

# nineteen47

CHARTERED TOWN PLANNERS  
& URBAN DESIGNERS

## Statement of Community Involvement

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

Keepmoat

**Client:**

Keepmoat

**Project:**

Lincolnshire Lakes

**Report Title:**

Statement of Community Involvement

**nineteen47 Reference:**

n1720

**Date:**

May 2023

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Appendix 1: Consultation Letter

## SECTION 1: INTRODUCTION

- 1.1 This Statement of Community Involvement ["SCI"] has been prepared by nineteen47 on behalf of Keepmoat [the "Applicant"].
- 1.2 This SCI supports the application for full planning permission ["the Application"] for the erection of 599 no. dwellings and 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"].
- 1.3 Further details regarding the Proposed Development are provided in the supporting documents submitted as part of the Application, and thus this SCI should be read in conjunction with this information.
- 1.4 The purpose of the SCI is to outline the steps taken by the Applicant during the preparation of the Application to inform the Proposed Development. This includes consultation with officers of North Lincolnshire Council in its capacity as the Local Planning Authority ["LPA"] and engagement with the local community. The feedback received during the period of consultation and engagement has informed the Proposed Development as set out within this SCI.
- 1.5 The Applicant considers the consultation and engagement undertaken to be coherent, meaningful and insightful with regard to the Proposed Development and the collation of the Application.

## SECTION 2: PLANNING POLICY CONTEXT

### National Planning Policy and Legislation

- 2.1 The central theme of current planning legislation and guidance places increased importance on community involvement, as the planning system operates in the public interest, to ensure that development results in a better place for people to live. The National Planning Policy Framework (July 2021) [“the NPPF”] encourages engagement with local communities, with Paragraph 39 stating:

**‘Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.’**

- 2.2 NPPF Paragraph 41 emphasises the importance of pre-application discussions, stating that the more issues that can be resolved at this stage, the greater the benefits. Furthermore, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process, in order to have a positive and effective impact. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.

- 2.3 NPPF Paragraph 132 outlines the importance of considering early discussion between key stakeholders:

**‘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.’**

- 2.4 The Localism Act has placed increased emphasis on consulting with Local Communities and, in this regard, CLG produced the Plain English Guide to the Localism Act in 2011 with this stating that:

**‘To further strengthen the role of local communities in planning, the Act introduces the new requirement for developers to consult Local Communities before submitting planning applications for certain development. This gives local people the chance to comment when there is still genuine scope to make changes to proposals.’**

### North Lincolnshire Council – Statement of Community Involvement (2018)

- 2.5 The LPA’s own SCI was adopted in August 2018 and sets out how it will involve local communities, businesses and organisations in preparing the Local Plan and the planning application process. It includes details on how and when community involvement will take place and who will be consulted.

- 2.6 The LPA's SCI outlines the methods used to encourage and facilitate participation at the different stages of the Local Plan preparation and encourages community involvement in the preparation of development proposals.
- 2.7 Section 4 outlines how the LPA seeks to actively engage in community consultation with regard to planning applications and encourages discussions between developing parties and statutory bodies. Local communities should be offered the chance to influence proposals in their areas at an early stage through these consultation exercises.
- 2.8 Paragraph 4.22 emphasises that any pre-application consultation should be tailored to suit the circumstances of the site, proposal and locality. Paragraph 4.24 states that consultations should be carried out at an early stage in the design process and allow sufficient time for consideration of the consultation outcomes before drawing up and submission of the application.
- 2.9 The following methods should be considered when undertaking public consultation:
- Meeting with locally elected representatives.
  - Arranging to attend local town and parish council meetings.
  - Informing local residents and neighbours by flyer or letter of the proposal, stating where further details can be found; (this should not just include a website, but also include convenient local access to printed and displayed material).
  - Issue a press release on the proposal, with contact details for further information.
  - Arrange a public event at which their proposals will be explained, giving an opportunity for public comment and later feedback.
- 2.10 Once an application is submitted, consultees and neighbours are given another opportunity to comment on the proposed scheme. The LPA's system for consulting with statutory and non-statutory consultee's is for an email to be sent to them with a link to the application on its website asking for comments within 21 days, although this can vary for particular types of applications.
- 2.11 The remainder of this SCI will set out the Applicant's response to this guidance.

## SECTION 3: ENGAGEMENT WITH KEY STAKEHOLDERS

3.1 In order to adhere to guidance, as set out in the Framework and the LPA's SCI, the Applicant sought early engagement with the LPA and the community. The following consultation took place to inform the preparation of this planning application:

- Multiple pre-application meetings and discussions with key consultees at the LPA.
- Community engagement letter distribution.

### Pre-application Advice

3.2 The Applicant has worked proactively with the LPA throughout the pre-application process, which included a meeting with planning officers in September 2021. Following these discussions, the LPA issued pre-application advice from its internal consultees, which included the following feedback on the Proposed Development. It is worth noting that, at the time of the pre-application discussions, the intention was to progress the proposals into an application for reserved matters consent, pursuant to the outline permission for the wider site (ref: PA/2015/0396). However, the strategy has subsequently evolved and the Proposed Development is instead being progressed via an application for full planning permission.

### Principle of Development

- The LPA acknowledged that the Proposed Development was progressing positively in the context of the Lincolnshire Lakes Action Plan and the associated Strategic Design Guidance, and that many of its requirements had been considered.
- It was noted that, in principle, the Proposed Development was broadly in alignment with the Development Plan.

### Highways

- The Local Highways Authority emphasised a need for pedestrian/cycle connectivity through the site to encourage walking and cycling.
- A reduction in the use of rear parking courts was requested.
- The main route through the site will need to allow for passage of public transport and include bus stops.
- There will be a need to demonstrate that the proposed T-junction into the site to the east of the roundabout can be achieved, noting that a right-turn holding lane might be required.
- Connections to the north of the site should be shown (and allow for public transport) to provide future linkages to the north. The Local Highways Authority would expect the adopted highway to extend to the extent of the site boundary.

- A Transport Assessment and Travel Plan will need to accompany an application.

### Flood Risk & Drainage

- Details on source control measures were requested and it was confirmed that there were to be a number of SuDS features including a network of swales & rain gardens. Levels of treatment in the water course are also to be introduced. It is essential that is provided to avoid pollution issues in the lake.
- Discharge rates are to be agreed with the Internal Drainage Board.
- The Lead Local Flood Authority raised a query as to how the lake would remain a functional recreational lake if it was only reliant on the surface water from the development. It was confirmed that the lake would also utilise the equilibrium groundwater table.
- The Proposed Development will need to maintain a 9 metre stand off with no obstructions of the drain to ensure the water course to the north of the site (Warren Drain) can be maintained. If there are obstructions within 9 metres of the drain a consent application would be required. The Applicant also needs to be aware of future maintenance of the proposed lake and will potentially require a level verge for this.
- It was noted that the impact of flood risk on adjacent areas had been taken into account in Flood Risk Assessments [FRA"] the subject of previous planning applications.
- Control measures during the consultation stage were raised as a potential issue. It was noted that the lake would be dug first, and the site will then discharge into the lake. It was noted that if the permanent swale features were not put in in time, a water course will be dug as a temporary storage until the development is complete. It was confirmed this would all be dealt with as part of the surface water management plan.
- An updated FRA will be required to take account of the latest information and guidance. It was noted that the drainage strategy is being reviewed and the FRA will be refreshed in line with current guidance. Flood risk to adjacent areas must also be considered within the FRA.
- It was noted that run-off water will only contribute to a small fraction of the volume that is needed. There may be a need for ground water extraction to achieve an appropriate level, but this will depend on the depth of the pond once detailed designs have been prepared. It was noted that a licence for ground water extraction would be required from the Environmental Agency.

### Ecology and Biodiversity Net Gain

- The current local policy requirement for biodiversity net gain is anything above 0%, in line with Core Strategy Policy CS17, however, once the Environment Bill comes into effect 10%+ net gain will be required.

- A requirement for 15% of dwellings to have features such as bat bricks/nest boxes will be encouraged.
- It was highlighted that repeat surveys may be required for protected species where appropriate.
- It was requested to consider how the lake will be dug and the destination of ensuring soil as it can be used to create good habitat. It was confirmed that the soil is to be used to raise the platform, however, once further investigations have taken place if there is poor ground structure it can potentially be used for habitat.

### Land Contamination

- With regards to contaminated land a Phase 1 Desk-Top Study and potential Phase 2 Site Investigation will be required.

### Air Quality

- An Air Quality Assessment in accordance with the IAQM/EPUK Guidance will be required.
- Provision for EV charging will be required.

### Noise Impact

- A Noise Impact Assessment will be required to assess the noise impact on the proposed dwellings from all nearby sources including any roads, activities from the lake and any other commercial activities.
- A Construction Environmental Management Plan is recommended for the application and a condition would be recommended restricting the working hours on site (8-6 Mon to Fri, 8-1 Sat).

3.3 Since this pre-application meeting took place, the Applicant and LPA have continued discussions regarding the evolution of the Proposed Development. The design has progressed to address the pre-application comments received and is considered to appropriately respond to the comments, as set within its supporting suite of documents.

### Community Engagement

3.4 Once an indicative design for the Proposed Development had been drafted, the Applicant sought to notify and engage with the local community by means of a letter drop.

3.5 A total of 525 letters (including a draft layout plan) were distributed to local residents and businesses (see Appendix 1). The letter invited residents to provide comments on the Proposed Development.

3.6 The consultation method undertaken is considered to represent an effective approach for engaging with the neighbouring community and relevant consultees.

- 3.7 During the two-week consultation period, only one response was received and with this raising no overall objection to the proposals but with comments referring to a need for land to either be set aside for a community centre or this to be compensated for via a financial contribution. It was also suggested that Swift bricks are incorporated into the design to support nesting birds.
- 3.8 In response to the consultation response received, a Preliminary Ecological Appraisal has been prepared as part of the Application and with this recommending that a range of bird nesting provision are included across the Proposed Development as a positive enhancement for nature conservation. As such, suitable provision of these boxes will be incorporated within at least 30% of the newly built properties.
- 3.9 In terms of the comments made on the need for a community centre, the Proposed Development forms only one phase of the wider Lincolnshire Lakes allocation that sits across land to the west of the Scunthorpe urban area. The Lincolnshire Lakes Area Action Plan sets the strategy to provide a new urban extension, comprising a sustainable community along the western edge of Scunthorpe and, as part of this wider development, a local centre will be provided including community facilities. As such, although a community centre does not form part of this Application, community facilities will be provided as part of the wider urban extension.

## SECTION 4: SUMMARY

- 4.1 In summary, this SCI has positively considered the advice set out in the Framework and Localism Act.
- 4.2 The Applicant has adopted a proactive approach to engage with the LPA and the local community.
- 4.3 The comments received through this consultation and engagement have resulted in design and technical amendments to create a legible development which positively responds to the surrounding locality and the specific characteristics of the Site.
- 4.4 The Applicant considers the engagement outlined in this SCI to be a valuable element of the development process and an open approach to engagement will continue during the Application process, supported by the statutory consultation process.

## APPENDIX 1: CONSULTATION LETTER

SW/01/n1720

To the Occupier

January 2023

Dear Sir/ Madam,

**Proposed Planning Application on land at Lincolnshire Lakes, east of the M181 at Burringham Road**

On behalf of Keepmoat Homes Ltd, we are contacting you as a local resident/business owner to inform you of the upcoming development, as part of the Lincolnshire Lakes Development. As you may be aware, North Lincolnshire Council has allocated the land to the west of Scunthorpe, adjacent to the M181, as a major regeneration project. As part of this process, you may have taken part in previous public consultations regarding the proposals.

The first stage of this regeneration project has been approved through a series of planning permissions which include highway improvements, a new lake, residences and commercial development, as well as support infrastructure including school provision.

Keepmoat Homes Ltd are looking to bring forward the first site within this initial phase, on land to the east of the M181. The land already benefits from Outline Planning Permission reference: PA/2015/0396, which secures the principle of bringing the site forward for the developments proposed.

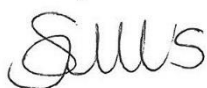
The draft layout plan is included for your review with this letter and has been developed to respond to the vision for the site, as set out in the Council's Area Action Plan. This includes new housing, the delivery of a lake and a network of play spaces and green infrastructure running through the development.

The delivery of development within this parcel will also be supported by highways and infrastructure works covered by permissions ref: PA/2015/0628 and PA/2015/0627, which were granted in August 2021 alongside the outline permission (PA/2015/0396).

[Your Views](#)

Once you have reviewed the proposed layout, if you would like to provide comments, we invite you to email your thoughts to [consultation@nineteen47.co.uk](mailto:consultation@nineteen47.co.uk), using the subject line 'Lincolnshire Lakes'. Alternatively, you can provide comments in writing to the address at the bottom of this letter. Please provide your comments by the 10<sup>th</sup> February 2023.

Yours faithfully,



**Sarah Wills**

Associate Director

sarah.wills@nineteen47.co.uk



 The Site Boundary

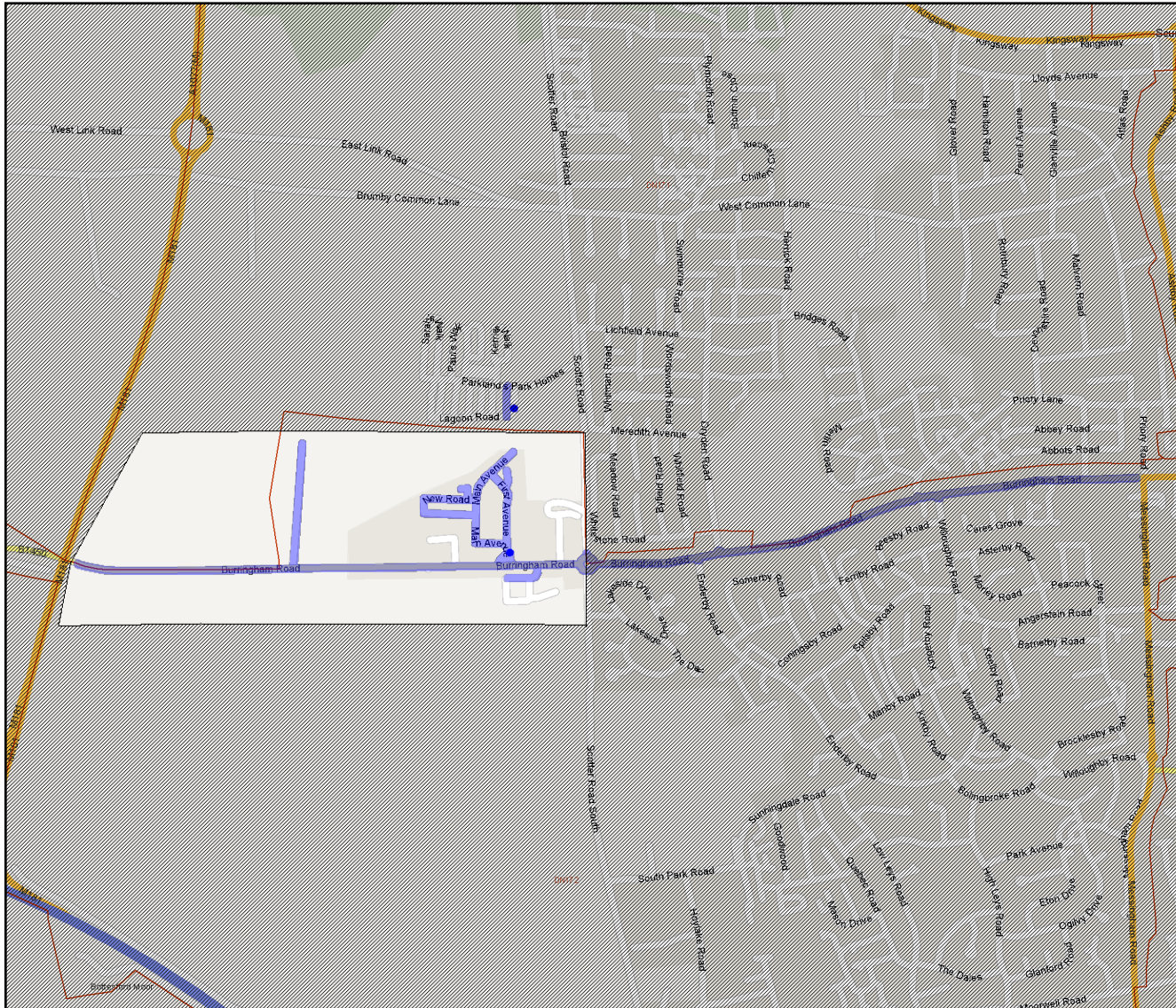


DATE	12.05.2021	DRAWN	DL
SCALE	NTS	CHK	

Viability Layout.  
 Burningham Road,  
 Scunthorpe.  
 Sheet 3 of 3

Dwg No	101/2021/003	Rev	T
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# Scunthorpe (525 residential & business) - Route 1 (DN17 2)



Height: 1.91 miles

Delivery Count: 525

Delivery Details	
Residential delivery count	509
Business delivery count	16

Accommodation Type	
Detached	13.44%
Semi-detached	46.7%
Terraced (including end-terrace)	7.74%
Purpose-Built Flats in a Residential Building	0.91%
Converted Flat	0.23%
Purpose-Built Flats in a Commercial Building	0.46%
Others	30.52%
<b>Total</b>	<b>100%</b>

Tenure	
Owned: Owned outright	52.76%
Owned: Owned with a mortgage or loan	26.73%
Owner occupied - Shared ownership	0%
Rented from - Council (local authority)	4.84%
Rented from - Housing Association / Registered Social Landlord	3.46%
Rented from - Private landlord or letting agency	9.91%
Rented from - Other	2.3%
<b>Total</b>	<b>100%</b>



Organisation	Sub-building Name	Building Name	Number	Street	Town	County	Postcode	PO Box	Delivery Count
			206; 208; 210; 212; 214; 216; 218; ; ;						
			11; 13; 15; 21; 23; 25; 27; 29; 31; 37; 41; 45; 47; 49; 57; 59; 67; 7; 73; 9; 55; 53; 69; 65; 63	Ashfield Park	SCUNTHORPE	LINCOLNSHIF	DN17 2AN		25
			27; 29; 31; 39; 41; 43; 45; 47; 49; 51; 53; 55; 57; 59; 61; 63; 65; 67; 69; 71; 73	Burringham Road	SCUNTHORPE	LINCOLNSHIF	DN17 2BD		21
		; ; ; ; ; ; ; ; 9a;	11; 13; 15; 17; 19; 21; 3; 5; 7; ; 9	Burringham Road	SCUNTHORPE	LINCOLNSHIF	DN17 2BA		11
Sycamore Lodge Care Home			2	Burringham Road	SCUNTHORPE	LINCOLNSHIF	DN17 2BB		1
			1; 3; 2	Ashfield Park	SCUNTHORPE		DN17 2FB		3
Asda Stores Ltd; I M O Car Wash; First Choice Travel Shop		; ; Asda Store		Burringham Road	SCUNTHORPE		DN17 2XF		3

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