



Active
Travel
England

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Your Ref: PA/2023/1124
Our Ref: ATE/23/00431/FULL
Date: 29 February 2024

Active Travel England Planning Response Detailed Response to an Application for Planning Permission

From: Planning & Development Division, Active Travel England

To: North Lincolnshire Council

Application Ref: PA/2023/1124

Site Address: Lincolnshire Lakes, Land east of M181 and north of Burringham Road, Scunthorpe

Description of development: Planning permission for the development 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.

Notice is hereby given that Active Travel England's formal recommendation is as follows:

- a. ~~**No Objection:** ATE has undertaken a detailed assessment of this application and is content with the submission.~~
- b. **Conditional approval:** ATE recommends approval of the application, subject to the agreement and implementation of planning conditions and/or obligations as set out in this response.
- c. ~~**Deferral:** ATE is not currently in a position to support this application and requests further assessment, evidence, revisions and/or dialogue as set out in this response.~~
- d. ~~**Refusal:** ATE recommends that the application be refused for the reasons set out in this response.~~

1.0 Background

Background

Active Travel England (ATE) welcomes the opportunity to comment on this further consultation for a full planning application for the development of 599no. dwellings and a lake, along with associated infrastructure, including landscaping, public open space and a play area, together with pedestrian and cycle links.

ATE has previously submitted two responses dated 23 August 2023 and 11 January 2024 (ATE/23/00431/FULL) to this application as well two applications to vary planning conditions associated with PA/2015/0396 and PA/2015/0628. A 'Deferral' response was issued to all of these which focused on the following areas of concern:

1. The site location
2. Surrounding highway network
3. Layout
4. Connectivity and permeability
5. Cycle Parking
6. Travel Plan

2.0 Summary

To address these concerns, the applicant submitted revised plans as well as a Revised Transport Assessment (RTA) and Travel Plan (TP). This most recent consultation includes a Response to Active Travel England's Comments.

ATE is grateful that the applicant has sought to directly address the identified concerns and is now content with some of the above matters. However, concerns remain with the proposals in isolation of the wider Lincolnshire Lakes development and the immediate surrounding highway network. Notwithstanding this, ATE recognise the Local Planning Authority (LPA) will need to make a balanced judgement of all relevant competing considerations.

Therefore, draft Planning Conditions/Obligation content has been included in this response should the planning authority be minded to grant planning permission. It is hoped this position will allow the Local Planning Authority to make a decision on the application as quickly as possible.

3.0 Areas of Concern

This section covers those areas of concern previously identified whilst considering the Response to Active Travel Comments report 14/02/2024.

Location

Concerns were raised regarding the development's independence from the wider Lincolnshire Lakes development and lack of amenities both proposed and existing within reasonable walking distance. The applicant has referenced the Revised Transport Assessment (RTA) (LTP, 2023a) highlighting that *'the wider Lincolnshire Lakes development is expected to include a variety of new amenities'* and *'new amenities may be*

delivered after the proposed development, it is unlikely that they could be sustained in isolation without the surrounding dwellings.'

Again, Table 1 of the RTA has been referenced which includes amenities which are available and accessible via Burringham Road. Whilst ATE is not fully content with the range of amenities within walking distance, the presence of a shop, primary school and community college under 2km from the site entrance is of benefit.

The applicant has also noted that *'the S106 agreement linked to the application will include a contribution towards the delivery of improved active travel infrastructure on Burringham Road.'* The intention is that this will link the development with existing amenities to the east facilitating walking and cycling links in the short term. Providing the S106 is to the satisfaction of the LPA and Highway Authority, then ATE are content with the approach being taken.

Surrounding highway network

Concern was raised regarding Burringham Road and the lack of active travel infrastructure present, alongside the absence of any intention to provide this as part of the proposals.

The applicant has responded by explaining *'The submitted Planning Layout shows the provision of a 3.5m route on the northern side of Burringham Road between the site access roundabout and site access junction to the west of Carisbrooke Manor Lane, which will connect with the proposed upgraded pedestrian/cycle infrastructure to the east, to which the development is expected to contribute.'*

As confirmed, both n1720-009 Presentation Layout and n1720-008C Planning Layout show a route which terminates just east of the site entrance, rather than connecting into the footway east of Carisbrooke Manor Lane and users will presumably be required to walk across a turfed area before connecting to existing provision. Whilst a contribution towards improving provision along Burringham Road is welcome, it will be important to facilitate links up to existing provision as part of these proposals. Subject to achieving this and appropriate contributions, ATE is generally content with the approach.

Layout

Concern was raised that 'shared surfaces' within the site had been removed, however the applicant has since confirmed they remain a feature of the proposed layout', however the *'Presentation Layout' does not show these in a buff colour as per the previous 'Planning Layout.'* ATE is therefore content with this position.

The applicant has confirmed that internally routes will be shared use for both pedestrians and cyclists, and the raised tables will be provided at side roads in order to reduce vehicle speeds. Whilst shared use routes are not typically supported, well designed routes which include raised tables at side roads can offer benefit. ATE is therefore content with this approach.

Connectivity and permeability

ATE was previously content with this issue and remains so.

Cycle Parking

The applicant has now confirmed that *'Cycle parking will be provided within the boundary of each dwelling at the site. Where dwellings are provided with garages, secure cycle parking will be contained therein. Where garages are not provided, a secure timber unit will be provided within the garden of each property.'* A photograph of the timber unit has been provided.

ATE is now content with the approach taken to cycle parking.

Travel Plan

ATE previously highlighted differences between Travel Plan data for the previously approved hybrid application for Lincolnshire Lakes and the current proposals. The applicant has since confirmed that previous figures were based on 2011 Census Data, however they are now based on the latest trip rates and modal split figures within the TRICS database, as requested by NLC and National Highways (NH). ATE welcomes this clarification and has no further comments to make on this matter.

4.0 Recommended Planning Conditions and Obligations / Reasons for Refusal

Formal Planning Conditions/Obligations have not been drafted; however, recommendations have been put forward with regards to their content.

1. A 3.5 metre shared footway/cycleway shall be constructed on the northern side of Burringham Road between the site access roundabout and site boundary with Carisbrooke Manor Lane to the satisfaction of the Local Planning Authority and Local Highway Authority.
2. A S106 contribution shall be secured towards the delivery of improved active travel infrastructure on Burringham Road to link the development with the existing amenities to the east, facilitating pedestrian/cycle links to these amenities.
3. If the wider Lincolnshire Lakes proposals do not come forward before a date agreed between the Local Planning Authority and developer following occupation of the 599th dwelling, then the developer shall fund improved walking and cycling provision along Burringham Road in full and in accordance with that approved under PA/2020/1295.

5.0 Next Steps

We request that these comments are provided to the LPA case officer and forwarded to the agent and applicant. ATE would be content to review any further information with regards to the content of planning conditions or obligations where relevant.