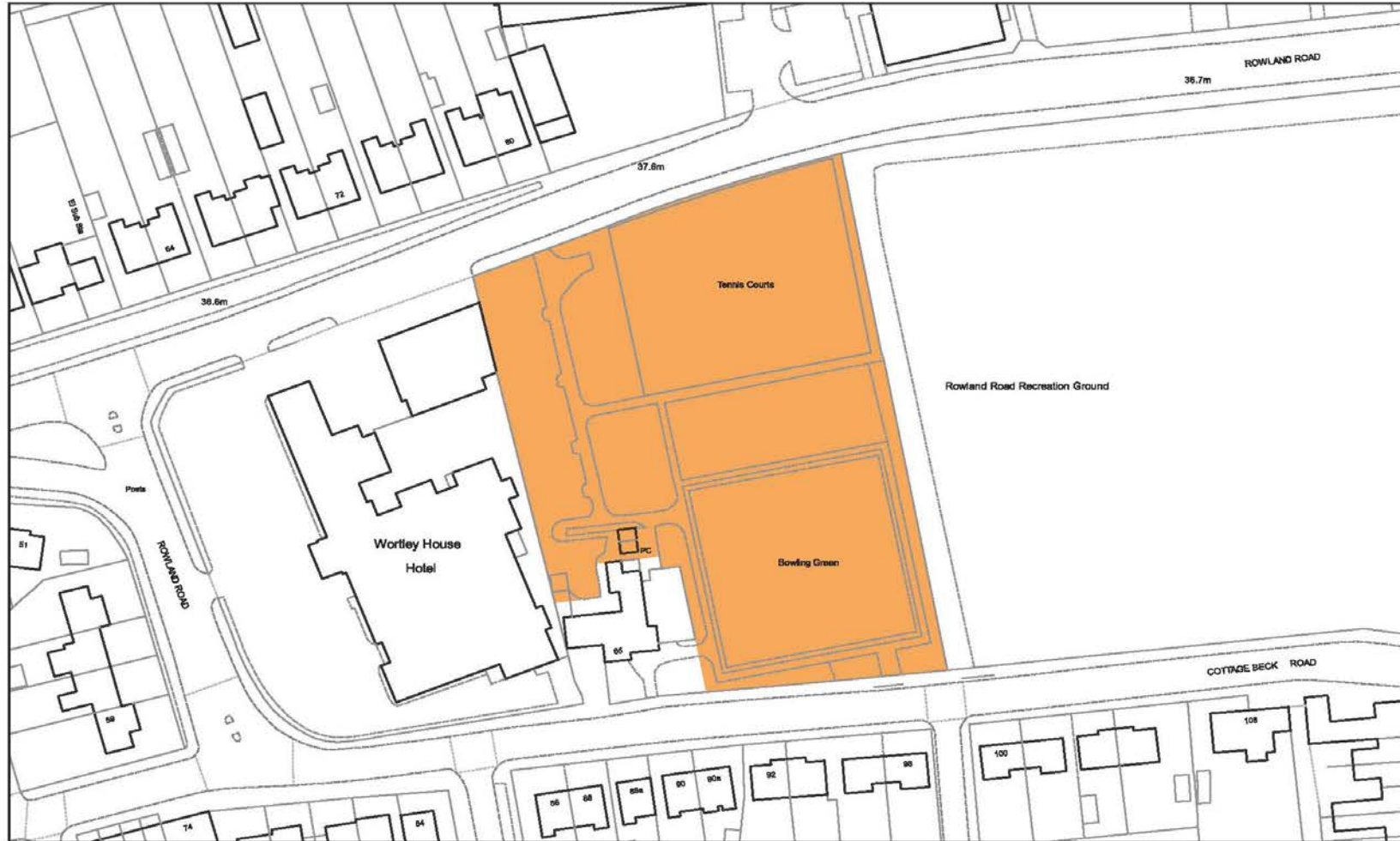


SCUH-C3 - Former Tennis Courts, Rowland Road

SCUH-C3

1:1,000



Site Name	Former Tennis Courts Rowland Road	
Site Reference	SCUH-C3	Promoter: North Lincolnshire Council Agent: N/A
Site Location	Rowland Road	
Settlement	Scunthorpe	
Site Area	0.64ha	
Number of dwellings	26	
Representations received and references	114 (842041/06/114/SCUHC3/3/4) English Heritage (East Midlands) 126 (842125/01/126/SCUHC3/4) Sport England 207 (842759/23/207/SCUHC3/3) Lincolnshire Wildlife Trust 370 (845291/15/370/SCUHC3/2) Lucent Group 415 (67143/14/415/SCUHC3/DTC/1/2/3/4) Moorwalk Limited/Signet Planning 428 (235686/06/428/SCUHC3/1/3/4) Firecrest Land Ltd/Antony Aspbury Associates Ltd	
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-C3:</p> <ul style="list-style-type: none"> • Strongly Positive 2 • Moderately Positive 10 • Strongly Negative 0 	

	<ul style="list-style-type: none"> Moderately Negative 2 <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 'f' (to make the best use of previously developed land and existing buildings and SA objective 'g' (to improve air quality). 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	Development of Policy SCUH-C3 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.
Deliverability	<p>This site is vacant and the buildings are planned to be demolished in the next 6 months.</p> <p>The Council consider this site to be developable.</p>
Infrastructure Requirements	<p>Vehicular access points need 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>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 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 Health and Social Care Centres through alternative sources of funding and/or developer contributions.</p>
Biodiversity considerations and Constraints including any mitigation measures	Nuisance/residential amenity - There is potential for nuisance such as noise, odour and dust for future residents, associated with the nearby industrial/commercial use. However from discussions with the Council's Environmental Health Department it is possible

	<p>that any constraints can be mitigated against. For planning applications further information would be required.</p> <p>Contaminated Land - Status of contamination on this site is not known. Any potential land contamination should be investigated prior to planning permission being granted, and appropriate measures taken to remediate any contamination identified prior to development commencing.</p>
Specific questions raised by the Planning Inspector	<p>Can the Council confirm the current open space designation and categorisation of this site?</p> <p>Within the adopted North Lincolnshire Local Plan this site has no formal planning designation. The site is former tennis courts and a bowling green. Rowland Road bowls and tennis club have been out of action for some time due to a lack of customer demand and maintenance issues. There is no formal open space designation on this site.</p>