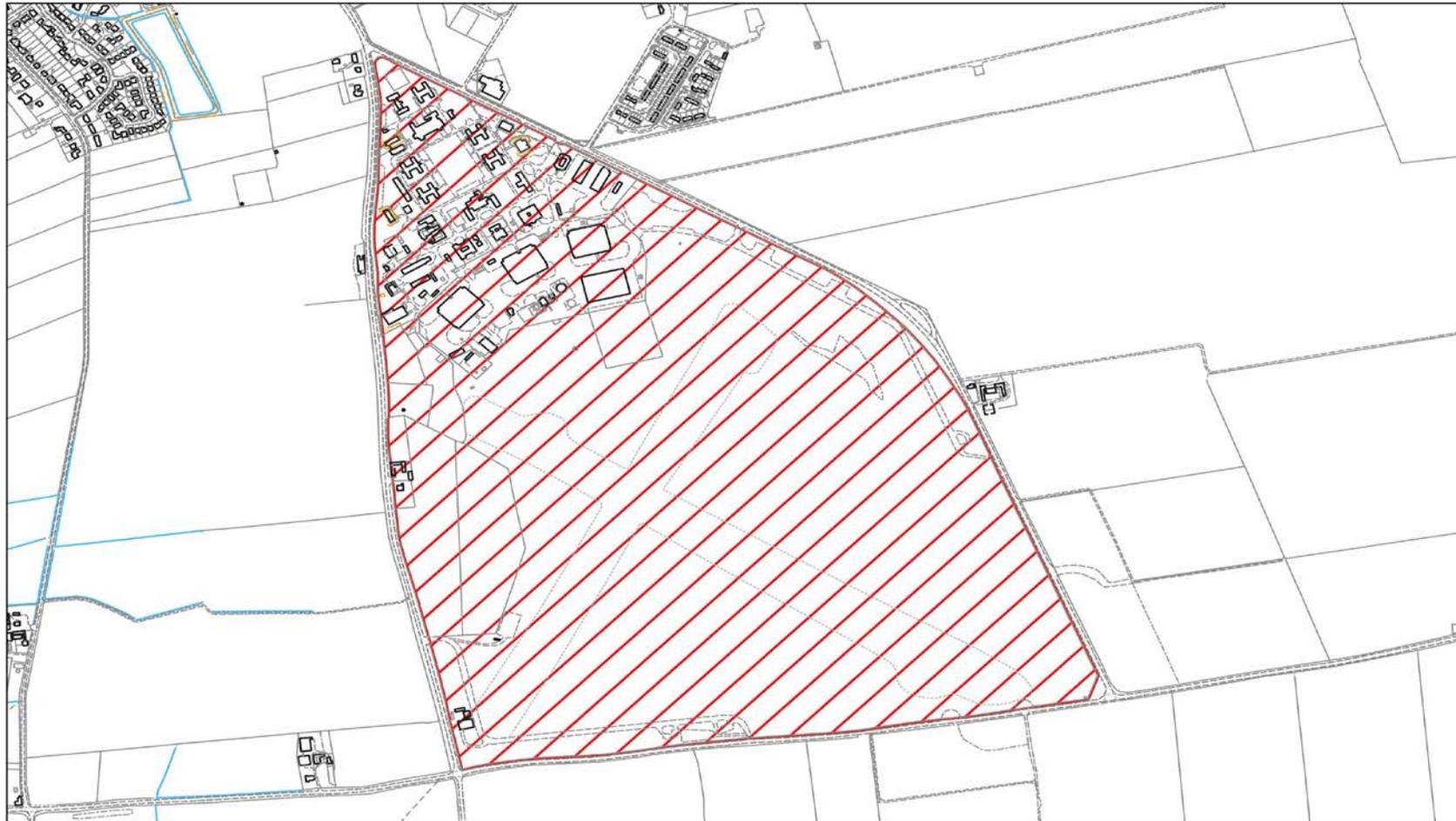


Omitted Site Land at Former RAF Kirton in Lindsey

1:10,000



Site Name	Land at Former RAF Kirton in Lindsey	
Site Reference	Land at Former RAF Kirton in Lindsey Omitted Site	Promoter: Jack and Jeff Harvey Agent: DLP Planning
Site Location	Land at Former RAF Kirton in Lindsey	
Settlement	Kirton in Lindsey	
Site Area	124ha	
Number of Dwellings	300	
Representations received at Submission Draft (2014)	846408/01/542/3.306/NS Defence Infrastructure Organisation (Montagu Evans)	
Public Consultations		
Issues and Options (November 2007)	This site was not submitted at this stage.	
Pre-submission Second Stage (January 2009)	This site was not submitted at this stage.	
Submission Draft (November 2010)	This site was not submitted at this stage.	
Revised Submission Draft (April 2014)	The site was not allocated in the Revised Submission Draft DPD at this stage of consultation but the site was submitted during the consultation period by the landowner's agent and is being considered as an omitted site.	
Reasons and comments for rejected proposal	<p>The site was not submitted as part of the Housing and Employment Land Allocations DPD until the Revised Submission stage where it was submitted as an alternative site. It has therefore has not been assessed until the latter stages of plan preparation.</p> <p>The Council cannot support the allocation of this omitted site for residential uses for the following reasons:-</p> <p>Lack of engagement with the DPD consultation process</p> <p>The site was recently acquired by the current owners and was not submitted to the Council until the final stage of public consultation (Revised Submission Draft April 2014) as an omitted site. Therefore the site was never included in any of the previous</p>	

consultation stages as part of this DPD as the Council did not receive any indication from MOD of future site disposal.

The other sites submitted in Kirton in Lindsey as part of the previous consultation stages are deemed more sustainable and deliverable for housing development based on site assessments in the Strategic Housing Land Availability Assessment and Sustainability Assessment. As this site was submitted at a late stage the Council still contends that they have allocated the most sustainable and deliverable sites that were available at the time of drafting the Revised Submission Draft. This site has come in after this stage and the Council do not feel that it should be allocated instead of, or as well as the proposed sites.

The Council's preferred allocation for Kirton in Lindsey is shown within the plan as site KIRH-1 (Land west of Station Road). This site is located on the town's northern fringe and forms an integrated part of the settlement's established footprint. In sustainability terms KIRH-1 performs better than the Kirton in Lindsey Barracks site and has strong direct accessibility to local services and community facilities. Site KIRH-1 in is 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.

The former Kirton in Lindsey Barracks site is located some distance away from the defined settlement development limit for Kirton in Lindsey and the established town centre. It is considered that this remoteness from the town centre makes the site less sustainable than the Council's preferred allocation.

The Council has worked closely with Kirton in Lindsey Town Council (KLTC) in producing the LDF Core Strategy and in choosing the allocation in the Revised Submission Housing and Employment Land Allocations DPD. KLTC supported the Core Strategy housing requirement, and also the proposed KIRH-1 site. Information received from KLTC is that they would not support an over-allocation of the Core Strategy requirement. Furthermore general support was received from the public at exhibitions in Kirton in Lindsey and during consultation exercises.

Non-compliance with the Core Strategy

This proposal is contrary to Core Strategy (Evidence Base ref: BAC06) Policy CS8 'Spatial Distribution of Housing Sites' that seeks to distribute 181 dwellings to Kirton in Lindsey within the plan period. The proposed allocation of land at former RAF Kirton in Lindsey for 300 dwellings represents a significant over allocation of housing land well above the adopted Core Strategy's housing land requirement for the town. Furthermore, the Council would strongly contend that Kirton's existing services and community facilities would not be able to cope with the anticipated increase in local population and resultant demands if the site came forward for residential uses without significant improvements.

Contaminated Land

The Council considers that the issue of contamination has not been adequately addressed by the objector. Given its previous use as an operational RAF Airfield and subsequent use by the Army it is likely that parts of the site will be significantly contaminated due to previous war and peacetime operations. Without a detailed contaminated land survey that clearly shows any remediation required and the respective cost of such operations that demonstrates that such work would be viable it would be premature to consider allocating the Technical Park part of the site for housing.

