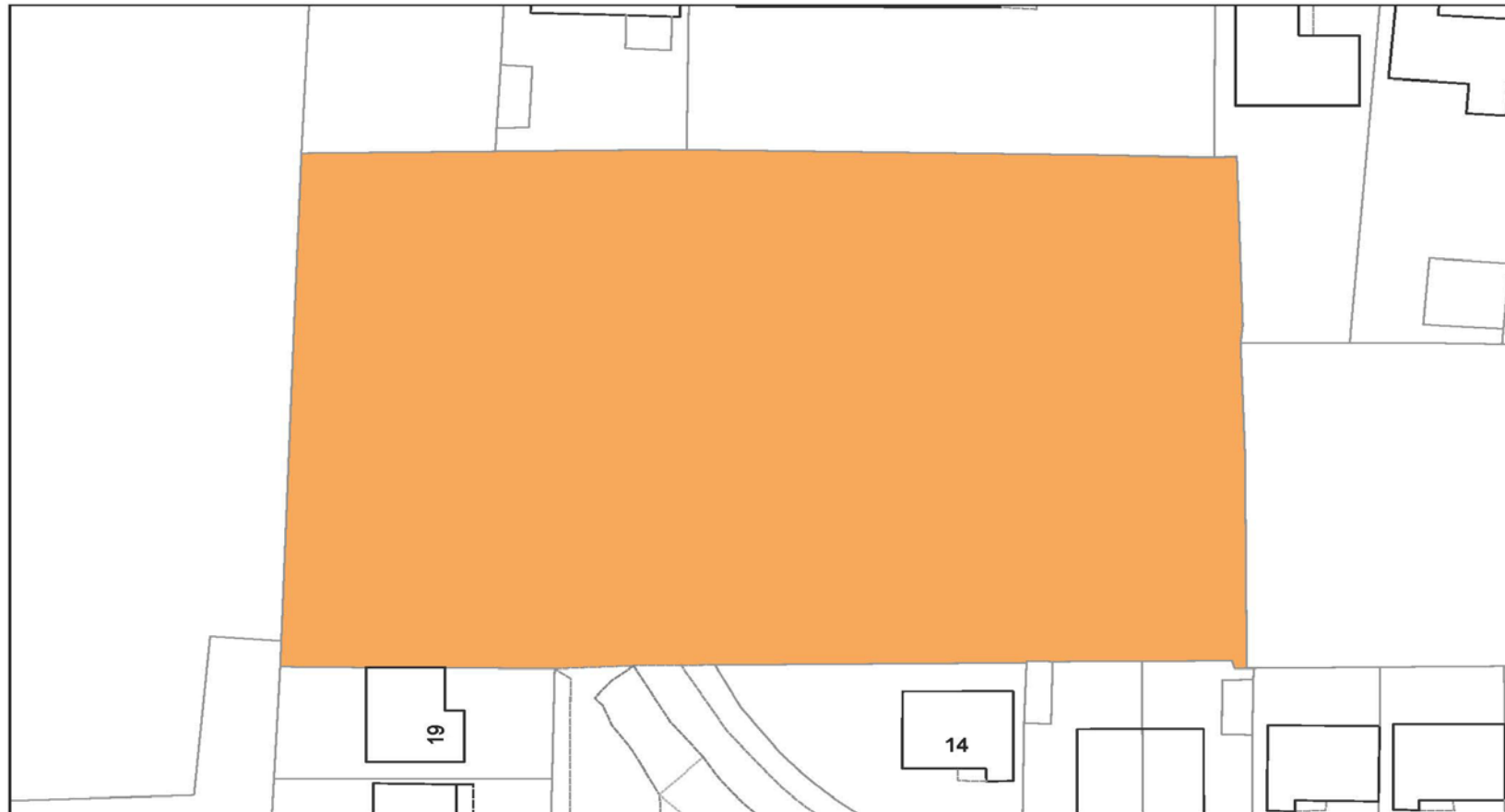


WINH-1 Land at Mill House Lane

WINH-1

1:500



Site Name	Land at Mill House Lane	
Site Reference	WINH-1	Promoter: North Lincolnshire Council
Site Location	Mill House Lane	
Settlement	Winterton	
Site Area	0.45ha	
Number of dwellings	18	
Representations received and references	16 (839852-01-16-WINH-1-NS) Mr D Cockerill 18 (839852-01-18-WINH1-Unsound) Mr D Cockerill 46 (70933-01-46-WINH-1-NS) Keith Chidwick 86 (841694-01-86-WINH-1-NS) D G Leitch 149 (842222-01-149-WINH-1-NS) Mrs B Black 224 (842759-40-224-WINH1-3) Lincolnshire Wildlife Trust	
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. 2.3% of North Lincolnshire housing requirement will be allocated within the Winterton equating to 244 dwellings.</p> <p>Settlement Survey (Evidence Base ref: BAC19)</p> <p>The population is approximately 4,683 with 2,103 dwellings. It is located on the B1207, adjacent to the A1077 to the north of Scunthorpe. Winterton has a conservation area. The town is a sustainable settlement with a primary and secondary school, doctor's surgery, nurseries and playgroups. There are several pubs, shops, a post office, and a church.</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 WINH-1:</p> <ul style="list-style-type: none"> • Strongly Positive 2 • Moderately Positive 9 • Strongly Negative 0 • Moderately Negative 1 <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 SA objective 'f' (to make the best use of previously used land and existing buildings).</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 also within walking distance from the district centre and local services which include schools, shops, and a supermarket.</p> <p>The site has good sustainable transport links. 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 Ashby, Scunthorpe, Barton upon Humber and Hull. The nearest railway station is Scunthorpe There is an hourly service eastwards to Grimsby and Cleethorpes and two per hour westbound to Doncaster and Sheffield: one is the transpennine express service that continues to Manchester Piccadilly and Manchester Airport, and the other is the local service operated by Northern Rail that calls at all intermediate stations en route.</p>
Phasing and justification	<p>Development of this site will be brought forward by the developer. The delivery of the site is expected in the Phase 1 of the Plan Period (2014-2019). The land is available for housing development and is suitable as the site offers a suitable location for development now and contributes to the creation of sustainable mixed and inclusive communities. There is reasonable prospect that housing will be delivered on the site within the first five years.</p>
Deliverability	<p>The site is disused grassland and is located within an existing residential area. The site is available for development and the landowner is currently undertaking pre-application discussions with the Local Planning Authority.</p> <p>The housing trajectory identifies that the site will deliver approximately 10 dwellings per annum from 2014. This figure has been discussed with the developer and follows the pattern of past housing completions within the town on sites that have been developed.</p> <p>The site is considered by the Council to be deliverable and is being advertised by the landowner for residential development. The landowner is currently in discussion with the Local Planning Authority.</p>
Infrastructure Requirements	<p>Highway access can be gained from Mill House Lane 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 site has waste water and foul sewage capacity. Upgrades to the surface water network capacity may be needed as part of any planning application.</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	<p>An Ecology Survey may be required as part of the planning application. If the survey identifies any issues these will be mitigated through the master planning of the site.</p>
Specific questions raised by the Planning Inspector	<p>Is Mill House Lane capable of serving the 18 new dwellings proposed at this site?</p>

	<p>This proposed site is capable of serving the 18 new dwellings proposed at this site. The 18 dwellings are based on the Core Strategy Policy CS7 which states that 40 dwellings per hectares should be delivered on sites within the Scunthorpe and each of the Market Towns. Furthermore discussion with the local highway authority have identified that this level of development is appropriate for a site this size and the road network can cater for this level.</p>
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