

CS/01/n1720

Ed Senior
Senior Planning Officer
North Lincolnshire Council
Church Square House
30-40 High Street
Scunthorpe, DN15 6NL

28th November 2024

Dear Ed

DEVELOPMENT OF 593NO. DWELLINGS, 200SQM COMMERCIAL UNIT (USE CLASS E) AND LAKE, ALONG WITH ASSOCIATED INFRASTRUCTURE, INCLUDING LANDSCAPING, PUBLIC OPEN SPACE AND PLAY AREA, PEDESTRIAN AND CYCLE LINKS, PUMPING STATION AND SUB-STATION AT LINCOLNSHIRE LAKES, LAND EAST OF M181 AND NORTH OF BURRINGHAM ROAD, SCUNTHORPE (LPA REF: PA/2023/1124)

I write with regard to the above-referenced application and further to our Teams meeting of 16th October 2024. During that meeting, you advised that, notwithstanding the case in support of the development as then proposed - as had been updated in an Addendum to the Planning Statement that itself took account of the updated planning context for the site - it was necessary in accessibility and sustainability terms for the application to include the delivery of a commercial unit within its red line.

Since that meeting, amendments have been made to the scheme in order to accommodate a 200sqm commercial unit (Use Class E) with 14no. associated car parking spaces to the southern end of the site, east of the estate road that links to the approved roundabout junction on Burringham Road. The commercial unit will assume a simple form, based on a rectangular footprint measuring 20m long and 10m wide, accommodating a customer area, storeroom and staff kitchen and WC. The amendments to the scheme so as to incorporate the commercial unit now proposed are therefore wholly in line with the principles agreed with you in the aforementioned Teams meeting and as subsequently confirmed in your email of 4th November 2024.

The application site forms part of Village 2 as defined in the Lincolnshire Lakes Area Action Plan (AAP). As referenced in Paragraph 5.21 of the Planning Statement Addendum, Policy SSA2 of the AAP requires a local centre of approximately 500sqm to be delivered within Village 2 as a whole. Policy SC2 has similar requirements, though also specifically requires 200sqm of the local centre to comprise a small convenience store. The proposed commercial unit is proposed for Use Class E purposes – which includes retail - and will therefore help to deliver part of AAP's requirement for a shop/local centre in an early phase of the overall development, whilst also helping to facilitate the delivery of further commercial development within the remainder of Village 2 to the north, which lies outside the extent of this application.

The amendments to the layout to accommodate the commercial unit ultimately results in a reduction of 6no. dwellings from the 599no. originally proposed in the application. Of the 593no. dwellings

now proposed, 186no. (31%) will be 2-bedroom, 295no. (50%) will be 3-bedroom and 112no. (19%) will be 4-bedroom dwellings.

The amendments made to the scheme are shown in the following plans and drawings:

- Layout Plan n1720_008J
- Presentation Layout Plan n1720_009C
- Materials Plan n1720_600F
- Boundary Treatment Plan n1720_700F
- Commercial Unit Elevations n1720_100-01
- Commercial Unit Floor Plans n1720_100-02
- Landscape Masterplan c-1987-01H
- Detailed Landscape Proposals c-1987-05D
- CGIs Lakes Visuals Pack V2

In addition to those plans and drawings, the following assessments also represent updated versions of the respective technical reports as previously submitted in respect of earlier iterations of the proposed development:

- LVIA Rev A November 2024
- Transport Note 22/11/2024
- FRA (inc. s.104 Plans) JAG/AD/JF/45822-Rp001 Rev A November 2024
- BIA Report 424.065033.00001 21 November 2024
- Viability Appraisal 27th November 2024
- Construction Management Plan

A brief overview of the conclusions of these updated reports is provided, in turn, below:

Landscape & Visual Impact Assessment

The updated LVIA concludes that the amendments to the scheme will not result in changes to the proposed landscape works on the site boundary or the conclusions of the original landscape and visual assessment.

Transport Note

The Transport Note anticipates that the proposed commercial unit is primarily expected to serve the residents of the proposed development itself and is therefore not expected to generate a significant number of trips to/from a wider catchment, with the position of the facility adjacent to the Burringham Road roundabout meaning that any trips not associated with the development will likely be pass-by/diverted trips that are already on the local highway network on Burringham Road. The Transport Note also anticipates that the provision of a commercial unit within the site may reduce the number of trips generated to/from other retail facilities further afield and encourage more trips by sustainable modes.

The Transport Note concludes that the provision of a commercial unit within the development will result in a negligible change in the overall vehicle trip generation associated with the development. The traffic impact and modelling results of the Transport Assessment and subsequent Transport Note (03/04/2024) are therefore considered to remain valid, and the proposed development will not be

expected to have a significant impact on the operation of the local highway network or Strategic Road Network.

We therefore anticipate that all relevant national and local highway authorities will maintain their stance of raising no objections to the application.

Flood Risk Assessment

The updated FRA (which includes updated s.104 drawings) demonstrates that the flood risk to the development is reasonable and acceptable providing the recommended mitigation measures it sets out are adopted. The FRA also demonstrates that the foul and surface water drainage networks for the new development and commercial unit can be designed and constructed to meet the requirements of local planning policies. We therefore anticipate the Lead Local Flood Authority will maintain its stance of no objections to the application.

Biodiversity Impact Assessment Report

The updated BIA Report demonstrates that the proposed amendments to accommodate a commercial unit within the scheme make little difference to the associated BIA calculations and conclusions previously put forward, which were themselves considered acceptable by the Council's ecologist. Overall, habitat unit gains increase from 2.22 unit/4.58% to 2.27 unit/4.69% and hedgerow unit gains decrease 25.90 unit/1199.18% to 25.63 unit/1186.50%.

Viability Appraisal

The updated Viability Appraisal concludes that the amended proposals to the scheme to accommodate a commercial unit has little implication on the proposed site works and that the residual profit margin remains significantly below the target risk-adjusted developer's return of 20% on GDV, such that the proposed development remains viability challenged and is unable to support the provision of any affordable housing or s.106 contributions.

Construction Management Plan

The proposed dates associated with the Construction Management Plan, are as follows, subject to the grant of full planning permission in January 2025:

- Archaeology strip, map record for Lake area – commence in April 2025;
- Lake to commence in June 2025 - circa 10no. months to complete;
- Roundabout work to commence in March 2025 for circa 6no. months;
- Phase 1 road and surrounding plots to commence – circa May 2025;
- Phase 2 road and surrounding plots to commence – circa Aug 2025;
- Phase 3 road and surrounding plots to commence – circa Oct 2025;
- Phase 4 road and surrounding plots to commence – circa Jan 2026;
- Phase 5 road and surrounding plots to commence – circa Mar 2026;
- Phase 6 road and surrounding plots to commence – circa May 2026;
- Phase 7 road and surrounding plots to commence – circa Jul 2026;
- Phase 8 road and surrounding plots to commence – circa Oct 2026.

Summary

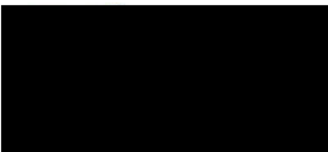
In terms of the overall planning balance, therefore, and further to the conclusions of the recent Addendum to the Planning Statement, we maintain that, despite the Outline Permission and Hybrid Permission having become time-lapsed since the validation of the Application, the proposed development is broadly 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 National Planning Policy Framework.

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 and it is therefore maintained that the application should be granted full planning permission.

On the basis of the above, we trust you will be able to recommend the application for approval at the Planning Committee meeting scheduled for 22nd January 2025.

If you have any queries in the meantime, please do not hesitate to get in touch.

Yours sincerely



Carl Stott
Director

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