



# 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	Yes	Phase		
Constraints Identified	2013/14	Yes	Application Submitted	2014	Yes	Discharge of Conditions		
Access and movement Strategy agreed		Yes	Application under consideration	4/ 2014	Yes	Site Marketed	2016	Ongoing
Infrastructure Requirements Identified Affordable Housing Highways Health Education Others		Yes	Approved subject to 106	4/2014	Yes	Site Developer Secured		
			Section 106 Agreed	2015	Yes	Reserved Matters		
						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

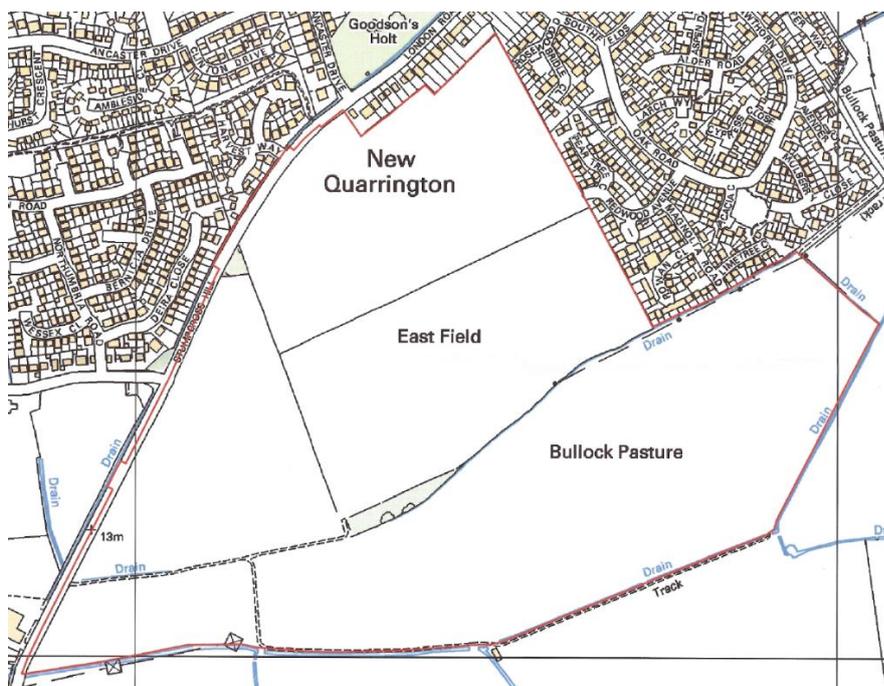
## d) Land Ownership

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 450m<sup>2</sup> health centre
  - ii. a 450m<sup>2</sup> community centre
  - iii. retail units including a single 440m<sup>2</sup> foodstore and a further four 100m<sup>2</sup> retail units
  - iv. a 450m<sup>2</sup> nursery school
  - v. a 700m<sup>2</sup> 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

Phase 1	2016/17	2017/18	2018/19	2019/20	2020/21
<b>Starts</b>	0	50	50	50	50
<b>Completions</b>	0	0	50	50	50
<b>Assumptions</b>	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	Commutated 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

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

