

CS/01/n1720

Kate Mills
Housing Specialist
Place Planning & Housing
Business Development
Church Square House
30 – 40 High Street
Scunthorpe, DN15 6NL

31st May 2023

Dear Kate

APPLICATION FOR FULL PLANNING PERMISSION FOR THE DEVELOPMENT OF 599NO. DWELLINGS AND LAKE, ALONG WITH ASSOCIATED INFRASTRUCTURE, INCLUDING LANDSCAPING, PUBLIC OPEN SPACE AND PLAY AREA, PEDESTRIAN AND CYCLE LINKS, PUMPING STATION AND SUB-STATION - LINCOLNSHIRE LAKES, LAND EAST OF M181 AND NORTH OF BURRINGHAM ROAD, SCUNTHORPE

PLANNING PORTAL REFERENCE: PP-12193480

nineteen47 is instructed by Keepmoat to prepare and submit an application for full planning permission to North Lincolnshire Council for the erection of 599no. dwellings, along with associated infrastructure including landscaping, public open space and play area, pedestrian and cycle links, pumping station and sub-station on a 24.95ha site to the east of the M181 and north of Burringham Road in Scunthorpe as part of the wider Lincolnshire Lakes development.

The site and wider area form part of the Lincolnshire Lakes development, which is designated in the Development Plan and which is also the subject of a detailed planning history, as explored in the accompanying Planning Statement.

The application is made following earlier pre-application discussions with the Local Planning Authority, as summarised in the accompanying Statement of Community Involvement, and is submitted via the Planning Portal.

In addition to this covering letter, the application is accompanied by the following supporting information:

- Application Form and Certificates;
- Copy of Notices;
- CIL Additional Information Form
- Planning Statement May 2023
- Statement of Community Involvement n1720 May 2023
- Design & Access Statement n1720_DAS May 2023
- Transport Assessment LTP/22/4772 Issue 1B May 2023
- Travel Plan LTP/22/4772/Issue 1B May 2023

- Flood Risk & Drainage Assessment JAG/AD/JF/45822 – Rp001 May 2023
- Phase I Geo-Environmental Assessment JS/SLR/AC/46069-Rp-002 Feb 2023
- Technical Note
- Summary of Previous Ground Investigations JS/SLR/AC/46069-TN002 May 2023
- Preliminary Ecological Assessment & Water Vole Survey 17942 V5.0 May 2023
- Water Vole Survey & Report 18552 V4.0 May 2023
- Bat Transect Surveys Report 18552 V4.0 May 2023
- Air Quality Assessment 5386 r3 May 2023
- Noise Impact Assessment NIA/10213/22/10320/v4 May 2023
- Written Scheme of Investigation of Archaeological Trial Trenching maparcha1 – 506854 April 2022
- Sustainability Report May 2023

and the following Plan and Drawings:

- Site Location Plan n1720_001 May 2023
- Planning Layout n1720_008 May 2023
- Materials Planning n1720_600 May 2023
- Boundary Treatment Plan n1720_700 May 2023
- House Type Pack n1720 May 2023
- Visuals Pack n1720 May 2023
- Landscape Masterplan c-1987-01 Rev C
- Detailed Landscape Proposals c-1987-02 to 15
- Play Area Proposal c-1987-16

A Viability Appraisal (to be treated confidentially) will follow under separate cover.

The application fee of £98,685.00 (inclusive of the Portal's £64.00 administration fee) will be paid directly by the Applicant.

We look forward to discussing the application with you across the forthcoming weeks but, in the first instance, would be grateful to receive written confirmation that it has been received and validated.

If you have any queries, please do not hesitate to get in touch.

Yours sincerely



Carl Stott
Director

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