



Sustainable Urban Extension Joint Delivery Statement

Evidence Topic Paper for Lincoln South West Quadrant

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Central Lincolnshire Local Plans Team
c/o North Kesteven District Council
Council Offices
Kesteven Street
SLEAFORD
Lincs NG34 7EF
Telephone: 01529 414155

Email: [talkplanning @central-lincs.org.uk](mailto:talkplanning@central-lincs.org.uk)

Topic Paper: Sustainable Urban Extension Lincoln South West Quadrant – Land at Grange Farm

Short Summary and Current Status

- **Summary:** A sustainable urban extension to Lincoln which will deliver 2000 homes in total and approximately 1600 during the plan period and a range of, employment community facilities and open space
- **Current Status** **Scheme preparation**

<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	On going		Detailed viability assessment			Phase x		
Constraints Identified	On going		Application Submitted			Discharge of Conditions		
Access and movement Strategy agreed	On going		Application under consideration			Site Marketed		
Infrastructure Requirements Identified Affordable Housing Highways Health Education Others	On going		Approved			Site Developer Secured		
			Section 106 Agreed			Reserved Matters		
						Start on Site		
High level viability assessment						Completions		
Public Consultation undertaken	With Town Council							
Strategic Framework Plan Developed	On going							

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 constraints with the site that will need to be addressed; and
- what will be delivered and when.

1.1 Who is delivering the SUE

a) The local planning authority

The local planning authority is North Kesteven District Council.

b) Principle site promoter(s) /lead developer

The Church Commissioners are the principal landowner and site promoter

c) Other Key Delivery Partners

The landowners, Lincolnshire County Council, North Kesteven District Council and the City of Lincoln.

d) Land Ownership

The SUE is in multiple landownership and the Church Commissioners are leading on establishing a development consortia.

1.2 The Opportunity

Lincoln City has tight administrative boundaries and since the late 1990s the joint authorities (City of Lincoln, North Kesteven, West Lindsey and Lincolnshire County Council) have worked together to plan how the city's growth can be accommodated in the most sustainable manner. The South West Quadrant site is located to the south west of the city, predominantly in North Hykeham and a smaller proportion in South Hykeham.

This site presents a sustainable and substantial opportunity for new development in the Plan and has potential to accommodate around 2,000 dwellings in total, up to 5ha of employment land and other supporting uses.

1.3 Location map



2.0 VISION AND OBJECTIVES FOR THE DEVELOPMENT OF THE SUE

An initial draft concept masterplan for the site has been produced. A larger version can be found at Appendix One



2.1 Vision and Key Objectives

Creating a sustainable urban extension (SUE) to North Hykeham, with a strong sense of place and identity based on easily navigable walkable routes linking neighbourhoods, employment and community uses and open spaces. Connections to North Hykeham will be established where appropriate, maximising the links to existing neighbourhoods and securing access to the new Southern Bypass. The setting and identity of South Hykeham Village will be respected with open space running east west along the line of the existing Beck, providing floodplain and maintaining a clear separation between the two settlements.

The development will be residential-led incorporating circa 2,000 new homes and up to 5ha of additional general employment use, along with retail and community uses including a new primary school, open space and formal sports pitches. The boundaries of the SUE are defined on the Local Plan Proposals Map

A comprehensive Concept Plan will be prepared for the entire SUE and will be agreed with North Kesteven District Council in advance of or alongside any planning application for development within the SUE. The landowners will work together to prepare the Concept Plan.

The development will comprise an appropriate range and mix of housing to meet local needs and respond to market requirements. A range of densities will be incorporated across the site providing differentiation between character areas.

Additional employment space created will expand Boundary Lane Enterprise Park linking with Roman Way. Employment space should include a range of larger and smaller scale employment opportunities (subject to market requirements).

The scale of retail provision will be appropriate to serve the new community and existing residents.

Green corridors and open spaces will include a range of formal and informal spaces providing high quality connecting routes, creating a healthy environment, and providing separation between different neighbourhoods and uses where appropriate.

The development will be based on the principle of achieving walkable and cycle friendly neighbourhoods with a hierarchy of easy to navigate routes connecting neighbourhoods, spaces and nearby employment uses.

A requirement of the scheme will be a new Primary Access Road which will form the “spine” of the development connecting Meadow Lane to the north east of the site with the first phase of the new Southern Bypass to Brant Road. The route and alignment of the Primary Access Road will be shown on the Concept Plan.

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 site is mainly level

b) Drainage and Flooding –

Land to the east of the SUE boundary is within flood zone 3 and a limited amount of land within the SUE is in flood zone 2. Drainage requirements are to be assessed

c) Utilities

- Gas/Electricity – tbc
- Water tbc
- Sewerage – tbc

d) Access/Transport

• Road /Site Access

The landowners within the SUE will work together, in liaison with North Kesteven District Council and Lincolnshire County Council, to deliver the first part of phase 1 of the Southern Bypass. The first part of phase 1 of the Southern Bypass will connect the A46/Newark Road with the site's Primary Access Road.

Masterplanning of the site will be expected to make provision for the extension of public transport links into the site and connecting to surrounding areas. The developer will be expected to contribute to the costs of bus service provision.

• Green links

Type and locations for linkages into the City of Lincoln and surrounding villages will be explored and defined through the master planning process.

e) Affordable Housing /Gypsy and Traveller Provision

Affordable housing provision will be phased throughout the site in accordance with the Local Plan policy, subject to an assessment of viability where necessary.

Gypsy and Traveller Provision – The Proposed Submission Local Plan set 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 Plan 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).

On Monday 18 January 2016 Members of the Central Lincolnshire Joint Strategic Planning Committee agreed to amend the policy wording 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"

f) Education

Primary Schooling will be required on site for a 2 Form Entry (covering 1.9ha)

A contribution to offsite secondary schooling will be required

g) Health

Tbc

h) Recreation/Open space

Tbc

i) Heritage

Tbc

j) Natural environment / Ecology

Tbc

k) Community Facilities and Services

Tbc

4.0 DELIVERY AND IMPLEMENTATION

4.1 Housing

Delivery (beyond first 5 years) in Plan period	Total Number	Estimate Start of Phase	Estimate Completion of Phase	Assumptions
	1600	2021/22	2035/36	3 developers 40pa each

4.2 Employment Land

Phase	Amount	Assumptions
Tbc	5 hectares	Mixed employment provision to be provided on site

4.3 Infrastructure Delivery Trajectory

- **Infrastructure /Obligations required**

The developer will contribute to the costs of other site-specific infrastructure listed below to the extent that it is reasonable and necessary and the viability of the scheme allows. This will be either through a planning obligation or through Community Infrastructure Levy (CIL) depending on whether CIL is in place at the time the planning application is decided. The IDP gives more information about the general funding of infrastructure and other sources of finance.

Item	Description	When	Estimated Cost	How it will be delivered
Site opening up costs	Physical access to site and service connections	Prior to commencement	Assumed at £300k per net hectare	Development cost
Affordable Housing	Subsidised housing in accordance with policy	Phased throughout development	Up to 35% provision (25% if CIL in place)	Section 106 on-site obligation
Gypsy and Traveller Provision	Pitch provision	Tbc	5/10 pitches	On-site or alternative off-site provision
Education	2FE Primary School	Tbc	Tbc	On-site land
	Secondary School	Phased contributions	Tbc	Section 106 or CIL subject to adoption 2017
Health	Tbc	Tbc	Tbc	Tbc
Recreation/ Open Space	Tbc	Tbc	Tbc	Tbc
Access/Transport Movement	Tbc	Tbc	Tbc	Tbc
Heritage	Tbc	Tbc	Tbc	Tbc
Environmental (the site)	Tbc	Tbc	Tbc	Tbc
Design criteria	Tbc	Tbc	Tbc	Tbc

Community Facilities and Services	Tbc	Tbc	Tbc	Tbc
Utilities	Tbc	Tbc	Tbc	Tbc

4.3 Deliverability

The proposals and obligations sort from the SUE are in accordance with the high level Whole Plan Viability assessment undertaken in 2015. Detailed infrastructure obligations will be sort in accordance with findings of a specific viability assessment which will be undertaken nearer to the planning application

4.4 Project Plan Key Dates

Outline Application Submitted	Autumn 2018
Outline Application Resolution	Summer 2019
Section 106 signed	End of 2019
Site Marketed	Start – Spring 2020
Reserved Matters Application	Spring 2020
Reserved Matters Determined	Summer 2020
Developer Start on Site	Autumn 2020
First Completions	Spring 2021

5.0 RISK ASSESSMENT

Significant Risks	RAG	Mitigation
Landowner consortium	Amber	Ongoing joint working with the site promoters in line with draft plan
Lincoln Southern Bypass	Amber	"
Define infrastructure requirements	Amber	"
Agree vision and objectives and overall framework plan	Amber	"

Key contact

Stephen Priestley

Housing Strategy and Growth Manager

North Kesteven District Council,

Council Offices,

Kesteven Street,

SLEAFORD

Tel 01529 308295

Email Stephen_Priestley@n-kesteven.gov.uk

Appendix One Initial Draft Concept Masterplan





 Land at North Hykeham
 Concept masterplan - Option 2b
 For Church Commissioners for England

Drawing No. 01028_EK_014
 Scale 1:10000 A3



