

PLANNING APPLICATION 1 : LINCOLNSHIRE LAKES (NORTH)

LANDSCAPE STATEMENT

January 2025

Planning

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The logo for 'oobe' is rendered in a clean, lowercase, sans-serif typeface. The letters 'o', 'o', and 'e' are uniform in size and weight. The letter 'b' is significantly taller than the others, with its top extending above the baseline of the other letters. The 'e' has a short horizontal tail extending to the right.

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○ 1. INTRODUCTION

Hybrid Planning Application description

This document provides details for the landscape proposals for Lincolnshire Lakes (North) as part of a hybrid planning application which includes part of the proposals as a full planning application and part as an outline planning application.

A 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.

An 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."

Site Background

The Lincolnshire Lakes (North) site forms part of the wider Lincolnshire Lakes development in line with the Lincolnshire Lakes Area Action Plan. It is located West of the industrial town of Scunthorpe in North Lincolnshire. The existing site land use is currently agricultural. The PA#1 site is located East of the River Trent. The M181, roundabout and A1077(M) road forms the west edge of the site and Brumby Common Lane running through the centre of the site connecting to Scunthorpe. There are areas of woodland out with the application boundary line at various locations and a series of ditches that provide habitat that are relevant to the application proposal.

Proposal

This document will provide information around the landscape proposals for the outline and full planning applications that will include:

- Site analysis
- Precedent imagery
- History and narrative
- Site strategies
- Proposal plans and sections
- Visuals
- Outline specifications

This document accompanies the Landscape proposals plan and section drawings and Landscape maintenance and management plan.

01.1 DESIGN PRINCIPLES

GUIDING DESIGN PRINCIPLES

The aim for the landscape proposals for Lincolnshire Lakes (North) is to provide a sustainable environment for well-designed homes and vibrant communities. This aim is supported by five guiding design principles that emerge from regional and local planning policy*, best practice**, and the local landscape character.

*Regional and local planning policy:

- 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)

- Saved Policies of the North Lincolnshire Local Plan (2003)
- Lincolnshire Lakes Strategic Design Guide SPD ('LL SDG') (Adopted November 2016)
- Lincolnshire Lakes Position Statement (November 2022)
- Supplementary Planning Documents ('SPDs') (various)

**Best practice documents consulted include:

- National Design Guide
- The Landscape Institutes's "Profitable Places" (2014)
- "Public Health and Landscape: creating healthy places"



WELL-DESIGNED GREEN/BLUE INFRASTRUCTURE

Well-designed Green/Blue Infrastructure that connects with nearby green spaces and enhances local biodiversity whilst sensitivity and sustainably manages the sites water.



A HAVEN FOR LIVING AND FOR LIFE

A network of connected and well defined private, semi-private and public spaces that provide a restorative environment for residents, and places the wider community to engage in a variety of leisure activities.



A CLIMATE POSITIVE ENVIRONMENT

A climate positive environment that minimises carbon footprint, maximises carbon sequestration, and provides in-site solutions to pressing environmental concerns in the area such as flooding, urban heating and air and noise pollution.



CONNECTIVITY AND WAYFINDING

A clear network of routes, open spaces, and visual links that knits the development in its surrounding context.



A DISTINCTIVE SENSE OF PLACE

A distinctive sense of place, that provides a unique identity for the scheme, whilst integrating the new development into its immediate physical and social context. Vibrancy: the creation of a vibrant open space that attracts the nearby community and residents to the site for formal and informal activities.



A PEDESTRIAN PRIORITY ENVIRONMENT

A pedestrian priority environment, with safe and clear movement routes that is inclusive for all and promotes walking and cycling.



SUPPORTING LOCAL BIODIVERSITY

Naturalistic planting species and allowing space for habitat creation to encourage wildlife and build a rich and diverse population of life. A driven masterplan that responds to pressing environmental concerns such as flooding, minimises landscape maintenance requirements, increases biodiversity, and connects to nearby green spaces.

○ 2. SITE ANALYSIS

The diagram below highlights key considerations of the existing site including existing transport links, land use and ecology. The main considerations for the landscape proposals will review the constraints and opportunities of the site. Refer to the Ecologists surveys for full details.

Constraints include:

- High water table and flood risk
- Existing wildlife and habitat disturbance such as water voles.

Opportunities include:

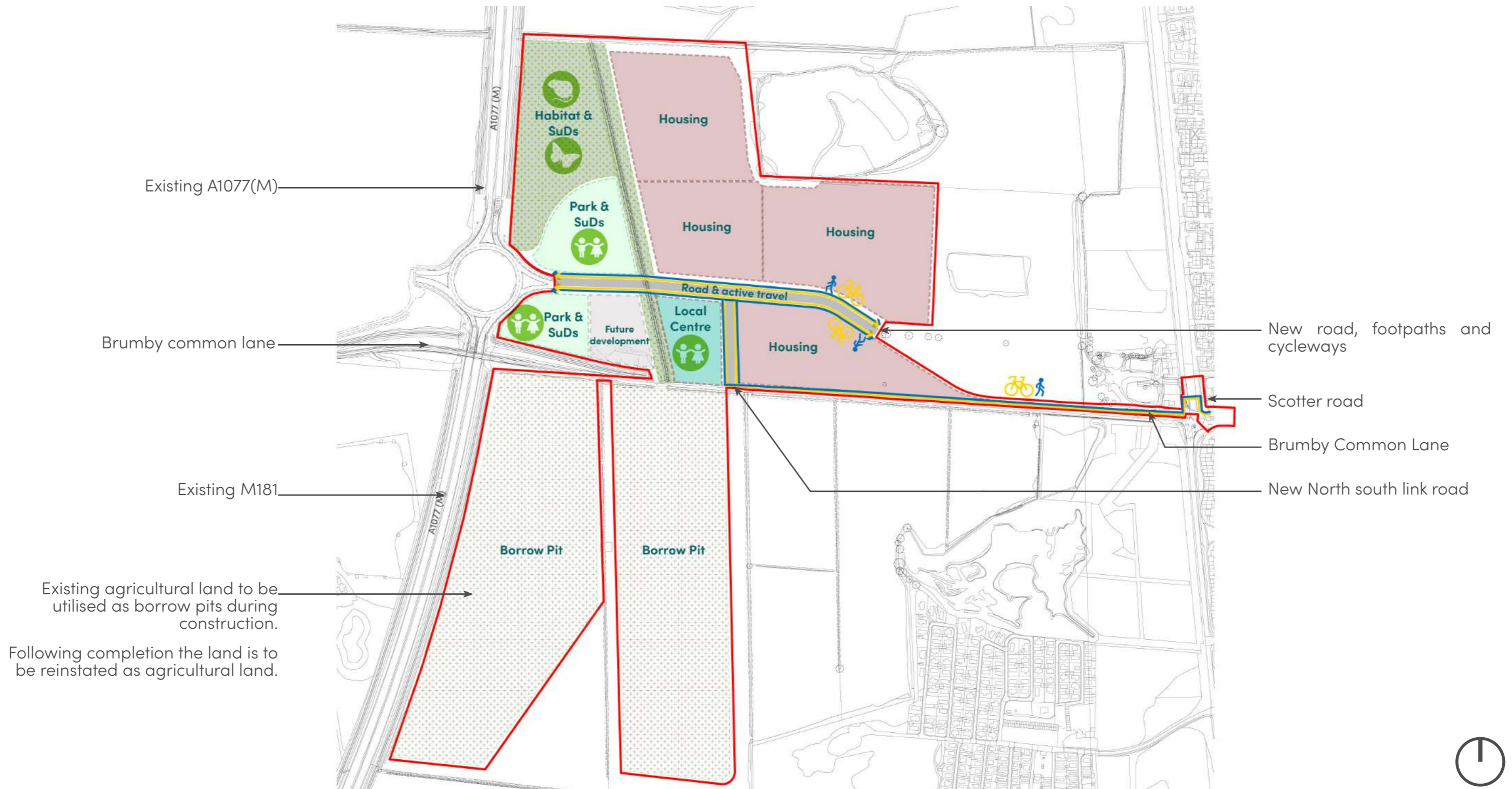
- Provide high quality green space and amenity use
- Develop sustainable drainage solutions that also provide valuable habitat and visual amenity
- Create new habitat areas as mitigation to any existing habitat losses. Increase the sites biodiversity from agricultural land to a varied, diverse landscape that supports multiple species.



3. SITE CHARACTER AREAS

The diagram below illustrates the key land use areas proposed for the development as part of both the Full and Outline planning applications. The following pages in this document will provide precedent imagery and descriptions that set out strategies for each of the areas highlighted within the adjacent legend.

- | | | | |
|---|---|---|---|
|  | Access (roads & active travel)
<i>Full Planning application</i> |  | Habitat
<i>Full Planning application</i> |
|  | Housing Plots
<i>Outline Planning application</i> |  | Parkland
<i>Full Planning application</i> |
|  | Local Centre
<i>Outline Planning application</i> |  | Borrow Pit
To be restored to agricultural land
<i>Full Planning application</i> |



○ 3.1 ACCESS

Full Planning Application

A key part of the application is providing the new East / West Road and the North / South Road with cycleways and pedestrian footpaths. In addition a new pedestrian and cycle link to the north of the existing Brumby Common Lane will be provided that links to Scotter Road in Scunthorpe.

The imagery opposite demonstrates the types and quality of landscape that are proposed along roads, cycleways and footpaths. The aim of the landscape proposals is to provide safe routes for cyclists and pedestrians through the site whilst also providing high quality, attractive planting that provides habitat and sustainable drainage solutions in the form of avenue tree planting, flowering lawns and swales with appropriate wild flower meadow planting.



○ 3.2 PARKLAND

Full Planning Application

The imagery opposite demonstrates examples of park spaces. The aim for Planning Application 1 is to provide quality, varied and publicly accessible green spaces for residents and visitors. The park spaces will provide opportunities for:

- Exercise, health and well-being
- Pedestrian and cycle friendly routes
- Dog walking
- Connections to the main road, town centre and residential areas
- Quality play space with a range of equipment, mix of surfaces and terrain suitable for a range of age groups.
- Seating including benches and picnic tables
- Varied landscape including wild flower meadows, tree planting, open grass areas, SuDs basins



○ 3.3 HABITAT

Full Planning Application

For full details of existing species and habitats refer to the Ecologists surveys.

The site currently provides habitat for water voles across a network of existing ditches. As part of the development mitigation is required to provide new habitat areas to protect this species.

Various bird species such as Lapwing and Red Shank inhabit the area. Habitat can be created to encourage and provides nesting sites for a range of bird life.

The aims of the develop is mitigate against any habitat lost as part of the development but also to enhance the sites biodiversity from what is largely agricultural land to a much richer and varied range of habitats such as:

- New water vole habitat in the form of a series of connected ditches
- Bird nesting islands protected within the ditch network
- Several types of native wild flower meadow including tussock grass meadow and wet meadows
- Aquatic and marginal planting (SuDs basins and ditches)
- Native tree planting
- Native mixed species hedgerows
- Amenity lawns comprise of native species rich flowering lawns with differing mowing regimes



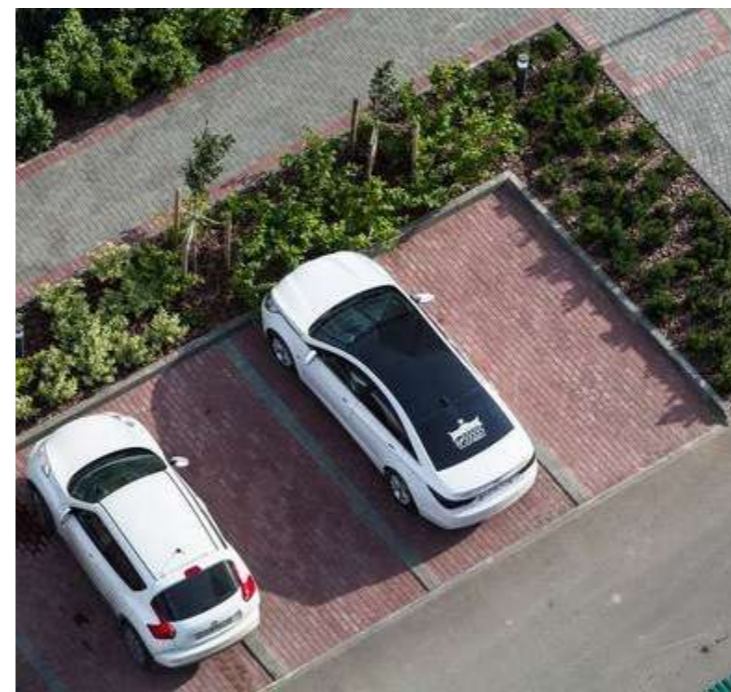
○ 3.4 HOUSING

Outline Planning Application

The images opposite suggest how residential plots could look from a landscape perspective as part of future development.

Where housing plots abut adjacent woodland or ditches suitable meadow buffer planting can be introduced. There is opportunity for informal path networks in and around the development areas.

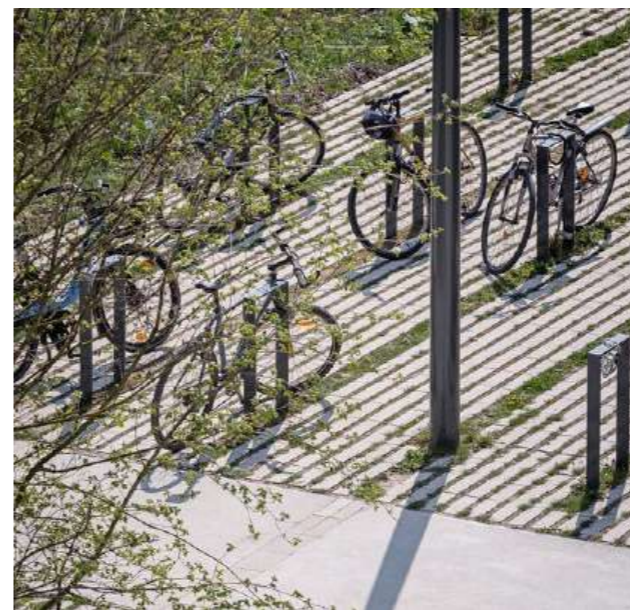
There is opportunity to green any future development with the introduction of trees along roads, planting between roads, parking and foot ways, greening to front yards and gardens, screening through use of hedges and trees which can all help delineate spaces and provide valuable green space for amenity use and biodiversity enhancements.



○ 3.5 LOCAL CENTRE

Outline Planning Application

The images opposite suggest how the Local centre public realm and landscape could be used and look in future development. Considerations include way finding and circulation, materials and features, sustainable urban drainage, seating and flexible use areas to provide a meaningful centre to the development for people to meet, to provide spill out areas from local centre provisions and accessibility.



○ 4. HISTORY

BACKGROUND

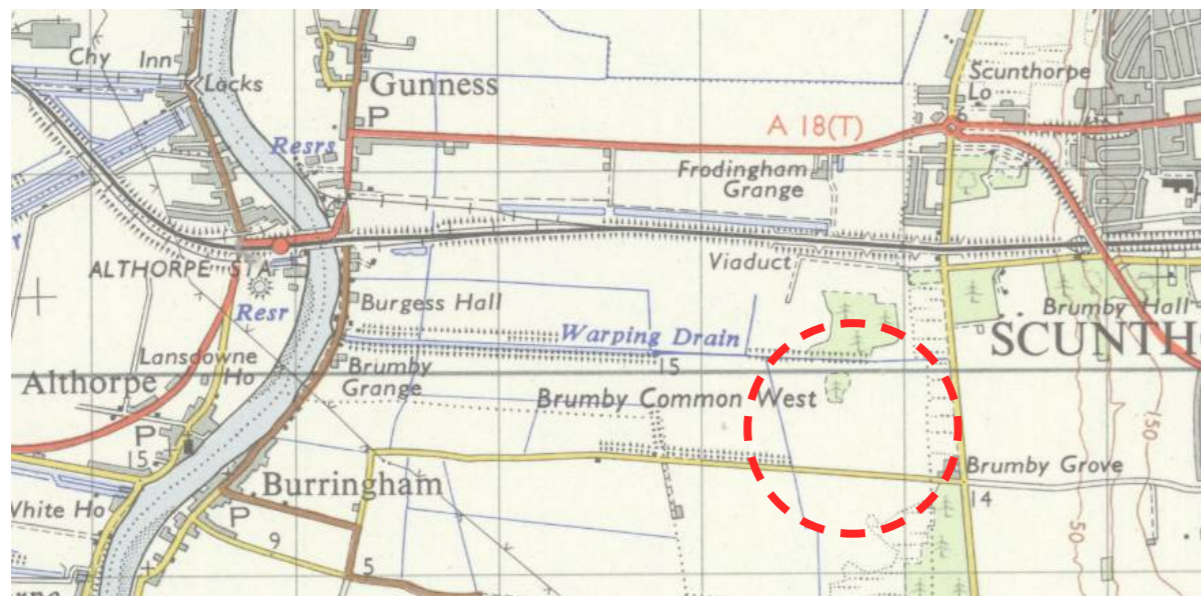
Looking at the sites history the land use has predominantly been for agricultural use with road connections through to Scunthorpe. There is a consistency in field patterns, in drains and water movement across the landscape.



1854 Historical Map



1902 Historical Map



1951 Historical Map



2025

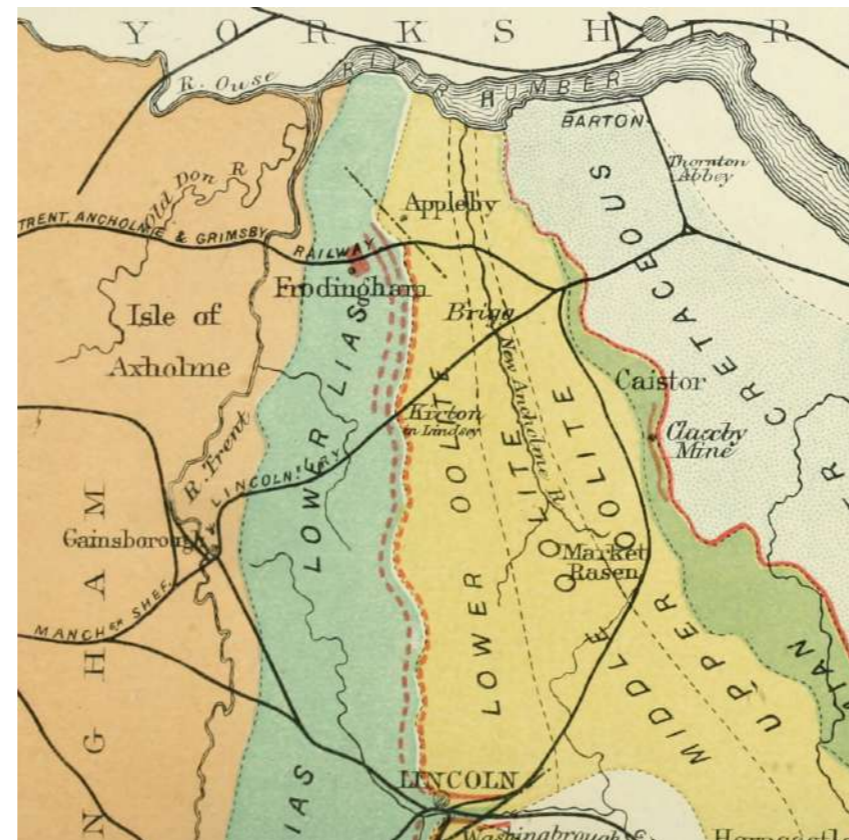
○ 4.1 NARRATIVE

By looking at the sites history and the surrounding area there are key characteristics and uses that are evident. These include agricultural land use and associated field patterns as well as the industrial mining history of ironstone in Scunthorpe. In taking these characters and points of interest the intention is to develop a narrative and concept drawn from the local context that can inform a design language for how the landscape proposals are set out and create a strong visual identity for the wider master plan.



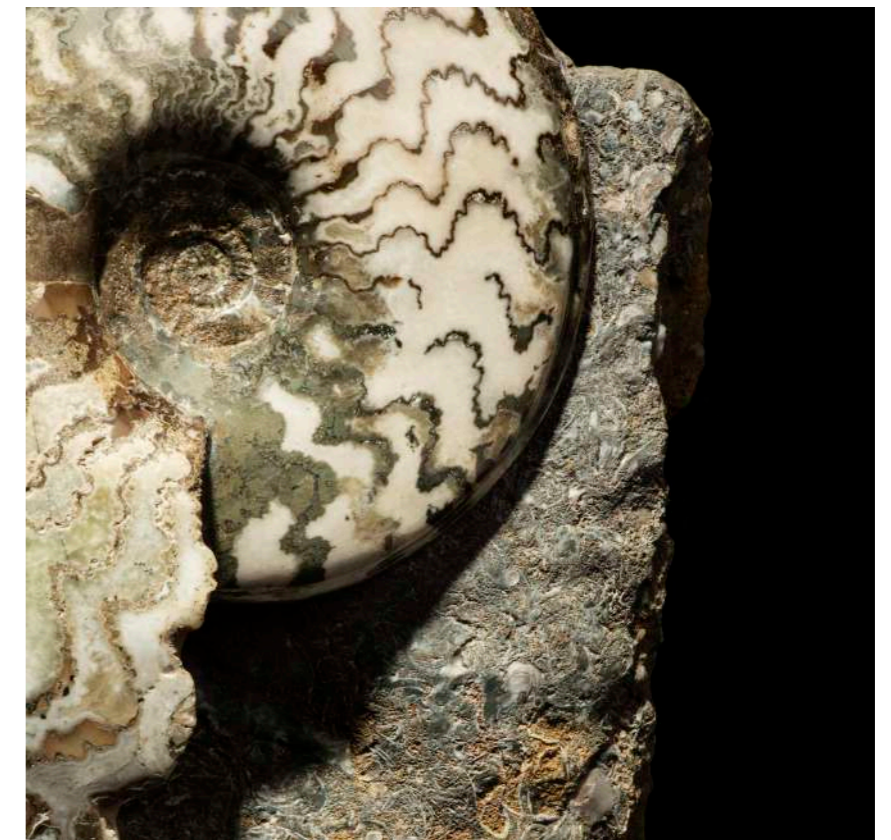
Agriculture

History of agriculture with strong field patterns across large areas as illustrated above.



Ironstone

The ironstone in Lincolnshire is estimated to come from the Jurassic period. Scunthorpe is known for its iron and steel industry that started around the 19th century following the discovery of middle Lias ironstone.



Scunthorpe Ironstone fossil

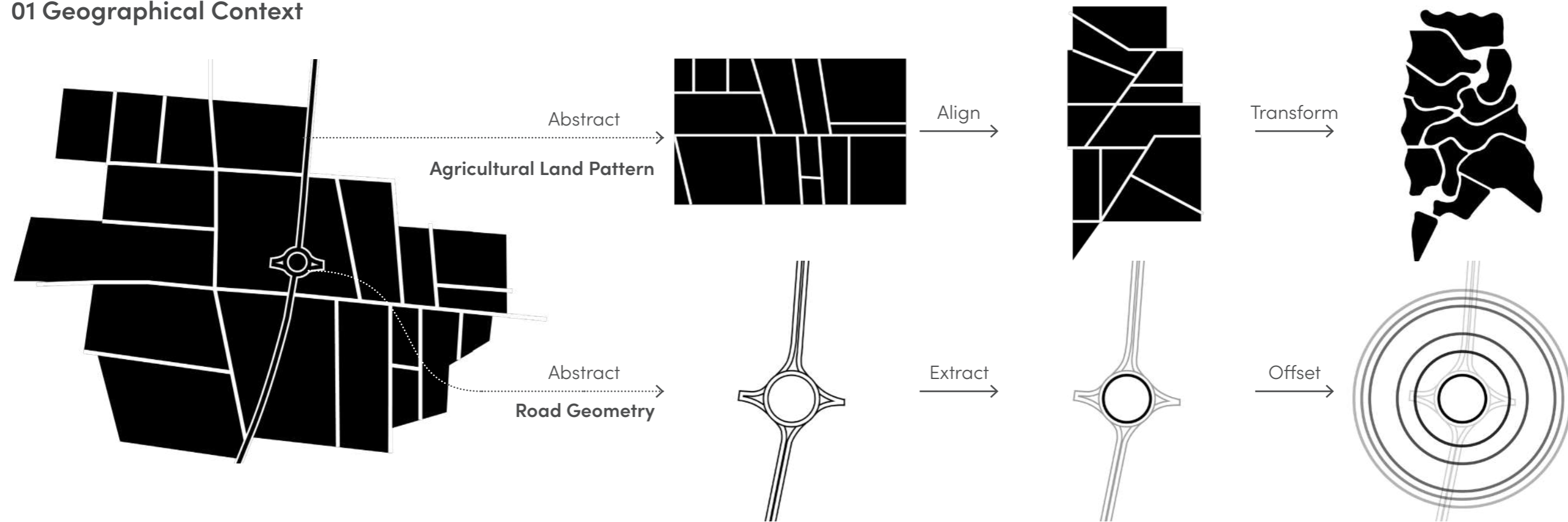
Fossils found within the ironstone include Ammonites, Gryphaea, Cardinia and molluscs.

Examples such as the Ammonite above features strong Septa curves as the main form with an array of suture patterns within.

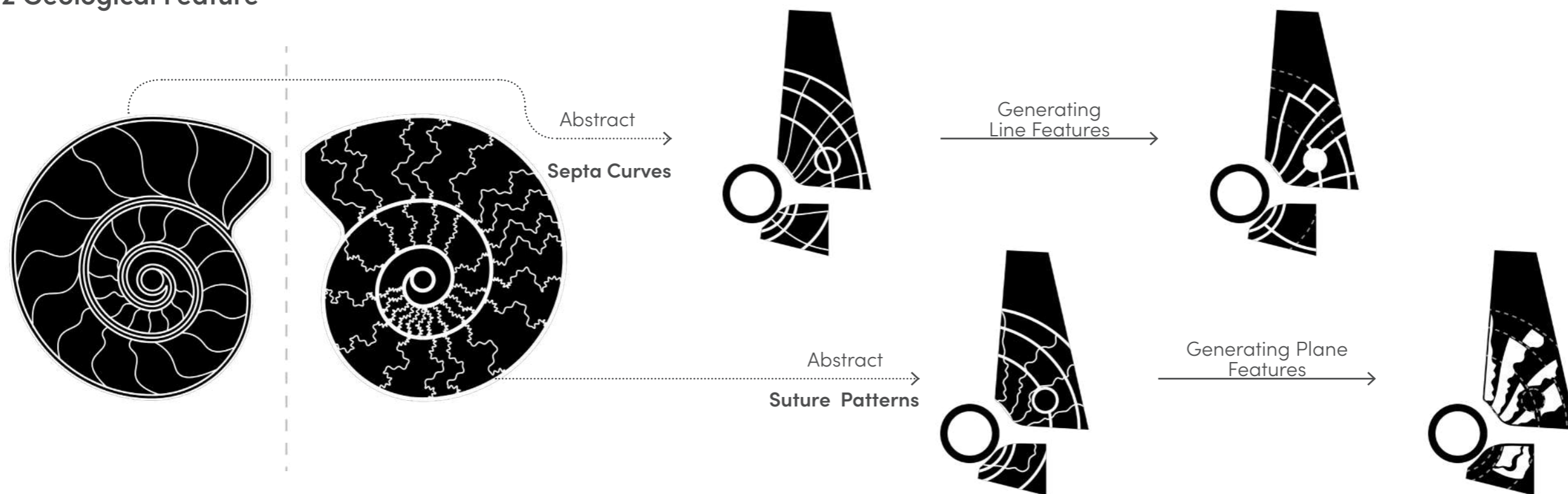
○ 4.2 CONCEPT DEVELOPMENT

The diagrams below take the key characteristics of the site and area and expand on the forms to create a design language that will provide a strong visual identity for the scheme and wider master plan. This is taken from the geographical and geological forms in conjunction with the geometries of the existing road infrastructure to the West.

01 Geographical Context



02 Geological Feature



5. SITE PLAN

The site plan illustrates the full development proposals. All areas noted below are part of the full planning application except where noted for outline planning (residential areas & local centre). The Site plan should be read in line with the Architects drawings and Design and Access Statement for further information.

The following pages will provide further detailed plans, sections and visuals of specific areas of the landscape proposals that form part of the full planning application including habitat areas, amenity parkland, roads and Brumby Common Lane.

1. Existing road & roundabout
2. New East/West road, footpaths & cycleways
3. Brumby Common Lane
4. Scotter road
5. Borrow pits (post construction restore to agricultural land)
6. Amenity parkland (South) & SuDs basin
7. Amenity parkland (North) with play area.
8. SuDs basins
9. Swale
10. Bridge over ditch to residential areas
11. Water vole & nesting bird habitat
12. Existing North South ditch
13. Residential Areas (Outline planning)
14. Local Centre (Outline planning)



○ 5.1 CIRCULATION STRATEGY

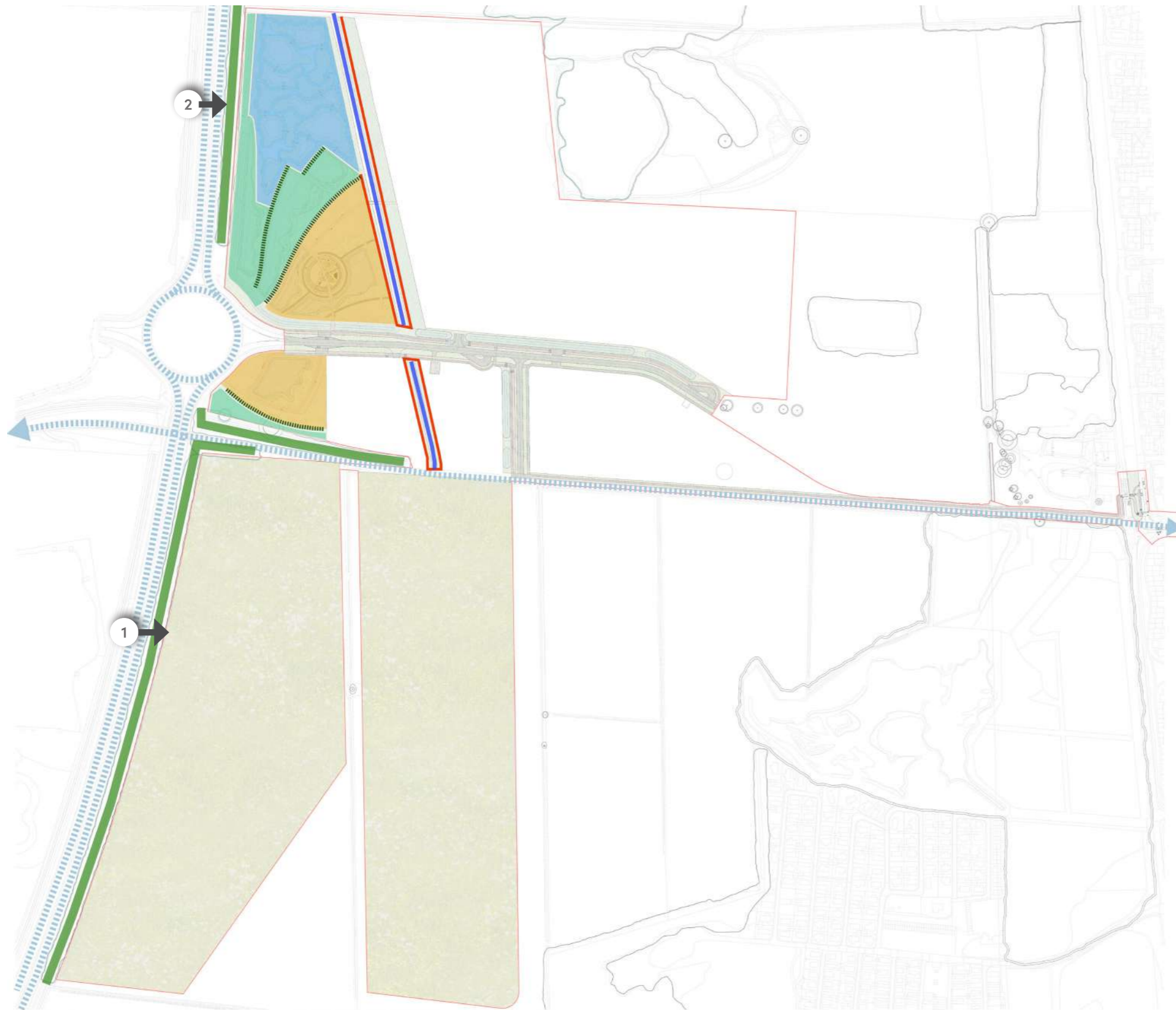


The diagram below illustrates the key circulation routes for vehicles, pedestrians and cyclists along roads and through dedicated park amenity spaces as part of the Full Planning Application.











○ 5.2 BOUNDARY STRATEGY

The diagram below illustrates considerations around existing and proposed boundaries and areas designated for public access and habitat areas that are to be protected from public access.



Legend

-  Existing Road
-  Existing vegetation and tree buffer
-  Proposed public access park areas
-  Proposed water vole habitat area
-  Existing water vole habitat (North/South ditch)
-  Proposed SuDs & habitat areas act as soft buffer landscape between public areas and water vole habitat
-  Proposed hedgerows provide a boundary between public park and habitat areas
-  Proposed fence boundary along North/South ditch water vole habitat. Gates access for maintenance only



1: View from M181 of existing vegetation to be retained to boundary



2: View from A1077(M) of existing vegetation to be retained to boundary







5.3 ECOLOGY STRATEGY



The diagram below illustrates the key considerations and extents of existing habitat and new proposed habitats. Proposals have been informed through close collaboration with the Ecologist. Refer to the Ecologists surveys for full details on findings and recommendations.



Legend

-  New water vole habitat (1.35km length ditches)
-  New habitat: Native Wild lower meadows, aquatic and marginal planting, Native trees and mixed species hedgerows
-  Existing woodland around site boundary: Connect into wider wildlife network
-  Existing water vole ditches
-  Buffer to ditches (minimum 5ms from bank edge)
-  Grassland buffer to existing woodland

Site Photos



Existing water vole ditches



Dry sections of existing ditches

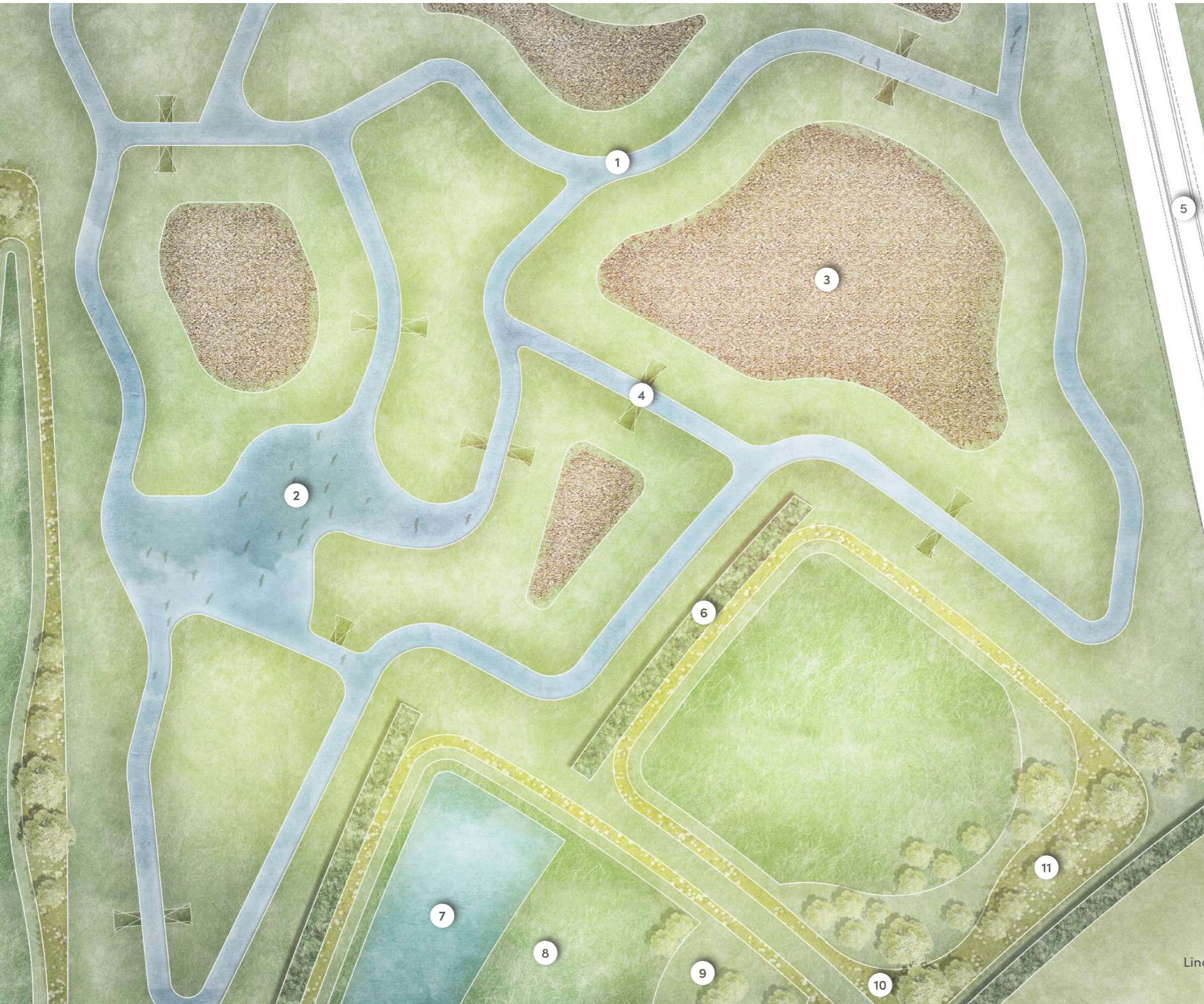


Grassland buffer to existing woodland



Existing Hedgerow

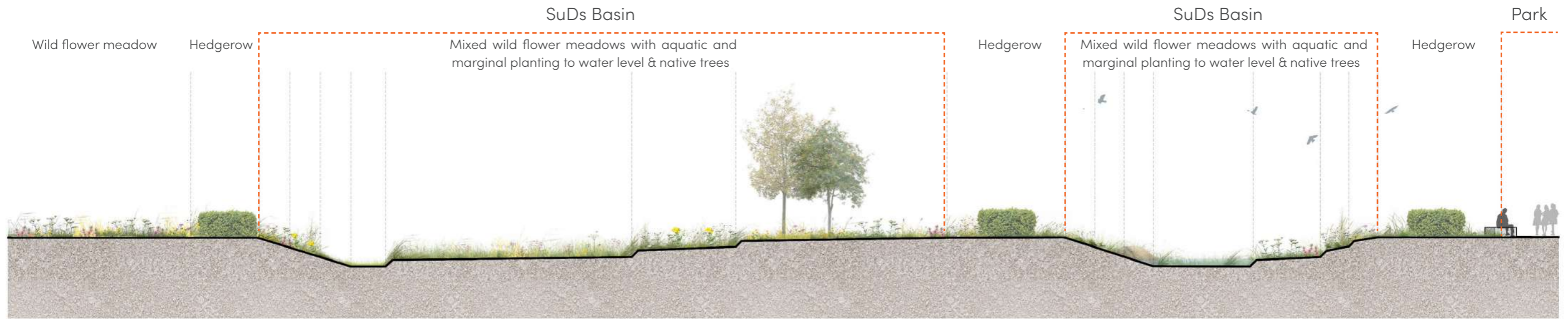
6. HABITAT AREA DETAIL PLAN



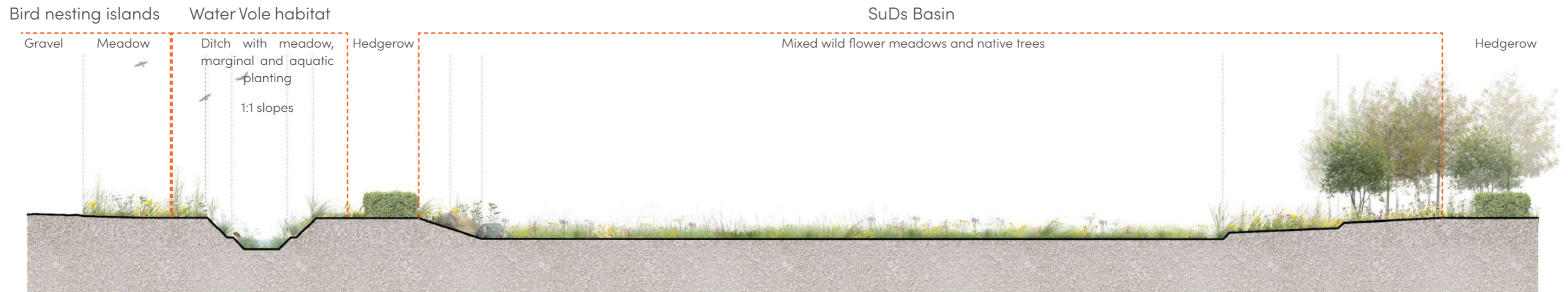
KEY

1. New water vole ditches
2. Open wetland
3. Bird nesting islands with gravel area
4. 1:3 access slopes (maintenance access)
5. Existing ditch with meadow grass buffer to edge
6. Native mixed species hedgerow
7. Aquatic and marginal planting basin base
8. Wet meadow
9. Tussock meadow
10. Wild flower meadow
11. Native tree planting

○ 6.1 SECTIONS

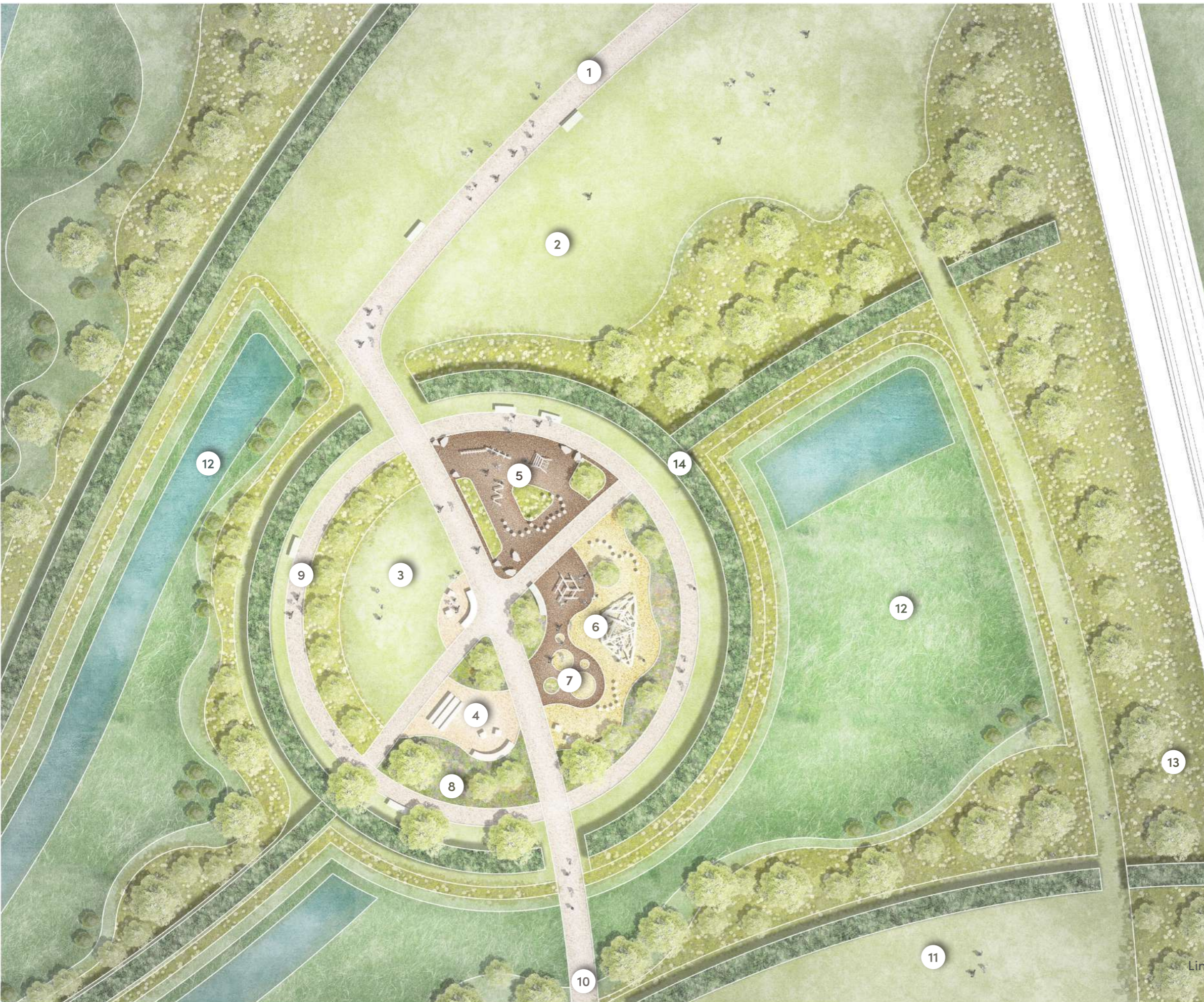


Section 1



Section 2

6.2 PARK (NORTH) DETAIL PLAN



KEY

1. Foot path and cycle path connects North to residential plots
2. Open green space
3. Lawn space with mounded terrain to edge
4. Seating areas
5. Bark surface play space with mix of trim trail equipment
6. Play space with bark mulch and safety surface. Mix of play equipment
7. Mounded play landscape
8. Ornamental planting beds
9. Informal path around park
10. Path connects south to East/ West link road
11. Open green space
12. SuDs basins with mixed planting
13. Wild flower meadow and tree planting
14. Hedgerow