

Winterton Town Council
The Ark
52 West Street
Winterton
DN15 9QF

Ref: North Lincs Housing and Employment Land Examination:

Proposed change to the development limit to the South of King Street as defined in submission 455 (84538-02-455-3.33-2,3,4)

The council have now had the opportunity to consult with residents in the adjacent properties, and to discuss this matter in the light of their feedback.

Winterton Town Council would wish to OBJECT to the proposal to extend the building line for the following reasons:

- Flood risk
- Traffic

Flood Risk

The flood risk at this site is clear and evidenced. Residents report that a previous flood event reached a height of knee deep or higher within existing homes. One home has the flood level clearly marked in their property.

Fields along the existing building line regularly show signs of saturation and bogginess, and waters after the flood event subsided very slowly. The following photographs, provided by a resident, shows the situation **one week after the event**:



The next photograph shows the specific area of land proposed to be included within the building line, again one week after the actual flood event:



Residents inform us that insurance companies now consider this area to be a flood area, and house insurance costs for the existing homes in that area are reported to be 5 to 10 times the norm.

The Town Council consider that the flood risk alone is sufficient to rule out the proposed extension to the building line.

Traffic

Concerns have also been raised as to the impact on traffic levels due to the development of this site. Whilst we understand that no specific planning application has been received for the site, the developer has indicated the nature and scale of a development which is likely to result from the extension of the building line.

In conclusion. The flood risk on this site is clear and demonstrable. Concerns also exist regarding traffic issues. It is clear that the proposal should not be supported, and therefore the Town Council objects to the proposal.

Yours sincerely,
Dr John Robinson
on behalf of Winterton Town Council