



# Sustainable Urban Extension Joint Delivery Statement

## Evidence Topic Paper for **Gainsborough Northern Neighbourhood**

Updated August 2016

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## Topic Paper: Sustainable Urban Extension 5 Gainsborough Northern Neighbourhood – Land north of Corringham Road and A631

### Short Summary and Current Status

- **Summary:** A SUE to Gainsborough which will deliver at least 750 homes during the plan period, with overall capacity for up to 2,500 homes in the longer term, including a range of supporting infrastructure and local neighbourhood services.
- **Current Status**  
Pre-application; Detailed site assessments, infrastructure requirements technical studies were completed in 2013. Outline application for phase 1 (150 homes) is expected late summer 2016.

<u>Scheme Preparation</u>	<u>Date</u>	<u>Comp</u> <u>p</u>	<u>Application</u>	<u>Date</u>	<u>Comp</u>	<u>Implementation</u>	<u>Date</u>	<u>Comp</u> <u>p</u>
Vision and Key Objectives Agreed	Sept 2013	✓	Detailed viability assessment	TBA		Phase 1	late 2016	x
Constraints Identified	Sept 2013	✓	Application Submitted	mid 2016		Discharge of Conditions	N/A	
Access and movement Strategy agreed	Sept 2013	✓	Application under consideration	N/A		Site Marketed	N/A	
Infrastructure Requirements Identified Affordable Housing Highways Health Education Others	Sept 2013	✓	Approved	N/A		Site Developer Secured	N/A	
			Section 106 Agreed	N/A		Reserved Matters	N/A	
						Start on Site	Forecast 2017	
High level viability assessment		TBA				Completions	From 2017 TBC	
Public Consultation undertaken		TBA						
Strategic Framework Plan Developed		Part complete						

## **1.0 Introduction to this topic paper and outline of the SUE**

- 1.1** The purpose of this joint delivery statement is to set out information about the Gainsborough North SUE and how it will be delivered. The following sections provide;
- Information to support policy LP39, details of who is delivering the SUE, 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

## **1.2 Who is delivering the SUE**

- The local planning authority is West Lindsey District Council.
- Principle site promoter(s)/lead developers – Currently (as at August 2016) no development partner in place. Thonock and Somerby Estates (land owner) and their appointed technical team led by Savills are the principle promoters at this time, in partnership with West Lindsey District Council.
- Other Key Delivery Partners include Lincolnshire County Council, Gainsborough Town Council, Parish Councils and consultees named in this document.
- Land Ownership; wholly owned by Thonock and Somerby Estates (TSE).

## **1.3 The Opportunity**

The SUE has a gross site area of 120ha site and will deliver up to 2,500 homes when built-out, with at least 750 of these to be completed within the Central Lincolnshire Local Plan (CLLP) plan period, i.e. up to 2036. This site will make a major contribution towards Gainsborough's future growth, and has previously been articulated (and site boundaries defined) in documents including the Gainsborough Regained Masterplan (WLDC, 2007) and the Gainsborough Growth Point Programme of Development (WLDC, 2008) and the Gainsborough Northern Strategic Urban Extension Vision Document (Savills, 2013).

The growth agenda for Gainsborough, established in those documents, is supported by the Central Lincolnshire Local Plan. The overarching vision for Gainsborough is to achieve a regenerated, socially balanced and economically prosperous town, with a strong and vibrant town centre that hosts a range of employers and supports an attractive retail hub.

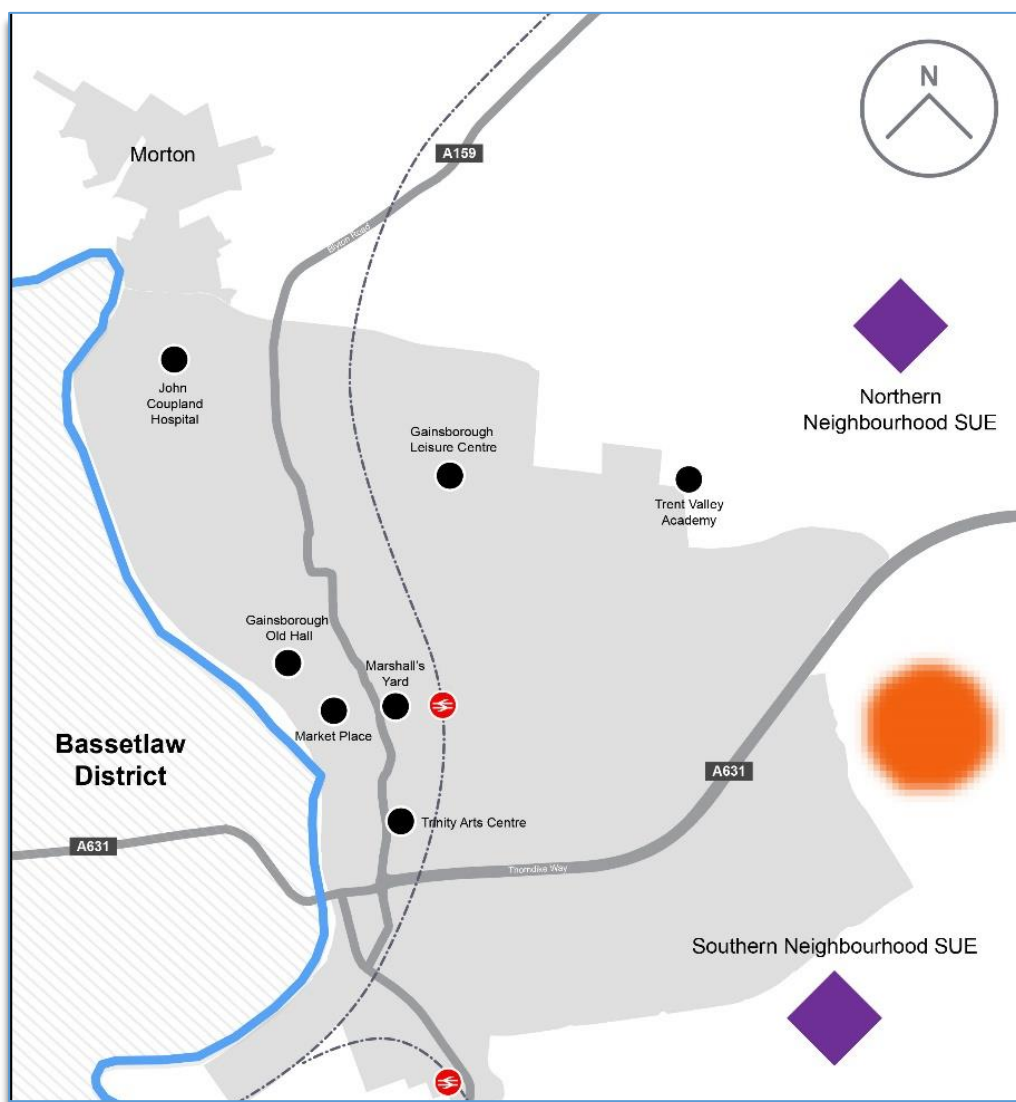
An ambitious level of housing and economic growth in the town is necessary to support regeneration and help address a number of challenges that exist, including parts of the town that are amongst the most deprived nationally, pockets of high unemployment and a shortage of labour market skills in some sectors. Raising the profile of the town and increasing the base population will help provide the 'critical mass' needed to secure future investment across a range of services and attract a greater mix of employers into the town.

The Submitted Central Lincolnshire Local Plan identifies the need to deliver at least 4,435 new dwellings in Gainsborough by 2036. A Key Diagram for Gainsborough showing the location of this SUE in context with the town and other SUEs is shown at figure 1.

The majority of the housing growth in Gainsborough during the plan period will be delivered through a combination of:

- 2 Sustainable Urban Extensions (SUEs):
  - Gainsborough north SUE, delivering **750** dwellings;
  - Gainsborough south SUE, delivering **1,400** dwellings (this site benefits from Outline Planning Permission for 2,500 dwellings plus neighbourhood centre and employment areas. A separate Topic Paper has been produced for the Gainsborough south SUE).
- The regeneration of a number of large town-centre brownfield sites as designated in the Greater Gainsborough Housing Zone. Collectively these sites can deliver over **1,300** new dwellings in the plan period.
- A number of additional larger greenfield allocations

1.4 Fig. 1 – Key diagram of Gainsborough



## **1.5 Supporting growth in the Gainsborough**

Gainsborough is one of the 20 Housing Zones outside London designed to accelerate housing development. The town will also benefit from £18 million of public sector investment which will underpin heritage-led regeneration and housing-led economic growth. Gainsborough is predicted to see an economic growth forecast of 12% which supports a 47% increase in the number of homes in the town, ultimately increasing the population to more than 30,000.

The town centre and historic river front will be revitalised and linkages to the first-class retail and food and drink offer in Marshall's Yard will be enhanced, making Gainsborough a strong investment proposition. A number of key sites have already been earmarked for housing investment. Gainsborough's riverside will be transformed to offer retail and leisure units, boosting the economy and helping create more than 3,000 jobs. Queen Elizabeth's High School offers outstanding education for 11 to 18 year olds and the University of Lincoln – on Gainsborough's doorstep – is helping to drive the knowledge economy with its world-class teaching and research facilities.

The Greater Gainsborough Housing Zone presents an exciting opportunity for UK-wide developers, which is just the beginning of the next chapter for the town. The designation obliges the Council to accelerate housing delivery in Greater Gainsborough and has a specific target of 800 new homes by 2025. Given the lack of market interest to bring forward the strategic brownfield sites and ongoing viability issues the Council has appraised other delivery mechanisms. In addition significant market testing and engagement with housing developers has ensued.

As a result of this the Council is seeking to procure a development partnership to include housing delivery on both the Housing Zone and early phases of the Sustainable Urban Extensions if appropriate. This "Invest Gainsborough" initiative was launched in July with the Home and Communities Agency and is now progressing through Competitive Dialogue. The market response to this de-risked approach is strong. A partner will be procured by autumn 2017.

In addition and complementary to development partnership, the Council has bid for funds and Homes and Communities support to the "Unlocking Brownfield land – Starter Home Fund". This will enable the Council to acquire and gap fund sites within the Housing Zone to commence housing delivery by 2021. A decision on this bid was due on the 13<sup>th</sup> July but was delayed due to Brexit and subsequent government changes. We advised that this is a strong bid. Further bids to aid delivery have also been made as part the Greater Lincolnshire Devolution 2 deal.

## **1.6 Gainsborough Northern SUE**

All of the land included in the urban extension is in the single ownership of Thonock and Somerby Estates (TSE), a major land owner in and around Gainsborough and the key delivery partner for these sites. TSE are fully committed to supporting the high-growth agenda for the town and have commissioned a number of detailed technical and strategic studies to support the deliverability of this SUE.

The site is greenfield and not significantly constrained, as such delivery of part of the site within the first five years of the plan is realistic and achievable. Through the market intervention described in paragraph 1.5 it remains a key objective for West Lindsey

District Council to expedite and encourage the delivery of new housing at this site as early in the plan period as possible. The site can deliver a broad mix of housing types and extend the housing market offer in Gainsborough, with potential to focus on self-build, custom-build and first-time buyer schemes.

The site includes space for new employment areas (up to 7ha) that are available to bring forward during the plan period in the event that other allocated employment sites within the town reach capacity before 2036. TSE are currently working in partnership with the council and their agents to develop detailed delivery and marketing strategies for the northern neighbourhood, alongside an outline planning application that will set out the parameters for the first phase of the site.

## **2.0 Vision and objectives for the development of the SUE**

### **2.1 Background**

The following vision has been developed collaboratively by West Lindsey District Council, Thonock and Somerby Estates (TSE, landowner) and their agents, plus a number of other stakeholders including parish and town councils, English Heritage (now Historic England) and Natural England. The vision is presented in greater detail within the *Gainsborough Northern Strategic Urban Extension Vision Document* (Savills 2013) and is supported by a number of separate detailed technical reports produced by TSE's technical team, consisting of: Nicolas Pearson Associates as master-planners, landscape, ecology and archaeology advisors; Morgan Tucker as highways advisors, drainage, utilities and civil engineers; and Savills in respect of planning, development and viability advisors.

The vision document will be developed further as planning for Phase 1 evolves, and will include further detailed master-planning, delivery framework and parameter plans to support the first planning application.

### **2.2 Vision**

The vision for the northern neighbourhood is to achieve a distinctive and unique "woodland" setting for a new Gainsborough community that is well integrated through green infrastructure and landscaping into both the existing northern edge of the town and its surrounding rural landscape. The SUE will include a new community hub at its heart and be sensitively designed to maximise the attractiveness of the location and high quality natural features, such as the existing watercourses and trees and the surrounding woodland. The site can deliver biodiversity rich communities, with mature trees and integrated green corridors for wildlife, recreation and sustainable drainage.

Once complete the development will include new social infrastructure, including primary educational facilities and facilities focused on the village hub area that will meet the day to day needs of residents. The vision is to make the community self-sufficient in terms of its daily needs and sustainable in terms of its reduced energy consumption, a high level of residual energy requirements fulfilled through renewable resources, multi-modal travel characteristics and accessibility by non-car modes of transport to the town centre and primary employment and retail areas. A land use masterplan depicting an indicative layout of the full site area is shown at Fig. 2.

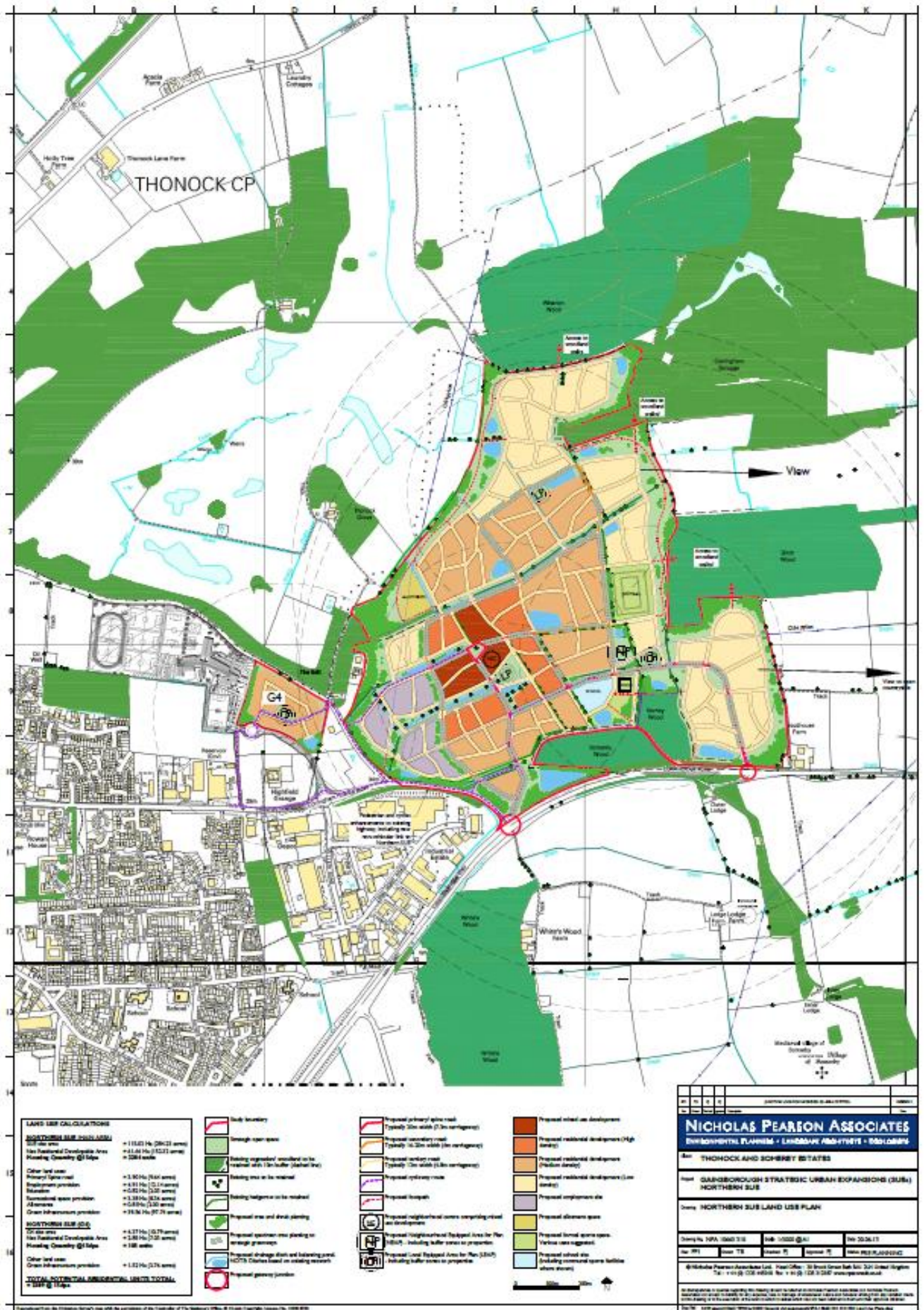


Fig. 2 – Site Location Plan; land use masterplan with indicative layout.

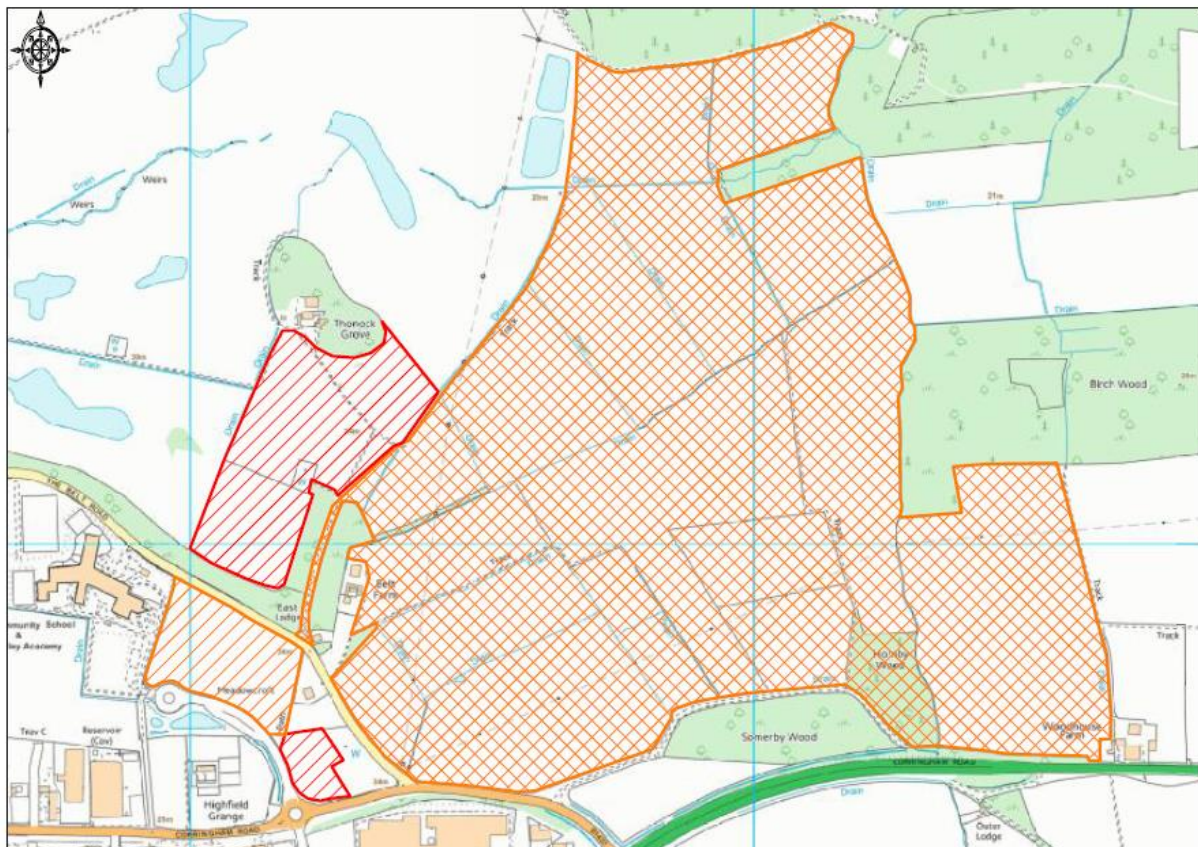
### 2.3 Potential Site Extension

In their formal response to the Further Draft Local Plan (November 2015) TSE proposed changes to the site boundary of this SUE to extend along the western edge.

The amendment incorporates additional TSE land, as indicated on figure 3 below. Extending the site in this way would further assist in the integration of the SUE to the closest existing built up area of Gainsborough, by enhancing the town-facing approach to the SUE. This will provide a more continuous frontage and improved connectivity as well as enhanced design and layout opportunities for the earlier phases.

On the basis that the proposed boundary amendment is recognised as being essential for, and an integral part of, successful delivery of the first phase of this SUE, West Lindsey District Council fully supported the site extension. Subsequently this amendment was incorporated into the Proposed Submission Draft (and now Submitted) Local Plan.

### 2.4 Fig. 3 – Site boundary extension (extended area highlighted in red)



### 2.5 Key Deliverables on completion of SUE (completion will extend beyond plan period)

- 750 dwellings in the plan period of an appropriate mix, including affordable housing, focus on first time buyers and custom build. Phase 1 (150 dwellings) delivered in the first five years. The site has capacity to deliver a further 1,750 dwellings – part of which could be brought forward



in the event that a higher level of growth is achieved and the site is built-out before 2036.

- Up to 7ha of employment land is available within the SUE, including live/work units, B1 offices and light industrial uses but with the office space limited to a level that does not prejudice the viability and vitality of the town centre. B2 (General Industrial) and B8 (Storage and Distribution) uses will be limited, these uses being focused adjacent to the area identified for the future Eastern SUE and closest to the A631 (suggested location on land near to Woodhouse Farm).
- A new local centre hub providing:
  - Up to approx. 850 sq. m for community facilities, including D1 (non-residential institutions) such as places of worship and a 2 GP surgery/3 dentists/multi-use centre in one building (subject to confirmation of need from health provider stakeholders), located on main green corridor in western half of site to be better located in viability terms to existing as well as proposed population.
  - Retail space – Max 1,000 sq m GIA
- A two form entry primary school (2.7ha site) located near to above hub.
- Proportionate contributions towards improving secondary education in the area.
- Associated transport, and sustainable access links within the site and to facilities in the area.
- Green infrastructure including public open space, connecting to the potential East Gainsborough Green Access Link. This would, in the absence of existing bus services to be extended, require a new bus service to connect the SUE with the town centre (all dwellings to be within 400m of stops on this service and minimum frequency 30 minutes between 07.30 and 18.30 from Monday to Friday.)
- Travel Plan contributions (similar to Gainsborough South SUE)
- Highways - The existing B1433 / The Belt Road: Potential to replace junction with a four arm signal controlled junction, which is the layout and form preferred by LCC, with the additional arm providing access directly into the Northern SUE.

The proposed new junction onto the A631 will comprise of a four arm signal controlled junction, which is the same form as the other proposed junctions, and will provide access into both the Northern SUE (and in future the Eastern SUE).

Notwithstanding the above strategy, which accords with the preferred requirements of LCC as highway authority, preliminary assessments

have indicated that alternative junction arrangements, particularly in terms of the A631 Corringham Road / Thorndyke Way / B1433 Corringham Road intersection, could offer improved and additional benefits to the highway network as a whole, and it is anticipated that these could be further investigated during the detailed design phase.

- A Sustainable Urban Drainage System for the majority of the development based upon soakaways, the modification of existing watercourses to swales and balancing ponds.
- Public access to woodland; Somerby Wood, Hornby Wood, Birch Wood and Corringham Scroggs.
- On site public open space of a minimum of 6ha (excluding multi-use biodiversity/cycleway/SUD corridors)
- Mains sewers - once the exact location of phase 1 is agreed, feedback from Severn Trent Water and Anglian Water will be obtained as the site crosses boundaries for each provider.

### **3.0 Site Assessment**

The following information sets out the identified site issues and constraints. The site assessment summaries shown below are informed by a number of technical reports that sit behind this topic paper. Where applicable the name of the relevant technical report is shown below.

#### **3.1 Site and Delivery Issues for Consideration:**

- a) Topography and Soil Condition** – The land is currently in agricultural use, though none is Grade 1. There are no unusual issues relating to topography or soil conditions; the land is gently undulating with no steep slopes and no areas of particularly poor drainage. (Summary of '**Desktop Geology Review**' document)
- b) Drainage and Flooding** – The land is in Flood Zone 1 and while a full Flood Risk Assessment would be required it is not envisaged that this will give rise to any unusual issues. Drainage ditches cross the site and a maintenance regime will therefore need to be agreed as part of a planning application. Sustainable Urban Drainage systems (SUDs) will be required for the new development and can be incorporated as features in a Masterplan for the site. An indicative including SUDs is presented in the separate '**SUDs Flood Risk Map**'. An inspection of Environment Agency groundwater protection maps shows there are no groundwater protection zones in the vicinity of the site. Further information is set out in the '**Sustainable Urban Drainage and Flood Risk Statement**' (2013).
- c) Utilities** – Enquiries have been made to Statutory Undertakers providing public utility services in the vicinity of the site to confirm their presence, the locations and size of their existing plant in the area, as well as capacity issues in servicing the

scale of development proposed. These are covered in detail in the '**Utilities Infrastructure Review**' (2013). To Summarise;

- **Gas/Electricity** – Supplies to the site are not envisaged to give rise to unusual costs. Combined Heat and Power provision will be considered for the development, subject to detailed viability assessment.
- **Water** – No known supply issues. Supplies to the site are not envisaged to give rise to unusual costs
- **Sewerage** – Investigations identify that whilst offsite improvements and reinforcements to the existing infrastructure will be required, the needs are not out of scale or context for the scale of development proposed. This will require further investigation as the site lies on the boundary of the respective areas of Severn Trent and Anglian Water responsibility and other developments (proposed and underway) in the town will need to be factored into capacity planning. Discussions with the companies indicate that the cost of improvements to Bridge Street pumping station and Lea Road Sewage Treatment Works could be reclaimed through connection billing underwritten by STW. Any necessary improvements to Anglian Water infrastructure need to be determined. It is likely that conditions on any planning application will control the amount of development which can be carried out before improvements are in place.

#### **d) Access/Transport**

**Site Access / Road** – Highways issues are considered in detail in the '**Review of requirements for Highways and Junctions**' report accompanying this topic paper.

A proposed vehicular access strategy for the site has been formulated taking into account both the Gainsborough Transport Strategy (GTS) that was produced by Jacobs in October 2010, and the views and requirements of Lincolnshire County Council (LCC) highways authority. A new Transport Infrastructure Study for Gainsborough has been commissioned and is currently underway (as at March 2016) and this will be used to update previous road infrastructure needs and the access strategy as necessary.

Note:- Phase 1 is relatively infrastructure light in terms of highways and has been specifically designed in this way to maximise the prospects of it coming forward early.

**Rail** – Contributions to rail improvements will be identified as necessary in the Infrastructure Delivery Plan. No direct changes are proposed to the existing rail infrastructure as a specific component of this SUE.

**Public transport , cycling and walking** – The site is not served by bus at present, and it is anticipated that a package of travel plan measures, similar to those agreed for the Gainsborough Southern Neighbourhood, will need to be agreed as part of any planning application (e-mail on file from Stagecoach Bus).

Walking and cycling routes (referred to as 'Greenway' connections in the Vision Document) are an integral part of the design and layout of the SUE and are planned to enhance linkages between new the green spaces, surrounding

woodland, the new built parts of the SUE and on to the town centre and Southern SUE.

e) **Green links**- as above and also covered in the '**Landscape Character and Visual Impact Appraisal**' (2013) that accompanies this Topic Paper.

f) **Affordable Housing / Gypsy and Traveller Provision**

**Affordable Housing** - The CLLP (Policy LP11 – Meeting Housing Needs) sets out different affordable housing targets across the plan area ranging from 15 to 25%. A percentage of **15% Affordable Housing** is sought for SUEs outside the Lincoln Strategy Area, and this is therefore the level applicable to the Gainsborough SUEs. Detailed viability assessments at the Outline Planning application stage will demonstrate the actual quantum of provision achievable and this also needs to be considered in conjunction with CIL. However, affordable housing delivery is expected to be viable and achievable on this SUE.

**Gypsy and Traveller Provision** - The Further Draft 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 Further Draft CLLP stated 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 to :

"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". This text now appears in the Submission Draft Local Plan.

The refresh of the site masterplan (planned to be commissioned by mid-2016) will therefore consider this new policy requirement and how this requirement can be most suitably addressed.

g) **Education** – One two-form entry primary school is required within the Neighbourhood, together with a 32 place extended school facility. A serviced site will be provided together with a financial contribution to build costs. Early delivery of primary school will be required given lack of existing capacity.

It is expected that the masterplan will incorporate provision for a children's nursery to be provided by the private sector. No secondary school is required within the

Neighbourhood but proportional financial contributions to secondary education off site will be required.

- 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 appropriate provision will be required in the form of a 2 GP/3 dentist surgery. There is likely to be the need for an early delivery of a temporary facility (similar to South SUE) given anticipated lack of capacity).
- i) Recreation/Open space** – local open space and play provision will be at the developer's expense. Informal and formal open space should be linked to provide sustainable access routes. Phased delivery spread across site including within first phase adjacent to Gainsborough College.
- j) Heritage** – A desk based Historic Environment Assessment of cultural heritage issues was commissioned by TSE in June and July 2013. The site lies within a designated Historic Park and Garden which has suffered from alteration over the years. However the study concludes that overall, historic environment considerations do not present a barrier to development and can be fully considered through more detailed investigations in conjunction with, where necessary, appropriate mitigation at outline planning application stage. Key features to be maintained can be identified and incorporated within the Masterplan. The Vision Document (page 21) shows a map of Recorded heritage Assets in the vicinity of the site.
- k) Natural Environment / Ecology** – This section is supported by a **Phase 1 Habitat Survey**; and **Update Phase 1 Habitat Survey Report**.

There are no Statutory Designated Sites within the site boundary of the SUE. The nearest Statutory Designated Site lies 500m south west from the Site boundary (Theaker Avenue - Local Nature Reserve. The boundary of the SUE is adjacent to five Non-Statutory Designated Sites, these being The Belt, Thornock Hall Old Park (Sites of Nature Conservation Interest); Somerby Wood, Birch Wood and Wharton Wood (Local Wildlife Sites).

**Site Ecology** - The majority of the SUE is currently arable farmland with grass field margins present in all fields and hedgerows present across the site as field boundaries forming a network of corridors for wildlife. A network of drains lay across the site, although most are noted as being dry and overgrown.

**Protected Species** - The majority of protected species seen and recorded previously on site have been farmland birds and Brown Hare. There have been records of other protected species within 1km of the site. The level of usage on site by these species, will be established during Phase 2 surveys.

**Ecological Constraints** - There are a few areas within the site which have been identified as being ecologically significant and where possible should remain, and be enhanced and incorporated into the development plan. Where this is not

possible alternative compensational areas must be considered. These are identified within the habitat report.

Follow-on Phase 2 surveys will determine further ecological constraints present within the Northern SUE development and relevant mitigation and compensation, will depend on the results of these surveys. At this stage, all the initial indications are that there are no insurmountable ecological constraints to the development of the SUE.

- I) Community Facilities and Services** - A community building of around 850 sq m will be required within the Neighbourhood Centre enabling flexible space for uses such as a community library, training, police surgery, and for the delivery of other services.

### 3.2 Relevant Planning History – None

## 4.0 Delivery and Implementation

### 4.1 Housing Delivery Trajectory and Phasing

The site has capacity for up to 2,500 dwellings with **750** delivered during the plan period.

The trajectory of the first phase is set out below

Phase 1	2016/17	2017/18	2018/19	2019/20	2020/21
<b>Starts</b>	0	30	40	40	40
<b>Completions</b>	0	30	40	40	40
<b>Assumptions</b>	150 homes delivered in first 5 years. Assumes 1 housebuilder completing up to 40 dwellings per annum. Assumes detailed planning application for <b>Phase 1</b> is submitted in late 2016.				

Longer term the housing phasing proposals are

Phase(s)	Total Number	Estimate Start of Phase	Estimate Completion of Phase	Assumptions
2+	<b>600</b>	2022/23	2036	Following phase 1 TSE will work in partnership with WLDC to secure development partners that can deliver phases 2 onwards, taking the total housing supply over the whole plan period to 750 dwellings.

## 4.2 Employment Land

Phase	Amount	Assumptions
Available to be brought forward as required by local need.	Up to 7ha is available	Total of c.7ha of employment land, including live/work units, B1 offices and light industrial uses but with the office space limited to a level that does not prejudice the viability and vitality of the town centre. B2 (General Industrial) and B8 (Storage and Distribution) uses will be limited, these uses being focused adjacent to the area identified for the future Eastern SUE and closest to the A631 (suggested location on land near to Woodhouse Farm).

Construction expected to commence 2017. At this stage it is envisaged that the site will be developed from west to east, with 150 units being delivered within 5 years, with the area of land closest to the existing built-up area of the town developed first.

## 4.3 Infrastructure Delivery Trajectory; Possible Infrastructure / Financial Obligations, as at 1 August 2016.

Note: the following information is **draft** only and devised from possible estimated costs of developing the whole SUE. This table is intended to be indicative of the matters considered to date and should not be considered prescriptive. Specific costs and infrastructure needs will be reviewed in detail, alongside market conditions and build costs, when the first planning application is submitted.

Item	Description	When	Estimated Cost	How it will be delivered
Site opening up costs	Water/Sewage connections, SUDs	Prior to development	£300K per net hectare	Developer
Affordable Housing	Policy requires 15% affordable, Tenure mix to be agreed.	All phases	Viability test required	Developer and/or provider
Gypsy and Traveller Provision	5-10 Pitches	Land committed at phase 1	Dependent on or off site	Land made available for private acquisition
Flooding/Drainage	SUDS – now included as a normal development requirement	-	-	-
Education	Primary School 2.7ha site within SUE	Phase 2	£5.76m	On site
	Secondary School	All phases	To be negotiated	Off-site s106 contribution

	Nursery	-	-	May form part of n'hood centre
Health	Subject to phasing plan & evidence of need from provider	To be negotiated	Tbc	Vision statement shows allows for on-site 2 GP/3 Dentist multiuse centre
Recreation/ Open Space	6ha on site provision	Post phase 1	n/a	Developer/ landowner
Access/Transport Movement	Pedestrian/cycle way between GEV access road and The Belt Road plus improved links with town centre	Phase 1	TBC	Cycleway prior to occupation of 1 <sup>st</sup> dwelling. Developers and providers.
Heritage	No known costs	-	-	-
Environmental (the site )	No known costs	-	-	-
Design criteria	Design code to be submitted to the council	Likely to be pre-commencement condition		
Community Facilities and Services	Multi use community centre	Likely to be late or post plan period		S106
Utilities	Electricity	Phase 1	tbc	developer
	Gas	Phase 1	tbc	developer

The Council is seeking to adopt its Community Infrastructure Levy (CIL) to pay for the Lincoln Eastern Bypass and secondary education and school-based post-16 education. The proposed CIL charging rate for Gainsborough Northern Neighbourhood is £20/m<sup>2</sup> for residential houses. Should CIL be adopted prior to the grant of planning application, the development would be liable for CIL, however, no s106 contribution would be sought for either the Bypass or for secondary education.

At this stage, the Applicant has indicated that the first phase outline application for 750 dwellings will be submitted by the end of 2016. Based on this, the Lincolnshire County Council's education section has indicated that they would seek the following financial contribution:

Age range	Type of school	Total
5-11	Primary	£ 1,691,466.00
11-16	Secondary	£ 2,412,790.00
16-18	6th Form	£ 515,972.00
		<b>£ 4,620,228.00</b>

Dwellings	<b>750</b>
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The secondary and 6<sup>th</sup> Form contribution equates to £2,928,762.00.

Assuming an average house size of 105m<sup>2</sup> for 750 dwellings at £20/m<sup>2</sup>, the chargeable CIL would be £1,575,000.00 (excluding indexation). Should CIL be adopted prior to the permission being granted, the secondary and 6<sup>th</sup> form financial contribution cannot be sought. Whilst it may be a simplistic calculation of the CIL's impact on viability of the proposed scheme, as it does not take into account the phasing of payment or future indexations, it is unlikely that the proposed CIL would have a negative impact on the viability or deliverability of the Gainsborough Northern Neighbourhood.

#### 4.4 Deliverability – Extract from the Draft Central Lincolnshire Plan Viability and Community Infrastructure Levy Study

Gainsborough north urban extension is in a stronger value area of Gainsborough. Importance of the wider economy is sustaining effective demand for the planned growth. Access to wider emerging industrial areas of Scunthorpe, Doncaster and N E Lincolnshire area may be influencing the increase in demand for quality for quality housing in Gainsborough.

The Vision Document and Evidence base support the deliverability of growth in this location.

#### 4.5 Project Plan

This section is to be developed between TES and WLDC. At this stage an application for Phase 1 is expected to be submitted to the council in late 2016.

A draft version of this topic paper was agreed between TES, Savills and WLDC on 26 February 2016.

#### 5.0 Risk Assessment

Significant Risks	RAG	Mitigation
Currently no development partner or legal agreement with developer/housebuilder to deliver any phases	Red	District council continues to work closely with Agents and Landowners with intention of securing planning permission for phase 1 (150 homes) plus updated parameter and delivery plan for phase(s) 2+ by late 2016.
Risk that developer interest is not secured	Red	Clear place marketing strategy for Gainsborough in development by WLDC to raise profile and market interest. Site marketing strategy for the SUEs to be developed by TES in early 2016.
Currently there is no identified scheme promoter or active site marketing / marketing strategy	Red	As above – a detailed marketing and delivery strategy is required from TES in early 2016 to demonstrate commitment to delivery of the SUEs, together with the outline planning application for phase 1.

No planning consent in place/ applications for reserved matters are not made	<b>Red</b>	Annual monitoring of completions will be necessary to review delivery and build-out rates. Alternative sites may need to be considered early in the plan period if SUEs do not deliver as forecast.
Slower delivery rate/Impact of competition with other sites locally	<b>Amber</b>	As above. Can be mitigated by bringing forward alternative sites if necessary – could potentially require a review of the site allocations for Gainsborough.
Delayed start to development	<b>Amber</b>	Delayed start may reduce overall delivery from the SUE in plan period. Alternative sites may need to be brought forward, as detailed above.
Evidence Base from 2013 will need update/refresh if phase 1 is delayed	<b>Amber</b>	Monitor and review. Cost implications for TES if site investigations become out of date and require refresh.
Unidentified constraints affecting delivery, i.e. potential additional site opening costs affecting viability and/or resulting in depressed delivery rates	<b>Amber</b>	Unknown at this stage. Monitor and respond.
Fragile viability / market conditions in Gainsborough	<b>Amber</b>	WLDC Capital programme will assist in infrastructure provision, place marketing will drive market interest.

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## 6.0 **Key contacts**

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