

WINH-4 Land off Northlands Road

WINH-4

1:1,000



Site Name	Land off Northlands Road	
Site Reference	WINH-4	Promoter: Mr Stubborns
Site Location	Land off Northlands Road	
Settlement	Winterton	
Site Area	1.38ha	
Number of dwellings	53	
Representations received and references	842759/43/227/WINH4/3 Lincolnshire Wildlife Trust 845291/23/378/WINH4/2 Lucent Group 84538/03/491/WINH4/1/2/3/4 Keigar Homes	
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>Settlement Survey (Evidence Base ref: BAC19)</p> <p>The population is approximately 4,683 with 2,103 dwellings and 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 WINH-4:</p> <ul style="list-style-type: none"> • Strongly Positive 1 • Moderately Positive 9 • Strongly Negative 0 • Moderately Negative 2 <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>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 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 Policy WINH-4 is to be brought forward by the developer. The delivery of the site is expected in the Phases 2 and 3 of the Plan Period (2019-2026). The phasing of this site is based on past completions rates on sites within Winterton of a similar size.</p>
Deliverability	<p>The site is vacant, available for development and within the development limits of Winterton. The surrounding residential uses and close proximity to local services makes this a suitable site for development.</p> <p>The housing trajectory identifies that the site will deliver 10 to 20 dwellings per annum from 2019. This figure has been discussed with landowner and follows the pattern of past housing completions seen within Brigg on sites of similar size.</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 Northlands 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>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>No specific questions were asked in relation to this site.</p>