

Summary Comments from Tour

(16th October 2025)

Visit 1

Holbeach – Residential Scheme

Aspects that had been done well:

- Believe that the communal parking areas work better than parking in front of the individual units.
- Appreciated and had preference towards a variety of designs, in terms of designs and external materials.

Aspects that could be improved:

- Pleasant approach towards the estate, with extensive openness and greenery.
- Good impression on entrance which is quickly lost within the estate.
- Roads were quite narrow.
- No private front gardens.
- Parking areas/parking in front of houses.
- Poor upkeep of garden areas throughout estate.
- Total uniformity of bricks along specific crescent – sense of uniformity and monotone
- Red style bricks appear ‘messy’.
- Big contrast from sand/buff brick with red brickwork, maybe would’ve been better to stagger the change
- Not so keen on blank elevations, understand that there would need to be an individual design to avoid this
- Concerns with plumbing being visible from the outside on quite prominent plots
- No relief halfway up to add some design features
- Do not like the private drive refuse collection points, around 3 or 4 throughout the estate

Visit 2

Cowbit – Residential Scheme

Aspects that had been done well:

- Believe that the half and half cladding and brickwork is more suitable and more visually appealing
- Were fans of the block paving driveways
- Permeable private driveways
- EV charging points on most dwellings as well Solar Panels – believe that the panels should be compulsory for all dwellings
- Fairly positive opinions throughout

Aspects that could be improved:

- Stark contrast through the black cladding at the front of the site
- Did not like the refuse collection points and believe if they have to be within a site that they should be moved away from front gardens

- Did not like the utility boxes being on front elevations, the white box contrasts on this estate particularly due to the black/grey uPVC windows and doors

Visit 3

Spalding – Commercial Site

Aspects that had been done well:

- Believe that it is a sensible place for this type of development

Aspects that could be improved:

- Bollards to stop parking on the private road are unattractive
- Concerns about the recent approval on site not being central enough for a big supermarket to want to develop it
- Concerns over the access to and from the site for vehicles and pedestrians
- Sharp bend for people to turning right out onto a 60mph road
- Would be issues if pedestrian crossing was introduced, but they would need access into the site
- There are issues getting development into the site – questioned whether the site should remain within the local plan for development to be focused here
- Concerned that it won't be carried out before the permission lapses

Visit 4

Gosberton – Residential Scheme

Aspects that had been done well:

- Like the materials used and the design of the bungalows
- Adequate spacing in between each plot
- Good landscaping and garden throughout
- Fans of the parking being on the side rather in front of the bungalows
- Good road width
- Overall, very positive opinions and feedback on this estate

Aspects that could be improved:

- Some concerns that the loose gravel would end up on the road

Visit 5

Donington – Residential Scheme

Aspects that had been done well:

- Very positive feedback on the open space feature in the middle of the estate which doubled as a SUDs system as well
- Varying designs but with a good mix
- Character of the site was positive

- Liked that the affordable homes were dotted about the estate, still felt that they were easily identifiable
- Side parking is more visually appealing than in front of dwellings
- Lack of cars on the road made the site feel more open
- Positive inclusion of private front gardens

Aspects that could be improved:

- Not keen on the diagonal design of the front plot
- Do not like false window openings
- Concerns about driveways sloping backwards meaning if heavy rain occurs the water would flood into the garage
- Not keen on the large expanse of tarmac on the private drives
- Utility boxes would be better suited on the side of the houses rather than front

Visit 6

Donington – Residential Scheme

Aspects that had been done well:

- Solar panels on lots of roofs however a limited number per dwelling

Aspects that could be improved:

- Not a fan of parking in front of houses
- Felt that it was noticeably affordable
- Central area is no use for anyone and questioned how this is actually maintained
- Believe overall that it could be better and is an unattractive site
- Swale at the entrance is not wide enough to be effective
- Very 'samey' – same colour bricks and designs throughout
- Not inspiring or attractive
- Lacking any form of open space