

NORTH LINCOLNSHIRE COUNCIL

PLANNING COMMITTEE

Lincolnshire Lakes Strategic Design Guide Supplementary Planning Document

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To inform members of the adoption of the Lincolnshire Lakes Strategic Design Guide Supplementary Planning Document (SPD).

2. BACKGROUND INFORMATION

- 2.1 Supplementary Planning Documents (SPDs) are prepared under the Town and Country Planning (Local Development) (England) Regulations 2004. They form part of the Local Development Framework (LDF) which sets out the planning policy for North Lincolnshire and is used in determining planning applications. Whilst SPDs do not have the status of the statutory development plan they do have material weight in the consideration of planning applications. Their purpose is to expand or supplement policies within LDF plan policies where necessary.
- 2.2 Lincolnshire Lakes is a key part of the council's aim to become the Global Gateway for the north of England, and is essential in terms of delivering North Lincolnshire's housing land requirements. It is however more than just a housing development – it will create a major new sustainable waterside setting and neighbourhood for North Lincolnshire. The project involves the creation of six new sustainable villages in the Trent Vale, providing high quality, well designed sustainable new homes, as well as major opportunities for tourism, leisure, recreation and sport facilities all set within a unique lakeside environment.
- 2.3 The proposals include the provision of a high quality commercial park which will help in improving the North Lincolnshire economy and the creation of new, highly skilled jobs. The Lakes would positively transform the Trent Vale and create a valuable opportunity for biodiversity and habitat creation. During the plan period up to 2028 the aim is to deliver over 6,000 new homes.
- 2.4 The Lincolnshire Lakes Area Action Plan (AAP) sets out the need to deliver this vision and make sure that this is achieved in a consistent and properly planned way. It will set out where the villages will be located and what they will look like; it will decide where the business park will go; it will show where the open space and the water bodies will be sited, and most importantly it will

identify what infrastructure is needed and by when to make the vision a reality.

- 2.5 The AAP requires the preparation of a Strategic Design Guide for the Lincolnshire Lakes area. It sets out clear design requirements to ensure that high quality development takes place, meeting the transformational aspirations of North Lincolnshire's communities. This is particularly important with the number of planning applications coming forward in the Lincolnshire Lakes area.
- 2.6 The Strategic Design Guide will help to secure the delivery of the vision, development objectives and place making principles of the adopted Lincolnshire Lakes AAP and support the implementation of a high quality, co-ordinated, phased development with a strong sense of distinctiveness. The Strategic Design Guide will be used to inform and help to evaluate further outline and detailed planning applications and phased masterplanning.
- 2.7 The Strategic Design Guide is in two parts: Part A - Masterplan Framework and Part B – Strategic Design Guide. Part A comprises analysis, design informants and a suite of framework plans. Part B develops all the various elements of Part A into strategic design guidance for the six villages.
- 2.8 Without this guide there is a risk that individual planning applications will come forward and not meet the high quality requirements that the Lincolnshire Lakes will be known for. Furthermore this may result in disjointed planning applications coming forward that pay no attention to one another and result in poor place making.
- 2.9 The Business, Innovation, Employment and Skills Cabinet Member considered and signed off the SPD on 14th November 2016.

3 OPTIONS FOR CONSIDERATION

- 3.1 There are no options for consideration..

4 ANALYSIS OF OPTIONS

- 4.1 The SPD will further supplement the policies of the AAP and ensure high quality design is brought forward in the Lincolnshire Lakes development. It will also provide guidance for officers and elected members in assessing planning applications as part of the decision making process.

5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)

5.1 Financial

No additional financial resources will be required to deliver the SPD outlined in this report.

5.2 Staffing

There are no additional staffing implications arising from this report.

5.3 Property

There are no additional property implications arising from this report.

5.4 IT

There are no IT implications.

6. OUTCOMES OF INTEGRATED IMPACT ASSESSMENT (IF APPLICABLE)

6. An IIA for the SPD was completed and no issues of concern were apparent.

7. OUTCOMES OF CONSULTATION AND CONFLICTS OF INTEREST DECLARED

7.1 The SPD was subject to consultation in conformity with the Town and Country Planning (Local Development) (England) Regulations 2004.

8. RECOMMENDATIONS

8.1 That Planning Committee:

- a) Note the contents of the Lincolnshire Lakes Strategic Design Guide Supplementary Planning Document.

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Background papers used in the preparation of this report

National Planning Policy Framework
LDF Core Strategy