



# Sustainable Urban Extension Joint Delivery Statement

## Evidence Topic Paper for Lincoln South West Quadrant

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## 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	2015/16	Yes	Detailed viability assessment			Phase x		
Constraints Identified	2015/16	Yes	Application Submitted			Discharge of Conditions		
Access and movement Strategy agreed		Ongoing	Application under consideration			Site Marketed		
Infrastructure Requirements Identified Affordable Housing Highways Health Education Others	2015/16	Yes	Approved			Site Developer Secured		
			Section 106 Agreed			Reserved Matters		
						Start on Site		
High level viability assessment	2015/16	Yes				Completions		
Public Consultation undertaken		Ongoing						
Strategic Framework Plan Developed	2015/16	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 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**

A concept masterplan has been developed taking into account site constraints and building on consultation with Hykeham Town Council. 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:**

The concept masterplan has been developed taking into account the key features and setting of the site along with the key constraints that are summarised below. In summary, the site has very few physical constraints, the main constraint (which affect the majority of SUEs) relate to the provision of highway infrastructure.

##### **a) Topography and Soil Condition**

The land is mainly level, is primarily open farmland and does not present any known abnormal conditions. With regards to ground conditions there is no barrier to development.

A Phase I Geo-environmental Desk Study was produced by WYG in August 2016. With regards to ground contamination considerations the majority of the SUE is agricultural land/greenfield with no record of development. There are potentially contaminative sources present on the site including Made Ground, current and/or historical hydrocarbon storage/use and the storage/use of agricultural pesticides. Ground contamination, if present, is likely to be localised to areas of existing development/commercial activities. Localised remediation may be necessary in such areas depending on the nature of the proposed end use.

In terms of ground engineering considerations, the Desk Study found there is a low risk of shrink-swell clays in the southern section of the site, with ground conditions thought to be predominantly medium plasticity. There is a potential ‘likely risk’ of historic ground workings on sections of the site, thought to be related to quarrying activity, predominantly in Danker Woods to the west of the site and areas to the east of the woodland. However, there are no records within the Groundsure GeoInsight report or on historical maps to suggest that quarrying has taken place, only excavations relating to ponds.

Going forward, a Phase II ground investigation is recommended to confirm the findings of the desk study and to assess the geotechnical properties of the near surface geology beneath the site.

## **b) Drainage and Flooding –**

The site falls primarily in Flood Zone 1. Limited areas of the site fall within Flood Zone 2 and these have been taken into account in the development of the concept masterplan. Detailed drainage proposals will be developed at the planning application stage.

## **c) Utilities**

A comprehensive utilities search was undertaken and the search results schedule is appended to the Phase 1 Geo-environmental Desk Study. A composite plan showing the underground services running across the site has also been prepared.

- **Gas/Electricity**

Gas/Electricity there are no significant barriers to serving the development by conventional means as confirmed by National Grid, On Gas and Eon/Western Power.

- **Water**

Anglian Water confirm that there is some capacity and a need for further improvements. They will monitor the situation as ongoing and will increase capacity through their asset management plan. In line with the Water Industry Act, the developer will be expected to pay for certain elements of the works.

- **Sewerage**

Anglian Water confirm that although Canwick Sewage Treatment Works (STW) will need to be upgraded in order to accommodate the proposed levels of growth within the Local Plan, the likely development trajectory and the available capacity, mean upgrades are unlikely to be required within the 2015-2020 Asset Management Plan. Anglian Water confirm they do not envisage any timing or delivery constraints due to sewerage treatment upgrades.

## **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**

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.”

#### **h) Recreation/Open space**

North Kesteven District Council's current open space provision standards are:-

- 0.8 hectares per 1000 population Children's play space (8sqm per person)
- 1.6 hectares per 1000 for outdoor sport
- 0.5 hectares per 1000 population for open space (5sqm per person)

The impact of this development on the City's existing open space provision will need to be considered within the design of the site.

#### **i) Heritage**

The setting of Grange Farm, a Listed Building, will required detailed consideration at planning application stage. There are no other heritage considerations.

#### **j) Natural environment / Ecology**

An Ecological Technical Report was prepared by the Environmental Dimension Partnership Ltd in August 2016. EDP undertook a desk study and Extended Phase 1 ecology appraisal of the Site in July 2016. The Report concluded that given the potential for habitat creation and embedded mitigation, the allocation and development of the Site is not directly constrained by any statutory or non-statutory ecological designation. The ecological investigation completed to date has not identified any 'in principle' constraints on ecological grounds. The Report recommends that a range of appropriately time Phase 2 surveys will be required in order to inform a sensitive scheme design and support any subsequent planning application for the Site.

Given the scope for habitat retention, management and creation within the Site, the overall conclusion of the Report is that the allocation and development of the SUE offers the opportunity to deliver a net overall enhancement to the biodiversity of the area in the medium to long term.

The concept masterplan and vision and objectives for the site sets out how policy requirements around green infrastructure links with the city, open space, landscape and nature conservation will be addressed.

### **k) Community Facilities and Services**

Community facilities and services – A local centre will be identified as part of the masterplan and will act as a focus for community provision.

## **4.0 DELIVERY AND IMPLEMENTATION**

### **4.1 Housing**

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

### **4.2 Employment Land**

<b>Phase</b>	<b>Amount</b>	<b>Assumptions</b>
Tbc	Up to 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.

<b>Item</b>	<b>Description</b>	<b>When</b>	<b>Estimated Cost</b>	<b>How it will be delivered</b>
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 20% provision	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	£4.5million ( contribution)	Section 106 on-site land / contribution
	Secondary School	Phased contributions	Tbc	CIL subject to adoption 2017

Flooding/Drainage	SUDs	Designed at Reserved Matters Stage	Tbc	Development cost
Health	Information to be provided by the CCG	Tbc	Tbc	Section 106 obligation
Recreation/ Open Space	On site provision and contribution	0.8 hectares per 1000 population Children's play space (8sqm per person) □ 1.6 hectares per 1000 for outdoor sport □ 0.5 hectares per 1000 population for open space (5sqm per person)	Tbc	Section 106 obligation
Access/Transport Movement	Contribution to the first phase of the Southern Bypass with access point for the SUE spine road,	Tbc	Tbc	Tbc
Heritage	Relates to the setting of Grange Farm and will be assessed through detailed design at application stage.	Tbc	Tbc	Tbc
Environmental (the site )	Phase 1 ecology and Phase 1 desk top ground contamination report undertaken. No significant constraints identified. Detailed environmental work to be undertaken at application stage.	Tbc	Tbc	Tbc
Design criteria	To be developed at application stage	Tbc	Tbc	Tbc

Community Facilities and Services	Local Centre to be developed through Masterplan and	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

<b>Outline Application Submitted</b>	Autumn 2018
<b>Outline Application Resolution</b>	Summer 2019
<b>Section 106 signed</b>	End of 2019
<b>Site Marketed</b>	Start – Spring 2020
<b>Reserved Matters Application</b>	Spring 2020
<b>Reserved Matters Determined</b>	Summer 2020
<b>Developer Start on Site</b>	Autumn 2020
<b>First Completions</b>	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	Working in partnership with Highways and costing delivery of the Phase 1

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