

# WINH-2 Land off Coates Avenue

WINH-2

1:1,000



Site Name	Land off Coates Avenue	
Site Reference	WINH-2	<b>Promoter:</b> Brisbane House
Site Location	Coates Avenue / Enterprise Way	
Settlement	Winterton	
Site Area	1.65ha	
Number of dwellings	62	
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's housing requirement will be allocated within Winterton equating to 244 dwellings.</p> <p><b>Settlement Survey (Evidence Base ref: BAC19)</b></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><b>Sustainability Appraisal</b></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-2:</p> <ul style="list-style-type: none"> <li>• Strongly Positive 1</li> <li>• Moderately Positive 9</li> <li>• Strongly Negative 0</li> <li>• Moderately Negative 2</li> </ul> <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 the following SA objectives 'f' (to make the best use of previously used land and existing buildings) and 'n' (to protect local water resources, soil quality and quantity).</p>	

	<p><b>North Lincolnshire Accessibility Criteria (Evidence Base ref: HOU01)</b></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 suitable as the site offers a suitable location for development now and contributes to the creation of sustainable mixed 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 situated within an existing residential area. The site is available for development and the landowner is currently in 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 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 the landowner is promoting the site for residential development.</p>
Infrastructure Requirements	<p>Highway access can be gained from Enterprise Way or Coates Avenue. 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>If access is from Coates Avenue then improvements may be required to the Coates Avenue/ Manlake Avenue junction. This will be dealt with through the planning application process.</p> <p><b>North Lincolnshire Infrastructure Delivery Schedule (Evidence Base ref: INF01)</b></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>The site lies within SFRA Flood Zone 1. As the site measures more than 1ha a Flood Risk Assessment is required. This should include consideration of Sustainable Urban Drainage Systems and how the layout and form of development can reduce the overall flood risk.</p>

Specific questions raised by the Planning Inspector

**Should Policy WINH-2 contain more specific requirements for proposed vehicular, cycle and footpath access to this site?**

The policy covers the provision of good footpath, cycle and footpath therefore the policy and any further specifics would be dealt with through conditions on any Planning Application submitted.