

KIRH-2 Land at and adjoining Beechcroft, Station Road (Former Reference Number 27-1)

Context

The land at and adjoining Beechcroft is Greenfield land and is adjacent to the existing residential area of Station Road. The site currently contains one residential property with garden land and paddock and is located within SFRA Flood Zone 1.

Proposed Development

This site is currently available for development. The surrounding residential uses and close proximity to the centre of Kirton in Lindsey and local services makes this a suitable site for residential development. The density of development within this locality indicates that 60 dwellings can be delivered on this site. This includes the protection of the trees covered by the Tree Preservation Order within the site. Affordable housing provision will be expected on site and a mixture of housing types should be provided, reflecting the findings of the North Lincolnshire Strategic Housing Market Assessment Market Review 2012.

Highway access to the site is off Station Road and the location of the vehicle access point will need to be agreed with the local Highways Authority. The site is in walking distance from the district centre and local services.

The site lies within Flood Zone 1. As the site measures more than 1ha 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.

Anglian Water has stated that capacity is available in the water treatment works and water supply network to cater for this development.

Policy KIRH-2

Land at and adjoining Beechcroft, Station Road (2.49 ha) is allocated for housing (60 dwellings). The site will be developed in accordance with the following site specific criteria:

- A mix of housing size and tenure should be provided on the site and developed at approximately 40 dwellings per hectare.
- Affordable housing provision will be negotiated at the time of the planning application, having regard to any abnormal costs, economic viability and other requirements associated with the development and in accordance with Core Strategy Policy CS9.
- Vehicular access points to the site will need to be agreed with the Highway Authority and should not prejudice the development of the adjacent allocation site KIRH-1.
- Good footpath and cycle provision should be provided throughout the site, linking the development with the district centre, residential area and wider rights of way network.
- 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 site includes a number of trees covered by tree preservation orders. These must be retained and incorporated as part of any comprehensive development of the site.
- Possible drainage issues on the site need to be addressed.

- 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. Where practical Sustainable Urban Drainage Systems should be incorporated into the development.
- An ecology survey is required.
- This site is subject to environmental constraints including potential land contamination. Prior to the submission of a Planning application for residential development it will be necessary to carry out assessment of land contamination so that appropriate design criteria and mitigation measures can be considered.
- Design must be in accordance with Core Strategy Policy CS5.

Implementation

Development of Policy KIRH-2 is to be brought forward by the developer. The delivery of the site is expected in the Phases 1, 2 and 3 of the plan period (2016-2026).