



# **Land West of Sands Lane, Holme on Spalding Moor**

**Public Consultation Spring 2024**

# Welcome

Yorkshire Housing is pleased to be able to announce that we're seeking planning permission for 58 new homes on land to the west of Sands Lane, Holme on Spalding Moor.

On this page, you'll be able to see our proposals and provide us with your comments, thoughts and ideas.

You can use the form to submit your comments or alternatively, email [consultation@johnsonmowat.co.uk](mailto:consultation@johnsonmowat.co.uk).

You can download a copy of the layout plan from the website.

The public consultation runs for a set period. However, the website will remain live throughout the planning process so that you can contact the project team if you want to.





**Yorkshire Housing is a charitable housing association who owns and manages over 20,000 homes.**

**We plan to build 8,000 new homes across Yorkshire by 2033**

**We believe everyone should have the opportunity to live in a quality home they can afford.**

**We build homes for rent, low-cost ownership and market sale. We provide high quality smart homes that are more energy efficient, sustainable and affordable to live in.**

**We reinvest the profits from our market sale activity to build more homes at social and affordable rents across Yorkshire.**

**We create well balanced, sustainable, mixed tenure communities that customers can be proud of.**

**Space Homes is a subsidiary of Yorkshire Housing. Our in-house sales team manages all the open market sale and Low-Cost Home Ownership homes we build.**



S P A C E  
H O M E S





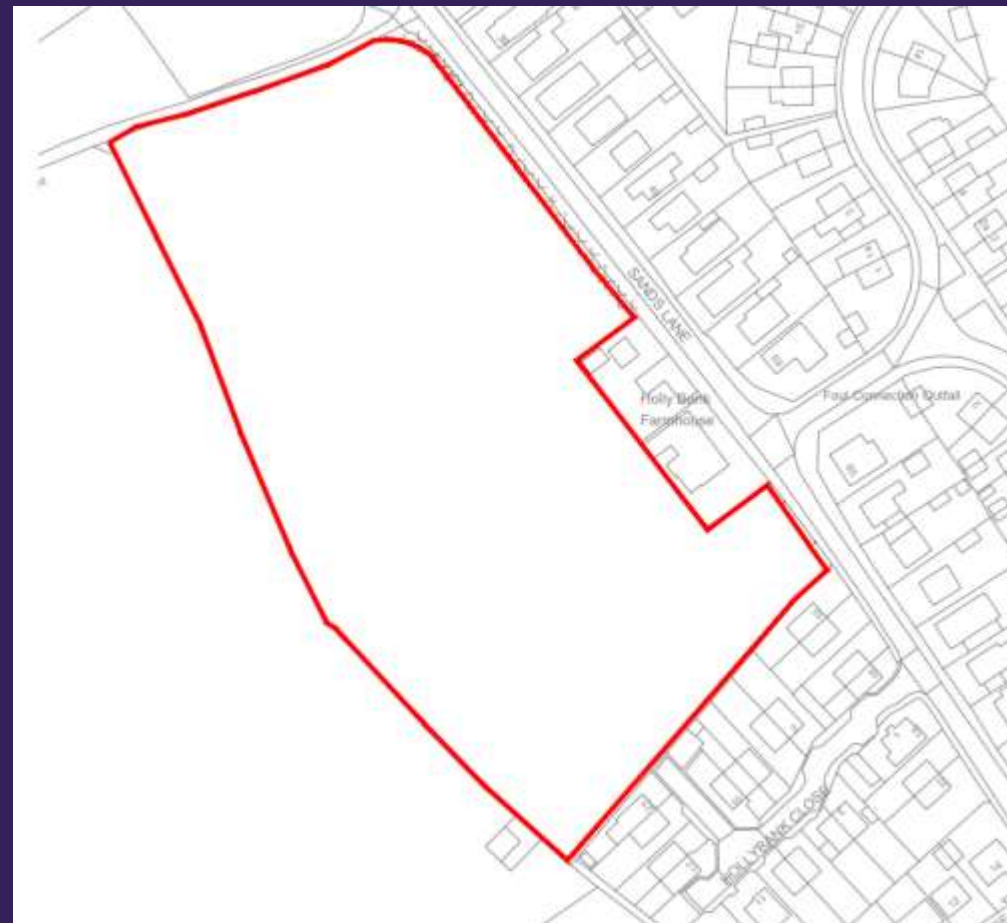
# The Location

**The Site sits to the west on Sands Lane behind Holly Bank House and Barn. It is made up of a relatively flat agricultural field with some hedges and trees at the margins. The site is in Flood Zone 1: which means the lowest probability of flooding.**

**This area of land has been allocated for housing in the Council's Local Plan and a previous developer has secured planning permission here before: the Yorkshire Housing application is for new proposals.**

**The site is considered to have a relatively low ecological value with no trees or protected habitats or species. Where possible, we will be retaining existing vegetation, trees and habitats and we will be providing proposals that overall will increase the biodiversity of the site.**

**The site has existing homes surrounding it and we will design the scheme to respect their privacy.**







**Site entrance  
off Sands Lane**



**View down  
Sands Lane**



**South corner  
looking north**



**West corner  
looking south**



# Layout

We've provided a layout plan you can download from the website. Access will be off Sands Lane and each new home will have its own dedicated parking spaces as well as on-street visitor spaces.

The development is designed with a large open space at its heart and with two distinct courtyard streets either side. Some of the new homes, including bungalows, will front on to Sands Lane and we'll work to retain as much of the existing vegetation here as possible.

As well as paying a contribution to the Council for off-site nature conservation, we'll be adding lots of trees and other planting on site too.





## New Homes

**The homes will be a range of 1 to 4 bedroom properties including four bungalows.**

**Nearly 80% of the homes will be ‘shared ownership’ or ‘rent to buy’ models enabling first time buyers to take a step onto the property ladder. The rest of the properties will be ‘affordable rent’ meaning lots of different families can afford to buy and rent a home here.**

**With a traditional style, the homes will be constructed in brick with grey roofing and traditional detailing, so they fit in with the surrounding area. They’ll all meet the Government’s minimum space standards and be sustainable and affordable to run. Each property will be ‘off-gas’ being heated through air source heat pumps with photovoltaic panels.**





# Summary

In summary, the proposal will consist of:

- 58 high quality, affordable and sustainable new homes
- Properties ranging from 1 to 4 bedrooms including bungalows
- New public open space with informal play
- New landscapes and financial contributions to nature conservation
- Traditional style homes constructed in brick to maintain local character

Alongside the new homes, the development will bring construction employment, attractive open spaces and a huge new investment to the area.

Please provide any comments through the website and the Council's planning portal.

If you'd like to know more about Yorkshire Housing, please take a look at [www.yorkshirehousing.co.uk](http://www.yorkshirehousing.co.uk)







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