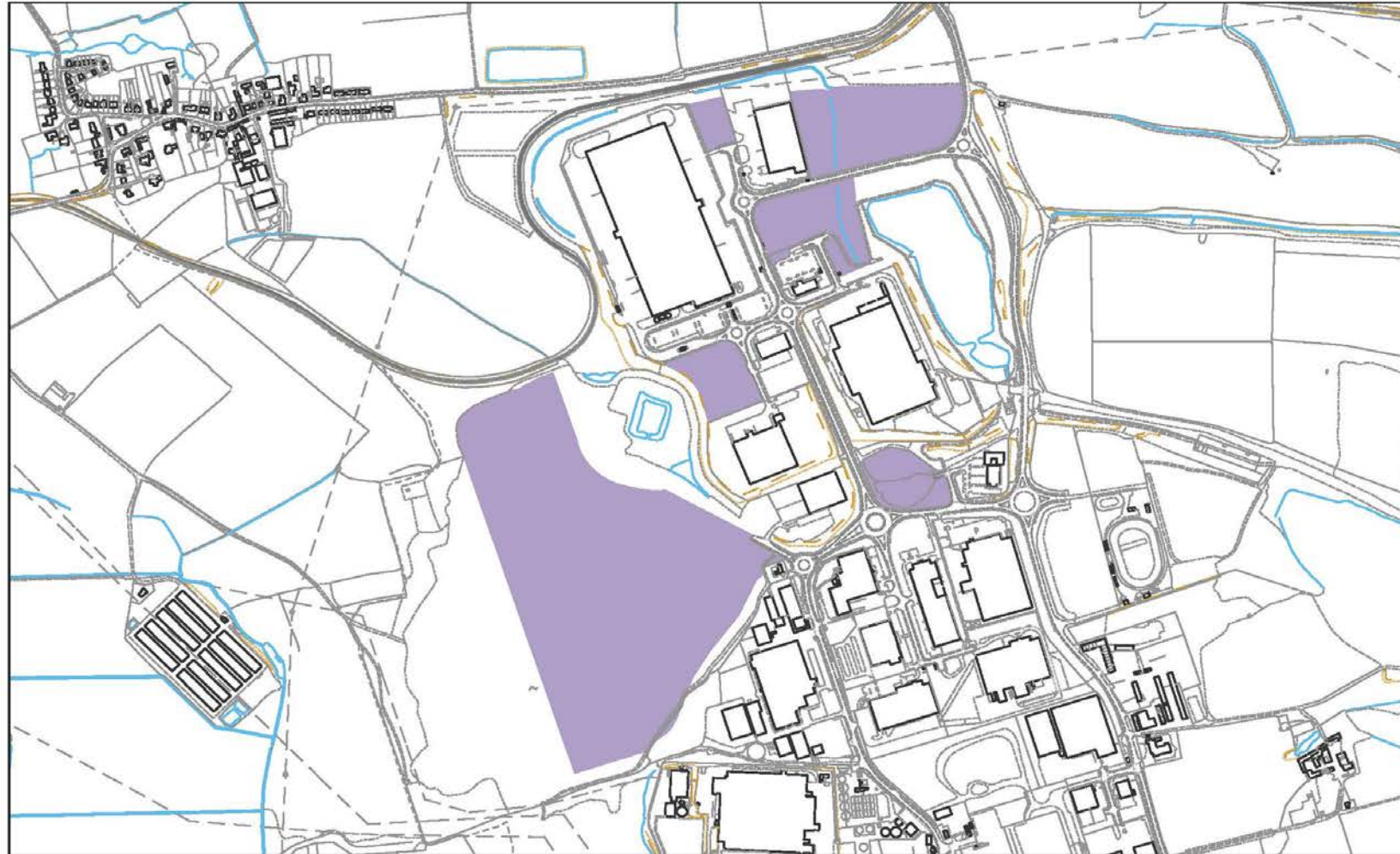


SCUE-1 Normanby Enterprise Park

SCUE-1

1:10,000



Site Name	Normanby Enterprise Park	
Site Reference	SCUE-1	Promoter: North Lincolnshire Council Agent: N/A
Site Location	Normanby Enterprise Park	
Settlement	Scunthorpe	
Site Area	35.10 ha	
Representations received and references	121 (842041/13/121/SCUE1/NS) English Heritage - East Midlands 238 (842759/54/238/SCUE1/3) Lincolnshire Wildlife Trust	
Sustainability	<p>SCUE-1 is located towards the northern edge of Scunthorpe and is within a short distance of the Town Centre and other key leisure, community and commercial services. It is well serviced by public transport with good bus linkages to the nearby Town Centre and the wider residential areas beyond. Normanby Enterprise Park (NEP) is a prestigious development located to the north of Scunthorpe Town Centre with assistance from Yorkshire Forward, English Partnerships, DLG, ERDF, RESIDER etc. The Park is the home to numerous local, national and multi-national businesses and industries. NEP is one of the premier locations for employment growth in Scunthorpe, which is reflected in higher land values and higher rents for premises. Scunthorpe represents an important location for future employment provision for businesses seeking to locate on an industrial estate within an urban area.</p> <p>The site is in conformity with the Core Strategy Policies CS1: Spatial Strategy for North Lincolnshire, CS2: Delivering More Sustainable Development, CS3: Development Limits and CS11: Provision & Distribution of Employment Land (Evidence Base Ref: BAC06). These policies set out the broad spatial approach for the location of employment land allocations in North Lincolnshire. The settlement hierarchy identifies Scunthorpe as a Sub-Regional Town and as such a key location for growth including employment. Policy CS11 identifies around 71ha of land to be provided in Scunthorpe with Scunthorpe North being identified in the policy as a broad location for growth.</p> <p>Settlement Survey (Evidence Base Ref: BAC19)</p> <p>The Sustainable Settlement Survey (Evidence Base Ref: BAC19) identifies Scunthorpe as North Lincolnshire's most sustainable settlement. It is well provided for in terms of community facilities such as schools, medical services, leisure/recreation opportunities and retail. Furthermore, the town is well served by public transport (bus and rail).</p> <p>Sustainability Appraisal</p> <p>All the proposed employment sites have been subject to a Sustainability Appraisal (SA) and public consultation. In the Sustainability Appraisal (Evidence Base ref: SUB04) Assessment Results for the Employment Sites are listed under Para 6.1. Detailed employment site appraisals are contained in Appendix J.</p>	

	<p>Summary of the Positive and Negative Scores for Site SCUE-1: -</p> <ul style="list-style-type: none"> • Strongly Positive 6 • Moderately Positive 9 • Strongly Negative 1 • Moderately Negative 1 <p>Overall, the site scores substantially positively.</p> <p>Particular benefits were identified against SA Objective b (to tackle poverty, social exclusion and inequality geographically)</p> <p>Significant positive effects were also predicted where employment sites are likely to improve accessibility to employment opportunities for a greater proportion of the population. Sustainable locations and requirements for improvements to walking, cycling and public transport were contributors to predictions of positive effects against this SA Objective (c). Similar effects were predicted against SA Objective l (<i>to improve public transport provision and promote sustainable modes of transport</i>).</p> <p>With regards to the assessments against all SA economic objectives (p-t) significant positive effects were predicted for the site.</p> <p>SCUE-1 has only one moderately negative effect which is on account of its proximity to a Scheduled Monument and a moated site to the east of the monument. It is considered that the environmental and heritage concerns have been addressed through the detailed policy criteria and the resultant mitigation required.</p>
<p>Phasing and justification</p>	<p>Development of Policy SCUE-1 is to be brought forward by the landowner being North Lincolnshire Council. The delivery of the recently reclaimed western part of the site is expected in Phase 3 of the plan period (2024-2026) with the remaining readily developable areas expected to be delivered in Phases 1 and 2 (2014-2024). Over the past five years the site has become popular with the development of a number of light industrial units.</p> <p>The land is available for employment development and given the surrounding land-uses is suitable for the intended use and offers a suitable location for employment development and will contribute to the creation of sustainable mixed communities. There is a reasonable prospect that employment uses will be delivered on the site within the first five years and indeed if the expected economic upturn for North Lincolnshire occurs as a result of the South Humber Bank initiatives the site could be developed earlier than phased.</p>
<p>Deliverability</p>	<p>The site is deliverable. Normanby Enterprise Park is situated to the north of Scunthorpe and comprises land that formed part of the Normanby Park Steel Works which closed down in 1981. Since then it has been subject to progressive restoration by North Lincolnshire Council and the then Yorkshire Forward. The last large scale area of development land on Normanby Enterprise Park is Conesby Escarpment known locally as the Slag Banks (the large area included in SCUE-1 to the west) which has been recently actively restored with remediation work undertaken is available for industrial and commercial development. The 27.4 ha (67.8 acres) site provides large, level development plots of which there is a scarcity in the Scunthorpe area.</p>

	<p>This Council owned site has seen a considerable amount of activity in terms of its funding, restoration, marketing and development. The Council is actively marketing the site and has seen considerable success in terms of securing its development. The Property and Estates Department are preparing a planning application that is expected be submitted to the Local Planning Authority early 2015.</p> <p>Adjoining existing employment uses makes this a suitable site for further light industrial, storage and distribution and office development.</p> <p>The site is in SFRA Zone 1. As the site measures more than 1 ha a Flood Risk Assessment is 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>
<p>Infrastructure Requirements</p>	<p>No absolute infrastructure constraints have been identified for this site and the following issues have been addressed through specific criteria and mitigation within the policy.</p> <p>Highway access can be achieved via the internal roads that serve the developed part of Normanby Enterprise Park which then links to the B1430 Normanby Road. As the site develops, contributions from developers may be sought for improvements to Normanby Road and the Normanby Road/Mannaberg Way roundabout. The area is served by local bus services throughout the day but mostly concentrated on the morning and evening peak periods (Hornsby Travel services 4 and 60). The Highways Authority supports the development proposal in principle, subject to the necessary assessments being completed and appropriate mitigation measures being agreed.</p> <p>Anglian Water has stated that they are able to provide water to meet the future need of the proposed employment sites, though local reinforcements may be required. It is not considered that an increase in flow will present treatment issues provided that surface water is separated from waste water. Detailed hydraulic analysis should be carried out to make sure flow from the site does not impact on the localised sewerage system, particularly as the site covers a large area. Depending on the uses proposed development may impact on the local sewerage system and may necessitate an infrastructure upgrade.</p>
<p>Biodiversity considerations and Constraints including any mitigation measures</p>	<p>No absolute biodiversity or environmental constraints have been identified for this site and the following issues have been addressed through specific criteria and mitigation within the policy.</p> <p>Flood Mitigation - a Flood Risk Assessment should be prepared as part of the application process to assess and mitigate the risk of flooding from surface water drainage.</p> <p>The southern corner of the large western plot falls within the Phoenix Parkway Local Nature Reserve where the Grayling butterfly, a UK BAP species, has been recorded next to this site. It is noted that development proposals should not have an adverse impact on the Phoenix Parkway Local Nature Reserve.</p> <p>To ensure that SCUE-1 is properly integrated with the surrounding area and that its environmental impact is adequately addressed</p>

	<p>a comprehensive landscaping scheme, including biodiversity enhancement, is required.</p> <p>There is a heritage asset of archaeological significance located within the site, that being the North Conesby medieval moat. It is not currently designated as a Scheduled Monument but is reportedly of equivalent significance. The impact of development on the monument and its setting should therefore be considered. The designated Scheduled Monument of Flixborough Anglo-Saxon settlement lies just below the west side of NEP near the moat. It is noted that planning applications should be accompanied by a Heritage Assessment comprising desk-based and field evaluation surveys and detailed mitigation proposals.</p> <p>Due to potential ecological issues on and adjacent to the site an Ecology Survey that clearly shows suggested mitigation will be required – the Employment Land Review highlights the requirement of a phase 1 survey, with target notes.</p>
<p>Specific questions raised by the Planning Inspector</p>	<p>Does Policy SCUE-1 adequately address the nature conservation, heritage and archaeological considerations that affect this site?</p> <p>SCUE-1 currently includes in the south western corner part of the Phoenix Parkway Local Nature Reserve. The policy acknowledges that development proposals should not have an adverse impact on the Phoenix Parkway Local Nature Reserve and indeed requests that a comprehensive landscaping scheme, including biodiversity enhancement and an ecology survey is required. It is likely that the areas of natural and heritage concerns could be accommodated within the site's wider landscaping requirements.</p> <p>The last large scale area of development land on Normanby Enterprise Park is Conesby Escarpment known locally as the Slag Banks which is available for industrial and commercial development. The 27.4 ha (67.8 acres) site provides large, level development plots of which there is a scarcity in North Lincolnshire. It is under council ownership which offers greater control over site development, particularly the nature conservation and heritage constraints.</p>