

Planning Statement

Land adjacent to Silica Lodge Garden Centre, Scotter Road South, Scunthorpe,

September 2019

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1.0 Introduction

This Planning Statement accompanies and supports an application for full planning consent for the development of land adjacent to Silica Lodge Garden Centre, on Scotter Road South to the west of Scunthorpe.

This statement should be read in conjunction with the proposed drawings and application forms submitted with this application.

Having regard to the government objective of achieving high standards of design, this Planning Statement should be read together with the Design and Access Statement, which also accompanies this application.

The application is supported by the following documents:

- Design and Access Statement
- Transport Assessment
- Travel Plan
- Geo-Environmental Appraisal
- Flood Risk Assessment
- Preliminary Ecological Appraisal
- Bat Scoping Report
- Reptile Survey
- Noise Impact Assessment
- Archaeological Desk Based Assessment
- Archaeological Geophysical Survey
- Archaeological Evaluation Report
- Tree Survey



The purpose of this Planning Statement and supporting documents is to demonstrate that the proposals are acceptable in planning terms.

Pre-application consultation has been undertaken with officers at the North Lincolnshire Council. Public consultation has not been carried out given the relative remoteness of the application site from existing residential properties and the abundance of consultation carried out generally on the Lincolnshire Lake project.

2.0 Site Location



Silica Lodge – September 2019

The site is approximately 3.3 hectares in size and in agricultural/grazing use. The site is split into two separate fields with field boundaries demarcated by a mixture of hedgerows, trees and field drains.

Access into the site is taken from a single point on Scotter Road South, just to the south of the existing Silica Lodge Garden Centre access point. New pedestrian and vehicular links into the site are expected in the future, as the wider Lincolnshire Lakes allocation is delivered.

The site is split into two-character areas. The field adjacent to Scotter Road South is more densely vegetated, with a number of mature trees (primarily C category trees) and used as grazing land for horses with two small stable buildings and its own minor access from Scotter Road South. The land beyond this is more intensively agricultural, stripped of mature vegetation (except the northern boundary) and accessed through the existing garden centre. There are a variety of land uses surrounding the site with the Garden Centre on the northern boundary and Ashby Decoy Golf Course, agricultural land to the west and south and industrial, residential and country park to the east beyond Scotter Road South.

The nearest existing residential properties are located beyond the northeastern boundary of the site on Scotter Road, there is a row of 6 properties, the nearest being 65 metres from the site. There are 4 properties to the southeast of the site, the nearest is about 110 metres from the site boundary. These properties are set to the front of the Southpark Industrial Estate. The nearest residential estates are the Betula Way estate (approximately 300 metres to the north-northeast) and beyond the Southpark Industrial estate (approximately 530 metres to the southeast).

3.0 The Proposal



Full planning permission is sought for the construction of 88 dwellings with associated highways, drainage infrastructure, public open spaces and landscaping. The design evolution for the scheme is explained in detail within the submitted Design and Access Statement.

The development is accessed from a single point on Scotter Road South. Access works will involve the creation of a simple T-junction on Scotter Road South to serve the development and the wider allocation. A link road will be delivered within the site which provides access into later phases and facilitates the delivery of associated allocations.

The development is outward facing on all sides, creating an attractive and active street scene on Scotter Road South. A central area of public open space is proposed around an existing mature tree which creates an attractive focal point to the development, overlooked on all sides to ensure a safe community space is delivered. A permeable scheme is proposed which provides opportunities for future pedestrian and vehicular links whilst also contributing towards Secured by Design aspirations. The proposed development is outward facing to the south, responding to the master planned requirements of the Lincolnshire Lakes proposals.

The existing agricultural buildings on the site will be demolished as part of the proposed development. The watercourse on the southern boundary will be culverted underneath the private drives in this part of the site. Trees within the site will be largely removed, however, important trees and hedgerows will be retained where retention is possible.



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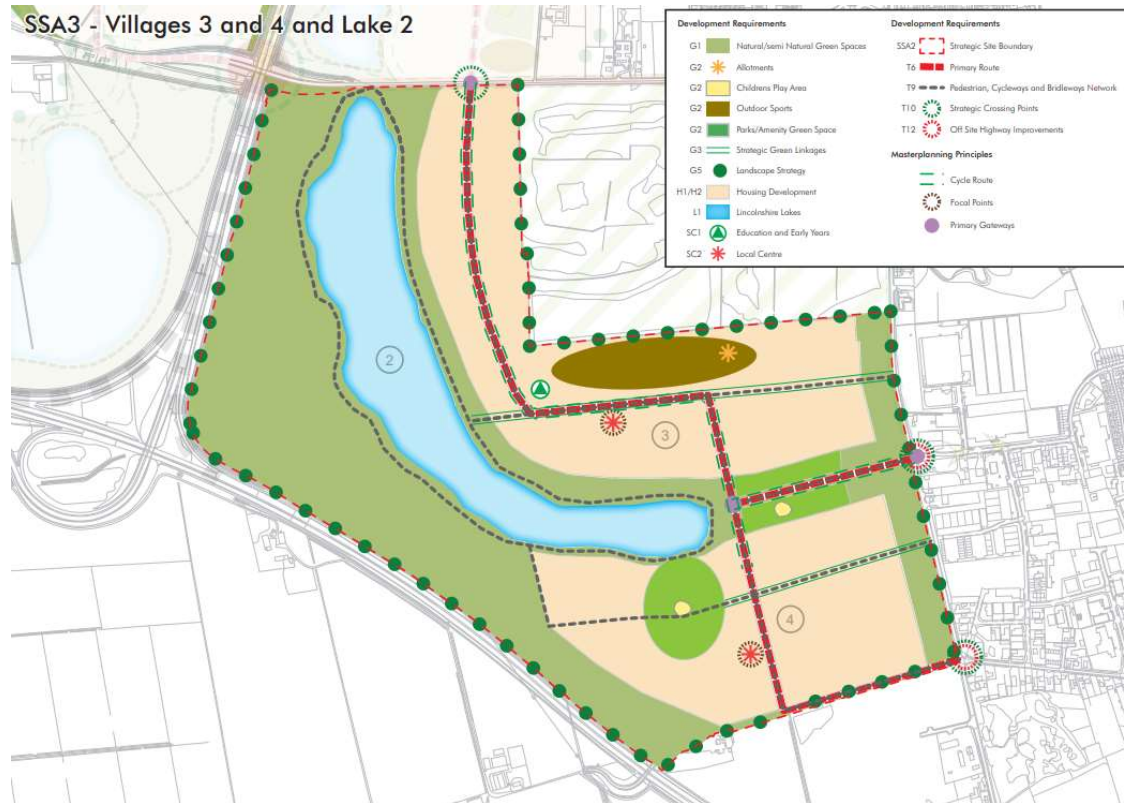
4.0 Planning History

There have been numerous applications submitted for various elements of this development as the wider site is prepared for development. These applications are listed below:

- [2013/1000](#) - Outline application (access not reserved) for erection of a maximum of 2550 dwellings including a care/retirement home (Use Classes C2 and C3), primary school and community facilities (Use Class D1), village centres (Use Classes A1, A2, A3, A4, A5 and B1), new roads and footpaths, informal areas of open space, play areas and sports pitches and new wildlife habitat, lakes and wetland. **Decision:** Approval of outline with EIA
- [2013/1001](#) - Outline planning permission (with access not reserved) for the erection of a maximum of 450 dwellings including a care/retirement home (Use Classes C2 and C3), a Village Centre (Use Classes A1, A2, A3, A4, A5, B1 and D1), health care facility and community facility (Use Class D1), new roads and footpaths, informal areas of open space, play areas and sports pitches. **Decision:** Approval of outline with EIA
- [2013/1002](#) - Full planning permission for highway works to create new junction to the M181 motorway and construction of the western section of the east-west link road. **Decision:** Full Planning - Approved with EIA
- [2013/1003](#) - Outline application (access not reserved) for a commercial park comprising Use Classes A1 (food) A2, A3, A4, A5, B1, C1 and D2. **Decision:** Approval of outline with EIA
- [2015/0025](#) - Hybrid planning permission for 12,000 capacity football stadium (Class D2); cafe/bar (A3/A4); offices (Class B1); 94-bed hotel (Class C1); gymnasium (Class D2); craiche (Class D1); launderette (Sui Generis); show venue (Sui Generis); outdoor training football pitch (Class D2); site access, car parking and associated infrastructure, landscaping and drainage. Outline planning application for multi-use arena (Class D2) and outdoor football pitches (Class D2), with all matters reserved save for access. **Decision:** Split Decision
- [2015/0396](#) – Outline planning permission for the development of up to 2500 new homes including a village centre (Use Classes A1, A2, A3, A4, A5, B1 and D1), a health care facility (Use Class D1), community facilities (Use Class D1), a 3 form of entry primary school (Use Class D1), new roads and footpaths, informal areas of open space, play spaces and new wildlife habitats, water bodies and wetlands with all matters reserved for subsequent approval **Decision:** Pending
- [2015/0627](#) - Planning permission for highway works to deliver the new terminating junction to the M181 motorway (due to the de-trunked section of the highway to the north and south of the terminating junction) and the development of the eastern and western sections of the east west link road connecting to the B1450 Burringham Road. **Decision:** Pending
- [2015/0628](#) - Hybrid application for full planning permission for new road and footpaths, informal areas of open space, parklands, play areas and new wildlife habitats, attenuation ponds, recreational lakes and wetlands community; and outline planning permission with all matters reserved for non-residential institutions (Use Classes D1 and D2), leisure facilities (Use Classes A1 and A3) and storage (Use Class B8). **Decision:** Pending
- [2017/1386](#) - Planning permission for highway works to deliver a new terminating junction to the M181 motorway comprising a new at-grade roundabout to access the B1450 Burringham Road from the M181, new B1450 side roads and realignment of the existing B1450, two new additional roundabouts on the realigned B1450, drainage ponds and outfalls, landscaping and associated re-profiling and ancillary works. **Decision:** Pending
- [SCR/2019/2](#) - EIA screening request for the proposed installation of a new water pipeline. **Decision:** Pending

There are no historic planning applications, submitted within the application site which are of relevance on the application.

4.0 Planning History



Lincolnshire Lakes

The site is allocated for residential development by virtue of the Lincolnshire Lakes Area Action Plan (the LLAAP). This document was adopted in 2016 but the prospect of the Lincolnshire Lakes development was first identified within the Core Strategy which was adopted in 2011. The Lincolnshire Lakes project is a mixed-use allocation which seeks to deliver 6,000 houses, new employment, retail, sports, leisure and community facilities within several village settings with associated green infrastructure and a collection of lakes which support a regional SUDS.

Policy SSA3 within the LLAAP is relevant to the delivery of development on the parcel of land and it sets various development requirements and masterplanning principles which are considered relevant to this document.

The scale of this development has necessitated long consideration and planning with elements of this project only now starting to come to fruition. Various applications are now approved and funding in place for infrastructure elements and Harron Homes are committed to supporting the delivery of this strategic project which underpins the Council's future planning policy focus and priorities.

5.0 Planning Policy Assessment



National Planning Policy Framework 2019 ('the NPPF')

Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Framework must be taken into account and is a material consideration in planning decisions.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 11 sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals which accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or where relevant policies are out of date, granting planning permission unless policies of the Framework protect an area or assets of particular importance that provide a clear reason for refusing the development or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Paragraph 55 states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes it is important that a sufficient amount and variety of land can come forward.

Paragraph 108 states that safe and suitable access to the site should be achieved for all users with any significant impacts from the development being cost effectively mitigated to an acceptable degree.

Paragraph 109 states that development should only be prevented or refused on highway grounds where there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

Paragraph 124 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 127 states that decisions should ensure developments:

- function well and add to the overall quality of the area;
- are visually attractive as a result of good architecture;
- are sympathetic to local character and history whilst not preventing or discouraging appropriate innovation or change;
- establish or maintain a strong sense of place;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development;
- and create places that are safe, inclusive and accessible which promote health and wellbeing with a high standard of amenity for existing and future users.

Paragraph 128 states that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

Paragraph 163 states that when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere and should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.

Paragraph 170 states that planning decisions should contribute to and enhance the natural environment by minimising impacts on and providing net gains for biodiversity.

5.0 Planning Policy Assessment

Paragraph 178 states that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from contamination. This includes proposals for mitigation including land remediation as well as any impacts on the natural environment arising from that remediation.

Paragraph 180 states that planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment.

Paragraph 189 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 192 states that in determining applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

North Lincolnshire Core Strategy 2011 ('the NLCS')

CS1 (Spatial Strategy for North Lincolnshire)

Specifies the settlement hierarchy within North Lincolnshire with Scunthorpe identified as the main settlement. Scunthorpe is acknowledged as a focus for the majority of new development and growth within the district, this includes the delivery of 9,892 new dwellings over the plan period. Lincolnshire Lakes is identified as a major flagship urban renaissance project, set amongst a new sustainable waterside setting, this project will make a significant contribution to delivering an impressive gateway into the town which sets the town on a new economic trajectory.

CS2 (Delivering More Sustainable Development)

Sets a sequential approach to the delivery of new development, Greenfield Urban Extensions are a development priority which will include allocated sites. New development is located away from areas at risk from flooding and all new development must contribute to sustainable development principles, these include the creation of vibrant communities, making best use of existing/sustainable transport opportunities and ensuring access to appropriate commercial, retail and service requirements.

CS5 (Delivering Quality Design in North Lincolnshire)

All new development should be well designed and appropriate to its context. New development should contribute towards creating a positive and strong identity for North Lincolnshire, take account of existing built heritage, incorporate sustainable design principles, create safe and secure environments, consider relationships between buildings and the spaces around those buildings, be easily accessible, incorporate appropriate landscaping, integrate car parking provision and create attractive, accessible and distinguishable public/private spaces,

CS6 (Historic Environment)

Promotes the effective management of North Lincolnshire historic assets. Scunthorpe is not identified for its particular historic value, it does not contain a Conservation Area and there are only about 22 listed buildings and features within the town, with the majority being grade 2 listed. The archaeological potential of the site must also be considered.

CS7 (Overall Housing Provision)

Target of 12,063 dwellings over the plan period between 2010 and 2026. New development should meet identified local housing needs with a mix of dwellings provided which complies with the Strategic Housing Market Assessment – Market Review (November 2008). Allocated sites will be brought forwards to maintain a five-year supply and distribution of land for housing in the most sustainable locations. This policy also looks to set density targets of 40-45 dwellings per hectare.

5.0 Planning Policy Assessment

CS8 (Spatial Distribution of Housing Sites)

The 12,063 dwellings identified for construction via policy CS7 are distributed throughout the region via policy CS8. The majority of these dwellings are focused in and around the main settlement of Scunthorpe which accommodates 82% of all new residential development in the area.

CS9 (Affordable Housing)

The application is more than 5 units and therefore triggers the need for affordable housing. Within the Scunthorpe urban area the requirement is 20% of the dwellings. 70% of these affordable properties are targeted to be made available for rent with the remaining being an intermediate tenure. A reduction in the amount of affordable housing on a site can be justified subject to exceptional and authenticated site development costs. This should be proven through open book discussions which are provided as part of this submission.

This policy is supplemented by the emergence of national planning policy which promotes Starter Homes on new development where there is an identified need. It must be noted that the 70% social rent target is only a target and alternative tenure splits can be provided depending on site specific constraints and needs.

CS17 (Biodiversity)

Seeks to promote effective stewardship of North Lincolnshire's wildlife. Biodiversity enhancements should be designed into schemes in order to retain, protect and enhance features of biological and ecological interest. Existing wildlife sites, corridors and green infrastructure should be maintained and promoted where possible.

CS18 (Sustainable Resource Use and Climate Change)

Promotes development that utilizes natural resources as efficiently and sustainably as possible, this includes high water efficiency standards, SUDS, supporting flood defenses and preventing development in high flood risk areas, reducing CO2 emissions, promoting sustainable building design and development which maximises the re-use of recycled materials, reduces the need for people to travel, improves air, land and water quality and protects users from unsafe, unhealthy and polluted environments and promotes a green space strategy and green infrastructure plan.

CS19 (Flood Risk)

Seeks to direct development to areas of lowest flood risk and sets parameters for new development in flood zones. Also promotes the use of SUDS to reduce flood risk elsewhere in light of ongoing climate change.

CS22 (Community Facilities and Services)

Seeks to secure appropriate developer contributions towards necessary improvements and the additional provision of community facilities which arise from new development.

CS23 (Sport, Recreation and Open Space)

Secures appropriate contributions towards necessary improvement or additional provision for recreational facilities and open space arising from development proposals.

CS24 (Health Care Provision)

Outlines the need for new development to make appropriate contributions towards necessary improvements, additional provision improvements or additional provision for health care services and facilities. Payments are made in accordance with policy CS27 (Planning Obligations) and the Developer Contributions SPD.

CS25 (Promoting Sustainable Transport)

Sustainable travel patterns are promoted by reducing the need to travel, improving accessibility, encouraging walking, cycling and the use of public transport, integrating transport provision into new development, applying maximum car parking standards and supporting progressive improvements to a high-quality public transport network. The policy also seeks to promote the improvement and continuation of the existing Public Rights of Way network.

CS27 (Planning Obligations)

This policy seeks to secure financial contributions, via S106 Agreement, for additional infrastructure where there is an identified need. These contributions can be sought for a number of stated initiatives, but all costs must be reasonable, mitigate against the impacts of the development, offset the loss of any significant amenity or resource through compensatory provision and/or provide for the ongoing maintenance of facilities provided as a result of development.

5.0 Planning Policy Assessment

Housing and Employment Land Allocations DPD 2016 ('the HELA DPD')

PS1 (Presumption in Favour of Sustainable Development)

This policy outlines the need for the Council to take a positive approach to new development which reflects the presumption in favour of sustainable development as outlined within the NPPF. The council will work proactively with applicants to secure development which will improve the economic, environmental and social conditions of the area.

Planning applications which accord with the development plan will be approved without delay unless material consideration indicate otherwise. Given that this site is allocated for housing and a residential development is being progressed it is hoped that a decision can be reached by the council within the 13-week statutory period for determination.

The site is not identified within the HELA DPD as an allocation, but reference is made to the Lincolnshire Lakes project being identified within the Scunthorpe Strategic Development Framework and then progressed in more detail via the Lincolnshire Lakes Area Action Plan (LLAAP). At paragraph 3.185 of the HELA DPD it is stated that approximately 450 dwellings per annum will be delivered as part of the Lincolnshire Lakes project from 2016, it is clear that this level of delivery has not been achieved and it is important that land parcels now begin to come forwards which deliver upon the Council aspirations.

North Lincolnshire Local Plan 2003 ('the NLLP')

H5 (New Housing Development)

Supports development within Scunthorpe as the districts main urban area. Approvals are subject to a number of criteria which are standard material planning considerations covered by other policies within this plan e.g. proximity to services, good design, protection of existing residential amenity and adequate parking.

H8 (Housing Design and Housing Mix)

Supports residential development which respects the character of the area using a high standard of layout which maintains and where possible improves and enhances the character of the area. Seeks to protect existing features which add to the character of the area which prioritising the needs of pedestrians and taking into account the health, safety and security of residents. Developments should have their own sense of identity and provide a mix of dwelling sizes and types.

H9 (Housing Density)

This policy seeks housing densities which are different to those within the HELA DPD and are therefore considered to be outdated. The policy does however outline instances where variation might be justified for densities different to those sought by the policy.

H10 (Public Open Space in New Housing Development)

Seeks delivery of on-site public open space which meets the needs of the development and includes appropriate provision for future maintenance.

T1 (Location of Development)

Promotes development within Scunthorpe due to its sustainability.

T2 (Access to Development)

Looks to secure appropriate access to all new developments. Larger developments are also expected to promote different transport choices.

T4 (Developer Contributions)

Seeks to secure developer contributions where necessary to make a development acceptable in terms of its access arrangements and capacity of the local road network.

5.0 Planning Policy Assessment

T6 (Pedestrian Routes and Footpaths)

Aims to deliver safe, convenient and attractive footpaths within new development and onto existing routes.

HE9 (Archaeological Evaluation)

Requires appropriate archaeological assessment to consider the extent and significance of potential archaeological remains.

DS1 (General Requirements)

Sets out the general requirements for new developments considering design, amenity, nature and heritage conservation, resources, utilities and services. Most elements are covered elsewhere by more details local policies. In terms of services and utilities it can be confirmed that no reliance is placed on public finances to provide service infrastructure and the site will be appropriately drained with any off-site problems overcome as part of the application process.

DS3 (Planning Out Crime)

Outlines the basic requirements of secured by design. This matter is considered in detail within the submitted Design and Access Statement. Street and spaces are overlooked, footpaths and roads are well integrated into existing routes and secluded areas are avoided and appropriate lighting used throughout the development which meets safety needs without damaging ecology or creating unnecessary light pollution.

DS13 (Groundwater Protection and Land Drainage)

Secures effective land drainage measures and ground water protection.

DS14 (Foul Sewerage and Surface Water Drainage)

Requires implementation of appropriate drainage methods for foul and surface water. If necessary existing infrastructure should be upgraded to accommodate new development.

SPG 8 – Developer Contributions To Schools

Sets the thresholds for the payment of contributions towards new school provision within the district. The application does exceed the thresholds for the payment of contributions subject to the Council undertaking an assessment of capacity within the Scunthorpe area. The formulae for calculation of the contributions still appears to be relevant but the figures quoted will now be outdated given that the SPG is dated from April 2006. Given that this development will sit within the Lincolnshire Lakes allocation, which seeks to deliver schools within its own development boundary, it is likely that a site-specific contribution will be justified.

SPG 10 Provision of Open Space in New Housing Developments

Provides formula for the calculation of Public Open Space for the purposes of policy H10 of the NLLP.

20m² of formal recreational open space is required per dwelling. The proposals are for 88 residential properties resulting in a need for 1,760m² of formal public open space. 10m² of informal recreational open space is required per dwelling, requiring a total of 880m² of informal public open space within the development.

Affordable Housing Policy Interim Position Statement

Reaffirms North Lincolnshire Councils commitment to the delivery of affordable housing but sets out a flexible approach which accepts the significant investment made by housing partners within the district and the need for new housing.

The potential for a reduction in affordable housing is raised within policy CS9 where authenticated site development costs can harm viability. The interim position statement outlines the council's commitment to ensuring any form of planning obligation is not to the detriment of overall viability. In accordance with policy CS9, this should be proven and authenticated through open book discussions during the application process.

It is noted that other consented phases of the Lincolnshire Lakes development have been found to be unviable and reduced affordable housing delivery justified.

6.0 Planning Principles

Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan consists of the North Lincolnshire Local Plan (NLLP) which was adopted in May 2003, the North Lincolnshire Core Strategy (NLCS) which was adopted in June 2011, the Housing and Employment Land Allocations Development Plan Document (HELA DPD) which was adopted in March 2016 and the Lincolnshire Lakes Area Action Plan adopted in May 2016. Material considerations exist in the form of national planning policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising the Planning Practice Guidance (PPG).

The HELA DPD was deemed to be 'sound' by an independent planning inspector subject to a series of main modifications to the plan. The main modifications proposed by the Inspector have been enacted upon within the adopted HELA DPD. The HELA DPD was adopted by Full Council on 7 March 2016 and forms part of the development plan for North Lincolnshire.

The National Planning Policy Framework (NPPF) is a material consideration when determining planning applications. The NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, relevant policies which guide the supply of housing should not be considered up-to-date.

North Lincolnshire Council has will confirm that it does not currently have a five-year supply of deliverable housing sites. The consequence of this shortfall is to demonstrate that current policies are failing to deliver a five-year supply of housing in accordance with the NPPF and they are, therefore, failing to meet short-term housing needs. As such it is considered that there is a clear and demonstrable need for housing development in the area. Accordingly there is a presumption in favour of sustainable development and development proposals should be approved unless the adverse impacts significantly and demonstrably outweigh the benefits.

In this context it is important that allocated sites are delivered by the Council and brought forward for development and delivery must be given significant weight by the Council.

The site is allocated for residential development within the LLAAP. This document and its associated policies (considered in more detail later in this report) establish the principle of development on the site.

What is also important is that the development of this site supports delivery on the wider allocation, with infrastructure upgraded to meet the needs of the wider allocation where this is possible. The entrance into the site on Scotter Road South has been designed not only to accommodate 88 dwellings from the proposed site but to act as a primary highway into the Lincolnshire Lakes development serving up to 300 units. The spine road into the development has been designed to accommodate a higher traffic capacity, but it will not form a primary access into the Lincolnshire Lakes development, a main access is shown on the masterplan to the south to provide a connection between Scotter Road South and Burringham Road. Given the importance of delivery to the Council it is important that this application facilitates a wider development, acts as a catalyst for development and integrates with wider development aspirations.

Scunthorpe is identified as the principle town and focus for development within North Lincolnshire. Policies CS1 and CS8 of the NLCS and H5 and T1 of the NLLP all promote the suitability of Scunthorpe to accommodate new development which has in turn justified the allocation of the site via the HELA DPD and LLAAP.

Finally policy PS1 of the HELA DPD promotes the presumption in favour of sustainable development which forms the central strand to national planning policy in the NPPF. Clearly the site is sustainable given its location and allocation therefore benefits from this presumption and should result in a positive approach being taken by the Council to this application. Harron Homes are keen to progress with development on the site, with a commencement of development potentially taking place early in 2020. Our delivery rates currently stand at approximately 36 dwellings per annum which we would expect to deliver from July 2020, therefore contributing 88 dwellings to the current 5-year housing land supply, with more anticipated to follow shortly in later phases. In order to meet these expectations we would hope that planning permission can be obtained without delay as detailed in policy PS1 of the HELA DPD.

For the above reasons, the principle of residential development on the site is clearly established and the delivery of residential units should be given significant weight in the determination of this application.

6.0 Planning Principles

Housing Mix and Density

The LLAAP is consistent with policy CS7 of the Core Strategy in that policy H2 of the LLAAP seeks to achieve a density of between 30 and 35 dwellings per hectare across the whole Lincolnshire Lakes development. Policy H2 of the LLAAP also seeks the following mix of houses across the development:

- 20% of the units - two-bedroom houses/bungalows
- 53% of the units - three-bedroom houses/bungalows
- 27% of the units - four-bedroom houses/bungalows

Notwithstanding these stated figures the LLAAP acknowledges that densities across the wider Lincolnshire Lakes allocation will vary in response to the context, the following quote is from paragraph 4.5 of the LLAAP:

'In reality, in order to achieve a village feel to the development, a blanket density is not appropriate. Higher density development will be encouraged in and around the Local Centres, the Strategic Mixed-Use Area and along Primary Routes. Lower density development will be encouraged towards the village fringes. Different densities may also be appropriate in different villages.'

The master planning principles set for villages 3 and 4 also state that *'higher density housing should be located in the centre of the village and within the surroundings of the Local Centre, with lower densities allowed towards the fringe'*. The application site is located towards the fringe of village 3 and as such a lower density is considered to be appropriate. As such it must be concluded that applications can come forward with different densities, and therefore housing mixes, to those encouraged by the LLAAP so long as the context of the site dictates that this is appropriate.

Policies H8 and H9 of the NLLP provide a flexible approach to housing mix and density. Policy H8 considers housing mix but appears to link this to housing design and does not provide any aspirational mixes. Policy H9 seeks a minimum of 30 dwellings per hectare but identifies that overriding reasons relating to surrounding built environment character, landscape and design do exist.

The application site is 3.3 hectares and 88 dwellings are proposed, this results in a density of 26.7 dwellings per hectare. If the central green space (approximately 1,800m²) and open spaces at the entrance to the site (approximately 1,200m²) are excluded, the density of the developable area increases to 29.3 dwellings per hectare. Given the amount of single sided road and the outward facing layout produced, this density achieved is close to the minimum represented by policy H2. But as established, there is no policy reason why the minimum density needs to be achieved in all instances.

The application seeks planning permission for a range of 2, 3 and 4-bedroom family properties, with a focus on 4-bedroom aspirational family housing which hits the target market for Harron Homes. Over 60% of the company's sales are via the part exchange route which generates movement in the local housing market by returning secondhand stock to the market. This means that many existing 2 and 3 bed properties are returned to the market as local families step up into larger properties which meet their needs and aspirations. Given that new properties have been slow to the market in Scunthorpe over recent years, it is hoped that this development can tap into this pent-up demand and generate more fluidity within the local housing market.

This scheme represents only part of the wider allocation, future phases will come forward and provide a mix of dwellings which meet the needs of the locality at that time, resulting in a mix of dwellings across the whole allocation in accordance with policy H2. Harron Homes will make a significant contribution to the mix of dwellings sought by policy H2 and the precise mix proposed is considered appropriate for this edge of settlement and lower density area.

For the reasons outlined, the application is considered to comply with the density/capacity requirements of policies H2 of the LLAAP, H9 of the NLLP and CS7 of the NLCS. The mix of dwelling types/sizes are also considered to comply with the requirements of policies H2 of the LLAAP and H8 of the NLLP given the context of the wider allocation, its retained ability to deliver a mix of properties in response to market demand, the facilitating nature of this application and its design response to local character.

7.0 Technical Summary

Land and Contamination

Made ground underlies the western side of the site beyond the existing hedgerow and a small section of the main field to a maximum depth of 0.6m (average 0.5m) and typically comprises a veneer of sand with gravel of brick, concrete and rare metal rods. To the south-east of the site, the made ground close to the barn buildings is macadam gravel surfacing.

Natural ground was found across the entire site and comprises a fine to medium sand to depths greater than 12.0m. Warp deposits (including soft clays and peat) were encountered in the central-south and west to an average of 0.8m (max. 1.2m). Groundwater levels recorded across the site to date are hallow, ranging from 1.15m below ground level and 2.10m below ground level.

This site is located beyond the Coal Authority's defined coalfields. Former sand pits are located to the west and north east of the site, both are now infilled with water and are not considered a significant geotechnical risk to the site.

The site is in an area where less than 1% of homes are estimated to be above the radon action level. Radon protection is not required. There are no known or suspected areas of landfilling within 250m, and the site is not in area considered susceptible to mines gas, nor is it underlain by shallow mineworking's. As such, no special precautions against methane / carbon dioxide gas are required.

Whilst this site does not require large-scale remediation works, it is strongly recommended that, in advance of the anticipated infrastructure groundworks, the made ground is delineated, 'chased-out' by excavation, and placed in a designated stockpile, prior to either redistribution beneath hard standing or disposal off-site. Alternatively, placement beneath 600mm clean soil cover in garden areas could be considered.

All plots can be founded on 0.75m wide strip/ trench-fill foundations, founding within medium dense sands (Sutton Sand Formation) at a minimum of 0.75m depth. Foundations should be taken through made ground and the Warp deposits (soft clays/peat) in the west of site and into the underlying medium-dense sands.

Due to very high groundwater levels, soakaways will not provide a suitable drainage solution for surface water run-off at the site. Consequently, it will be necessary to consider alternative sustainable drainage systems (SUDS), and there may be a need for surface water balancing.

For the reasons outlined above the application is considered to comply with paragraph 178 of the NPPF as the ground is suitable for development subject to identified mitigation measures.

Drainage and Flood Risk

The submitted Flood Risk Assessment considers the whole parcel of land which Harron Homes have an interest in and this includes land to the west of the application site which is located within flood zones 2 and 3. The application site falls entirely within Flood Zone 1 and as such has a 'Low' probability of fluvial flooding from the River Trent and from the sea. The Environment Agency Surface Water Flood Risk Map shows some surface water flood risk to the site, this is attributed to very shallow depressions on parts of the site that could allow surface water to pool during heavy rainfall or a watercourse spill.

Surface water will discharge to the Field Drain on the southern boundary of the site, at agreed predevelopment greenfield discharge rates. Drainage conveyance and a proportion of surface water attenuation will be provided in the form of oversize pipes adopted by Severn Trent Water, these are located within the central area of public open space and will not be visible above ground when the development is complete. Foul sewerage will go to existing Severn Trent Water infrastructure which is located in South Park Road. Both surface and foul water will be pumped into their respective outfalls because the site is flat resulting in deep drainage and wet wells within the pump station.

Given that the site is located within flood zone 1 the scheme complies with policy CS2 of the NLCS. This also complies with the requirement of policy CS19 to direct new development to areas at the lowest risk of flooding and reduce flooding elsewhere through implementation of sustainable urban drainage methods.

The submitted Flood Risk Assessment has considered effective land drainage measures and ground water protection. There are no identified pollution receptors to groundwater and attenuation is provided for surface water drainage infrastructure. Surface water will go to watercourse at an attenuated rate. These measures have been developed to ensure compliance with conditions DS14 and DS14.

7.0 Technical Summary

Ecology

The bulk of the Site area is occupied by habitats of limited ecological value, which would not pose a constraint on development. Mature trees, hedges and the water body provide greater ecological value and should be retained within any development of the Site where this is possible. Where retention of these features is not possible their loss should be compensated for through new native planting elsewhere on Site. Retained habitat will provide the focus of ecological enhancement at the Site.

Further ecological survey work is being carried out and will be submitted in support of the application shortly. These surveys are as follows:

- Seasonal Bat Activity Survey
- Bat Emergence Survey
- Water Vole Survey
- Reptile Survey
- Ecological Constraints and Opportunities Plan

The trees and hedgerows on site provide excellent nesting opportunities for breeding bird species. In the UK the key breeding period for birds is from March until September (depending on species and behaviour). If tree removal occurs within this period, a nesting bird survey is required prior to vegetation removal commencing. Outside of this period, if birds are found to be nesting during tree removal then the removal must cease immediately.

Reports have been carried out and are ongoing to show that the development will not have an adverse impact upon protected species, but habitats of value have been identified within the site. These habitats have been retained where possible, but some will be lost via the removal of existing vegetation. Where these habitats have been lost to facilitate the development, new planting is proposed as part of the sites landscaping scheme with significant new tree and hedgerow planting throughout the site. This landscaping will be retained and protected in the future via the site's residential management company. Further biodiversity enhancements, such as nesting boxes and log piles, can be secured via condition. For these reasons, and subject to the conclusions of the additional reports, the application is considered to comply with paragraph 170 of the NPPF, NLCS policy CS17 and NLLP policy DS1 which all require new developments to protect and where possible enhance biodiversity.

Highways

Vehicular access to the site is provided via a new simple priority T-junction with Scotter Road South to the east. Visibility splays of 2.4m x 120m will be provided in line with the DMRB requirements for the posted 40mph speed limit. Pedestrian and cycle access to the site will also be provided via this access, with footways to be provided on both sides of the carriageway internal to the site and on the western side of Scotter Road within the site frontage. The proposed development site forms part of the wider Lincolnshire Lakes development, which is allocated for up to 6,000 new homes.

The application site is well placed to generate trips by sustainable modes of transport with walking and cycling realistic travel modes for local journeys given that much of the greater Scunthorpe area lies within 5km of the site, with a number of local amenities (including schools and retail facilities) within a 2km walking distance. Bus services are available from Burringham Road within an approximately 800m walk of the site and provide access to Ashby and Scunthorpe town centre. Scunthorpe Rail Station is located approximately 4.7km north-east of the site and accommodates hourly services between Manchester Airport and Cleethorpes. A Travel Plan (LTP, 2019) that provides a strategy for encouraging sustainable travel at the proposed development site has been produced.

In order to assess the ability of key local junctions to accommodate the traffic associated with the proposed development, junction capacity assessments have been undertaken using Junctions 9 modelling software. The results demonstrate that the proposed site access/Scotter Road South priority junction would be expected to operate well within capacity with the proposed development in place, and that the development would be expected to have a small impact on the operation of the Scotter Road/Burringham Road roundabout.

Based on the assessments of the TA, it is considered that the proposed development would not be expected to have a severe impact on the operation of the local highway network. The proposals are therefore considered to be in accordance with the 'National Planning Policy Framework' (NPPF) which states that "*development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*" (MHCLG, 2019). These projections indicate that the proposed development will not have a severe transport impact, therefore the proposed development is in accordance with paragraph 109 of the NPPF and policies T4 and T6 of the NLLP.

The location of the development is considered to be highly sustainable given its proximity to Scunthorpe town centre and its associated services and the accessibility of bus services on surrounding roads. Schools and recreational opportunities are provided within walking distance of the site and the accessibility of these services are enhanced by new pedestrian/cycles links within the site and connecting into the wider area. The application therefore complies with policies CS2 and CS25 of the NLCS.

7.0 Technical Summary

Design

The Design and Access Statement concludes that the development makes a positive contribution to the amenity and character of the local area. It establishes clear strategies for movement, continuity and enclosure, avoiding monotony by creating a series of interesting spaces and character areas. The highways network has a clear hierarchy which restricts vehicle speed and prioritises sustainable transport movements. Houses are orientated to provide surveillance over public spaces, achieve appropriate separation distances and take advantage of solar gain. A strong landscaping scheme has been developed which seeks to produce a landscape led development which is softened and assimilated into an existing mature environment. The design approach considers site constraints uses these where possible to enhance the scheme proposed whilst also giving due consideration to the wider Lincolnshire Lakes project and the LLAAP. The application is therefore considered to comply with design policies in the NPPF at paragraphs 124, 127 and 128, NLCS policy CS5 and NLLP policies H8 and DS1. The application also complies with the requirements of the LLAAP.

Secured by Design principles have been considered and fed into the design process, generating a development which has creation of place at its heart but meets functional and security expectations. Policy DS3 of the NLLP requires new development to consider security within new schemes and the application is considered to comply with all criteria of this policy.

The development seeks to deliver 88 residential properties on approximately 3.3 hectares of land. This is below the targeted density of 30-35 dwellings per hectare within policies H2 of the LLAAP, H9 of the NLLP and CS7 of the NLCS. Lower density development is however considered to be appropriate on this site and within the part of the Lincolnshire Lakes development. An aspirational product is sought on this land parcel in order to promote the wider allocated site and delivery of essential infrastructure. It is anticipated that higher density developments will come forward in other parts of Lincolnshire Lakes development which will ultimately increase density across the whole allocation and deliver a mixed community with individual character areas. As such the application complies with policies contained within the LLAAP, primarily policy H2 and policy H9 of the NLLP.

Public Open Space is provided on site in accordance with policy H10 of the NLLP and Supplementary Guidance Note 8 which provides the formula by which POS delivery should be calculated. 1,760m² of formal public open space and 880m² of informal public open space is required. The development provides 1,800m² of formal public open space within a central area of POS and 1,200m² of informal POS at the site entrance. This is in excess of the policy requirement without the need to include any smaller areas of open space which exist around the site.

Arboriculture

Hedgerows within the site follow most existing field boundaries and all category C rated consisting of predominantly Hawthorn. The hedgerows are all of fair physiological value, fair structural value and low amenity value, with the exception of the hedgerows at the front of the site (adjacent Scotter Road) which are of good physiological value, fair structural value and moderate amenity value. The hedgerow on the southern and eastern boundaries of the site will be largely retained, this includes the higher value hedgerow adjacent to Scotter Road, however this will need to be partially removed to enable access to the site and visibility splays.

Trees are spread across the site and include a variety of different species. The majority of trees are C category trees but there are also some B category trees which are proposed for clearance to facilitate the development of the site. The removal of these trees is anticipated by the allocation of the land for residential development and the LLAAP as such it does not suggest the retention of trees on this land.

There is a single A Category Oak tree to the western boundary of the site, this has been retained and made a central feature of the public open space. This tree is worthy of retention, hence its A categorisation; as such its retention within the scheme is important and makes a significant contribution to the development proposed.

Archaeology

The assessment has established that there are no recorded heritage assets in the study site, and no designate heritage assets within 1km of its boundary. The proposed development will have no impact upon any designated heritage assets in the surrounding area.

The available archaeological records, combined with the results of the analysis of historical mapping and previous archaeological investigations, as well as the results of a geophysical survey and geotechnical investigation, suggest that there is limited potential for the study site to contain archaeological remains of a prehistoric, Roman or medieval date. Any remains of a prehistoric date are only likely to survive within peat deposits, and evidence from the geotechnical investigation indicates that there is very limited peat present within the site. The study site is likely to have remained low-lying marginal land until enclosure and drainage improvements in the 19th century, and any remains dating to this period are likely to represent field boundaries and drainage channels of negligible significance. The submitted Archaeological Desk Based Assessment concludes that further evaluation of the study site's archaeological potential is not necessary to inform decision-making on the proposed planning application.

7.0 Technical Summary

Notwithstanding this conclusion, additional archaeological works have been requested by the Council. This work is required within the parts of the site which contain peat deposits and therefore potential to preserve biological archaeology.

The survey to be undertaken is an Auger Survey which is the use of hand gorge augers, consisting of a 1m long, 2-3cm diameter, open-sided sampling chamber, with extendible 1m rods which can be used to core down to up to a depth of 4-5m. Sequences will be logged and recorded as work progresses and described using standard geological terminology. Any material suitable for paleoenvironmental assessment or analysis will be subsampled and retained. Most of this work is required beyond the sites western boundary and will primarily be required for the next phase of development

It is questioned whether any further archaeological works are required before development on this phase of development is commenced. It is considered that this phase of development complies with NLCS policy CS6 and any additional work can be carried out prior to development commencing on the next phase.

Noise

The submitted Noise Assessment proposes mitigation in order to reduce noise within the site to acceptable levels, this mitigation is required due to noise generated from the Garden Centre and traffic on Scotter Road.

Noise is generated from the Garden Centre kitchen extractor and bio system. Noise from both the kitchen extract and bio system must be reduced to a rating level no more than 5 dB above the background level. A 2-dB reduction is required from the kitchen extract, while a 10-dB reduction is required from the bio system. Mitigation can be installed at source and this option is considered preferable to mitigation on the development itself. A 2-dB reduction would be readily achievable through the installation of acoustic attenuators, which can be installed within the kitchen extract ducting to reduce noise. Alternative options would be to re-reroute the kitchen extract such that it discharges away from the development, or the installation of an acoustic louvre over the existing exhausts. Noise from the bio system was emitted from a small wooden cabinet on top of a bund. In this instance, it is considered that a fully sealed acoustic enclosure could be installed around this element of the system to reduce noise by the required amount. An acoustic enclosure would readily achieve +15 dB reduction, reducing the impact to the background level. Other mitigation measures may be available, such as replacing the noise emitting element with a quieter unit, however overall it is considered that suitable mitigation measures would be readily available to reduce noise from the bio system by at least 10 dB.

Additional mitigation has been specified in order to meet the assessment criteria and mitigate against noise emissions from Scotter Road. Mitigation includes trickle vents in certain windows and close-boarded acoustic fencing around certain amenity spaces. The affected plots are shown on plans within the submitted report but most of the plots to the east of the site require trickle vents and a close boarded fence is proposed on the northern boundary.

Paragraph 180 of the NPPF seeks to avoid noise giving rise to significant adverse impact on health and quality of life. Via the implementation of noise mitigation measures and good design it is considered that the application complies with this national requirement and we invite the necessary noise mitigation measures to be secure by planning condition.

Developer Contributions

These will be delivered as necessary to make the application acceptable in planning terms. Affordable housing policy CS9 of the NLCS seeks 20% affordable housing unless a reduced amount is justified by viability, in this instance 20% affordable housing will be delivery on the site in the form of Starter Homes sold on the open market at a 20% discount on open market value.

Other developer contributions will be discussed with the Council during the course of the planning application and agreed, where necessary, in accordance with policies CS22, CS23, CS24 and CS27 of the NLCS.

8.0 Conclusions

The application is considered to comply fully with the local planning policies of the council and national planning policy within the NPPF and PPG. Supplementary planning guidance has also been considered against the planning application and again found to be acceptable.

The principle of development on this site is accepted by virtue of the site's allocation within the LLAAP. The Council have earmarked the site for residential development and will be eager to seek delivery commenced on this site in order to make a positive contributions to the Councils five-year housing land supply. On this basis the proposal can be approved without delay in accordance with paragraph 11c of the revised NPPF. Furthermore, given that the Council cannot demonstrate a current five-year housing land supply delivery of the site should be given significant weight. If it is accepted that the development plan is out of date the principles of sustainability advises at paragraph 11D of the revised NPPF that planning permission should be granted unless adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In this case the benefits of contribution to delivering much needed housing, direct and indirect economic benefit and the high standard of design an important factors which represent sustainable development and identified impacts do not approach significantly outweighing these benefits.

Affordable housing is provided on the site in accordance with the planning policy requirement of 20, the viability of the site is however challenging, and these affordable units can only be provided as a Starter Homes product with 20% market discount. Other developments in the area have sought to reduce affordable housing on their schemes and the delivery of a policy compliant scheme on this site is considered to be a considerable benefit.

Highways capacity within Scunthorpe has been considered as part of the allocation process and in the determination of other applications, which have also been considered in the formulation of this application. It is concluded that this development will not give rise to any road capacity issues within the surrounding area and the site occupies a highly sustainable position close to Scunthorpe town centre and its associated services. The delivery of a simple T junction at the site entrance provides access into the application site with space provided to allow future upgrades should capacity become an issue on future phases.

Noise from surrounding land uses and Scotter Road has been assessed and its impact found to be acceptable subject to identified mitigation measures.

The site is located within flood zone 1 and it therefore not susceptible to flooding and the attenuation of water flows from the site, ensures that flood risk is not increased elsewhere.

Ecological assessments have shown that the development of the site will not result in the loss of any protected habitats and the development includes plenty of potential for biodiversity enhancement through new native planting and formal habitat creation in the form of log piles and nesting/roosting boxes.

Ground conditions do give rise to significant abnormal costs but the existence of peat within the site does require deeper foundation solutions in some instances. No major remediation of the site is required.

The archaeological potential of the site has also been considered with DBA and Geophysical Survey undertaken to fully understand the archaeological potential of the site. The archaeological works undertaken allow a conclusions to be reached that the development of the site will not result in the loss of any significant archaeological potential.

The application is supported by a full suite of planning application documents which consider the proposals against a number of technical matters. These documents have been summarized against planning policies and the development found to be acceptable.

For the reasons outlined within this report the application is considered to comply with the policies presented at section 5.0.