



Sustainable Urban Extension Joint Delivery Statement

Evidence Topic Paper for Handley Chase Sleaford South Quadrant

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Topic Paper: Sustainable Urban Extension Sleaford South SUE

Short Summary and Current Status

- **Summary:** A sustainable urban extension to Sleaford which will deliver 1,450 homes during the plan period and education, community facilities and open space
- **Current Status** **Outline Application Approved**

| <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 | 1/2014 | Yes | Detailed viability assessment | 2014 | <u>Yes</u> | Phase x | | |
| Constraints Identified | 2013/14 | Yes | Application Submitted | 2014 | <u>Yes</u> | Discharge of Conditions | | |
| Access and movement Strategy agreed | | Yes | Application under consideration | 4/ 2014 | <u>Yes</u> | Site Marketed | | |
| Infrastructure Requirements Identified Affordable Housing Highways Health Education Others | | Yes | Approved subject to 106 | 4/2014 | <u>Yes</u> | Site Developer Secured | | |
| | | | Section 106 Agreed | 2015 | <u>Yes</u> | Reserved Matters | | |
| | | | Issued | | | Start on Site | | |
| High level viability assessment | | Yes | | | | Completions | | |
| Public Consultation undertaken | | Yes | | | | | | |
| Strategic Framework Plan Developed | | Yes | | | | | | |

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 local planning authority is North Kesteven District Council.

b) Principle site promoter(s) /lead developer

The Sleaford South SUE known as Handley Chase is owned in its entirety by Sleaford Property Developments Ltd (SPD) and have progressed an outline application for 1450 dwellings.

c) Other Key Delivery Partners

Key Delivery Partners are

- Handley Chase - Sleaford Property Developments Ltd as landowner and applicant,
- SPD will sell the site wholly or in parcels on to a developer(s) or development consortium
- Lincolnshire County Council,
- North Kesteven District Council

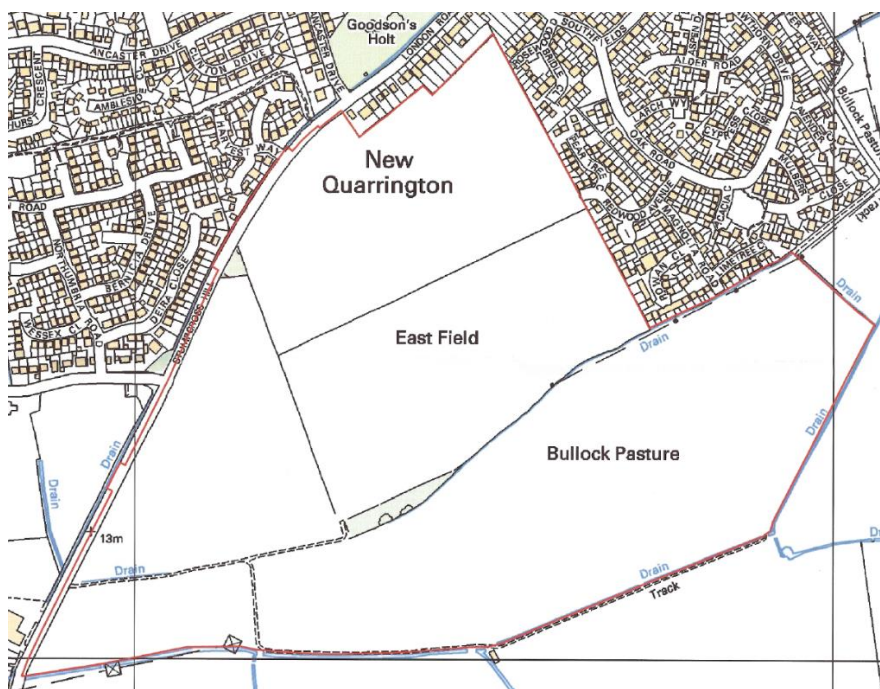
d) Land Ownership

Handley Chase is owned in its entirety by Sleaford Property Developments Ltd (SPD)

1.2 The Opportunity

Sleaford is a market town. Planned growth will enhance its attractions as a place to live, work and visit. A Masterplan for Sleaford was completed in 2011 and its findings carried forward into the Local Plan It proposes significant housing growth and identified the South Quadrant as a sustainable location for growth. The South Quadrant development site adjoins the current urban boundary to the south of Sleaford, on the London Road. Much development has taken place in this area in recent years and the site provides the opportunity to create a hub for the adjoining area as well as for itself. It is not envisaged as an area for major employment development due to impacts on the highway network

1.3 Location map



2.0 VISION AND OBJECTIVES FOR THE DEVELOPMENT OF THE SUE

A masterplan for the SUE was developed to inform the outline application. A larger version is available at Appendix One.



2.1 Vision and Key Objectives

Development at Sleaford South, should result in the creation of a comprehensively planned, new sustainable neighbourhood to the South of Sleaford, comprising around 1,450 dwellings. The first phase of development should take place on the land immediately adjoining the existing built up area of Sleaford and include the provision of the new Local Centre. More specifically, proposals for this area should:

- a. Deliver a new Local Centre of a sufficient scale to meet the day-to-day needs of the Sleaford South new community and nearby residents, and to include:
 - i. a 450m² health centre
 - ii. a 450m² community centre
 - iii. retail units including a single 440m² foodstore and a further four 100m² retail units
 - iv. a 450m² nursery school
 - v. a 700m² public house
 - vi. a 0.64ha care home site
 - vii. provision for small start-up offices
- provide an on-site two form entry primary school of 1.8ha site area and proportionate contributions towards improving secondary and sixth form education in the Sleaford Area;
 - contribute as appropriate to upgrading utilities services in the wider Sleaford Area
 - provide vehicular access via London Road only, but incorporate cycle, pedestrian and bus connections into the adjoining Southfields Estate;
 - provide appropriate mitigation measures to any unacceptably adverse transport impacts on Silk Willoughby, Quarrington, King Edward Street and Castle Causeway, the junction between London Road and Grantham Road and minor roads linking London Road to Grantham Road
 - deliver an extension of a shared footpath and cycleway along London Road;

- maximise the opportunities associated with the proximity of the site to the Sleaford Railway Station and include measures to encourage rail travel, including contributions towards the delivery of a pedestrian footbridge at Sleaford Southgate level crossing;
- provide onsite a network of green infrastructure and public open space which links into the wider green infrastructure network for the Sleaford Area, maximising the potential (and mitigates the impacts) associated with Moor Drain, and which achieves strong, though carefully planned, connections to Mareham Pastures Local Nature Reserve
- provide onsite sports pitches, a site for a pavilion/changing facility and allotments;

2.4 Summary of the key deliverables are:

- Around 1450 houses, including affordable housing
- Small scale employment opportunities in the form of offices over shops – there is no employment land allocation
- A Centre of appropriate scale including retail, services and community uses including community hall and medical centre/GP surgery
- Primary school
- Open space and 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 site is mainly level

b) Drainage and Flooding –.

The land lies in Flood Zone 1. Sustainable Urban Drainage systems including balancing ponds and swales will be required as part of the development. An Internal Drainage Board drain runs along the southern boundary of the site and there is a limited potential flood risk identified (see map below). This is not considered significant and can be appropriately mitigated in the overall design of the site.

It is considered that the scheme design and layouts will be able to meet the surface water runoff rates required for sustainable urban drainage.



c) Utilities

- **Gas/Electricity/Water**

Existing gas and water main corridors cross the eastern site and require to be kept clear of development. These can be treated as green corridors.

- **Sewerage**

The Anglian Water Asset Management Plan identifies the need for an upgrade to the sewage treatment works but there is currently around 1000 homes capacity in the system.

d) Access/Transport

The site can be accessed off the London Road.

- **Public transport , cycling and walking –**

The masterplan which informs the outline permission includes the provision of green corridors, cycling and walking routes

e) Affordable Housing /Gypsy and Traveller Provision

Affordable housing provision will be phased throughout the site

f) Education

A serviced site for a two form entry primary school (1.8 ha) will be required to meet educational need arising from the development, together with a financial contribution towards construction. Extended hours provision will be required as part of the school premises. It is expected that a site will be provided for a children's nursery to be provided by the private sector. A financial contribution towards secondary education will be required.

g) Health

The developer to provide a medical centre site and/or financial contribution toward off site provision

h) Recreation/Open space

Public open space including sports pitches is proposed for the eastern element, adjoining the Mareham Pastures Nature Reserve. The eastern element will need to provide appropriate open space and play areas in line with policy.

The masterplan layout incorporates view corridors to existing listed buildings in the locality

i) Heritage

Archaeological investigations have been undertaken as part of the application process and no significant archaeology has been identified in the applicant's report.

j) Natural environment / Ecology

The site is predominantly in agricultural use and level. It is not an SSSI. There are some Tree Preservation Orders on the site which can be accommodated in the scheme layout and design

k) Community Facilities and Services

This will include retail – a convenience store of maximum 440 sq. metre is proposed on the eastern element together with a number of shop units. A Public House and community hall will be located in the local centre. A community hall- will be sited within the Local Centre.

3.2 Relevant Planning History

Handley Chase secured an outline planning application in July 2015

4.0 DELIVERY AND IMPLEMENTATION

4.1 Housing Delivery Trajectory and Phasing

The total number of homes the SUE will deliver is approximately 1450

The trajectory of the first phase/first 5 years is set out below

| | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 |
|--------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Phase 1 | | | | | |
| Starts | 0 | 50 | 50 | 50 | 50 |
| Completions | 0 | 0 | 50 | 50 | 50 |
| 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 |
|-------|--------------|-------------------------|------------------------------|---|
| 1 | 600 | 2017/18 | 2024/25 | Development activity increasing to 2/3 Developers on site completing approx. 80/120 dwellings per annum |
| 2 | 400 | 2024/25 | 2027/28 | 2/3 developers at 40 pa each |
| 3 | 300 | 2027/28 | 2030/31 | 2/3 developers at 40 pa each |
| 4 | 150 | 2030/31 | 2031/32 | 2/3 developers at 40 pa each |

4.2 Employment Land – no larger allocation small scale opportunities over shops and live/work units

4.3 Infrastructure Delivery Trajectory

- **Infrastructure /Obligations required**

The Infrastructure Delivery Plan (IDP) sets out the main items of infrastructure which will be need to support both the SUE, and the area generally.

| 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 | Provision of subsidise housing to rent or purchase at sub market levels | Phase One Phase Two Phase Three Phase Four | 10% 12% 15% 17.5% | On site Section 106 obligations |
| Gypsy and Traveller Provision | NA | NA | NA | NA |
| Flooding/Drainage | | | | |
| Education | As below | As below | As below | As below |
| Primary School | Contribution for school for 290 places | Phased – detailed design information as part of reserved matters application | £3,480,000 | Section 106 obligation |
| | Serviced land for school | Phase 1 | 1.8 hectares | Section 106 obligation |
| Secondary School | Offsite contribution | Phased during development | £100,000 | Commutted Sum payment |
| | Nursery | | | |
| Health | Offsite contribution | Phased during development | £430,000 | Section 106 obligation |
| Recreation/ Open Space | On site provision of open space and sport and recreation | Phased | £330000 | Section 106 obligation |
| Access/Transport Movement | Highways and public transport contribution to improvements and modal shift | Phased | £1650,000 | Section 106 obligation |
| Heritage | NA | NA | NA | NA |
| Environmental (the site) | Improvements to Mareham Pastures | Phased | £10000 | Section 106 obligation |
| Design criteria | | | | |
| Community Facilities and Services | Provision of land for a Community Centre and care home | Phase 1 | Land | Section 106 obligation |

| | | | | |
|-----------|----------------------------|---|----------------|------------------------|
| | Erection of community hall | Phase 1 detailed design information as part of reserved matters application | Community Hall | Section 106 obligation |
| Utilities | Electricity | tbc | | |
| | Water | tbc | | |
| | Gas | tbc | | |

4.3 Deliverability

The obligations required from the development of Handley Chase have been secured and agreed through Section 106, informed by a detailed site viability assessment

4.4 Project Plan

| | |
|---------------------------------------|-------------------------|
| Outline Application Submitted | Complete |
| Outline Application Determined | Complete |
| Section 106 signed | Complete |
| Site Marketed | Phase 1 during 2016 |
| Reserved Matters Application | Phase 1 2016/17 |
| Reserved Matters Determined | Phase 1 2016/17 |
| Developer Start on Site | Phase 1 from April 2017 |
| First Completions | Phase 1 from April 2018 |

5.0 RISK ASSESSMENT

| Significant Risks | RAG | Mitigation |
|-------------------|-------|--|
| Delivery | Green | The SUE for 1450 dwelling has an outline planning permission backed up with a detailed viability assessment. Ongoing liaison with the promoters regarding implementation |

Key contact

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Appendix One Masterplan

