



3.0 PLANNING CONTEXT

3.1.National Planning Policy

A Planning Statement has been prepared to support this application by Avison Young. It details the relevant planning history and reviews the proposal against existing planning policy as well as other material considerations that would justify granting planning permission.

For more information please refer to the Planning and Retail Statement.

The National Planning Policy Framework (2024) promotes the role of good design in delivering sustainable development.

Paragraph 131 states:
“The creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Further to this, the paragraph considers that good design is a key aspect of sustainable development which creates better places in which to live and work and helps make development acceptable to communities.”

In order to illustrate how well-designed places can be achieved in practice, the government has produced the National Design Guide (2019). This forms part of the national planning practice guidance.

The NDG addresses the question of how elements create well designed places by outlining and illustrating the Government’s priorities in the form of 10 characteristics as set out in the image across.

These characteristics, noted below, are based on national policy and objectives for good design and have been conceived to work with detailed, measurable criteria set out at the local level. This will be used, in conjunction with local guidance from North Lincolnshire Council outlined herein to ensure a well-designed and carefully considered approach.

- 1. Context – enhances the surroundings.
- 2. Identity – attractive and distinctive.
- 3. Built form – a coherent pattern of development.
- 4. Movement – accessible and easy to move around.
- 5. Nature – enhanced and optimised.
- 6. Public spaces – safe, social, and inclusive.
- 7. Uses – mixed and integrated.
- 8. Homes and buildings – functional, healthy, and sustainable.
- 9. Resources – efficient and resilient.
- 10. Lifespan – made to last.



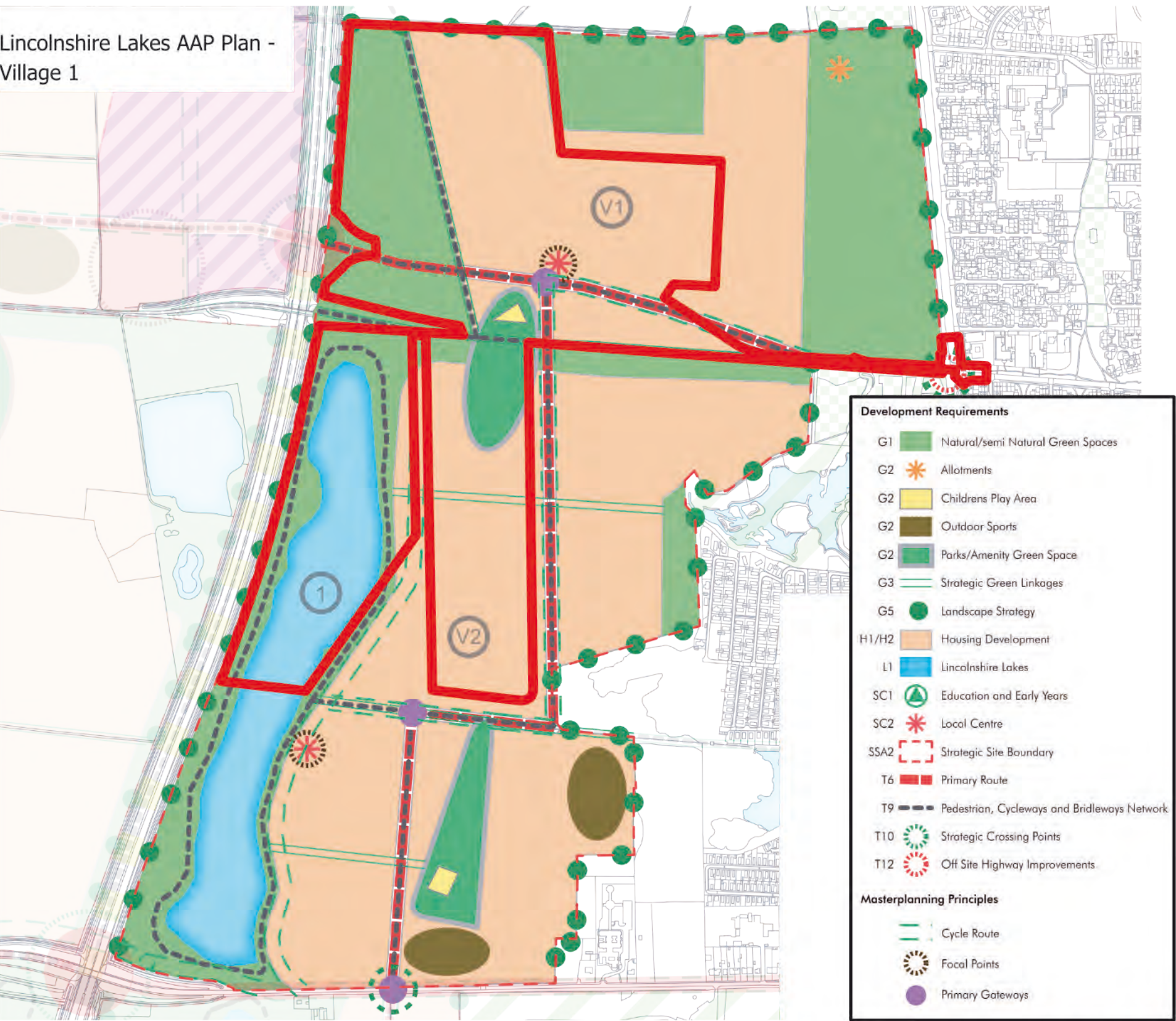
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3.2. Local Planning Policy

The North Lincolnshire Council are in the process of preparing a new single local plan. Once adopted, it will replace the current historic policies of the 2003 Local Plan, the 2011 Core Strategy, the 2016 Housing & Employment Land Allocations Development Plan and the Lincolnshire Lakes Area Action Plan.

The Lincolnshire Lakes Area Action Plan (the AAP), and the Lincolnshire Lakes Strategic Design Guide (the SDG) were considered in the preparation of the outline design proposals.

The site forms part of the Strategic Site Allocation SSA2 (Village 1) in the AAP, which includes a series of broad policy and framework plans establishing primary land uses, development opportunity areas, pedestrian and highways networks, the location of open spaces and areas of ecological importance for retention and/or enhancement. The SDG further builds on this guidance, layering additional detail with regards to urban design, local centre guidance, massing and built form.



3.3. Local Masterplanning & Design Guidance

Within Policy SS3 in the AAP a series of villages and lakes are broadly identified as the quantum of development for the Lincolnshire Lakes Area Action Plan. The proposed development site sits largely in the area identified as part of Village 1 (Policy SSA2). The planning boundary extends to include areas of Lake 1 and Village 2, but for this initial application these areas will be utilised to help deliver infrastructure and earthworks only to improve overall viability and will be returned to their original state - for more information please refer to the Landscape Statement. Following these works future applications will complete the delivery of Lake 1 and Village 2 as envisaged by the AAP.

The Village 1 Development Requirements, of which this application forms part of, are to provide 690 dwellings over the approximate 29ha housing development plot of Village 1 at a density between 30-35 dwellings per Ha. Provision for a Local Centre of 300sqm retail space is also included for this area. Higher density residential development is encouraged in and around proposed Local Centres and along primary roads. Additionally, the potential for 44ha of natural and semi-natural green has been identified around Villages 1 & 2 and Lake 1 along with provisions for a children’s play area and an integrated Pedestrian/Cycle network.

The AAP also sets out a series of Masterplanning Principles for consideration. These include:

- Higher density housing should be located in the centre of the village and within the surroundings of the Local Centre, with lower densities allowed towards the village fringe.

- Dwellings next to the lakes should be designed so that they front the waterside providing an exciting interface and a high quality housing environment for North Lincolnshire
- Buildings and plots should be suitably spaced so that fingers of green infrastructure and SuDs features can permeate the built form
- Strategic Green Infrastructure is required to maintain clear separation distances between the new villages and existing development
- Landscaping buffers should be created to the northern, eastern and western fringe of the allocation
- Biodiversity enhancement, such as bat lofts, in the built environment should be concentrated near areas of woodland and wetland
- Strategic Green Linkages should bisect both villages at the locations set out on the Illustrative Site Diagram
- Primary Gateways should be created along the Primary Route
- Local Centres must be designed to function as Focal Points with appropriate establishments included to fulfil this role
- A Pedestrian, Cycle way and Bridleway Network is required as set out in the Illustrative Site Diagram
- Public Art should be included as part of the design solutions at key strategic locations, Primary Routes, Primary Gateways, and Focal Points.



Lincolnshire Lakes SDP Plan



3.4. Lincolnshire Lakes Strategic Design Guide

The 2016 Lincolnshire Lakes Strategic Design Guide (SDG) provided further clarity to the principles established in the AAP. The Framework Plans have acted as a guide through the design development of this hybrid application, establishing key elements including Movement & Access, locations of Green/Blue Infrastructure, Local Centre and Residential plotting. The framework plans (provided in the appendices) have then informed the Village 1 Design Principles plan below.

Village 1 Design Principles (SDG - 2016)

The principles noted below are taken directly from the SDG. As the application only forms part of the overall Village 1 site, some principles are not relevant for this application, whilst others are still relevant as a general principle, but may be currently shown outside the red-line boundary or in a different location. We've struck out out those principles that are currently not under consideration:

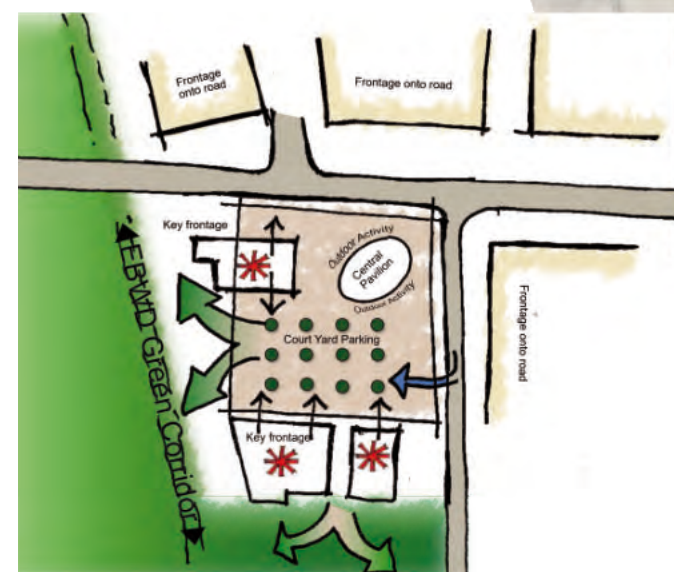
- 1. Local centre alongside primary route, with strong frontage around this.
- 2. Formal square arrangement around existing woodland.
- 3. Key buildings located at village gateway / end of long distance views.
- 4. Green finger along Brumby Common Lane incorporating drainage ditch, pedestrian and cycle links. Overlooked with strong frontage from residential properties.
- 5. Local green space enclosed and fronted by residential development.
- 6. Looser, informal arrangement and street frontage at village edge, with varied setbacks and larger building plots.

- 7. Green buffer / finger to south of village, allowing for separation to village 2.
- 8. Key building framing green space and waterfront.
- 9. Primary route takes the form of a green street in this location, incorporating a drainage ditch and landscaped strip alongside this, providing a continuous green link through the village.
- 10. Waterfront park / green space, incorporating a potential spectator area for triathlon events at Lake 1.
- 11. Key buildings located on intersection of primary route network.
- 12. Important gateway building responding to views, waterfront location, adjacent green space and alignment of primary route.
- 13. Brumby Common Lane bridge retained but re-purposed for pedestrian and cycle links, incorporating links to the SMUA and associated car parking facilities for spectators and participants in potential triathlon events at Lake 1.
- 14. Formal frontage along all primary routes through the village.
- 15. Water habitat providing a compensation (and enhancement) site for water voles and other species, such as Kingfisher, aquatic plants and invertebrates.
- 16. Development set back from main route, allowing for provision of continuous north south green route through the village.
- 17. Looser, informal development frontage at village edges.
- 18. Retain existing woodland and arid grassland habitat, and manage as semi-natural green space.
- 19. Pedestrian, cycle and bus connection to Scotter Road.
- 20. Upgrade to the Scotter Road and West Common Lane junction, providing access to Village 1 and across to the de-trunked motorway.

Though the provision for a Local Centre to Village 1 is shown as outside of the current red-line boundary, these proposal have elected to bring this provision into the current development site. This being the case, many of the design principles for this element noted below from the SDG are still relevant and worth consideration.

- 1. The arrangement of buildings and streets should create a public square.
- 2. Buildings should frame the square and have active frontages which overlook the square. This should include the use of continuous frontages that provide a strong sense of enclosure to the space created.
- 3. Buildings that terminate views should benefit from special care and attention. These can comprise taller elements to act as local landmarks and aid orientation.
- 4. The primary route through village 1 runs to the south of the square, this will allow for use of new public spaces to benefit from the maximum amount of sunlight.
- 5. A kiosk / pavilion, located at the apex of the primary and secondary street network to the west of the square will help further define the space.
- 6. Key retail and other non-residential frontages should line the north and eastern sides of the new square, allowing for interaction with the square, including for example spillover space associated with new cafés.
- 7. Development to the south of the square / primary route could include residential at ground level, though will require direct frontages to the street.
- 8. On street parking can be provided in the square, running parallel to the street network.





4.0 THE DESIGN PROCESS

4.1. Opportunities & Constraints

The development site presents a number of constraints and opportunities that have been drawn out through the appraisal of the physical features of the site in conjunction with National and Local Policy recommendations. As noted in the previous section, the adopted AAP and SDG along with the new Local Plan have played a key role in identifying these elements.

Constraints

- Potential acoustic issues on residential amenity stemming from the proximity of the A1077.
- The site is generally low-lying with poor ground conditions requiring surcharging and an overall raising of levels – to improve viability a ‘borrow pit’ is proposed in the application.
- Water Voles on site – mitigation and relocation a priority of any development on site.
- Existing ditches and hedgerows running through site – a minority will require removal.
- Significant no-build buffer zones to be provided along retained ditches impacting on viability.
- Complex phasing plan required to improve viability.
- Local Centre to be incorporated in the first phase of Village 1.

Opportunities

- The Area Action Plan and Strategic Design Guide provide a clear and concise framework to develop masterplanning principles for this application. The site has a clear established allocation for residential use.
- The AAP suggests the opportunity to create a green corridor running along the west boundary. This area will aid in our Water Vole mitigation strategy, provide an acoustic buffer to the A1077, and create significant future amenity space and attractive aspects for new properties.
- Existing under-utilised roundabout on the west boundary to be incorporated to provide primary vehicle access to the proposed development plots.
- New pedestrian and cycle access to be provided parallel to Brumby Common Lane to link the development with Scunthorpe centre.
- Many opportunities for outward facing properties to take advantage of adjacent natural and waterfront aspects and create a welcome engaging frontage to the residential development plots.
- A Play Area can be provided on site within the new amenity space on the west boundary.
- The majority of trees impacted by the application sit on the application boundary allowing for retention.
- The borrow pits create an opportunity to provide a natural local source of material to enable a cost effective solution to the poor land quality by way of surcharging.

