

NORTH LINCOLNSHIRE COUNCIL

CABINET

LINCOLNSHIRE LAKES UPDATE

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To provide Cabinet with an update on the progress of the Lincolnshire Lakes Project.

2. BACKGROUND INFORMATION

- 2.1 The North Lincolnshire Core Strategy was adopted in June 2011. It sets out the long term vision for the area and provides a blueprint for managing growth and development up to 2026. It is the most important element of the North Lincolnshire Local Development Framework. The Lincolnshire Lakes lie at the heart of this blueprint. Sitting alongside major projects to create jobs at the South Humber Gateway, it will help to transform the area as a place to live, work and visit. It is based on a robust evidence base and was the subject of extensive public consultation. An independent public examination has found the document “sound”.
- 2.2 The strategy states that the Lincolnshire Lakes will be delivered via an Area Action Plan (AAP). The Area Action Plan was submitted to the Planning Inspectorate and was subject to Examination in Public in October 2015. The Planning Inspector has identified minor modifications on which the council shortly intends to commence six weeks consultation. The Lakes also form an integral part of the Council’s Local Transport Plan and the Housing Strategy.
- 2.4 The council in conjunction with partners have progressed a number of work streams to support the delivery of the project:
- Flood Mitigation
 - Blue and Green Infrastructure
 - Design Guide Supplementary Planning Document
 - Infrastructure
- 2.5 As well as these work streams, work also continues to bring the Maltgrade application before the Planning Committee in early 2016. The application will provide a further 2,500 houses in addition to the 3,000 already granted outline permission through the Lucent applications.

- 2.6 One of the key strategic objectives for the Lincolnshire Lakes Project is to bring forward a flood management solution to ensure a safe development, free from flooding. It is also essential that this solution strengthens the existing flood defences and improves the situation for the villages of Burringham and Gunness. This will primarily be achieved via the continuous piling of 3.8km of the River Trent bank. The council has successfully secured £13.2m of external funding through the Local Growth Fund (Humber) to support this work.
- 2.7 The flood mitigation project is progressing. Outline designs covering typical design sections are scheduled for completion in the near future. The planning application is due for submission in January 2016, following completion of detailed design (this will include community and landowner consultation and a habitat regulation assessment).
- 2.9 The Lincolnshire Lakes blue & green infrastructure will create the 'wow' for the project. It incorporates five large water bodies surrounded by watercourses, sustainable drainage systems and green infrastructure corridors. It is central to the overall spatial vision and objectives. The council has additionally secured £2m of external funding to support the delivery of Lake 1 and a further £3m from developer contributions. Work is expected to start on site in April 2016.
- 2.10 Lake 1 is 1 km in length and 100m wide. The lake will provide the opportunity to host non-motorised water sports. We have consulted with a number of relevant professionals to ensure that the Lake 1 not only delivers transformation but also is suitable for outdoor swimming, rowing etc up to an Olympic standard. An artist impression is attached at Appendix A.
- 2.11 Site investigation works for the lake area took place from 7 September to 29 September. Following laboratory testing, the final report was issued on 9 November 2015.
- 2.12 The Lincolnshire Area Action Plan (AAP) provides an overall concept plan that identifies 'indicatively' where key land uses, green space, water bodies and transport routes are required. A key objective is the development of Strategic Design Guidance to further develop and integrate the AAP Concept Plans into a robust, workable masterplan framework that will support the delivery of the vision, development objectives and place-making principles.
- 2.13 In addition to the emerging AAP, a number of planning proposals and applications are currently at various stages of the planning process that need reconciling. The Strategic Design Guidance will provide guidance to ensure the sensitive integration of each of these proposals. For example the guidance will need to ensure the sensitive integration between proposals for a new football stadium and the neighbouring development proposals.

- 2.14 In order to deliver this vision the council will produce a Strategic Design Guide and Masterplan. This will help to secure the delivery of the vision, development objectives and place making principles for Lincolnshire Lakes as set out in the emerging Lincolnshire Lakes Area Action Plan. It will further support the implementation of a high quality, co-ordinated, phased development with a strong sense of distinctiveness. The Strategic Design Guide will inform and help in the evaluation of further outline and detailed planning applications and phased master planning. The work will be completed in December 2015. The supplementary planning document will go out for 6 weeks consultation in early 2016 with a view to subsequent adoption.
- 2.15 The Lincolnshire Lakes project will require the de-trunking of the M181 (downgrading it from a motorway). This will allow the provision of road links and crossing points to and from the 6 new villages, as well as to re-route traffic on the Scunthorpe network to better manage traffic flows. Two new roundabout junctions will be created to facilitate this. The draft de-trunking order for the downgrading of the motorway has already been prepared by Highways England to be submitted to the Secretary of State when required.
- 2.16 Developer contributions will fully fund works to provide the northern roundabout. Work on this will commence in 2016 and when complete will provide access to the proposed new football stadium and a principal route through the development to Scotter Road at the West Common Lane Junction.
- 2.17 The Southern roundabout junction will facilitate improved access to Scotter Road at Burringham Road and enable improved access between Scunthorpe and the M180 via Lincolnshire Lakes. Funding for this roundabout will come from a combination of public and private sources. Highways England is proposing to contribute around £8m to the construction via their Housing and Growth Fund. Highways England has estimated the total costs of this work at around £13m. They have started design work and anticipate completion in early 2016. The remaining funding for this work will come from developer contributions.

3. OPTIONS FOR CONSIDERATION

- 3.1 Cabinet are asked to note the current position reached in delivering the Lincolnshire Lakes project and welcome the progress made to date.

4. ANALYSIS OF OPTIONS

- 4.1 The Lincolnshire Lakes project is key to delivering the transformation of the area towards shaping North Lincolnshire into a prosperous place to live, work, invest and play. It is central to the North Lincolnshire Core Strategy that was adopted in June 2011, setting out the long term vision for the area and providing a blueprint for managing growth and development up to 2026

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

- 5.1 The council has successfully attracted £15.2m of external funding to support Flood Mitigation and the design of the blue/green Infrastructure.
- 5.2 The council has secured £268,000 from the Homes and Communities Agency to support the project.
- 5.3 Developers will make substantial contributions to the scheme through S106 agreements. This will include the provision of a range of new community facilities and infrastructure to support the overall development.

6. OUTCOMES OF INTEGRATED IMPACT ASSESSMENT (IF APPLICABLE)

- 6.1 An integrated impact assessment was completed as part of the overall project governance. There are no specific issues to highlight in relation to this report.

7. OUTCOMES OF CONSULTATION AND CONFLICTS OF INTERESTS DECLARED

- 7.1 The North Lincolnshire Core Strategy was the subject of extensive consultation as was the Lincolnshire Lakes Area Action Plan. The planning process will offer the opportunity for further consultation on the detailed proposals by developers etc to take forward the Lincolnshire Lakes developments.
- 7.2 The council has worked with various key agencies in the development of the Lincolnshire Lakes project, including; Highways England, the Homes and Communities Agency, the Humber LEP etc.

8. RECOMMENDATIONS

- 8.1 That Cabinet note the current position reached in delivering the Lincolnshire Lakes project and welcome the progress made to date.
- 8.2 That Cabinet receives further updates on the Lincolnshire Lakes project at key stages in its progress.

DIRECTOR OF PLACES

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Background Papers used in the preparation of this report: None