



Our Ref: 05C300307

Your Ref: PP-13718325 & PP-13718334

20 February 2025

Planning and Development Team
Place, Planning and Housing
North Lincolnshire Council
Church Square House
30-40 High Street
Scunthorpe
DN15 6NL

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Hybrid planning application comprising of:

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.

Land to the east of the M181/A1077(M), Scunthorpe, DN17 1US

Avison Young (UK) Limited has been instructed by Hargreaves Land Limited and Lincolnshire Lakes Land Limited (in liquidation) acting by the Receivers to prepare and submit the above applications to North Lincolnshire Council (NLC) on their behalf.

These applications have been submitted via the Planning Portal with reference numbers

- PP-13718325 – relating to the full planning application
- PP-13718334 – relating to the outline planning application

As discussed during the pre-application process the applicant wishes for these two applications to be considered concurrently and therefore request that they are considered as a hybrid planning application.

Alongside this Cover Letter and the requisite application forms, this application comprises the following plans and documentation:

Plans:

- Site Location Plan (ref. 7730-SMR-00-ZZ-DR-A-2001-S3-P1)
- Full Planning Application Boundary Plan (ref. 7730-SMR-00-ZZ-DR-A-2010-S3-P1)
- Outline Planning Application Boundary Plan (ref. 7730-SMR-00-ZZ-DR-A-2011-S3-P1)
- Phasing Allocation Plan (ref. 7730-SMR-00-ZZ-DR-A-2012-S3-P1)
- Land Use Parameter Plan (ref. 7730-SMR-00-ZZ-DR-A-2021-S3-P1)
- Building Heights Parameter Plan (ref. 7730-SMR-00-ZZ-DR-A-2022-S3-P1)
- Phasing Parameters Plan (ref. 7730-SMR-00-ZZ-DR-A-2022-S3-P1)
- Illustrative Masterplan (ref. 7730-SMR-00-ZZ-DR-A-2030-S3-P1)
- Landscape Site Plan (ref. 6024-OOB-ZZ-00-D-L-000002 Rev P01)
- Proposed Site Sections Sheet 1 (ref. 6024-OOB-ZZ-ZZ-D-L-000050 Rev P01)
- Proposed Site Sections Sheet 2 (ref. 6024-OOB-ZZ-ZZ-D-L-000051 Rev P01)
- Proposed Contours with Existing Trees (ref. 6024-OOB-ZZ-00-D-L-000010 Rev P01)
- Circulation Strategy (ref. 6024-OOB-ZZ-00-D-L-000030 Rev P01)
- Planting Strategy (ref. 6024-OOB-ZZ-00-D-L-000040 Rev P01)
- Outline Drainage Strategy (ref. LIN-BWB-CIV-XX-D-C-0500 S8 P03)
- Detailed Infrastructure Drainage Layout Sheet 1 (ref. LIN-BWB-CIV-XX-DR-C-0501 S8 P02)
- Detailed Infrastructure Drainage Layout Sheet 2 (ref. LIN-BWB-CIV-XX-DR-C-0502 S8 P02)
- Site Strip Coordination Plan (ref. LIN-BWB-CIV-XX-D-C-0650 S1 Rev P03)
- Borrowpit Section and Plan (ref. LIN-BWB-CIV-XX-D-C-0660 S8 Rev P02)
- Outline Levels Strategy (ref. LIN-BWB-CIV-XX-DR-C-0600 S8 Rev P02)
- Detailed Infrastructure Proposed Levels Sheet 1 (ref. LIN-BWB-CIV-XX-DR-C-0601 S8 Rev P02)
- Detailed Infrastructure Proposed Levels Sheet 2 (ref. LIN-BWB-CIV-XX-DR-C-0602 S8 Rev P02)
- Detailed Infrastructure Proposed Levels Sheet 3 (ref. LIN-BWB-CIV-XX-DR-C-0603 S8 Rev P02)
- Detailed Infrastructure Proposed Levels Sheet 4 (ref. LIN-BWB-CIV-XX-DR-C-0604 S8 Rev P02)
- Phase 1 Works Sheet 1 (ref. LIN-BWB-HWY-XX-DR-C-110 S8 Rev P04)
- Phase 1 Works Sheet 2 (ref. LIN-BWB-HWY-XX-DR-C-111 S8 Rev P04)
- Phase 2 Works (ref. LIN-BWB-HWY-XX-DR-C-112 S8 Rev P04)
- Highways Typical Sections Plan (ref. LIN-BWB-HWY-XX-DR-C-0130)

- Highways Vehicle Tracking Phase 1 (ref. LIN-BWB-HWY-XX-DR-C-0105)
- Highways Vehicle Tracking Phase 2 (ref. LIN-BWB-HWY-XX-DR-C-0106)
- Illustrative Highway Typical Sections (ref. LIN-BWB-HWY-XX-DR-C-0131 S8 Rev P03)
- Highways Long Sections (ref. LIN-BWB-HWY-XX-DR-C-0134)
- Scotter Road Active Travel Proposals (ref. LIN-BWB-HWY-XX-DR-TR-100 S8 Rev P4)
- Drainage Standard Details Sheet 1 (ref. LIN-BWB-DDG-XX-DR-D-0561)
- Drainage Standard Details Sheet 2 (ref. LIN-BWB-DDG-XX-DR-D-0562)
- Drainage Standard Details Sheet 3 (ref. LIN-BWB-DDG-XX-DR-D-0563)
- Foul Water Pumping Station Compound Arrangement Plan (ref. LIN-BWB-CIV-XX-D-C-0565)

Documents/Reports

- Design and Access Statement (prepared by SMR):
- Landscape Statement (prepared by Oobe)
- Planning and Retail Statement (prepared by Avison Young)
- Viability Report (prepared by Avison Young) (**to be treated confidentially**)
- Air Quality Assessment (prepared by BWB)
- Ecological Impact Assessment with Technical Appendices (prepared by FPCR)
 - Appendix 1: Water Vole Survey Report (prepared by FPCR)
 - Appendix 2: Bat Report (prepared by FPCR)
 - Appendix 3: Reptile Survey Report (prepared by FPCR)
 - Appendix 4: Greater Crested Newt Survey Report (prepared by FPCR)
 - Appendix 5: CONFIDENTIAL SURVEY (prepared by FPCR)
 - Appendix 6: Breeding Bird Survey Report (prepared by FPCR)
 - Appendix 7: Wintering Bird Survey Report (prepared by FPCR)
 - Appendices 8-12 (prepared by FPCR)
 - Appendix 13: Recreational Impacts Technical Note (prepared by FPCR)
- Statutory Biodiversity Metric - this is an excel document and therefore will be submitted direct to the LPA as it cannot be uploaded via the Planning Portal
- Biodiversity Net Gain Feasibility Report (prepared by FPCR)
- Arboricultural Survey (prepared by FPCR)
- Flood Risk Assessment (prepared by BWB)
- Drainage Strategy (prepared by BWB)

- Heritage Statement including Desk Based Archaeological Assessment & Geophysical Survey (prepared by BWB)
- Phase 1 Geo-Environmental Assessment (prepared by BWB)
- Phase 2 Geo-Environmental Assessment (prepared by BWB)
- Noise Impact Assessment (prepared by BWB)
- Statement of Community Involvement (prepared by Deetu)
- Sustainability Report (prepared by BWB)
- Energy Statement (prepared by BWB)
- Transport Assessment (prepared by BWB)
- Framework Travel Plan (prepared by BWB)
- External Lighting Strategy (prepared by BWB)
- Rapid Health Impact Assessment (prepared by BWB)
- Utilities Statement (prepared by BWB)
- Surcharging Technical Note (prepared by BWB)
- Landscape Management Plan (prepared by Oobe)

The application fee for the full planning application (ref. PP-13718325) [REDACTED] (exclusive of the Planning Portal's administrative fee) has been paid via the Planning Portal.

The application fee for the outline planning application (ref. PP-13718334) of [REDACTED] (exclusive of the Planning Portal's administrative fee) has been paid via the Planning Portal.

These fees have been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2021 (as amended), and has been agreed in writing with the application's planning case officer prior to submission.

Notices have been issued to all of those with an interest in the land via Notice No. 1 forms and a letter; however, for good order, the applicant has advertised the application in the Scunthorpe Telegraph in order to ensure that any unknown owners are also notified under Notice No. 2.

I trust that the information provided is sufficient to enable you to determine this hybrid planning application. As such, I look forward to receiving formal validation of this application shortly, but if

you have any queries in the meantime then please don't hesitate to contact me or my colleague David Sweeting (david.sweeting@avisonyoung.com or 07879 667742). Can you please keep us both included in correspondence on this matter.

Yours sincerely



**Tom Clift
Planner**



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For and on behalf of Avison Young (UK) Limited