

# Pre-Application Briefing Note

Lincolnshire Lakes (North) Hybrid Planning Application 1 ("PA#1")

## 1. Introduction

- 1.1 Avison Young (AY) have been instructed by Hargreaves Land (HL) (the applicant), to assist with a pre application enquiry to the Local Planning Authority (LPA) for a residential led development within the first phase of HL's land at Lincolnshire Lakes (North).
- 1.2 The applicant is proposing to submit a hybrid planning application (also referred to as 'PA#1') with two separate planning applications submitted simultaneously. The full planning application will relate to the infrastructure works and the outline planning application will relate to the built development. Further detail on this is provided below.
- 1.3 In addition to this Briefing Note, the following plans and documents have also been submitted:
  - Site Location Plan (7730-SMR-00-ZZ-DR-A-8009);
  - Outline and Full Site Areas Plan (Ref. 7730-SMR-00-ZZ-DR-A-8014);
  - Land Use Parameter Plan (Ref. 7730-SMR-00-ZZ-DR-A-8021);
  - Operational Access Parameter Plan (Ref. 7730-SMR-01-ZZ-DR-A-8022);
  - Building Heights Parameter Plan (Ref. 7730-SMR-00-ZZ-DR-A-8023);
  - Housing Phasing Plan (Ref. 7730-SMR-00-ZZ-DR-A-8020);
  - Phasing Allocation Plan (Ref. 7730-SMR-00-ZZ-DR-A-8007);
  - Indicative Local Centre Plan (Ref. 7730-SMR-00-ZZ-DR-A-8013);
  - Appendix I - Draft Indicative Highway Sections.
- 1.4 Hargreaves Land has entered into a Conditional Sale Agreement with Andrew Foster and Nathan Pask (as Receivers) and Lincolnshire Lakes Land Limited (acting by Fixed Charge Receivers) for Lincolnshire Lakes (North). HL will drawdown land across the Lincolnshire Lakes (North) site with a view to:
  - Delivering site wide infrastructure including earthworks, the main access road and 'off-plot' drainage, ecological enhancements and blue/green infrastructure;
  - Providing fully serviced plots to housebuilders, and

- The direct delivery of commercial space.

### **The Applicant**

- 1.5 Hargreaves Land is a leading multi-sector strategic land and property developer, with regional teams focusing on projects across the Midlands, North of England and Scotland. Our extensive pipeline and strong heritage place us at the forefront of land promotion and property development across much of the UK.
- 1.6 We produce high-quality schemes supporting sustainable growth for future generations, delivering places where people want to live and work. We have an impressive track record in multi-sector development alongside public sector bodies and private landowners, working closely with those who share our same vision through positive partnerships and an active acquisition strategy to offer a significant contribution to regional economies.
- 1.7 From greenfield strategic land, standalone bespoke commercial through to large-scale 'master-developer' regeneration opportunities; we have the relationships, track-record, and financial backing to create significant change. Our flagship sites, such as Unity in Doncaster and Blindwells in Edinburgh are recognised as being of national significance and continue to be at the forefront of sustainable regeneration throughout the UK.

## 2. The Site

### The Lincolnshire Lakes (North) site

- 2.1 The Lincolnshire Lakes (North) site is located to the west of Scunthorpe and extends to 224.41ha, of which 97.49ha is located to the east of M181 and the A1077(M) and 126.91ha to the west of A1077(M).

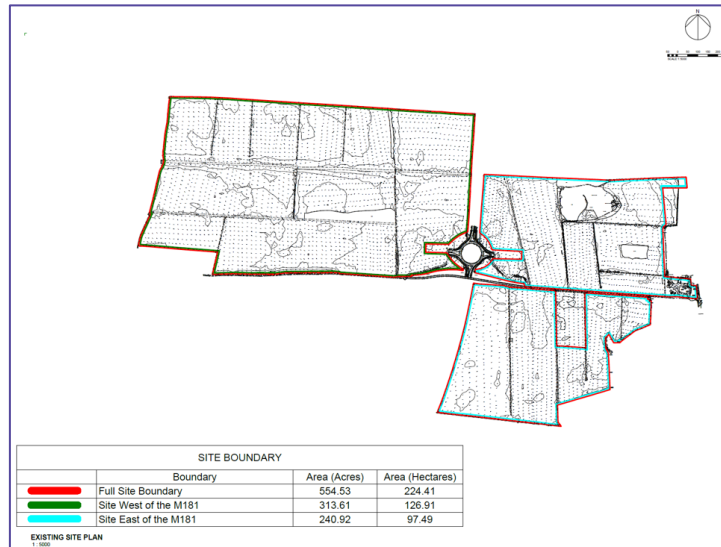


Figure 2.1: A plan showing the extent of the Lincolnshire Lakes (North) Site Location Plan and areas of Hargreaves Land's Ownership

- 2.2 The eastern plot is accessed primarily from a new roundabout off M181/A1077(M) to the west and Scotter Road to the east. Brumby Common Lane runs east-west horizontally through the eastern plot. The site forms part of the Lincolnshire Lakes residential-led development, which cumulatively is anticipated to comprise of 6,304 dwellings across 6 distinct villages, according to the Lincolnshire Lakes AAP. The villages are proposed at a density of 30-35 dwellings per hectare, with higher density in and around the Local Centres and District Centres.
- 2.3 Specifically referencing Villages 1 and 2, which are both proposed to be located in the land within PA#1, there are an indicative 1,878 dwellings proposed.
- 2.4 The AAP also proposes a District Centre (comprising of a supermarket of 3,300sqm floorspace and up to 1,400sqm other retail floorspace), alongside six Local Centres (consisting of a total of 2,300sqm). The PA#1 site is located within the eastern plot of the wider Lincolnshire Lakes (North) site and extends to approximately 55ha (137 acres) of land, as is shown on the attached Site Location Plan.
- 2.5 The PA#1 site is relatively flat and currently divided into separate parcels of land through existing hedgerows and ditches. The boundaries of the site are as follows;
- The western boundary is bounded by the M181 / A1077(M) and a roundabout that has recently been constructed with vehicular access provided into the PA#1 site;
  - The southern boundary (with the exception of Plots BG4, AB3, HA6 and HA7) is bounded by the existing Brumby Common Lane which horizontally dissects the Lincolnshire Lakes (North) site from Scotter Road to the east and a bridge over the M181 to the west;

- The eastern boundary is bounded by existing open fields and woodland, with the town of Scunthorpe further east; and
- The northern boundary is bounded by existing woodland and open fields.

### Planning History

2.6 The Lincolnshire Lakes (North) site was subject to 4 planning applications in 2013 (with the previous applicant being Lucent) which ran in conjunction with one another. These are set out in the table below:

Application Ref.	Validated	Proposal	Decision	Decision Date
PA/2013/1000	19 <sup>th</sup> August 2013	Outline application (access not reserved) for erection of a maximum of 2550 dwellings including a care/retirement home, a primary school and community facilities, village centres, new roads and footpaths, informal areas of open space, play areas and sports pitches and new wildlife habitat, lakes and wetland	Approved	11 <sup>th</sup> July 2016  (Expired 11 <sup>th</sup> July 2021)
PA/2013/1001	19 <sup>th</sup> August 2013	Outline planning permission (with access not reserved) for the erection of a maximum of 450 dwellings including a care/retirement home (Use Classes C2 and C3), a Village Centre (Use Classes A1, A2, A3, A4, A5, B1 and D1), health care facility and community facility (Use Class D1), new roads and footpaths, informal areas of open space, play areas and sports pitches	Approved	11 <sup>th</sup> July 2016  (Expired 11 <sup>th</sup> July 2019)
PA/2013/1002	19 <sup>th</sup> August 2013	Full planning permission for highway works to create new junction to the M181 motorway and construction of the western section of the east-west link road	Approved  This has been partially implemented.	11 <sup>th</sup> July 2016
PA/2013/1003	19 <sup>th</sup> August 2013	Outline application (access not reserved) for a commercial park comprising Use Classes A1 (food) A2, A3, A4, A5, B1, C1 and D2	Approved	11 <sup>th</sup> July 2016  (Expired 11 <sup>th</sup> July 2021 as no RM application was submitted with 5 years of outline approval)
PA/2015/0025	April 2015	Hybrid planning permission for 12,000 capacity football stadium; cafe/bar; offices; 94-bed hotel; gymnasium; crèche; launderette; show venue; outdoor training football pitch; site access, car parking and associated infrastructure, landscaping and drainage. Outline planning application for multi-use arena and outdoor football pitches, with all matters reserved save for access.	Approved	March 2016  (Expired)

2.7 It is worth noting the land to the south which forms part of the Southern Strategy Allocation. This is outside the control of HL and is referred to as 'Lincolnshire Lakes (South) site'. This land has also been subject to various outline planning permissions and subsequent reserved matters or full planning applications. Most notably is the planning application for 599 dwellings (ref. PA/2023/1124) which is currently pending consideration. The applicant team are reviewing this application as there are likely to be similarities between the two applications.

### 3. Proposed Development

3.1 The proposal for PA#1 is for:

*“Hybrid Planning Application:*

*Full planning application for the construction of a new vehicular access off the M181/A1077(M) roundabout, a pedestrian and cycle link to Scotter Road, a foul pumping station, earthworks and ‘off-plot’ drainage, ecological and associated landscaping and infrastructure works.*

*Outline planning application, with all matters reserved, for the development of up to 550 residential dwellings (Use Class C3), a local centre (Use Class E) and associated ‘on-plot’ landscaping, drainage and other infrastructure works.”*

3.2 The PA#1 site is split into distinct plots that are defined by existing and (the now withdrawn) emerging policy and ditches that cross the site.

3.3 The **full planning application** will include the following:

- The earthworks, which will include a full site (i.e. extent of the red line boundary) strip of topsoil material and redistribution of material across the development plots.
- The construction of borrow pits, within plots BG4, HA6 and HA7, for redistribution of material across the development plots.
- Vehicular access into the PA#1 site from the M181/A1077(M) roundabout to the west, including the first phase of the east-west link road (extent to be confirmed but to include the bell-mouth to development plot HA1) and the road running north-south (extent to comprise the length between Brumby Common Lane and the road running east-west). An indicative cross section of the highways is provided within Appendix I.
- Cycle and pedestrian path to connect the site with Scotter Road, running parallel and on the northern side of Brumby Common Lane.
- The construction of the drainage and ecological enhancements within the ‘Blue / Green Infrastructure’ (BG1 and AB1) down the western part of the site. The ecological enhancements are proposed to include water vole receptor area and biodiversity net gain.
- A foul pumping station.
- Any other landscaping, infrastructure detail tbc.
- Blue / Green Infrastructure, Open Space and Ecological Mitigation within land to the north of Brumby Common Lane that is outside the development plots.

3.4 The **outline planning application** will include the following:

- Residential element:
  - This currently comprises of four plots including HA1a, HA1b, HA2 and HA3 which collectively total approximately 38 acres (15.5 ha).

- Assumed access points to each plot from the new 'E/W road' as illustrated on the Operational Access Parameter Plan.
- Details of appearance, landscaping, layout and scale to be agreed at reserved matters stage.
- A total of up to 550 residential units will be delivered across these plots.
- Housing density is assumed as circa 35 dwellings per hectare.
- Housing mix is not defined at this stage.
- Height will be restricted to between 3 and 4 storeys depending on the location within the site.
- Affordable housing mix is not defined at this stage, however the application will be supported by a Viability Report.
- Non-residential element:
  - This currently comprises of one plot (LC2) which extends to 2.25 acres (0.9ha).
  - Assumed access point from the new 'N/S road' as illustrated on the Operational Access Parameter Plan.
  - Details of appearance, landscaping, layout and scale to be agreed at reserved matters stage.
  - A total of up to 4,499sqm (gross internal area (GIA)) of main town centre uses, split as follows
    - Up to 2,499sqm (GIA) of E(a) and E(b) (including a foodstore, pub/family restaurant and high street units), of which a maximum of 1,000sqm (GIA) is restricted to food retail / convenience store
    - Up to 2,000sqm (GIA) of E(d) (Gym)
  - A total of up to 1,500sqm (GIA) of non-main town centre uses (including a Doctor's Surgery, Pharmacy, (both E(e)) Creche (E(f)) and Outdoor Play Area).
  - Associated parking, to be defined at the reserved matters stage.
  - Height will be restricted to a maximum of 4 storeys.

3.5 The outline planning application will be controlled by the following parameter plans:

- Land Use Parameter Plan;
- Landscape and Open Space Parameter Plan;
- Building Heights Parameter Plan;
- Operational Access Parameter Plan; and
- Phasing Parameter Plan.

## 4. Local Centre

- 4.1 A local centre is proposed to serve the residents of the new circa 550 dwellings from the PA#1 development and the wider Lincolnshire Lakes (North) development.
- 4.2 This proposed addition to PA#1 has been included following feedback from previous pre-application meetings, where the desire for better place-making has been expressed.
- 4.3 As stated in Section 3 above, the Local Centre will include:
- up to 4,499sqm (gross internal area (GIA)) of main town centre uses, split as follows
    - Up to 2,499sqm (GIA) of E(a) and E(b) (including a foodstore, pub/family restaurant and high street units), of which a maximum of 1,000sqm (GIA) is restricted to food retail / convenience store
    - Up to 2,000sqm (GIA) of E(d) (Gym)
  - A total of up to 1,500sqm (GIA) of non-main town centre uses (including a Doctor's Surgery, Pharmacy, (both E(e)) Creche (E(f)) and Outdoor Play Area).
- 4.4 Since there is no locally set retail impact threshold, in line with the NPPF (2023) Paragraph 94, the nationally set threshold for main town centre uses outside of designated town centres is 2,500sqm (GIA) for an assessment to be submitted as part of a future application which assesses:
- the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
  - the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).
- 4.5 Since the proposals do not fall within a designated town or local centre and exceed the nationally-set threshold, the applicant anticipates that some form of retail impact assessment will be required to support the application.
- 4.6 The proposed mix above has considered the following:
- A restriction on the size of the foodstore to ensure it is below the size of a standard Aldi/Lidl foodstore which is approximately 1,800sqm (GIA).
  - The local centre is expected to support the proposed new residential development (proposed as part of this application and future applications at Lincolnshire Lakes) and not anticipated to be utilised by the wider Scunthorpe community.
  - The 'main town centre uses' that fall with uses E(a) and E(b) will be below the nationally set threshold for requiring a retail impact assessment.
  - The gym (Use E(d)), although classed as a 'main town centre use' is not considered to have the same impact as uses E(a) and E(b) and therefore the quantum proposed aligns with market intelligence for the required size of a gym in this locality.

- 4.7 It is considered that the future outline planning application will be supported by the following:
- A Retail Sequential Assessment relating to the main town centre uses.
  - A light-touch Retail Impact Assessment relating to just the E(d) use (the gym).
- 4.8 The applicant expects to also submit a sequential retail test to demonstrate that no suitable or available sites exist *in centre* or *edge-of-centre* which could accommodate the quantum of retail development that is proposed in PA#1.
- 4.9 A Retail Scoping Note which outlines the scope of the Sequential Test and Retail Impact Assessment will be submitted alongside this note and to be agreed with the LPA prior to submission of the planning application.

## 5. What has happened to date?

5.1 The design team is now fully commissioned and includes the following:

Discipline	Consultant
Planning Consultant	Avison Young (AY)
Quantity Surveyor	Edge
Masterplanning Architect	SMR Architects
Engineering, Transport and Environmental Consultant	BWB
Stakeholder Consultation and Engagement	Deetu
EIA	BWB
Ecology & Arboriculture	FPCR
Landscape	Oobe

5.2 In addition, the applicant has engaged directly with the LPA with the following meetings:

- 30 January 2023 – Meeting (via Teams) with Kate Mills and David Boreham at NLC. Key areas of discussion were around introducing Hargreaves Land, an update on their acquisition of the site and next steps, surveys being undertaken and an update on the emerging Local Plan.
- 6 April 2023 – Meeting (in person) with Kate Mills, Rebecca Leggott and Chris Barwell. Key areas of discussion were around an update on the land agreement, surveys undertaken to date, emerging Local Plan, planning strategy and next steps.
- 11 August 2023 – Highways meeting (via Teams) with Kate Mills, Rebecca Leggott and Louise Simpson (Highways Officer). Key areas of discussion were around site selection, requirements from a Transport Assessment perspective and Scoping Note, Planning Strategy, emerging Local Plan update and flood risk update.
- 09 November 2023 – Strategic Design Team (SDT) meeting with the potential case officer (Dean Watson), the Head of Development (David Boreham) and a number of LPA technical consultants. Key areas of discussion included: highways, education, environmental health, flooding, heritage, ecology and strategic housing.

### Baseline Evidence Gathering

5.3 Below is a high-level summary of the current status and next steps;

- Utilities – requirement for a sub-station, potentially requirement for 3 depending on quantum of development proposed;
- Highways - Initial meeting took place 11 August 2023. BWB produced a Transport Scoping Note in line with discussions in August 2023. Traffic survey data has been collected. Further engagement to be undertaken by BWB with relevant stakeholders.
- Drainage – BWB progressing with a report that summarises the overall and PA#1 strategy and recommendations for both foul and surface water drainage. Further engagement to take place with relevant stakeholders;

- Flooding – applicant engaging directly with Environment Agency regarding the Trent Model. Conversations also ongoing with the Internal Drainage Board regarding their watercourse network;
- Earthworks – ongoing investigation of ground conditions. Further confirmation of levels for flooding required to feed into the earthworks strategy and determining volumes of fill report;
- Ground investigations - A total of 79 locations 56 trial pits and 22 dynamic sample boreholes) were undertaken across the site. No significant sources of contamination considered a risk to human health or controlled waters were identified. Elevated hazardous ground gases were recorded on-site. A note will be prepared and shared with NLC at an appropriate point;
- Archaeology – Geoarchaeological monitoring ongoing. Warp deposit model has been developed based upon receipt of the Ground Investigation Report. Geophysical survey has been undertaken for the developable areas of PA#1; and
- Ecology – the table below highlights the surveys undertaken to date. They are still to undertake habitat surveys, badger survey and updated wintering bird surveys for the plots related to PA#1.

Survey	Notes
<b>UK Habs and Preliminary Protected species survey</b>	<ul style="list-style-type: none"> <li>• November 2023 and January 2024</li> <li>• The application site is largely comprised of arable land with grassland field margins. There are some areas of species-poor other neutral grassland (ONG) . Field boundaries comprise a network of wet and dry ditches with some hedgerows and lines of trees partitioning the arable fields. The landscape beyond the site is a mixture of woodland, residential and farmland areas.</li> </ul>
<b>Detailed botanical survey of grassland and ditches</b>	<ul style="list-style-type: none"> <li>• September 2024</li> <li>• Within the strip of Other Neutral Grassland along the western edge of a Brumby Common West Woodland is a small patch of lowland dry acid grassland, which is a priority habitat, it is anticipated that this area could be retained and buffered in the proposals. No other priority habitat was identified within the survey.</li> <li>• No notable aquatic flora noted within the ditches.</li> </ul>
<b>Water vole surveys</b>	<ul style="list-style-type: none"> <li>• Early season survey (June 2023) and late season survey (Sept/Oct 2023)</li> <li>• Water voles present in most wet ditches. The water vole surveys indicate that there is at least a low population of water vole present throughout the network of ditches onsite. Populations are likely to fluctuate in response to the habitat management regime.</li> </ul>
<b>Great crested newt surveys</b>	<ul style="list-style-type: none"> <li>• May 2023</li> <li>• eDNA presence/likely absence surveys from accessible ponds on site and within 250m of the site boundary returned negative results from all ponds confirming likely absence of GCN on / adjacent to site.</li> </ul>
<b>Reptile surveys</b>	<ul style="list-style-type: none"> <li>• artificial refugia deployed in April 2023 then 7 visits May/June 2023</li> <li>• Very low population (1 individual on 1 occasion) of common lizard. No other reptiles observed.</li> </ul>

<b>Bat activity (transect/static) surveys</b>	<ul style="list-style-type: none"> <li>• Walked transect plus deployment of 2x static recorders undertaken monthly between April – October 2023</li> <li>• Surveys covered east of the M181 &amp; north of Brumby Common Lane</li> <li>• Results being analysed but nothing extraordinary noted during surveys. The following common species utilise the site: common pipistrelle <i>Pipistrellus pipistrellus</i>, soprano pipistrelle <i>Pipistrellus pygmaeus</i>, noctule <i>Nyctalus noctula</i>, brown long-eared bat <i>Plecotus auritus</i> and Myotis species. A low number of nathusius pipistrelle <i>Pipistrellus nathusii</i> were also recorded on Site. They are considered a rare species in the UK, but have long been considered under-reported.</li> <li>• The bat activity surveys found foraging by solitary or low numbers of bat. The usage of the site by bats was typical of the habitats present, with linear features, woodland and ditches being used more frequently for both foraging and commuting by all species with the exception of noctules which as a species are less reliant on linear features.</li> <li>• As such, general bat activity on the site is not considered to be exceptional and registrations recorded from rare species (nathusius pipistrelle) were low. Therefore, the site is considered to be of Local value for its bat species</li> </ul>
<b>Ground based assessments of trees</b>	<ul style="list-style-type: none"> <li>• To support roosting bats (July 2023)</li> <li>• Several trees with bat potential noted. Those potentially impacted by upcoming submission have been aerially assessed (climbed August 2023) and no additional surveys needed to inform the application</li> </ul>
<b>Breeding bird surveys</b>	<ul style="list-style-type: none"> <li>• 6 surveys were undertaken between April and June 2023.</li> <li>• Lapwing were noted within the wetter area in the north east of the site, along with mallard and greylag geese. The onsite ditches and hedgerows were supporting notable yellowhammer, reed bunting and mallard.</li> <li>• A peak count of 24 skylarks were noted across all of the fields onsite, a number of birds were recorded singing and displaying, indicating a breeding population on site.</li> <li>• The conifer woodland to the north supported a finch flock consisting of siskin, lesser redpoll, and goldfinch, however there were no breeding behaviour noted along this flock of birds, indicating these are most likely birds migrating through.</li> <li>• Other notable species included woodpigeon, dunnock, snipe, willow warbler, song thrush, whitethroat and linnet, wren, and stock dove. As well as a range of common finch, corvid and tit species.</li> <li>• Fields and ditches within the Site are used by foraging barn owl and a dead barn owl was noted during the habitat surveys. No suitable barn owl nesting habitat was noted within the current RLB.</li> </ul>
<b>Wintering bird surveys</b>	<ul style="list-style-type: none"> <li>• 12 visits in total, two visits per month October 2023 – March 2024, 6 of those nocturnal</li> <li>• The bird surveys found a number of lapwing within the in the north east of the site on one occasion, significant numbers were not seen on any other survey. Mallard have also been noted in this location and within some of the onsite ditches, but not in significant</li> </ul>

	numbers. The survey area is unlikely to be functionally linked land to the Humber Estuary SPA based on the survey results and intervening habitats.
<b>Badger survey</b>	<ul style="list-style-type: none"><li>• November 2023, January 2024.</li><li>• Surveys were undertaken within the site and on accessible land within the wider area. A group of outlier setts and badger signs were found adjacent to the northern site boundary ditch (offsite) in the woodland which is part of Brumby Common West (LWS). Additionally, in January 2024 one outlier sett was found in the woodland to the east in the wider site area. No setts or signs of badger activity were found within the site boundary during the survey or subsequent site visits.</li></ul>

## 6. Key Policy Considerations

6.1 The key documents for consideration are as follows:

- North Lincolnshire Core Strategy ('NLCS') (Adopted June 2011)
- Housing and Employment Land Allocations DPD (Adopted March 2016)
- Lincolnshire Lakes Area Action Plan ('LL AAP') (Adopted May 2016)
- Lincolnshire Lakes Strategic Design Guide SPD ('LL SDG') (Adopted November 2016)
- Lincolnshire Lakes Position Statement (November 2022)
- Supplementary Planning Documents ('SPDs') (various)

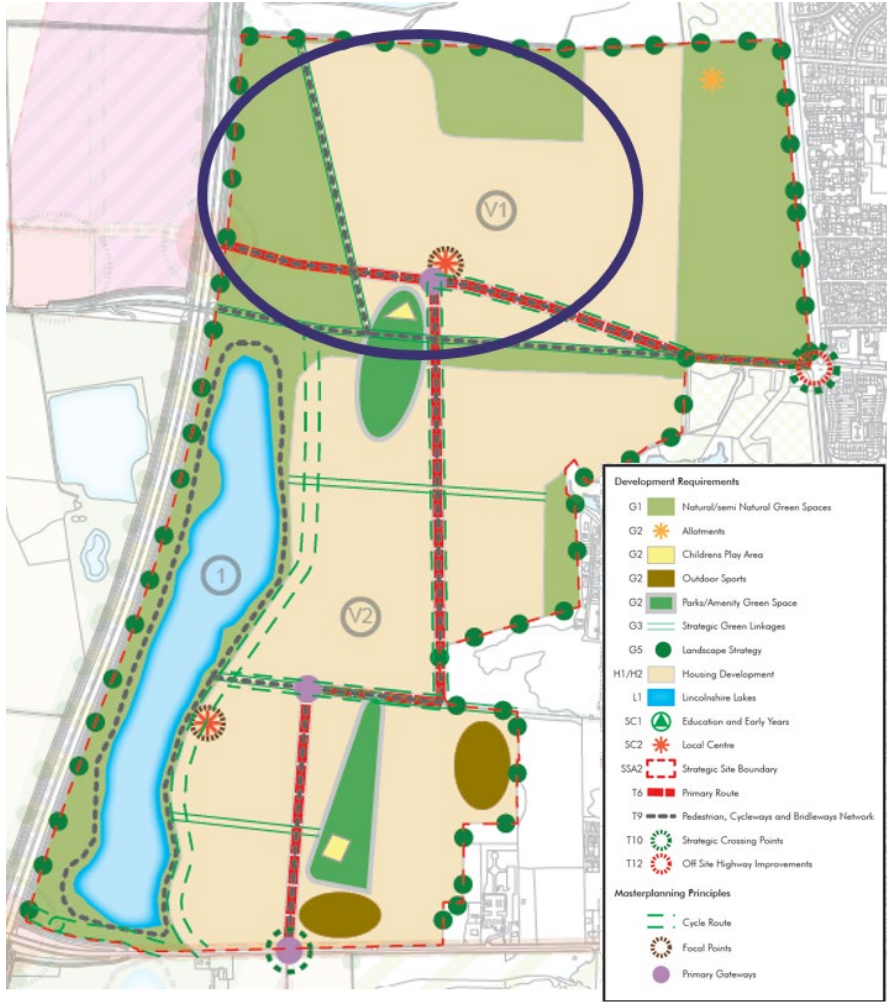
6.2 The **Lincolnshire Lakes Area Action Plan (LLAAP)** sets out the range of land use policies on land to the east and western sides of the M181 to deliver 6,000 homes in six villages set amongst five lakes. Two new junctions were proposed to the M181 providing access into the development site. Immediately to the west of the northern junction a commercial park and district centre was proposed. The LLAAP was adopted by the Council in 2016.

6.3 The **Lincolnshire Lakes Strategic Design Guide** formed two parts, the first being a site-wide masterplan and the second part being a design code for Lincolnshire Lakes. This document was adopted by the Council as a Supplementary Planning Document (SPD) in 2016.

6.4 The Design Guide is proposed to be updated following adopted of the Local Plan. This will provide an updated masterplan and design code for the Lincolnshire Lakes development site following amendments to the scheme in new planning policy.

6.5 The North Lincolnshire Local Plan – Publication Draft Addendum Plan ('Emerging Local Plan') (May 2022) has previously been reviewed as it comprises the Emerging Local Plan; however the applicant understands that this was withdrawn on 4<sup>th</sup> October 2024. Although withdrawn, we include the relevant draft policies below.

**Lincolnshire Lakes AAP**



**Emerging Local Plan - Submission and Examination (2022)**



Topic/Item	Planning Policy Document	Summary of Policy	Analysis / Approach to addressing Policy
<b>Principle of Residential Development</b>	<i>Core Strategy – Policy CS8</i>	A total of 6,000 new dwellings will be provided within the Lincolnshire Lakes area during the plan period.	The principle of developing the PA#1 site for residential use is encouraged according to both the LL AAP and the Emerging Local Plan.
	<i>LL AAP – Policies SS3 and SSA2</i>	Approximately 6,000 houses in 6 waterside villages. Village 1 (V1) delivering 690 dwellings across 29ha)	
	<i>Emerging Local Plan – Policies SS2, SS5, SS6, SS7-1</i>	A minimum of 1,275 high quality sustainable dwellings	
<b>Affordable Housing</b>	<i>Core Strategy - Policy CS9</i>	New residential development of 15 or more dwellings in the Scunthorpe urban area, 5 or more in market towns and 3 or more in rural settlements must make provision for an element of affordable social housing:  Scunthorpe Urban Area & Market Towns – 20%  Rural Settlements – 10%	The Provision of affordable housing is still to be considered by the applicant.  The application is expected to be supported by a viability report, however at this stage the level of affordable housing provision is unknown.
	<i>LL AAP – Policy H2</i>	Up to <b>20%</b> of the dwellings will be required to be affordable homes for developments of greater than 15 dwellings.	
	<i>Emerging Local Plan - Policy H3</i>	New residential development of 10 or more dwellings in North Lincolnshire must make provision for 10% of affordable housing provision onsite which is accessible to those unable to compete in the open housing market. At least 25% of affordable delivered through planning obligations will be First Homes, after which priority will be for the delivery of affordable rent. This will form the basis of a s106 agreement to accompany planning permission.	
<b>Housing Density</b>	<i>Core Strategy – Policy CS7</i>	Scunthorpe Town Centre – 45-70 dwellings per hectare (dph) Scunthorpe and Market Towns' development limits - 40-45dph Rural Settlements and Countryside = 30-35dph	The net housing density range of 30-35dph is proposed as part of PA#1.
	<i>LL AAP – Policies H2, SSA2</i>	<b>30-35 dph.</b> Higher density Development is encouraged in and around the Local Centres, the District Centre, and the Strategic Mixed Use Area and along Primary Routes. Lower density development is encouraged towards the village fringes.	
	<i>Emerging Local Plan - Policies H2 &amp; SS7-1</i>	Lincolnshire Lakes net density range: 30-35 dwellings per hectare.	
<b>Housing Mix</b>	<i>Core Strategy – Policy CS7</i>	The exact housing mix on each site will be determined based on the Strategic Housing Market Assessment Market Review (November 2008) and any updates to this document	Whilst housing mix is not currently defined, for the purposes of highways and viability work it is assumed the housing mix will align with the latest 'North Lincolnshire Housing and Economic Needs Assessment Housing Mix (dated 2020).  <b>Q1 – Can the LPA confirm the latest Housing Mix the applicant should utilise for the purposes of assessing highways and viability work?</b>
	<i>LL AAP – Policy H2</i>	<b>- 20% of the units two bedroom houses/bungalows</b> <b>- 53% of the units three bedroom houses/bungalows</b> <b>- 37% of the units four bedroom houses/bungalows</b>  Variation to this mix will be permitted in line with any update to the Council's Strategic Housing Market Assessment.	
	<i>Emerging Local Plan – Policy H2</i>	The precise mix should take account of the following: a. Market conditions b. Housing needs and economic viability c. Sites specific circumstances (size, character, setting) d. The North Lincolnshire Housing and Economic Needs Assessment Housing Mix information set out in Table 2 or in any future updates of the housing mix evidence. <b>1-bed = 8.1%</b> <b>2-bed = 22.5%</b>	

Topic/Item	Planning Policy Document	Summary of Policy	Analysis / Approach to addressing Policy
		<p><b>3-bed = 53.1%</b>  <b>4+-bed = 16.3%</b></p>	
<b>Local Centre / Retail Provision</b>	<i>LL AAP – Policy SD2</i>	<p><u>District Centre</u>  Total floorspace provision of 4,700sqm (A1 Use).  • A supermarket of 3,300m2 (gross) - the supermarket sales area should not exceed 2,300m2, made up of up to 1,800m2 for convenience goods and up to 500m2 for comparison goods  • Up to 1,400m2 (gross) of other A1 floorspace - to be used primarily for the sale of comparison goods</p> <p><u>Local Centre</u>  Total of 2,300m2 (gross) shopping floorspace across all Local Centres. Village 1 should be 300sqm and Village 2 should be 500sqm  Each village will include up to one small convenience store of up to approximately 200m2 (gross).</p>	<p>As discussed in Section 4 above, the local centre will deliver retail and leisure provision to cater for the needs of the proposed development and future developments at Lincolnshire Lakes.</p> <p><b>Q2 – Would the LPA be supportive of the District Centre being relocated, as part of a future planning application, to the eastern side of the M181?</b></p> <p><b>Q3 – Are the LPA supportive of the approach set out in the retail scoping note, submitted alongside this pre application enquiry, in relation to retail impact assessments and sequential testing?</b></p>
	<i>Emerging Local Plan -</i>	<p><u>District Centre</u>  Retail (E(a)) of which there should be no more than 1,800 sqm of retail floorspace for the sale of convenience goods and 1,900 sqm retail floorspace for the sale of comparison goods</p> <p><u>Local Centre</u>  The LC (of which 2 were proposed in the 'Northern Strategic Allocation') would include a minimum of one small convenience store each (up to 700sqm)</p>	
<b>Highways &amp; Connectivity</b>	<i>Core Strategy – Policy CS25, CS26</i>	The council will support a sustainable transport system that offers a choice of transport modes and reduces the need to travel through spatial planning and design. This includes	<p>The proposed development will seek to align with the principles set out in existing policy including the provision of a pedestrian and cycle connection to Scotter Road.</p> <p>The proposed development will also ensure connectivity within the site and to areas outside the site through sustainability forms of transport (bus, walking, cycling etc.).</p> <p>The current proposed development does not include for a vehicular link to Scotter Road with the intention that this will be delivered at a future phase of the Lincolnshire Lakes (North) development.</p> <p>Discussions are ongoing between the applicant and the local highways authority. A separate meeting will be arranged to discuss this matter.</p>
	<i>LL AAP – Policies T4, T6, T7, T8, T9, T12, SSA2, SS7-1</i>	<p>Detrunked M181 Junction North</p> <ul style="list-style-type: none"> <li>- Facilitate improved access to Scotter Road</li> <li>- Form a gateway feature to both Lincolnshire Lakes and Scunthorpe</li> <li>- New planting around the new junction will soften its appearance and enhance its gateway role to the town while increasing biodiversity enhancement</li> </ul> <p>Off-site transport improvements (junctions, cycle and parking)</p> <p>Early east-west cycleway and pedestrian movements during the first phase of development</p>	
<b>Travel Planning</b>	<i>LL AAP – Policy T11</i>	All development proposals in the AAP for greater than 50 dwellings or greater than other thresholds for non-residential development must be accompanied by a Travel Plan	A Framework Travel Plan is proposed to be submitted as part of PA#1.
	<i>Emerging Local Plan – Policy SS7-1</i>	All new development will be required to provide footways and cycleways to promote sustainable transport that connects into the wider sustainable transport network.	
<b>Biodiversity Net Gain</b>	<i>LL AAP – Development Objective 3</i>	To expand North Lincolnshire's strong infrastructure through the provision of green infrastructure (a network of green spaces) which will be effectively distributed to maximise opportunities for habitat / biodiversity creation and other environmental benefits and to enable the achievement of major socio-economic benefits	<p>A Preliminary Ecological Appraisal and baseline Biodiversity Metric calculation are currently being undertaken to cover the whole of the PA#1 boundary.</p> <p>The application will be supported by an Outline Biodiversity Gain Plan which will set out how 10% net gain will be delivered on-site.</p>
	<i>Emerging Local Plan – Policy DQE3</i>	<p>All developments shall, as appropriate to their scale and nature</p> <ul style="list-style-type: none"> <li>- Protect, manage and enhance natural capital, the network of habitats, species and sites of importance;</li> <li>- Minimise, mitigate and compensate against impacts on natural capital, ecosystem services, biodiversity and geodiversity where adverse effects are unavoidable;</li> <li>- Use the latest version of the DEFRA Biodiversity Metric to demonstrate that a proposal will deliver a minimum of <b>10% measurable biodiversity net gain</b>;</li> </ul>	

Topic/Item	Planning Policy Document	Summary of Policy	Analysis / Approach to addressing Policy
		<ul style="list-style-type: none"> <li>- Retain and enhance existing landscape and natural features;</li> <li>- Include provisions for the long term management and monitoring of habitats created;</li> <li>- Require sufficient ecological surveys prior to decision-making to identify impact avoidance, mitigation, compensation and enhancement measures for protected and priority species and habitats.</li> </ul>	
<b>Landscape</b>	<i>LL SDP</i>	<ul style="list-style-type: none"> <li>- Retain existing landscape features of woodlands, hedgerows, grasslands and ditches and integrate with proposed development</li> <li>- Create strategic east-west and north-south green infrastructure links</li> <li>- Use landscapes to provide separation between villages</li> <li>- Integrate wildlife habitats throughout the proposed development</li> <li>- Prepare a typology of landscape planting to contribute to sense of place</li> <li>- Propose landscape edges appropriate to the location</li> <li>- Use links to accommodate pedestrian and cycle movement</li> </ul>	<p>Areas for strategic landscaping will be shown on the Landscape and Open Space Parameter Plan with on plot landscaping being defined as part of future reserved matters applications.</p> <p>Key principles set out in existing and emerging policies will be followed, as far as possible, as future applications develop.</p> <p>The land between the M181 and the development plots will include ecological mitigation (water vole receptor and BNG primarily), landscaping, drainage and play facilities. As far as possible, subject to ecological and safety requirements, this area will be accessible to the public. Further details on this will be provided in due course.</p>
	<i>LL AAP – Policies SS2 and SSA2</i>	<p>Integration of ditches and drains, connectivity between blue and green infrastructure and villages and structural planting to minimise impact on neighbouring uses and M181.</p> <p>Appropriate landscaping shall be required (in accordance with Landscape Strategy) to the eastern, western and northern edge of both villages</p>	
	<i>Emerging Local Plan - Policy DQE1 and DQE12</i>	Landscape protection, character and setting, creation and protection of views and cumulative impact.	
<b>Greenspace / Open Space</b>	<i>Lincolnshire Lakes Position Statement</i>	The strategic green linkages between the villages and the existing urban area will perform a multi-functional role for recreation, movement, biodiversity and flood mitigation. The council will require an equipped play provision to be integrated within the open space within each of the village. Providing for recreational and leisure opportunities, biodiversity enhancement and surface water attenuation.	<p>Blue/green infrastructure is proposed at two locations within PA#1. This will be at locations known as BG1 and BG2, which may include surface water attenuation, in the form of ditches/larger water features, green landscaping and ecological mitigation, specifically for water voles.</p> <p>It is considered that appropriate on site provision can be provided to meet the requirements of policy however this will be considered as the scheme develops.</p>
	<i>LL AAP – Policies SS3, G1, G2, G3, G4, G5, G6, SSA2</i>	<ul style="list-style-type: none"> <li>• Approximately 44ha of natural and semi-natural greenspace</li> <li>• Approximately 5.76ha of parks and gardens including children’s play space</li> <li>• Approximately 4ha of outdoor sports provision</li> <li>• Approximately 0.83ha of Allotments provision</li> <li>• Strategic Green linkages will need to be integrated within the strategic allocation including Warping drain and the eastern stretch of Brumby Common Lane</li> </ul>	
	<i>Emerging Local Plan – Policy SS3 and SS7-1, DQE11 and CSC3</i>	<p>High standard of design that is sympathetic and appropriate to the area’s character, significance and setting</p> <p>In all new residential developments of 10 dwellings or more (or on sites of 0.5ha or more), the council will require provision of high-quality open spaces and sports and recreation facilities to meet the needs of additional residents. The types and required standards of these spaces and facilities will be identified in the new Developer Contributions SPD when this is adopted.</p> <p>Minimum of 40ha of land for blue/green infrastructure. Lakes, ponds and wetlands providing a minimum of 35,150 cubic metres of surface water attenuation in addition to habitat creation, biodiversity enhancement and recreational opportunities.</p>	
<b>Managing Flood Risk</b>	<i>Emerging Local Plan - Policy DQE5</i>	<p>A site specific flood risk assessment (FRA) should be provided for all developments in Flood Zone 2 and 3.</p> <p>There is a strategic drainage strategy including various measures.</p>	A site-specific FRA will be prepared in relation to this policy. There will also be a Drainage Strategy which describes the arrangements for both foul and surface water disposal. The Surface Water strategy will reflect attenuation to greenfield rates and intended water quality treatment through the use of Sustainable Drainage Systems (SuDS).

Topic/Item	Planning Policy Document	Summary of Policy	Analysis / Approach to addressing Policy
	<i>LL AAP - Policy SD1</i>	<p>The AAP flood mitigation strategy will be based on a combination of flood defence improvement works to the River Trent right bank defences and land raising of the proposed built development areas.</p> <p>The delivery of a robust flood mitigation and drainage solution should be a leading design and development consideration, building on the existing extensive network of drainage channels and considering future ground levels and the role of the new lakes.</p>	<p>The proposed scheme will reflect the expectations of the AAP flood mitigation strategy. The works on the River Trent flood defence sets minimum finished floor levels which will be applied throughout the development.</p> <p>Flood mitigation and the proposed drainage solution will inform all pertinent aspects of the development including the layout form and the levels at which it is built.</p> <p>As stated above, the application will include Flood Risk and Drainage Assessments. Those will reflect the site wide Lincolnshire Lakes FRA and Drainage Strategies.</p>
<b>Energy/ Sustainability</b>	<i>LL AAP - Policy SD1</i>	<p>A document assessing the opportunities and measures considered for delivering energy efficient sustainable development must be submitted as part of the application.</p>	<p>Methods to limit energy usage and to encourage low-carbon development will be given within the submission pack. As per Policy SD1 of the AAP, a document assessing the opportunities and measures considered for delivering energy efficient and sustainable development will be submitted as part of PA#1.</p> <p><b>Q4 - Are there any additional specific sustainability measures that the LPA would seek to be part of the future PA#1?</b></p>
	<i>Emerging Local Plan - Policy DQE7</i>	<p>Proposals for development should be designed to mitigate the impacts of climate change and minimise carbon emissions to meet the climate change challenge.</p>	
<b>Health Care/GP Provision</b>	<i>Lincolnshire Lakes Position Statement</i>	<p>A Health Infrastructure Needs and Capacity Assessment states that this need could be met through the expansion of nearby GP practices or through the establishment of new practices or satellite practices within the Lincolnshire Lakes area. Accordingly, policy SS7 has included health centres as permitted uses within the local centres alongside community halls which may accommodate satellite practice services.</p>	<p>PA#1 proposes to include a doctor's surgery and a pharmacy in the local retail centre (Plot LC2)</p> <p><b>Q5 - Citycare (on behalf of NHS North Lincolnshire Health Care Partnership) have requested £864.03 per dwelling for healthcare at the Keepmoat scheme to the south rather than the £723.16 per dwelling figure proposed in Emerging Local Plan Policy CSC2.</b></p> <p><b>Can the LPA confirm the level of health care / GP provision that will be required considering the proposal to include a GP surgery and pharmacy on site?</b></p>
	<i>Emerging Local Plan - Policies SS7-1 and CSC2</i>	<p>The local centre must also include a building suitable to be used as a health centre and community hall.</p> <p>The level of Section 106 contribution for health is proposed number of dwellings in development x dwelling rate £723.16</p>	
<b>Education</b>	<i>Lincolnshire Lakes Position Statement</i>	<p>A new three form entry primary school and associated playing pitches will be provided of a scale which will meet the expected requirement for school places generated by the new housing development. The primary school should be readily accessible to public transport, walking and cycling routes.</p> <p>Secondary education needs to be met through existing capacity in nearby secondary schools and through appropriate extensions as required proportionate to needs generated through residential development at Lincolnshire Lakes</p>	<p>PA#1 does not propose to include any direct education provision (i.e. the development of a school) however a future phase of development may include a school.</p> <p><b>Q6 - Can the LPA advise on the likely financial provision, if required, for the proposed development considering a creche/nursery will be included within the local centre?</b></p>
	<i>LL AAP - Policy SS3</i>	<p>3 new Primary Schools, intended to function as 'wraparound services', and consideration of Secondary School provision towards the end of the plan period</p>	
	<i>Emerging Local Plan - Policies SS7-1 and CSC8</i>	<p>Where major new housing proposals (i.e. 25 or more dwellings in the Scunthorpe and Bottesford urban area) would result in an increased demand for education facilities which cannot be met by existing schools and colleges, a developer may be required to enter into a S106 planning obligation in order to secure the provision of, or contribution towards new or extended facilities in accordance with the Developer Contributions SPD.</p> <p>Calculations are based on the DfES basic need allowance for new places and is linked to the DfES index. The</p>	

Topic/Item	Planning Policy Document	Summary of Policy	Analysis / Approach to addressing Policy
		contribution required will be set out in the Developer Contributions SPD and any updates.	

## 7. Communications Strategy

7.1 A summary of our planned communications strategy, which will run alongside the consultation website and in-person event is provided below.

### **Stakeholder Engagement**

7.2 Ward councillors and parish council will be emailed informing them of the consultation launch on Monday 18<sup>th</sup> November 2024. These include:

- Cllr Robert Waltham (Leader of the Council);
- Cllr Len Foster (Brumby Ward and Leader of the Labour Group);
- Cllr Steve Swift (Brumby Ward);
- Cllr Susan Armitage (Brumby Ward);
- Cllr Josh Walshe (Burringham & Gunness Ward);
- Andrew Percy (Brigg and Goole MP);
- Karen Pickering (Clerk of Ashby Parkland Parish); and
- Claire Humble (Burringham & Gunness Parishes).

### **Leaflet Drop**

7.3 Leaflets will be posted to approximately 1,100 addresses in the local area, directing residents to the consultation website and to answer the survey. The leaflets will be due to land between Monday 18<sup>th</sup> and Tuesday 19<sup>th</sup> November, depending on Royal Mail operations in the area.

7.4 The leaflet will also invite recipients to the in-person event on the 4<sup>th</sup> December 2024. Recipients who cannot access the internet will be able to call our freephone consultation line to request paper consultation materials and a survey to be posted out to them. There is also the intension to hold online bookable sessions for those that cannot attend in-person.

### **Social Media Adverts**

7.5 A social media advert campaign will run throughout the consultation period, directing traffic to the consultation website. These adverts will run on Instagram and Facebook for an audience covering the entirety of Scunthorpe.

7.6 **Q7 – Can the LPA confirm that level of engagement proposed for PA#1 is considered acceptable?**

## 8. Key Programme Milestones & Dates

8.1 We are engaging with the LPA in order to understand the site’s development potential. The current key milestones and associated dates are set out below:

Milestone	Date
Baseline Surveys undertaken	Ongoing
PA#1 Site Agreed	August 2023
1 <sup>st</sup> Pre Application meeting with LPA and Highways Officer	11 <sup>th</sup> August 2023
2 <sup>nd</sup> Pre-Application meeting	3 <sup>rd</sup> October 2023
Strategic Design Team (SDT) meeting	9 <sup>th</sup> November 2023
<b>3<sup>rd</sup> Pre-Application meeting</b>	<b>12<sup>th</sup> November 2024</b>
Engagement with key statutory consultees, including Environment Agency, Severn Trent Water, National Highways, Natural England, IDB, etc.	November 2023 onwards
Online Public Consultation	November/December 2024
In Person Public Consultation Event	4 <sup>th</sup> December 2024
Technical Assessment Period and Document Production	July 2023-January 2025
Finalisation of Parameter Plans and other Plans	December 2024
<b>Formal Submission of PA#1</b>	<b>January 2025</b>
Determination Period for PA#1 (13 weeks)	May 2025
If required, target Planning Committee Date for PA#1	28 <sup>th</sup> May 2025
S106 Agreed	June/July 2025
<b>Decision Notice Issued</b>	<b>July 2025</b>
Judicial Review Period (6 weeks)	August/September 2025

## 9. Future Planning Application Requirements

- 9.1 We would like to confirm with the LPA the scope of the submission requirements for a future hybrid planning application. The below table lists those plans and documents considered to be required. The applicant requests that the LPA respond to these requirements and confirm whether they are a fair reflection on the anticipated requirements and where reports/plans are expected to be required for a hybrid planning application can these be highlighted by the LPA.
- 9.2 We do not consider this initial stage of development to be considered Environmental Impact Assessment (EIA) however a Request for a Screening Opinion is proposed to be submitted at the same time as the planning application is submitted.

Plan / Document
<b>PLANS</b>
Site location plan (1:1250 / 1:2500)
Application Boundaries Plan (illustrating extent of full and outline planning application boundaries)
Existing Site Layout Plan
Illustrative Masterplan (for PA#1)
Land Use Parameter Plan
Landscape and Open Space Parameter Plan
Building Heights Parameter Plan
Access and Connectivity Parameter Plan
Phasing Parameter Plan
Detailed Access Plans
Detailed Landscape/Mitigation Plans
Earthworks Design Drawings (tbc)
<b>DOCUMENTS &amp; FORMS</b>
Application forms, Certificate and Notices (one for the full and one for the outline element)
Ownership Certificates and Agricultural Land Declarations
Covering Letter
Design and Access Statement, including Landscape Strategy and draft/summary design code)
Planning and Retail Statement, including s106 HoTs
Viability Report
EIA Request for a Screening Opinion
Air Quality Assessment
Arboricultural Survey
Ecological Impact Assessment with Technical Appendices
BNG Calculations Biodiversity Impact Assessment (BIA) Report
Flood Risk Assessment
Drainage Statement
Utilities Assessment
Archaeology and Heritage Desk-Based Assessment, including Geophysical Survey
Phase 1 Desk Study Report (Land Contamination)
Intrusive Investigations Note
Noise Impact Assessment
Statement of Community Involvement
Sustainability Statement
Transport Assessment
Framework Travel Plan

Plan / Document
Energy Statement
External Lighting Strategy
Rapid Health Impact Assessment
Earthworks Technical Note

**Q8 – Can the LPA confirm that they are happy to accept a hybrid planning application which will include the submission of separate full and outline planning applications but for them to be considered simultaneously?**

**Q9 – Can the LPA confirm the list of plans and reports is a fair reflection on the requirements of any future hybrid planning application for PA#1 with the information currently available? Are there any key reports/surveys missing?**

## 10. Planning Obligations

10.1 As noted from adopted and emerging policy, alongside comparison with consultee comments for nearby planning applications, it is understood that the following planning obligations are likely to be attached as part of a future Section 106 Agreement, in the absence of an adopted Community Infrastructure Levy.

10.2 **Healthcare** – The figure of £864.03 per dwelling has been proposed for healthcare at the Keepmoat scheme to the south rather than the £723.16 figure which is noted in the (now withdrawn) Emerging Local Plan. For a 550 dwellings scheme this would equate to £475,216.50 using the Keepmoat scheme metric; or £397,738 using the Emerging Local Plan Metric.

**See Question 5 above**

10.3 **Education** – A figure of £10,602 per dwelling (excluding Affordable Housing) comprising of £4,807 per dwelling for Primary and £5,795 per dwelling for Secondary has been proposed in the Keepmoat scheme. For the 550 dwellings PA#1 scheme this would give a total education obligation of £5,831,100.

**See Question 6 above**

10.4 **Open Space** – 10sqm of open space is required per dwelling, which would require a total of 5,500sqm of open space for the 550 dwellings.

10.5 **Highways** – A contribution of £5,000 towards a Travel Plan monitoring fee is anticipated for the scheme. Any off-site highway improvements will also be required. Other than pedestrian/cycle improvements on Scotter Road at the end of Brumby Common Lane these off-site highway works are unknown at this stage.

10.6 **Affordable Housing** – 20% affordable dwellings are expected to be required by the LPA. Viability Assessments are ongoing to ascertain the level of provision which can be provided.

**Q10 – are there any other expected / known planning obligations which will be sort for as part of this planning application?**

**Q11 – What are the expected BNG monitoring fees for a planning application of this nature?**

## 11. Questions for the LPA to consider and answer as part of the pre application enquiry

Q1 – Can the LPA confirm the latest Housing Mix the applicant should utilise for the purposes of assessing highways and viability work?

Q2 – Would the LPA be supportive of the District Centre being relocated, as part of a future planning application, to the eastern side of the M181?

Q3 – Are the LPA supportive of the approach set out in the retail scoping note, submitted alongside this pre application enquiry, in relation to retail impact assessments and sequential testing?

Q4 – Are there any additional specific sustainability measures that the LPA would seek to be part of the future PA#1?

Q5 – Can the LPA confirm the level of health care / GP provision that will be required considering the proposal to include a GP surgery and pharmacy on site?

Q6 – Can the LPA advise on the likely financial provision, if required, for the proposed development considering a creche/nursery will be included within the local centre?

Q7 – Can the LPA confirm that level of engagement proposed for PA#1 is considered acceptable?

Q8 – Can the LPA confirm that they are happy to accept a hybrid planning application which will include the submission of separate full and outline planning applications but for them to be considered simultaneously?

Q9 – Can the LPA confirm the list of plans and reports is a fair reflection on the requirements of any future hybrid planning application for PA#1 with the information currently available? Are there any key reports/surveys missing?

Q10 – are there any other expected / known planning obligations which will be sort for as part of this planning application?

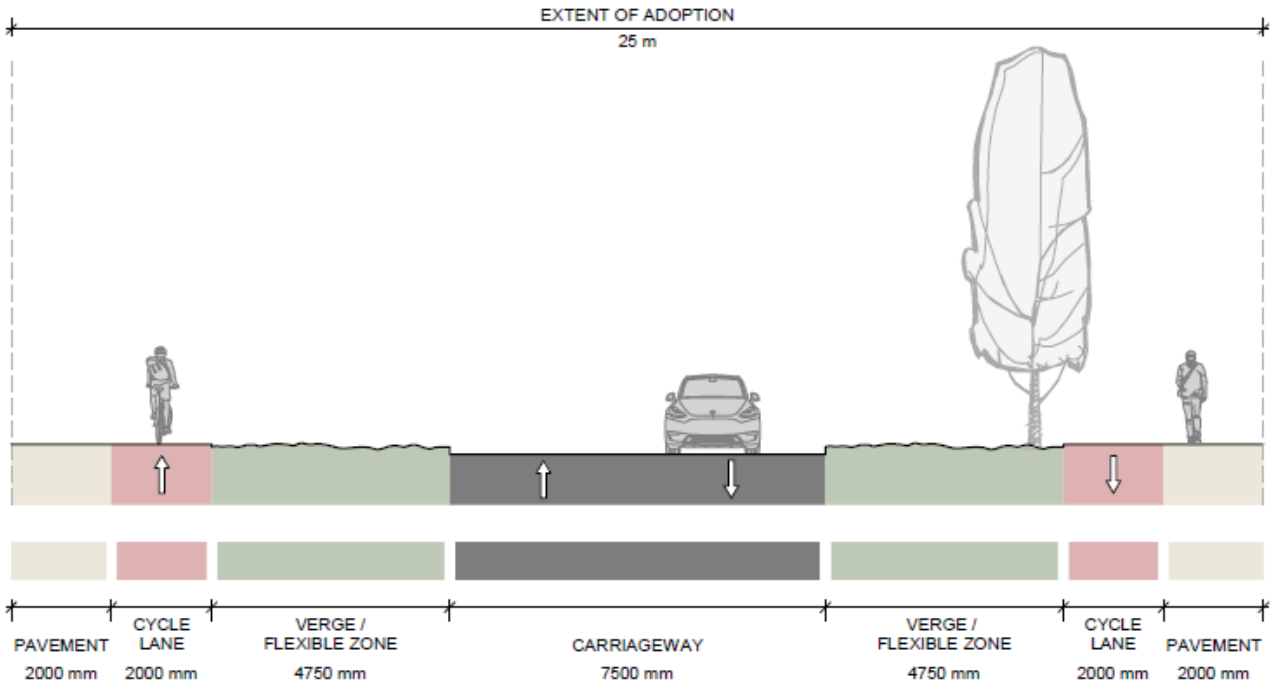
Q11 – What are the expected BNG monitoring fees for a planning application of this nature?

**Avison Young**

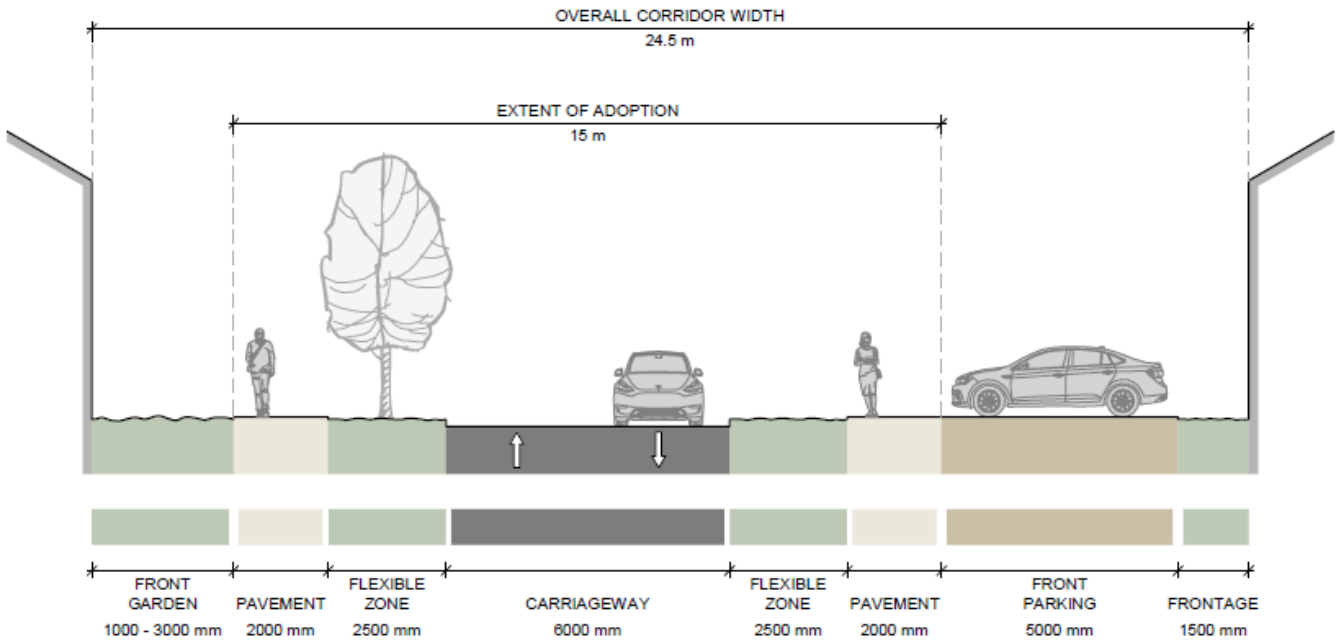
**08.11.2024**

**APPENDIX I**

Draft Indicative Highway Sections



**01. Strategic East-West Main Link Road**  
1 : 100



**02. Typical Primary Street**  
1 : 100