



## **STATEMENT OF COMMUNITY INVOLVEMENT**

**LAND TO THE SOUTH OF VASEY CLOSE, BASSINGHAM**

**FULL PLANNING APPLICATION FOR THE ERECTION OF 20 AFFORDABLE HOUSES  
ALONG WITH ASSOCIATED INFRASTRUCTURE**

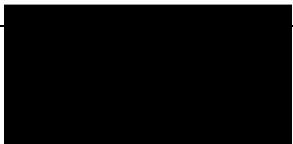
**OCTOBER 2021**

- 1. Introduction
- 2. Consultation Process
- 3. Feedback
- 4. Conclusion
- 5. Appendices



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<b>Project Title:</b>	Full planning application for the erection of 20 affordable houses along with associated infrastructure
<b>Client:</b>	Longhurst Group
<b>Prepared By:</b> Robert Jays (Development Planner)	

# 1. Introduction

## Introduction

1.1 This Statement of Community Involvement (SCI) document has been prepared by the Lindum Group Ltd in support of the residential development of land to the south of Vasey Close in Bassingham.

1.2 The application on the 1.81 acre site is made by the Lindum Group Ltd on behalf of the Longhurst Group who would operate the proposed 23 residential properties as solely affordable units. The development includes a mix of housing including 2 and 3 bed houses and bungalows, most of which are semi-detached. Each dwelling will have its own individual garden space and appropriate private parking provision in what will be a high quality housing development.

1.3 The purpose of this document is to illustrate Lindum's community consultation strategy, the degree of engagement and the summarised range of responses received. Within, the reader will also find Lindum's response to the comments received.

1.4 As a local company, the Lindum Group Ltd has a strong belief that community relations is of the utmost importance. Engaging and working with the communities in which we operate is at the heart of what we do as a business. In having undertaken this consultation, we

aim to have encouraged community engagement that will ultimately affect how the proposed development comes forward.

## 1.5 Planning Policy

1.5.1 Policy LP11 in the Central Lincolnshire Local Plan (CLLP) includes policy guidance on the delivery of Rural Affordable Housing. The policy indicates that where there is a proven need for affordable housing and where there is local community support for such housing, rural affordable housing may be permitted as an exception to other policies contained in the plan.

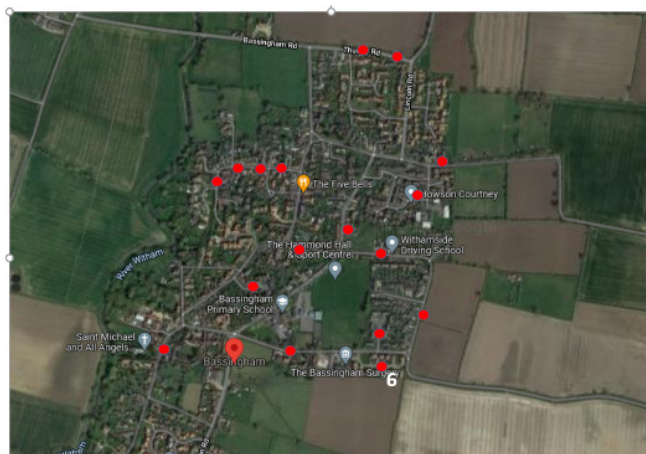
1.5.2 In terms of the need for affordable housing, a housing needs survey of Bassingham has been completed by WRCC and is included as part of the planning application. The needs survey identified a need for affordable housing in the village supporting this planning application.

## 2. Consultation Process

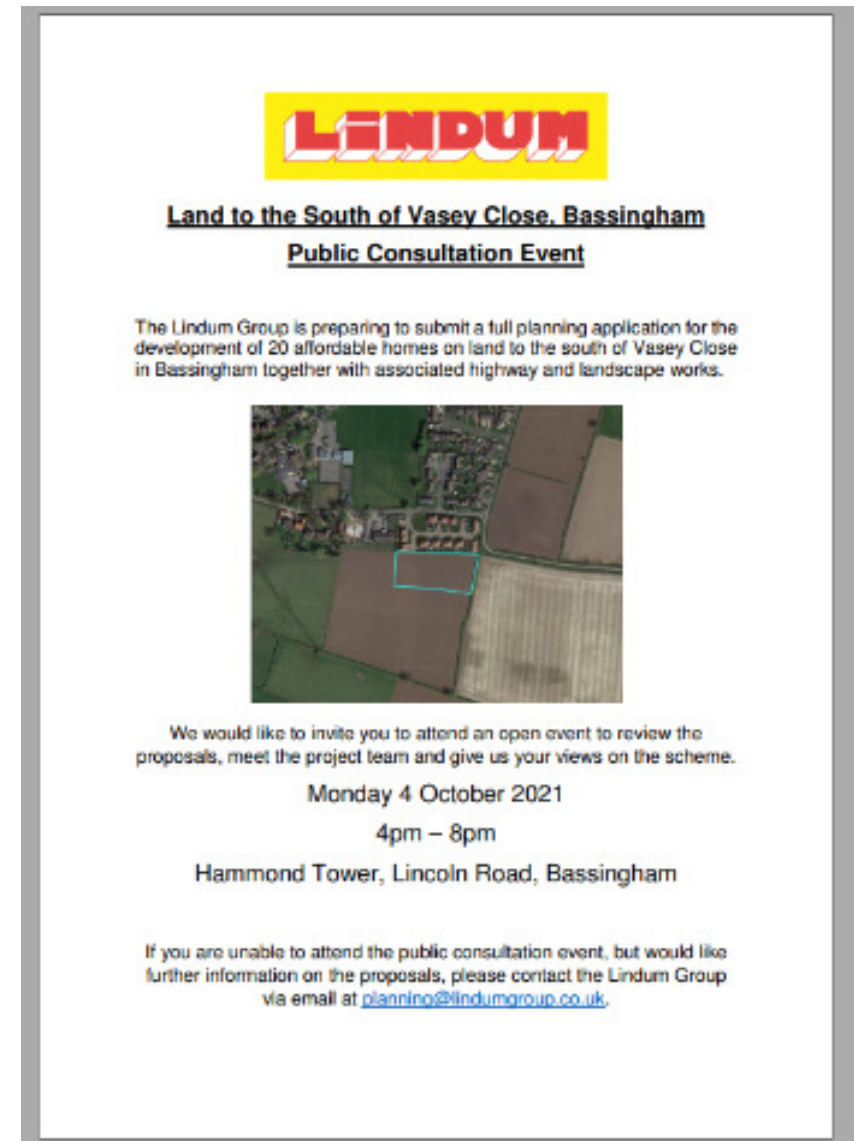
### Consultation Process

2.1 The consultation process included a Public Consultation Event held at Hammond Tower in Bassingham from 4pm till 8pm on Monday the 4<sup>th</sup> of October.

2.2 Advertising of the event was completed via a leaflet distribution by dor2dor Ltd two weeks in advance of the consultation event. In total 700 leaflets advertising the event (copy opposite) were distributed to all properties in Bassingham. The success of the leaflet distribution is demonstrated well by the spread of attendee addresses across the village, as highlighted in the below plan. A full copy of this plan is included in the appendices.



A map showing locations of people attending the consultation.



A copy of the leaflet distributed across the village.

## 2. Consultation Process

2.3 The consultation event consisted of an open session in which local people could attend Hammond Tower and view demonstration boards placed around the room (A copy of the boards is included in the appendices of this document). In total 2 sets of 5 A3 sized boards were put on display with information displaying the proposals as shown below.



2.4 Members of the development team from Lindum were in attendance at the event to answer any questions, this included the architect for the scheme for any design questions, the land and

### Statement of Community Involvement

planning manager to answer any planning questions and the development manager for the scheme to answer any technical questions. A photo of the event taking place is shown below.




2.5 The event was supported by Bassingham Parish Council, with members of the Council in attendance throughout the event and available to answer any questions local people had with regards to the Council's position on the proposals. Both the Chairman and the Clerk of the Council attended the event and detailed their full

## 2. Consultation Process

support for the proposals throughout. A letter from the parish supporting the proposals is included as part of the application.

2.6 A signing in sheet was provided with members of the public encouraged to sign in when entering the event. This enabled the Lindum to understand the number of people attending the event and where within the village they lived. In total 27 people signed in, although it is likely that some people may have attended without signing in. As demonstrated by the plan included on page 4 (see appendices) attendees at the event were well spread across the village.

2.7 Consultation response forms were also provided at the consultation event, a copy of which is included in the appendices of this report. The response form included questions related to the proposals including the opportunity to provide any general comments on the information displayed. A post box was provided for any forms completed on the night with a return address included on the response form for people wanting to complete the form at home. Consideration of the feedback provided is included in the following section.

**New Affordable Housing Scheme, Vasey Close, Bassingham.** 

Title: (Mr/Mrs/Miss/other) \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: (optional) \_\_\_\_\_  
Postcode: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email address: \_\_\_\_\_

Q1: Do you feel Bassingham needs more affordable housing? (please tick)  
YES  YES WITH RESERVATIONS  NO

Q2: Do you feel the housing proposed is appropriate? (please tick)  
YES  YES WITH RESERVATIONS  NO

Q3: Do you feel the proposed layout is suitable for the site? (please tick)  
YES  YES WITH RESERVATIONS  NO

Q4: Overall do you support the development proposals? (please tick)  
YES  YES WITH RESERVATIONS  NO

Additional comments can be made overleaf

The views of the local community matter to us, local representatives, businesses and residents will be kept informed throughout the process.

Data Protection: We will never release your personal details to any company outside of Lindum for marketing purposes.

Please return this completed form in the box provided or post to:  
Bassingham Public Consultation, Jubilee Place, Station Road, North Hykeham,  
Lincoln, LN6 3QX or via email to [planning@lindumgroup.co.uk](mailto:planning@lindumgroup.co.uk)  
Responses are invited by Monday 18th October 2021

THANK YOU



# 3. Feedback

## Feedback

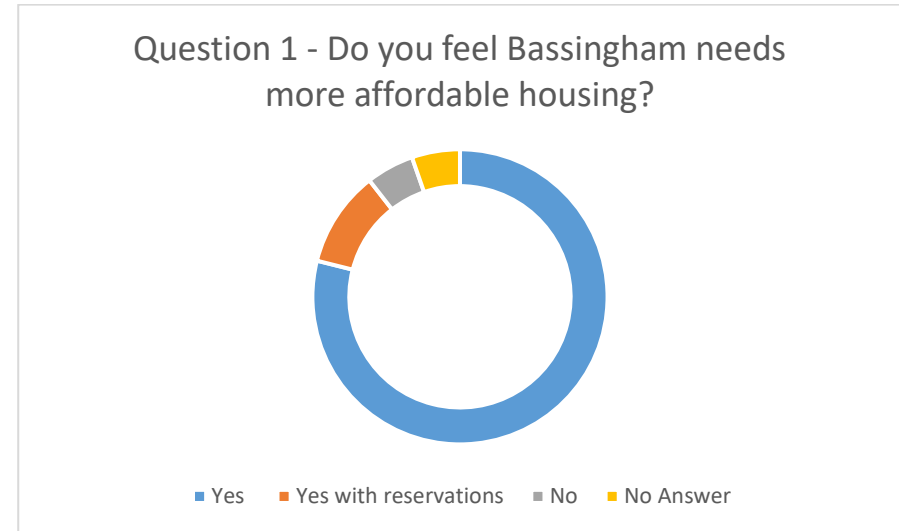
3.1 In total 19 response forms have been received following the consultation event. This equates to 70% of people attending the event providing feedback. A breakdown of the questions asked and responses received is provided below.

### 3.2 Question 1 – Do you feel that Bassingham needs more affordable housing?

Question 1 - Do you feel Bassingham needs more affordable housing?		
	Number	%
Yes	15	79
Yes with reservations	2	11
No	1	6
No Answer	1	6
<b>Total</b>	<b>19</b>	<b>100</b>

3.2.1 As is clear by the above table, at 79%, the vast majority of people responding felt Bassingham needs more affordable housing. With a further 11% feeling that Bassingham does need more affordable dwellings but with reservations. Only 1 person indicated

a view that Bassingham did not need more affordable homes, which equates to just 6% of the answers received.



### 3.3 Question 2 – Do you feel the housing proposed is appropriate?

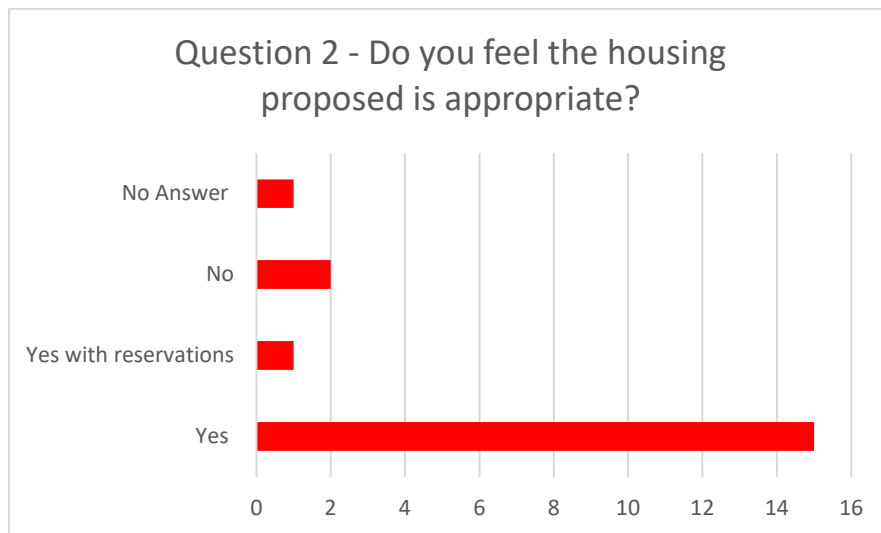
3.3.1 Given the level of support identified for general affordable housing provision in Bassingham. It was then important to question whether the specific housing proposals on display during the consultation were appropriate. As demonstrated by the below table and graph, the majority of responses (79%) indicated a view that the housing proposed was appropriate with just 11% (2 people) of the opinion that the housing was not appropriate.

# 3. Feedback

## 3.4 – Question 3 - Do you feel the proposed layout is suitable for the site?

Question 2 - Do you feel the housing proposed is appropriate?		
	Number	%
Yes	15	79
Yes with reservations	1	5
No	2	11
No Answer	1	6
<b>Total</b>	<b>19</b>	<b>100</b>

Question 3 - Do you feel the proposed layout is suitable for the site?		
	Number	%
Yes	14	74
Yes with reservations	2	11
No	2	11
No Answer	1	5
<b>Total</b>	<b>19</b>	<b>100</b>



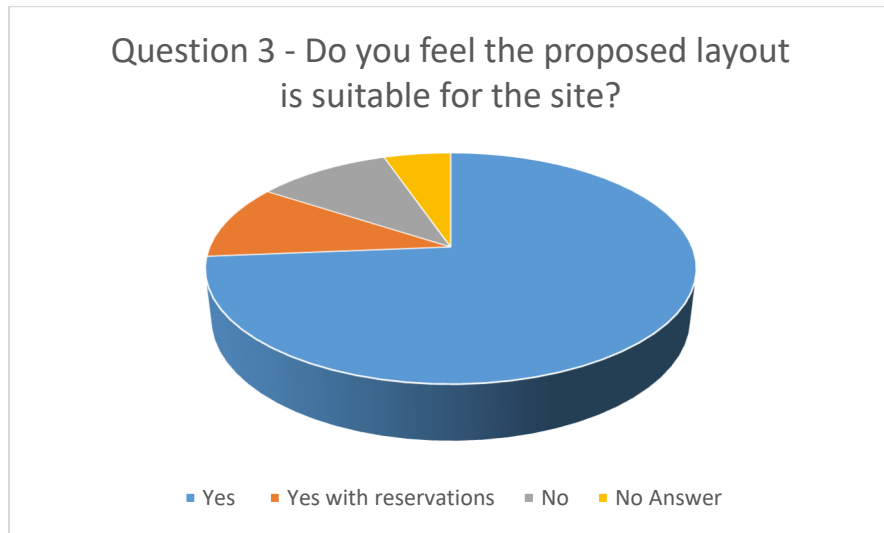
3.4.1 Ahead of a potential planning application, question 3 sought to understand whether the layout of the housing development proposed was supported by consultation responders. As demonstrated by the above table, the majority of people (74%) agreed that the proposed layout was suitable for the site. Of the 19 people who responded to the question, only 2 people felt the scheme layout was not suitable for the site. This equates to just 11% of the people asked and helps to show that people who felt the layout was not suitable for the site were in the minority. Two people thought the layout was appropriate but had reservations and one person decided not to answer the question.



# 3. Feedback

## Statement of Community Involvement

3.5.2 17% (3 people) said that they didn't have overall support for the scheme with 1 person (6%) not giving an answer.

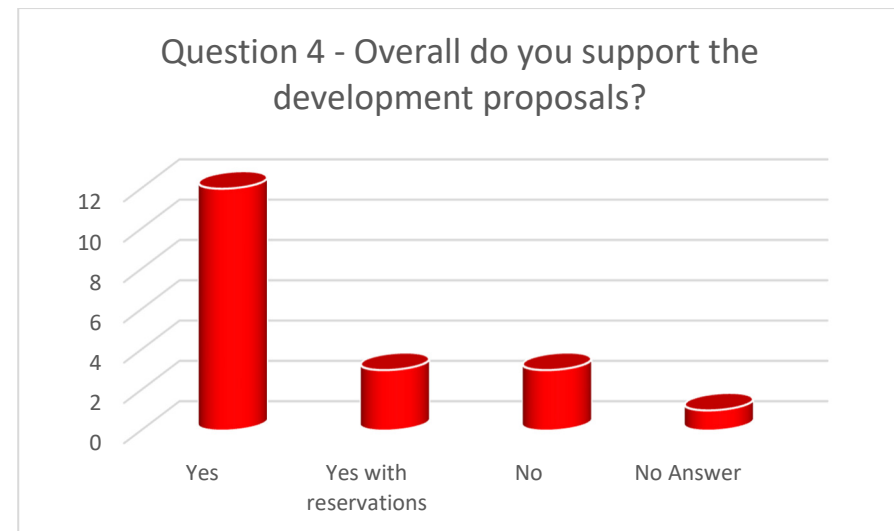


**Question 4 - Overall do you support the development proposals?**

	Number	%
Yes	12	63
Yes with reservations	3	16
No	3	16
No Answer	1	5
<b>Total</b>	<b>19</b>	<b>100</b>

### 3.5 – Question 4 – Overall do you support the development proposals?

3.5.1 – The final of the four questions asked considered whether people supported the overall principle of development. Following positive feedback to the first 3 questions, it is unsurprising that again the majority of people showed support for the development proposals. 12 people (63%) said yes to having overall support for the scheme with a further 3 people (16%) saying yes with reservations. This equates to 15 people overall and 79% of responses.



## 3. Feedback

### 3.6 – Additional comments

3.6.1 On the back of the consultation feedback form was an opportunity to provide additional comments outside of the 4 questions asked. An overview of the comments raised is included below alongside a response from the Lindum Group.

No. of Comments	Comment
<b>2</b>	<b>Bassingham needs a balance of housing.</b>
	The Lindum Group welcome this comment and share the view that a balance of housing types, tenures and sizes is needed in Bassingham. The Housing Needs Survey completed in support of this planning application proves a need for the housing proposed.
<b>1</b>	<b>Concern raised on boundary treatments on the proposed scheme in relation to existing property.</b>
	It is acknowledged that consideration to the boundary treatments in relation to existing properties is needed. A detailed Soft and Hard Landscaping plan will be submitted in support of any planning application which will detail the approach taken and will seek to be sympathetic and suitable to existing properties.

<b>2</b>	<b>Village needs more affordable housing.</b>
	The Housing Needs Survey identifies a need for affordable housing which this proposed scheme is designed to meet. This supports the comments that the village needs more affordable housing.
<b>1</b>	<b>Materials should match existing scheme</b>
	The Lindum Group agree with this comment. It is the design intention to develop a scheme that matches the existing housing on Vasey Close (which was built by Lindum) including using the same materials finishes in terms of bricks and roof tiles.
<b>6</b>	<b>Improvements to Torgate Lane needed/concerns about Torgate Lane.</b>
	Following the consultation event, members of the development team met with County Highways on site to discuss Torgate Lane. At that meeting highways officers confirmed that the access proposals included in the application proposals were suitable and that no additional works for Torgate Lane would be required as a result of the planning application. On this basis, no works to Torgate Lane are proposed as part of this planning application.

### 3. Feedback

<b>1</b>	<b>Would harm the ‘village feel’ of Bassingham</b>
<p>The Lindum Group consider what is proposed to be a modest development of affordable housing that will not impact on the village feel of Bassingham. It is our view that the scheme will be a benefit to the local community, not only providing housing to local residents but also helping the vitality of local facilities including the local school. With children from the new dwellings likely to attend the primary school which is under capacity.</p>	
<b>1</b>	<b>Loss of existing countryside view.</b>
<p>As with all development of this nature, views out into the countryside will unfortunately be affected. The design of the scheme has been developed to mitigate the impact on the amenity of existing residents as much as possible.</p>	
<b>1</b>	<b>Concern about drainage of the site.</b>
<p>A comprehensive drainage strategy will be produced in support of the planning application. The strategy will ensure that any additional surface water created by the site will be dealt with on site without impacting on the surrounding drainage network. This information will form part of the planning application and will be scrutinised by the County Council ahead of any approval.</p>	

<b>1</b>	<b>This is a good scheme. ‘Go for it’.</b>
<p>Lindum Group appreciate this comment which demonstrates support for the development proposals.</p>	
<b>1</b>	<b>Site is in the Open Countryside</b>
<p>It is acknowledged that the application site falls within Open Countryside with the Central Lincolnshire Local Plan. As detailed in paragraph 1.5.1 of this statement, the scheme is based on a rural exception site in conformity with Policy LP11 of the Plan. This policy allows for the development of affordable housing as an ‘exception’ to other policy restrictions, including restrictions on development in the Open Countryside.</p>	
<b>4</b>	<b>Interested in units proposed. Would like a Shared Ownership Unit.</b>
<p>The details of people expressing an interest in the proposed affordable housing units have been shared with NKDC and the Longhurst Group (where consented by people providing the comments). The fact that people are expressing an interest in the units is further evidence of the need for the scheme. At least one of the people expressing an interest noted that they were unable</p>	

### 3. Feedback

to complete the housing needs survey, bolstering the need statistics for the scheme.

<b>1</b>	<b>New Health Facilities Needed.</b>
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As part of any future planning application, the District Council will consult with the NHS in terms of health provision in the local area. If provision is found to be deficient when factoring in future residents, then a S106 financial contribution can be included as part of any planning approval to help improve health facilities.



# 4. Conclusion

## Conclusion

4.1 This statement of community involvement has been prepared in support of the consultation process carried out in relation to the residential development of land to the south of Vasey Close in Bassingham. 23 affordable homes are proposed on the 1.8 acre site which will be a continuation of a previous affordable scheme delivered by the Lindum Group (the dwellings on Vasey Close).

4.2 The consultation event consisted of an open meeting from 4pm to 8pm on the 4<sup>th</sup> October. The event took place at Hammond Tower, a facility owned by Bassingham Parish Council. The event was advertised through a letter drop which included 700 letters being delivered through a leaflet distribution company.

4.3 Display boards were used to provide information to attendees. Members of the Lindum development team present along with members of the Parish Council, who actively support the proposed scheme, to answer any questions on the information provided. Signing in sheets were provided during the event, with 27 people signing in. Comments forms were also provided for people to provide feedback on the proposed scheme.

4.4 As demonstrated by section 3, the vast majority of people attending the event were in support of the proposed scheme. 79% of responders agreed that more affordable housing was needed in Bassingham, with 11% sharing this view but with reservations. 63% of people supported the scheme overall, with 16% supporting the scheme but with reservations. When asked specifically about the housing proposed and the layout of the scheme the majority (79% and 74% respectively) of people were in support of the details provided.

4.5 The comments forms also provided people with the opportunity to give additional feedback in addition to the responses to the questions asked. Many of the additional comments were positive and in support of the scheme, including 4 people registering an interest in the properties should they be built. The most common additional comment made was a concern about the proposed access and the condition and width of Vasey Close. Highways officers confirmed that the access proposals included in the application proposals were suitable and that no additional works for Torgate Lane would be required as a result of the planning application. On

## 4. Conclusion

this basis, no works to Torgate Lane are proposed as part of this planning application

4.6 As detailed in paragraph 1.5.2 above, a housing needs survey (HNS) has been completed to help demonstrate a need for affordable housing in Bassingham. It is not possible to directly share details of people who responded to the HNS or the public consultation. However, when reviewing the results from both, it is evident that a number of people completed the HNS but did not attend the public consultation or complete a feedback form as part of the consultation. In total, 11 people reported a need for affordable housing in Bassingham.

4.7 In addition to the above, the HNS asked whether people completed the survey would be in favour of a small development of affordable homes. Of the 122 people who responded to this question, 95 people said yes to being in favour of a small scheme of affordable housing. This supports the results identified in our public consultation, with the majority of people (78%) being in favour.

4.7 Whilst the number of people attending the consultation event was modest, what is clear is that those who provided a response to

the information provided were supportive of a scheme of affordable housing to the south of Vasey Close in Bassingham. When combined together with strong and continued support for the scheme from the Parish Council and the results of the housing needs survey, the consultation event has helped to demonstrate clear community support for the proposed scheme as required by Policy LP11 of the Central Lincolnshire Local Plan.



## Land to the South of Vasey Close, Bassingham Public Consultation Event

The Lindum Group is preparing to submit a full planning application for the development of 20 affordable homes on land to the south of Vasey Close in Bassingham together with associated highway and landscape works.



We would like to invite you to attend an open event to review the proposals, meet the project team and give us your views on the scheme.

Monday 4 October 2021

4pm – 8pm

Hammond Tower, Lincoln Road, Bassingham

If you are unable to attend the public consultation event, but would like further information on the proposals, please contact the Lindum Group via email at [planning@lindumgroup.co.uk](mailto:planning@lindumgroup.co.uk).

*Consultation event poster*



*Plan showing address locations of attendees of the consultation event*

NEW HOMES FOR BASSINGHAM

### INTRODUCTION



**Welcome to this exhibition in respect of our proposals for a new affordable residential development on land to the south of Vasey Close, Bassingham.**

This development is being brought forward by the Lindum Group Ltd, a family owned local construction company based in North Hykeham.

The site has been identified as a suitable location to deliver some greatly needed new affordable homes. The scheme has been designed on the back of a Housing Needs Survey commissioned by the Lindum Group and completed by Community Lincs.

The display boards located around the room explain the background to the proposals with regard to the housing need, whilst also detailing the indicative layout and proposed house designs.

Please feel free to ask any questions you may have to a member of our team. We welcome your feedback via the comment forms provided which can either be deposited in the box at the entrance or posted to the address indicated. Alternatively you can email your comments to [planning@lindumgroup.co.uk](mailto:planning@lindumgroup.co.uk)

Development being brought to you by:



Display Board 1



NEW HOMES FOR BASSINGHAM

### THE PROPOSED DEVELOPMENT



The site is located off Vasey Close on the south eastern side of the village. The proposed development would see the continuation of the previous housing scheme on Vasey Close.

The site comprises of approximately 1.8 acres of agricultural land which is currently used for arable farming.

Whilst the land is outside of the development limits of Bassingham, it is considered acceptable for the development of an 'all affordable' scheme under the Exceptions Policy in the Central Lincolnshire Local Plan and is a sustainable location for residential development.

Development being brought to you by:



Display Board 2



NEW HOMES FOR BASSINGHAM

## THE NEED FOR NEW AFFORDABLE HOUSING IN BASSINGHAM



A housing needs survey for Bassingham was commissioned by the Lindum Group and carried out by Community Lincs in April 2021. The results of the survey have been analysed and demonstrate a need for the affordable housing proposed.

The survey, a copy of which will be included with any future planning application, demonstrates a need for 20 dwellings in Bassingham. The need included a range of dwelling sizes and tenures which are included in the scheme proposals where possible.

The development proposals align with Policy LP11 of the Central Lincolnshire Local Plan which allow for Rural Affordable Housing as an exception to other policies in the Local Plan that would prevent housing development on the edge of settlements.

The Lindum Group have had productive discussions with Bassingham Parish Council with regards to delivering an affordable housing scheme in the village. The Parish Council have indicated their support for the scheme proposed and the benefits the affordable houses would have for the local community.

Development being brought to you by:



Display board 3



NEW HOMES FOR BASSINGHAM

## THE PROPOSAL



Lindum propose to submit an application for detailed planning for a residential development of 20 'all affordable' homes.

The application will provide full details of vehicle access and entry to and from Vasey Close along with illustrative details of layout, appearance, scale and landscaping to assist local residents and the local planning authority to better understand the proposal.

### What is being provided?

#### Affordable rent — 10

- 1 Bed 2 Person Bungalow x 4
- 2 Bed 3 Person Bungalow x 2
- 3 Bed 5 Person Bungalow x 1
- 2 Bed 4 Person House x 2
- 3 Bed 5 Person House x 1



#### Shared ownership — 10

- 2 Bed 3 Person House x 5
- 3 Bed 5 Person House x 5



The dwellings will predominantly be semi-detached in nature with all properties having private parking spaces and individual rear gardens.

Development being brought to you by:



Display board 4

# 5. Appendices

NEW HOMES FOR BASSINGHAM

## WHY THIS SITE?

The land's suitability for development has been assessed in conjunction with environmental and ecological experts with input from Local Planning and Highways officers. The area has been intensively farmed and is currently devoid of vegetation with the exception of an agricultural crop. If approved, the scheme would be very similar to the successful development at Vasey Close to the north.

### Flood Risk and Drainage

The development has been designed to avoid land that floods. It is located within Flood Zone 1, which means that the site has a less than 1 in 1,000 chance of flooding. A thorough drainage strategy is being developed to deal with any water created in a sustainable way without adding to or creating any flood concerns locally.

### Highways and Access

The site will be accessed from the existing road on Vasey Close which itself is accessed via a simple priority T-junction on Torgate Lane. Early design work and discussions with Lincolnshire County Council Highways Department have ensured the proposed access arrangements are suitable and safe. A Transport Statement has been produced and will be included in any future planning application. The statement shows capacity in the local highway network and the proposed houses will not adversely impact on local roads and junctions.

### Ecology and Trees

The site has been surveyed both in terms of ecology on site and the trees and hedgerows surrounding the site. As the land has been intensively farmed in recent times, it has limited ecological potential and a survey by independent experts found no evidence of important protected species or habitats. The boundary hedgerow on the eastern edge of the site will be retained.




Development being brought to you by:



Display board 5



**New Affordable Housing Scheme, Vasey Close, Bassingham.**



Title: (Mr/Mrs/Miss/other) \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: (optional) \_\_\_\_\_  
Postcode: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email address: \_\_\_\_\_

**Q1 : Do you feel Bassingham needs more affordable housing? (please tick)**  
YES  YES WITH RESERVATIONS  NO

**Q2 : Do you feel the housing proposed is appropriate? (please tick)**  
YES  YES WITH RESERVATIONS  NO

**Q3: Do you feel the proposed layout is suitable for the site? (please tick)**  
YES  YES WITH RESERVATIONS  NO

**Q4: Overall do you support the development proposals? (please tick)**  
YES  YES WITH RESERVATIONS  NO

Additional comments can be made overleaf

Response form page 1

