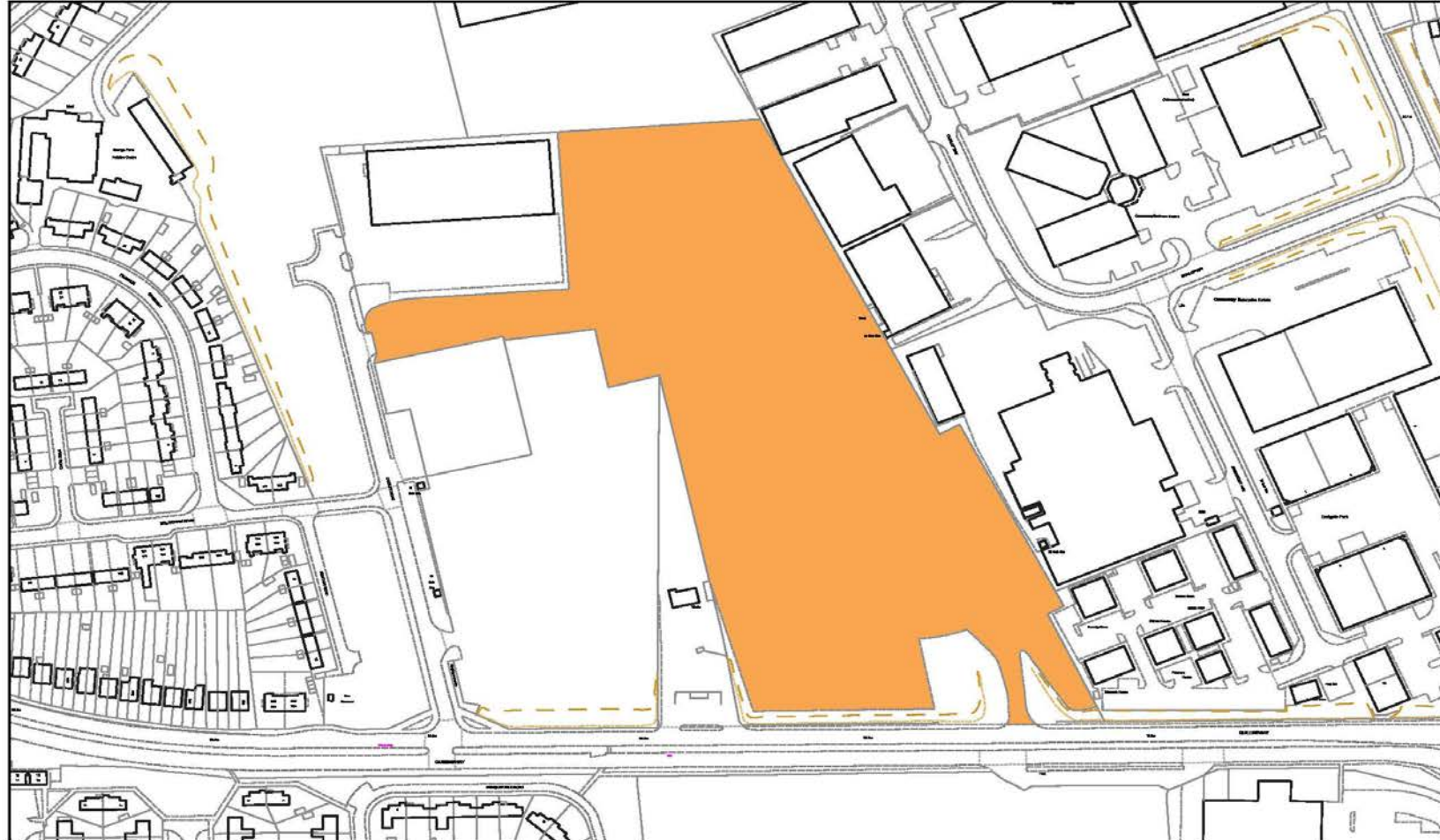


# SCUH-C9 - Land off Queensway and Dudley Road

SCUH-C9

1:2,500



<b>Site Name</b>	Land off Queensway and Dudley Road	
<b>Site Reference</b>	SCUH-C9	<b>Promoter:</b> Mr Callaghan <b>Agent:</b> Pegasus Group
<b>Site Location</b>	Off Queensway and Dudley Road	
<b>Settlement</b>	Scunthorpe	
<b>Site Area</b>	4.08ha	
<b>Number of dwellings</b>	145	
<b>Representations received and references</b>	<p>79 (841676/01/79/SCUHC9/2/3) Kirton Consulting Ltd  136 (757684/01/136/SCUHC9/NS) Cllr John Collinson  219 (842759/28/219/SCUHC9/3) Lincolnshire Wildlife Trust  279 (711256/18/279/SCUHC9/NS) Environment Agency  334 (844684/06/334/SCUHC9/1/2/3/4) Tata Steel UK Ltd/Turley Associates  374 (845291/19/374/SCUHC9/2) Lucent Group  441 (235686/12/441/SCUHC9/1/3/4) Firecrest Land Ltd/ Anthony Asbury Associates Ltd</p>	
<b>Sustainability</b>	<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><b>Settlement Survey (Evidence Base ref: BAC19)</b>  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><b>Sustainability Appraisal</b>  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-C9:</p> <ul style="list-style-type: none"> <li>• Strongly Positive 4</li> <li>• Moderately Positive 10</li> </ul>	

	<ul style="list-style-type: none"> <li>• Strongly Negative 1</li> <li>• Moderately Negative 0</li> </ul> <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 'g' (to improve air quality). The policy addresses this constraint and requires an air quality assessment.</p> <p><b>North Lincolnshire Accessibility Criteria (Evidence Base ref: HOU01)</b></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>
<b>Phasing and justification</b>	<p>Development of Policy SCUH-C9 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. This site was identified as a contingency site due to the air quality designation area but overtime the air quality should improve which is why the site is planned for development later in the plan period.</p>
<b>Deliverability</b>	<p>The site is a former depot that has been cleared in recent years and the landowner is promoting the site for residential development.</p> <p>The Council considers the site to be developable in Phase 3 of the plan period and this is due to the site having number of constraints that need to be mitigated against prior to development taking place.</p>
<b>Infrastructure Requirements</b>	<p>Highway access can be gained off Dudley Road and the vehicle access points will need to be agreed by the Local Highways Authority. A transport assessment and residential travel plan will be required to demonstrate that the development will have no adverse impacts on the highway network.</p> <p><b>North Lincolnshire Infrastructure Delivery Schedule (Evidence Base ref: INF01)</b></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.
<b>Biodiversity considerations and Constraints including any mitigation measures</b>	<p>The site is located with AQMA Zone 1. The air quality is being monitored and an Air Quality Assessment, noise impact assessment and a contaminated land survey will be required.</p> <p>The site lies within SFRA Flood Zone 1 and drains into the Bottesford Beck as the site measures more than 1ha a flood risk assessment will be required. This should include consideration of Sustainable Urban Drainage Systems and how the layout and form of development can reduce the overall level of flood risk.</p>
<b>Specific questions raised by the Planning Inspector</b>	<p><b>Are adequate requirements set out within Policy SCUH-C9 to provide and safeguard good residential amenities at this site?</b></p> <p>Adequate requirements are set out in Policy SCUH-C9 as air quality, noise impact, and contaminated land assessments will be required as part of any planning application. Design must also be in accordance with Core Strategy Policy CS5 which covers a number of specifications which the development must meet.</p>