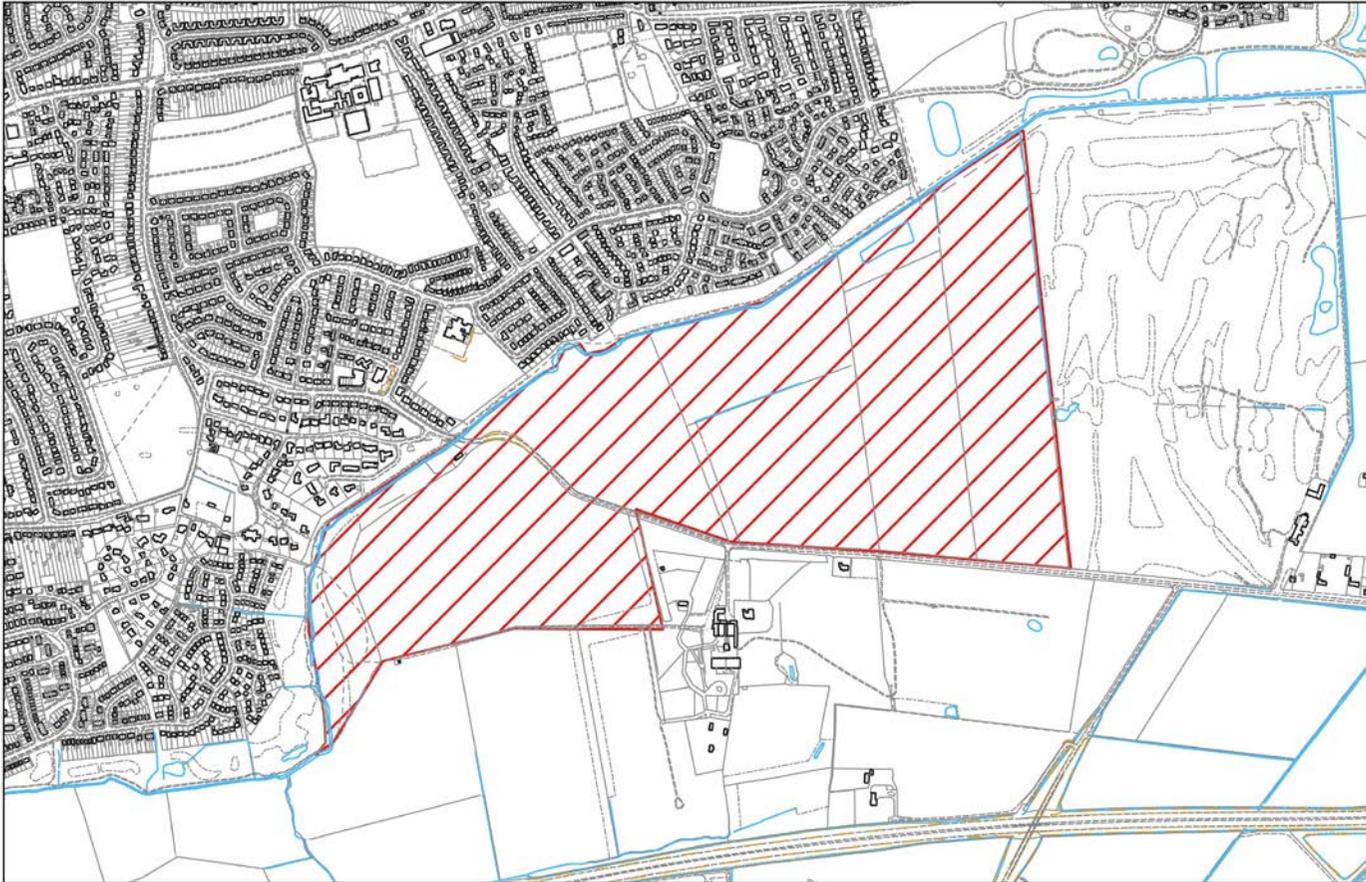


Omitted Site 36-7 Land at Holme Lane

1:10,000



Site Name	Land at Holme Lane	
Site Reference	36-7	Promoter: S. Jackson and Sons Agent: DLP Planning Ltd
Site Location	Land at Holme Lane,	
Settlement	Scunthorpe	
Site Area	74.74	
Number of Dwellings	At least 1225	
Representations received at Submission Draft (2014)	268830/01/524/3.36/1/3/4 S. Jackson and Sons (DLP Planning Ltd)	
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 Comments</p> <p>The site had the reference 36-7 in the North Lincolnshire Strategic Housing Land Availability Assessment. The site attracted a mix of responses. In support, it was considered to be an appropriate site as it was located outside areas of high flood risk and was well related to existing development. Also it was felt to be possible to obtain access from Holme Lane and other local roads.</p> <p>In objection, the site was noted as being greenfield and therefore should not be developed. It was seen as remote from the town centre and employment areas, and had severe access problems due to the nature of Holme Lane. Other concerns related to the impact of development on the local skyline and loss of the urban/rural transition along Holme Lane. It was noted that the site is adjacent to Holme Hall Golf Course Site of Nature Conservation Importance (SNCI). Accordingly, any development should take this into account and that there should be no adverse impact on the SNCI. An ecological survey of the site is recommended should development take place.</p>	
Pre-submission Second Stage (January 2009)	<p>The Housing and Employment Land Allocations DPD has been subject to a number of consultation periods during its preparation. The Pre-Submission Consultation – Second Stage (in effect the Preferred Options) was issued in January 2009. This followed on from the Issues & Options version (September 2007) and sought to narrow down the number of potential site allocations.</p> <p>The land at Holme Lane was included at this stage. However the document included a number of different site options, in particular in relation to housing allocations in the Scunthorpe area, the result being a potential over-allocation. The reason for this approach was due to the fact that the Core Strategy was still being prepared and the overall spatial strategy had yet to be finally adopted.</p>	

	<p>A draft Core Strategy was issued in May 2010 which then informed the preparation of the initial submission draft version of the HELADPD. The adopted Core Strategy (June 2014) forms the basis for the revised submission draft HELADPD.</p> <p>Public Consultation Comments</p> <p>The main objections to this site at this stage of consultation were that Bottesford has had enough development already and there were not enough facilities, shops and schools to deal with further development in this area. In general it was considered that the development of this site would cause over development in this area. The Holme Lane area was viewed as an attractive area of open countryside which was used extensively for recreational purposes (walkers/cycling/horse riding/jogging) and if development occurred on this site it would put the safety of these people at risk. Many felt that the site was good agricultural land and should not be built upon.</p> <p>It was felt that the road infrastructure could not cope with further development, as it was inadequate at the moment and further development would cause increased traffic congestion. Further development would also cause an increase in noise and air pollution. Issues surrounding water supply and sewerage were raised as a concern. It was felt that further development could put more pressure on the existing supply infrastructure. The local sewerage system was considered to be over subscribed and would struggle to cope with the additional capacity requirements placed upon it. There were also some questions regarding the actual level of housing that could result from the development of this site.</p> <p>The site's location was also a key objection. It was considered that the site was against planning policy as it is outside the development limit for Scunthorpe/Bottesford and that it breaches the natural, southern boundary of the urban area provided by the Bottesford Beck.</p> <p>It was noted that the site was adjacent to Holme Hall Golf Course Site of Nature Conservation Importance (SNCI), assurance was sought that any development at this site would not adversely impact on the nature conservation interest of the SNCI. Whilst, it was highlighted that the site could be of archaeological importance containing extensive remains of Iron Age and Romano-British settlement. Prior to any development of this site an archaeological assessment and survey would be needed.</p> <p>In support, the landowner stated that the site could play an important role in delivering North Lincolnshire's housing requirement. It was highlighted that it is outside the areas at risk of flooding and being well related to the existing built up area of Scunthorpe & Bottesford. Also it was felt issues such as access could be overcome.</p>
<p>Submission Draft (November 2010)</p>	<p>The site was not included in the Submission Draft version of the DPD for the following reasons:</p> <p>Highways</p> <p>During previous public consultations the Council received a number of objections. A major objection was received from the Highways Authority. In May 2010 the Council commissioned Pell Frischmann to assess the suitability of the site in transport terms due to a challenge to the Council's Core Strategy.</p>

	<p>The study concluded that the proposed site is considered to be an unsustainable location for new housing and inferior to other potential allocations who are served by a range of modes of travel and is not located in an area likely to benefit from significant other public transport investment. This is illustrated by its poor access to existing public transport services and facilities and its lack of compliance in respect to this issue is against national, regional and local transport policy which seeks to locate development in areas which seek to reduce car dependency.</p> <p>In addition to this fundamental objection, the potential access to the site is severely constrained and it is considered that an acceptable access arrangement is unlikely to be found to ensure the safe access and egress of vehicular traffic.</p> <p>During the consultation the site was resubmitted by the landowner to be considered by the Council.</p>
<p>Revised Submission Draft (April 2014)</p>	<p>The site was not included in the Revised Submission Draft version of the DPD.</p> <p>The site was re-submitted during the consultation period of the Draft DPD and is being considered as an omission site as part of the Examination in Public (EiP). Since it has become clear that the omission site is being considered at the EiP significant public objections have been submitted to the Council against this site being proposed for housing development.</p>
<p>Reasons and comments for rejected proposal</p>	<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 as a potential development option, albeit reduced in size. However, it was not included in the Submission Draft version of the DPD. The site was re-submitted during the consultation period on the Revised Submission Draft DPD.</p> <p>The site was rejected for the following reasons:</p> <p>Highways</p> <p>The site was discarded on Highway issues as they state it would be extremely difficult to achieve an acceptable access junction, anywhere other than the southern most section of Holme Lane, given the visibility and vertical alignment issues identified above. Even so the southern section of Holme Lane is currently subject to national speed limit (60mph) for single carriageway roads and thus the side road visibility requirements for a new access are likely to be onerous and potentially difficult to achieve given the alignment of Holme Lane. In conclusion it is considered that a safe and suitable access arrangement is unlikely to be achieved.</p> <p>Ecology</p> <p>The site also lies next to or supports a number of habitats, including broadleaved woodland, open mosaic habitats and open water and has the potential for a number of protected and priority species. Development of this site would only be acceptable with significant avoidance, mitigation and enhancement measures. However not all of the sites could be developed.</p> <p>Localism</p> <p>The site was submitted as an omission site as part of the Revised Submission Draft version. A large number of objections were received from</p>

local residents from the surrounding area opposing the site being proposed for housing. Due to the Localism Act 2011 the Council does not support this site due to strong objections from local residents and elected members. 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.

Latest Position

Since this site was submitted as an omission site by the land owner/agent and is being considered at an Examination hearing its submission has been picked up by the local press. A large majority of local residents have now written in to the Council objecting to this proposed allocation (101 separate letters/emails of objection). The main objections raised are in relation to lack of infrastructure, access, and loss of greenfield land. Many residents also state a large number of new houses have already been developed in the Bottesford, Ashby and Ridge wards therefore no more sites in this ward should be developed. It is suggested that any development here would have a negative impact on the surrounding area.