



Planning Application 1 at Lincolnshire Lakes (North)
Design & Access Statement



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Revision

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Design Team

Client:



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Arboriculture Consultant:



Landscape Consultant:



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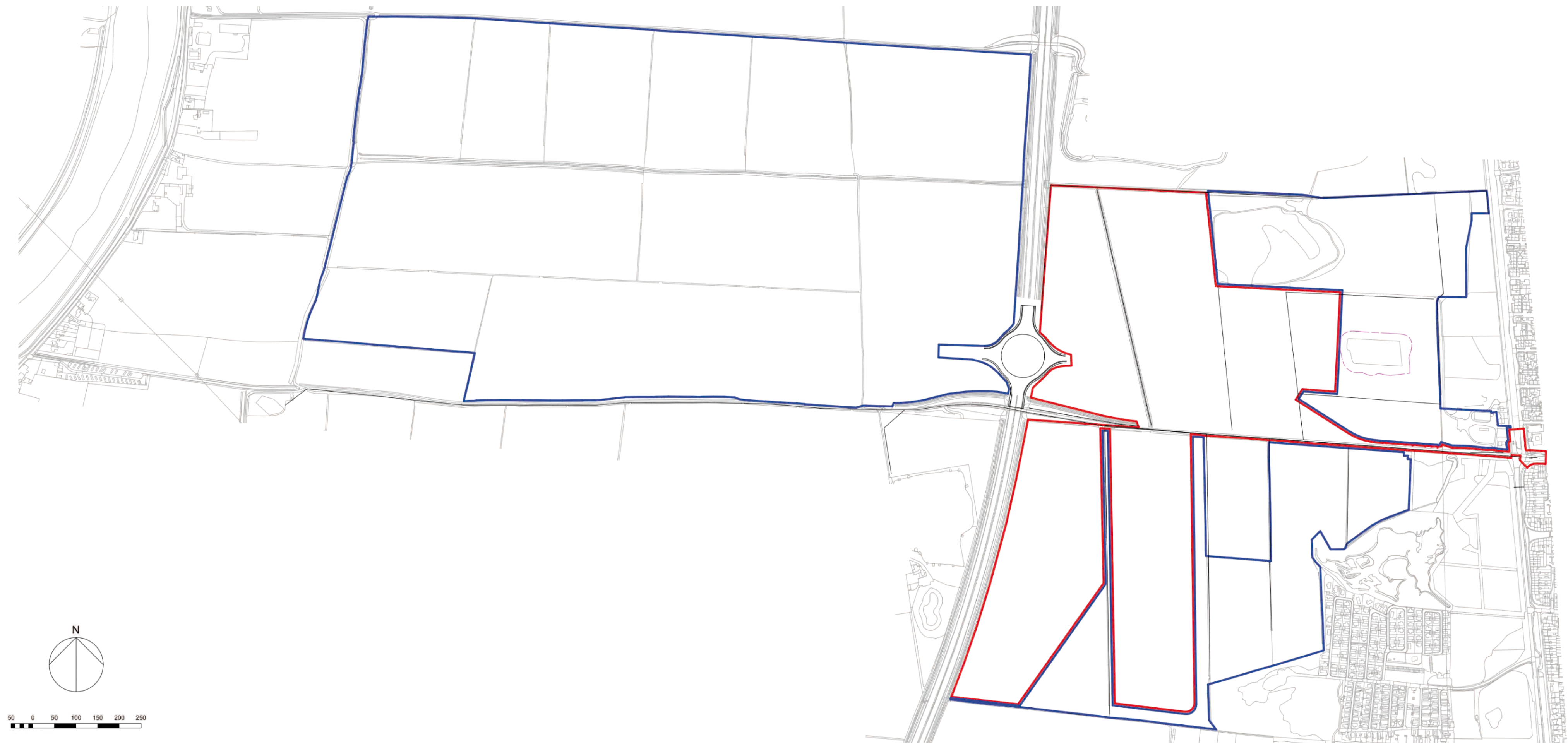
1.0 INTRODUCTION

1.1. Introduction

This Design & Access Statement (DAS) has been prepared by SMR Architects on behalf of Hargreaves Land in support of a hybrid planning application to develop infrastructure and a highways network to create development plots for up to 550 dwellings and a Local Centre at Lincolnshire Lakes. The site forms part of Strategic Site Allocation SSA2 (Village 1) within the Lincolnshire Lakes Area Action Plan (2016).

The context and principle of development for this site are well established with the site benefiting from an approved Area Action Plan and Strategic Design Guide. As such this document focuses on the design principles and process undertaken in developing the full and outline proposals within the context of the masterplanning principles outlined in the Area Action Plan and Strategic Design Guide.

This document should be read in conjunction with the Planning Statement, planning drawings, application forms and other documentation submitted as part of this application by the design team. Any images contained within the DAS are illustrative and the submitted planning drawings should take precedence.



1.2. Proposed Development Key Features

Site Area:	56.5 Ha (139.65 Acres)
Existing Land Use:	Agricultural Fields
Proposed Access Arrangement:	Existing Roundabout off A1077 (vehicular) Brumby Common Lane (cyclists & pedestrians)
Number of Dwellings:	550 Dwellings
Residential Density:	35 dwellings per Ha
Local Centre Provision:	Up to 2 499 sqm GEA of main town centre use Up to 1500 sqm GEA of non main town centre use





2.0 SITE & CONTEXT ANALYSIS

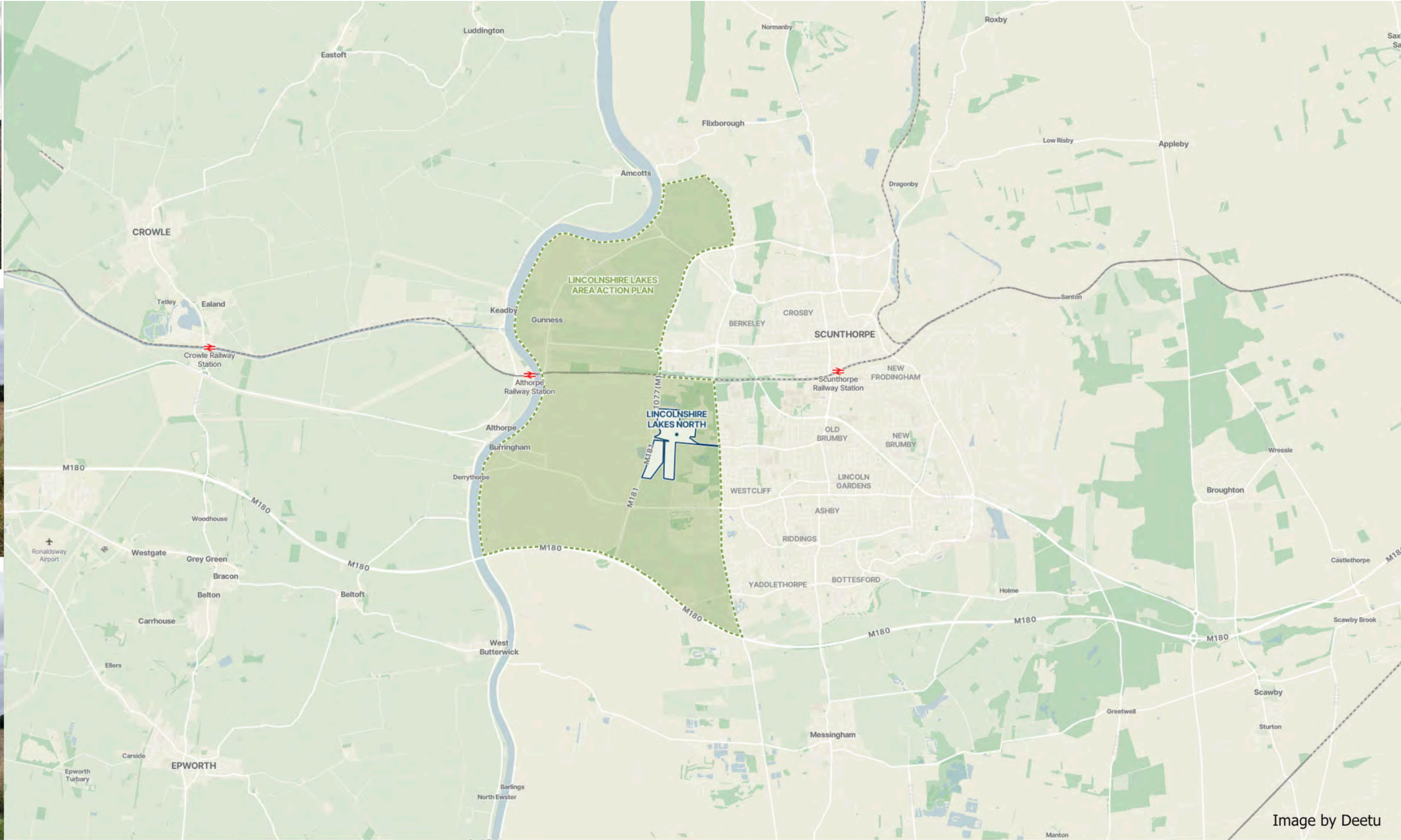
2.1. Site Introduction

The site is located on the western edge of Scunthorpe within the Lincolnshire Lakes Area Action Plan boundary. The first phases of the development as part of this application would take direct access off the existing roundabout on the western edge of the site which serves the A1077 / M181. The site is well connected and in a highly sustainable location.

2.2. Site Description

The site area under consideration in this application is 56.5 hectares. It consists of several agricultural fields demarcated by existing ditches and/or hedgerows. The site is generally low-lying and flat with existing highways elements along the boundary sitting above on a slight embankment. The majority of trees sit on the application boundary allowing for retention.

The boundary is generally irregular shaped based on viability extents, site constraints and drainage requirements. The western boundary follows the M181 & A1077(M). The northern boundary is demarcated by field edge conditions of ditches, hedgerows and stands of mature trees with the chosen application area based on viability to deliver residential development plots of circa 10Ha each. The application boundary cuts out a craggy area of mature trees in the northeast corner, before extending eastward along an existing field edge. The application boundary at this point turns south and cuts inward to capture the extent of highways design for the link road in this application. It then captures the extent of Brumby Common Lane out to the junction with Scotter Road. We are proposing no works to Brumby Common Lane, however the application boundary does capture works intended to create a pedestrian/cycle corridor parallel to the lane running to Scotter Road and highways works to create a crossing at the Scotter Road junction. The southern extents of the application area have been driven by our drainage mitigation and levels strategy to capture works around two 'borrow pits' to allow for surcharging and a general slight raising of the levels to all the proposed development plots.



2.3. Landscape & Ecology

The site is currently low-lying agricultural land with a network of ditches and hedgerows demarcating field boundaries. The site currently provides habitat for water voles across this network of existing ditches. Various bird species also inhabit the area. Full details of existing species and habitats can be found in the Ecological report and surveys submitted in support of the application.

The aim of any new development intervention would be to mitigate against any habitat loss, while also enhancing biodiversity where possible. To this end, a new area for water vole habitat will be provided on the western boundary as per local planning guidance. This space will be integrated into a larger network of landscaped open green spaces, and form part of the overall site drainage strategy. Please refer to the information submitted by Oobe, for details on the landscape strategy and design.

Legend

Site Boundary

bats in trees

High

Moderate

Low

Negligible

No data

ECOP Risk

High

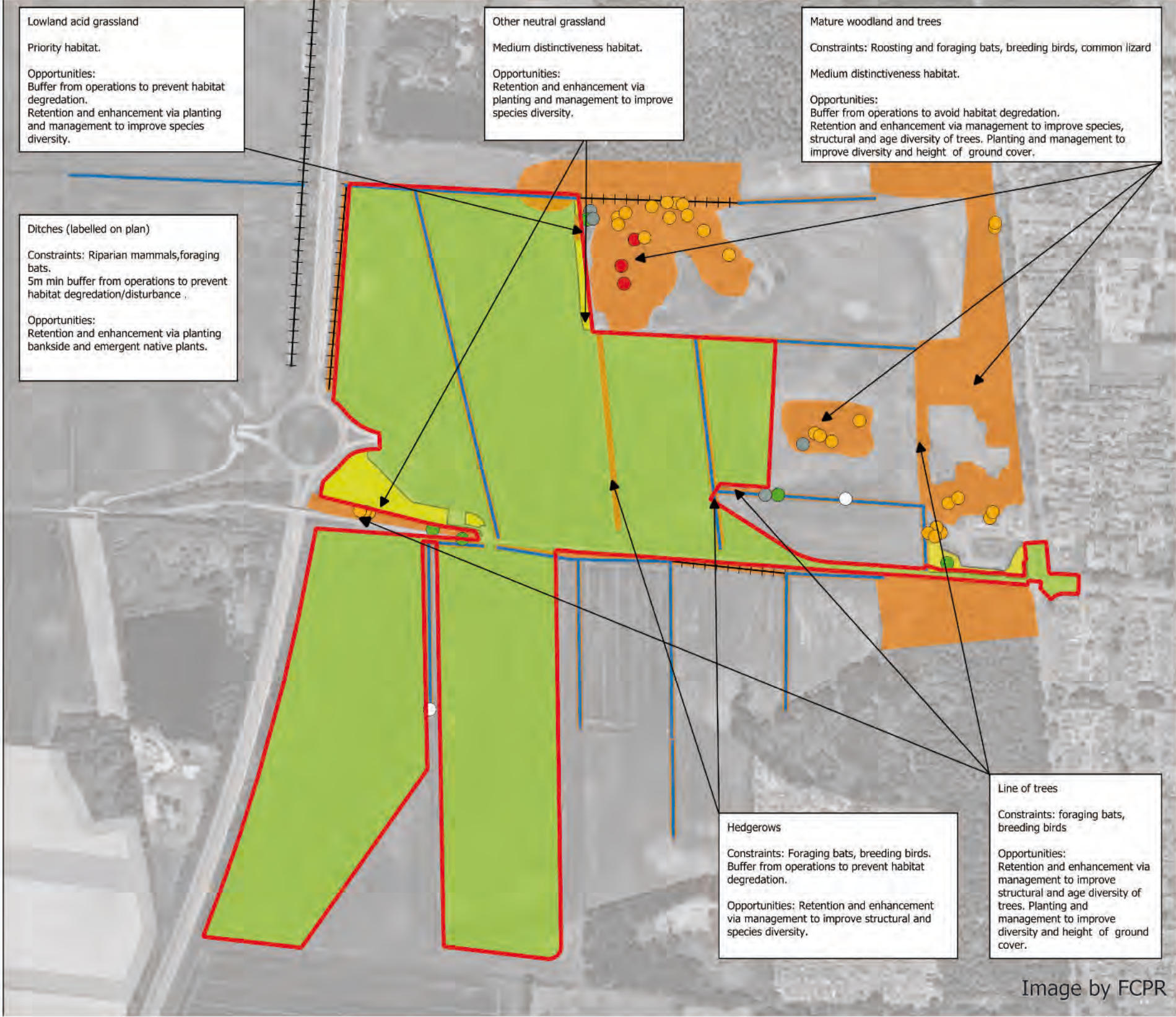
Medium

Low

WV Survey

Absent

Present



2.4. Movement & Access

The site is well connected and in a highly sustainable location. The first phases of the development as part of this application would take direct access off the existing roundabout on the western edge of the site which serves the M181/A1077.

This proposed primary access road will extend further east as part of future development that is to be progressed as part of separate phases and applications, eventually connecting to Scotter Road. Scotter Road provides bus links to the wider area. Brumby Common Lane bisects the site running east/west.

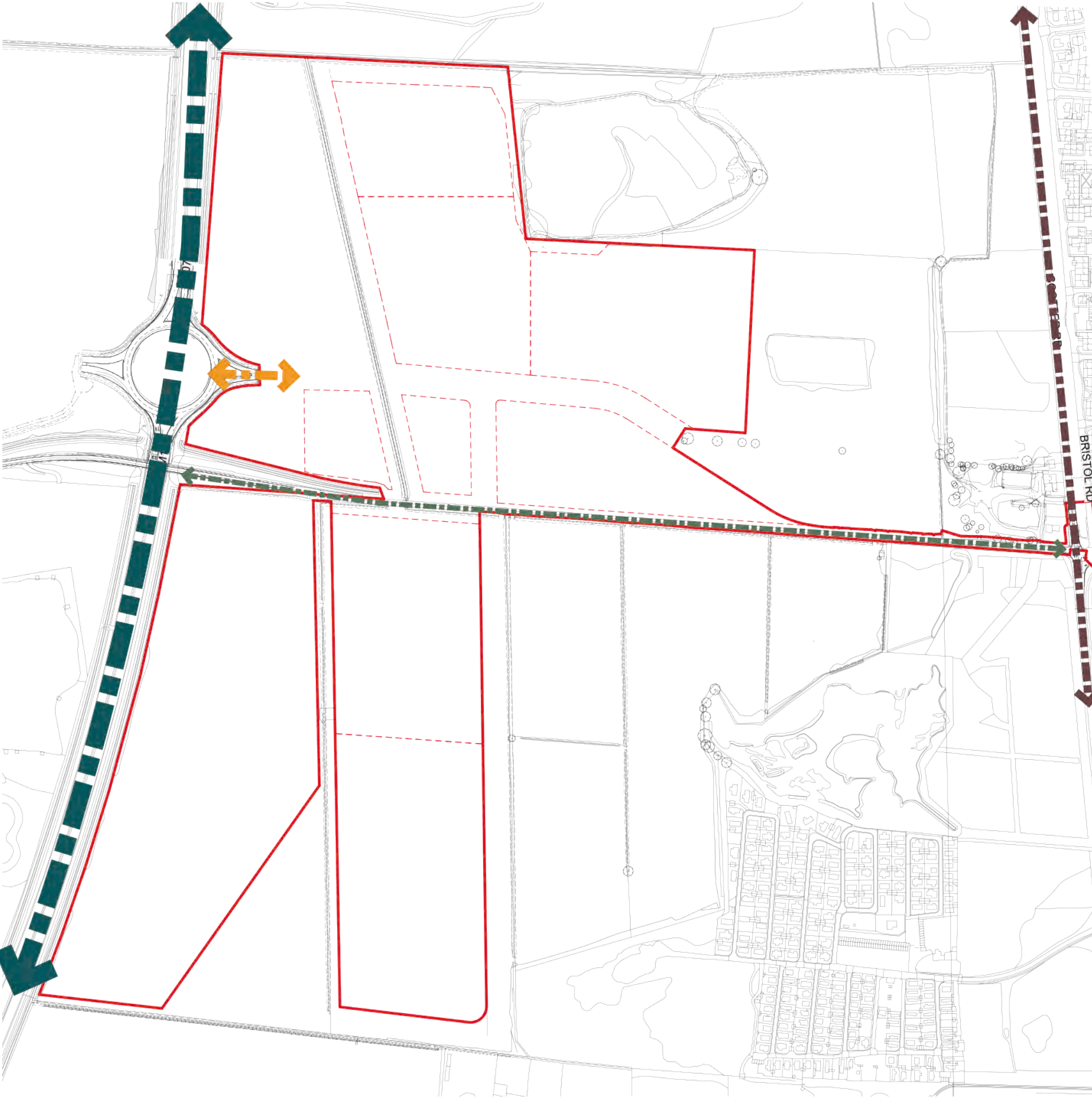
LEGEND

Primary Road - M181 / A1077

Secondary Road - Scotter Road

Proposed Primary Access Road point

Brumby Common



2.5. Site Photos

