

KIRH-1 Land west of Station Road

KIRH-1

1:2,500



Site Name	Land west of Station Road	
Site Reference	KIRH-1	Promoter: Mr S Franklin Agent: Mike Downs Antony Aspbury
Site Location	Land west of Station Road	
Settlement	Kirton in Lindsey	
Site Area	2.75ha	
Number of dwellings	100	
Representations received and references	841241/08/65/KIRH1/NS Kirton in Lindsey Town Council 842759/39/223/KIRH1/3 Lincolnshire Wildlife Trust 845291/21/376/KIRH1/2 Lucent Group 235686/30/503/KIRH1/1/2/3 Antony Aspbury Associates 846412/01/548/KIRH1/NS Emma Fellows 841241/07/64/3.312/NS Kirton in Lindsey Town Council	
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>The principal focus for housing is within the development limits of Scunthorpe followed by the Market Towns. 1.5% of North Lincolnshire housing requirement will be allocated within Kirton in Lindsey equating to 159 dwellings.</p> <p>Settlement Survey (Evidence Base ref: BAC19)</p> <p>Kirton in Lindsey has a population of approximately 2,694 with 1,313 dwellings. It is located to the west of the A15, six miles south of Scunthorpe on a ridge known as the Lincoln Edge. The town is a sustainable settlement with a primary and secondary school, doctor's surgery, nurseries and playgroups. There are several pubs, shops, butchers, a post office, church and a library.</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 6.7. Detailed site appraisals are contained in Appendix I.</p> <p>Summary of the Positive and Negative scores of Site KIRH-1:</p> <ul style="list-style-type: none"> • Strongly Positive 0 • Moderately Positive 12 • Strongly Negative 0 • Moderately Negative 3 <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 the following SA objectives 'f' (to make the best use of previously used land and existing buildings), and 'g'; (to improve air quality). The policy addresses these constraints and requires possible, flooding and noise issues</p>	

	<p>to be addressed through the planning application process.</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 scored high on accessibility as it is situated close to Primary and Secondary schools, GP Surgery, a bus stop, footpath/cycleway, employment area, supermarket and a local store.</p> <p>The site is within walking distance of locals schools, district centre and employment opportunities. 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 Scunthorpe, Brigg and Lincoln. The nearest railway station is Kirton in Lindsey. There are three passenger rail services between Cleethorpes and Sheffield every Saturday.</p>
Phasing and justification	Development of this site will be brought forward by the developer. The delivery of the site is expected in the Phases 1,2 and 3 of the Plan Period (2014-2026).
Deliverability	<p>The site is vacant and available as the site is a mixture of flat agricultural and arable/grazing land. The site is located outside the existing development limit of Kirton in Lindsey and is surrounded by residential properties to the south and east.</p> <p>The housing trajectory identifies that the site will deliver 8 to 13 dwellings per annum from 2018. This figure has been discussed with landowner and follows the pattern of past housing completions seen within Kirton in Lindsey on sites of a similar size.</p> <p>The site is considered by the Council to be deliverable and is being advertised by the landowner for residential development currently.</p>
Infrastructure Requirements	<p>Highway access can be gained from Station Road and vehicle access points need to be agreed by the Highways Authority. The Highways Authority supports the development proposal in principle, subject to the necessary assessments being completed and appropriate mitigation measures being agreed.</p> <p>The landowner has carried out additional work on flood risk and drainage on the site. This work has been assessed by the Council Drainage Department and this issue has been mitigated against.</p> <p>North Lincolnshire Infrastructure Delivery Schedule (Evidence Base ref: INF01)</p> <p>Enhancements to the existing primary and secondary school provision will be required due to the projected marginal increase in demand.</p> <p>No need was identified in this market town for further GP services.</p>
Biodiversity considerations and Constraints including any mitigation measures	The site lies within SFRA 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 flood risk.
Specific questions raised by the Planning Inspector	<p>Can the Environment Agency confirm or otherwise the nature of any historic flooding at this site, and the nature of surface water run-off from nearby developments as it may affect this site?</p> <p>This question has answered directly by the Environment Agency.</p>

