

SCUH-C4 - Hartwell Ford Car Garage, Station Road

SCUH-C4

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Site Name	Hartwell Ford Car Garage, Station Road	
Site Reference	SCUH-C4	Promoter: Hartwell Ford Agent: N/A
Site Location	Station Road	
Settlement	Scunthorpe	
Site Area	0.74ha	
Number of dwellings	33	
Representations received and references	115 (842041/07/115/SCUHC4/2/3/4) English Heritage 208 (842759/24/208/SCUHC4/3) Lincolnshire Wildlife Trust 357 (845291/02/357/SCUHC4/2) Lucent Group 371 (845291/16/371/SCUHC4/2) Lucent Group 416 (67143/15/416/SCUHC4/DTC/1/2/3/4) Moorwalk Ltd/Signet Planning 433 (235686/07/433/SCUHC4/1/3/4) 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 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 6.1. Detailed site appraisals are contained in Appendix I.</p> <p>Summary of Positive and Negative Scores for Site SCUH-C4:</p> <ul style="list-style-type: none"> • Strongly Positive 5 • 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 'g' (to improve air quality) and SA objective 'o' (to minimise noise and light pollution). The policy addresses these constraint and requires a noise assessment.</p> <p>North Lincolnshire Accessibility Criteria</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	Development of Policy SCUH-C4 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	The site is proposed for housing within the existing North Lincolnshire Plan and will be available for development once can be Hartwell Ford car garage have relocate. Following discussions with Hartwell Ford the Council consider this site to be developable with the plan period.
Infrastructure Requirements	<p>A transport assessment may be required to demonstrate that the development will have no adverse impacts on the highway network. Vehicular access points to the site will need to be agreed with the Highways 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 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 that any constraints can be mitigated against. For planning applications further information would be required.

	<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>
<p>Specific questions raised by the Planning Inspector</p>	<p>Have Hartwell Ford confirmed their intention to relocate from this site, and the timetable for their proposed relocation?</p> <p>The site was submitted as part of the Strategic Housing Land Availability Assessment process. The dealership is currently one of Hartwell Ford core franchises and there are no plans to relocate in the short to medium term. Hartwell are looking at alternative uses and relocation for their sites over the 15 year plan period, subject to dealership trading conditions and demand for housing land in this location.</p>