

Marcus Walker
Assistant Director for Planning and Regeneration
North Lincolnshire Council
Pittwood House
Ashby Road
Scunthorpe
DN16 1AB

Wednesday 14th January, 2015

Dear Marcus

Lincolnshire Lakes

As you are aware, Lucent has been working with the Council and the HCA over a number of years to deliver this exciting project. Lucent has invested significant financial sums in the project and is planning to commence delivery shortly. It is estimated that the first reserved matters planning application will be submitted in April/May. As an investment and development company, we have the capability to finance and construct the infrastructure required for this project. In terms of house building, Lucent are close to reaching agreement with a major house builder and it is expected housing delivery will be between 150 - 200 dwellings per annum from late 2015.

Lucent is currently involved in a number of joint ventures with local authorities including Peterborough City Council, Allerdale Borough Council and Southampton City Council. The latter involves acting as the delivery partner to create a new marina involving the reclamation of 5.68 hectares of land from the sea and the development of up to 1,000 residential units and 100,000m² of commercial floor space, including shops and offices at the Royal Pier site.

Lucent's vision for Lincolnshire Lakes is to create a special and distinctive community; a popular and sustainable place to live, work and relax. The approved plans will create a range of homes, commercial uses and community activities. The proposals are underpinned by extensive consultation, design, environmental and technical work to ensure the development will create sustainable new communities.

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Lucent Advisors Limited is registered in the Isle of Man No. 124307C
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Directors: C. M. Flynn, R. Flynn, M. Pasquale, E. Battey, R. Quirk, C. Westerman, J. Bridle, V. de Rycke.



The first phase will be delivered on land to the east of the site, bordering Scotter Road/ Brumby Common Lane. This can begin as soon as the reserved matters are granted planning permission; the area requires very little infrastructure to enable its development and will supply circa 500 dwellings. With the submission of Scunthorpe United Stadium plans on land to the west, the club hopes to have building work for the 12,000-seater stadium completed by May 2016. This will necessitate the delivery of the northern junction as soon as possible and will also facilitate the delivery of housing on the west.

Lucent is delivering the project in partnership with the HCA who has provisionally committed £13 million to delivering the project as a whole, with additional funds likely to be secured in the near future.

The designation of the Lincolnshire Lakes development was confirmed with the adoption of the Core Strategy in June 2011. The Lincolnshire Lakes development is dependent upon the housing strategy contained in this document and, as this is the adopted strategy, Lucent believed it had the certainty required to invest in the project. A weakening of this strategy could result in an over supply in terms of the local housing market and less focus on this important regeneration initiative with associated community benefits.

In any event, I can assure you of our commitment to develop the scheme as quickly as possible.

Yours sincerely

A handwritten signature in black ink, appearing to read "A Brindley". The signature is fluid and cursive, with a long horizontal line extending from the end.

Anthony Brindley
Head of Planning

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