Larkfleet Homes has applied for planning permission to develop 240 new homes at Northfields, Market Deeping. The application was recommended by officers, following changes to the development requested by various consultees, but deferred at Committee pending further consideration of a number of issues. This short document attempts to explain how those issues have been addressed and also to set out the benefits of the scheme.

Northfields – key features
- 240 houses (35% affordable) on a site allocated in the Local Plan for a mixed-use urban extension, the commercial element having already been given consent.
- A spacious, well designed and visually attractive scheme with large areas of green space amounting to over 30% of the site area, including a large Locally Equipped Area of Play (LEAP) in the central green area along with two other Local Areas of Play (LAP)
- A Sustainable Urban Drainage Scheme (SuDS) that will promote biodiversity and which the Lincolnshire Wildlife Trust fully support
- High quality design using artificial stone in key locations to reflect the character of the area
- All homes will utilise sustainable construction techniques and all homes will benefit from solar PV panels.
- Construction traffic will be controlled through the submission of a construction management plan
- A £1.38 million contribution towards extensions to The Deepings School and Market Deeping Community Primary School
- A £75,000 community fund to be dispersed through the Lincolnshire Community Foundation
- Extensive footpaths and cycleways within the development and linkages and improvements to the network outside the site

Key issues raised by Members
Footpath improvements: The proposals include extensive footpath/cycleway connections, which were detailed in the submitted drawings. These include:
- along the frontage of the site running alongside Northfield Road (215m)
- east along Northfield Road into Blenheim Way (250m), and
- west along Northfield Road (55m) into the proposed new employment area

Following submission and in response to consultation responses additional footpath links were added:
east over Car Dyke (50m with a new foot bridge) into Wellington Way; and

alongside Towngate within the large area of open space that fronts on Towngate (220m)

At committee additional links were requested such as:

A footpath on the north side of Towngate East past the mini-round-about. We have considered this previously and unfortunately we don’t think this is feasible (and nor does the highway officer) given the limited amount of space, the need to retain the existing road safety barrier, and the complications of having to cross the Car Dyke. Most people from the development are likely to want to go south along Godsey Lane and will cross Towngate East just to the west of the roundabout as detailed in the Transport Assessment.

Movement east toward the Northfield Industrial Estate will be facilitated through the proposed links along Northfield Road and Wellington Way. The additional link along Northfield Road, to the west of the development towards the roundabout on the A15 would be of benefit to those walking or cycling out of town, but in discussions with the highway officers the preference is to provide the link eastwards into the existing employment area along Blenheim Way.

Access on to Towngate: We continue to believe that the site benefits from having access onto Towngate and this is the view of the Lincolnshire County Council highways. Without this access we anticipate that residents wishing to use the surgery or the supermarkets off Godsey Lane would have to exit onto Northfield Road, come down the B1524 and then drive along the whole length of Towngate, which would increase, not reduce, traffic flows and result in additional impact at the B1524/Towngate East/Towngate West junction which is unlikely to be acceptable to the highway authority. The layout is also in accordance with national guidance in the form of ‘Manual for Streets’, which encourages connected and permeable street networks as this will maximise sustainability

With respect to moving the access further west along Towngate. This is technically possible, but we are worried that it would not be in the best interests of the community or for wildlife. Firstly, we would have to remove a length of hedgerow to address visibility issues and also remove the large Ash tree, which has been identified as having potential as a bat roost. It would also cut across the park that runs north to south in the centre of the development and which then extends along the length of the Towngate frontage.

This has been carefully designed to be an attractive, landscape area, which will enhance the setting of the development, and enhance biodiversity. In addition, it would result in a greater length of Towngate East being used by those heading towards Godsey Lane, which some residents consider is too narrow for any additional traffic.

Speed limit: We would accept a condition requiring a 30mph limit but it is down to the Highway Authority and they are of the view that it is not necessary at the moment.

Construction traffic: We would expect this to be addressed as part of a construction management plan, which will be the subject of a condition. It would make sense for this to be primarily through Northfield Road and avoid the use of Towngate.

Adoptable roads and drives: all the roads on the development will be built to adoptable standards and will be adopted. The provision of private driveways to adoptable standards, i.e. to accommodate the turning and manoeuvring of HGVs would result in a significant amount of additional space being used for roads and impact on the overall quality of the development. Private drives will be built to a high standard, but will be maintained privately and not by the Highway Authority. We are happy accept a condition requiring the submission of the construction
details.

Fire hydrants: we would be very happy to accept a condition that ensures that fire hydrant provision is addressed before development starts. Once the detailed layout has been agreed we would work with Anglian Water to provide a detailed water supply network and this will include the provision of fire hydrants in accordance with the fire services standards. The developer pays for the provision of the water supply network.

- **Design and density:** Our proposals are for a spacious, well-designed and visually attractive scheme with large areas of green space - nearly twice as much as some of the other recent developments in the town! The overall density is low, being 24 dwellings to the hectare. The central green area, with the proposed LEAP alone totals around one hectare in size (nearly two and half acres) with many of the proposed homes looking out onto these areas of open space. We will also include features specifically designed to provide suitable habitats for wildlife, including bat boxes and planting as recommended in our submitted Ecology Report and enforced by condition.

The homes will be designed to reflect the local character of the area. We would use artificial stone in key locations such as the Towngate frontage, while elsewhere the predominant material will be brick. We believe that the design and the quality of the materials will be noticeably higher than other local developments.

**Public Consultation**

Larkfleet Homes conducted extensive consultation about these proposals in 2013. The details of this were contained in our Statement of Community Involvement. Members of the public outlined five main concerns at that point:

i. There is already pressure on Market Deeping’s existing infrastructure and amenities, e.g. GP surgeries

ii. There is little or no capacity in local schools for additional children

iii. Traffic is already an issue throughout Market Deeping, but particularly on Godsey Lane and Towngate East. 250 more homes will compound this issue.

iv. Disruption during construction, whether that’s mud on the roads, construction traffic, or excess dust and noise

v. The sewers and drainage system can’t cope with more houses

We have worked hard to address all of these issues in advance of this planning application and also continued to evolve the design following submission.

We will make a £1.38 million payment to expand places at local schools. NHS England, however, have said that the current health centre has been significantly expanded and can meet the needs of the population and this development.

We will provide 35% as affordable homes and we...
anticipate that an element of this will be in the form of starter homes. These homes will be sold with a 20% discount to those that qualify. Through the ‘Help to Buy’ scheme young families can get another 20% towards the purchase of their new home.

We have also created plans that have been approved by Lincolnshire County Council in terms of road layout, linkages and traffic and we are committed to creating a construction management plan that will address disruption during the build programme.

Thank you

If any Member has any queries please contact me.

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The revised layout as presented to Committee showing the large areas of open space.