Welcome

Gladman Developments Ltd have successfully invested in communities throughout the UK over the past 20 years developing high quality and sustainable residential, commercial and industrial schemes. We are proposing a residential development on land to the south of Waddington.

Have your say

We wish to hear your views with regard to the quality, mix and design of this proposed development. We will consider your views and ideas as we develop our masterplan.

This is your opportunity to comment on and influence the planning of this site. You will have a further opportunity to provide comment to North Kesteven District Council during the planning application process.

Comments can be sent by post or email to Gladman Developments or posted on our website www.your-views.co.uk/waddington
Housing Need

Every Council is required by the Government to boost significantly the supply of housing and to make planning decisions in the light of a presumption in favour of sustainable development.

The Council is required to identify enough suitable land to provide housing for 5 years. It is clear that there is a shortage of housing to meet the present and future needs of the community within North Kesteven.

Why is the site suitable for development?

The site is in a suitable location for development adjacent to the built up area and close to the village centre. The site is accessible and sustainably located providing easy access to shops, schools and recreational facilities. The site will also provide new open space and play facilities benefitting existing as well as new residents. Overall there are no known constraints preventing development.

It is clear that there is a substantial need for houses to meet the present and future needs. This proposal could deliver approximately 280 homes with 35% of them suitable for affordable housing for local people.
The site is currently agricultural in nature, made up of two similarly sized fields split by a hedgerow running east-west down the centre. Along with the row of trees to the north and the hedgerow on the southern boundary, these will provide a mature green edge and natural structure to the development, which can be strengthened with further planting.

The capacity of the local landscape to accommodate development has been assessed by the Council as part of the North Kesteven Landscape Character Assessment. The Assessment suggests that due to landscape sensitivity, development sites are limited in Waddington. The southern edge where the site is located is said to be suitable for some development however:

“This leaves the southern boundary where possibly minor expansion to the settlement could occur.”


The Landscape Character Assessment also suggests some basic principles that would more sensitively integrate development into the landscape. These principles have been taken on board within the proposals:

“Howver this boundary is very exposed to the surrounding open, agricultural landscape and new development would be very conspicuous. Therefore any housing development there might be grouped in irregular clusters and interspersed with appropriate planting to break-up any straight, harsh edges. Drystone walls are a particular feature of this Limestone Heath character area and these could also be used in the boundary treatment of new development to reflect local distinctiveness. Whilst Waddington has a variety of building styles within its settlement boundary, it would be preferable if new development incorporated some of the design features and used the same building materials as found in its historic core.

For example development could be built close up to the pavement edge, or if dwellings are set back from the road their curtilages could be enclosed by stone walls. The varied roodscape found in the centre of the village could also be reproduced in new development, which would help to break up its visual impact from the surrounding open landscape.”

What are the constraints and opportunities?

**Constraints & Opportunities**

- **Millers Road**
- **Grantham Road**
- **Tinker’s Lane**

Existing buildings

Existing trees

Existing hedgerows

Potential access points

Pedestrian right of way

‘Viking Way’ recreational walking route

Line of the Roman Road

Slope approx 6-8m east to west (arrowhead pointing downhill)

Site boundary

(8.88 ha/21.94 acres)

Possible future phase

(6.83 ha/16.87 acres)

Conservation area

Line of water main

Mere Road

120m radio safeguarding zone from navigational transmitter aid

500m zone edge from centre of runway with height and development constraints

Foul sewer line

Line of water main

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Visual Analysis

Whilst the site is relatively flat and open, there are a number of measures which would integrate the development into the landscape and also enhance the landscape character:

1. Continue to maintain and further develop a hedgerow and tree boundary to the south of the proposal site to soften views from the south.
2. Retain all existing field hedgerow boundaries and improve existing management.
3. Set development back from Grantham Road to provide an offset from existing dwellings. Public open space along the western boundary of the site will provide an opportunity for an on site footpath running along Grantham Road.
4. Retention of the existing public footpath and integrate into public open space to provide wider public access to the site.
5. Locate core public open space at the centre and southern edge of the site to break up the built form.
6. Provide links to the sports pitches to the north.
7. Use of local building materials.
8. Housing layout in irregular clusters taking reference from the historic core, interspersed with planting to break up any harsh, straight edges (as per the objective of the North Kesteven LCA Secton 12).
9. Provide a varied roofscape as found in the centre of the village to help break up the visual impact from the surrounding open landscape (as per the objective of the North Kesteven LCA Secton 12).
The adjacent maps illustrate the historical evolution of the site and Waddington generally. The plans show that the site has historically been located close to the compact village centre.

From the early 20th century to the 1950s little change is apparent. The airfield which opened in 1916 can be seen on the 1956 plan, although there is little development associated with it at that time.

A fairly rapid period of urban growth then took place from the 1950s to the mid 1970s. Much of the development was associated with the air base including housing areas for the personnel as well as an expansion of the airfield itself.

From 1976 to the present day little further development has taken place apart from small areas of infill. The proposed new development will however provide much needed new housing and continue the evolution of Waddington.

The site overall forms a logical next step in the growth of the town given its proximity to the centre and to existing development and facilities.
Local Facilities and Access

The site is sustainably located with easy access to the village centre and existing community amenities, as well as public transport. Amenities include schools, healthcare and local shops. The plan and key below illustrates a range of existing local services and facilities that are within 5-10 minutes walk of the site.
The Development Framework

The below plan illustrates some general principles behind the emerging ideas for the site. These include:

- Two points of access and an interesting informal street pattern;
- Pedestrian links to the recreation ground to the north;
- Large and small areas of open space throughout, including new play areas;
- Retention of the existing hedgerows strengthened by additional planting;
- The layout and design of the housing should relate to the nearby historic centre;
- The housing should be set back from Grantham Road and be no more than two storeys in height.

The Development Framework

Public Open Space & Children’s Play (5997 sqm)
Thank you for taking time to view the proposals.

Comments can be sent via the website, email or posted to the address below.

www.your-views.co.uk/waddington

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