



Addendum to Planning Statement

Lincolnshire Lakes

On Behalf of Keepmoat

October 2024

nineteen47
CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

Section 1 Introduction	1
Section 2 Updates to the Proposed Development	2
Section 3 Updates to the Status of Related Permissions	4
Section 4 Updates to the Relevant Planning Policy Context	6
Section 5 Updated Planning Assessment	10
Section 6 Conclusions	21

Appendix 1 | Facilities/Accessibility Plan

Client:

Keepmoat

Project:

Lincolnshire Lakes

Report Title / Version:

Addendum to Planning Statement

nineteen47 Reference:

n1720

Date:

October 2024

Written by:



Carl Stott
Director

Section 1 | Introduction

- 1.1 nineteen47 Ltd. is instructed by Keepmoat [“the Applicant”] to prepare an Addendum to the Planning Statement [“this Addendum”] that accompanies its live application for full planning permission, referenced PA/2023/1124, [“the Application”] 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 [“the Proposed Development”] at Lincolnshire Lakes, land east of M181 and north of Burringham Road, Scunthorpe [“the Application Site” or “the Site”].
- 1.2 The Application was submitted to North Lincolnshire Council [“the Council” / “the LPA”] on 31st May 2023 and validated on 7th August 2023.
- 1.3 The purpose of this Addendum is to provide a sweeping summary of various updates that have occurred since the Application was originally submitted.
- 1.4 The Addendum should be read and considered in conjunction with the original Planning Statement accompanying the Application [“the Original Planning Statement”], along with the Application’s up-to-date suite of plans and technical documentation.
- 1.5 This Statement is structured as follows:
 - Section 2 provides an overview of how the design of the Proposed Development has been updated to address consultee comments;
 - Section 3 provides an update on the status of related planning permissions;
 - Section 4 provides an update to the relevant planning policy context;
 - Section 5 provides an updated planning assessment of the Proposed Development against the relevant planning context, taking account of the updated status of related planning permissions;
 - Section 6 draws together a summary and conclusions.

Section 2 | Updates to the Proposed Development

2.1 The Application was validated by the LPA on 7th August 2023 and seeks full planning permission for the following description of development:

Planning permission for the development of 599 dwellings and lake, along with associated infrastructure, including landscaping, public open space and play area, pedestrian and cycle links, pumping station and sub-station.

2.2 Since its submission, the Applicant has made several amendments to the Proposed Development in order to address responses received during the consultation period and beyond. These up-to-date plans and drawings -as submitted to the LPA on 11th April 2024 - differ from those forming part of the Application as originally validated in the following ways:

- Amendments to the internal layout to address comments from the Local Highway Authority.
- Pedestrian/cycle link added around the site frontage and pedestrian connections added around the proposed lake.

2.3 The original Application documentation has also been supplemented with further technical reports in support of the Proposed Development. The further/updated documentation that has been submitted since the validation of the Application is listed below:

- Updated Design & Access Statement – submitted 7th August 2023
- Major Application Summary – submitted 7th August 2023
- Employment & Training Initiatives – submitted 7th August 2023
- Utilities Appraisal – submitted 7th August 2023
- Shadow HRA – Stage 1 Screening – submitted 19th December 2023
- Updated Air Quality Assessment – submitted 19th December 2023
- Updated Transport Assessment & Travel Plan – submitted 19th December 2023
- Phase II Geo-Environmental Report – submitted 21st December 2023
- Updated Noise Impact Assessment – submitted 21st December 2023
- Response to Active Travel England – submitted 14th February 2024
- Updated s.104 Layout Plans – submitted 4th March 2024
- Ecological Air Quality Assessment – 12th March 2024
- Transport Note – submitted 4th April 2024
- Updated Archaeological Report (Trial Trenching) – submitted 12th April 2024
- Updated Geo-Archaeological Assessment Report – submitted 16th April 2024
- Updated BIA / Conditions Assessment / Calculator – submitted 19th April 2024
- Passage (Spring) Bird Surveys – submitted 7th May 2024
- Updated Lake Sections – submitted 12th June 2024
- LVIA – submitted 21st August 2024
- Updated Archaeological WSI (Tracked Changes) – submitted 23rd September 2024
- Updated Wintering Bird Survey Report – submitted 4th October 2024
- Updated CGI Visuals – submitted 4th October 2024

- 2.4 The updated planning assessment included in Section 5 of this Addendum is made on the basis of the most up-to-date plans and drawings and technical documentation as referenced above.

Section 3 | Updates to the Status of Related Permissions

- 3.1 The relevant planning history of the Site and other surrounding land within the Lincolnshire Lakes area is set out in Table 2.1 of the original Planning Statement.
- 3.2 Of particular relevance in this respect were the following permissions:
- a) Outline planning permission referenced PA/2015/0396 [“the Outline Permission”], which granted consent on 5th August 2021 for the development of up to 2,500no. 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.
 - b) Hybrid planning permission referenced PA/2015/0628 [“the Hybrid Permission”], which granted full permission on 5th August 2021 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).
- 3.3 Several of the use classes included in the description of development for these permissions were superseded by new classes following the updating of the Use Classes Order from 1st August 2022, as listed below:
- Use Classes A1, A2, A3 and B1 were replaced by new Use Class E;
 - Use Classes A4 and A5 were made Suis Generis;
 - Use Class D1 was replaced by new Use Classes E and F1.
- 3.4 The Application the subject of this Addendum seeks full planning permission for the development spanning land forming part of the Outline Permission and part of the Hybrid Permission.
- 3.5 s.73 applications seeking amendments to the plans and documents approved in the Outline Permission and Hybrid Permission were submitted to the LPA by the Applicant on 17th and 4th August 2023 respectively, with both subsequently validated on 1st December 2023 under references PA/2015/0396 and PA/2015/0628 – being considered by the LPA concurrently with the Application. The amendments sought within the Outline Permission and Hybrid Permission would have enabled those permissions to have aligned with the Proposed Development the subject of this Application. Various amendments were made by the Applicant to both the Outline Permission and Hybrid Permission following their validation in order to address responses received during the consultation period and beyond. The original Application documentation has also been supplemented with further technical reports in support of the Proposed Development, including a review of the original Environmental Statement.
- 3.6 However, the Outline Permission included a condition (Condition 5) that required an application for the approval of the first phase reserved matters to be made within a 3-year date from the grant of consent of 21st August 2021, whilst the Hybrid Permission included a

similar condition (Condition 75) as well as a condition (Condition 2) that required the development to be commenced within a 3-year date from the grant of consent of 21st August 2021. As that date has since passed, both permissions have effectively become time-lapsed and with it no longer possible to submit applications for reserved matters consent pursuant to those permissions.

- 3.7 The updated planning assessment included in Section 5 of this Addendum is made on the basis of the Outline and Hybrid Permissions having become time-lapsed since original validation of the Application.

Section 4 | Planning Policy Context

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The Planning Statement accompanying the Application sets out that the Development Plan material to the consideration of the Proposed Development consists of the following:
- 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).
- 4.3 In addition to the Development Plan, applications should have regard to the National Planning Policy Framework, which is a material consideration in any decision.
- 4.4 The LPA's various Supplementary Planning Documents ["SPDs"] and Supplementary Planning Guidance ["SPGs"] are also a relevant consideration in any determination.

The Development Plan

- 4.5 These documents as listed above forming the Development Plan, remain unchanged from those as referenced in the Planning Statement accompanying the Application.
- 4.6 It remains the case that these documents are all more than 5 years old and have not been updated as required by Paragraph 33 of the NPPF – such reviews being a legal requirement for all local plans under Regulation 10 of the Town and Country Planning (Local Planning) (England) (Regulations) 2012.

National Planning Policy Framework (NPPF, 2023)

- 4.7 The Since the Application was originally submitted, a new iteration of the National Planning Policy Framework was published by the Government in December 2023 ["the NPPF"] – the version having in place at the time the Application was originally submitted being dated July 2021. The key differences between these iterations of the NPPF are outlined below.
- 4.8 The references to sustainable development in Paragraph 8 of the current NPPF also remain unchanged from the previous version, as do Paragraphs 9, 10 and 11 regarding the presumption in favour of sustainable development, subject to Footnote 8 as referenced below.
- 4.9 Paragraph 47 of the current NPPF remains unchanged from the previous version and reaffirms the statutory requirement for decisions to be made in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should also be made as quickly as possible and within statutory timescales unless a longer period has been agreed by the applicant in writing.
- 4.10 The substantive content of Paragraphs 218 and 219 of Annex 1 (Implementation) of the former NPPF - which set out that the policies of the policies contained within the NPPF are material considerations to a particular decision or determination, and that existing policies should not

be considered out-of-date simply because they were adopted or made prior to the publication of the NPPF and that due weight should be given to them, according to their degree of consistency with the NPPF – are continued in the current NPPF, though renumbered as Paragraphs 224 and 225 of Annex 1 (Implementation).

- 4.11 Paragraph 7 of the current NPPF places additional emphasis on the provision of new homes and supporting infrastructure in a sustainable manner in setting out how the planning system should contribute to sustainable development.
- 4.12 A new Footnote 8 in the current NPPF includes a caveat that requires LPAs are required to demonstrate a minimum of a 4 Year Housing Land Supply [“YHLS”] rather than a 5 YHLS where, inter alia, their emerging local plan has been submitted for Examination or they have a Regulation 18 or Regulation 19 consultation in place, which includes a policies map and proposed allocations towards meeting housing need.
- 4.13 Paragraph 76 of the current NPPF includes a new caveat that exempts local planning authorities from needing to demonstrate a 5 YHLS where, inter alia, their adopted Local Plan is less than 5 years old.
- 4.14 In summary, substantive differences between the July 2021 iteration of the NPPF, as referenced in the Planning Statement, and the current iteration of December 2023 are relatively limited in the context of implications for the consideration of the Proposed Development in this instance and this is reflected in the updated planning assessment included in Section 5 of this Addendum.

NPPF Consultation (September 2024)

- 4.15 The new Labour Government undertook consultation on its proposed approach to revising the NPPF to achieve sustainable growth in the planning system between 30th July and 24th September 2024 [“the NPPF Consultation”].
- 4.16 A key focus of the NPPF Consultation was the reform and strengthening of the presumption in favour of sustainable development
- 4.17 The NPPF Consultation proposed to restore the requirement for LPAs to demonstrate a 5 Year Housing Land Supply [“YHLS”] even when the adopted plan is less than five years old – a caveat that had been introduced in the December 2023 iteration. This reflects the need for LPAs to adapt and respond to changes in delivery (or lack thereof) after the adoption of a plan, to ensure that the LPA continues to meet their need.
- 4.18 The NPPF Consultation also proposed to restore the requirement for a 5% buffer on housing land requirements alongside the 20% buffer for LPAs that have scored below 85% in the Housing Delivery Test.
- 4.19 The NPPF Consultation also proposed to remove the reduced requirement to demonstrate a 4 YHLS for plans that had been submitted or reached Regulation 18 or 19, thereby restoring consistency for LPAs regardless of plan progress.
- 4.20 As well as revised wording to the NPPF, the Government also consulted on a new Standard Method for assessing housing need. The new Standard Method proposed would result in the housing requirement for North Lincolnshire Council increasing from 359 dpa using the current Standard Method, to 746 dpa using the revised Standard Method – a significant increase of 489 dpa.

4.21 In terms of the transitional arrangements, the NPPF Consultation stated:

“6. To help local planning authorities with advanced plans to proceed to examination at pace and support the Government’s ambition to build more homes, those plans that have reached Regulation 19 publication stage but not yet been submitted for examination one month after the revised framework is published, with a gap of no more than 200 dwellings per annum between the local planning authority’s revised LHN figure and its proposed housing requirement (as set out in the Publication version of the plan), should also progress to examination under the version of the NPPF it has used when preparing the plan thus far. [footnote 17]

7. However, those with a more significant gap of over 200 dwellings per annum between the local planning authority’s revised LHN figure and the emerging housing requirement will need to revise its plan in line with the revised NPPF before submitting the plan for examination no more than 18 months after the publication of the revised NPPF. We recognise that these arrangements would require some local planning authorities to undertake unforeseen additional work and reopen engagement with communities. Therefore, the Government will provide direct funding support to help these authorities progress their plans to examination quickly.

8. All plans at earlier stages of preparation - (i.e. plans that have not yet reached Regulation 19 stage one month after the revised NPPF is published) - should be prepared against the revised version of the NPPF and progressed as quickly as possible.”

4.22 Potential implications of the NPPF Consultation and the associated consultation on a new Standard Method are assessed in Section 5 of this Addendum.

Other Material Considerations

Supplementary Planning Guidance

4.23 The LPA has not published any new SPGs of relevance to the Proposed Development since the Application was originally submitted. The Planning Statement references those SPGs that have relevance to the Proposed Development, including Open Space in New Housing Developments SPG (2006), Planning for Health and Wellbeing SPD (2016) and Sustainable Drainage Systems (SuDS) and Flood Risk Guidance (2017).

4.24 The weight to be afforded to these SPGs remains unchanged from that that referenced in the Planning Statement.

Emerging Local Plan

4.25 The LPA is in the process of preparing a new local plan to replace the Core Strategy (2011), the saved policies of the Local Plan (2006) and the Housing and Employment Land Allocation DPD (2016). The Proposed Submission version of the emerging Local Plan [“the Emerging Local Plan”] was submitted for Examination in November 2022.

4.26 At the time the Application was originally submitted in September 2023, the Council had therefore submitted its Emerging Local Plan for Examination and the draft policies of relevance to the Proposed Development were referenced in the Planning Statement. Since then, the Inspectorate has communicated with the LPA on several occasions to try to establish reasons for delays in the Examination process, culminating in the Inspectorate recommending in

September 2024 that the Emerging Local Plan be withdrawn.

4.27 In the context of the above, the Emerging Local Plan is considered to hold only limited weight.

Summary

4.28 The updated planning assessment included in Section 5 of this Addendum is made on the basis of the updates to the relevant planning policy context as outlined above.

Section 5 | Updated Planning Assessment

- 5.1 On the basis of the policy framework set out in Section 4 of this Addendum and in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Proposed Development is considered below within the context of the Development Plan, the NPPF and other material considerations.
- 5.2 The Proposed Development will be considered in respect of the following key issues, before undertaking a planning balance exercise to weigh its benefits against any residual adverse impacts:
- Housing land supply;
 - The principle of the Proposed Development;
 - Design and effects on the character and appearance of the surrounding area;
 - Effects on landscape;
 - Effects on heritage assets;
 - Effects on flood risk and surface water and foul drainage;
 - Effects relating to ground conditions and contamination;
 - Effects on highways safety and the local highway network;
 - Effects on ecology;
 - Effects relating to air quality;
 - Effects relating to noise;
 - Effects relating to energy/sustainability;
 - The Planning Balance.

Housing Land Supply

- 5.3 At the point in time in which the Application was validated, the Council acknowledged it was unable to demonstrate it had a 5 Year Housing Land Supply ["YHLS"], as evidenced in appeal decisions dating from July 2022 and June 2023, the latter of which referenced a 4.07 YHLS.
- 5.4 Since then, the Council has published an updated its 5 Year Land Supply Statement (2023 – 2028), which states it can demonstrate a 6-years 10-month Housing Land Supply, based on a 5-year requirement of 1,953no. dwellings (including 5% buffer) based on the Standard Method and total supply of 2,651no. dwellings.
- 5.5 The implications of the Council being able to demonstrate a 5 YHLS in the context of the determination of the Application are explored later in this section under the heading of The Planning Balance.

The Principle of the Proposed Development

The Core Strategy and The Housing & Employment Land Allocation DPD

- 5.6 The Original Planning Statement concluded that Core Strategy Policies CS1, CS2, CS4 and CS8 were all supportive of the general principle of new residential development being delivered in this broad location. The Original Planning Statement also reported how Paragraph 3.10 of the Housing and Employment Land Allocation DPD sets out that 65% of Scunthorpe's housing allocation (amounting to approximately 6,000no. dwellings) will be located within the Lincolnshire Lakes urban extension. The Council's Place Making Team's consultation response of 31st January 2024 agreed with these conclusions.

- 5.7 The Council's Place Making Team's consultation response of 31st January 2024 confirms the Application is in accordance with Core Strategy Policy CS16 (Landscape, Greenspace and Waterscape) in proposing the creation of a new lake, public open space with a play area, green corridors and landscaping and is in accordance with Core Strategy Policy CS23 (Provision of Open Space) in delivering an improvement to the quality of existing open space provision.
- 5.8 With the description of the Proposed Development remaining unaltered since the validation of the Application and with the adopted Development Plan also remaining unaltered since that time, the same conclusions can be drawn on the principle of the Proposed Development in this location, despite the Outline Permission and the Hybrid Permission having since time-lapsed.

Lincolnshire Lakes AAP

- 5.9 The Original Planning Statement reported that the Site is located within the jurisdiction of the Lincolnshire Lakes AAP, which comprises proposals for a major urban extension to the west of Scunthorpe, based around the creation of 6no. new sustainable villages, including the provision of approximately 6,000no. new homes, commercial development, new infrastructure and public spaces, focused around a waterside environment. As referenced above in the context of the Core Strategy and The Housing & Employment Land Allocation DPD, the principle of the Proposed Development in this location remains in accordance with the APP, despite the Outline Permission and the Hybrid Permission having since time-lapsed.
- 5.10 Policy SS1 (Delivering the Presumption in Favour of Sustainable Development) provides that, when considering proposals for the Lincolnshire Lakes development the LPA will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This presumption will remain, despite the Outline Permission and the Hybrid Permission having since time-lapsed.
- 5.11 Policy SS2 (Spatial Concept & Place-Making) details how the Concept Framework and Design Principles should inform detailed proposals within the AAP Area, including in terms of green infrastructure, place and movement, in terms of 'Green Infrastructure', 'Place' and 'Movement'. Notwithstanding the Outline Permission and Hybrid Permission have since time-lapsed, the Proposed Development is considered to satisfy these three general parameters, delivering a first phase of the wider Lincolnshire Lakes development.
- 5.12 In this respect, Paragraph 3.20 of the AAP sets out that its Concept Framework provides a clear brief for further masterplanning and detailed design work to be prepared by landowners and developers to inform and accompany further applications, providing a series of parameters, which spatially illustrate how development and associated infrastructure can be met physically, in terms of land use, mix and distribution, green infrastructure function and distribution, movement frameworks and design principles.
- 5.13 Paragraph 3.22 of the AAP sets out that the Concept Framework, Green Infrastructure and Movement parameter plans are indicative and do not fix precise spatial components and, instead, provide structuring principles and parameters, with acknowledgement of the importance for flexibility to respond to more detailed site analysis, technical constraints, market conditions and the long build-out period of the plan.
- 5.14 In terms of 'Green Infrastructure', the Proposed Development includes a lake as a characteristic and structuring element of the development that will have benefit in terms of its use as a multi-functional space, which will also benefit habitat and biodiversity enhancements and be suitable for public use and enjoyment. The landscaping scheme of the Proposed

- Development responds to the landscape character to the east of the M181, including the integration of existing ditches and drains to provide for sustainable drainage, ecological enhancements and the creation of a distinctive character, whilst also delivering robust flood mitigation into the scheme.
- 5.15 In terms of 'Place', the Proposed Development will create a high-quality place, with a distinctive waterside character, a well-structured layout and a clear identity, which responds to the Site's opportunities and landscape characteristics.
- 5.16 In terms of 'Movement', the Application is supported by a Transport Assessment and Transport Note, which sets out how the layout of the Proposed Development is conducive to the delivery of an integrated walkable neighbourhood, with good links to the existing public transport network via bus stops on Burringham Road, which accommodate services (Nos. 10 and 12) to Ashby and Scunthorpe town centre. The Travel Plan supporting the Application provides a strategy for encouraging sustainable travel for new residents.
- 5.17 The aforementioned Transport Assessment and Transport Note set out that the Proposed Development will secure a contribution towards the delivery of improved active travel infrastructure along Burringham Road (the subject of planning permission referenced PA/2020/1295) and with that helping to link the Site in the short-term – until such a time that on-site infrastructure comes forward as part of the wider Lincolnshire Lakes allocation - to other existing facilities within walking and/or cycling distance, including schools, retail, leisure and healthcare, as demonstrated in the Facilities/Accessibility Plan included in Appendix 1 of this Addendum.
- 5.18 The layout of the Proposed Development will also help to facilitate access further northwards into the wider Lincolnshire Lakes allocation and the various lakes and community facilities and services that will be delivered on neighbouring parcels in due course.
- 5.19 The Proposed Development is therefore considered to accord with Policy SS2 in terms of its spatial concept and place-making, forming a first phase to the much wider Lincolnshire Lakes allocation, mindful of the acknowledged need for flexibility to be built into the AAP, as described above in Paragraph 5.13 of this Addendum.
- 5.20 Policy SS3 (Strategic Development Requirements) establishes the broad mix and quantum of development and uses that will make up the Lincolnshire Lakes development. The policy sets out that development will be delivered across 6no. Strategic Site Allocations, with the Site located within the 'Villages 1 and 2 and Lake 1 Area' the subject of Policy SSA2.
- 5.21 Policy SSA2 (Villages 1 and 2 and Lake 1) defines the Site as falling within the southern end of Village 2. The policy defines the Application Site as falling within Village 2. The policy proposes Village 2 as a whole to deliver, inter alia, approximately 1,188no dwellings across approximately 57ha of land; a local centre of approximately 500 sqm; Lake 1 – approximately 13ha and to be used principally for leisure and sporting activity and to provide surface water attenuation for the two villages; approximately 2.68km of primary route; approximately 8.26km of pedestrian, cycle way and bridleway network; approximately 44ha of natural and semi-natural greenspace; approximately 5.76ha of parks and gardens including children's play space; approximately 4ha of outdoor sports provision; approximately 0.83ha of allotments provision; strategic green linkages to be integrated within the strategic allocation.
- 5.22 The Proposed Development will help to contribute to the delivery of this quantum of development, with particular regard to 599no. new dwellings, a lake that would largely span

its western boundary, surface water attenuation, new primary routes, pedestrian cycle ways, natural and semi-natural greenspace, children's play space and strategic green linkages.

- 5.23 The Proposed Development can be considered to broadly align with the masterplanning principles for Village 2 set out in Policy SSA2. It includes a higher density of residential development to its centre than its edges, dwellings fronting onto the lake, strategic green linkages, biodiversity enhancements, primary gateways and a pedestrian/cycle network.
- 5.24 It is clear from Paragraph 2.15 of the AAP that its Parameter Plans and Policies Maps establish the broad – rather than precise - location of a range of uses within the built footprint of the villages, which should also be viewed in the context of the acknowledged need for flexibility as referenced above in Paragraph 5.13 of this Addendum. Certainly, the Proposed Development does not prejudice the ability for the balance of the quantum of development proposed in Policy SSA2 to be delivered in the northern end of Village 2, or in the area between the lake and site access roundabout in the proposed layout – if anything, it will help to facilitate the delivery of development on those parcels in due course.
- 5.25 The Proposed Development will contribute 599no. dwellings to the delivery of 1,188no. dwellings within Village 2, as proposed in both Policies SSA2 and H1 (Housing Distribution). The Proposed Development is also broadly in accordance with Policy H2 in terms of its density and not dissimilar in terms of its mix – as acknowledged by the Council's Place Planning Team's consultation response of 31st January 2024 - and with Policy H2 also not unsupportive of variations to the advocated housing mix in terms of house sizes (number of bedrooms).
- 5.26 Policy SC2 (Local Centre) proposes the development of a local centre in Village 2 of circa 500sqm, of which c.200sqm should comprise a small convenience store. It is apparent from Paragraph 4.24 of the AAP that the location is not strictly fixed and this should also be viewed in the context of the acknowledged need for flexibility as referenced above in Paragraph 5.13 of this Addendum. Certainly, the Proposed Development does not prejudice the ability for the development of a local centre in the northern end of Village 2 in due course.
- 5.27 Policy L1 (Lincolnshire Lakes) refers to Lake 1 as being proposed to form a focus for leisure and non-motorised leisure and sports activity and wider public access, whilst also being utilised for surface water attenuation. To date, the form of the proposed lake has been deemed acceptable by officers or statutory consultees in their consideration of the Application. The lake as proposed will also positively address its requirements relating to surface water attenuation.
- 5.28 The Council's Place Making Team acknowledged in its consultation response of 31st January 2024 that, whilst a local centre had not been included, the proposed housing and layout incorporating a lake was in conformity with the relevant adopted and emerging policies, suggesting that a financial contribution towards a local centre and secured by a s.106 Agreement could be a suitable alternative.

Design, Character and Appearance

- 5.29 Several aspects relating to the design of the Proposed Development are addressed above in the context of conformity with the various Plans and Parameters included in the AAP, under the heading of The Principle of the Development, particularly in terms of references to Green Infrastructure, Place and Lake 1.
- 5.30 Since the Application was originally submitted, there have been several updated iterations of the proposed layout, though with these, ultimately, providing relatively minor amendments to

address technical consultee responses, rather than proposing wholesale amendments to the scheme.

- 5.31 The Application is supported by a comprehensive Design & Access Statement, which sets out how the Proposed Development aligns with the design-related policies of the Development Plan, including Core Strategy Policies CS5, CS16, CS23 and CS24; Saved Local Plan Policies H8, DS1, DS3, T8, T9, T19 and R5; and AAP Objectives 1, 3, 4 and 8 and Policies SS2, SSA2, H2, G1, G2, G3, G5, G6, D3, D4, T7, T8 and T9, including in terms of ensuring sound masterplanned place-making principles and delivering quality sustainable design to an appropriate housing mix; planning out crime; ensuring no unacceptable loss to neighbouring amenity; protecting, enhancing and supporting a diverse and multi-functional network landscape, greenspace and waterscape; delivering good quality recreation and open space including walking and cycling routes and promoting public transport linkages.
- 5.32 The Proposed Development is broadly in accordance with the Lincolnshire Lakes Strategic Design Guide SPD and the Provision of Open Space in New Housing Developments SPG.
- 5.33 The Proposed Development is in accordance with Paragraphs 8(b), 8(c) and 123 and Section 12 of the NPPF, including in terms of the social and environmental objectives of achieving sustainable development; making an effective use of land; and achieving well-designed places. The Proposed Development is also in broad accordance with the design-related guidance of the PPG and the National Design Guide.
- 5.34 The Proposed Development is also in accordance with Policies H2, DQE1, DQE2, CSC1 and DM1 of the Emerging Local Plan, including in terms of achieving an appropriate housing mix and density; protection of landscape, townscape and views; landscape enhancement; and health and wellbeing.

Landscape Impact

- 5.35 A Landscape & Visual Impact Assessment ["LVIA"] was submitted to the LPA on 21st August, as requested by the Council's Place Making & Housing Team. The LVIA concluded that The Site does not fall within a designated landscape area and does not contain important landscape features – its value primarily from its contribution to the countryside setting of Scunthorpe, which will inevitably change due to its widespread development across the Lincolnshire Lakes area, as allocated in the AAP.
- 5.36 The LVIA found the sensitivity of the Site to the Proposed Development to be low, with the magnitude of change the magnitude of change on the site is considered to be high resulting in a moderate/minor landscape effect. This level of effect would be expected for any similar housing development on this site. It concluded that there are no significant landscape effects predicted for published landscape character areas and any minor effects would be expected for any similar housing development on this Site.
- 5.37 The LVIA found that all visual effects would be as expected for any housing development on the Site. Almost all viewpoints and receptors identified would be affected by future planned development as part of the Lincolnshire Lakes allocation. These strategic proposals are likely to substantially screen potential views of the Proposed Development over the long-term, except from the B1450 (between the M181 and Carisbrooke Manor Lane) and properties located off Carisbrooke Manor Lane. Views from the M181 would be substantially screened by proposed blue/green infrastructure. Overall, all visual effects would be as expected for any housing development on the Site

- 5.38 The Proposed Development is therefore in accordance with Core Strategy Policies CS16, Saved Local Plan Policy DS1 and AAP Objectives 1, 3, 4 and 8 and Policies SS2, SSA2, H2, G1, G2, G3, G5 and G6.
- 5.39 The Proposed Development is in accordance with Paragraphs 8(c) and 135(c) of the NPPF, including in terms of the environmental objectives of achieving sustainable development; and being sympathetic to the surrounding built environment and landscape setting. The Proposed Development is also in broad accordance with the design-related guidance of the PPG and the National Design Guide.
- 5.40 The Proposed Development is also in accordance with Policies SS2, SS3, SS7, DQE1 and DQE2 of the Emerging Local Plan, including in terms of protecting and enhancing landscape character and quality.

Heritage

- 5.41 Historic England provided consultation responses to the LPA dated 30th August 2023 and 18th January 2024 and, on both occasions, chose to not offer detailed advice, instead deferring to the Council's own archaeological advisor.
- 5.42 In terms of impacts of the Proposed Development on above-ground heritage assets, the Council's Historic Environment Officer provided a consultation response dated 21st August 2023, which concluded that the Site was not located near to any identified built heritage assets and, as such, it was highly unlikely there would be any affect upon the setting of any such assets.
- 5.43 In terms of impacts of the Proposed Development on archaeology, the Council's Historic Environment Officer provided consultation responses to the LPA dated 10th March 2023, 10th January 2024 and 10th April 2024, the latter of which acknowledged the submission of further information in the intervening period and which required the submission of an Archaeological Mitigation Strategy detailing the archaeological work to be undertaken and with this needing to be approved prior to the determination of the Application. Thereafter, if the Strategy was found acceptable, it would be possible to include conditions on the planning permission to secure the implementation of the agreed programme of works.
- 5.44 A Written Scheme of Investigation was submitted to the LPA on 30th August, with a tracked changes version subsequently submitted at the request of the LPA on 23rd September. The comments of the Council's Historic Environment Officer are currently awaited but the Applicant considers the updated information now submitted demonstrates the Proposed Development is in accordance with Core Strategy Policy CS6 and Saved Local Plan Policies LC14 and HE9, including in terms of the preservation and enhancement of archaeological heritage; and is also in accordance with the statutory duties of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and Paragraph 8(c) and Section 16 of the NPPF, including in terms of the environmental objectives of achieving sustainable development; the protection and enhancement of the historic environment; describing the significance of any heritage assets affected including any contribution made by their setting; providing clear and convincing justification for the proposed works; and weighing any less than substantial harm against the public benefits of the proposals.
- 5.45 The Proposed Development is also in accordance with Policy HE1 of the Emerging Local Plan, with particular regard to requiring development proposals to protect, conserve and enhance the historic environment.

Flood Risk and Drainage

- 5.46 The Council, as the Lead Local Flood Authority ["LLFA"], provided its consultation response on the Application on 18th October 2023, confirming it had no objections to the Proposed Development, subject to conditions to be imposed should planning permission be granted, requiring the submission and approval of a detailed drainage scheme and its subsequent implementation.
- 5.47 The Internal Drainage Board ["IDB"] provided its consultation response on the Application on 13th September 2023, confirming it had no objections to the Proposed Development subject to conditions to be imposed should planning permission be granted.
- 5.48 The Canal and Rivers Trust ["CRT"] provided consultation responses dated 10th October 2023 and 22nd December 2023, confirming that the Application fell outside the remit for it to be consulted and therefore made no comments on the Proposed Development.
- 5.49 The Proposed Development is therefore in accordance with Policy CS18 and CS19 of the Core Strategy and Saved Local Plan Policies DS1, DS13, DS14, DS15, DS16 and Policy SS2 of the AAP, including in terms of promoting development that utilises efficient water systems, SuDS and flood defences; and ensuring the management principles of the Western Scunthorpe Urban Exception Test Strategy are met.
- 5.50 The Proposed Development is broadly in accordance with the SuDS and Flood Risk Guidance Document.
- 5.51 The Proposed Development is in accordance with NPPF Paragraphs 8(c), 173 and 175, including in terms of the including in terms of the environmental objectives of achieving sustainable development; ensuring flood risk is not increased; and requiring major developments to incorporate SuDS.
- 5.52 The Proposed Development is also in accordance with Policies DQE5 and DQE6 of the Emerging Local Plan, including in terms of development within the Lincolnshire Lakes allocation needing to comply with the flood management principles set out in the Lincolnshire Lakes Flood Risk Assessment and Drainage Strategy; and seeking to encourage the conservation of water and the management of surface water.

Ground Conditions and Contamination

- 5.53 The Council's Environmental Protection Team provided its consultation response on the Application on 25th August 2023, 28th December 2023 and 23rd January 2024. Following the submission of further information, its most recent response acknowledged that a Phase II Ground Investigation and gas monitoring had been undertaken and that it had no objections to the Proposed Development, subject to conditions to be imposed should planning permission be granted, requiring the submission, approval and implementation of a written scheme of investigation should unknown contamination be discovered during development works.
- 5.54 The Gas Asset Protection Team provided its consultation response on the Application on 22nd December 2023, confirming there were no National Gas Transmission assets affected in the vicinity of the Site and that, as such, it had no objections to the Proposed Development.
- 5.55 The Proposed Development is therefore in accordance with Saved Local Plan Policies DS7 and DS15, including in terms of demonstrating that contamination can be overcome by

remedial measures; and ensuring that development does not adversely affect the quality and quantity of water resources and amenity by pollution.

- 5.56 The Proposed Development is in accordance with NPPF Paragraphs 8(c), 189 and 190, including in terms of the environmental objectives of achieving sustainable development; and ensuring a site is suitable for its proposed use, taking account of ground conditions and any risks arising from contamination.
- 5.57 The Proposed Development is also in accordance with Policy DM3 of the Emerging Local Plan, including in terms of ensuring developments demonstrate that environmental impacts have been evaluated and appropriate mitigation measures undertaken.

Highways

- 5.58 The Application is supported by a Transport Assessment and a Travel Plan. Further technical information has been submitted since the validation of the Application, as set out in Paragraph 2.3 of this Addendum, to address consultation responses received to date.
- 5.59 It is clear that the information submitted in support of the Application suitably addresses all highway-related matters, with the Local Highway Authority raising no objections to the Proposed Development subject to conditions to resolve outstanding matters in its latest response, dated 15th March 2023.
- 5.60 This is a position mirrored by the consultation responses from National Highways, dated 13th February 2024 (incorrectly dated as 2023) and Active Travel England, dated 29th February 2024, both of which raise no objections to the Proposed Development subject to conditions.
- 5.61 The Proposed Development is not expected to have a severe impact in road safety, traffic and highway terms and is therefore in accordance with Core Strategy Policy CS25; Saved Local Plan Policies T2, T6, T8, T9, T14, T18, T19 and R5; and AAP Objective 6 and Policies SS2, T6, T7, T8 and T9, including in terms of not compromising the operation of the strategic road network; including traffic management measures; minimising parking-related conflicts; requiring larger developments to be accessible by public transport and promoting sustainable transport options; and delivering and improving pedestrian routes, footpaths and cycle links.
- 5.62 As the impact of the Proposed Development is not expected to be severe, the Application is in accordance with NPPF Paragraphs 8(b), 108, 109, 111, 112, 115, 116 and 117, including in terms of the environmental objectives of achieving sustainable development; ensuring that transport issues are considered from an early stage; that safe suitable access to the site can be achieved for all users; that any impacts from the development on the transport network or on highway safety can be effectively mitigated to an acceptable degree; that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe; and that new development should give first priority to pedestrian and cycle movement and, second, to facilitating access to high-quality public transport.
- 5.63 The Proposed Development is also in accordance with Policies T1, T3, T4, T7 and DM1 of the Emerging Local Plan, including in terms of seeking to reduce congestion; ensuring the provision of appropriate parking; seek to safeguard specific routes, which will deliver, maintain and improve key transport infrastructure.

Ecology

- 5.64 The Application is supported by a Preliminary Ecological Appraisal and protected species surveys, along with a Biodiversity Impact Assessment. Since the validation of the Application, further information has been submitted to inform a Habitat Regulations Assessment, as set out in Paragraph 2.3 of this Addendum.
- 5.65 The Application has been subject to ongoing engagement and discussions with the Council's Ecologist, resulting in those matters relating to biodiversity-related policy, protected species and Biodiversity Net Gain having been agreed as acknowledged in the Council Ecologist's consultation response dated 22nd September 2023.
- 5.66 The Proposed Development is therefore in accordance with Core Strategy Policies CS17; Saved Local Plan Policies LC5 and LC12; and AAP Policies SS2 and G4, including in terms of requiring new development to produce a net gain in biodiversity; restricting development that would have an adverse impact on protected species unless adequate alternative have been provided; and seeking the retention of trees and hedgerows where possible.
- 5.67 The Proposed Development is in accordance with NPPF Paragraphs 8(c), 180 and 186, including in terms of terms of the environmental objectives of achieving sustainable development; conserving and enhancing the natural environment; and protecting and enhancing biodiversity and geodiversity.

Air Quality

- 5.68 The Council's Environmental Protection Team provided consultation responses on the Application on 25th August 2023 and 28th December 2023. Following the submission of further information, the latter response raised no objections to the Proposed Development, subject to conditions to be imposed should planning permission be granted, limiting working hours and requiring the submission, approval and implementation of a Construction Environmental Management Plan during the construction period associated with the development.
- 5.69 Overall, air quality impacts are not considered to pose a constraint to the Proposed Development, in accordance with Saved Local Plan Policy DS1, which seeks to ensure there is no unacceptable loss of amenity in respect of noise from new developments.
- 5.70 The Proposed Development is in accordance with NPPF Paragraphs 8(c) and 192, including in terms of the environmental objectives of achieving sustainable development; and preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.
- 5.71 The Proposed Development is also in accordance with Policy DM3 of the Emerging Local Plan, including in terms of ensuring developments demonstrate that environmental impacts have been evaluated and appropriate mitigation measures undertaken.

Noise

- 5.72 The Council's Environmental Protection Team provided consultation responses on the Application on 27th September 2023 and 4th January 2024. Following the submission of further information, its latter response raised no objections to the Proposed Development, subject to conditions to be imposed should planning permission be granted, requiring the implementation and subsequent verification of approved mitigation measures

- 5.73 Overall, air quality impacts are not considered to pose a constraint to the Proposed Development, in accordance with Saved Local Plan Policy DS1, which seeks to ensure there is no unacceptable impact on air quality resulting from new developments.
- 5.74 The Proposed Development is in accordance with NPPF Paragraphs 8(c) and 191, including in terms of the environmental objectives of achieving sustainable development; and preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution.
- 5.75 The Proposed Development is also in accordance with Policy DM3 of the Emerging Local Plan, including in terms of ensuring developments demonstrate that environmental impacts have been evaluated and appropriate mitigation measures undertaken.

Energy and Sustainability

- 5.76 No specific consultation responses have been submitted to the LPA in respect of energy and sustainability and nor have such matters been specifically raised as an issue by the LPA itself.
- 5.77 The Proposed Development is considered to be in accordance with Core Strategy Policy CS18; Saved Local Plan Policy DS1; and AAP Objective 4 and Policies SS2 and SD1, including in terms of reflecting the LPA's ambition to actively promote development that utilises natural resources as efficiently and sustainably as possible; and seeks a high standard of sustainable design.
- 5.78 The Proposed Development is in accordance with NPPF Paragraphs 8(c), 162 and 164, including in terms of its environmental objectives; minimising energy consumption; and avoiding the risk of flooding.
- 5.79 The Proposed Development is also in accordance with Policy DQE7 of the Emerging Local Plan, including in terms of requiring new development to mitigate the impacts of climate change and minimise carbon emissions.

The Planning Balance

- 5.80 Section 38(6) of the Planning and Compulsory Purchase Act 2024 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.81 The NPPF is a material consideration in the determination of the Application. The Development Plan is now more than 5 years old and requires review, as set out in NPPF Paragraph 33. The Emerging Local Plan has been submitted for Examination but the Inspectorate has communicated with the LPA on several occasions to try to establish reasons for delays in the Examination process, culminating in the Inspectorate recommending in September 2024 that the Emerging Local Plan be withdrawn. The Emerging Local Plan therefore can be afforded only limited weight.
- 5.82 In terms of benefits that contribute to social sustainability (as defined in NPPF Paragraph 8(b)), the Proposed Development will result in a broad mix of housing types and sizes to help meet current and future housing needs within the North Lincolnshire area. The Site is available and the Proposed Development is capable of being delivered in full, or at least significantly so, during the current 5-year period and will therefore make a significant contribution towards housing delivery in North Lincolnshire.

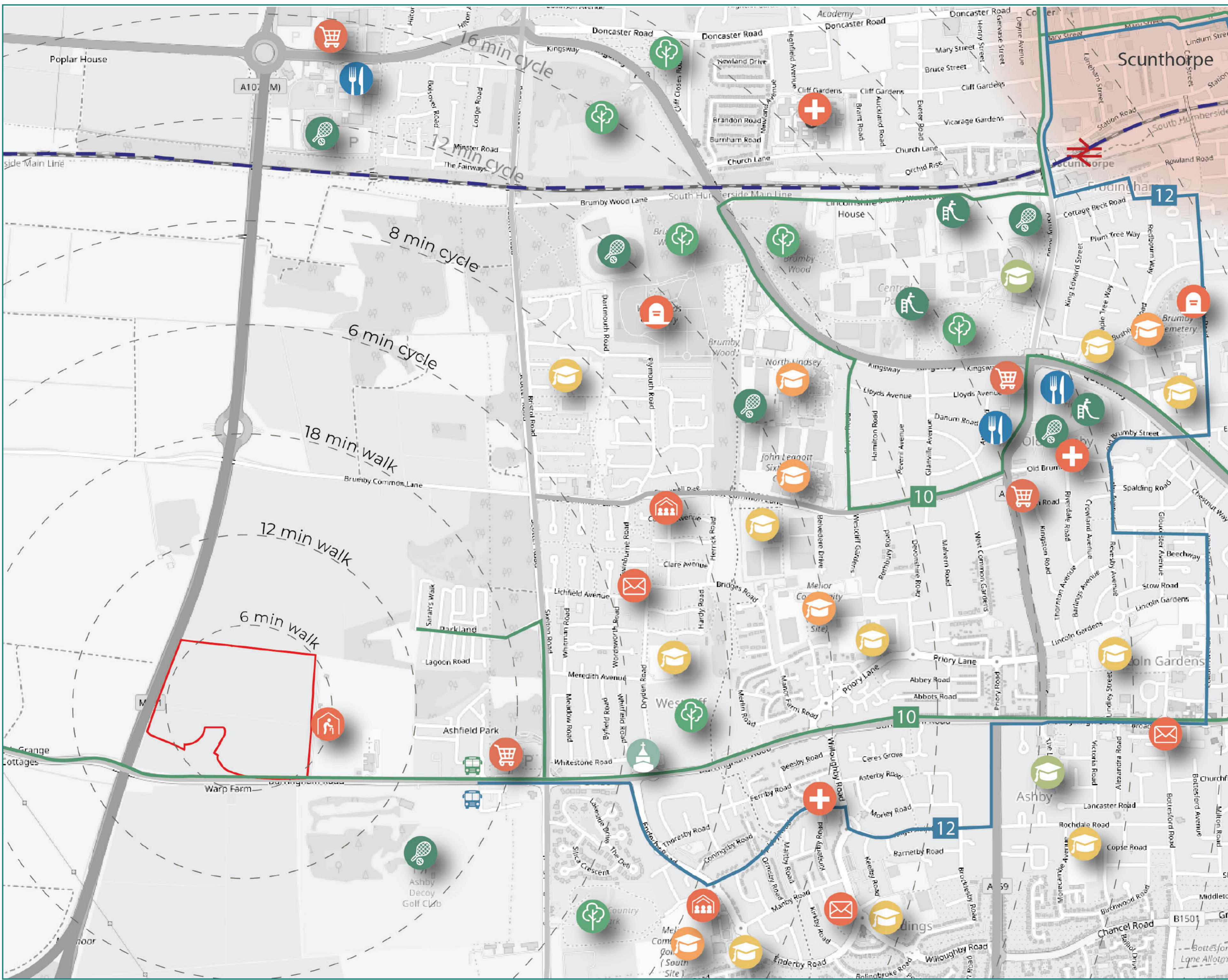
- 5.83 As referenced in Paragraphs 5.16 to 5.18, the layout of the Proposed Development is conducive to the delivery of an integrated walkable neighbourhood, with good links to the existing public transport network via bus stops on Burringham Road, and to other existing facilities within walking and/or cycling distance, including schools, retail, leisure and healthcare, as demonstrated in the Facilities/Accessibility Plan included in Appendix 1 of this Addendum. The layout of the Proposed Development also helps to facilitate access to those areas within the wider allocation to the north of the Site, which will be delivered on neighbouring parcels in due course.
- 5.84 The principle of the delivery of new residential development on part of the wider Lincolnshire Lakes allocation is therefore given significant positive weight in the planning balance, resulting in the delivery of new housing in a sustainable location.
- 5.85 The Proposed Development will also result in the creation and maintenance of publicly accessible natural green space, including a lake, landscaping and a play facility on the Site, which will be accessible to existing residents and the general public as well as to future occupants of the proposed new housing – this also constituting a social benefit of significant positive weight in the planning balance.
- 5.86 In terms of benefits that contribute to economic sustainability (as defined in NPPF Paragraph 8(a)), the Proposed Development will help to meet economic objectives through job creation during the construction phase of the development, with other indirect jobs also being created as a result, including in terms of contractors and suppliers. This is considered to constitute an economic benefit of moderate weight in the planning balance. Once completed the additional population generated by the Proposed Development will help to support existing shops and facilities in the locality, helping to ensure their viability and helping to indirectly create new employment opportunities in the retail and leisure services. This is considered to constitute an economic benefit of moderate weight. The Proposed Development will also result in the generation of increased New Homes Bonus payments for the Council. This is considered to constitute an economic benefit of moderate weight in the planning balance.
- 5.87 In terms of benefits that contribute to environmental sustainability (as defined in NPPF Paragraph 8(c)), the Proposed Development is in a sustainable location, with good access to local services and facilities and with good public transport linkages, therefore reducing the need for future residents of the new housing to rely on the private car for travel. This is considered to constitute an environmental benefit of significant weight.
- 5.88 The Proposed Development performs well against the requirements of the Development Plan – as established above in 5.6 to 5.79 of this Addendum - and with its benefits considered to outweigh any resultant harms, with the conclusion being that planning permission should therefore be granted.

Section 6 | Conclusions

- 6.1 The purpose of this Addendum is to provide a sweeping summary of various updates that have occurred since the Application was originally submitted, including in terms of the following matters:
- Updates to the design of the Proposed Development to address consultee comments;
 - Update to the status of related planning permissions, including the Outline Permission and Hybrid Permission;
 - Updates to the relevant planning policy context.
- 6.2 The Addendum then provides an updated planning assessment of the Proposed Development in the context of impacts of these updates.
- 6.3 In terms of the principle of the Proposed Development, the Application accords with Core Strategy Policies CS1 and CS2, which are all supportive of the general principle of new residential development being delivered in this broad location, along with the Housing and Employment Land Allocation DPD, which sets out that 65% of Scunthorpe’s housing allocation (amounting to approximately 6,000no. dwellings) will be located within the Lincolnshire Lakes urban extension. The granting of full planning permission will help deliver a first phase of the wider Lincolnshire Lakes allocation in the short-term, at a time when there is a possibility the Council’s housing land requirements will significantly increase – subject to the outcome of the recent NPPF consultation – and with progress with the Examination of the Emerging Local Plan in the short-term having been brought into doubt by the Planning Inspectorate.
- 6.4 The Proposed Development is also considered to broadly conform with the AAP and its various Plans and Parameters, mindful of the acknowledged need for flexibility to be built into the AAP, and it is not anticipated that the Proposed Development will prejudice the delivery of other parcels within the wider Lincolnshire Lakes allocation from also being developed broadly in accordance with the AAP – rather, it will help to facilitate the delivery of the wider development in due course.
- 6.5 In terms of the design of the Proposed Development, the Application aligns with the design-related policies of the Development Plan, including in terms of ensuring sound masterplanned place-making principles and delivering quality sustainable design to an appropriate housing mix; planning out crime; ensuring no unacceptable loss to neighbouring amenity; protecting, enhancing and supporting a diverse and multi-functional network landscape, greenspace and waterscape; delivering good quality recreation and open space including walking and cycling routes and promoting public transport linkages. The Proposed Development is broadly in accordance with the Lincolnshire Lakes Strategic Design Guide SPD and the Provision of Open Space in New Housing Developments SPG.
- 6.6 In terms of technical considerations associated with the Proposed Development, the Application is in general accordance with the Development Plan in terms of its effects on heritage assets; its effects on landscape character and appearance; 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.

- 6.7 In terms of the overall planning balance, therefore, it is maintained that, despite the Outline Permission and Hybrid Permission having become time-lapsed since the validation of the Application, the Proposed Development is broadly in accordance with the Development Plan and represents a sustainable form of development on an allocated site that will achieve the overarching economic, social and environmental objectives of sustainable development as advocated in the NPPF.
- 6.8 In addition to compliance with local and national planning policy, the benefits of the Proposed Development, including the delivery of significant new housing supply and public open space in the short-term, are also considered to outweigh any resultant residual harms.
- 6.9 It is therefore maintained that the Application should be granted full planning permission.

Appendix 1 | Facilities/Accessibility Plan



- Application site boundary
- Major A road
- B road
- Locally important road
- Train route
- Bus Route 10
- Bus Route 12
- Town Centre
- Train Station
- Bus Stops
- Eatery
- Food Market
- Post Office
- Medical Centre
- Community Centre
- Cemetery
- Secondary Education
- Primary Education
- SEND Education
- Place of Worship
- Sports Facilities
- Recreation/Park
- Woodland



nineteen47
CHARTERED TOWN PLANNERS
& URBAN DESIGNERS