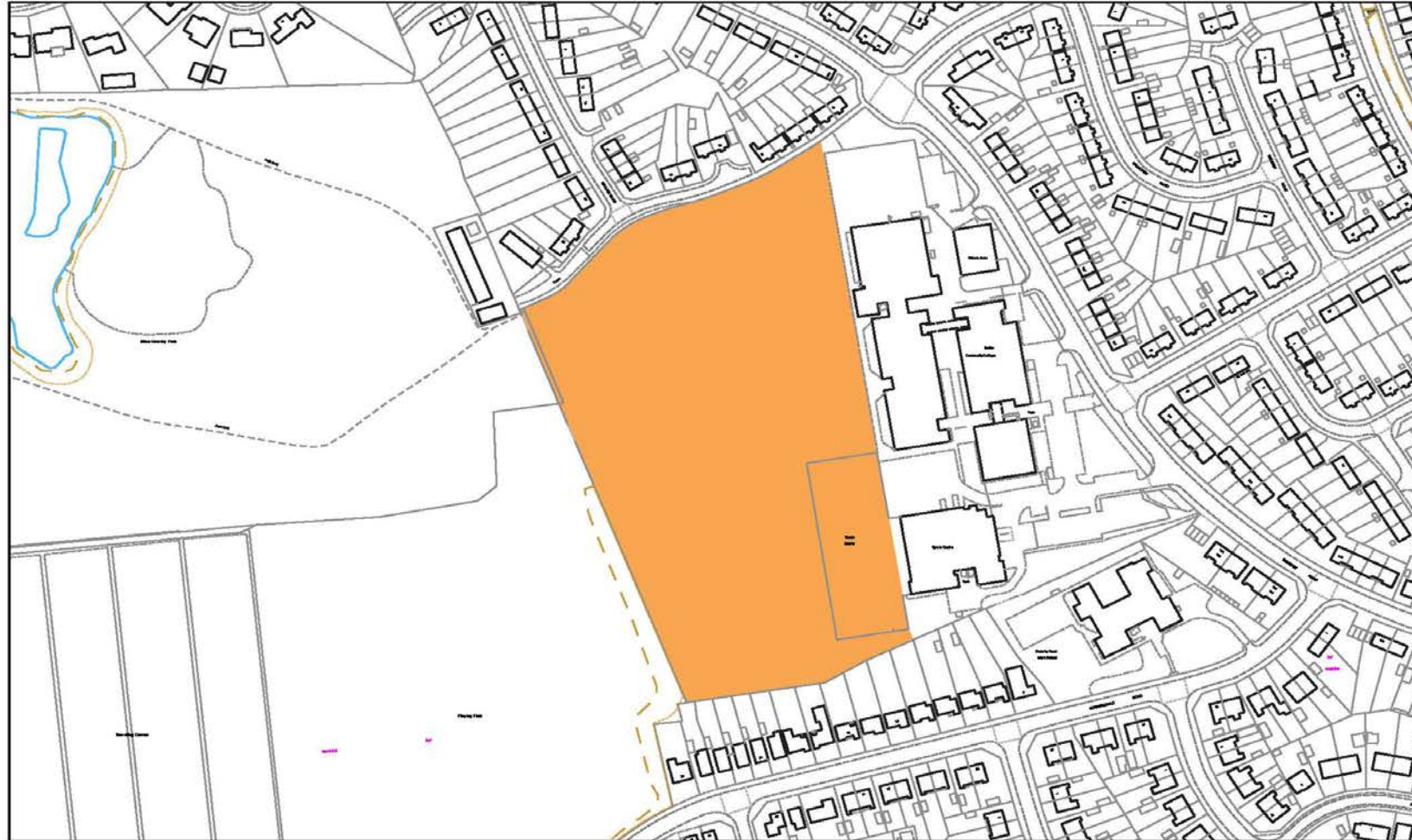


SCUH-C7 - Land at former South Leys School, Enderby Road

SCUH-C7

1:2,500



Site Name	Land at former South Leys School, Enderby Road	
Site Reference	SCUH-C7	Promoter: North Lincolnshire Council Agent: N/A
Site Location	Off Enderby Road	
Settlement	Scunthorpe	
Site Area	3.26ha	
Number of dwellings	120	
Representations received and references	82 (841685/03/82/SCUHC7/NS) Freda Urry 127 (842125/03/127/SCUHC7/4) Sport England 134 (66996/02/134/SCUHC7/NS) Scunthorpe Charter Trustees 373 (845291/18/373/SCUHC7/2) Lucent Group 421 (67143/17/421/SCUHC7/DTC/1/2/3/4) Moorwalk Ltd/Signet Planning 439 (235686/10/439/SCUHC7/1/3/4) Firecrest Land Ltd/Anthony Asbury Associates Ltd	
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) 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 the Positive and Negative Scores for Site SCUH-C7:</p> <ul style="list-style-type: none"> • Strongly Positive 2 • Moderately Positive 9 • 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 'f' (to make the best use of previously developed land and existing buildings).</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-C7 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 open space and playing fields. The site is allocated under policy R1 of the adopted North Lincolnshire Local Plan as a playing field. This school closed in September 2010 and the staff and students on the campus of the former South Leys Comprehensive School transferred to Melior Community College in Chandos Road.</p> <p>The Open Space Study identified that there is over supply of open space with the Scunthorpe Urban Area and following public consultation the site was supported that this site could be re-developed for housing and the remaining open space will be refurbished to improve the existing facilities used by Bottesford Town Juniors Football Club.</p> <p>The Council considers this site to be developable and the landowner has undertaken public consultation regarding its future use.</p>
Infrastructure Requirements	<p>No problems in principle with this site in relation to access. The Highways Authority supports the development proposal, 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</p>

	Health and Social Care Centres through alternative sources of funding and/or developer contributions.
Biodiversity considerations and Constraints including any mitigation measures	<p>This site requires a heritage assessment to be submitted with a planning application. Potential constraints may be identified that will need addressing prior to development.</p> <p>There is no objection to the re-use of the site for residential purposes. Existing buildings should be surveyed for bats prior to determination of any application.</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>The site is allocated under Policy R1 of the adopted North Lincolnshire Local Plan as a playing field. This school closed in September 2010 and the staff and students on the campus of the former South Leys Comprehensive School transferred to Melior Community College in Chandos Road.</p> <p>The site was assessed as part of the PPG17 Open Space Study referred to as reference number 229 Melior South in Area 4. In this assessment it was classed under the Typology as Outdoor Sports Facilities. The audit has identified 65 outdoor sports facility sites in the District, these accessible sites equate to 194.25 hectares and provide 1.22 ha per 1,000 population. Area 4 provides the most provision of outdoor sports facilities and the greatest provision per 1,000 population. Analysis using the threshold of 1,000 m shows that 76% of households in the area are within the accessibility threshold for outdoor sports facilities and 24% of all households are outside the identified accessibility threshold.</p>