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Rev	Description	Date	By	CD
P1	FIRST ISSUE	06.02.20	TD	CG

Status: PLANNING

SMR
 SMALLEY MARSEY RISPIN
ARCHITECTS
 Floor 2 The Exchange Station Parade Harrogate HG1 1TS
 01423 707 787 admin@smrarchitects.co.uk

Project: LINCOLNSHIRE LAKES

Client: **Hargreaves Land**

Drawing Title: LINCOLNSHIRE LAKES PA01 - ILLUSTRATIVE MASTERPLAN

Proj Ref	Origin	Date	Level	Type	Scale	Sheet	Total	Status	Rev
7730 - SMR	00 - ZZ	DR	A	2030	S3	P1			
SMR Job Ref	Sheet	Scale	Drawn	TD					
7730-00-2030	A0	1:1500							

Appendix 2 – Readability Reports

Readability Grade Levels	
Flesch-Kincaid Grade Level	8.30
Gunning Fog Index	10.20
Coleman-Liau Index	10.73
SMOG Index	11.15
Automated Readability Index	8.74
FORCAST Grade Level	10.20
Powers Sumner Kearsley Grade	5.42
Rix Readability	8.00
Raygor Readability	8.00
Fry Readability	8.00

ReadablePro Rating
B

Readability Scores	
Flesch Reading Ease	61.52
CEFR Level	C2
IELTS Level	8+
Spache Score	3.96
New Dale-Chall Score	5.74
Lix Readability	38.98
Lensear Write	76.32

Text Quality		
<u>Spelling Issues</u>	10	1%
<u>Grammar Issues</u>	1	1%
Sentences > 35 Syllables	17	15%
Sentences > 30 Syllables	29	26%
Words > 6 Syllables	0	0%
Words > 12 Letters	9	1%

Writing Style		
<u>Passive Voice Count</u>	32	4%
<u>Cliché Count</u>	0	0%

i Text aimed at a general public audience should be around grade 8 to 10.

File MD5 Checksum
1554c24a7447138aa0f6af56dbe5464d

Text readability report generated on 2024-11-14 08:46.

Readability Grade Levels	
Flesch-Kincaid Grade Level	7.58
Gunning Fog Index	9.47
Coleman-Liau Index	10.20
SMOG Index	10.62
Automated Readability Index	7.75
FORCAST Grade Level	10.12
Powers Sumner Kearsley Grade	5.26
Rix Readability	8.00
Raygor Readability	7.00
Fry Readability	7.00

ReadablePro Rating
A

Readability Scores	
Flesch Reading Ease	64.01
CEFR Level	C2
IELTS Level	8+
Spache Score	3.75
New Dale-Chall Score	5.56
Lix Readability	36.93
Lensear Write	79.22

Text Quality		
<u>Spelling Issues</u>	2	0%
<u>Grammar Issues</u>	1	1%
Sentences > 35 Syllables	5	4%
Sentences > 30 Syllables	17	14%
Words > 6 Syllables	0	0%
Words > 12 Letters	9	1%

Writing Style		
<u>Passive Voice Count</u>	28	3%
<u>Cliché Count</u>	0	0%

Text aimed at a general public audience should be around grade 8 to 10.

Appendix 3 – Community Leaflet

PLANS FOR A NEW COMMUNITY

Delivering the initial phase of Lincolnshire Lakes North



We want your views on our plans for new homes.

Our plans will create up to 550 new homes in a mix of sizes and tenure. We are also planning for a centre to house shops or services, along with new habitats for wildlife.

To learn more and comment on our plans, please visit the public consultation below:

my.engaged.space/lincslakesnorth

Book a virtual one-to-one drop-in or attend our physical exhibition:

my.engaged.space/lincslakesnorth/events





- ✓ Delivering much needed new homes
- ✓ Creating new habitats to encourage wildlife
- ✓ Construction access from the A1077(M)
- ✓ Pedestrian and cycle access to Scotter Road
- ✓ New community offer to provide for the new homes

To learn more and comment on our plans, please visit the public consultation below:

my.engaged.space/lincslakesnorth


Book a virtual one-to-one drop-in or attend our physical exhibition:

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SCAN TO
LEARN MORE



CAN'T ACCESS THE LINKS?

Please call the following number  **0800 170 1223** and we will arrange for the details to be sent out via post.

An Engaged Space community consultation on behalf of Hargreaves Land. Powered by Deetu.



Appendix 4 – Social Media Advert



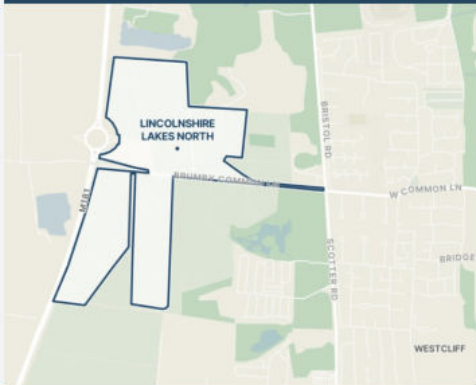
Engaged.Space

Sponsored ·



Learn more about Hargreaves Land's plans for a new neighbourhood as part of Lincolnshire Lakes! Click below to ...see more

Plans for new homes at Lincolnshire Lakes



Consultation now live: Have your say!

my.engaged.space

Have your say in the consultation

[Learn more](#)

10

13 comments 7 shares

Like

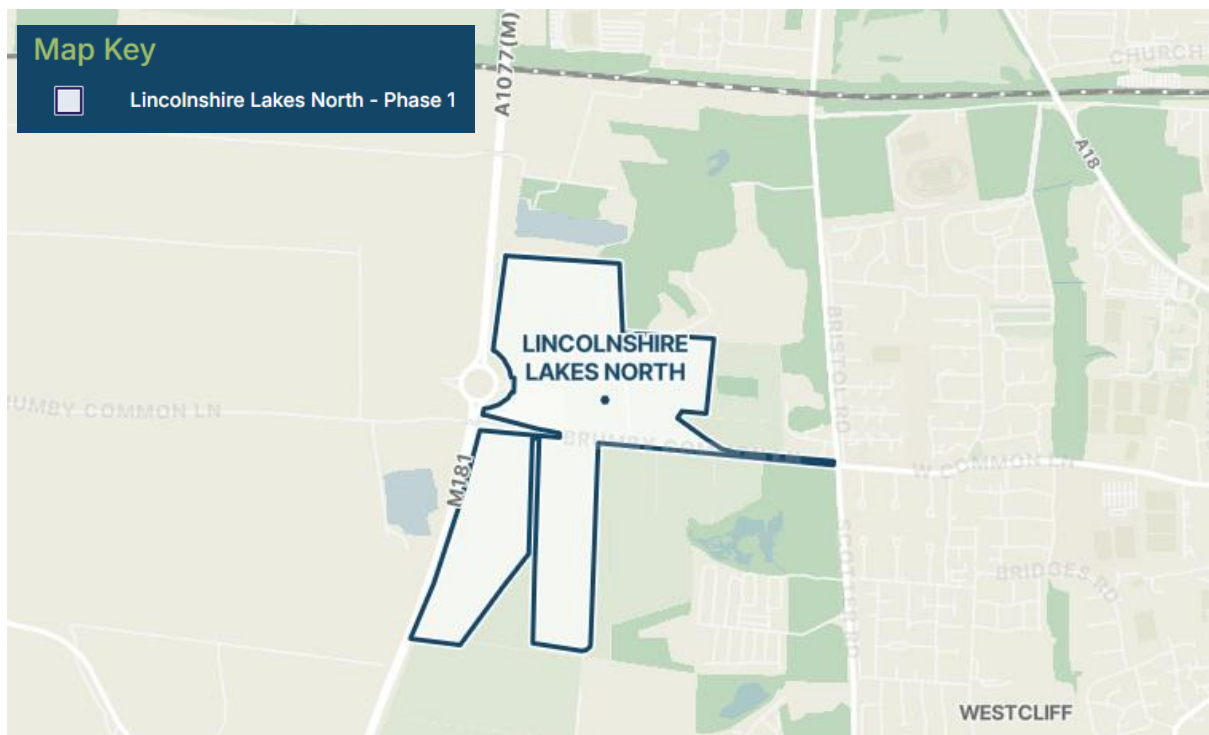
Comment

Share

Appendix 5 – Paper Information Pack & Survey

Lincolnshire Lakes North Public Consultation

Thank you for contacting our freephone number about Hargreaves Land public consultation for new homes at Lincolnshire Lakes North. This development proposal is located mostly to the north of Brumby Common Lane. It is on the Scunthorpe side of the A1077(M), formerly the M181.



This survey will close on **Sunday 8th December 2024**. The feedback we receive will influence our planning application.

Meet us in person...

The project team invite you to attend an in-person consultation event on **Wednesday 4th December 2024**. This is between 3.30PM and 7.45PM at **Westcliff Community Works, 2 Lichfield Avenue, Scunthorpe DN17 1QL**.

This will give you the opportunity to meet members of the project team and view the proposals in person. The event is free to attend and there is no need to book a place in advance.

If you are unable to attend the in-person event, the team are holding virtual drop-in sessions where you can have one-to-one time with the project team. These sessions will be held on **Wednesday 27th November 2024**.

If you would like to book a one-to-one session, then please select your time slot here (my.engaged.space/lincslakesnorth/drop-in).

Please return ONLY your completed survey (pages 7 – 8) in the envelope provided.