

Omitted Site 27-1 Land at 'Beechcroft'

1:1,000



Site Name	Land at Beechcroft	
Site Reference	27-1	Promoter: Cyden Homes Limited Agent: Barton Willmore
Site Location	Station Road	
Settlement	Kirton in Lindsey	
Site Area	2.33ha	
Number of Dwellings	77	
Representations received at Submission Draft (2014)	846412/01/548/KIRH1/NS Cyden Homes Limited	
Public Consultations		
Issues and Options (November 2007)	<p>The Issues and Options DPD identified all of the sites that had been previously put forward to the Council as a result of the Call for Sites consultation that ended in December 2006. Inclusion of sites in the DPD did not imply Council support and were shown to gauge public opinion only as to which sites should be proposed in future iterations.</p> <p>Public Consultation</p> <p>During the Issues and Options public consultation concerns were raised regarding the surface water runoff/flooding from the Spa Hill development and that the drains needed to be upgraded. Due to the significant issues raised during the public consultation it was decided that other sites performed greater from a sustainability perspective and it was not taken forward to the next stage.</p>	
Pre-submission Second Stage (January 2009)	<p>The site was not included in the Pre-submission Second Stage DPD due to the significant issues raised during the Issues and Options public consultation exercise.</p> <p>The Draft Core Strategy, at that time, proposed that 68 additional dwellings would be required to be delivered with Kirton in Lindsey upto 2026. At this time the Housing Land Availability Assessment identified that there were sites within Kirton in Lindsey which already had planning permission or were under construction to deliver 138 dwellings.</p>	
Submission Draft (November 2010)	<p>The site was included within this stage of the DPD for housing development.</p> <p>Public Consultation</p> <p>The key public consultation issues raised in relation to this site were: - potential housing densities, habitats/species protection, the status of the Regional Spatial Strategy, the suitability of alternative sites, impact on neighbouring properties and deliverability. There was limited support for the proposed allocation as it was immediately adjacent to existing development and could accommodate the</p>	

	<p>future growth of Kirton in Lindsey without creating a large extension into the countryside. It was viewed as a logical "solution" to housing delivery in this settlement.</p> <p>The proposed housing density criteria set out in the policy of approximately 40 dwellings per hectare was supported. However, it was felt that more flexibility should be allowed to take account of local market conditions and local housing needs when at the time planning applications are submitted for consideration. It was suggested that the policy should be amended to reflect this.</p> <p>It was suggested that the policy should be strengthened by including a requirement for an ecological survey to be undertaken to determine whether the site has any important or protected habitats and species present before development takes place. It was considered that any important habitats and species found on site should be protected and any adverse effects mitigated against. It was felt that if it was not possible to mitigate against any adverse effects then the site should not be granted planning permission.</p> <p>It was also suggested that other sites within Kirton in Lindsey would be more suitable for residential development rather than site KIRH-1, which was considered to be unsuitable as it is within an area of high landscape value, the subject of localised flooding, has issues with the access position and is not within easy reach of local schools. The alternative sites put forward were those previously known as sites 27-6 and 27-9 in the Issues & Options version of the DPD as they do not suffer from similar constraints.</p> <p>A further alternative site was put forward to be included within the document, either instead or alongside site KIRH-1. As mentioned above, the proposed site is not felt to be the best available within Kirton in Lindsey due to landscape and flooding issues. Surface water runoff was considered to be a major issue with the site and it had not been addressed. It was viewed that even if it could be managed it will require significant engineering works and infrastructure costs to deal with it before it can go into the local drainage network. It was suggested that the site known as 27-13 in previous versions of the DPD should be reinstated as a preferred site as drainage issues have been addressed and largely discounted by further investigation, thus making the site suitable for development.</p>
Revised Submission Draft (April 2014)	<p>The site was not included at this stage of consultation due to the issues raised during the Submission Draft (November 2010).</p> <p>Please see above.</p> <p>The site was re-submitted during the consultation period by the landowner's agent.</p>
Reasons and comments for rejected proposal	<p>The site was submitted to the Council during the Call for Sites public consultation period in December 2006. The site was identified as a proposed housing site within the Issues & Options version of the DPD. It was included in the Pre-Submission – Second Stage version and was not included in the Submission Draft version of the DPD 2011. The site was re-submitted during the consultation period on the Submission Draft 2014 DPD.</p> <p>The site was rejected during previous iterations for the following reasons:-</p>

	<p>Evidence demonstrated that this site had problems with surface water runoff from the Spa Hill development which would require the upgrading of drains. There were also concerns over historic drainage issues that the site had experienced in the past, both from foul sewerage from the upstream Windmill Plantation development and highway surface water flooding from Station Road.</p> <p>During September 2014 the landowner contacted the Council to update on drainage issues relating to the site. At that time the Council raised the drainage concerns as highlighted above. Through discussions these issues have now been rectified, however any detailed drainage proposals for the site must be agreed with the Council prior to planning approval. The information submitted to the Council suggests that a possible way forward is the incorporation of a number of SUDS proposals with a connection into an existing ditch. The Internal Drainage Board will also need to be consulted with regard to ditch connections and it is envisaged that if they allow connection(s) that these would be at a controlled (Greenfield) run off rate.</p> <p>In relation to the above the Council accepts that the specific drainage concerns raised have now been rectified subject to the consideration of detailed drainage proposals. However it is still the Council's view that the most sustainable sites within Kirton in Lindsey have been allocated and there are no reasons to amend the Allocations DPD to include this site.</p>
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