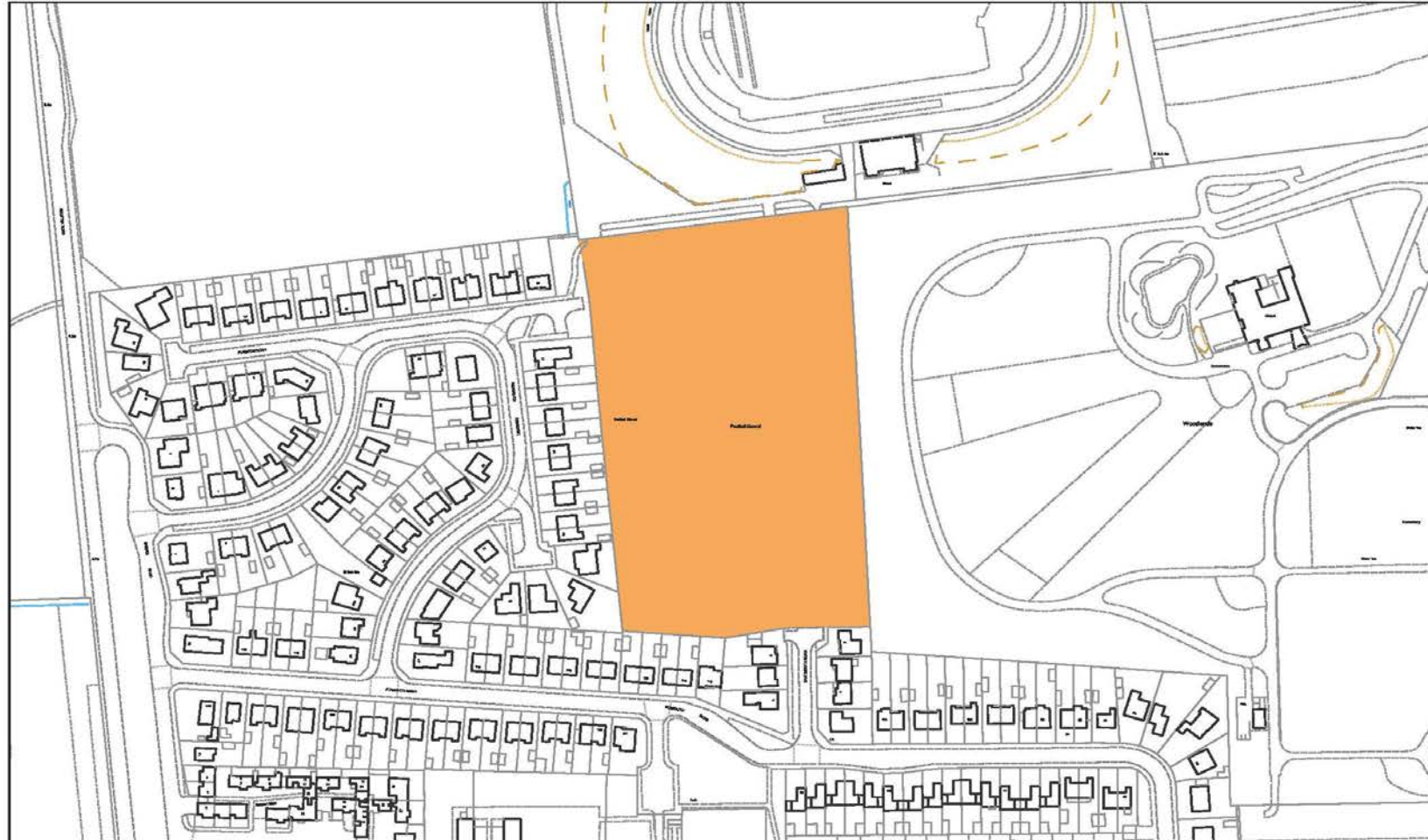


SCUH-C8 - Land at Dartmouth Road

SCUH-C8

1:2,500



Site Name	Land at Dartmouth Road	
Site Reference	SCUH-C8	Promoter: North Lincolnshire Council Agent: N/A
Site Location	Open space off Dartmouth Road	
Settlement	Scunthorpe	
Site Area	2.49ha	
Number of dwellings	91	
Representations received and references	<p>107 (841877/01/107/SCUHC8/NS) Mr David Schofield 128 (842125/04/128/SCUHC8/4) Sport England 129 (842125/04/129/SCUHC8/4) Sport England 132 (67003/01/132/SCUHC8/NS) Mrs Cheryl Hassell 178 (841628/01/178/SCUHC8/NS) Mrs Janette Ross 211 (842759/27/211/SCUHC8/NS) Lincolnshire Wildlife Trust 249 (842802/01/249/SCUHC8/2/3/4) Mrs Pauline Abson 270 (711256/09/270/SCUHC8/4) Environment Agency 294 (842954/01/294/SCUHC8/LC/DTC/2) Chris Jackson 296 (842802/02/296/SCUHC8/2/3/4) Mrs Pauline Abson 326 (844668/01/326/SCUHC8/NS) Mr Reg Shuttleworth 335 (842448/01/335/SCUHC8/NS) Mr Malcolm Dixon 410 (846127/01/410/SCUHC8/NS) Mr Noel Collins 422 (67143/18/422/SCUHC8/DTC/1/2/3/4) Moorwalk Ltd/Signet Planning 440 (235686/11/440/SCUHC8/1/3/4) Firecrest Land Ltd/Antony Aspbury Associates Ltd 526 (846395/01/526/SCUHC8/NS) Mr and Mrs G Hiles</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) 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-C8:</p> <ul style="list-style-type: none"> • Strongly Positive 2 • Moderately Positive 8 • Strongly Negative 0 • Moderately Negative 0 <p>The site scores positively for all the social and economic and environmental Sustainability Appraisal (SA) objectives.</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 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>
<p>Phasing and justification</p>	<p>Development of Policy SCUH-C8 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. The Playing Pitch Strategy identified that there is a surplus of playing fields in Scunthorpe.</p>
<p>Deliverability</p>	<p>The site is vacant. It lies within the development limit of Scunthorpe and is designated under policy R1 of the adopted North Lincolnshire Local Plan as a playing field.</p> <p>The Council considers the site to be developable.</p>
<p>Infrastructure Requirements</p>	<p>A transport assessment and residential Travel Plan will be required to demonstrate that the development will have no adverse impacts on the highway network. 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>
<p>Biodiversity considerations and Constraints including any mitigation measures</p>	<p>SFRA Flood Zone 1 and 2/3a. Amount of land in SFRA Flood Zone 1 (0.85ha) Flood Zone 2/3a (1.64ha). An exceptions test and Flood Risk Assessment will be required to demonstrate that safe development can be achieved on the site without increasing flood risks elsewhere.</p> <p>Landscaping should concentrate on the planting of locally native trees to create landscape and habitat connectivity with Brumby Woods LNR and Viaduct plantation.</p>
<p>Specific questions raised by the Planning Inspector</p>	<p>Can the Council confirm the current open space designation and categorisation of this site?</p> <p>The site lies within the development limit of Scunthorpe and is designated under policy R1 of the adopted North Lincolnshire Local Plan as a playing field.</p> <p>The site was assessed as part of the PPG17 Open Space Study referred to as reference number 233 Quibell Park 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>