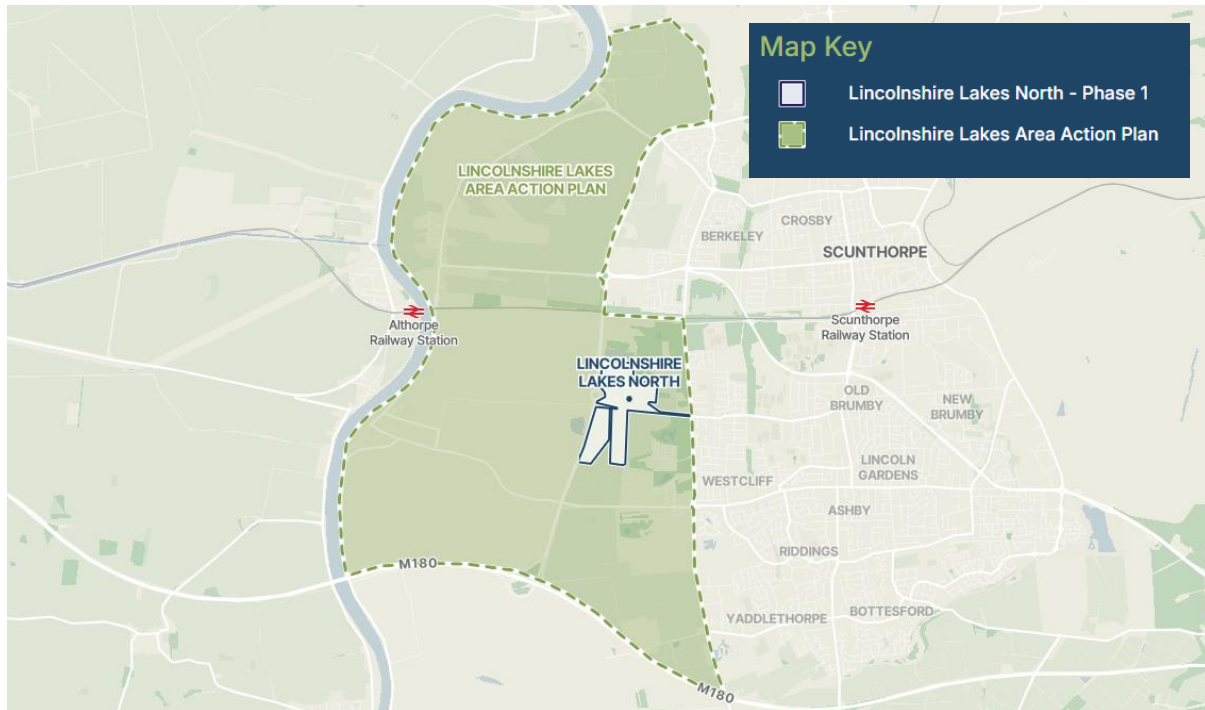


## Lincolnshire Lakes

Our plans sit within the outline of proposals for the Lincolnshire Lakes development. You may have heard of this as the plans have been agreed for several years.

The site is included in the Lincolnshire Lakes Area Action Plan ([https://m.northlincs.gov.uk/public/planningreports/LincolnshireLakes/Adoption/Lincolnshire\\_Lakes\\_AAP\\_2016.pdf](https://m.northlincs.gov.uk/public/planningreports/LincolnshireLakes/Adoption/Lincolnshire_Lakes_AAP_2016.pdf)) a Council plan which was adopted in 2016. This aims to address the need for new housing and many other issues.



Lincolnshire Lakes would create sustainable village communities on land between the western edge of Scunthorpe and the River Trent. The wider plan would build up to 6,000 new homes and create thousands of new jobs. It will also have new education facilities and other community infrastructure and amenities.

This consultation is only for the first phase of Lincolnshire Lakes North, which is a part of the wider Lincolnshire Lakes development. The next sections explain this proposal in more detail.

## What are we doing?

The proposal at Lincolnshire Lakes North is for new homes, a leisure/retail centre and publicly accessible green open space. The land is currently in agricultural use. It is allocated for new homes in the Lincolnshire Lakes Area Action Plan.

Our plans will include up to 550 new homes in a mix of types and sizes. The part of the site closest to the main road will be a large public green space. It will include walking and cycle trails, habitat provision, and a children's play area. This plan includes a future phase to deliver a local centre, which will host community facilities.

This is a hybrid planning application. This means it will cover the outline of the site, but other aspects in detail. Detailed elements will include ecological, drainage and open space mitigation, within the land in the north-west of the site. The access to the site will also be set, alongside the zones where houses will be located. The exact details of where and which houses will be placed will be determined in a detailed application. This is known as a reserved matter's application. This is a regular process for building large sites like this one.

Hargreaves Land is working with Andrew Foster & Nathan Pask of Watling Real Estate, appointed as Receivers for the previous landowners, Lincolnshire Lakes Land Ltd. Hargreaves Land will be the master developer across the site, providing serviced parcels to house builders. In future and separate to this planning application, design and build opportunities across the employment site to the west of the A1077(M) will be made available. These will be for both national and local businesses. They will create new employment opportunities for the area. We intend to develop plans for each of these sites in phases with this being the first.

### **About Hargreaves Land**

Hargreaves Land is committed to building on these sites. We have a record of delivering new communities across the country. For example, Blindwells, located on the outskirts of Edinburgh, will deliver 1,600 new homes plus a new town centre and community facilities, once complete. At Blindwells, parcels of land have been bought by housebuilders including Bellway, Persimmon, Cruden Homes and Ogilvie Homes. The companies have created a variety of house types and tenures across the scheme. A similar approach will be used at Lincolnshire Lakes. We will deliver the infrastructure and partner with housebuilders, to deliver the new community.

### **Our Vision**

Our vision for the site is to create a relaxing, public space along the western portion of the site. This will be screened from the road by trees to reduce noise from any traffic. Walking routes will wind around part of this space. Paths will lead to the residential areas further away from the A1077(M). Part of this space will be dedicated to providing habitats for wildlife. Public access will be focussed to the south of this area to protect the wildlife and their habitats.

Other routes for cycling and walking are planned to go through the site and link to Scotter Road. This will allow people to travel sustainably and safely towards the Scotter Road junction. As other sections of the Lincolnshire Lakes allocation are developed, these routes will link through. This will create routes towards other residential areas and the future employment land. The site will have green corridors running through it. Existing ditches will form the spine of these corridors.

The residential areas across the first phase will be split into three portions for a total of up to 550 new homes. These new homes will be built to modern, energy efficient standards. They will be a mix of sizes and tenure. The exact details of these will be agreed when detailed applications for each portion are submitted. There will also be a small local centre with space for shops and businesses. The uses for this centre could include a convenience store, a nursery, a GP surgery, or a gym.

## Connectivity

In a car, the site will be accessed from the roundabout on A1077(M). This will be where all construction traffic will be directed. At a future phase, a new vehicular connection to Scotter Road will be made to replace Brumby Common Lane. A future aspiration, separate to this application, is for the existing Lane to be pedestrianised. This would create a safe, sustainable cycle and walking route.

The spine roads through the site will have dedicated cycle paths. Appropriate trees are proposed along the roads, creating a countryside feeling to the neighbourhood.

New footpaths from the residential parts of the site will lead to Scotter Road. This will give easy access to the existing facilities and home.



## Preventing Flooding

The site is located across Flood Zones 1, 2 and 3. This means parts of the land have a low risk of flooding and other parts have a high risk of flooding. However, the site is shown to be at reduced risk of flooding due to the presence of river/sea defences. These include walls and embankments on the River Trent.

The Flood Risk Assessment will use the Environment Agency flood modelling including consideration of future climate change and the River Trent flood defences. With these defences in place the area we plan to build on is removed from the river and sea flooding events.

The proposal for dealing with surface water run-off from the development is to use a combination of sustainable urban drainage systems (SuDS) features. These will ensure the rates of water run-off would be similar to the existing situation. These SuDS will also help to filter the water to protect the quality.

The measures will include new open ditches to receive run-off from hard surfaces. These ditches will flow into a new wetland adjacent to the A1077(M). The wetland and ditches will allow a steady flow of water to leave the site even during heavy rains. This approach is in line with national guidance and will also help enhance the ecological offer across the scheme.

The planning application will be accompanied by a Flood Risk Assessment. This will outline flood risk from all sources and appropriate mitigation measures, such as raising of floor levels of buildings.

## Wildlife and habitats

The areas bordering the A1077(M) will be reserved for green spaces. These areas will be used to create more habitats for wildlife. In particular, the northern part will be improved as a place for water voles to live.

Our plans for this part of the site include the planting of species rich grassland, native scrub and native tree planting, and ditches/swales. These will provide habitats for a range of species including breeding birds, amphibians, bats and water voles. In addition, it will contribute to an increase in the biodiversity of the site following development.

**The diagram on the following page includes illustrative images of how the SuDS features and wildlife habitats may look.**



## Survey | Lincolnshire Lakes North Public Consultation

Thank you for taking the time to read about Hargreaves Land public consultation for new homes at Lincolnshire Lakes North. We would now love to hear from you. Your feedback is very important to us by answering our survey by **Sunday 8<sup>th</sup> December 2024**.

We want to ensure we hear from as broad a range of people as possible. The following questions are to help us to monitor the range and demographic of responses we are receiving.

Your views really matter to us.

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

1. What is your postcode?

.....

2. What is your gender?

Male       Female       Prefer not to say

Prefer to self-describe: .....

3. What is your age?

Under 18     18 to 24     25 to 34     35 to 44

45 to 54     55 to 64     65 to 74     75+

4. Have you, or someone you know, struggled to rent or purchase a home in the area?

No             Struggled to rent     Struggled to buy       Struggled with both

5. Are you, or is someone you know, looking for a new home in the area?

Unsure     No       Yes

6. We are proposing to deliver a small local centre. What would you like to see in this local centre?

Convenience Store     Pub       Restaurant     Gym       Creche

Small retail spaces     Doctor's surgery

Other (please specify):

.....

.....

**7. How do you feel about our plans for new wetland habitats?**

Very Negative    Negative    Positive    Very Positive

Other (please specify):

.....

.....

.....

**8. If you lived in this neighbourhood, would the provision of dedicated cycle paths make you more likely to use a bicycle?**

Not at all    Somewhat more likely    A lot more likely

Other (please specify):

.....

.....

.....

**9. Do you have any other ideas or further comments about the plans for Lincolnshire Lakes North?**

.....

.....

.....

.....

.....

.....

.....

Thank you for your feedback. Your views are very important to us.

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

## Appendix 6 – Exhibition Boards

# INTRODUCTION

## Welcome to the 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), formally the M181.



These boards will guide you through the proposals and members of the team are available around the room to answer questions.

At the end you will have the opportunity to complete a survey either in person or online.

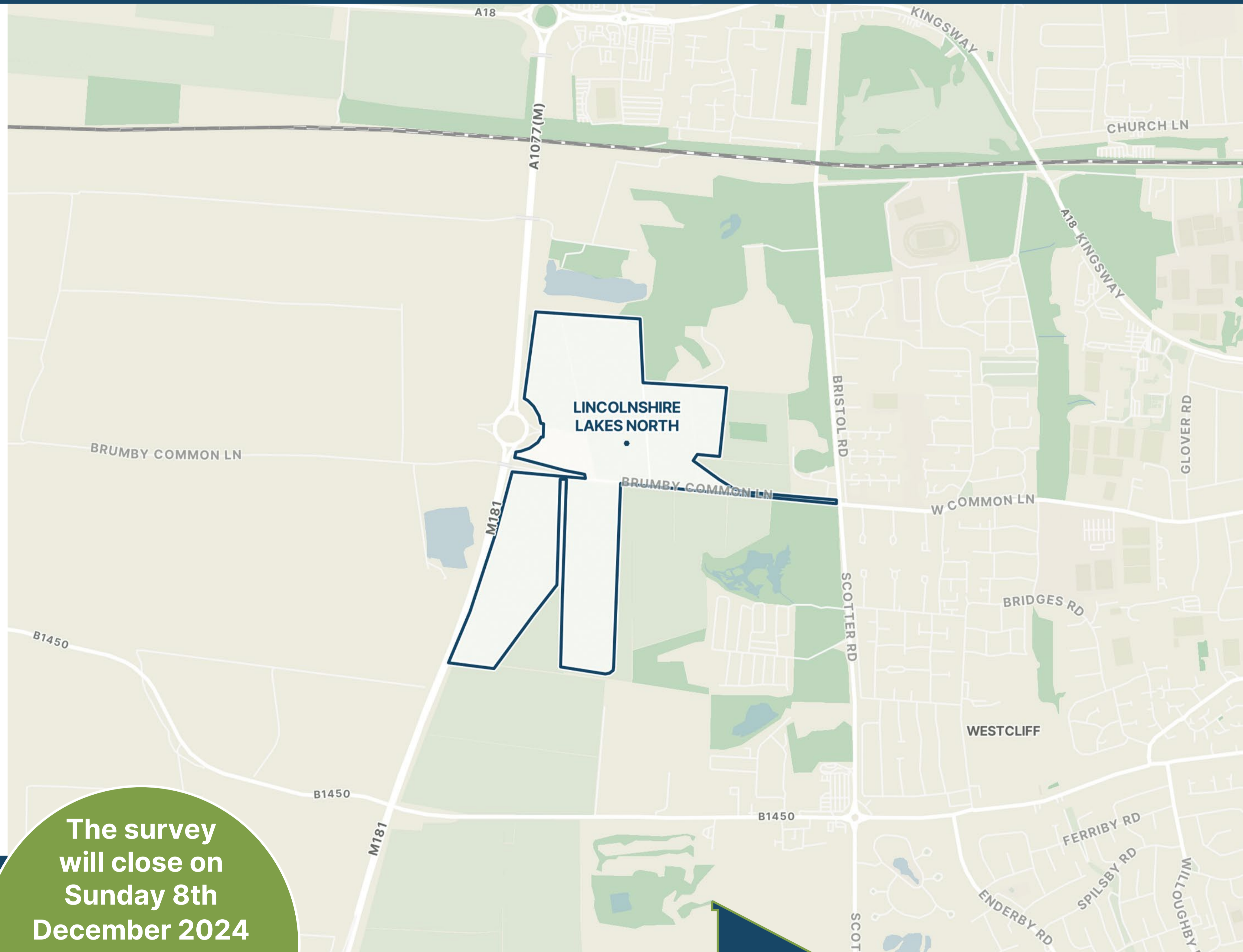
**Your views really matter to us**, and we are really excited to share our plans for this transformational project with you.

### MAP KEY

 Lincolnshire Lakes North - Phase 1

**The survey will close on Sunday 8th December 2024**

The feedback we receive will influence our planning application.



# LINCOLNSHIRE LAKES

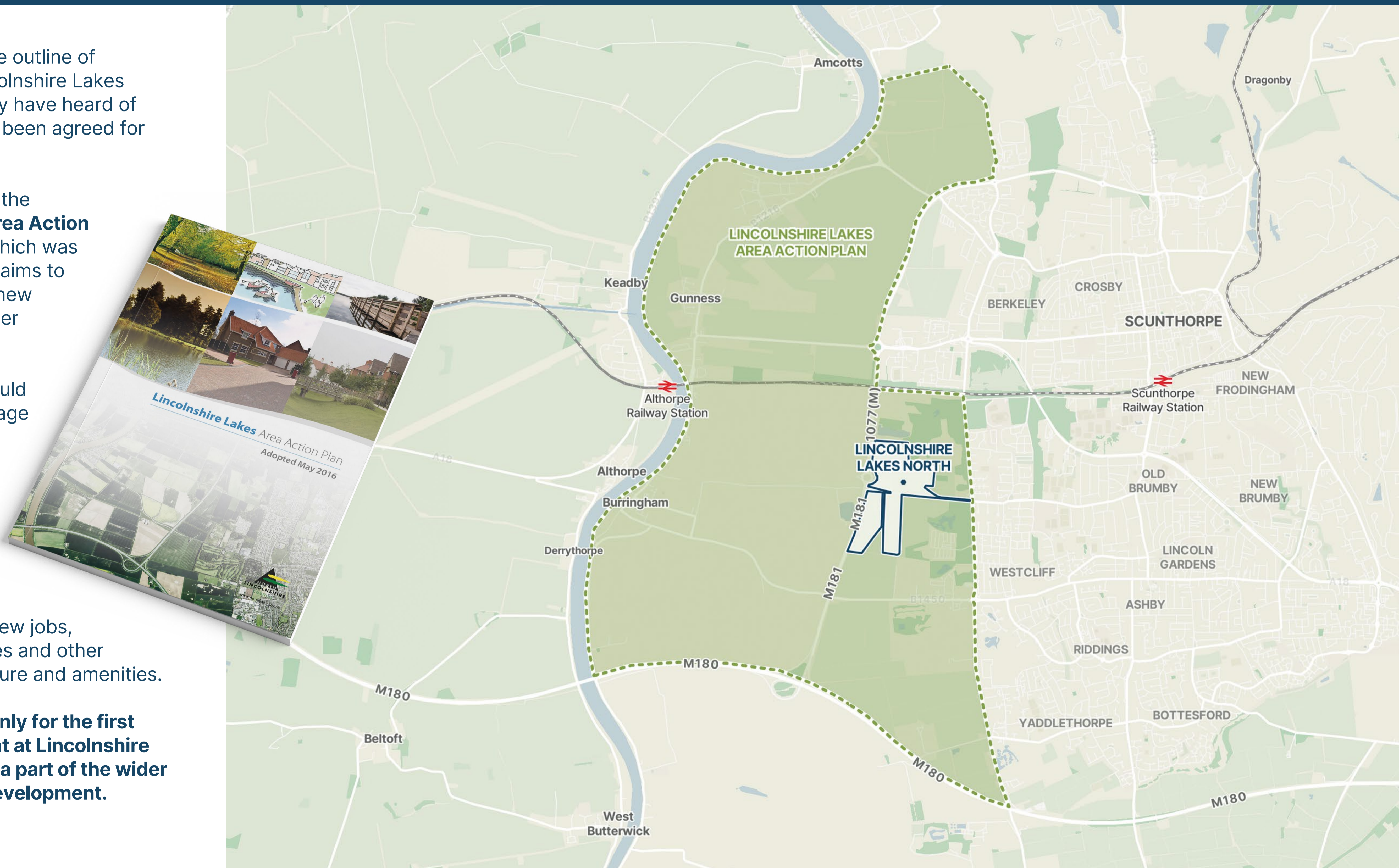
Our plans sit within the outline of proposals for the Lincolnshire Lakes development. You may have heard of this as the plans have been agreed for several years.

The site is included in the **Lincolnshire Lakes Area Action Plan**, a Council plan which was adopted in 2016. This aims to address the need for new housing and many other issues.

Lincolnshire Lakes would create sustainable village communities on land between the western edge of Scunthorpe and the River Trent.

The wider plan would build up to 6,000 new homes, create thousands of new jobs, new education facilities and other community infrastructure and amenities.

**This consultation is only for the first phase of development at Lincolnshire Lakes North, which is a part of the wider Lincolnshire Lakes development.**



## MAP KEY



Lincolnshire Lakes North - Phase 1



Lincolnshire Lakes Area Action Plan

# WHAT ARE WE DOING?

The proposal for the first phase of Lincolnshire Lakes North is for new homes, a leisure/retail centre and publicly accessible green open space. The land is currently in agricultural use but is allocated for new homes in the Lincolnshire Lakes Area Action Plan.

Our plans will include up to 550 new homes in a mix of types and sizes. The part of the site closest to the main road will be a large public green space, which will include walking and cycle trails, habitat provision, and a children's play area. This plan includes a future phase to deliver a local centre, which will host community facilities.

This is a hybrid planning application. This means it will cover the outline of the site, but other aspects in detail. Detailed elements will include ecological, drainage and open space mitigation, within the land in the north-west of the site. The access to the site will also be set, alongside the zones where houses will be located. The exact details of where and which houses will be placed will be determined in a detailed application, known as a reserved matters application. This is a regular process for building large sites like this one.

Hargreaves Land is working with Andrew Foster & Nathan Pask of Watling Real Estate, appointed as Receivers for the previous landowners, Lincolnshire Lakes Land Ltd. Hargreaves Land will be the master developer across the site, providing serviced parcels to house builders. In future and separate to this planning application, design and build opportunities across the employment site to the west of the A1077(M) will be made available. These will be for both national and local businesses, creating new employment opportunities for the area. We intend to develop plans for each of these sites in phases with this being the first.



## About Hargreaves Land

Hargreaves Land is committed to building on these sites. We have a record of delivering new communities across the country. For example, Blindwells, located on the outskirts of Edinburgh, will deliver 1,600 new homes plus a new town centre and community facilities, once complete. At Blindwells, parcels of land have been bought by a variety of housebuilders including Bellway, Persimmon, Cruden Homes and Ogilvie Homes.



The companies have created a variety of house types and tenures across the scheme. A similar approach will be used at Lincolnshire Lakes, where we deliver the infrastructure and partner with housebuilders, to deliver the new community.

### MAP KEY



Lincolnshire Lakes North - Phase 1



Lincolnshire Lakes Area Action Plan

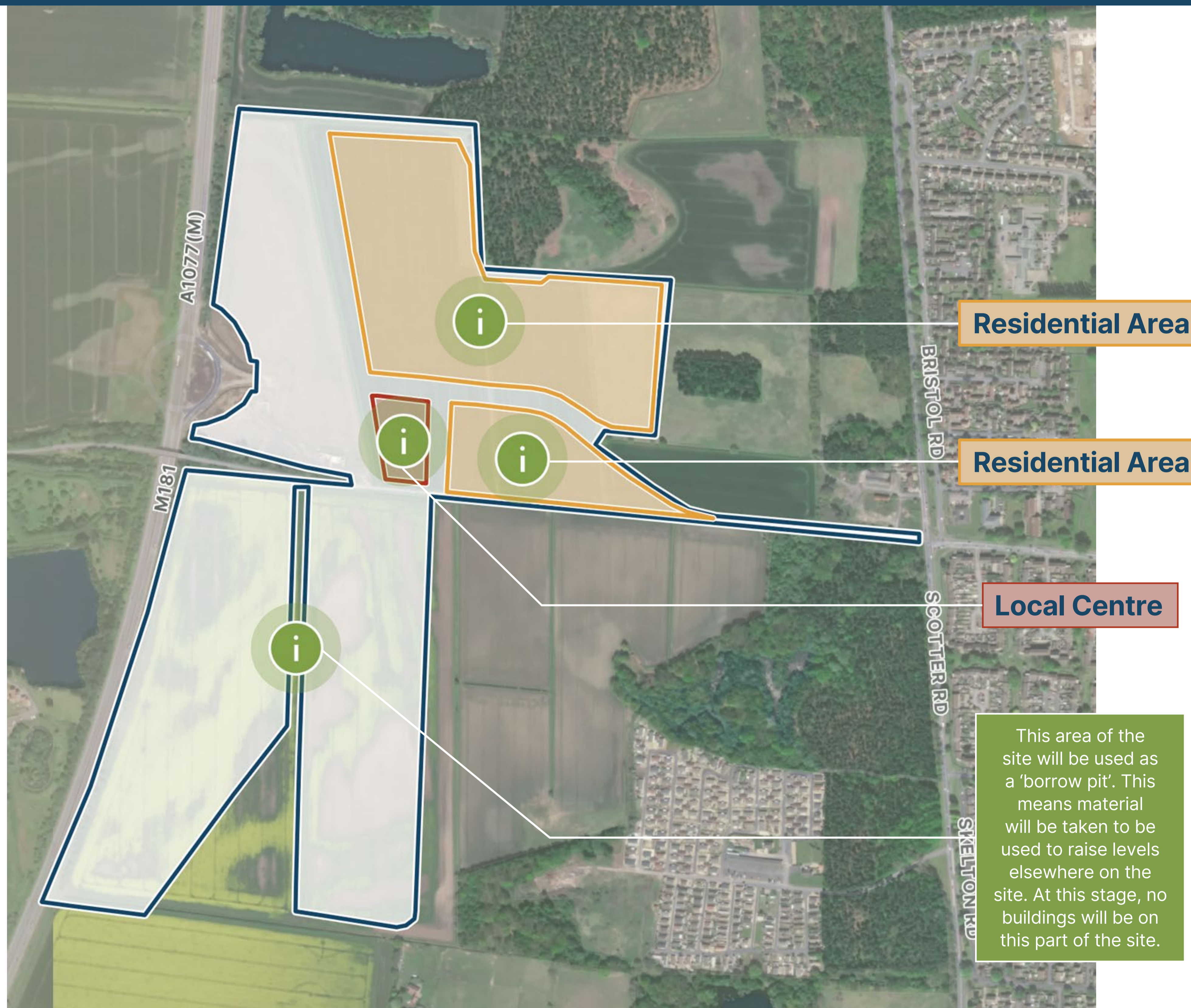
# OUR VISION

Our vision for the site is to create a relaxing, public space along the western portion of the site. This will be screened from the road by trees to reduce noise from any traffic. Half of this space will be a lake, creating a peaceful waterside environment. Walking routes will wind around the lake with paths leading to the residential areas further away from the A1077(M).

Other routes for cycling and walking are planned to go through the site and link to Brumby Common Lane. This will allow people to travel sustainably and safely towards the Scotter Road junction. As other sections of the Lincolnshire Lakes allocation are developed, these routes will link through. This will create routes towards other residential areas and the future employment land. The site will have green corridors running through it. Existing ditches will form the spine of these corridors.

The residential areas across the remaining of the site will be split into three portions for a total of **up to 550 new homes**. These new homes will be built to modern, energy efficient standards. They will be a mix of sizes and tenure. The exact details of these will be agreed when detailed applications for each portion are submitted.

There will also be a small local centre with space for shops and businesses. The uses for this centre could include a convenience store, a nursery, a GP surgery, or a gym.



## MAP KEY



Lincolnshire Lakes North - Phase 1



Residential Area



Local Centre

# CONNECTIVITY

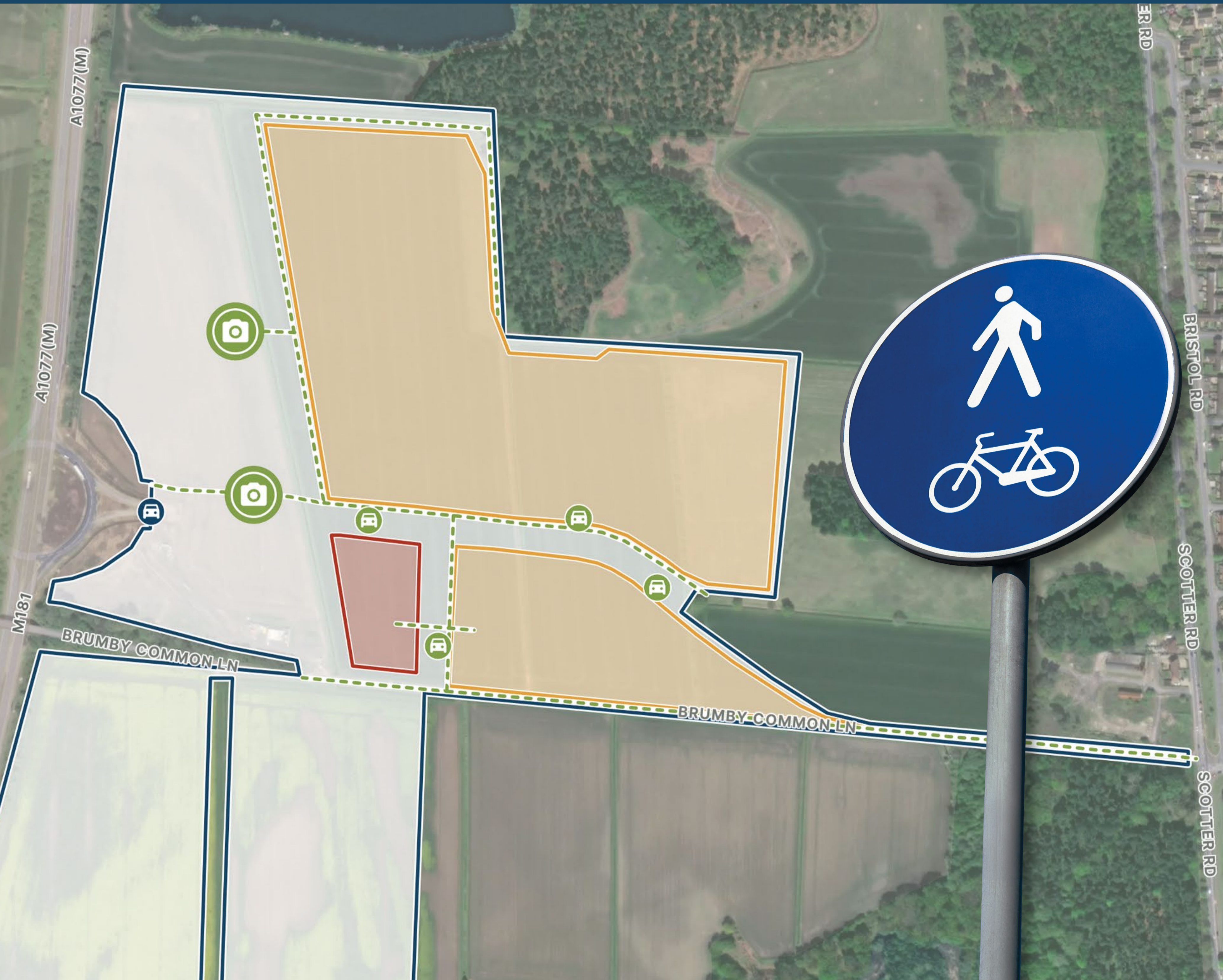
In a car, the site will be accessed from the roundabout on A1077(M). This will be where all construction traffic will be directed. As future phases are built, a new vehicular connection to Scotter Road will be made to replace Brumby Common Lane. A future aspiration, separate to this application, is for the existing Lane to be pedestrianised to create a safe, sustainable cycle and walking route.



The spine roads through the site will have dedicated cycle paths. Appropriate trees are proposed along the roads, creating a countryside feeling to the neighbourhood.



New footpaths from the residential parts of the site will lead to Scotter Road. This will give easy access to the existing facilities and homes.



## MAP KEY

- Lincolnshire Lakes North - Phase 1
- Residential Area
- Local Centre
- Vehicle Access to Whole Site
- Vehicle Access to Development Parcel
- Pedestrian / Cycle Route



# DRAINAGE

The site is located across Flood Zones 1, 2 and 3. This means parts of the land have a low risk of flooding and other parts have a high risk of flooding. However, the site is shown to be at reduced risk of flooding due to the presence of river/sea defences including walls and embankments on the River Trent.

The Flood Risk Assessment will use the Environment Agency flood modelling including consideration of future climate change and the River Trent flood defences. With these defences in place the developable area of the site is removed from the river and sea flooding events.

The proposal for dealing with surface water runoff from the development is to use a combination of Sustainable urban drainage systems (SuDS) features. These will ensure the rates of water runoff would be similar to the existing situation. These SuDS will also help to filter the water to protect the quality.

The measures will include new open ditches to receive runoff from hard surfaces. These ditches will flow into a new wetland adjacent to the A1077(M). The wetland and ditches will allow a steady flow of water to leave the site even during heavy rains. This approach is in line with national guidance and will also help enhance the ecological offer across the scheme.

The planning application will be accompanied by a Flood Risk Assessment to outline flood risk from all sources and appropriate mitigation measures, such as raising of floor levels of buildings.



## MAP KEY

-  Lincolnshire Lakes North - Phase 1
-  Residential Area
-  Local Centre
-  Illustrative Images of SuDS Features

# WILDLIFE AND HABITATS



The areas bordering the A1077(M) will be reserved for green spaces. These areas will be used to create more habitats for wildlife. In particular, the northern part will be improved as a place for water voles to live.

Our plans for this part of the site include the planting of species rich grassland, native scrub and native tree planting, and ditches/swales. These will provide habitats for a range of species including breeding birds, amphibians, bats and water voles, in addition to contributing to an increase in the overall biodiversity value of the site following development.



## MAP KEY

- Lincolnshire Lakes North - Phase 1
- Residential Area
- Local Centre
- Illustrative Images of Habitat Creation

# YOUR THOUGHTS

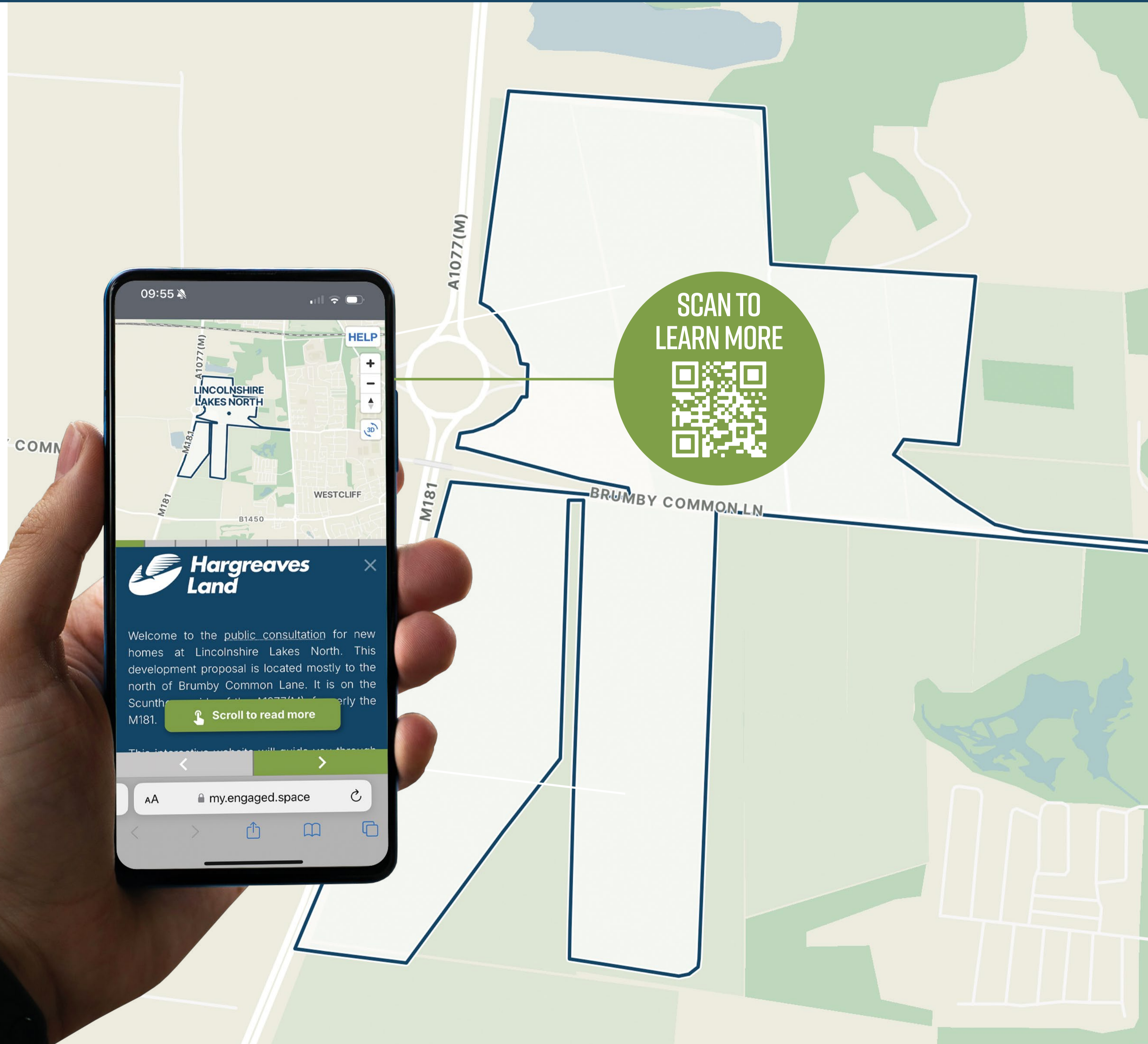
Thank you for taking the time to read about our proposals for Lincolnshire Lakes North. We would now like to hear from you.

This survey will close on  
**Sunday 8th December 2024**

The feedback we receive will influence our planning application.

## Next steps...

Once this consultation ends, we will review all feedback received and use this to influence our planning application for the development. This is with a view to submit our application to the Council in early 2025. Subject to receiving planning permission, we aim to start construction in 2026.



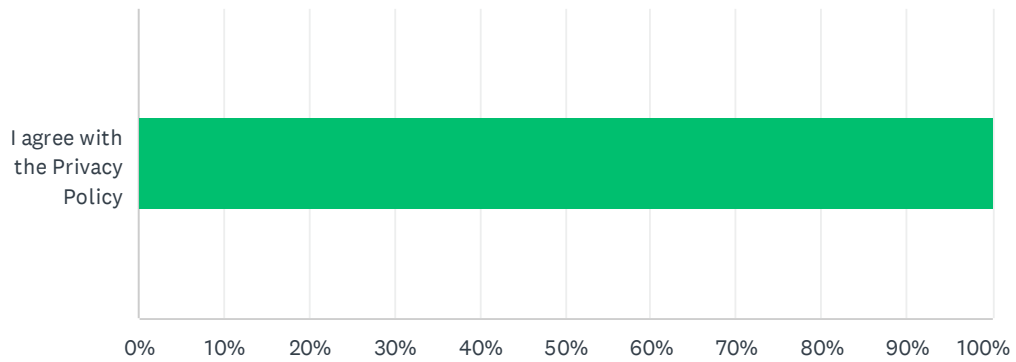
## MAP KEY

 Lincolnshire Lakes North - Phase 1

## Appendix 7 – Survey Results

## Q1 To start the survey, please agree to the Privacy Policy.

Answered: 54 Skipped: 0



ANSWER CHOICES	RESPONSES
I agree with the Privacy Policy	100.00% 54
Total Respondents: 54	

## Q2 What is your postcode?

Answered: 42 Skipped: 12

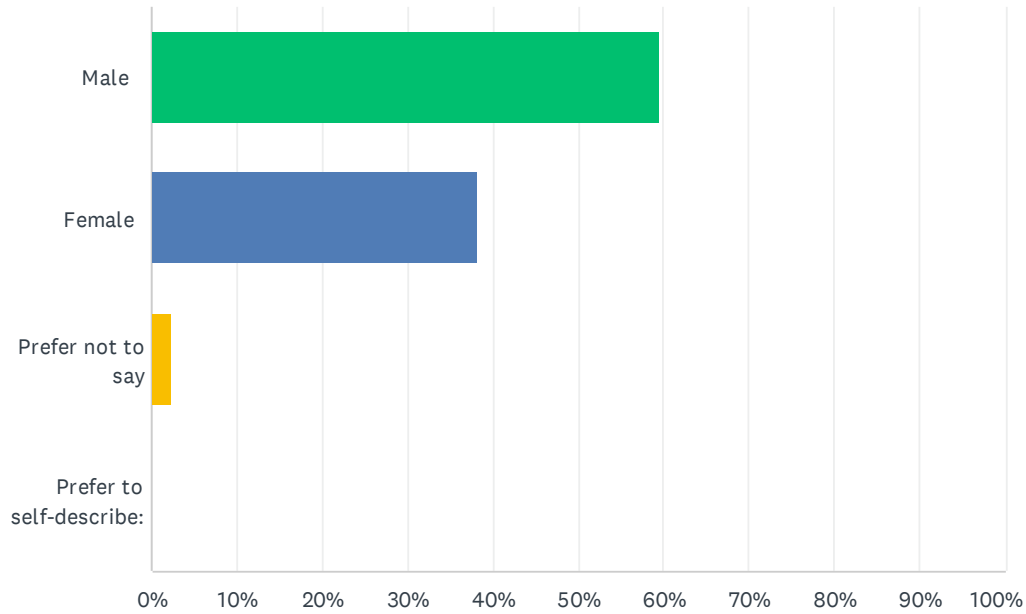
#	RESPONSES	DATE
1	Dn17 3ly	12/7/2024 11:56 AM
2	Dn172bf	12/7/2024 11:21 AM
3	DN17 3LU	12/7/2024 10:55 AM
4	DN163SU	12/6/2024 6:35 PM
5	dn91rl	12/6/2024 2:14 PM
6	DN162QF	12/6/2024 10:43 AM
7	DN17 2PZ	12/6/2024 6:58 AM
8	Dn171sx	12/5/2024 7:30 PM
9	DN17 2QY	12/5/2024 5:45 PM
10	G2 5SG	12/4/2024 9:54 AM
11	DN17 2AW	12/3/2024 11:21 AM
12	Dn171rt	12/2/2024 3:23 PM
13	DN157HW	12/1/2024 3:08 PM
14	DN17 1UW	11/30/2024 6:28 PM
15	Dn17 3ul	11/29/2024 8:55 AM
16	Dn15 8eg	11/28/2024 9:23 PM
17	DN17 2FH	11/28/2024 10:25 AM
18	DN162RQ	11/28/2024 10:07 AM
19	Dn174hh	11/28/2024 12:34 AM
20	Dn163ry	11/27/2024 8:20 PM
21	Dn17 3db	11/26/2024 9:56 PM
22	DN17 3LY	11/26/2024 9:41 PM
23	DN17 3LP	11/26/2024 9:35 PM
24	Dn16 3hz	11/26/2024 8:19 PM
25	DN17 1SY	11/26/2024 5:54 PM
26	Dn16 3tf	11/26/2024 5:36 PM
27	DN17 2DY	11/26/2024 4:59 PM
28	Dn163sg	11/26/2024 4:38 PM
29	DN15 8nu	11/26/2024 4:30 PM
30	DN15 9hd	11/26/2024 4:22 PM
31	Dn172sw	11/26/2024 3:39 PM
32	Dn157ru	11/26/2024 3:19 PM
33	DN17 3LU	11/26/2024 3:02 PM

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34	DN17 1SS	11/26/2024 1:46 PM
35	DN17 1SS	11/26/2024 10:11 AM
36	DN17 1TR	11/25/2024 5:59 PM
37	DN17 1UJ	11/25/2024 4:18 PM
38	DN17 1TR	11/25/2024 3:54 PM
39	Dn17 1tu	11/25/2024 11:27 AM
40	DN17 1DX	11/23/2024 5:26 PM
41	DN17 1TS	11/22/2024 1:36 PM
42	DN17 1QB	11/21/2024 2:43 PM

### Q3 What is your gender?

Answered: 42 Skipped: 12

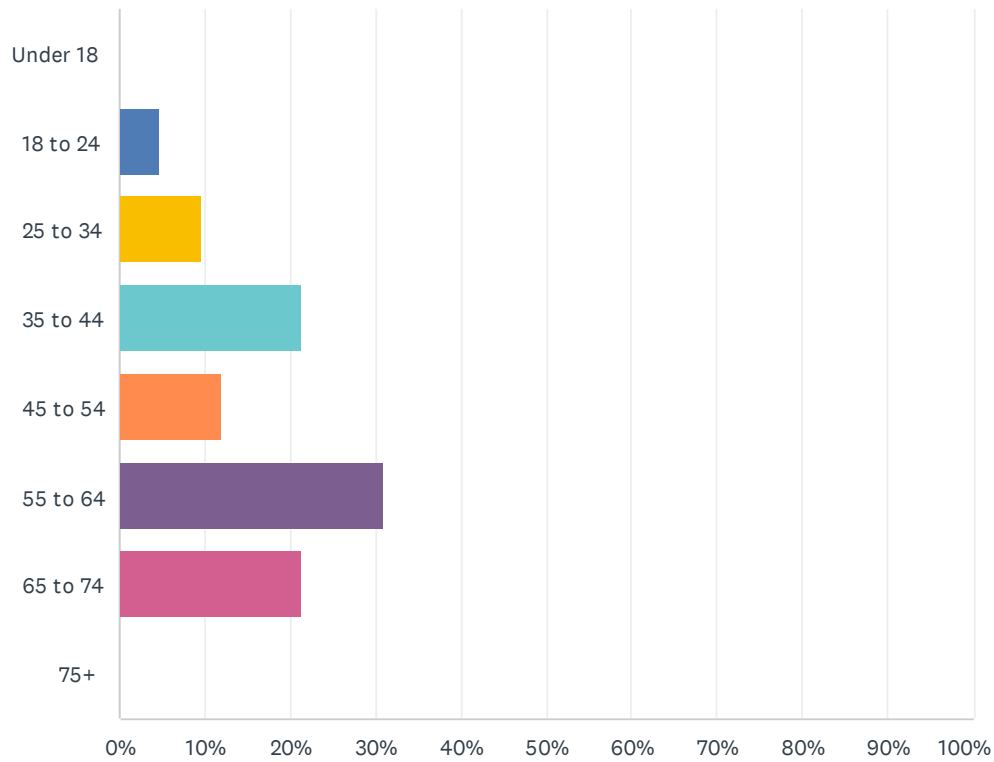


ANSWER CHOICES	RESPONSES
Male	59.52% 25
Female	38.10% 16
Prefer not to say	2.38% 1
Prefer to self-describe:	0.00% 0
<b>TOTAL</b>	<b>42</b>

#	PREFER TO SELF-DESCRIBE:	DATE
There are no responses.		

## Q4 What is your age?

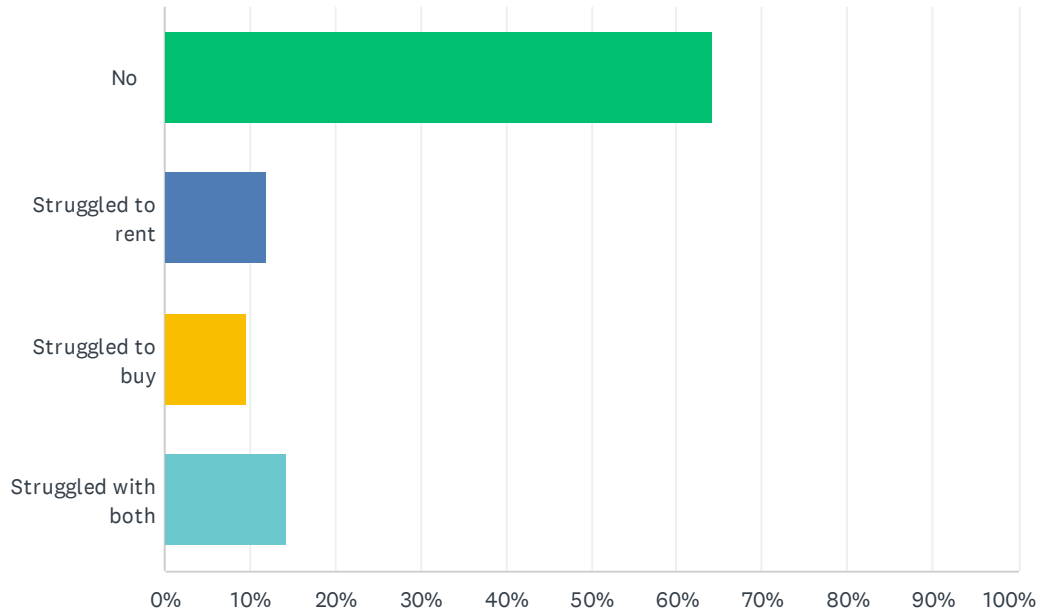
Answered: 42 Skipped: 12



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18 to 24	4.76%	2
25 to 34	9.52%	4
35 to 44	21.43%	9
45 to 54	11.90%	5
55 to 64	30.95%	13
65 to 74	21.43%	9
75+	0.00%	0
<b>TOTAL</b>		<b>42</b>

## Q5 Have you, or someone you know, struggled to rent or purchase a home in the area?

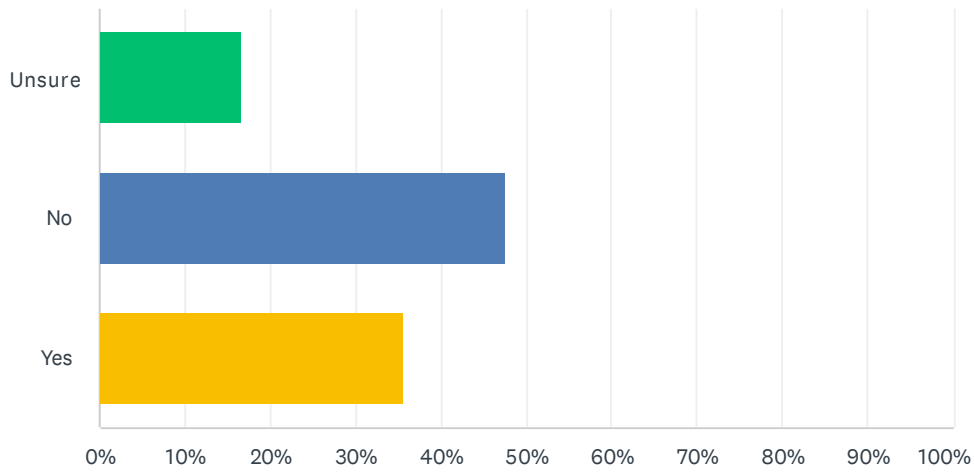
Answered: 42 Skipped: 12



ANSWER CHOICES	RESPONSES	
No	64.29%	27
Struggled to rent	11.90%	5
Struggled to buy	9.52%	4
Struggled with both	14.29%	6
TOTAL		42

## Q6 Are you, or is someone you know, looking for a new home in the area?

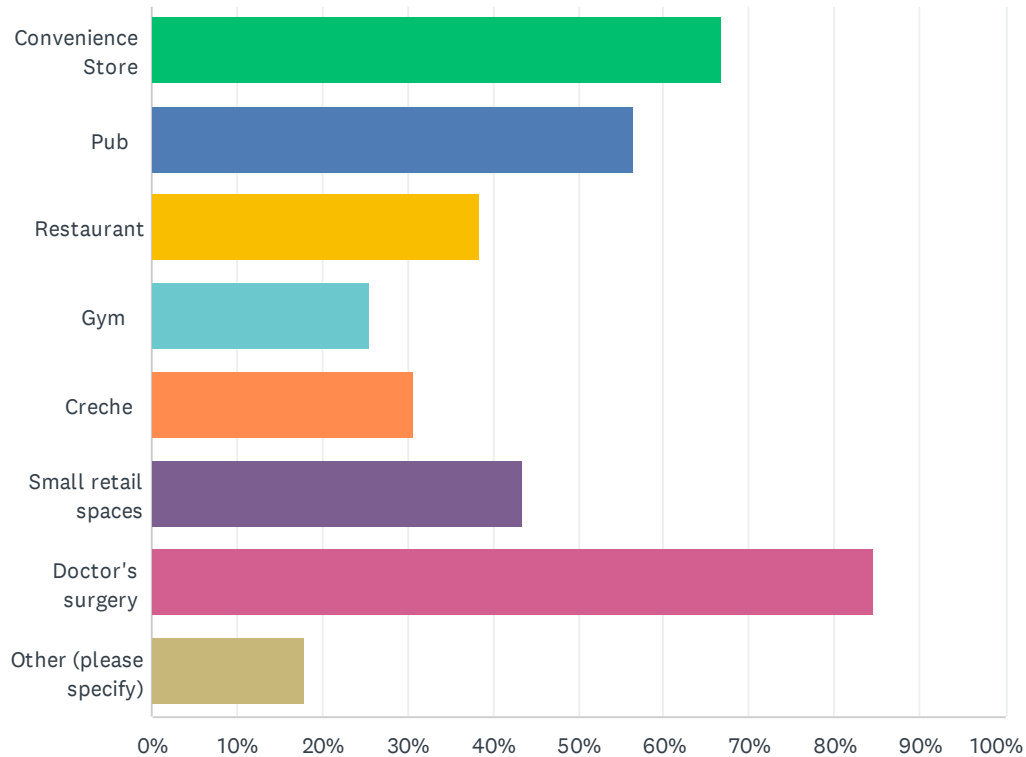
Answered: 42 Skipped: 12



ANSWER CHOICES	RESPONSES	
Unsure	16.67%	7
No	47.62%	20
Yes	35.71%	15
<b>TOTAL</b>		<b>42</b>

## Q7 We are proposing to deliver a small local centre. What would you like to see in this local centre?

Answered: 39 Skipped: 15



ANSWER CHOICES	RESPONSES
Convenience Store	66.67% 26
Pub	56.41% 22
Restaurant	38.46% 15
Gym	25.64% 10
Creche	30.77% 12
Small retail spaces	43.59% 17
Doctor's surgery	84.62% 33
Other (please specify)	17.95% 7
Total Respondents: 39	

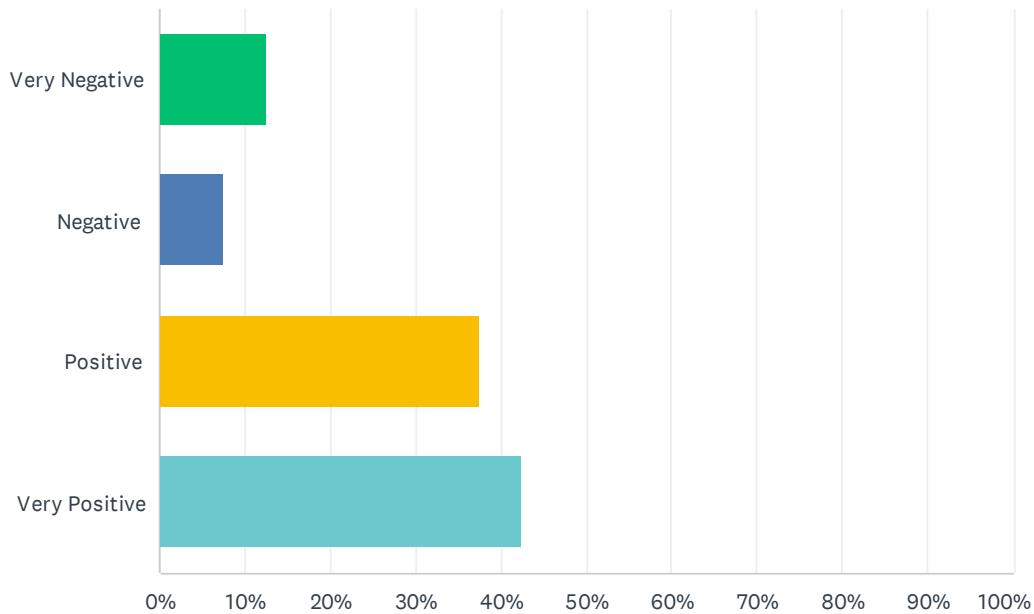
#	OTHER (PLEASE SPECIFY)	DATE
1	<b>Shops</b> Turkish Barbers	12/7/2024 11:22 AM
2	<b>Education provision</b> School	12/6/2024 6:59 AM
3	<b>Community Space</b> Community Hub/ Hall	12/3/2024 11:22 AM

## Lincolnshire Lakes North Public Consultation

4	<b>Community Space</b>	Community Centre	11/27/2024 8:21 PM
5	<b>Education provision</b>	<b>Police</b> Primary and secondary school AND a police station	11/26/2024 9:42 PM
6	<b>Education provision</b>	<b>Healthcare</b> <b>Shops</b> dentist, pharmacy, post office, school	11/26/2024 1:48 PM
7	<b>Education provision</b>	School	11/23/2024 5:30 PM

## Q8 How do you feel about our plans for new wetland habitats?

Answered: 40 Skipped: 14

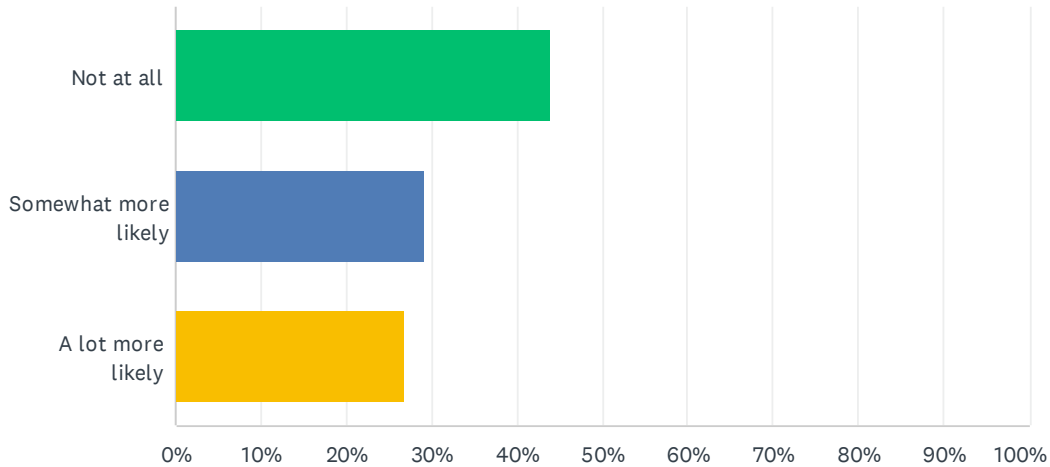


ANSWER CHOICES	RESPONSES
Very Negative	12.50% 5
Negative	7.50% 3
Positive	37.50% 15
Very Positive	42.50% 17
TOTAL	40

#	OTHER (PLEASE SPECIFY)	DATE
1	<b>Leave as is</b> It's wet enough without creating more	12/7/2024 11:22 AM
2	<b>Housing needed</b> Housing needed	12/6/2024 6:59 AM
3	<b>Brownfield</b> Not needed, redevelop run down ares in town	11/26/2024 3:20 PM
4	<b>Leave as is</b> It will take away more wildlife that it already attracts	11/25/2024 3:55 PM
5	<b>N/A</b> Depends what is offered.	11/23/2024 5:30 PM
6	<b>N/A</b> Ned well thought out plans or special plans	11/21/2024 2:46 PM

## Q9 If you lived in this neighbourhood, would the provision of dedicated cycle paths make you more likely to use a bicycle?

Answered: 41 Skipped: 13



ANSWER CHOICES	RESPONSES
Not at all	43.90% 18
Somewhat more likely	29.27% 12
A lot more likely	26.83% 11
TOTAL	41

#	OTHER (PLEASE SPECIFY)	DATE
1	Safety	12/6/2024 6:59 AM
2	<span>N/A</span> Total waste of money	11/26/2024 3:20 PM
3	<span>Needs to be dedicated</span> There will need to be provision to stop , motor cycles and fast electric scooter and bicycles. Barriers etc.	11/25/2024 4:21 PM
4	<span>No</span> No I enjoy walking	11/23/2024 5:30 PM

## Q10 Do you have any other ideas or further comments about the plans for Lincolnshire Lakes North?

Answered: 22 Skipped: 32

#	RESPONSES	DATE
1	<b>NA</b> Don't do it	12/7/2024 11:23 AM
2	<b>Play Area Main Road</b> Think a play area near a main road is not suitable. This would concern me a great deal	12/7/2024 10:59 AM
3	<b>Elderly living</b> <b>Family homes</b> Consideration to the developer who will build the properties, Keigar Homes have built some good quality developments in North Lincs of 3/4/5 bed detached properties that are large enough for a modern day family. These are what are needed to accommodate the type of people who live in the area. We also having an aging demographic, we need more bungalows and accessible living for elderly people. Unfortunately, bungalows are sought after which means elderly people are staying in 3 bed semi-detached properties when ideally they'd like to downsize but the housing stock is not available.	12/6/2024 10:47 AM
4	<b>Flooding concern</b> Worried about building being on a floodplain	12/6/2024 7:00 AM
5	<b>Flooding concern</b> To be built on a flood plain is ridiculous	12/5/2024 7:32 PM
6	<b>NA</b> No	12/5/2024 5:46 PM
7	<b>Community Hall</b> <b>Habitat</b> <b>Traffic</b> I am the Chairperson of Ashby Parklands Parish Council, my biggest concerns are as follows. The increase in traffic on the B 1450 Burringham Road. The lack of any provisions to provide a community Hub/Hall for the area and doing every thing possible to create habitat for nature...	12/3/2024 11:33 AM
8	<b>Traffic</b> When can vehicular traffic be expected to Scotter Road	11/30/2024 6:30 PM
9	<b>Positive</b> 100% Support finally the roundabout to nowhere will connect and divert lots of traffic off Scotter road west common lane & save time stuck in traffic to access the M181 good luck really hope you get the planning permission Very good presentation as well thanks	11/28/2024 9:26 PM
10	<b>Off-street parking</b> Wherever the housing, make sure you allow for peoples cars, I see old housing estates and very recent ones where lot's of cars are having to be parked on the roadside outside of their houses because whoever designed the properties haven't allowed for the fact households often have multiple cars, I believe allowing 2 parking spaces per house would much reduce the amount of parking on the roadside, parking on roadsides has a few detriments that could impact how successful the area is, 1 lot's of cars parked all over the road just doesn't look nice, being parked on driveways or residential parking is far tidier looking, 2 the untidy look could affect the house values, an untidy look to the area puts people off, so devalues it, an organised more tidy appearance just looks more inviting, and therefore more valuing to homes, 3 when driving down roads littered with parked cars it increases the possibility of accidents, whether it's pulling out in front of you from a parked area or children trying to cross the roads, if they walk out from behind a parked car, so having safer parking more parking is better, 3 emergency services, fire police ambulance they all have to be able to get to even the furthest house on the estate, if parked cars are all over the place it will make it more difficult for them, 4 bus services, I presume the growing town will have some bus service for that area so whichever roads are to be used by the buses make it suitable for them, lot's of parked cars on roadsides are one of their biggest hindrances, along with bad road designs, so having 2 car parking spaces per household I think is of importance for several reasons, thank you	11/28/2024 10:27 AM
11	<b>Flooding concern</b> <b>School provision</b> Where on earth is the money coming from to fund all of this?! The council is already struggling for budget and this will only cut into the budget of other departments which may desperately need funding to help improve facilities within the area. It is a very broad idea since us as the public have not seen any official plans and the only thing we have seen is a broad area map. I feel that the original villages (Burringham, Gunness, Keadby etc.) should be kept as their own identity and not to be made a part of this new Lincolnshire	11/26/2024 9:56 PM

## Lincolnshire Lakes North Public Consultation

Lakes area. Another concern is about the flood plains. After the flood barrier was put after the major flood in 2014, is this enough to stop the area from potentially flooding again? If the area did flood then it would've been a waste of money to start with and more money would have to be wasted to fix the damage done within this area. Where will children be educated?! There are not enough schools within Scunthorpe and the local area to educate all these extra children. Would new schools be put into the local area or would existing schools be expected to expand? This idea is absolutely absurd and has not been thought through properly. If this idea goes through then there will be hell to pay within Scunthorpe unless more access routes are created and the issue is resolved. A big village will ruin the local town and will cause lots of issues for existing residents let alone the new residents who will be moving in.

12	<p><b>Healthcare provision</b> <b>Shops/Services</b> I think this is a ridiculous plan, there is no space for this development within Scunthorpe and there needs to be at least another hospital, doctors surgery, large store and gym placed to house these people living in the new area. This is an absolutely ridiculous plan and shouldn't be allowed to go ahead and as an already busy Scunthorpe which is only a small town, will be made even worse</p>	11/26/2024 9:37 PM
13	<p><b>Affordable homes</b> <b>Elderly living</b> <b>School provision</b> <b>Well designed</b> Access to the site further along Scotter bottom is needed, possibly from the bottom of Moorwell Road. The housing needs to be affordable but it needs to be appropriate for all needs, such as good retirement villages, alongside primary schools and facilities for young families. It doesn't want to look institutional, give it more of a traditional village feel, to help build the community spirit. Please do it make it look or feel like another council estate !</p>	11/26/2024 8:31 PM
14	<p><b>Healthcare provision</b> <b>Local Jobs</b> <b>Traffic</b> Scunthorpe General Hospital cannot cope now, ambulances struggle to cope, people are already having to travel to other hospitals Dentists have long waiting lists. Difficult to get appointments to see GP . Steel workers jobs under threat , what work is there going to be for people living in the houses ? Initially builders ect will make money ,but I will also guess contracts will be for big out of town company's. Asda roundabout will not cope, that floods everytime we have heavy rain. So basically we need alot more than houses.</p>	11/26/2024 6:06 PM
15	<p><b>Recreational opportunities</b> Would there be water sport (non motorized ) ie canoe/ rowing boats facilities be available? On these lakes</p>	11/26/2024 5:43 PM
16	<p><b>Flooding concern</b> Why build on yet another flood plane.</p>	11/26/2024 4:39 PM
17	<p><b>Traffic</b> Stupid place , scotter roads busy enough as it is and this will just cause so much more traffic in the area</p>	11/26/2024 3:22 PM
18	<p><b>Flooding concern</b> <b>Healthcare provision</b> <b>Traffic</b> infrastructure desperately needs to be improved in the surrounding area - better roads, improved drainage and water, reliable utilities as well as increasing the capacity of the local hospital.</p>	11/26/2024 1:49 PM
19	<p><b>A1077 Scotter Link</b> A road link from Scotter Road to the A1077 is vital.</p>	11/26/2024 10:11 AM
20	<p><b>Flooding concern</b> <b>Traffic</b> Will cause more flooding, it will make scotter road more busy at the junction on farmers lane</p>	11/25/2024 3:56 PM
21	<p><b>Habitat</b> What about the various wild life and their habitats not just wetlands.This survey was rubbish. 🙄</p>	11/23/2024 5:33 PM
22	<p><b>Traffic</b> This will make more road congestion along Scotter rd and surrounding area.</p>	11/22/2024 1:40 PM



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