



View looking north east across the new pond towards the proposed development

Local housebuilder Lindum Homes is bringing forward plans to build new homes on land to the north of Hawks Road and east of Cow Pasture Way, Welton



Lindum look forward to receiving your feedback on the proposed development.



ONLINE CONSULTATION

lindumgroup.com/our-services/new-homes/

The Proposals

The work in progress layout is for 37 market homes and, in partnership with Acis, 12 affordable homes in a mix of sizes from 2 to 4 bed including some bungalows for over 55s. The masterplan for the site also provides for greenspace, landscaping, retained footpath links and sustainable drainage.



LindumHomes

Part of Lindum Group Ltd

Contact us at planning@lindumgroup.co.uk

Background

The land is allocated for housing in the Local Plan and has been partially developed by Beal Homes/Acis in recent years.

Have Your Say

The emerging proposals were presented to the Parish Council on Monday 12 July and will now be subject to wider public consultation for 21 days from Friday 23 July through to 13 August. All comments from that will be reviewed and addressed prior to the submission of a planning application

in late August. The online consultation will be hosted on Lindum's website under the new homes section where it will be possible to view plans and associated information and leave feedback. It will launch at 9am on Friday 23 July. A link will also be available on the Welton News website.

ONLINE CONSULTATION

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FREETHS

WELTON – LAND NORTH OF HAWKS ROAD AND EAST OF COW PASTURE WAY ONLINE CONSULTATION IN RESPECT OF PROPOSED RESIDENTIAL DEVELOPMENT ON BEHALF OF LINDUM HOMES

KEY FACTS

1. LINDUM HOMES

- Lindum Homes (part of the Lindum Group) are a local, Lincoln based, housebuilder who have been building quality homes in Lincolnshire for over 50 years.

2. THE SITE

- The site is identified as allocation No. 1490 in the Central Lincolnshire Local Plan 2012-2036 and comprises Circa. 3.96 hectares allocated for residential use. It is also Site 1 in the Neighbourhood Plan and similarly allocated for residential development.
- Planning permission was granted in 2015 for 50 new homes comprising 31 affordable homes and 19 market on part of the allocated site equating to circa. 1.7 hectares. Those homes were subsequently built out by Beal Homes and Acis.
- The remainder of the allocated site equating to 2.26 hectares remains undeveloped and Lindum propose a development of 49 dwellings.

3. THE PROPOSAL

- The proposal is for 49 new homes comprising 37 market homes (10 4 bed, 23 3 bed and 4 2 bed) and 12 affordable homes (4 3 bed, 4 2 bed and 4 2 bed bungalows for over 55s).
- The affordable homes will be delivered by Lindum for Acis (a registered provider of affordable homes) who also manage the affordable homes off Hawks Road.
- The layout of the proposal has been developed in order to maintain existing pedestrian routes through and around the site with the new provided alongside a network of new greenspace and landscaping with sustainable urban drainage in the form of a new attenuation pond.

4. TECHNICAL ISSUES

- **Habitat** – The development of this land will require the removal of an area of unmanaged grassland undergoing succession to scrub. This land was until fairly recently managed for agricultural use and is isolated by extensive areas of arable land to the north and east and housing to the south and west. This is a young habitat recently created by lack of management in a field left fallow and this, combined with the relative isolation, limits the ecological diversity of it to some extent and currently species diversity is not high.

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- No evidence of any significant locally rare plants or plant communities within or around the site area surveyed was identified during the survey. Assuming the boundary hedgerows and nearby mature Ash are retained undisturbed as indicated on the conceptual development plan, it is considered likely that development of the site area surveyed could be carried out in a manner that does not have any significant impact on local biodiversity. The provision of a landscaped swale and boundary area along the western side of the development area and the planting of trees to create new canopy cover would be beneficial as these begin to mature. It is also recommended that the gaps in the northern and eastern boundary hedgerow are infilled with new planting using native species chosen to enhance diversity.
- **Ecology** – The inspection completed in April 2021 did not identify any physical evidence or field signs of protected species within the survey area but assessment of records and the landscape has identified that there is potential for some protected species to be present which will require mitigation such as site checks by an ecologist before the commencement of development and the provision of bat boxes, bird nest boxes, hedgehog and reptile refugia.
- **Trees** – The majority of trees around the site will be retained and protected during the construction of the development.
- **Flood Risk and Drainage** – Sustainable urban drainage will be incorporated into the scheme with a series of swales leading through the site to an attenuation pond in the south west corner of the site. The attenuation pond will hold water during heavy rainfall and release gradually at a greenfield run off rate.
- **Highways** – Access to the proposed development will be gained via a newly formed junction off Hawks Road and an extension of Hampden Close. Provisions for pedestrians will also be made alongside the new access roads and within the development itself. The proposed access arrangements meet the standards for a Minor Access Road as set out in the *Lincolnshire Development Roads and Sustainable Drainage Design Approach – November 2017 Edition*.
- Vehicular parking within the residential development will be provided in line with standards set out in Section 7 of the *Lincolnshire Development Roads and Sustainable Drainage Design Approach – November 2017 Edition*.
- Opportunities for cycle parking will be available in the secure rear garden to each residential property on the site.
- The site location is considered to be sustainable due to being within a residential area of Welton. A range of goods, services and facilities are accessible within a reasonable walking / cycling distance of the site (within 1.2km) of the proposed development site. Footways and pedestrian crossing facilities are provided throughout the area assisting pedestrian journeys to key destinations within Welton. The local road network, in addition to the cycle routes running through the area, facilitates cycle journeys within Welton and through to surrounding locations.
- Public transport, in the form of bus services, provide high frequency links between the site location and a number of destinations, including Lincoln city centre and Market

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Rasen. It is also possible to access rail services at Lincoln, for trips to locations such as Leicester, Nottingham, Peterborough, Grimsby, Newark, Leeds, Sheffield and London.

- Personal Injury Accident (PIA) records for the 5-year study period do not indicate any significant collision patterns in terms of location, manoeuvre and causation factors within the study area. There were no accidents recorded in the vicinity of either site access. Based on the PIA information analysed, the locality is not considered to suffer from any specific highway safety concerns.
- The development is forecast to generate 24 vehicular trips during the AM peak hour and 23 vehicular trips during the PM peak hour. The impact therefore will be less than 30 two-way movements during the peak hours. It is expected that the trips generated by the proposed development will be catered for by the existing highway network and that there will be minimal impact on traffic flows. The proposals are not therefore considered likely to have any significant effect or 'severe' impact on the local highway network, in terms of highway capacity or road safety. Highway capacity or road safety improvements are not therefore proposed as part of the development proposals.
- A Travel Plan will also accompany the planning application and is targeted to reduce the percentage of car drivers by 5% over 5 years, by encouraging the use of more sustainable transport options to travel to and from the site. 8.12 In light of the above, the proposed residential development is considered to be acceptable in highway and transport terms.

5. FEEDBACK

- All feedback on these proposals should be sent by email to planning@lindumgroup.co.uk
- Please state in your feedback if you support the proposals (and why), or if you support the proposals but have concerns (if so what) or if you do not support the proposals (and why).
- The consultation runs until 5PM on Friday 13 August.

6. NEXT STEPS

- All feedback will reviewed by Lindum Homes and their design team and issues raised will be addressed in so far as possible prior to the submission of a planning application in late August.



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PRELIMINARY
FOR DISCUSSION PURPOSES ONLY

- KEY
- TYPE A - 1.8M BRICK SCREEN WALL
 - TYPE B - 1.8M TIMBER FENCE PANELS WITH HOLES AT GROUND LEVEL FOR THE MOVEMENT OF HEDGEHOGS
 - TYPE C - 1.2M HIGH TIMBER 3 BAR POST AND RAIL FENCE WITH PEDESTRIAN GATES WHERE REQUIRED
 - SHARED PRIVATE DRIVEWAYS
 - NATIVE HEDGING
 - 3M FILTER DRAIN
 - EXISTING TREES
 - PROPOSED TREES

Line of existing, informal footpath route maintained and enhanced

Line of existing public footpath maintained

Connecting route creates a link between the two footpaths

Surface Water Attenuation Area, designed to hold water in periods of heavy rainfall

Open vista towards the countryside from Hawks Road maintained

PROPOSED RESIDENTIAL DEVELOPMENT PREVIOUSLY APPROVED WITH FULL PLANNING PERMISSION REFERENCE 130995.

THIS BLOCK PLAN FOR THIS PREVIOUSLY APPROVED DEVELOPMENT HAS BEEN ADJUSTED TO COORDINATE WITH PROPOSED SITE PLAN. THIS BLOCK PLAN IS THEREFORE TO BE USED FOR PRESENTATIONAL PURPOSES ONLY. PLEASE REFER TO THE PROPOSED SITE PLAN FOR DETAILED DESIGN.



A BLOCK PLAN SHOWN IN LEO OF SITE PLAN		09.07.2021		JW	
Rev	Revision notes	Date	Drawn by	Checked	Scale
1	PROPOSED RESIDENTIAL DEVELOPMENT FOR LINDUM HOMES AT LAND OFF HAWKS ROAD, WELTON	JUL 2021	JW		1:500 @ A1
2	PROPOSED COLOURED BLOCK PLAN				Rev A

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