

Dear Sir/Madam

**Public Consultation in respect of proposed residential development of 94 units on Land South of Station Road, Waddington**

I am writing in respect of the above development, which Lindum Homes is proposing to bring forward on the land to the South of Station Road, Waddington.

**About Lindum Homes**

Lindum Homes, part of the Lindum Group, is a local, Lincoln based housebuilder who have been building quality homes in Lincolnshire for over 50 years. We only develop locally and have our own dedicated workforce, which means we take extra pride in what we do and our reputation for quality is important to us.

**The Site and Our Proposals**

The land which is the subject of this proposal is part of a larger site, and all of the land is currently allocated for residential development in the Central Lincolnshire Local Plan as NK/WAD/004A. Lindum Homes is looking to bring forward development of 94 houses on approximately 10 acres at the front of the site - 75 of these units would be market housing and a mix of 2, 3 and 4 bed units, with 19 of the units (20%) being affordable housing prioritised for residents of Waddington. The final numbers will, however, be subject to planning approval.

The proposed layout is low density, reflecting its location at the edge of the village and has been designed with a network of green spaces/sustainable urban drainage features at its heart. This has meant we can retain all of the boundary hedgerows and the majority of the hedgerow which dissects the site, as well as the existing trees on site.

We can, however, still provide a developed frontage to Station Road reflecting the existing neighbouring development, which would be set behind the retained hedgerow and trees along the Station Road frontage. We have also been mindful of the relationships with neighbouring properties along and adjacent to Station Road, and are aiming to provide increased degrees of separation where we can between the existing and the new properties here, with properties being no more than two storeys in height.

The main vehicular and pedestrian access into the site would be from Station Road, with further pedestrian and cycle connectivity provided through the site to Station Road via the existing farm access track at the eastern end of the site.

The design of the houses is currently being developed but will be traditional in appearance. The layout is currently in draft form, however, is included with this letter.

## **Technical Considerations**

### **Sustainability**

The houses will be designed to achieve net zero in terms of carbon emissions and consumption. This means that they will be designed to the highest levels of energy efficiency, with increased insulation and triple glazed windows to reduce heat loss. As well as this, the site will not be connected to the gas network, and the houses will instead utilise air sourced heat pumps and solar panels to generate energy from renewable sources to meet the requirements of the households. Each house will also come with an electric car charging point, and all of these measures are designed to ensure that any electricity taken from the grid is replaced via energy generated on each plot.

### **Ecology and Biodiversity**

An initial ecological appraisal has been undertaken by specialist ecologists, including assessments of the trees and hedgerows. Whilst there are no specific barriers to developing the site, this has recommended further surveys which are required, specifically in relation to bats, nesting birds and badgers. The additional surveys are seasonal and ongoing, and the results of these surveys are likely to result in a range of additional enhancements including bat and bird boxes and native species planting within our future landscape proposals.

Notwithstanding this, the site will incorporate measures which attempt to deliver 10% biodiversity net gain. Specifically in the open space areas and the sustainable urban drainage features, we are aiming to deliver areas of distinct habitat which maximise the biodiversity potential of the site. In addition, we are retaining the vast majority of the existing, species rich hedgerows and trees across the site, including the small area of broadleaved woodland in the north-western corner.

### **Flood Risk and Drainage**

The site is located within Flood Zone 1 on the Environment Agency Flood Risk Maps, which means that the site is in the lowest risk category in relation to flooding. Any future planning application will, however, include a detailed flood risk assessment.

In relation to drainage, the proposals include two large sustainable urban drainage features. These are designed to take all surface run off from the proposal prior to it entering the existing ditch network on the edges of the site. The attenuation ponds are specifically designed and sized to fill up with a safe level of water in periods of extreme rainfall, releasing water gradually into the system at the same rate the existing field would do. This ensures our development would not have a detrimental impact on the existing drainage network.

### **Transport and Access**

The proposed development is accessed by all modes of transport via a new T-junction with Station Road on the northern boundary of the site. The site is located within recommended walking and cycling distances to the majority of local amenities, specifically those on Brant Road and Redwood Drive, whilst there are bus stops on Station Road. The sustainable location of the site in proximity to existing facilities mean that new residents could choose sustainable modes of travel to access these amenities. To improve connectivity, as part of the proposed site access, a new crossing point could be provided to help people cross Station Road.

Notwithstanding this, we do recognise the majority of people will use cars and have therefore assessed the impact of the development, particularly in the morning and evening peak times. The Transport Assessment concludes that the proposed development is expected to generate up to

46 two-way vehicle trips during the typical network AM peak (07:00-08:00) and up to 44 during the typical PM peak (17:00-18:00).

The Transport Assessment has specifically looked at the impact of these movements on local junctions, including the Station Road/Brant Road junction which would be most affected. The assessment concludes that the proposals would not have a significant impact on the operation of either this or other junctions on the network. The highway impact of the development will, however, be subject to further consideration and discussions with Lincolnshire County Council as Highway Authority.

### **Impact on Local Services**

Any future planning application would be assessed by the statutory authorities, including the NHS as the Health Authority and the County Council as Education Authority. These authorities will assess the impact on local primary schools and doctors surgeries, and if required will request financial contributions to improve these services. The site will, if granted planning permission, financially contribute to the improvement of local secondary school provision, through the Community Infrastructure Levy which is already in place and paid to North Kesteven District Council.

In terms of play space provision, none is proposed on site given the proximity of the existing provision directly opposite the proposed development. After initial, high-level discussions with the Parish Council they have asked us to consider upgrading this facility rather than providing small scale play areas/equipment on the site. This is currently being considered, but it is likely that a financial contribution will be made to the Parish Council to facilitate improvements to this play area.

### **Feedback and Next Steps**

We have placed further information in relation to the development on our website. This can be accessed either at <https://lindumgroup.com/waddington-homes-consultation> or by following the QR Code adjacent.



This includes the current draft layout, the draft Ecological Appraisal and Biodiversity Plans and the draft Transport Assessment. All are still being developed, but your views on these documents and the development in general are welcomed and encouraged prior to us moving forward to any planning application. Should you not have access to the internet, please do contact us on the details below and we will arrange for hard copies of any required documents to be delivered to you.

Please submit any comments via email to [planning@lindumgroup.co.uk](mailto:planning@lindumgroup.co.uk) or via letter to Waddington Public Consultation, Lindum Homes, 2 Low Moor Road, Off Doddington Road, Lincoln, LN6 3JY. The consultation runs until 5pm on **Friday 21<sup>st</sup> July 2023**. All feedback will be reviewed and considered prior to the submission of a planning application, which we anticipate will be later this summer.

Yours Sincerely

Mark Foster

Director, Lindum Homes.