

Why this site?

- There is a need for more homes to be delivered in North Lincolnshire.
- Kirton in Lindsey is a sustainable settlement that is well served by a range of services including two schools.
- The site is not at risk of flooding and is not Green Belt.
- The traffic generated by the development could be safely accommodated on the road network.
- Our survey work has not identified any issues that would mean the site could not be developed.

We want to hear your views

- What issues should we be taking into account?
- Are there any particular types of homes you would like to see delivered?
- Are there any other land uses you would like to see to the rear of the site?
- Are there any other comments you would like to make?

We'll consider your comments and take them into account as we finalise our application. Our planning application will include a summary of the responses we receive as part of this consultation exercise, but your personal details will not be made public. Once the application has been submitted, you will have the opportunity to provide comments direct to the council.

Your comments will be considered whenever we receive them, but it would be helpful if you could respond by **Monday 23 March 2020**.

There are a variety of ways you can get in touch with us.

By post:

Ings Road Consultation
The Strategic Land Group
Bowsall House
3 King Street
Salford
M3 7DG

By email:

yourviews@strategiclandgroup.co.uk

Online:

www.houriganconnolly.com/kirton-in-lindsey



Proposed Housing Development Ings Road, Kirton in Lindsey

Introduction

The Strategic Land Group are currently preparing an **outline planning application** to develop an area of land north of Ings Road for up to 80 new homes. This leaflet is intended to provide some initial details of the proposals and to invite you to provide comments.

Development proposal

There is an urgent need to increase the supply of new homes across the whole of the country and North Lincolnshire is no exception. The council are struggling to deliver the minimum five-years worth of deliverable housing land that is required by national policy. To help achieve those housing numbers, it is likely that some greenfield sites will be needed for development.

Our planning application will be in outline. This means that it will seek to establish the principle of housing on the site and how the site will be accessed. It will not be seeking approval for the exact location, size or style of homes or the road pattern within the site. That would need to be the subject of a separate application in the future.

Independent consultants have already carried out surveys to consider ecology, trees, highways, landscape, ground conditions and drainage. They have not identified any issues which would prevent the site from being developed. Each of those assessments will be submitted to the council with our planning application.

We have paid careful consideration to the impact of any development on the local road network, including carrying out survey work and traffic counts. A development of 80 homes would result in roughly one extra vehicle movement every two minutes during the peak hours. As traffic levels in the area are currently relative low, these extra trips can be safely accommodated on the existing road network.

Although the exact layout will not be fixed until a future planning application, we have taken the findings of those reports and used them to prepare an illustrative masterplan for the site to show one way in which 80 new homes could be accommodated on the site.

The key characteristics of the scheme are as follows:

1. A single point of access off Ings Road that is positioned just past the existing houses.
2. A large area of open space positioned close to the existing homes on Ings Road.
3. A mix of types and sizes of new homes, including a proportion which will be affordable homes.
4. Retention of the majority of the existing hedgerows.
5. Potential for a non-residential land use to the rear of the site (in the area edged blue) to benefit the community.

Overall, we think the design provides **a low density, green character** for the site that is in keeping with the surrounding area and its location on the edge of the countryside.

