraints including any mitigation measures</b>	Land contamination and noise surveys will be necessary as part of any planning application for residential development. The landowner is currently investigating these matters.
<b>Specific questions raised by the Planning Inspector</b>	<p><b>What is the proposed timetable for the relocation of the Brumby Resource Centre, and who will be the responsible body?</b></p> <p>North Lincolnshire Council is the responsible body for this site. There is no proposed relocation of Brumby Resource Centre as the centre is vacant and it is planned to demolish the buildings. Public consultation took place on 20<sup>th</sup> November 2014. The aim is to demolish the buildings and draw up a development plan for the site that will be submitted as part of an application for outline planning permission within the next six months.</p>