

NEW HOMES FOR DONINGTON

MARCH 2016

NEW PLANS RESPOND TO COMMUNITY FEEDBACK

CEMEX UK has submitted a planning application to South Holland District Council for approximately 73 homes on land off Malting Lane on the south-western edge of Donington village.

The new plans respond to the feedback received from local residents and other stakeholders from the public consultation undertaken in November last year.

This community newsletter from CEMEX UK outlines the latest plans and shows how your feedback has helped to shape the proposals.

THE SITE

The whole site covers nine acres (3.6 hectares) of agricultural land adjacent to existing homes off Cowley's Road and Malting Lane. Along the south west boundary of the site is the Turners (Soham) haulage business and the East Midlands Trains railway line.

A Westleigh Homes development to the south east of the site is currently under construction.

A significant area of land—almost a quarter of the overall site—will be retained for landscaping and new planting, particularly along the south west boundary next to the haulage yard and as a buffer along the north and west boundaries that adjoin existing homes. The proposed masterplan is shown inside on pages 2 & 3 and includes a children's play area and wildlife pond.



Red line shows extent of development proposal at Donington

WHAT YOU TOLD US AND HOW WE HAVE RESPONDED

Over 90 local residents and others attended our exhibition in November and we received 43 completed feedback forms. All the comments have been reviewed and noted from which three main themes emerged:

- Principle of new homes in this location
- Layout, design and green open space
- Access and potential traffic impact

We have consulted widely with the local authorities including South Holland District Council, Lincolnshire County Council and the Environment Agency and we have looked closely at the issues of flood risk and drainage, noise attenuation and landscaping to help shape the final scheme.

Inside, we explain how these issues have been addressed.



CEMEX is an international building material company operating from over 50 countries in the world. Our range of products includes cement, ready mixed concrete and aggregates.

CEMEX (UK) Properties owns this development land which is currently leased to a tenant farmer.



MASTERPLAN FOR DONINGTON



NEW HOMES

We are proposing a range of house types including detached, semi-detached and terraced offering a choice from small starter homes to family homes.

House types will be predominantly two storey buildings with some 2½ storeys, which will be in keeping with surrounding properties. The development will provide approximately 73 new homes and of these, 22 (30%) will be affordable for rent or shared equity.

Building designs will draw upon the Lincolnshire local housing style and all the new houses will have gardens and access to the playground and green open space.

CEMEX will partner with a national housebuilder to build these homes and a local Housing Association will manage the affordable units.

PLANNING STATUS

South Holland Council has an obligation to demonstrate a five year supply of deliverable housing land. At this point in time, there is a shortfall in this supply and a development such as this will help to provide sufficient housing for local people in a sustainable location.

South Holland Council is preparing a new Local Plan in which it is planned that Donington village will be identified as a suitable location for new homes growth.

Illustrative masterplan showing proposed development within red line boundary.



HOW THE SCHEME HAS BEEN AMENDED THROUGH CONSULTATION

Issue: Principle of new homes in this location

Response: The layout has been reworked to replace the original loop road with a spine road serving a number of cul-de-sacs.

This creates a less cramped and more spacious and open layout.

We have also added a wider boundary buffer between the new and existing buildings.

Acoustic fences, double glazing and reoriented house frontages will address the issue of noise from the haulage yard.

Issue: Layout, design and green open space

Response: Wider boundary buffers have been created to allow access to the northern boundary ditch and to protect the sewer pipe along the southern boundary.

The new spine road creates a more spacious layout and allows for natural surveillance of public open spaces.

The open space between the new homes and the haulage yard has been enhanced with additional planting to act as an effective buffer area.

Issue: Access and potential traffic impact

Response: Following questions raised by local residents, a detailed transport assessment has been undertaken, including modelling of future traffic flows from both developments on Matting Lane, which demonstrates that junctions on the surrounding highways network will operate well within capacity during peak periods.

Lincolnshire CC Highways Authority has also confirmed in principle its support for the proposed junction onto Matting Lane to accommodate all traffic from the development during both construction and on completion.



LANDSCAPING AND OPEN SPACE

The landscaping around the new homes is important and given the limited hedgerows and trees on the site, new planting will be introduced around the boundaries, in the green space to the west and around the new homes to add character and to create new wildlife habitats. The open space will be open to residents and the public to enjoy the footpaths, walk their dogs, use the children's play area and generally enjoy the green open space. All new homes will have gardens and the landscaping of the built areas will help create a variety of characteristic streetscapes. The roads within the development shared by cars, cyclists and pedestrians will be raised and coloured in places to encourage mindful driving.



ENVIRONMENT AND FLOOD RISK

It is planned that the development will achieve low CO₂ emissions through energy efficiency measures in the design and construction of the new homes. Additional measures to improve sustainability would include water conservation, recycling areas and sustainable urban drainage systems (SuDS). The use of swales, drainage ditches and SuDS will address potential flood risk and will be used to control and channel surface water run-off from roofs and paved

areas to the floodwater pond in the open space area. During dry periods, the area around the pond can be used for informal recreation.

PARKING, FOOTPATHS AND CYCLING

Many of the new homes will have garages and other properties will have off-street car parking spaces for residents and visitors in line with the local authority's guidelines. Footpaths and cycleways through the new development will link into the village allowing easy walking or cycling through to the village and to the local schools in Donington.



NOISE REDUCTION

A noise assessment study has been undertaken to assess the noise impact that the neighbouring haulage yard could have on the proposed development. To reduce the impact and to protect the amenity of future residents, those dwellings adjacent to the haulage yard will be fitted with double glazing and acoustic vents and the buildings will be orientated to create an added acoustic barrier between the yard and their gardens. In addition, 2.5m high noise baffling fences for these gardens will be erected.



COMMUNITY INFRASTRUCTURE

The new homes are within a ten minute walk of the village schools and the local shops and pubs. At this stage of the planning process there is no detail about the level of community infrastructure provision. However, in addition to 22 affordable homes, there will be a significant financial contribution towards local education, healthcare, public transport and other Donington community facilities as part a future planning agreement.



KEEPING YOU INFORMED

During March, we submitted an outline planning application to South Holland Council. In due course, this application will be considered by the Council's Planning Committee. The application can be viewed on South Holland's planning portal website www.planning.sholland.gov.uk, using the reference H04-0244-16.

To get in touch or for more information, please go to the www.cemexcommunities.co.uk website, select the Malting Lane, Donington project and click on 'Contact' at the top of the page.