

nineteen47

CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

Major Application Summary

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

On Behalf of Keepmoat

Client:

Keepmoat

Project:

Lincolnshire Lakes, Land east of M181 and north of Burringham Road,
Scunthorpe.

Report Title:

Major Application Summary

nineteen47 Reference:

n1720

Date:

July 2023

1. nineteen47 is instructed by Keepmoat [“the Applicant”] to prepare and submit an application for full planning permission [“the Application”] to North Lincolnshire Council [“the LPA”] for the development of 599no. dwellings and a lake, along with associated infrastructure, including landscaping, public open space and play area, pedestrian and cycle links, pumping station and sub-station [“the Proposed Development”] at Lincolnshire Lakes, land east of M181 and north of Burringham Road, Scunthorpe [“the Application Site” or “the Site”].
2. The Proposed Development was the subject pre-application discussions with the LPA and a community engagement exercise, as are summarised in the Statement of Community Involvement submitted in support of the Application. The Proposed Development was also the subject of an Environmental Impact Assessment Screening Opinion, as issued by the LPA on 17th May 2022 (LPA ref: SCR/2022/1), which determined that the scheme did not constitute EIA development.
3. The Application is supported by a comprehensive suite of plans, which, along with other associated supporting plans and technical assessments, as per the table below, demonstrate how the Site can suitably accommodate the Proposed Development.

Application Plans and Documentation

Covering Letter	
Application Form and Certificates	
Copy of Notices	
CIL Additional Information Form	
Planning Statement	n1720 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
Biodiversity Impact Assessment	424.064871.00001 June 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
Viability Appraisal (confidential)	

4. The Site is located within the jurisdiction of North Lincolnshire Council to the western edge of the Scunthorpe urban area.

5. The Site is situated to the east of the M181 and north of the B1450 Burringham Road and comprises 2no. agricultural fields, being broadly oblong in shape and extending to approximately 24.95ha in area. A mapping extract showing the location and extent of the Site edged in red is shown below.

[Location and extent of Site](#)



6. A low-level field boundary divides the 2no. existing agricultural fields from east to west across the centre of the Site. The boundaries of the Site are demarcated to the north by a drainage ditch with land in agricultural use beyond; to the east by Carisbrooke Manor Lane with Carisbrooke Manor care home and several residential properties beyond; to the south, in-part by the B1450 Burringham Road with a farmhouse within land in agricultural use and the edge of Ashby Decoy Golf Club beyond and in-part by land in agricultural use; and to the west by the M181 with land in agricultural use beyond.
7. The topography of the Site is generally flat. The Site includes little by the way of trees or hedgerows, with these limited to a hedgerow running along Carisbrooke Manor Lane to the east and with a small number of self-seeded trees sporadically located adjacent to the M181 to the west. A number of wooden pylons cross the Site.
8. The Site falls within Flood Zone 2/3a (tidal) as defined by the Environment Agency's Flood Maps, though with extensive remodelling having also been undertaken, as considered in the Flood Risk Assessment & Drainage Strategy accompanying the Application and as summarised in Section 5 of this Planning Statement.

9. Further east of the Site towards Scunthorpe is Lindsey Lodge Hospice, residential properties, a park homes site, a superstore and a petrol filling station. Scunthorpe town centre is situated approximately 4km north-east of the Site.
10. Within the broader region, Doncaster, Sheffield and Leeds are accessible via the M180 motorway network to the south and by public transport linkages. Currently the nearest bus stops to the Site are located approximately 1km eastward, along Burringham Road and offer 2no. services towards Scunthorpe and Old Brumby. The nearest train station to the Site is located in Scunthorpe and operates on Trans-Pennine routes towards Manchester and Cleethorpes.
11. The Site and the wider surrounding area is the subject of an extensive planning history, the most relevant of which to the consideration of the Application is summarised in the table below:

[Relevant Planning History](#)

LPA Reference	Description of Development	Decision	Date
PA/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.	Granted	05.08.2021
PA/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).	Granted	05.08.2021
PA/2015/0627	Application for full 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.	Granted	05.08.2021

PA/2017/1386	Application for full 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.	Granted	17.01.2019
PA/2016/1736	Application for full planning permission for engineering and excavation to form a lake (Lake 1) as part of the wider Lincolnshire Lakes proposals.	Full Planning Permission with conditions	01.11.2017
SCR/2022/1	EIA Screening Opinion for the erection of 599no. dwellings, including public pen space, drainage attenuation, a lake with recreational routes and landscaping.	EIA not required.	17.05.2022

12. The following applications are relevant to the wider surrounding area rather than the Site itself but are listed below in the table below.

Other Relevant Planning History

LPA Reference	Description of Development	Decision	Date
PA/2013/1003	Outline application (access not reserved) for a commercial park comprising Use Classes A1 (food) A2, A3, A4, A5, B1, C1 and D2.	Granted	08.07.2018
PA/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.	Granted	08.07.2016
PA/2013/1002	Full planning permission for highways to create new junction to the M181 motorway and construction of the western section of the east-west link road.	Granted	08.07.2016

PA/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.	Granted	19.08.2013
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13. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan in this instance comprises the North Lincolnshire Core Strategy (2011), the Housing and Employment Land Allocation DPD (2016); the Saved Policies of the North Lincolnshire Local Plan (2003); and the Lincolnshire Lakes Area Action Plan (2016).
14. The National Planning Policy Framework (July 2021) ["NPPF"] is a material consideration in the determination of the Application. The Development Plan is more than 5 years old and has not been updated as required by NPPF Paragraph 33.
15. The Proposed Development is in general accordance with the Development Plan in terms of whether or not the Site represents a suitable location, in light of local and national policies for housing; its design and effects on the character and appearance of the surrounding area; its effects on heritage assets; its effects on flood risk and surface water and foul drainage; its effects relating to ground conditions and contamination; its effects on highways safety and the local highway network; its effects on ecology; its effects relating to air quality; its effects relating to noise and its effects relating to energy/sustainability
16. The Application is accompanied by a Viability Appraisal, which justifies the lack of affordable housing proposed in the Application and which will also influence the extent of s.106 contributions to be agreed during the determination period.
17. The Proposed Development is therefore in broad accordance with the adopted Development Plan.
18. The Proposed Development is also in broad accordance with the Emerging Local Plan, albeit that this attracts limited weight at present.
19. Furthermore, the LPA acknowledges it can demonstrate only a 4.07-Year Housing Land Supply at present and with the evidence base of the Development Plan also being out-of-date. The tilted balance of NPPF Paragraph 11 (d) is therefore engaged, meaning that the Application should be granted unless any harms arising significantly and demonstrably outweigh the resulting benefits when assessed against the policies in the NPPF taken as a whole. The benefits in this instance include a range of social, economic and environmental benefits, which are considered to weigh significantly in support of the Application and which are not outweighed - let alone significantly and demonstrably - by any harms arising from the Proposed Development.
20. It is therefore respectfully requested that the Application is approved and full planning permission granted for the Proposed Development.

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