

Addendum to Sustainability Statement – 01.12.2023

1. This Sustainability Statement Addendum has been prepared by nineteen47 on behalf of Keepmoat to accompany two applications made under Section 73 of the Town and Country Planning Act 1990 [s.73] pertaining to the variation of the following permissions made on land at Lincolnshire Lakes, M181 from M180 to A18, Burringham:

- s.73 application for the variation of conditions 4, 6, 9, 15, 40, 77, 79, 82 and 88 of hybrid permission PA/2015/0628 [“the Hybrid Permission”], which itself granted planning permission in August 2021 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).

- s.73 application for the variation of conditions 5, 7, 9, 12, 35, 37 and 44 of outline planning permission PA/2015/0396 [“the Outline Permission”], which itself granted planning permission in August 2021 for:

Outline planning permission for the development of up to 2,500 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.

2. The aforementioned Hybrid and Outline Permissions were the subject of a Sustainability Statement, which was accompanied the respective planning applications and which also supported an application for highways works to deliver a new terminating junction to the M181 motorway, the downgrading of the de-trunked section of highway to the north of the terminating junction and the delivery of the east-west link road (PA/2015/0627), which was also granted in August 2021.
3. An alternative scheme 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 was granted in January 2019 (PA/2017/1386) and with that scheme to be progressed in lieu of PA/2015/0627.
4. The Local Planning Authority [“the LPA”] has requested that a review of the Sustainability Assessment that supported the Hybrid and Outline Permissions [“the Original Sustainability Statement”] be undertaken as part of the current s.73 applications. This Addendum to the Original Sustainability Statement [“Addendum”] has therefore been prepared to determine

whether the amendments now being sought to the illustrative plans that were approved as part of the Hybrid and Outline Permissions, or any updates to relevant policy and/or legislation in the intervening period, would result in different conclusions from a sustainability perspective. The Addendum also considers full planning permission PA/2017/1386 in lieu of PA/2015/0627.

5. The following updates are relevant to the Original Sustainability Statement, which should be read alongside this Addendum, which utilises matching headings:

INTRODUCTION

Background

6. The following updated text replaces that of Paragraph 1.1:

This Sustainability Statement Addendum has been prepared by nineteen47 on behalf of Keepmoat in support of the development of a residential-led scheme (hereafter referred to as the 'Proposed Development') on a site identified as the Lincolnshire Lakes (hereafter referred to as the 'Site'), on the south-west fringe of Scunthorpe. This Statement will support amendments being proposed to the Hybrid and Outline Permissions.

The Site

7. The following updated text replaces that of Paragraph 1.4:

The Site is located within the Lincolnshire Lakes Area, identified in the North Lincolnshire Core Strategy (June 2011) as part of a strategic growth area for residential led development. The North Lincolnshire Council (NLC) Lincolnshire Lakes Area Action Plan (AAP) was adopted in 2016 and forms as part of the Local Development Framework (LDF).

The Sustainability Statement

8. The following updated text replaces that of Paragraph 1.12:

The Sustainability Statement (SS) presents the methodology and findings of the Sustainability Appraisal (SA) for the Proposed Development, i.e. the performance of the Proposed Development against a set of key objectives. The sustainability objectives have been sourced from the Sustainability Options Appraisal (URS, April 2013) of the Lincolnshire Lakes Area Action Plan Options Report (April 2013), The Sustainability Appraisal of Post Examination Main Modifications (AECOM, November 2015) and the adopted Lincolnshire Lakes AAP (2016), which forms part of the North Lincolnshire Local Plan.

METHODOLOGY

Establishment of an Appraisal Framework

9. The following updated text replaces that of Paragraph 2.3:

The sustainability objectives were based upon the Sustainability Option Appraisal (URS, April 2013) of the Lincolnshire Lakes Area Action Plan (AAP) Options Report (April 2013), the Sustainability Appraisal of Post-Examination Main Modifications (AECOM, November 2015) and the adopted Lincolnshire Lakes AAP (2016), which forms part of the North Lincolnshire Local Plan. These objectives, together with the detailed results of the Sustainability Statement (presented in the form of a matrix), are presented in Appendix A.

Sustainability Statement

10. The following updated text replaces that of Paragraphs 2.7 and 2.8:

This Sustainability Statement Addendum was subsequently prepared to accompany the two s.73 applications which seek to amend the illustrative plans approved in the Hybrid and Outline Permissions. The Statement sets out the performance of the overall development with respect to the sustainability objectives, identifies potential opportunities to enhance the sustainability of the overall development and discusses the compliance of the scheme proposals against policy requirements.

It is the intention that this Sustainability Statement will accompany the s.73 applications and should be read with reference to the Original Environmental Statement and the Environmental Statement Addendum.

CONTEXT AND SUSTAINABILITY ISSUES

Local Planning Policy

11. The following updated text replaces that of Paragraphs 3.7 – 3.9:

The LDF comprises the saved policies of the North Lincolnshire Local Plan (adopted 2003), the Core Strategy (adopted June 2011), the Housing and Employment Land Allocations DPD (adopted March 2016) and the Lincolnshire Lakes AAP (adopted 2016).

Also of relevance are the Planning for Renewable Energy Development SPD (adopted 2011), providing detailed guidance on this specific policy area and the Sustainable Drainage Systems and Flood Risk Guidance (adopted 2017), which provides advice on sustainable drainage systems appropriate for developments to avoid increasing the risk of flooding to the site and surrounding areas.

Other relevant plans include:

- *North Lincolnshire Council Plan 2022-2025;*
- *North Lincolnshire Housing Strategy 2013-2018;*
- *Many Faces, One Community - North Lincolnshire's Sustainable Community Strategy 2006;*
- *North Lincolnshire Council Local Cultural Strategy 2003 (and 2010 Milestones in Culture Progress Report);*
- *North Lincolnshire Local Transport Plan 3, 2011-2026.*
- *North Lincolnshire Council Contaminated Land Inspection Strategy (2001);*

- *Development on Land Affected by Contamination 2023; and*
- *Lincolnshire Biodiversity Action Plan.*

RESULTS OF THE SUSTAINABILITY APPRAISAL

12. The amendments being sought in the two s.73 applications to the illustrative plans approved in the Hybrid and Outline Permissions are not significant and will not alter the results of the Sustainability Appraisal, so the entirety of Chapter 4 of the Sustainability Statement therefore remains valid. This is also considered to be the case in the context of the differences between the highway-related full planning permission previously assessed in the Original Sustainability Statement (PA/2015/0627) and that to instead be implemented (PA/2017/1386).

CONCLUSIONS

13. The amendments being sought in the two s.73 applications to the illustrative plans approved in the Hybrid and Outline Permissions are not significant and will not alter the results of the Sustainability Appraisal and its conclusions, so the entirety of Chapter 5 of the Sustainability Statement therefore remains valid. This is also considered to be the case in the context of the differences between the highway-related full planning permission previously assessed in the Original Sustainability Statement (PA/2015/0627) and that to instead be implemented (PA/2017/1386).

SUMMARY

14. The following updated text replaces that of Paragraph 6.1:

nineteen47 Ltd. has been commissioned by the Keepmoat to provide an update to the Sustainability Appraisal of the overall development of The Lincolnshire Lakes, Scunthorpe.

APPENDIX A

Sustainability Objectives and Results of the SA

15. The following updated text is provided in respect of Appendix A:

To ensure a comprehensive appraisal, the two s.73 applications which seek amendments to the illustrative plans approved in the Hybrid and Outline Permissions, have been considered separately and collectively, along with assessment of the highway-related full planning permission (PA/2017/1386), which is to be progressed in lieu of that previously assessed in the Original Sustainability Statement (PA/2015/1386). An overview of each application is provided as follows:

Application 1: *A s.73 application for the variation of conditions 5, 7, 9, 12, 35, 37 and 44 of Outline Permission PA/2015/0396, which itself granted planning permission in August 2021 for up to 2,500 residential units and a village centre (comprising shops, primary school, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways and community uses) with all matters reserved.*

Application 2: *A full planning permission (PA/2017/1386) 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.

Application 3: *A s.73 Application for the variation of conditions 4, 6, 9, 15, 40, 77, 79, 82 and 88 of Hybrid Permission PA/2015/0628, which itself granted planning permission in August 2021 for the lakes and recreational space will include a range of business uses, storage and, leisure uses and some additional retail use.*

16. The Assessment table included in Appendix A of the Original Sustainability Statement remains valid for the applications as listed above.
17. The Proposed Land Use Plan included in Appendix C is to be replaced with the drawing referenced Proposed Land Use Plan - Combined Hybrid and Outline Proposals (n1720_400B).
18. The Proposed Open Space Plan included in Appendix D is to be replaced with the drawing referenced Open Space Plan - Combined Hybrid and Outline Proposals (n1720_405B).