



*When You're Ready For
Something Special...*

**Settlement Boundary
Goxhill**

Rep from Keigar Homes

When you're ready for something special





1 INSET PLAN BOUNDARY CHANGES

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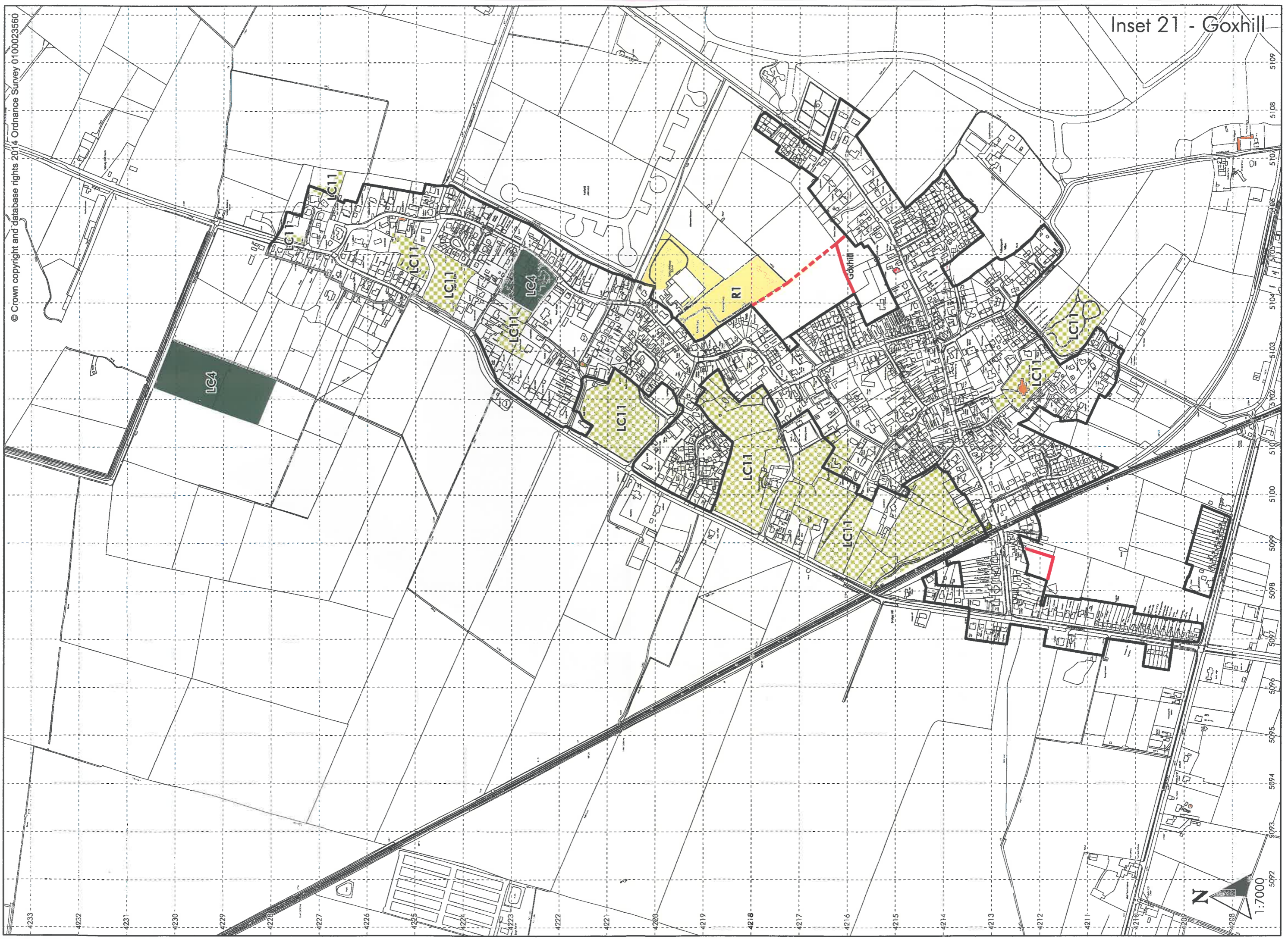
2 AMENITIES PLAN

3 SITE PLAN
EXCEPTION SITE | BOUNDARY CHANGES

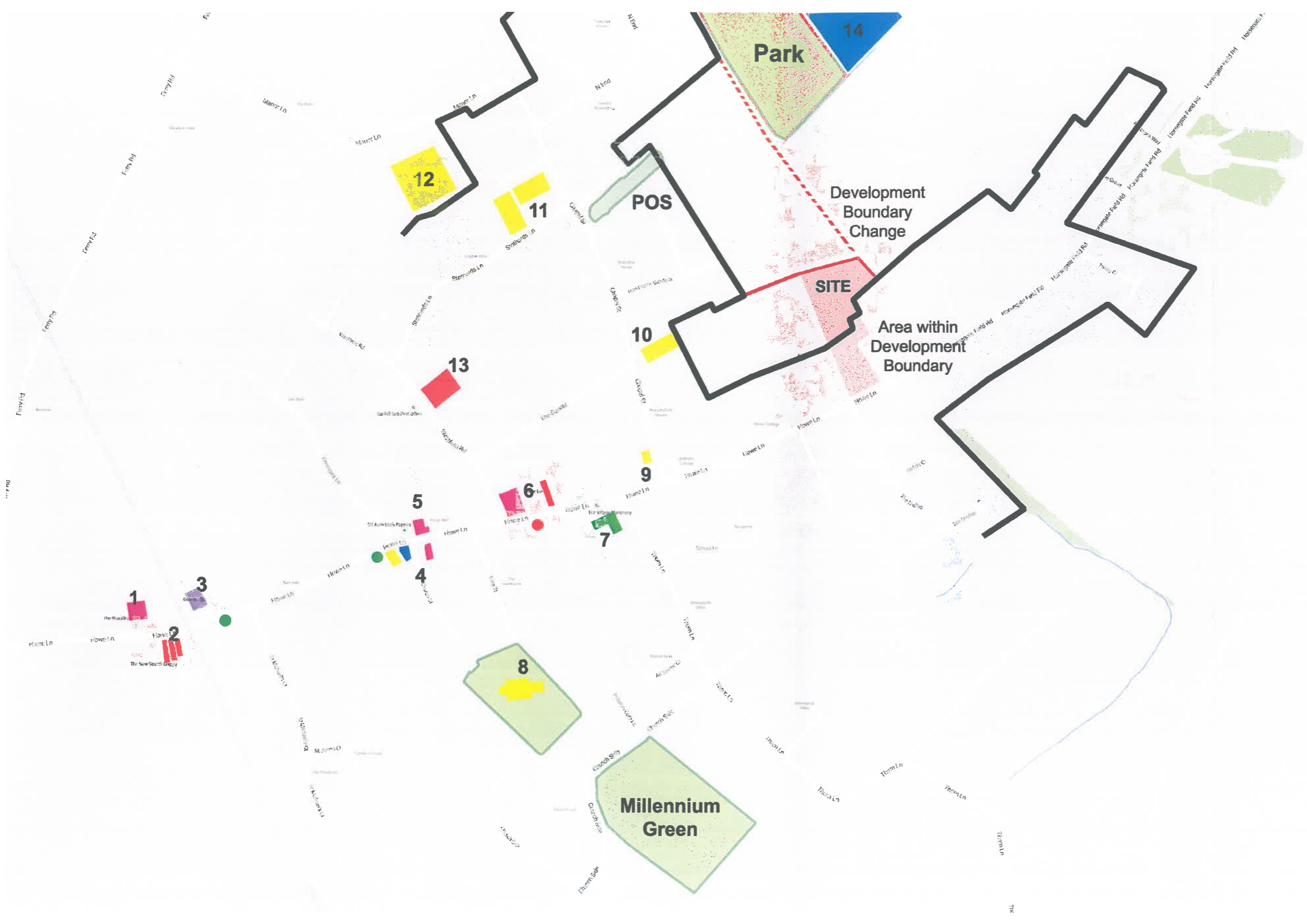
4 MEETING NOTES
ON EXCEPTION SITE

5 SUSTAINABILITY MERITS.
OF LOCATION



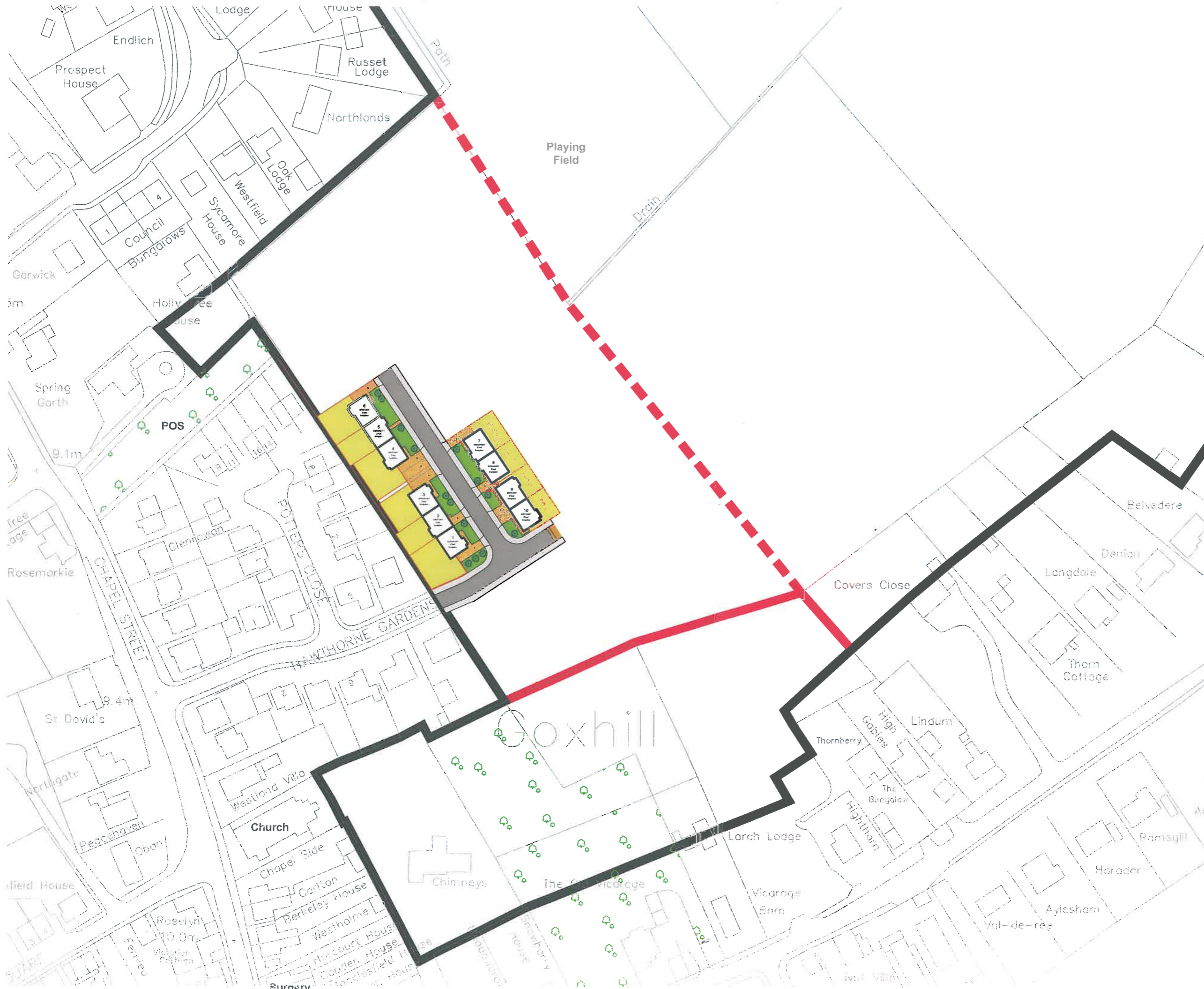






- ### Amenities List
- 1 - Hair Dressers
 - 2 - 2nd Hand Shop, Shop to Let & Chip Shop
 - 3 - Train Station
 - 4 - Hair Dressers, Community Library & Parish Rooms
 - 5 - Car Repair Garage
 - 6 - Car Repair Garage & Spar Shop
 - 7 - Village Surgery & Pharmacy
 - 8 - All Saints Church
 - 9 - Church Rooms
 - 10 - Church
 - 11 - Memorial Hall & Tennis Court
 - 12 - Bowling Green
 - 13 - Village Shop & Post Office
 - 14 - Goxhill Primary School

- ### Key
- Food & Shopping
 - Community & Leisure
 - Educational
 - Health
 - Professional Services
 - Public Transport
 - Open Space & Recreational Ground
 - Bus Stop
 - Post Box
 - Development Boundary



Rev:	Details:	Drawn by:	Date Approved:
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Project Title:
**Residential Development at
 at HAWTHORNE GARDENS
 GOXHILL, N. Lincs.**

Drawing Title:
SITE LOCATION

Drawn by:	MdS	Date:	27.02.14	Scale:	1/1250 @ A3
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Drawing No:
HG / ??? / 01

Notes on Meetings for Exception Site off Hawthorne Gardens Goxhill for 10 units

1. Pre application meetings with
 - a. Martin Ely Housing Development Officer Strategic Housing NLC
 - b. Ian Jickles High Ways Officer NLC
 - c. Mark Beavers Principle Planning Officer NLC
 - d. Paul Wisher RCL Acis
 - e. Richard Vickery Community & Housing Association
 - f. Garry Whall Keigar Homes, Land owner/Developer
2. Parish Council been consulted and going to be re consulted with Public consultation
3. HCA funds have been secured
4. NLC funds have been secured
5. RCL Acis have agreed contract price and construction build time
6. Application to be submitted in next 8 weeks

Sustainability Merits of the location

The site is extremely well positioned for residential development in terms of sustainability.

The village scored high with a figure of 102 coming 14th in the list of towns & villages in the Councils own Sustainable Settlement Survey 2009.

The proposed development is within close proximity to key infrastructure including schools, public transport, retail, community / recreational facilities & principle places of employment.

The deliverability of the site is excellent & could be developed within a 12 month timeframe.

The market attractiveness of the site is desirable. Goxhill is an established family area in a semi rural location which would offer an alternative choice for families looking for accommodation outside the towns such as Grimsby, Cleethorpes, Scunthorpe & Brigg but still offering access to amenities in the town.

This proposed site is a highly sustainable option for the delivery of new housing to meet housing needs & shortages.

TRANSPORT

Goxhill train station is located within easy walking distance of the site & is within 100m of the development entrance. There is a bus stop within 150m of the entrance to the proposed development. Access to the M180 is close to the site.

RETAIL

There is little retail provision directly within Goxhill itself but as above, the site benefits from extremely good connectivity by public transport to the shopping centres at Grimsby, Scunthorpe & Hull. There is also a small business / commercial centre based on the old airfield & there is the Sandtoft Tillery on the outskirts of Goxhill.

RECREATION / COMMUNITY FACILITIES

There is a memorial hall / community centre approx 100m from the site. There is also a public tennis court at the same location. Within the village there is a playing field with play equipment. The village also benefits from having a post office, places of worship, cemetery, library, post boxes & telephone boxes. Most of which are within an 800m radius from the site.

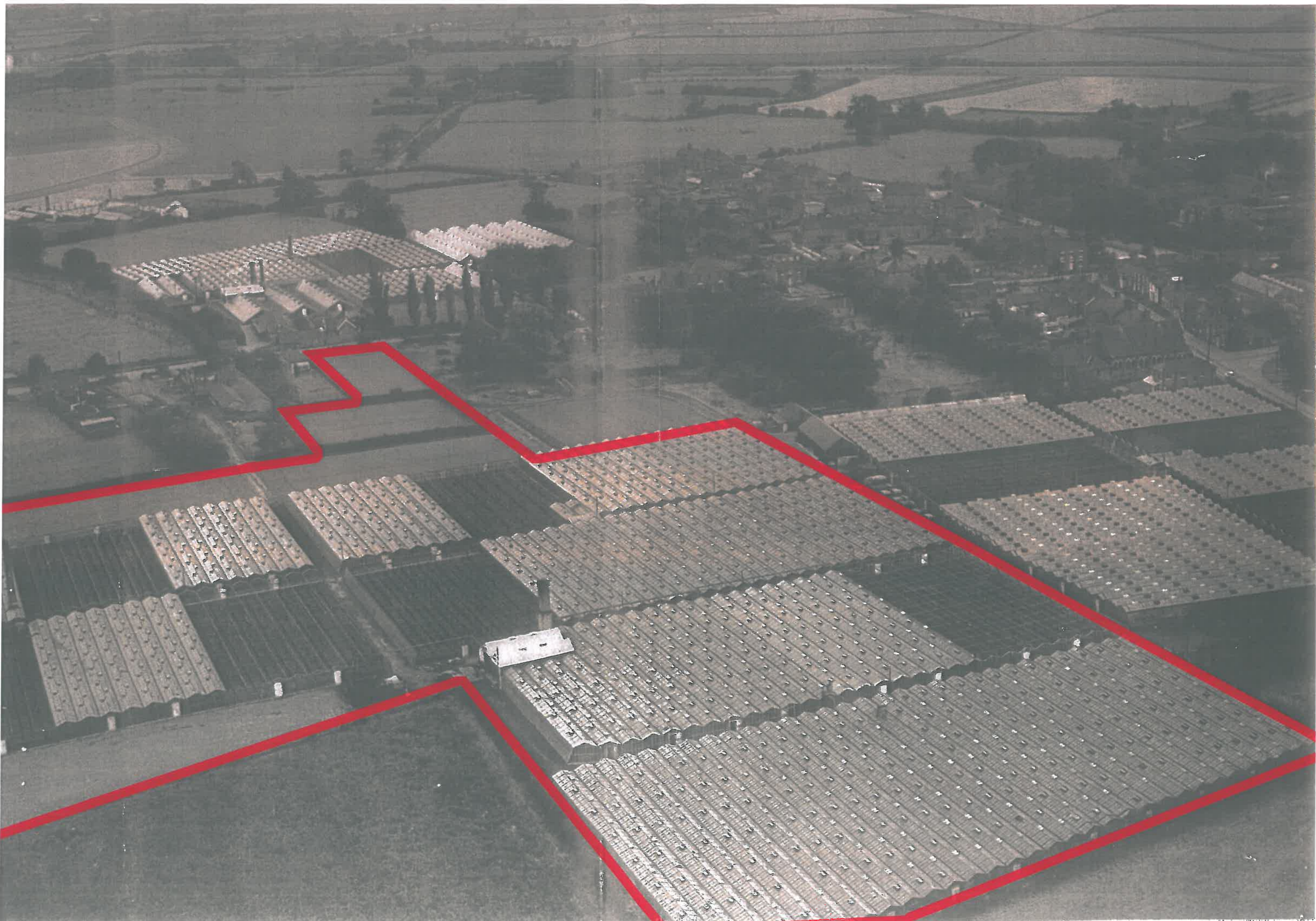
PRINCIPLE PLACES OF EMPLOYMENT

The proposed site is well located for access to the nearby major employment centres in Grimsby, Cleethorpes, Scunthorpe & Hull & proximity to the future Able Marine Energy Park is excellent, (approx. 15 miles).

ENHANCEMENT OPPORTUNITIES

minutes by car.

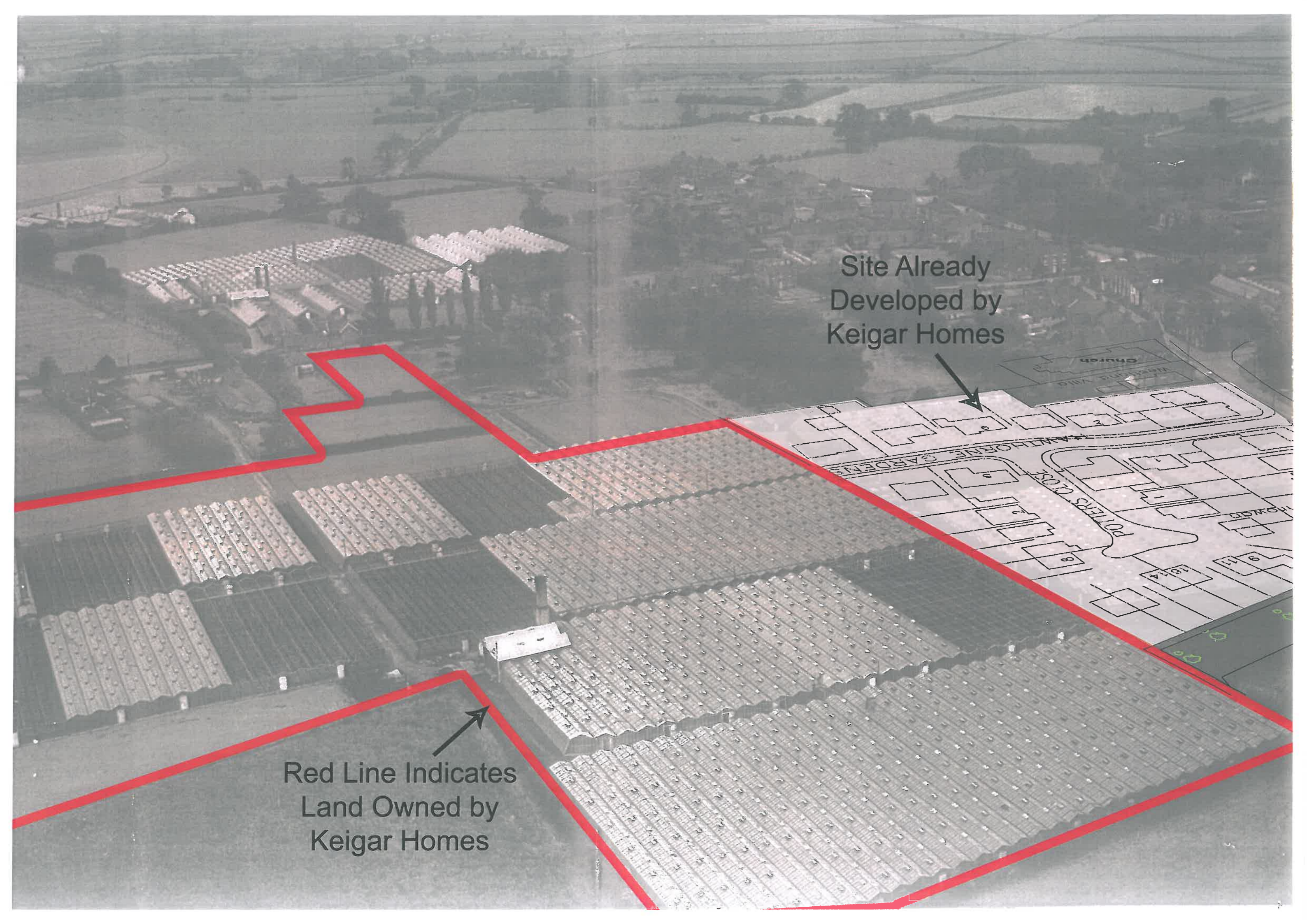
At the very local level within Goxhill itself, the proposal provides an opportunity for an off site contribution to be made to enhance local recreation provision within the village together with an off site contribution towards provision of affordable housing.

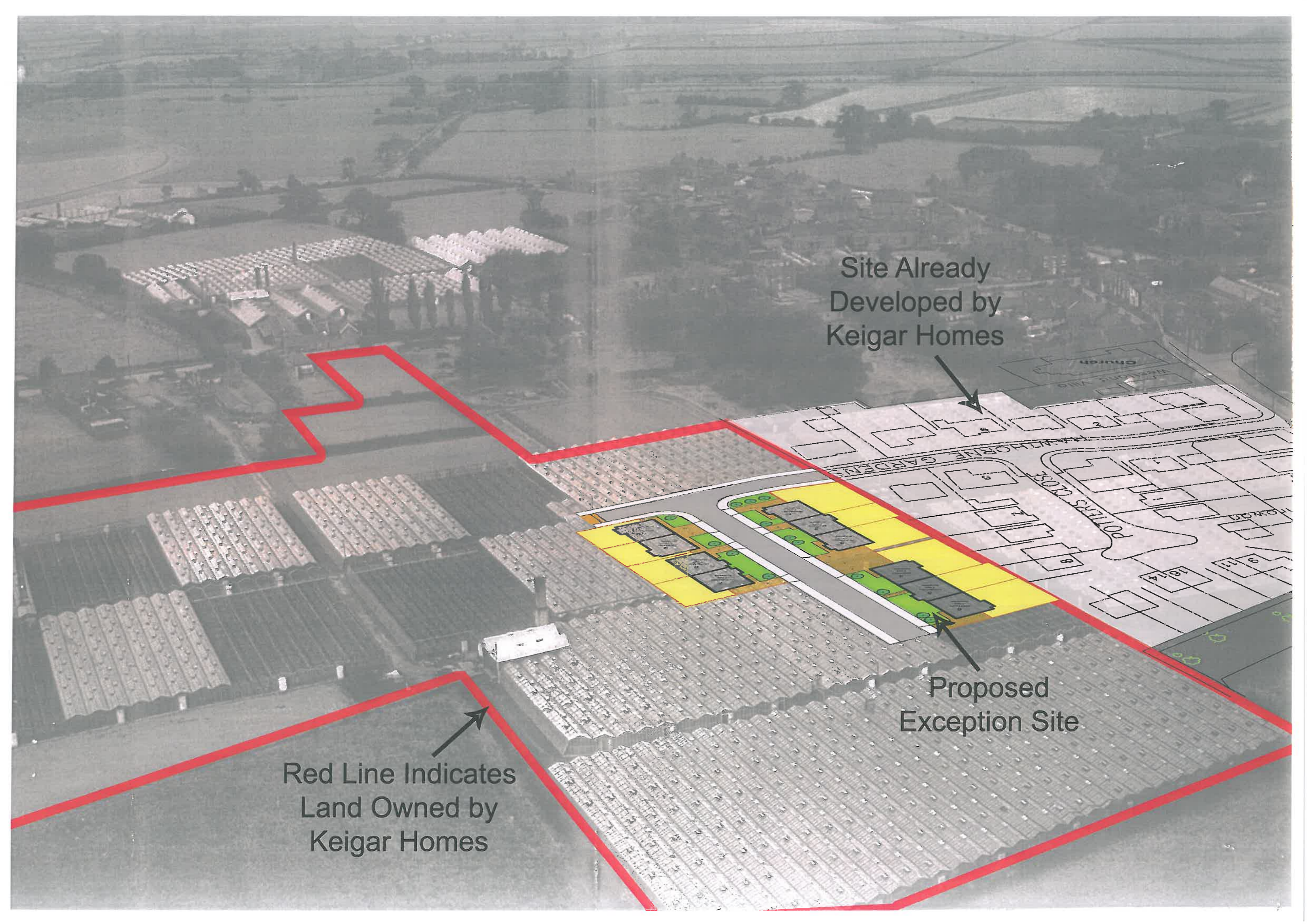


Site Already
Developed by
Keigar Homes



Red Line Indicates
Land Owned by
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Proposed
Exception Site

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