

SCUH-C5 - Land at Hebden Road

SCUH-C5

1:2,500



Site Name	Land at Hebden Road	
Site Reference	SCUH-C5	Promoter: Corus Cogifer Agent: N/A
Site Location	Hebden Road	
Settlement	Scunthorpe	
Site Area	4.08ha	
Number of dwellings	145	
Representations received and references	<p>209 (842759/25/209/SCUHC5/3) Lincolnshire Wildlife Trust</p> <p>269 (711256/08/269/SCUHC5/4) Environment Agency</p> <p>418 (67143/16/418/SCUHC5/DTC/1/2/3/4) Moorwalk Ltd/Signet Planning</p> <p>434 (235686/08/434/SCUHC5/1/3/4) 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)</p> <p>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</p> <p>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 the Positive and Negative scores for Site SCUH-C5:</p>	

	<ul style="list-style-type: none"> • Strongly Positive 5 • Moderately Positive 9 • Strongly Negative 0 • 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 'e' (to minimise the risk of flooding) and SA objective 'g' (to improve air quality). The policy addresses these constraints and requires an Exceptions Test and Flood Risk 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 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-C5 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>The site is currently being used for employment uses and was submitted to the Council during the Call for Sites 2006. The landowner proposed that the site was developed for residential uses and the existing employment use would be relocated once the site was allocated for residential development.</p> <p>The Council consider the site to be developable for residential development due to the site being located within a residential area and the landowners having the intention to relocate the existing employment use to a more suitable site.</p>
Infrastructure Requirements	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 Local 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>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>
<p>Biodiversity considerations and Constraints including any mitigation measures</p>	<p>The site is located within SFRA Flood Zones 2 and 3a. Flood Mitigation: North Lincolnshire Council have prepared a Sequential and Exception Test Paper working with the Environment Agency to ensure that any flood constraints can be overcome. The Lincolnshire Lakes Flood Mitigation Strategy also identifies that development on this site can be made safe.</p> <p>The followings assessment may be required through the planning application. 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> <ul style="list-style-type: none"> • Contaminated land • Noise
<p>Specific questions raised by the Planning Inspector</p>	<p>Can the Environment Agency confirm the current position with regard to Flood Risk at this site, and any necessary mitigation measures?</p> <p>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.</p>