

Omitted Site 44-5 Land north of Cemetery Road

1:2,500



Site Name	Land north of Cemetery Road	
Site Reference	44-5	Promoter: Keigar Homes Agent: Avoca Planning
Site Location	North of Cemetery Road	
Settlement	Winterton	
Site Area	6.54ha	
Number of Dwellings	186	
Representations received at Submission Draft (2014)	84538/01/451/PolicyH1/1/2/3/4 Avoca Planning	
Public Consultations		
Issues and Options (November 2007)	<p>At this stage the Council identified all sites that were put forward during the Call for Sites stage in December 2006.</p> <p>Public Consultation</p> <p>During the public consultation exercise the site received objections raising concerns about the site being outside the existing and proposed development limit for Winterton and therefore contrary to the policies of the Regional Spatial Strategy and emerging Core Strategy. Also they state the development represents an inappropriate scale of development for the settlements size.</p>	
Pre-submission Second Stage (January 2009)	<p>During this stage the site was not included as a proposed housing allocation within the DPD.</p> <p>The site was rejected for the following reasons:</p> <p>Draft Core Strategy</p> <p>The Draft Core Strategy Policy CS7 stated that 8% of homes will be allocated in the Market Towns of which 0.5% (63 dwellings) would be allocated within Winterton. The site was not allocated at this stage due to the Council considering other sites were more sustainable and deliverable and should be included ahead of this land.</p> <p>Highways</p> <p>At this stage the Highway Authority were concerned that the site could not be delivered due to issues with the site access. It was unclear how the site was to be accessed without adverse impacts on existing residential premises.</p>	
Submission Draft (November 2010)	The site was included within this stage of the DPD for housing allocation.	

	<p>Public Consultation</p> <p>During this period of public consultation the key issues that were raised were habitat/species protection and the extent of the site area. 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>There was support for the proposed allocation from the landowner. However it was considered that the site size could be increased to 6.54ha in extent to mirror the site area previously known as site 44-5 in the Issues & Options version of the DPD. Broadly, it was felt that a greater amount of housing should be directed to Winterton and less to Scunthorpe and the Lincolnshire Lakes site in particular, with a more a balanced distribution across the area. It is considered that the allocation of extra land north of this site would be an ideal opportunity to achieve this.</p>
<p>Revised Submission Draft (April 2014)</p>	<p>The site was not included at this stage of consultation as a large number of objections were received from local residents surrounding this area opposing the site being allocated for housing. Due to the Localism Act 2011 the Council discounted this site due to strong objections from local residents and Winterton town councillors. This Act passes significant new rights direct to communities and individuals, making it easier for them to be involved in decision making and achieve their ambitions for the place where they live.</p>
<p>Reasons and comments for rejected proposal</p>	<p>The site was submitted to the Council during the Call for Site public consultation period in December 2006.</p> <p>The site was rejected for the following reasons:-</p> <p>Localism</p> <p>A large number of objections were received from local residents from the surrounding area opposing the site being allocated for housing. Due to the Localism Act 2011 the Council discounted this site due to strong objections from local residents and Winterton town councillors. This Act passes significant new rights direct to communities and individuals, making it easier for them to be involved in decision making and achieve their ambitions for the place where they live.</p> <p>Furthermore Winterton Town Council is producing a Neighbourhood Plan which has identified local concerns with the development of this site for housing development.</p> <p>Highways</p> <p>The Highway Authority state they have concerns how access to the site can be viably achieved. There are no problems with the site in principle, subject to a suitable access design being provided. Access onto Cemetery Road will not however be permitted.</p> <p>Archaeological Impacts</p> <p>A Roman Settlement resides close by to the specified site. Given the potential requirements for archaeological mitigation on the site</p>

	the Council not consider it appropriate to allocate it for development.
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