

# Proposed Housing Development, Blacksmith's Corner, Tattershall



# Delivery Team – Landowner / Developer



LC Community Projects Ltd is a joint venture partnership between the Lincolnshire Cooperative and Lindum Group Ltd.

LC Community Projects Ltd purchased the site in 2017 from Tesco Stores Ltd with Tesco previously having planning permission to construct an 11,000 sq ft superstore on the site..

The joint venture has successfully delivered previous similar developments which have benefitted the community in locations such as Long Bennington and Pinchbeck.

# Delivery Team – Affordable Housing Delivery



East Lindsey District Council were allocated £2.25m for Community Led Housing. These schemes are to create affordable housing for local people and are designed to be led by the community. On allocation, priority will be given to applicants with a local connection to Tattershall.

At the front of the Blacksmith's Corner site, there are six properties that are being built as part of a Community Led Housing Scheme. The terraced houses consist of 2 x 1 bed dorma bungalows, 2 x 2 bed houses and 2 x 3 bed houses.

If you are interested in being considered, you will need to complete a Housing Register Application and bid for the property once it is advertised through the Housing Register: <https://e-lindsey.housingjigsaw.co.uk/>

If you need any assistance with this you can contact East Lindsey District Council's Housing Hub on 01507 613135 or email: [housing.hub@e-lindsey.gov.uk](mailto:housing.hub@e-lindsey.gov.uk)

Platform Housing who would be delivering the affordable housing are one of largest housing associations in the Midlands who aim to build around 2000 homes per annum. They have a long standing and successful working relationship with East Lindsey District Council and have delivered much needed affordable housing in many of the villages and towns in the district.

Platform are committed to providing quality homes for affordable rent and shared ownership that bring positive benefits to the local community. For more information please visit [www.platformhg.com](http://www.platformhg.com) and [www.platformhomeownership.com](http://www.platformhomeownership.com)

# Proposed Site



The proposed site (as outlined in red on the adjacent plan) is located to the north of Market Place in the centre of Tattersall and sits just outside of the conservation area. The site extends to approximately 0.7 hectares.

The site was formerly home to a large industrial unit occupied by McComs coach builders and more recently being granted planning permission for a Tesco superstore with 114 parking spaces.

The surrounding area is predominantly occupied by residential development to the north and east, with retail services located to the south of the site within the market place.

The site fronts Blacksmith's corner to the south and Harness Drive to the east, separated on Harness Drive by public open space.

LC Community Projects have previously held meetings with the Parish Council regarding the proposed site, with the Parish Council advising they were keen to see it redeveloped.



# Project Proposals



Typical Site Layout Plan

- Plot 1 - 4 Bed Detached
- Plot 2 - 4 Bed Detached
- Plot 3 - 4 Bed Detached
- Plot 4 - 4 Bed Detached
- Plot 5 - 4 Bed Detached
- Plot 6 - 2 Bed Semi
- Plot 7 - 2 Bed Semi
- Plot 8 - 3 Bed Semi
- Plot 9 - 3 Bed Semi
- Plot 10 - 2 Bed Semi
- Plot 11 - 2 Bed Semi
- Plot 12 - 3 Bed Semi
- Plot 13 - 3 Bed Semi
- Plot 14 - 4 Bed Detached
- Plot 15 - 4 Bed Detached
- Plot 16 - 1 Bed Terrace (A)
- Plot 17 - 1 Bed Terrace (A)
- Plot 18 - 3 Bed Terrace (A)
- Plot 19 - 2 Bed Terrace (A)
- Plot 20 - 2 Bed Terrace (A)
- Plot 21 - 3 Bed Terrace (A)

## Proposed Tenure

The project proposals are for 21 residential units consisting of 6 new affordable dwellings and 15 market dwellings.

The 6 affordable dwellings consist of 2 x 1-bedroom properties, 2 x 2-bedroom properties and 2 x 3-bedroom properties, all of which would be marketed for affordable rent.

The 15 market dwellings being proposed will include a mix of 2, 3 and 4 bedroom properties.

To the north of the site, an area of large public open space would be created within the development.

# Project Proposals

## Highways and Access

The proposals are to create two vehicular accesses to the development. The first directly from Blacksmith's Corner to serve 6 affordable units and the second from Harness Drive accessing the remaining 15 units.

## Appearance

The surrounding area has a mixed style of architecture. The proposals would be to provide a simplistic form of traditional design and architecture.

## Surface Water and Drainage

The site lies within flood zones 1 & 2 (low / medium risk of flooding). The new surface water drainage will be managed on site using sustainable drainage techniques to ensure the risk of flooding is not increased elsewhere.

## Ecology and Trees

All existing trees will be retained on site where possible, with new landscaping proposals to enhance the ecology and biodiversity of the area.



Typical appearance of properties

# Feedback

Thank you for taking the time to review this brief outline of our proposed development proposals. We are keen to hear the thoughts of the local community on this important proposal.

Please send any comments to [planning@lindumgroup.co.uk](mailto:planning@lindumgroup.co.uk)

Alternatively please post any comments to:

Lindum Group Ltd  
Lindum Business Park  
Station Road, North Hykeham,  
Lincoln, LN6 3QX

Deadline for comments - 5pm on 12 October 2020.

## **Next Steps**

Following this consultation we will review the responses and amend our proposals where appropriate as necessary.

We will then look to submit a planning application which will include a Statement of Community involvement summarising this consultation exercise and the responses received.