



Central Lincolnshire 2012
LOCAL PLAN 2036

Sustainable Urban Extension Joint Delivery Statement

Evidence Topic Paper for Western Growth Corridor

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Topic Paper: Sustainable Urban Extension: Western Growth Corridor– Land at 1.5km to the West and South West of the City Centre

Short Summary and Current Status

- **Summary:** A Sustainable Urban Extension to Lincoln which will deliver approximately 3,200 homes during the plan period and a range of mixed-use development including commercial, leisure, retail, primary education and open space
- **Current Status:** Pre-application

<u>Scheme Preparation</u>	<u>Date</u>	<u>Comp</u>	<u>Application</u>	<u>Date</u>	<u>Comp</u>	<u>Implementation</u>	<u>Date</u>	<u>Comp</u>
Vision and Key Objectives Agreed	Feb 2015	Feb 2015	Detailed viability assessment	July 2016		Phase x	TBC	
Constraints Identified	Mar 2015	Mar 2015	Application Submitted	Est Sep 2016		Discharge of Conditions	TBC	
Access and movement Strategy agreed	May 2016		Application under consideration	TBC		Site Marketed	TBC	
Infrastructure Requirements Identified Affordable Housing Highways Health Education Others	May 2016		Approved	TBC		Site Developer Secured	TBC	
			Section 106 Agreed	TBC		Reserved Matters	TBC	
						Start on Site	TBC	
High level viability assessment	June 2016					Completions	TBC	
Public Consultation undertaken	Aug 2016							
Strategic Framework Plan Developed	July 2016							

1.0 INTRODUCTION TO THIS TOPIC PAPER AND OUTLINE OF THE SUE

The purpose of this joint delivery statement is to set out information about the SUE and how it will be delivered. The following sections provide;

- Information on who is delivering it, a description of the opportunity and who else is involved
- the vision and objectives for what will be delivered
- any current issues and constraints with the site that will need to be addressed
- what will be delivered and when

1.1 Who is delivering the SUE

a) The local planning authority

The central and southern parts of the site fall within the administrative area of the City of Lincoln Council; the northern part falls within the administrative area of North Kesteven District Council.

b) Principle site promoter(s)/lead developer

The City of Lincoln Council owns 42% of the Western Growth Corridor and acting in this landowning capacity is the principle site promoter. Ongoing discussions between the owners of the remainder of the WGC and third party promotion companies are currently taking place to seek a local developer partner with confirmation anticipated mid 2016.

c) Other Key Delivery Partners

North Kesteven District Council, Lincolnshire County Council.

d) Land Ownership

City of Lincoln Council owns 42% of the site, the remainder of the site is owned by a combination of landowners who had previously come together with the developer Taylor Wimpey for the purposes of the original 2006 Planning Application.

1.2 The Opportunity

The City of Lincoln is by far the largest settlement in Central Lincolnshire and is a regional centre for services including employment, retail, leisure, culture, health and education facilities. Being located in such close proximity to the City Centre (only 1.5 km away) the Western Growth Corridor site represents a tremendous opportunity to create a sustainable place for people to live and work in with new facilities as well as easy access to Lincoln's existing services.

1.3 Location map

The Western Growth Corridor site, which is broadly rectangular in shape is located approximately 1.5 km to the west and south-west of the city centre. The north-east of the site is bounded by the Skellingthorpe Main Drain and by the Lincoln to Gainsborough (Doncaster/Sheffield) railway line. The south-east of the site is bounded by the Lincoln to Nottingham/Newark railway line and the B1003 Tritton road. The south-west of the site is bound by the B1378 Skellingthorpe Road and existing areas of residential development.



2.0 VISION AND OBJECTIVES FOR THE DEVELOPMENT OF THE SUE

2.1 Vision

A well-connected, distinctive place to live and work at the heart of the historic City of Lincoln

2.2 Key Objectives

- I. The Western Growth Corridor will have a distinct physical identity respectful of the character of the city, maximising views of the Cathedral, protecting heritage assets such as Decoy Farm and achieving high quality urban design principles.
- II. The Western Growth Corridor will have at its core, a network of green and blue spaces providing multiple benefits including managing flood risk and water management, open space and leisure provision.
- III. The Western Growth Corridor will knit into the city centre through the provision of priority public transport routes providing direct links for surrounding neighbourhoods into Lincoln.
- IV. The Western Growth Corridor will provide a wide range of housing types widening the existing housing offer in the city to attract existing and new residents to the city.
- V. The Western Growth Corridor will be built to high environmental and urban design standards including the use of low carbon energy technologies
- VI. The Western Growth Corridor will provide employment, retail, education and leisure that ensures people have easy access to a wide range of facilities and that encourages a sense of community.
- VII. The Western Growth Corridor will provide employment opportunities linking with the University and established commercial areas capable of accommodating existing employers in the city seeking to expand and attract new investment.

2.3 How Vision and Objectives were formulated

- A WGC Planning & Delivery Group containing all key partners (LPA's and landowner/developer) has been in existence since December 2012 and has met on a quarterly basis
- Original Vision and Objectives workshop held December 2012 with support from ATLAS
- Vision and Objectives refined and updated in workshop held in May 2015

2.4 Summary of the key deliverables are:

- Approximately 3,200 houses;
- 20 ha of employment space serving the wider Lincoln area for significant local growth and inward investment of strategic importance complimentary to that on the adjacent Lincoln Science and Innovation Park;
- A distinctive place to live that has its own identity and respects its local surroundings including views of Lincoln Cathedral and the setting of Decoy Farm SAM;
- Comprehensive solutions to drainage and flood risk, guided by an agreed flood risk assessment and water management plan;

- A direct route incorporating priority for public transport linking Skellingthorpe Road through to the city centre via Beevor Street with land being made available for a connection onto the A46 if required;
- Consideration of the need for a Park and Ride to minimise the overall traffic impacts of the proposed development;
- A wide range of community facilities including a new neighbourhood centre;
- A wide range of open space, recreation and leisure uses, together with consideration of the provision of a regional leisure complex;
- On-site education provision through a new three form entry primary school on site (preferably as part of a neighbourhood centre);
- A development that maximises the opportunities for low carbon and sustainable design including, if feasible, use of the heat from the Energy from Waste plant at North Hykeham;
- Comprehensive solutions to reclaim and remediate the former tip on the eastern part of the site
- Improved linkages, enhancement and support of green wedges and other green infrastructure.

3.0 SITE ASSESSMENT

The following information describes the site issues and constraints that need to be addressed:

3.1 Site and Delivery Issues for Consideration

a Topography and Soil Condition

The land is flat and presents no topographical problems. Part of the City Council's land holding consists of a former landfill site. A Ground condition assessment was undertaken as part of the 2006 application including a contaminated land assessment and a further assessment was undertaken in 2014/15 which concluded that the former landfill site would be suitable for commercial development incorporating appropriate remediation.

b Drainage and Flooding

The WGC site is located in an area identified as being at risk of flooding and discussions have been taking place between Environment Agency and the Local Planning Authority concerning the broad principle of developing the WGC for some considerable time. In order for the WGC site to proceed, the sequential and exceptions tests (as laid out in the NPPF) will need to be met.

In order to identify and test an acceptable level of development on the WGC in flood risk terms, specialist flood risk consultants have been engaged by Central Lincolnshire Partners to assess flood risk management options for the site. A technical group consisting of representatives from Central Lincolnshire LPA's, the Environment Agency, Upper Witham Internal Board and Lincolnshire County Council (as Lead Local Flood Authority) has been established to test the impact of land raising options and examine how flood risk is affected through land raising. This work has been done through the Environment Agency's approved flood model for the area.

Results from the land raising modelling work have been produced and were presented to the WGC Technical Group in March 2013. The Results demonstrate that through a combination of land raising and mitigation of the former tip area, a developable area has been identified that means residential development can be located 'safely' outside the highest flood zone and that development does not increase the level of flood risk to existing surrounding communities.

The modelling results have been shared with all partners and in terms of the next steps to be taken, RAB Consultants have prepared a report providing a summary of the flood modelling results together with recommendations for the production of a detailed Flood Risk Assessment and Water Level Management Plan. The report contains a comprehensive 'shopping list' of mitigation measures that will need to be incorporated into the WGC site to enable the development to be brought forward and to demonstrate the wider community benefits which is needed to pass the Exceptions Test under the NPPF. This report was agreed by all the members of the Technical Group and was completed at the end May 2013, updated and refreshed in September 2015 and now can be used for the basis of informing the scope of a detailed Flood Risk Assessment which will need to be prepared by the developer when preparing a new planning application.

c Utilities

Gas/Electricity

The City Council is currently in discussions with a number of stakeholders in the City to discuss the potential opportunities around developing decentralised energy options for Lincoln. These discussions include Lincoln University who are located in close proximity to the WGC site and the company Siemens who a world-wide leading exponent in CHP technology. Siemens are located in Lincoln and are keen to develop a partnership with local partners, and a workshop was held in March 2013 to discuss options available, national support for decentralised energy and case studies on other areas that have introduced large scale energy schemes. This is clear recognition that there is a unique opportunity to introduce decentralised energy through large scale development with the WGC representing the greatest potential of all the SUE's.

d Water

Sewerage

The Local Planning Authorities have been engaged with Anglian Water (responsible for most of Central Lincolnshire) for some considerable time and a detailed Water Cycle Study for Central Lincolnshire was completed in June 2010 with the full support and input from Anglian Water and the Environment Agency. This study provides information on water resources and supply, foul water sewerage, sewage treatment and surface water drainage.

In relation to the WGC (and other growth sites in the Lincoln area) Anglian Water have confirmed that the local sewerage treatment works (STW) at Canwick will need to be upgraded in order to accommodate the proposed levels of growth within the Local Plan. However, given the likely development trajectory and the available capacity, upgrades are unlikely to be required within Asset Management Plan 6 (2015-2020).

Given the above, Anglian Water has stated that they do not envisage any timing or delivery constraints on the SUEs due to STW upgrades. There may be timing implications due to the necessary network upgrades, however the timescales for these are much shorter and can be resolved through early engagement by the developer in the requisition process.

e Access/Transport

Three access points are proposed linking the site to the City and existing transport routes:

- To Skellingthorpe Road via alterations to the existing Birchwood Avenue junction and a new junction adjacent to Hartsholme Park
- To the City Centre via a new link into the Beevor Street area adjacent to the City Centre
- At the A46 via a new roundabout if required

There will be a priority public transport route through the site connecting existing communities and providing sustainable modes of travel for new residents. The topography of the area lends itself to cycling and walking and a network of walking and cycling routes will form part of the masterplan, making use of green infrastructure wherever appropriate, with strong links to the city centre and existing neighbourhoods as well as to the Sustrans cycle route along the Fosdyke and to the Witham Valley Country Park.

f Affordable Housing /Gypsy and Traveller Provision

The Central Lincolnshire Proposed Submission Local Plan (Policy LP11 – Meeting Housing Needs) sets out different affordable housing targets across the plan area ranging from 15 to 25%. A percentage of 20% Affordable Housing is sought for SUEs inside the Lincoln Strategy Area, and this is therefore the level applicable WGC SUE.

Gypsy and Traveller Provision

The Submission Draft of the Central Lincolnshire Local Plan sets out the need for all Central Lincolnshire authorities to respond to and address the accommodation needs set out in the 'Gypsy and Traveller Accommodation Assessment 2013'. To ensure this need could be met appropriately the Submission Draft CLLP states that the supply of new pitches should be met through a combination of allocated sites and by the provision of suitable land within each new SUE (Policy 28: Sustainable Urban Extensions, Part C). The policy wording is as follows:

“Each new urban extension proposal must, where applicable...Set aside an area of land which is suitable for the provision of gypsy and traveller pitches. The size of the site shall be agreed through negotiation, though is likely to be of a size sufficient to accommodate 5-10 pitches. Such set aside land should be on-site unless the developer can demonstrate circumstances which demonstrates that provision on an alternative suitable site is identified, and is made available and deliverable by the applicant. Such set aside land (whether on the SUE site or off-site) should be provided to the local planning authority at nil cost and be secured through an appropriate legal agreement”

It is therefore envisaged that the above policy position, or an agreed amendment of it, will apply to WGC and all SUEs in Central Lincolnshire.

g) Education

One 3FE primary school is required to serve 3,200 units but this would change dependent on the scale of development. Extended hours provision will be required as part of the primary school premises.

h) Health

The IDP explains that some NHS data needs review before the demand generated by the development of the site can be accurately assessed. Dialogue with the new Clinical Commissioning Groups has been established, and will continue as the site is taken forward. In the meantime it has been assumed that there is no spare capacity in existing GP and dental surgeries and that full provision on site will be required.

i) Recreation/Open space

Play areas and open space will be required to be provided in line with policy, informed by developing evidence. No specific recreational provision has yet been identified, but all open space will be considered as part of the site's wider green Infrastructure strategy as Masterplanning proceeds.

j) Heritage

The site's setting close to Lincoln's historic hill, and with dramatic views of the cathedral, will need to be reflected in masterplanning and detailed planning applications.

The site contains a Scheduled Ancient Monument at The Old Decoy. Archaeology and Cultural Heritage along with landscape and Visual Issues were assessed in liaison with English Heritage as part of the 2006 application. Minor to moderate potential impacts were identified in respect of the archaeology and the setting of the adjacent Swanpool conservation area and mitigation measures identified. Impact on the setting of the Decoy Farm Scheduled Ancient monument was identified as potentially major adverse but mitigation through provision of buffers would reduce the impact to negligible, No constraint to development was identified at this time and it is reasonable to presume that this is still the current situation. English Heritage will be involved in the masterplanning and due reference will be given to the Lincoln Townscape Assessment, more recently developed evidence in assessing character impact, ref <http://heritageconnectlincoln.com/>

k) Natural environment / Ecology

A proactive approach will be taken toward the protection and enhancement of natural assets within and adjoining the site, including where viable an enhancement of assets and appropriate access and visitor management where required.

A comprehensive environmental impact assessment for the site was undertaken as part of the 2006 planning application, including assessment of ecology, landscape and visual issues, water resources and flood risk, soils and agriculture and air quality. With regard to ecology the main potential adverse effects relate to the loss of Local Wildlife Site habitat such as Mormon Field and disturbance to retained habitats on and off site through increased visitor pressure such as Swanholme Lakes, Swanpool and Boultham Mere sites. However it was agreed that these effects could be minimised through suitably agreed mitigation measures. No constraint to development was identified at this time and it is reasonable to presume that this is still the current situation.

All interested partners, including Natural England, Greater Lincolnshire Local Nature Partnership and the Lincolnshire Wildlife Trust will be invited to engage in the development of the masterplan and any necessary refresh of mitigation measure requirements. This process will need to consider more recently developed evidence such as the Central

Lincolnshire Green Infrastructure Strategy and the Central Lincolnshire Biodiversity Opportunity mapping assessment.

I) Community Facilities and Services

At least one local centre will be identified on the WGC site as part of the masterplan, providing a range of services. Provision is likely to be one District Centre plus further localised provision (neighbourhood centre) appropriate in scale to the development.

3.2 Relevant Planning History

A planning application was submitted in December 2006 for a mixed-use development including 4,250 dwellings, employment, leisure, retail, open space and a park and ride site. A revised application for 5,100 dwellings was submitted in March 2008. This application was subsequently withdrawn in February 2016.

4.0 DELIVERY AND IMPLEMENTATION

4.1 Housing Delivery Trajectory and Phasing

The total number of homes the SUE will deliver is 3,200

The trajectory of the first phase is set out below

	2016/17	2017/18	2018/19	2019/20	2020/21
Phase 1					
Starts			25	50	75
Completions			25	50	75
Assumptions	Subject to developer	Subject to developer	Subject to developer	Subject to developer	Subject to developer

Longer term the housing phasing proposals are:

Phase	Total Number	Estimate Start of Phase	Estimate Completion of Phase	Assumptions
TBC	TBC	TBC	TBC	TBC
TBC	TBC	TBC	TBC	TBC

4.2 Employment Land

Phase	Amount	Assumptions
1 & 2	20 ha	This will be complimentary to employment on the Lincoln Science and Innovation Park.

4.3 Infrastructure Delivery Trajectory

- Infrastructure /Obligations required

Item	Description	When	Estimated Cost	How it will be delivered
Site opening up costs		TBC	TBC	TBC
Affordable Housing		TBC	TBC	TBC
Gypsy and Traveller Provision		TBC	TBC	TBC
Flooding/Drainage		TBC	TBC	TBC
Education	Primary School	TBC	TBC	TBC
		TBC	TBC	TBC
	Secondary School	TBC	TBC	TBC
		TBC	TBC	TBC
	Nursery	TBC	TBC	TBC
Health		TBC	TBC	TBC
Recreation/ Open Space		TBC	TBC	TBC
Access/Transport Movement		TBC	TBC	TBC
Heritage		TBC	TBC	TBC
Environmental (the site)		TBC	TBC	TBC
Design criteria		TBC	TBC	TBC
Community Facilities and Services		TBC	TBC	TBC
Utilities	Electricity	TBC	TBC	TBC
	Gas	TBC	TBC	TBC

4.4 Deliverability

A high level summary the principle of delivery of the SUE is set out in the Whole Plan Viability report. The site is considered to be deliverable within the plan period.

4.5 Project Plan

<u>Milestone</u>	<u>Date</u>
Vision and Objectives Agreed	COMPLETE February 2013
Strategic Framework Plan Agreed	June 2016
Public Consultation	July 2016
Planning application submitted for Phase 1	End September 2016

5.0 Risk Assessment

Significant Risks	RAG	Mitigation
No developer secured/developers withdraw	Amber	Central Lincs authorities continue to work closely with Agents and Landowners. Viability evidence supports delivery on this site.

Technical issues such as highways and flood risk become difficult to resolve	Red	Central Lincs authorities continue to work with key stakeholders including Highways Authority, Environment Agency.
Viability issues become problematic	Amber	Ongoing viability work throughout scheme pre-planning phase will ensure this is managed to ensure scheme proposals are viable.

6 Key contacts

City of Lincoln Council, John Latham, Director, Communities and Environment

North Kesteven District Council, Nick Feltham, Principal Planning Officer

Kate Ellis, Assistant Director, City of Lincoln Council (as Landowner)

