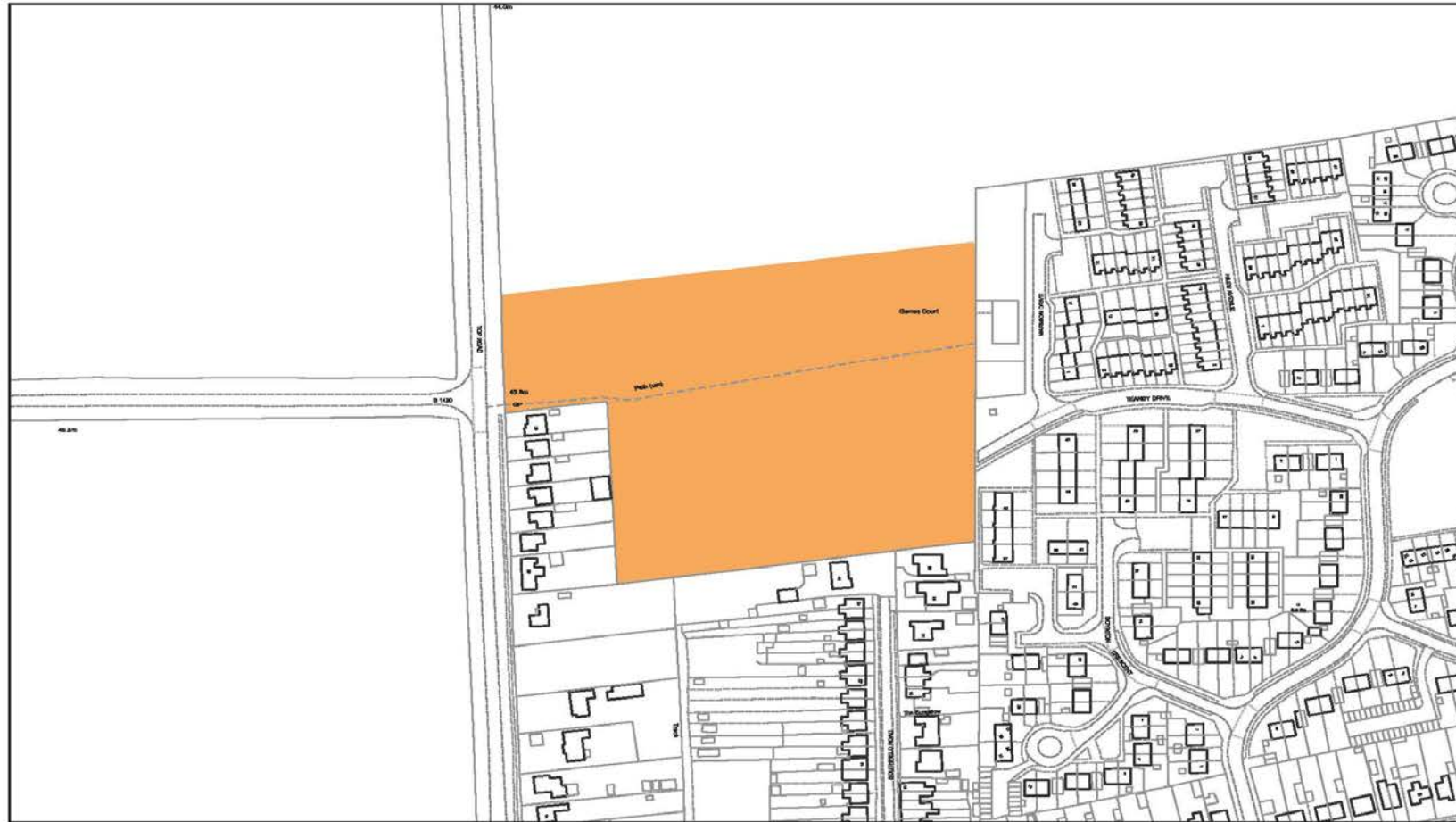


# WINH-3 Land at Top Road

WINH-3

1:2,500



Site Name	Land at Top Road	
Site Reference	WINH-3	Promoter: Bovis Homes
Site Location	Land at Top Road	
Settlement	Winterton	
Site Area	2.90ha	
Number of dwellings	105	
Representations received and references	839852/01/16/WINH1/NS Mr Dean Cockerill 839852/03/18/WINH1/Unsound Mr Dean Cockerill 70933/01/46/WINH1/NS Mr Keith Chidwick 841694/01/86/WINH1/NS David Leitch	
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-3:</p> <ul style="list-style-type: none"> <li>• Strongly Positive 1</li> <li>• Moderately Positive 10</li> <li>• Strongly Negative 0</li> <li>• Moderately Negative 3</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) 'g' (to improve air quality) 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 in walking distance from the district centre and local services.</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 land is vacant agricultural land that lies to the north of the site with the remaining boundaries surrounded by residential properties.</p> <p>The housing trajectory identifies that the site will deliver between 5-20 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 in SFRA Zone 1 and where practical Sustainable Urban Drainage Systems should be incorporated into the development.</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 Tops Road and Teanby Drive. 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><b>North Lincolnshire Infrastructure Delivery Schedule (Evidence Base ref: INF01)</b></p> <p>In Winterton enhancements to existing primary and secondary school provision is the only solution 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 assessment below may be required at the planning application stage. However from discussions with the Council's Environmental Health Department it is possible that any constraints can be mitigated against.</p> <ul style="list-style-type: none"> <li>• Noise</li> </ul>
Specific questions raised by the Planning Inspector	<p><b>What are the impacts on community infrastructure in Winterton, for example primary school education and primary health</b></p>

**care arising from the proposed Housing allocations, of which this is the largest?**

As part as this consultation process key internal contacts have been consulted including Education and Health in order to gain their comments on these proposals.

It is also recognised that to create sustainable communities providing housing and employment opportunities alone is not sufficient. There is a need to provide the necessary supporting 'infrastructure; including utility services, transport, schools, health, leisure services and energy. These are identified in the Infrastructure Delivery Schedule April 2014 (INF01).

The Council has produced a statement ' Statement on Housing Allocations and Impacts on Education Facilities' outlining the relationship of the larger housing allocation sites across the local authority area on Primary and Secondary School provision, and whether any potential school capacity issues have been identified by the Local Education Authority.

The proposal will impact on Primary and Secondary schools in Winterton therefore developer contributions would be sought to improve education facilities and health facilities if these were impacted upon. The council is also testing the application of Community Infrastructure Levy at this present time which will cover these areas.