

Central Lincolnshire Sustainable Urban Extensions Topic Paper

March 2022



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1. Introduction

- 1.1. The adopted Central Lincolnshire Local Plan included the allocation of 8 Strategic Urban Extensions (SUEs), four in and near to Lincoln, two at Gainsborough, and two at Sleaford. These SUEs were identified as the major focus of development in the adopted Local Plan to ensure homes, employment land and infrastructure were delivered in the right locations as a key part of the strategy of the plan.
- 1.2. As is detailed in the Growth Options Paper (document ref. STA011) the inclusion of SUEs not only for their housing provision within the plan period but for the facilities they are uniquely able to deliver by virtue of scale of development makes them very important for the Central Lincolnshire context. Not including SUEs as a substantial component of supply in the area would potentially result in shortage of new schools, healthcare facilities, and other essential infrastructure needed to support a growing population.
- 1.3. The National Planning Policy Framework (2021) allows for such an approach in paragraph 73 where it says:

The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes). Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way. In doing so, they should:

- a) consider the opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for net environmental gains;*
- b) ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access;*
- c) set clear expectations for the quality of the places to be created and how this can be maintained (such as by following Garden City principles); and ensure that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed and beautiful homes to meet the needs of different groups in the community;*
- d) make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites, and identify opportunities for supporting rapid implementation (such as through joint ventures or locally-led development corporations); and*
- e) consider whether it is appropriate to establish Green Belt around or adjoining new developments of significant size.*

- 1.4. The inclusion of SUEs in Central Lincolnshire and the process of assessing their delivery in the Local Plan is consistent with this and wider national policy.
- 1.5. This Sustainable Urban Extensions Topic Paper sets out a summary of the background of each of the SUEs as at the start of 2022. This is based on information obtained from the district which is informed through close joint working on each of the SUEs to provide the most up to date position available at this time. This ongoing joint working will continue,

and updates will be captured as part of Five Year Land Supply reporting and through progress made on applications.

- 1.6. Each of the SUEs are going through a slightly different approach to their delivery depending on the land ownership, the location, the promoters and the developers of the site, and the district they are in. Some are more advanced than others, but all have been identified as potential sites to deliver large scale housing and supporting development for a number of years.
- 1.7. Sites of this size and nature typically take a long time to get off the ground and start delivering and this Local Plan should not be viewed as the initial stage for any of these SUEs. Officers at the Central Lincolnshire Districts and the County Council have been engaged with the owners, promoters and deliverers of each of these SUEs for a number of years. This long standing relationship has enabled a comprehensive position to be drawn up on each of these SUEs and, informed by discussions with those delivering the SUEs, calculate the timescales that will be needed to deliver.
- 1.8. Throughout this document, the information provided on the SUEs is evidence based and is often conservative. Where timescales have been given by developers, promoters and others involved in the delivery careful consideration has been had about whether this is likely to occur, with projections for delivery sometimes being tempered. This does not mean that delivery will not occur in line with what has been suggested, but a cautious approach has been taken to ensure no undersupply occurs.
- 1.9. As far as possible, the information provided in this report has been made consistent so that for each SUE information should be consistent and easy to navigate, but due to the different approach being followed to delivery of some SUEs, some variances were unavoidable in these subsequent sections.

2. About the SUEs – a Strategic context

- 2.1. All of the SUEs have been part of the proposed housing land supply since the last local plan was being developed, but for some the journey started substantially before. For example discussions have been ongoing about the potential at the Western Growth Corridor for decades and it was identified for some mixed use development in City of Lincoln's 1998 Local Plan, and the Gainsborough Southern Neighbourhood SUE received an initial outline permission in 2011.
- 2.2. The housing requirement proposed in the Local Plan is a range of between 23,320 and 29,150 dwellings between 2018-2040. During this timescale the SUEs are expected to deliver approximately 14,000 dwellings which is between 48% and 60% of the overall target range. When compared against the 32,672 dwellings expected to be delivered in the plan period (see Housing Delivery Paper ref: HOU008) the provision from SUEs makes up about 42% of the development from all sources of supply expected to come forward in the plan period. Using any of these ratios, it is clear how important these eight sites are for Central Lincolnshire context.
- 2.3. Many of the SUEs are also expected to continue delivery beyond the end of the plan period in 2040. Details of the expected delivery timeframes, including this longer-term delivery, is set out in chapters 3-5 of this paper.

- 2.4. Beyond housing, the SUEs are expected to deliver in the region of 51 hectares of employment land, local centres, community facilities, sports facilities, schools, healthcare facilities, transport improvements, and more. These facilities are equally important to the delivery of sustainable growth in Central Lincolnshire. Details of the specific requirements are set out in Chapters 3-5 of this paper and in Appendix 1 of the Central Lincolnshire Infrastructure Delivery Plan (ref. INF001a). The strategic nature of these sites are such that new communities are made and significant new infrastructure is delivered where these new communities need it – as well as being well located in relation to the main urban areas in Central Lincolnshire to support existing communities too.
- 2.5. This approach to including a number of strategic sites was included in the 2017 adopted Local Plan and was found to be sound. Of the eight SUEs, seven have at least an outline permission on part of the site, and three are under construction. All sites have made progress towards delivery to a varying degree. This approach continues to be a key building block for growth in Central Lincolnshire and it is both deliverable and sound.

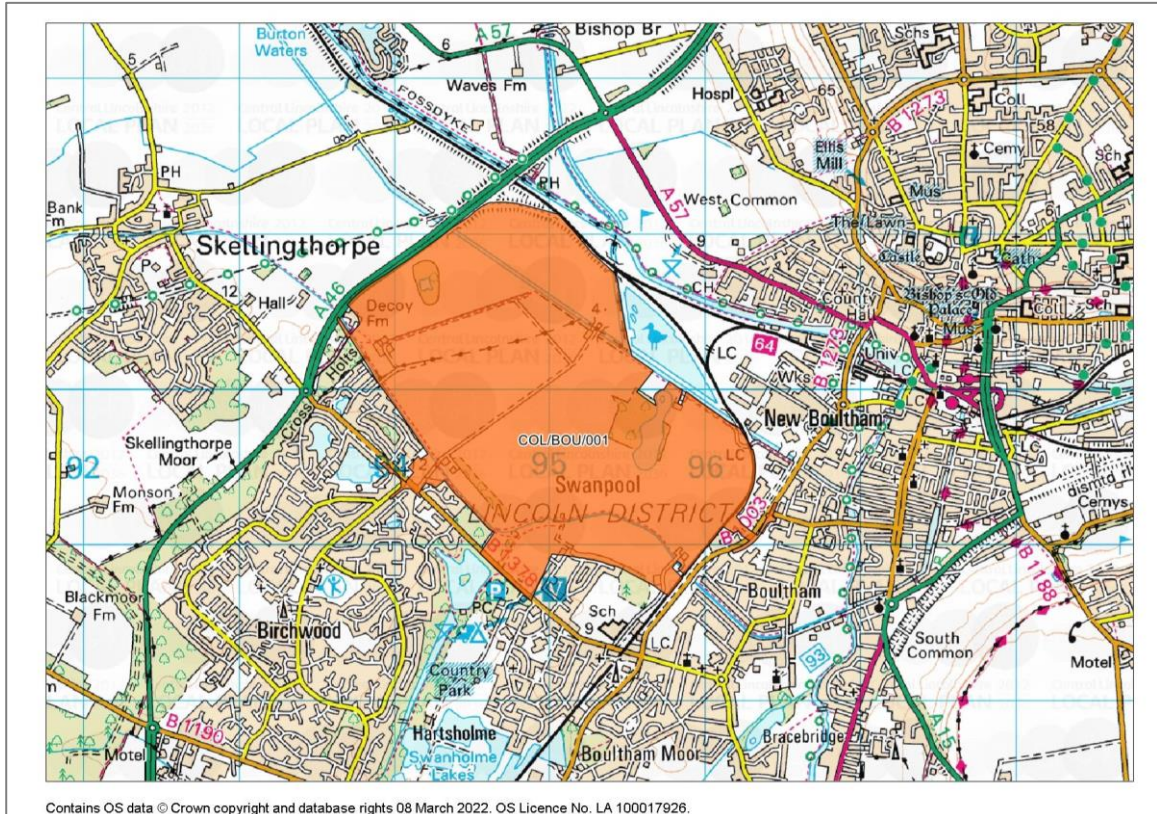
3. Lincoln Area SUEs

Western Growth Corridor SUE (COL/BOU/001)

About the site

- 3.1. The Western Growth Corridor site, which is broadly rectangular in shape and is some 390 hectares in size, is located approximately 1.5 km to the west and south-west of the city centre. The north-east of the site is bounded by the Skellingthorpe Main Drain and by the Lincoln to Gainsborough (Doncaster/Sheffield) railway line. The south-east of the site is bounded by the Lincoln to Nottingham/Newark railway line and the B1003 Tritton road. The south-west of the site is bound by the B1378 Skellingthorpe Road and existing areas of residential development.

Map 1: Western Growth Corridor site



- 3.2. Being located in such close proximity to the City Centre, the Western Growth Corridor site represents a tremendous opportunity to create an attractive place for people to live and work in with new facilities as well as easy access to Lincoln's existing services. The physical capacity of the site and its proximity to the City means that is a genuinely sustainable location for an urban extension to the City.

Summary of deliverables

- 3.3. As is set out in Policy S69, the Western Growth Corridor is expected to deliver:
- 3,200 homes
 - Wide range of community facilities including local neighbourhood centre, retail and leisure
 - Up to 8 hectares of employment land for E and B2 development
 - Up to 12 hectares of land for sport, recreation and leisure
 - Hotel, food and drink outlets
 - New community stadium for Lincoln City Football Club
 - New transport bridge link over to Beavor Street, and a new public footpath bridge over to Tritton Road
 - Primary school
 - Areas of formal and informal public open space
 - A network of public footpaths and cycleways
 - Engineering works comprising the excavation of up to 182,000 cubic metres of earth in the northern part of the site to form development platforms in the southern part of the site.
 - The provision of a sustainable urban drainage system.

Progress to date and planning status

- 3.4. Discussions have been taking place over many years on this site through the Western Growth Corridor Delivery Group to establish the vision and key principles for the site. In 2017 a public consultation was held on the draft masterplan for the site, and this was then followed by a second round of consultation events in February 2019.
- 3.5. In April 2019 a hybrid application was submitted by Lincoln City Council as main landowner, in combination with Lindum Homes Western Growth Community. This application (reference [2019/0294/RG3](#)) covers a smaller area than the allocation in the local plan – an area of 238.5 hectares – and it sought full planning permission for means of access to the site from Skellingthorpe Road and Tritton Road with all other details being considered in outline. The submitted masterplan for the site is shown in Map 2:

Map 2: Western Growth Corridor Indicative Masterplan



- 3.6. On 20 January 2022 Lincoln City Council approved the application.

Developability and deliverability

- 3.7. The Western Growth Corridor site has been fully assessed for constraints and opportunities as part of the work behind the approved application and the existing allocation in the 2017 Local Plan. It can be summarised as:
- **Topography and soil conditions** – a detailed survey has been completed for the approved application. This work identified no topographical issues as it is a flat site. Part of the site is a former landfill site, the remediation of which is planned for a hardstanding and clean cover, rather than excavation and this is planned for later phases of the development.
 - **Drainage and flood risk** – a detailed flood risk and drainage management strategy accompanied the approved application as much of the site is within flood zones 2 and 3. A technical group made up of the Central Lincolnshire authority officers, the Environment Agency, the Internal Drainage Board and the Lead Local Flood Authority (Lincolnshire County Council) were set up in 2012 and oversaw work undertaken to test the impacts of land raising options and impact on flood

risk and drainage on the site and elsewhere. This work was done through the Environment Agency's approved flood model for the area. Results (published in September 2015) demonstrated that through land raising development can be located 'safely' outside the highest flood zone and that development does not increase the level of flood risk to existing surrounding communities.

Consequently, as a result of the work undertaken Environment Agency have no objections to the development.

- **Utilities** – No constraints to development are known and the planning application was supported by a Sustainable Energy Statement which incorporated site and design principles to reduce energy costs for development.
- **Waste water and sewerage** – Anglian Water (responsible for water utility, waste water and sewerage at this location) have been engaged throughout the process in previous Water Cycle Study work for Central Lincolnshire (completed in June 2010 and refreshed in April 2016). In their response to the planning application Anglian Water state that the foul drainage from the development is in the catchment of Canwick Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity for the site.
- **Access and transport** – The proposed access from Skellingthorpe Road have now been approved in full as part of the planning application. The main vehicular access through the site would be in the form of a new road running from Skellingthorpe Road in the south-west progressing north and east through the site with the two bridge links (one over Tritton Road to the east and one over Beevor Street in the north-east) enabling access into the city centre. The road through the site would be designed to promote alternative modes of transport to the private car, including prioritising public transport through a new bus dedicated route and the integration of cycle routes/links into the scheme from the outset. The proposal also includes a new public footpath bridge over the railway line onto Tritton Road. A public footpath link would also be provided to the south of the site into the Swanpool Conservation Area as well as linkages into the adjacent playing fields at Hartsholme Park to the south.
- **Education** – The Local Education Authority (LEA) confirms that there is current capacity within existing local schools, and they can accommodate the increase in population that this development will create up to and including 600 dwellings. At this point additional places will be required to be provided by this development. A new two-form entry community primary school will be provided on a suitably serviced and well-located site with 200/250 spaces as agreed with the LEA.
- **Health** – NHS Lincolnshire Clinical Commissioning Group were consulted on the planning application and identified that there is capacity within existing medical practices to absorb an increase in demand from the rise in population that this development will create up to and including 600 dwellings. At this point further provision would be required to accommodate new patients. The NHS Group do not wish for provision to be made on site by way of an additional medical practice as their model for securing adequate access to national health services determines that this would not be the best approach in this instance. Instead, three medical practices have been identified by the NHS Group as being most likely to attract patients from this development and a financial contribution has been identified as being required.
- **Recreation and Open Space** – The increased population associated with the Proposed Development would increase demand for, and pressure upon existing,

open space. A significant proportion of the site is reserved for green open space in the permission. There is sufficient space on the site to provide a policy compliant scheme in terms of open space and playing pitch provision. A principle of a leisure village has been considered and sufficient land allocated should future work confirm that there is need for a regional facility. The development is required to provide 12.6 hectares of amenity space across the scheme. Much of this is to be provided on site, but until the areas identified in the masterplan for this purpose are released for development, it is proposed to provide equipment to increase capacity at Hartsholme Country Park. The on-site provision will be dealt with by planning conditions as each phase comes forward for development through the respective reserved matters application. The development is required to provide 7.74 hectares of playing fields across the scheme which will be entirely accommodated within the site and secured by planning condition.

- **Heritage** – The proximity to Lincoln’s historic hill, and the views of the Cathedral and castle has been reflected in the masterplan of the site. There are a number of heritage assets located within the site including an area of industrial and possibly settlement-related activity in the southern part of the site, extending either side of the Catchwater Drain. The results of archaeological fieldwork evaluation identified an extensive area of Roman pottery kilns and associated enclosures, pits and boundary features. In addition, a human cremation was also recovered from the Site. The site also contains a Scheduled Ancient Monument at The Old Decoy. The proposed development has the potential to impact cultural heritage assets during construction and the development of the Swanpool Pottery Production part of the site, that Historic England advises would pass the test of national archaeological importance for designation as a scheduled monument will inevitably lead to the total loss of significance of that heritage asset. Added to this is the harm to designated heritage assets including listed buildings, Swanpool Conservation Area and the scheduled duck decoy. Given the substantial public benefits of delivering this site, and provided suitable analysis and investigations is undertaken with detailed recording of finds made, the site has been judged to be less than substantial harm to the above ground heritage assets and that harm is outweighed by the public benefits of the development.
- **Natural environment, green infrastructure and ecology** – the approved plan includes significant areas of green open space and landscape areas linking into green infrastructure outside of the site. The ‘green infrastructure’ plan sets out the way in which development has been planned with opportunities being taken to enhance linkages and public access. With particular regard to enhancement of biodiversity, the opportunity is being taken to utilise the areas being excavated for the purposes of development platforms (i.e. the areas in the northern part of the site) for ecological enhancement given they could potentially be wet areas. The masterplan includes design features to avoid and/or reduce potential ecological impacts and potentially deliver biodiversity net gain including: retention of hedgerows; new drainage system to avoid waterlogging; development set back from and provision of a waterside enhancement area at the Boultham Catchwater Drain; maintaining a green corridor through the site linking to other green infrastructure; retention of woodland blocks; retention and restoration of the Swan Pool Local Wildlife Site; creation of wetland habitats green swales as part of SUDS drainage system; and compensatory habitat created to replace any lost, tailored towards species found on site.
- **Community facilities and services** – creation of a new local centre, potentially to include retail space, employment uses, a mobility hub, leisure and community

uses and a range of usable open spaces including allotments, parks and playing fields.

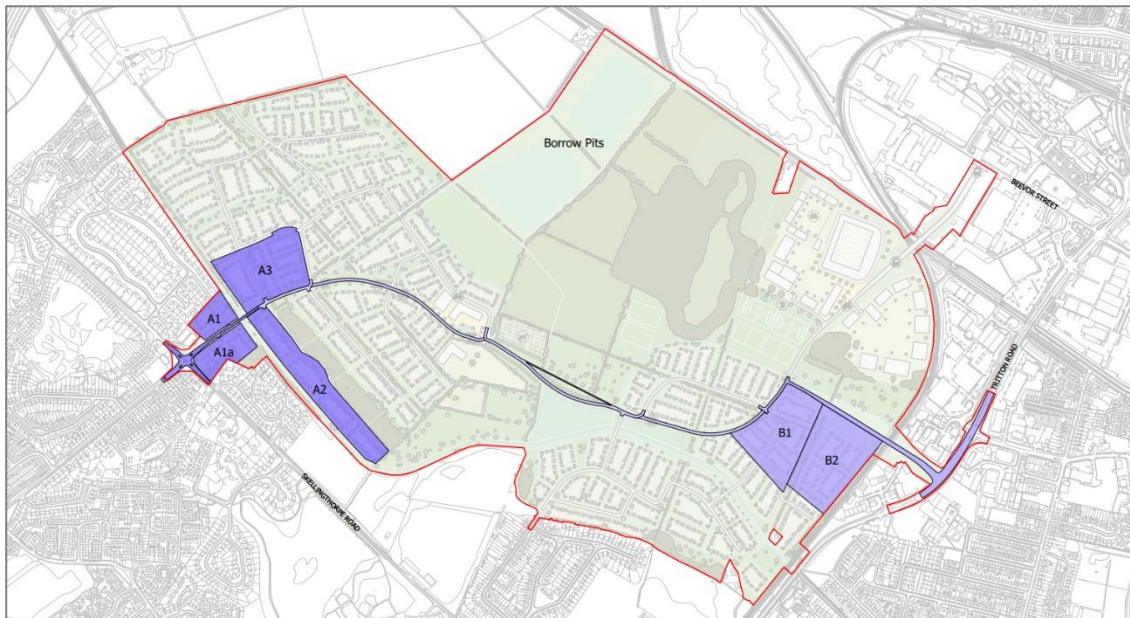
- 3.8. In terms of deliverability of the site, means of access has been approved in detail and phase 1A can be delivered in advance of some of the more significant infrastructure works. The rest of the site has an outline permission. The site has been confirmed to be available to develop now, in phases with willing land owners and a developer on board. Reserved matter permissions will be needed prior to delivery on the phases of development but it is understood from the land owners and developers that these applications will be brought forward without delay for the early stages.

Site trajectory

- 3.9. Information provided by the development partners as part of the application provided a phasing plan as is shown on map 3:

Map 3: Phasing Plan for Western Growth Corridor

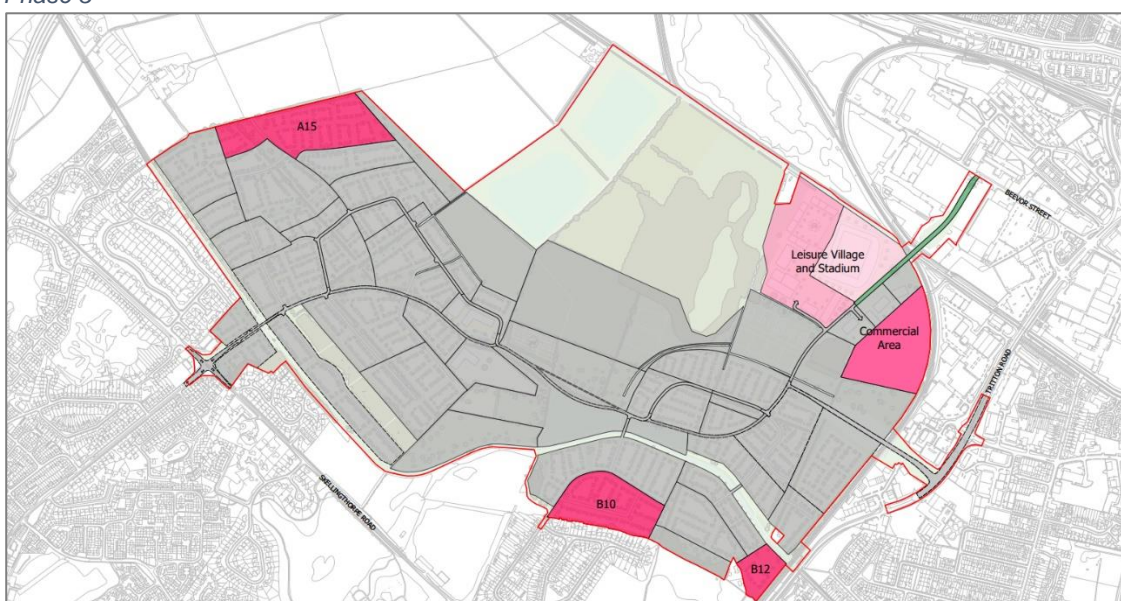
Phase 1



Phase 2



Phase 3



3.10. These phases are expected to deliver the following:

Table 1: Schedule of phase deliverables

Phase 1A	<ul style="list-style-type: none"> Construction of new junction into site from Skellingthorpe Road. Development of up to 300 dwellings off Skellingthorpe Road access. Offsite highway improvements to the junction of Birchwood Avenue/ Doddington Road, the junction of Whisby Road and Doddington Road and the junction of Doddington Road/Tritton Road
Phase 1B	<ul style="list-style-type: none"> Bridge link (both highways and separate pedestrian footway) from site to Tritton Road. Development of up to 300 dwellings off Tritton Road.
Phase 1C	<ul style="list-style-type: none"> Connection of main on-site access link between Skellingthorpe Road to end of Tritton Road bridge link (before occupation of any of phase 2).
Phase 2	<ul style="list-style-type: none"> Development of main central part of the site for housing/local centre/open space/primary school Improvements to the A46/Skellingthorpe Road Roundabout
Phase 2A	<ul style="list-style-type: none"> Development of 400 dwellings.

	<ul style="list-style-type: none"> • Provision of primary school. • Part provision of strategic POS.
Phase 2B	<ul style="list-style-type: none"> • Development of 600 dwellings. • Commencement of local centre. • Land provided for up to 5,000 sq.m. commercial development. • Part provision of strategic POS.
Phase 2C	<ul style="list-style-type: none"> • Development of 600 dwellings. • Part provision of strategic POS. • Further provision of commercial area (5,000 sq.m.).
Phase 2D	<ul style="list-style-type: none"> • Development of 600 dwellings. • Final part of strategic POS. • Further provision of commercial area (5,000 sq.m.). • Commence building of Beevor Street bridge link.
Phase 3	<ul style="list-style-type: none"> • Building and completion of Beevor Street link (before any part of phase 4 occupied).
Phase 4A	<ul style="list-style-type: none"> • Development of 400 dwellings.
Phase 4B	<ul style="list-style-type: none"> • Final provision of commercial area 25,000 sq.m.
Phase 4C	<ul style="list-style-type: none"> • Development of leisure village.
Phase 4D	<ul style="list-style-type: none"> • Development of stadium.

- 3.11. This has been provided as part of the application on the site with a detailed schedule of estimated delivery taking into account the various stages of delivery including obtaining the necessary permissions, site preparation, construction timescales and delivery rates. This evidence has informed the overall trajectory of the site as provided in Table 2.

Table 2: Expected delivery within the plan period (2018-2040)

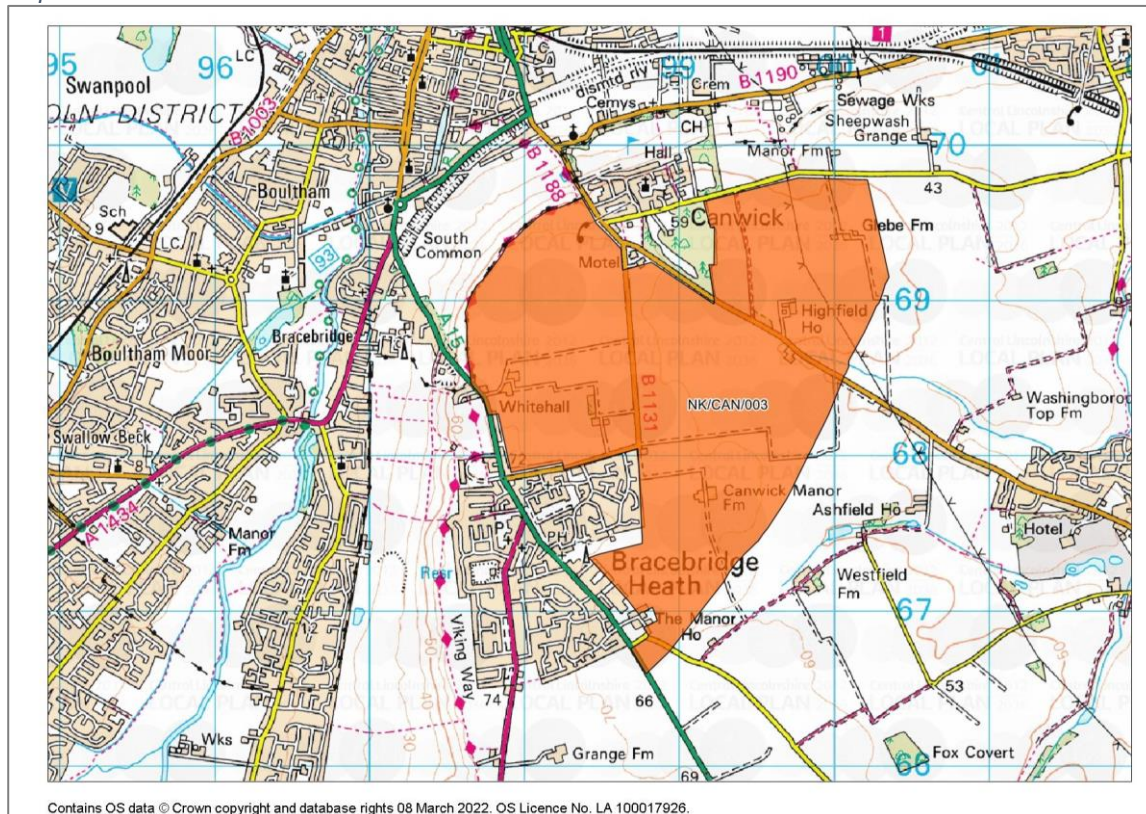
Phase	Plan period (2018-2040)																				Post plan period (2040+)								Total			
	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44	44/45	45/46		46/47	47/48	
Phase 1A							60	60	60	60	60																					300
Phase 1B											140	140	20																			300
Phase 2A												150	150	100																		400
Phase 2B															150	150	150	150														600
Phase 2C																			150	150	150	150										600
Phase 2D																							150	150	150	150						600
Phase 4A																											100	100	100	100		400
Total							60	60	60	200	200	170	150	100	150	150	150	150	150	150	150	150	150	150	150	150	100	100	100	100		3,200

South East Quadrant SUE (NK/CAN/003)

About the site

- 3.12. The South East Quadrant is an area of land of approximately 465 hectares to the south east of Lincoln City Centre, between Canwick and Bracebridge Heath on top of the Lincoln Cliff. This location is shown on Map 4.

Map 4: South East Quadrant site



- 3.13. It is located just 1.6km at its nearest point to Lincoln City Centre and so offers easy access to all of its services and facilities. It is the largest site allocated in the Local Plan and, with an overall capacity in the region of 6,000 dwellings, offers a unique opportunity to deliver a sizable new community with housing and associated services and facilities. The newly constructed Lincoln Eastern Bypass forms the boundary to the east of the site.

Summary of deliverables

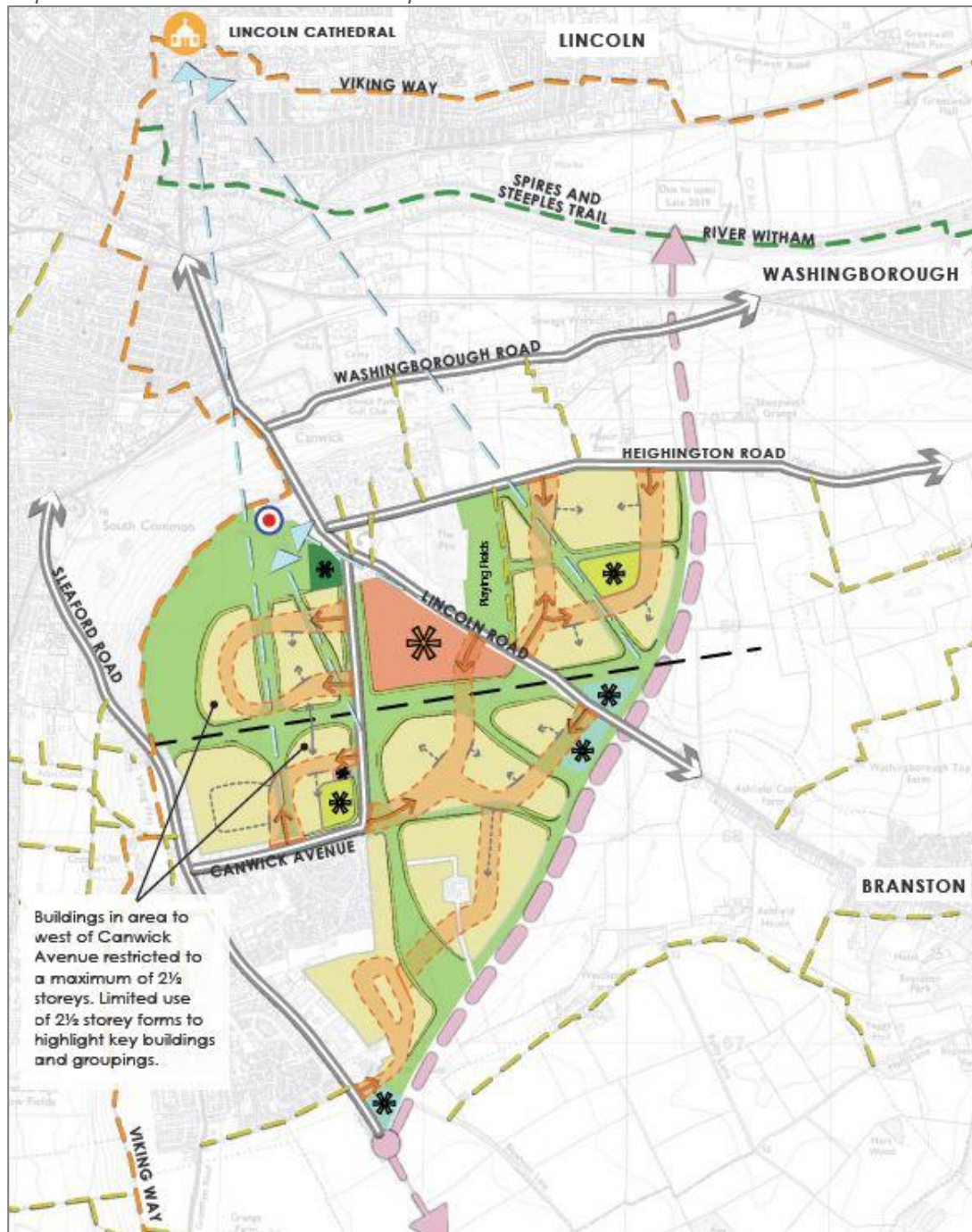
- 3.14. As is set out in Policy S69, the South East Quadrant is expected to deliver:
- 6,000 dwellings in total with up to 3,500 expected to be delivered in the plan period.
 - Approximately 7 hectares of employment land.
 - A new district centre and two additional local centres.
 - Two primary schools and a secondary school.
 - Major, strategic green space and playing fields.
 - Transport infrastructure including vehicular, pedestrian and cycle links, both within and beyond the site and delivery of mobility hubs.
 - Additional social and cultural community facilities.

Progress to date and planning status

- 3.15. Partnership work between the landowners and site promoters, North Kesteven District Council and Lincolnshire County Council has been ongoing for a number of years, leading to the site's allocation in the 2017 Local Plan.

- 3.16. This work led to the development of the Lincoln South East Quadrant Broad Concept Plan and Design Code Supplementary Planning Guidance¹, adopted in December 2020, following a number of stages of public consultation on the proposals. This Broad Concept Plan and Design Code provides a high level masterplan and set of design expectations to help ensure the scheme will exhibit a coherent and high quality character that will deliver a sustainable community. The broad concept plan is replicated at Map 5.

Map 5: South East Quadrant Broad Concept Plan



¹ Available to view at <https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/planning-policy/supplementary-planning-document-lincoln-south-east-quadrant/>

- 3.17. There has already been a significant amount of progress made to delivering Phase 1 of the SEQ. To date there have been five main applications submitted in relation to the majority of Phase 1.
- 3.18. Linden Homes have submitted planning applications 20/0752/FUL and 15/0477/OUT (Land off Canwick Avenue) with permission being granted for 132 dwellings in the detailed application in October 2021. The developer has been discharging the conditions and is now on site.
- 3.19. Jesus College Oxford is one of the main land owners on the SEQ and it submitted application 16/1564/OUT for up to 450 dwellings and a primary school and this was considered by NKDC in December 2021. This application has a resolution to grant permission subject to a S106 being signed. This site will be marketed upon grant of permission.
- 3.20. Another main landowner, the Church Commissioners, submitted application 20/0057/OUT for approximately 800 dwellings on this site and was considered by NKDC on 24 February 2022. This application now has a resolution to grant permission subject to a S106 being signed.

Developability and deliverability

- 3.21. The South East Quadrant site has been fully assessed for constraints and opportunities in support of the allocation of the site in the adopted 2017 Local Plan and in relation to the Broad Concept Plan and Design Code SPG and applications. It can be summarised as:

- **Topography and soil conditions** – The land lies on a limestone plateau, is currently open farmland, and does not present any known abnormal conditions. There are views into Lincoln, with the cathedral prominent within them, and to the fens and Wolds, which can be utilised to give the development a particular sense of place. The prominence of the site needs to be sensitively treated in views from outside.
- **Drainage and flood risk** – The land lies in Flood Zone 1 and therefore does not present any particular constraints. The development will need to incorporate SUDs in order to mitigate the effects of development on adjoining areas.
- **Utilities** – In relation to gas and electricity, there are no significant barriers to serving the development by conventional means as confirmed by National Grid, On Gas and Eon/Western Power. 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.
- **Waste water and sewerage** – Anglian Water has confirmed through the current applications 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, there is no constraint to development.
- **Access and transport** – The Lincoln Eastern Bypass has now been constructed, along with a dedicated cycle lane. There will be no direct vehicular access from the bypass to the site (but there will be connections to the cycle lane). Lincolnshire County Council commissioned WSP to undertake a Sustainable Transport Concept Design for the whole SEQ, with the intention of informing the two current pending applications (16/1564/OUT and 20/0053/OUT). This has

identified and provided a number of preliminary costings for options for both junction improvements (off site), provision of public transport (including transport hubs) and cycling/pedestrian infrastructure, including links into Central Lincolnshire. Offsite works are to be completed by LCC and suitable contributions in accordance with the Sustainable Transport Concept Design have been agreed with the applicants. Means of access is included in the outline permissions recently approved subject to s106 (16/1564/OUT and 20/0053/OUT) which LCC have recommended are acceptable.

- **Education** – Contributions towards the provision of a primary school have been agreed on both the approved and outstanding planning permissions. Application 16/1564/OUT, which has been granted subject to S106, includes land for a primary school which is to be transferred to LCC within 6 months of grant of planning permission. In terms of the rest of the SEQ there will be provision for a secondary school within Phase 3 (adjacent to the District Centre) and a further primary school within Phase 4, beyond the current plan period.
- **Health** – Contributions towards the provision of new health care facilities have been negotiated with the applicants of the recent applications. These are ring fence to meet the needs of the development. The NHS are in the early stages of considering options to meet future needs in this area.
- **Recreation and Open Space** – The Lincoln South East Quadrant Broad Concept Plan and Design Code SPG (Dec 2020) sets out a broad network of open space, including corridors containing cycle and pedestrian links, a substantial extension to South Common, and a substantial area to meet the need for playing pitch provision in the longer term (Phase 4 – likely beyond the current plan period). Planning permission 20/0752/FUL and outline permissions 16/1564/OUT and 20/0053/OUT are in accordance with the SPG. Works are currently underway to develop a management scheme for long term maintenance of these areas.
- **Heritage** – The principle heritage issue in terms of the SEQ relates to the site's relationship with the Lincoln Cliff and to uphill Lincoln beyond (in terms of the setting of Lincoln Cathedral and Castle). Substantial work has been undertaken in terms of both the Lincoln South East Quadrant Broad Concept Plan and Design Code SPG (Dec 2020) and application 16/154/OUT to determine a suitable relationship in consultation with Historic England. This has resulted in both a stand off from the edge of Lincoln Cliff (extension to South Common) and view corridors being required via the SPG. Planning permission for 16/154/OUT has incorporated these measures which ties it to the approved master plan for the site in accordance with the SPG. The site has archaeological potential which is to be dealt with by way of suitable investigation conditioned on approvals.
- **Natural environment, green infrastructure and ecology** – The site is predominantly in agricultural use and is immediately adjacent to Lincoln's South Common. The Lincoln South East Quadrant Broad Concept Plan and Design Code SPG (Dec 2020) for the site set out how policy requirements around green infrastructure links with the city, open space, landscape and nature conservation will be addressed.
- **Community facilities and services** – The Lincoln South East Quadrant Broad Concept Plan and Design Code SPG (Dec 2020) identifies one local and one district centre and provision of two primary schools and one secondary schools. Contributions towards both a community hall and primary school have been negotiated with current applicants. CIL will fund the secondary school.

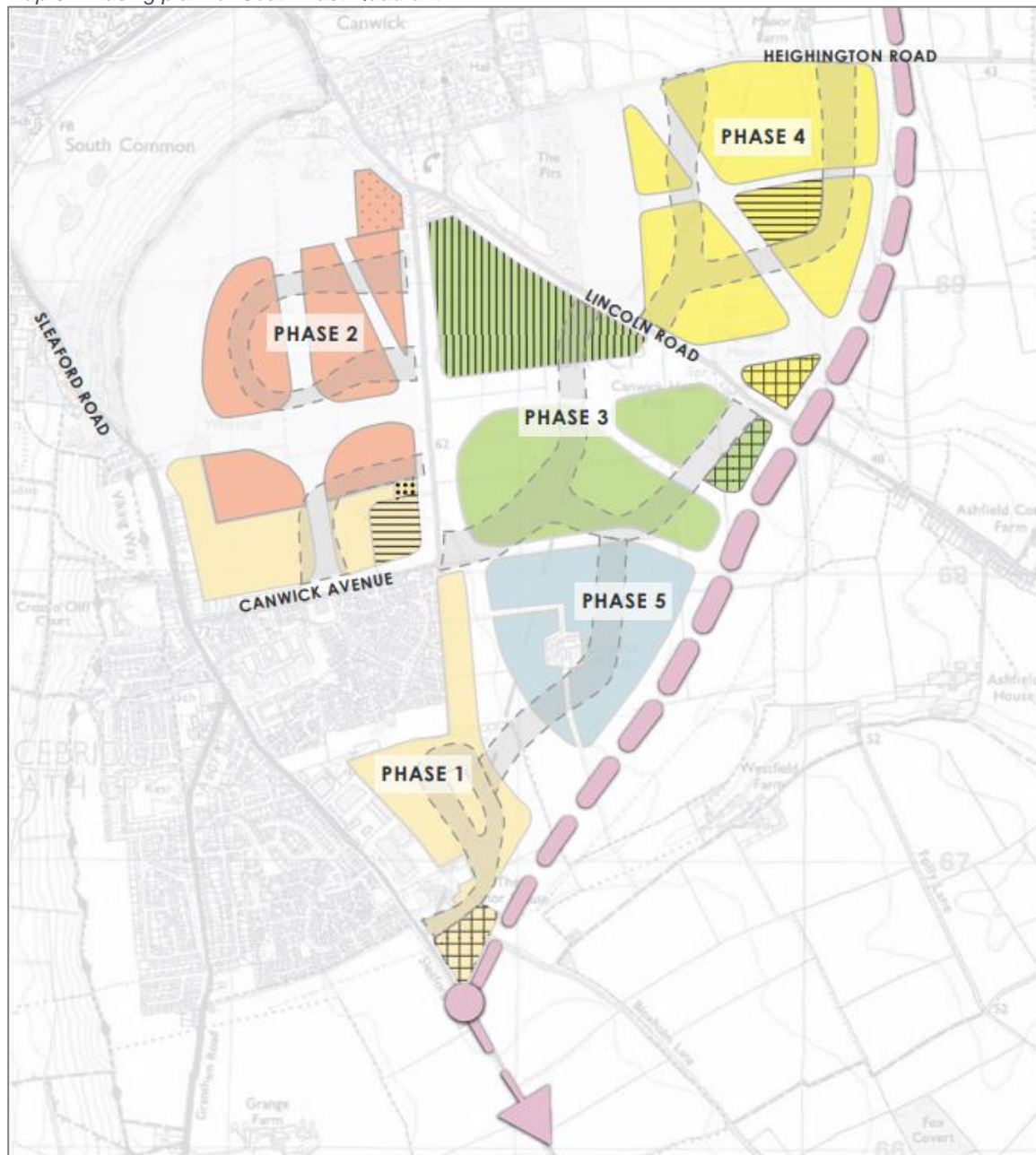
3.22. The South East Quadrant is in multiple ownership, but it is led by two major land owners (the Church Commissioners and Jesus College Oxford) which have a track record of

bringing forward sites for development. All infrastructure requirements have been fully investigated and costed and viability has been assessed in the phase one applications.

Site trajectory

- 3.23. The site is expected to be delivered in five main phases as is shown on Map 6.

Map 6: Phasing plan for South East Quadrant



- 3.24. These phases are expected to deliver the following:

Table 3: Indicative deliverable for phases of the South East Quadrant

Phase 1	Up to 1,400 dwellings, significant open space containing pedestrian/cycle links, primary school, local centre and commercial/employment area (circa 2.4ha). Being delivered by Linden Homes (on site – 132 dwellings), the remainder of the phase being promoted by two landowners, the Church Commissioners for England and Jesus College Oxford.
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Phase 2	Up to 1,200 dwellings together with a large extension to South Common and additional significant open space containing pedestrian/cycle links. Landowner is Jesus College Oxford.
Phase 3	Up to 1,000 dwellings together with a commercial/employment area (circa 2.5 ha) and a district centre serving the whole of the SEQ (including community facilities, retail, secondary school and main mobility hub) and significant open space containing pedestrian/cycle links. Number of landowners the most significant of which is Jesus College, Oxford.
Phase 4	Up to 1,550 dwellings, employment area (circa 3 ha), large area of strategic playing fields, primary school site and significant open space containing pedestrian/cycle links. Phase is in multiple ownership.
Phase 5	Up to 1,300 dwellings and significant open space containing pedestrian/cycle links. Phase is in multiple ownership.

- 3.25. This information has been assessed for likely delivery timescales, informed by progress to date on the phases and information provided by the developers and landowners to inform a trajectory for the site as is shown in Table 4.

Table 4: Trajectory for delivery of housing on South East Quadrant Site

Phase	Plan period (2018-2040)																				Post Plan Period (2040+)										Total			
	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44	44/45	45/46	46/47	47/48		48/49	49/50	
Phase 1			4	56	55	112	100	100	100	70	100	100	100	100	100	100	100	100																1,397
Phase 2										50	100	100	100	125	125	125	125	125	100	100	25													1,200
Phase 3																			125	125	200	225	225	100										1,000
Phase 4																								125	225	225	225	225	225	225	225	75		1,550
Phase 5																															150	225	375	
Total			4	56	55	112	100	100	100	120	200	200	200	225	225	225	225	225	225	225	225	225	225	225	225	225	225	225	225	225	225	225	225	5,522

North East Quadrant SUE (COL/ABB/001)

About the site

- 3.26. Since the late 1990s, as a result of its tight administrative boundaries, the City of Lincoln has worked with adjoining districts and the County Council to plan how the city's growth can be accommodated in the most sustainable manner. The North East Quadrant (NEQ) lies on the north east edge of Lincoln between the existing residential area at Bunkers Hill and the predominantly industrial area of Allenby Road, and it straddles the administrative boundary between City of Lincoln and West Lindsey District.

Map 7: North East Quadrant site



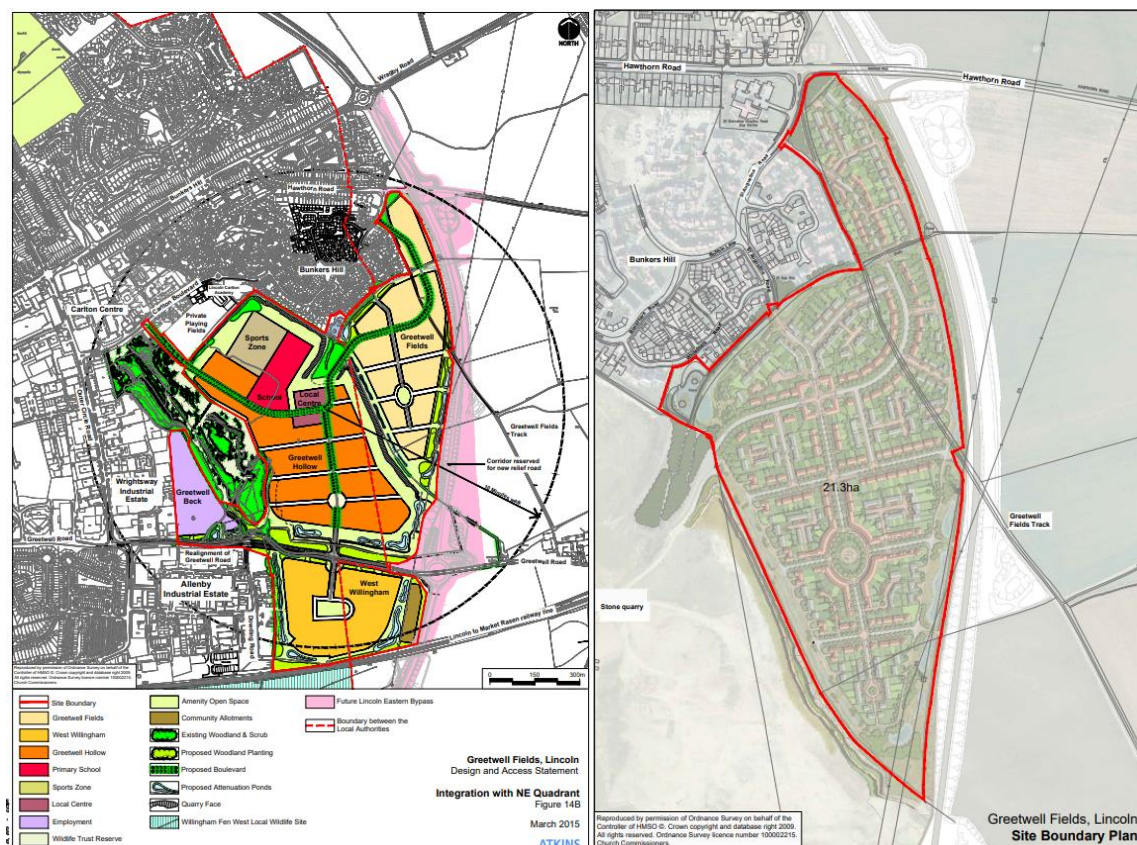
- 3.27. The site lies within the new Lincoln Eastern Bypass. It is one of the most sustainable locations for the city's expansion and in general for Central Lincolnshire. The site is 83 hectares in extent and is dominated by the former Greetwell Quarry and ironstone mine. It offers the opportunity to create a new community in a unique setting and to not only link to the existing residential area of Bunkers Hill, but also to the employment opportunities to the west, providing particularly small premises for offices and light industry compatible with the location.

Summary of deliverables

- 3.28. As is set out in Policy S69, the North East Quadrant is expected to deliver:
- Around 1400 houses of an appropriate mix and tenure;
 - Up to 5 hectares of employment uses including small offices, start-up premises and light industry (subject to market requirements with uses not in conflict with strategic employment sites);
 - A centre providing retail, services and community uses;
 - Primary school; and
 - Associated transport, green and social infrastructure.

Progress to date and planning status

- 3.29. There have been detailed pre-application discussions on this site for many years between the Church Commissioners, who own the site, and the City of Lincoln Council, West Lindsey District Council and Lincolnshire County Council.
- 3.30. An outline application for the first part of the SUE, which is for up of 500 dwellings located in West Lindsey, was submitted in April 2015 and approved in May 2016 (ref. 132932). This was accompanied by an overall masterplan for the North East Quadrant and a masterplan for the first part of the site as shown below.



- 3.31. Subsequently a detailed application was submitted for the first phase of 150 homes on the site in October 2018 and was approved in February 2019 (ref. 138460). Work has now commenced on this first part of phase 1.
- 3.32. An application for reserved matters of the second phase of the site for 340 dwellings was submitted by Persimmon Homes in January 2022 (ref. 144285).
- 3.33. Discussions are ongoing in relation to the subsequent phases of the site within the City of Lincoln administrative area.

Developability and deliverability

- 3.34. The North East Quadrant site has been fully assessed for constraints and opportunities as part of the work on the allocation of the site in the 2017 adopted Local Plan and in support of the applications made to date. It can be summarised as:

- **Topography and soil conditions** – The previous use of the site has resulted in mining voids and the quarry is a designated SSSI for its geological interest. Geotechnical investigations by the site owners have indicated that the quarried

site can be developed providing that suitable foundations are used, and the SSSI features that are of geological interest can be maintained and enhanced. Ground investigations undertaken by the owners have found that the quarried area can be developed by a combination of land stabilisation and suitable foundations, although costs will be higher than on other sites. In consultation with statutory and local environmental organisations an Environmental Impact Assessment (EIA) scoping opinion for the whole site was prepared as part of the pre application discussions circa 2008. Subsequent to the 2008 site-wide assessment, and as part of the application for Phase 1, West Lindsey District Council provided a formal scoping opinion in 2014 that the development (at that time proposed for 450 dwellings – ref. 131716 of 19 August 2014) was not EIA development. Due to the increase to 500 dwellings applied for in the outline application submitted in 2015 the council reviewed this position but determined that the change did not amount to significant environmental impact, and accordingly the development was not EIA development. A scoping opinion will be required for all subsequent phases, but will be provided by City of Lincoln Council since the remainder of the site lies entirely within that authority's administrative boundary.

- **Drainage and flood risk** – The site is within Flood Zone 1. Surface water drainage issues have been investigated and will require the use of Sustainable Urban Drainage Systems (where practicable) as the site is built out in order to mitigate flood risk in surrounding low lying areas. Their design will need to be approved by Lincolnshire County Council as the Lead Local Flood Authority, and must be integrated into the design of the site, forming an integral element of the overall green infrastructure strategy for the site. The outline application conditioned that any subsequent reserved matters application be supported by a detailed surface water drainage design. Details have been submitted and further information was requested by the Lead Local Flood Authority as per their consultation response. Following the receipt of this information the drainage has been agreed in principle subject to the signing of the s38 agreement. There is still a requirement to agree the maintenance and management of the drainage over the lifetime of the development, and the timetable for the implementation of the drainage scheme. This has been conditioned. Anglian Water have been consulted upon the conditions in a discharge of conditions application running concurrently but have made no comments. The foul water disposal is deemed acceptable subject to agreement with Anglian Water.
- **Utilities** – There are no known constraints to gas, electricity or water supply.
- **Waste water and sewerage** – Anglian Water have confirmed that the local sewerage treatment works (STW) at Canwick will need to be upgraded in order to accommodate the proposed levels of growth within the Local Plan. However, given the likely development trajectory and the available capacity, upgrades are not required as a direct result of NEQ Phase 1. Given the above, Anglian Water have stated that they do not envisage any timing or delivery constraints on this SUE due to STW upgrades. There may be timing implications due to the necessary network upgrades, however the timescales for these are much shorter and can be resolved through early engagement by the developer in the requisition process.
- **Access and transport** – There will be no direct road access between the SUE and the bypass, and road access will be from St Augustine Road (Phase 1) and Carlton Boulevard (Phase 2). Access arrangements are likely to be phased in tandem with development. Matters of access in phase 1 were included in the outline permission. Construction of the Lincoln Eastern Bypass (LEB) was necessary before this SUE can be fully completed, and Phase 1 was able to be

brought forward alongside this construction. With the bypass now being complete there are no further road constraints to the site. Cycling links from the site will be expected to connect to National Cycle Route 1 and Sustrans local routes and there will be a network of new cycling and walking routes within the development and to connect to surrounding areas. The permission for Phase 1 includes sizable contributions towards both public transport and cycling/walking provision

- **Education** – The permission for phase 1 includes financial contributions towards education and it is likely that on site provision of a primary school will be made in the second part of the site within the City of Lincoln area.
- **Health** – The permission for phase 1 includes financial contributions towards health care provision. The second phase will either be expected to deliver additional financial contributions or deliver health facilities within the site. This will be considered in the preparation of planning applications for this later phase.
- **Recreation and Open Space** – The s106 of the outline application states that Public Open Space Land means such land as shall be approved in writing by the Council comprising no less than 10% of the site which shall be used for the purpose of public open space and which shall include any surface water drainage systems on the site. The proposal includes an area of open space land to the east of the site. 10% of the entire site is approximately 2.1ha of open space. 10% of this reserved matters area is approximately 0.6ha. The proposal provides approximately 0.8ha which is over 10% for the reserved matters area. This leaves the remainder of the site to provide 1.3ha.
- **Heritage** – As part of the application for NEQ Phase 1 an Archaeology Geophysical study was prepared, and forms part of the supporting information for the application. For the remainder of the site, not covered by the Phase 1 study, whilst it can be assumed that the extent of the quarrying will have negated any likely archaeological remains on the quarry proper there is known heritage asset interest on the adjacent unquarried land, including; a prehistoric triple ditch boundary, industrial archaeology associated with ironstone mining as well as potential roman remains. This will require assessment, investigation and reporting as part of an approved scheme prior to construction on the site.
- **Natural environment, green infrastructure and ecology** – The site contains a designated SSSI and Local Geological Site, primarily for the nationally significant geological interest, and as a Local Wildlife Site for its flora and fauna interest at a county level. The Local Wildlife Site designation also includes the neighbouring Greetwell Hollow Nature Reserve, managed by the Lincolnshire Wildlife Trust. This site also has an Open Access Land designation under the Conservation and Rights of Way Act 2000. The 2008 site-wide EIA scoping opinion identified the need for assessments of ecology, biodiversity opportunity and enhancement, landscape/visual impact and sustainable access, as well as specific consideration of any impacts and resulting mitigation measures in respect of the SSSI and Local Wildlife Site designations. These all formed part of the consideration for NEQ Phase 1 granted permission in December 2015. The quarry face is the primary interest with regard to the SSSI status and will be required to be maintained and enhanced. Discussions with the landowners reflect that, subject to proper assessment, this is deliverable through suitable design and layout in liaison with Natural England and other local environmental organisations, within this context the SSSI designation is not viewed as a constraint to the principle of development. Other Critical Natural Assets in the vicinity are Local Wildlife Site at Willingham Fen West. A Green Wedge allocation south of the railway line below Greetwell Road and adjacent to the site is identified in The Central Lincolnshire Local Plan Proposed Submission Draft. Future development proposals will be expected to

demonstrate that they do not adversely impact on the function of the Green Wedge, taking into account scale, siting design, materials and landscape treatment and that they have considered linkages to and enhancements of the adjacent Green Wedge. All interested partners, including Natural England, Greater Lincolnshire Local Nature Partnership and the Lincolnshire Wildlife trust have been consulted on the local plan SUEs and in detail as part of the application for NEQ Phase 1.

- **Community facilities and services** – It is expected that a multi-use community facility will be delivered as part of the second phase of the site development along with additional retail and community uses.

- 3.35. The site was originally owned by the Church Commissioners who have now sold on the first phases of development to national developers. Attention is now being turned to the second main phase of the site within City of Lincoln as there is substantial interest arising from the development industry in obtaining the later phases. This is expected to be progressed in the early stages of the plan period.

Site trajectory

- 3.36. Phase 1 has outline permission with two sub-phases within this first part of the site in West Lindsey either on site or subject of a large application.
- 3.37. At the time of writing it is not clear whether the second phase within City of Lincoln will be within a single phase or, perhaps more likely, split into sub phases with multiple developers.
- 3.38. Based on the information available at this time the following trajectory in Table 5 sets out the expected timescales for delivery of housing on the site.

Table 5: Trajectory for North East Quadrant SUE

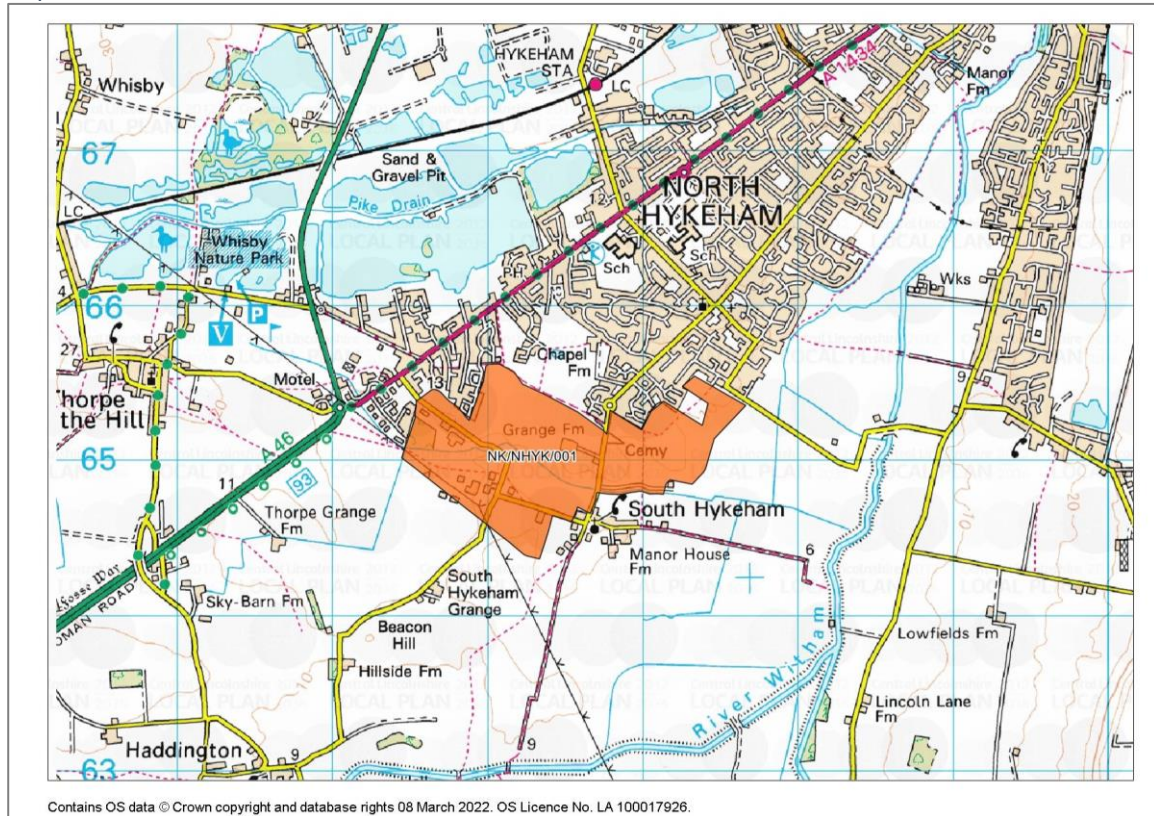
Phase	Plan period (2018-2040)																				Post Plan Period (2040+)								Total				
	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44	44/45	45/46		46/47	47/48	48/49	49/50
Phase 1			25	50	50	25																											150
Phase 2						25	50	50	50	50	50	50	25																				350
Phase 3									60	60	65	70	80	80	80	80	80	80	80	80	80												900
Total			25	50	50	50	50	50	110	110	115	120	105	80	80	80	80	80	80	80	80												1.400

South West Quadrant SUE (NK/NHYK/001)

About the site

- 3.39. The South West Quadrant SUE is located at the southern end of North Hykeham and to the north and west of South Hykeham Village as is shown on Map 8.

Map 8: South West Quadrant SUE site

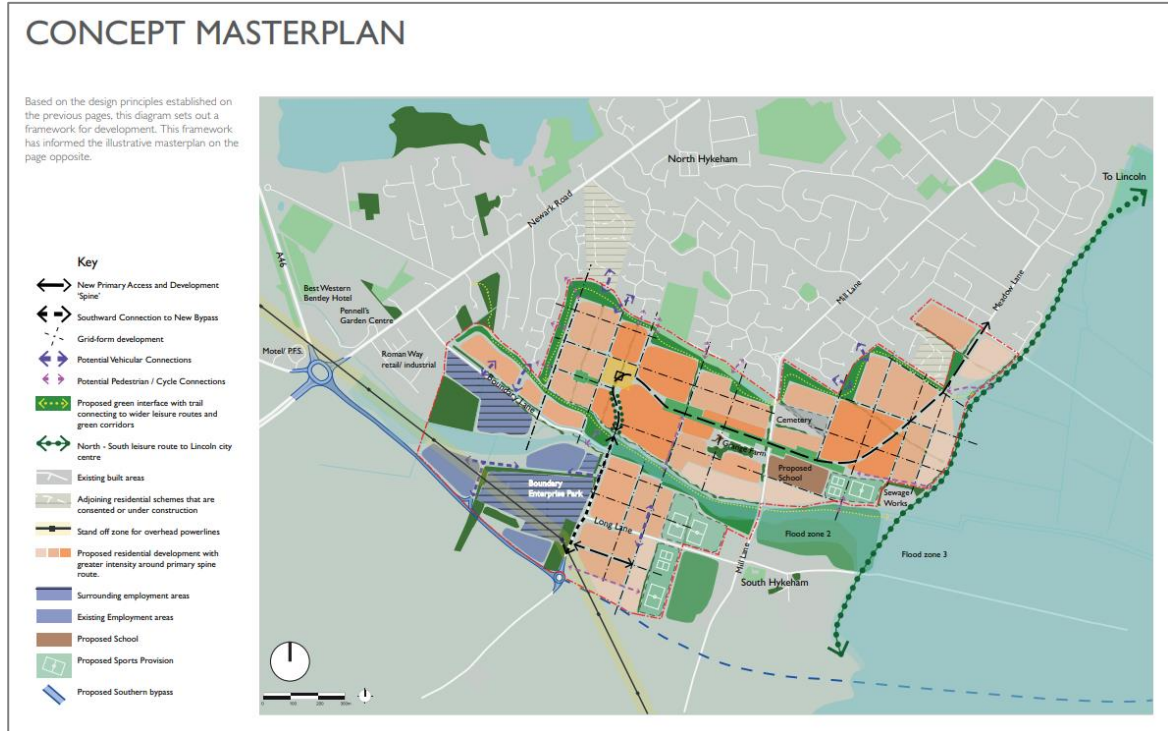


- 3.40. This location, adjacent to North Hykeham, will help deliver a greater critical mass and infrastructure and services to complement the existing. The SUE will relate closely to North Hykeham with close connections established maximising the links to existing neighbourhoods and securing access to the new North Hykeham Relief Road. 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.

Summary of deliverables

- 3.41. As is set out in Policy S69, the South West Quadrant is expected to deliver:
- Approximately 2,000 dwellings;
 - Significant contribution towards the North Hykeham Relief Road;
 - Public transport and active transport facilities;
 - A local centre;
 - Community facilities;
 - A primary school; and
 - Approximately 5 hectares of employment land.
- 3.42. A concept masterplan has been produced for the site as is shown on Map 9.

Map 9: South West Quadrant Concept Masterplan



Progress to date and planning status

- 3.43. Permission was granted in October 2018 for a scheme of 167 dwellings at the north eastern part of the site under application 15/0362/FUL. Construction is well underway on this early phase of the site.
- 3.44. Negotiations are currently underway with the major landowner and promoter, the Church Commissioners for England, regarding the early submission of a comprehensive pre app followed by an outline application covering the whole site. This will concentrate, in consultation with Lincolnshire County Council Highways, on the phased release of the site in association with the timed construction of the North Hykeham Relief Road. At the time of writing the DfT have awarded £110million funding, in principal, towards the Relief Road which is under design. Current indication from Lincolnshire County Council is that commencement on the relief road is anticipated towards 2025.

Developability and deliverability

- 3.45. The South West Quadrant site has been fully assessed for constraints and opportunities as part of the work on the allocation of the site in the adopted Local Plan. Through pre-application discussions it is expected that more detail will be developed about how the site will come forward. At present the situation can be summarised as:

- **Topography and soil conditions** – The land is mainly level, is primarily open farmland and does not present any known abnormal conditions. There are not expected to be ground conditions that will be a 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 GeolInsight 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.

- **Drainage and flood risk** – 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.
- **Utilities** – A comprehensive utilities search was undertaken as part of the Geo-environmental desk study and a composite plan showing the underground services running across the site has also been prepared. There are no known barriers to delivering gas and electricity supplies to the site as has been confirmed by National Grid, On Gas and Eon/Western Power. 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.
- **Waste water and sewerage** – Anglian Water confirm that although Canwick Sewage Treatment Works 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 they do not envisage any timing or delivery constraints due to sewerage treatment upgrades.
- **Access and transport** – On site in terms of the limited release of land off Cleveland Avenue (15/0362/FUL), LCC's current position is that further releases are dependent on the construction of the North Hykeham Relief Road for which they have an in principle funding agreement with the DfT and anticipate commencement of construction in 2025, with completion 2027. The site will be developed in accordance with a master plan which will emphasise the co-ordinated provision of access across the site including provision for buses and active modes of travel.
- **Education** – The SWQ includes provision for a primary school with secondary education being delivered by contributions from Community Infrastructure Levy.
- **Health** – In terms of 15/0362/FUL, contributions towards the provision of new health care facilities have been negotiated with the applicants. These are ring fenced to meet the needs of the development. A similar approach is anticipated with the rest of the SUE. The NHS are in the early stages of considering options to meet future needs.
- **Recreation and Open Space** – To be provided in accordance with adopted policy provisions.
- **Heritage** – Limited impact on the proposed SUE, largely centred around providing a suitable setting for Grange Farm (Grade 2 listed) and ensuring that potential for archaeology is suitably investigated.
- **Natural environment, green infrastructure and ecology** – The site is predominantly in agricultural use. Appropriate biodiversity measures will be sought.

- **Community facilities and services** – The site will provide one local centre, a primary school and playing fields.

3.46. The Church Commissioners are the main land owner but there are a number of additional land owners working as a consortium. Aside from the 167 dwellings with permission, it is not expected that this site will deliver any other dwellings in the first few years of the plan

Site trajectory

3.47. The first phase of this site is the site with permission for 167 dwellings. Beyond this no phasing has been established at this time, but it is expected that this will be tied to the North Hykeham Relief Road timescales as it is both reliant on the road and is expected to help fund it.

3.48. The information from the landowners and developers has helped inform a trajectory in Table 6.

Table 6: Trajectory for housing delivery at the South West Quadrant SUE

Phase	Plan period (2018-2040)																				Post Plan Period (2040+)										Total		
	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44	44/45	45/46	46/47	47/48		48/49	49/50
Phase 1				25	25	25	25	25	25	17																							167
Phase 2										50	50	50	50	50	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	83			1,833
Total				25	25	25	25	25	25	67	50	50	50	50	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	83			2,000

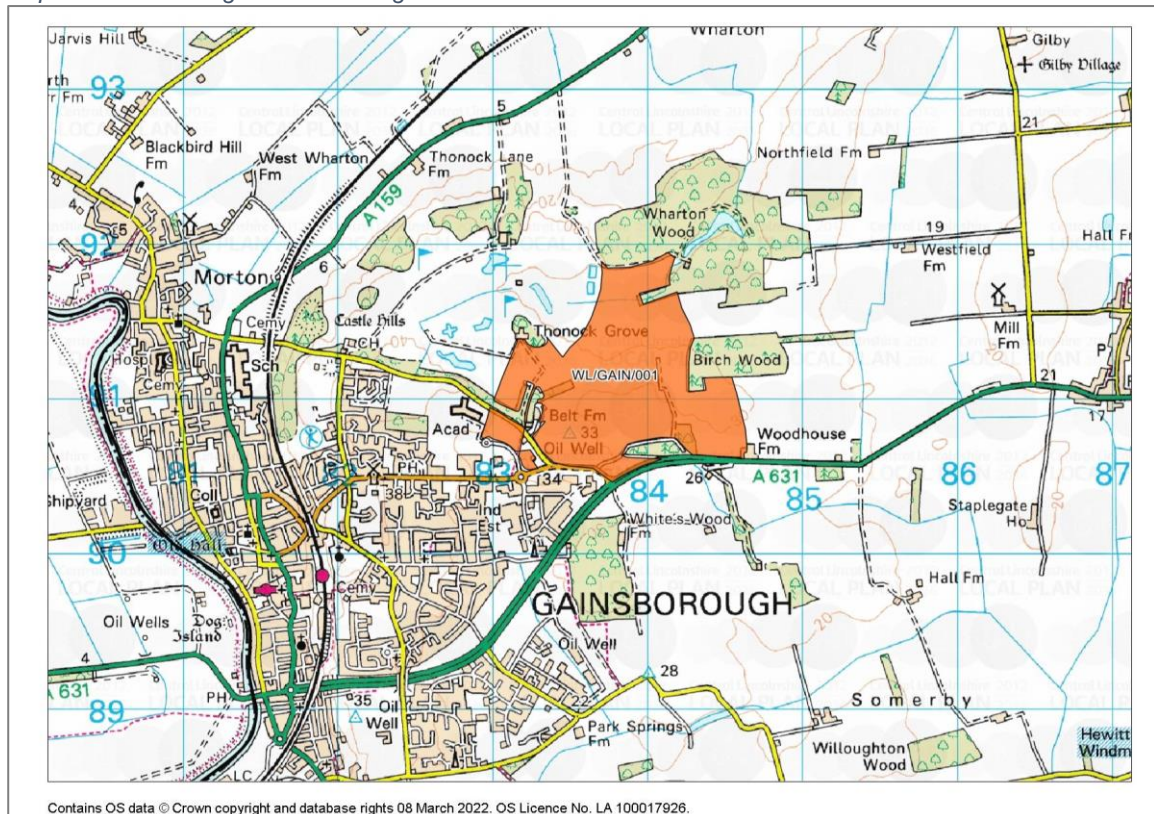
4. Gainsborough Area SUEs

Gainsborough Northern Neighbourhood SUE (WL/GAIN/001)

About the site

- 4.1. The Gainsborough Northern Neighbourhood SUE is located to the east of Gainsborough to the north of the A631. The site is approximately 129 hectares and is located some 1.5km from Gainsborough town centre.

Map 10: Gainsborough Northern Neighbourhood SUE site



- 4.2. Delivering large scale development with accompanying infrastructure is important to support the regeneration of Gainsborough and for it to grow sustainably.

Summary of deliverables

- 4.3. As is set out in Policy S70, the Gainsborough Northern Neighbourhood SUE is expected to deliver:
- Up to 2,500 homes, approximately 750 of which are expected to be delivered within the plan period;
 - Approximately 7 hectares of employment land;
 - Funding for off-site improvements in primary education, and health care provision;
 - A new Local Centre with retail and community facilities;
 - Open space and green corridors;
 - NEAP and LEAP play areas; and
 - Junction improvements at Corringham Road and Thorndyke Way.

- 4.5. There have been detailed discussions and investigations on the site for a number of years. In October 2017 an outline application was submitted for phase 1 of the site (Ref. 136937) and this was approved in September 2020.
- 4.6. The first part of this phase for approximately 130 dwellings has been marketed and a developer has been appointed. A detailed application is being worked up by the developer on this phase and this is expected to be submitted in early 2022.

Developability and deliverability

- 4.7. The Gainsborough Northern Neighbourhood SUE site has been fully assessed for constraints and opportunities as part of the work on the allocation in the 2017 Local Plan and in support of the outline application for the first phase. It can be summarised as:
- **Topography and soil conditions** – The land is currently in agricultural use. 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.
 - **Drainage and flood risk** – The surface water runoff has been assessed and these flows are conveyed off-site along existing flow routes, ditches and culvert pipes connecting to the outfall near Somerby Woods Ancient Woodland and the A631 Corringham Road System. Final details of drainage are conditioned and will be submitted for consideration at Reserved Matters stages. There is sufficient capacity available for the development subject to gravity only connections.
 - **Utilities** – There are no known constraints relating to gas, electricity or water supply.
 - **Waste water and sewerage** – It is proposed to extend the existing foul sewer network into the land Parcel A & B extents as outlined on Somerby Woods Limited drawings in order to maximise the extent of gravity sewerage provision for the new development. Final details are conditioned and will be submitted for consideration at Reserved Matters stage.
 - **Access and transport** – In relation to accessing the site, the Transport Assessment has confirmed that junction assessments have been undertaken for the proposed site access arrangements. The junction assessments indicate that proposed site access junctions will operate within capacity and the Transport Assessment has considered this appropriate. As part of the application, the applicant commissioned a Transport Assessment which was adjusted to reflect the findings of the Gainsborough Transport Model. The requirement to upgrade the junction between Corringham Road and Thorndyke Way has since been carried and is now in place. In terms of other highway impacts it has been found that the proposed development will not have a severe impact. In relation to public transport, the Travel Plan states that the existing service is capable of providing capacity for the potential future users from the Phase 1 Northern Neighbourhood Development. In relation to active travel the Travel Plan confirms that the area is well served by existing pedestrian and cycling infrastructure, which are well maintained by the local highway authority. The proposed development will be able to provide connections to these facilities and enhance the accessibility of the development to the local networks and more widely to the main town of Gainsborough. Awareness raising of sustainable travel options will be considered at a Reserved Matters stage but could include measures such as travel packs for all residents, walking and cycling measures, car sharing for example.
 - **Education** – A full contribution towards Educational Facilities in Gainsborough has been secured by s106.

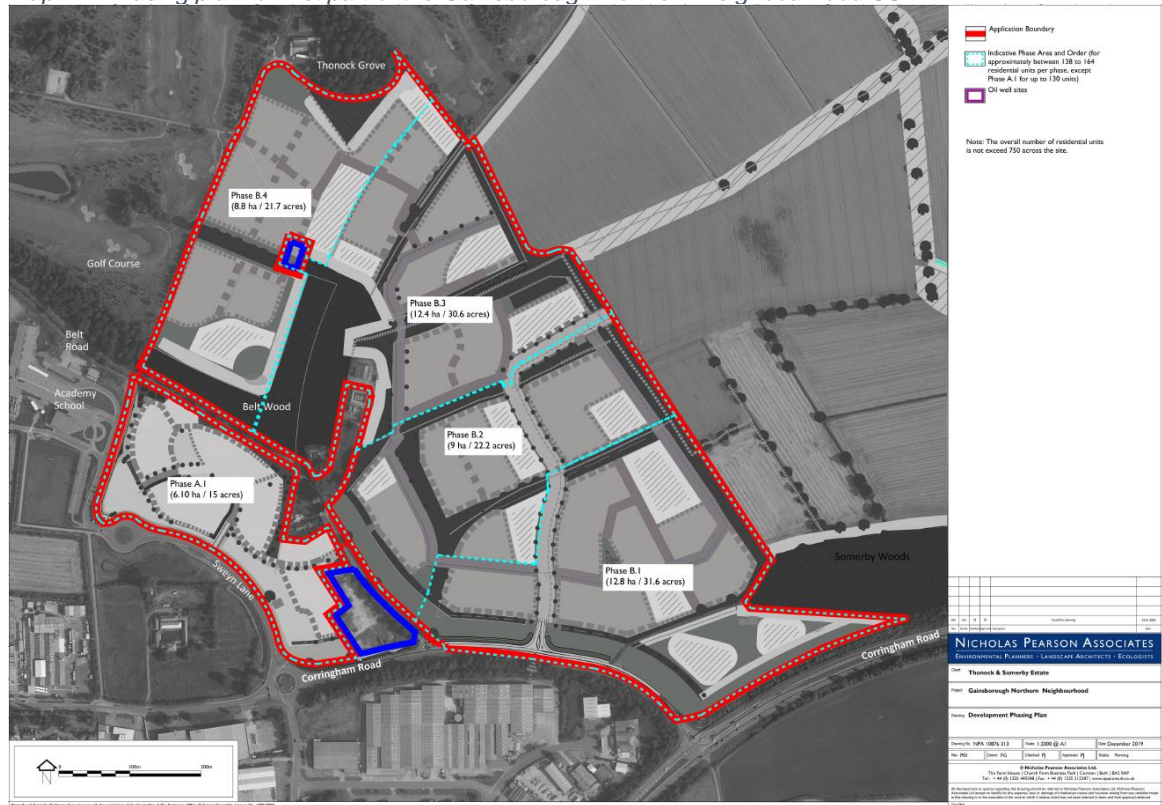
- **Health** – A full contribution towards Health Facilities in Gainsborough has been secured by s106.
- **Recreation and Open Space** – As the determined application is outline with layout a reserved matter, the exact locations of the open space are not known at this time. However the indicative masterplan does show a NEAP & LEAP play areas in this phase and a LEAP Play area in phase 1B. Sports pitches are located in Phase 2 of the overall allocation. There is also indicated to be public open space throughout phases 1A and 1B. Final locations will be determined as part of the future Reserved Matters applications.
- **Heritage** – The development is close to a grade II listed early 19th century Regency Box type villa farmhouse. Conditions to mitigate the impact of this development on the listed building have been included, specifically in relation to screening and development heights near the boundary of the site closest to the listed building.
- **Natural environment, green infrastructure and ecology** – 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, Thonock Hall Old Park (Sites of Nature Conservation Interest); Somerby Wood, Birch Wood and Wharton Wood (Local Wildlife Sites). Ecology has been assessed as part of the outline application, mitigation is conditioned and will form part of the reserved matters application.
- **Community facilities and services** – A new Local Centre will be delivered providing for local scale retail, services and community facilities.

- 4.8. The site is owned by a single land owner who has a track record of delivering developments locally and has a strong working relationship with West Lindsey District Council. Developers have been appointed to the first phase.

Site trajectory

- 4.9. The first part of the site with outline permission is expected to be delivered in five phases as shown on Map 12. The second part of the site, whilst it can come forward within the plan period, is not expected to be delivered within the plan period and no phasing details have been developed for this area at this time.

Map 12: Phasing plan for first part of the Gainsborough Northern Neighbourhood SUE



- 4.10. Based on the information available at this time the following trajectory in Table 7 sets out the expected timescales for delivery of housing on the site.

Table 7: Trajectory for Gainsborough Northern Neighbourhood SUE

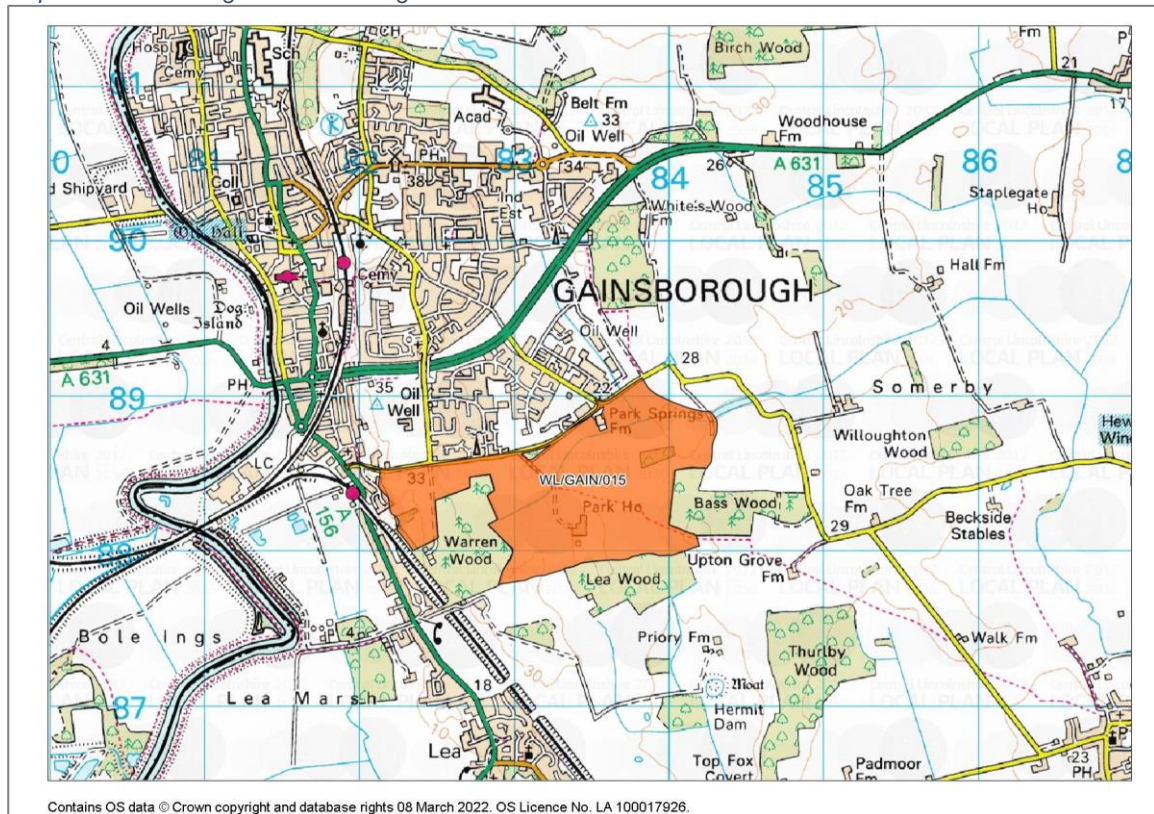
Phase	Plan period (2018-2040)																			Post Plan Period (2040+)										Total				
	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44	44/45	45/46	46/47		47/48	48/49	49/50	
Phase 1								40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	30							750	
Phase 2																										10	40	40	40	40	40	40	40	250
Total								40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	1,000	

Gainsborough Southern Neighbourhood SUE (WL/GAIN/015)

About the site

- 4.11. The Gainsborough Southern Neighbourhood SUE is an area of land approximately 140 hectares in size located to the south of Gainsborough, approximately 150m east of Gainsborough Lea Road Station.

Map 13: Gainsborough Southern Neighbourhood SUE site



- 4.12. Delivering large scale development with accompanying infrastructure is important to support the regeneration of Gainsborough and for it to grow sustainably. This opportunity on this SUE has been around for many years with the original outline permission for the site being issued in 2011.

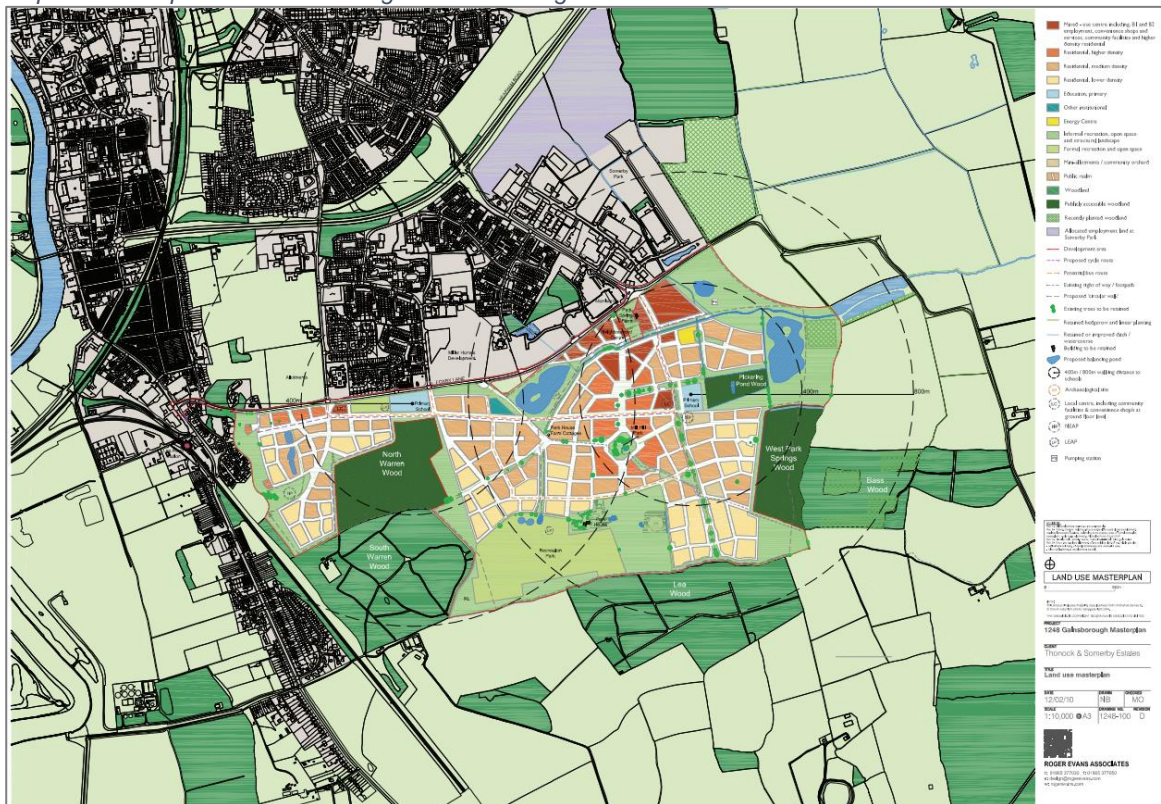
Summary of deliverables

- 4.13. As is set out in Policy S70, the Gainsborough Northern Neighbourhood SUE is expected to deliver:
- Approximately 2,500 dwellings (of which in the region of 750 are expected to be delivered in the plan period);
 - Approximately 4 hectares of employment land;
 - Open space and green corridors linking with surrounding green infrastructure;
 - Land for a 2FE primary school transferred to LCC in phase 2 of the site; and
 - A new Local Centre with local retail and community infrastructure facilities.

Progress to date and planning status

- 4.14. Outline application 125020 for 2,500 homes and other uses across the entire SUE was submitted in 2009 and was approved in July 2011. This masterplan map accompanying this permission is shown in Map 14.

Map 14: Masterplan for Gainsborough Southern Neighbourhood SUE



- 4.15. Significant work was ongoing since the grant of this outline permission to help unlock the early phases of the site. The effects of the global downturn and challenging market conditions in Gainsborough have made it challenging to get the site off the ground, but proactive action from West Lindsey District Council secured significant funding and support to achieve this.
- 4.16. A reserved matters application for the first phase of development was submitted in September 2019 and was approved in February 2020 (ref. 140081). The developer of the site is now on site and is constructing dwellings are being delivered in this monitoring year (2021/22). The layout for this first phase can be seen on Map 15.

Map 15: Layout of first phase of Gainsborough Southern Neighbourhood SUE (from application 140081)



Developability and deliverability

4.17. The Gainsborough Southern Neighbourhood SUE site has been fully assessed for constraints and opportunities as part of the work on the planning applications on the site. It can be summarised as:

- **Topography and soil conditions** – The land is currently in agricultural use and 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. The site is screened from the south and east by existing woodland within the applicant's control.
- **Drainage and flood risk** – Only a very small part of the site is in Flood Zones 2 and 3 with all development planned in zone 1. Planning conditions requires a Sustainable Urban Drainage system to be designed into the new development to deal with surface water drainage for the majority of the site.
- **Utilities** – A gas pipeline transects the site from east to west and is subject to an easement. Design has been amended to ensure the high pressure gas pipes are not impacted on. Electricity and water supplies to the site are not anticipated to give rise to any unusual developer costs.
- **Waste water and sewerage** – Each phase will be required to deliver a drainage strategy which links to the wider site. Previously required upgrades to pumping station have already taken place and as such been removed from the scheme.
- **Access and transport** – The access strategy for the site was shaped by the Multi-modal Transport Strategy for Gainsborough prepared in 2010 on behalf of Lincolnshire County Council and West Lindsey. Its SUE strategy is based on an agreed multi-modal split between car and non-car modes of transport. The infrastructure works required for the resultant trips by car were then planned as part of the planning application submission. The road access to the site will be at points off Foxby Lane, and has been approved as part of the outline planning

permission. Foxby Lane will be subject to improvements funded by the developer, and there will be minor further improvements to junctions elsewhere in the town. There are no obstacles to the delivery of these s278 works as all land is either within the existing adopted highway or the ownership of the landowner (Thonock and Somerby Estates). The costs of the works are covered by HIF awarded to the Council in 2019 and works have begun on this infrastructure. Public transport provision was assessed as part of the s73 application determined in 2019, it was found that an adequate bus service was provided for this site. However, a travel plan has been conditioned requiring an assessment on a phase by phase basis. There is an extensive network of cycle and pedestrian routes through the development and into the woodland to the south as well as new crossing points across Foxby Lane establish links between the existing and new development, not only for existing residents to gain access into to new facilities and services, but also to the countryside and woodland.

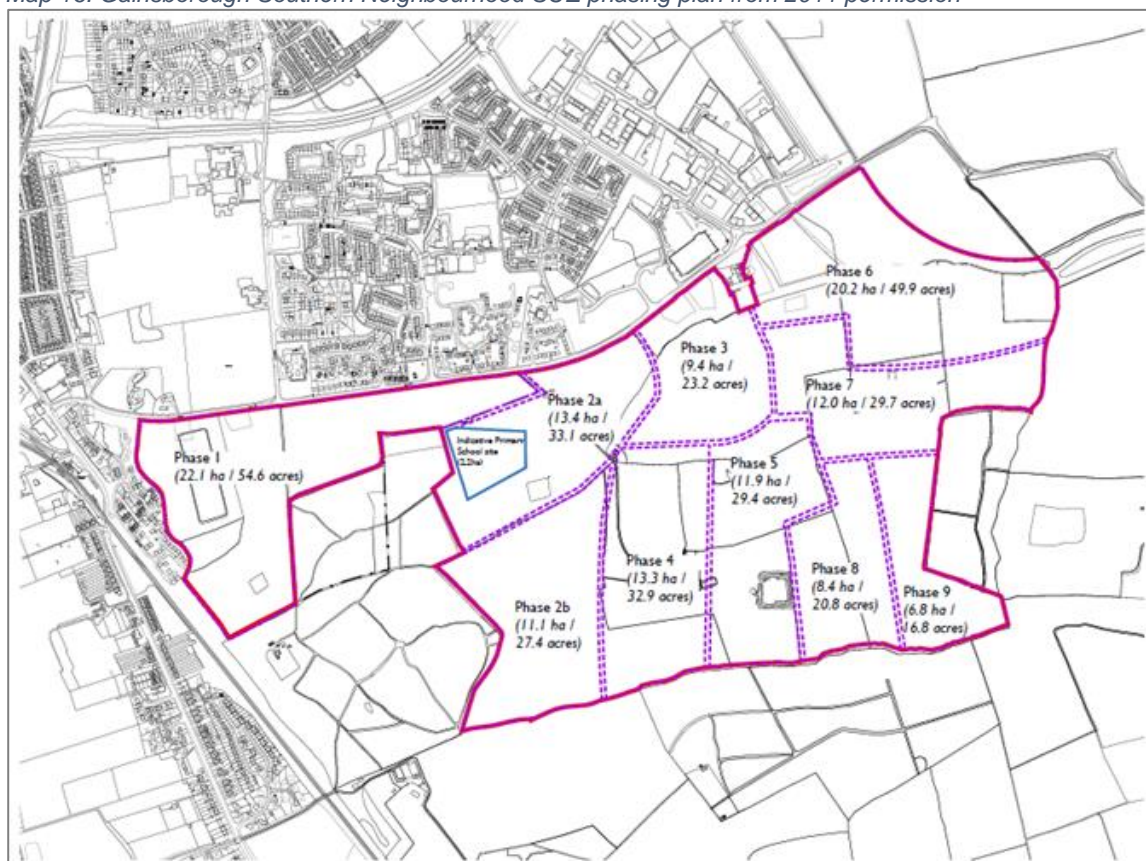
- **Education** – Land to accommodate a 2FE primary school and nursery provision on phase 2 and commuted sum of £5million secured in subsequent phases.
- **Recreation and Open Space** – Local open space and play space secured and future management requirements in place. Access to adjacent woodland on the site is also provided.
- **Natural environment, green infrastructure and ecology** – The site lies within an Area of Great Landscape Value. A number of woodlands which are Local Wildlife Sites adjoin the site and are in the same ownership as the development site. Planning conditions take these into account, requiring an ecological mitigation strategy for each phase.

- 4.18. The site is owned by a single land owner who has a track record of delivering developments locally and has a strong working relationship with West Lindsey District Council. Developers are on site on the first phase of development and focus of the landowner has now turned to securing developers on later phases.

Site trajectory

- 4.19. The outline permission from 2011 included a phasing strategy which had 9 separate phases on the SUE as is shown on Map 16.

Map 16: Gainsborough Southern Neighbourhood SUE phasing plan from 2011 permission



4.20. These phases are broadly expected to deliver as follows:

Phase 1	454 dwellings
Phase 2a and Phase 2b	500 dwellings and a 2FE primary school
Phase 3	221 dwellings
Phase 4	221 dwellings
Phase 5	221 dwellings
Phase 6	221 dwellings
Phase 7	221 dwellings
Phase 8	221 dwellings
Phase 9	220 dwellings

4.21. The proposed phasing and the information from the joint working with land owners and developers has informed the trajectory in Table 8.

Table 8: Trajectory for the Gainsborough Southern Neighbourhood SUE

Phase	Plan period (2018-2040)																				Post Plan Period (2040+)										Total				
	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44	44/45	45/46	46/47	47/48		48/49	49/50		
Phase 1				40	40	40	40	40	40	40	40	40	40	40	14																			454	
Phase 2										20	40	40	40	40	40	40	40	40	40	40	40	40												500	
Phase 3															26	40	40	40	40	35														221	
Phase 4																				5	40	40	40	40	40	16								221	
Phase 5																							40	40	40	40	40	21						221	
Phase 6																									24	40	40	40	40	40	37			221	
Phase 7																											19	40	40	40	40	40		179	
Phase 8																																3	40		43
Phase 9																																			0
Total				40	40	40	40	40	40	60	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	2,060	

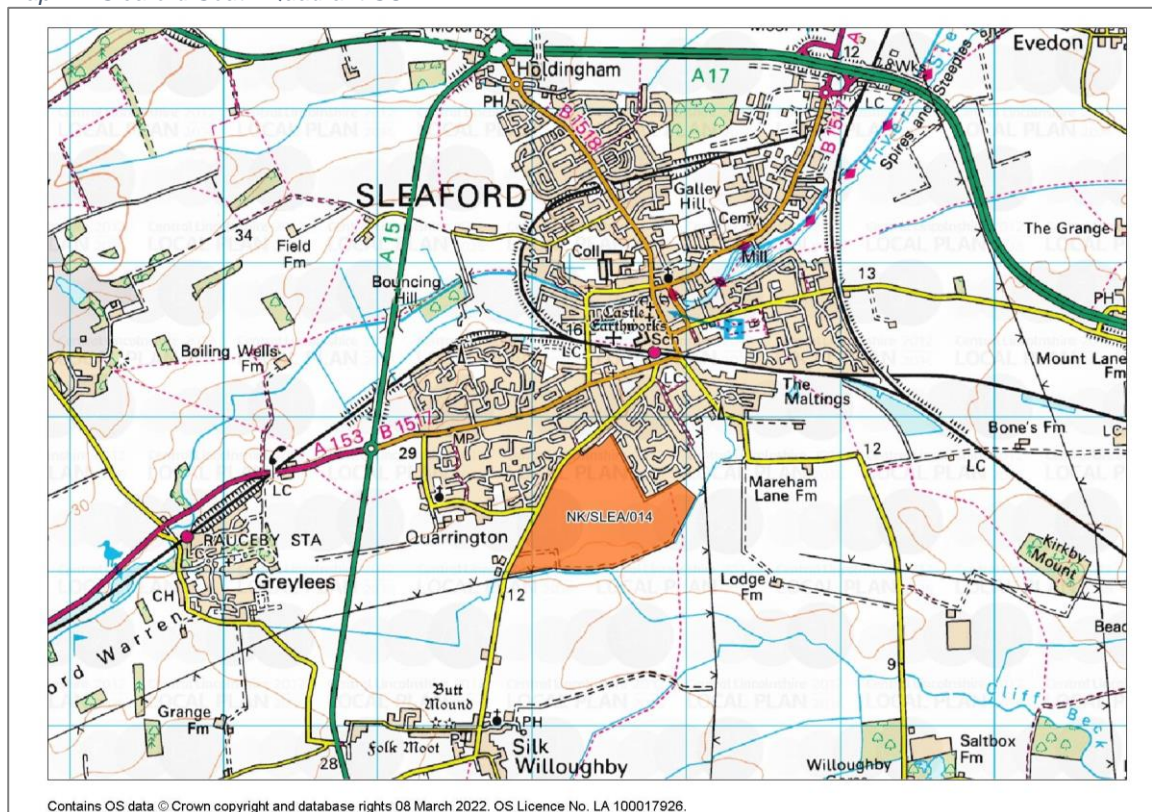
5. Sleaford Area SUEs

Sleaford South Quadrant SUE (Handley Chase) (NK/SLEA/014)

About the site

- 5.1. The Sleaford South Quadrant SUE is located to the east of London Road to the south of Sleaford and is approximately 60 hectares in size. The extent of the SUE is shown on Map 17.

Map 17: Sleaford South Quadrant SUE



- 5.2. Planned growth on large scale sites at Sleaford will enhance its attraction as a place to live work and visit. A Masterplan for Sleaford town was completed in 2011 and its findings carried forward into the 2017 Local Plan. It proposes significant housing growth and identified the South Quadrant (Handley Chase) as a sustainable location for growth. 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.
- 5.3. The Masterplan is currently under review, but the South Quadrant SUE is now well underway as a key component of Sleaford's growth.

Summary of deliverables

- 5.4. The SUE is expected to deliver a comprehensive development in accordance with the outline planning permissions 13/0498/OUT and 17/1355/VARCON closely informed by the SUE masterplan and the adopted Design Code. The first phase (600 units) involves

the implementation of the residential planning permissions listed below and the erection of the community centre and primary school (both required by the s106 Agreement).

- 5.5. Additional investment in the Local Centre is also anticipated in addition to the Co-op convenience retail unit which is trading. Incidental areas of public open space will be delivered during phase 1 and it is also likely that the care home will be constructed in phase 1 pursuant to the reserved matters permission. Phases 2 and 3 (totalling 700 units) will implement further residential parcels and associated public open space. Phase 4 (150 units) will also deliver the playing field area and facilitate access into the adjacent Mareham Pastures Local Nature Reserve.
- 5.6. The site will also deliver a site for a 2FE primary school, a community centre and contributions to health care facilities and other off-site infrastructure.

Progress to date and planning status

- 5.7. Outline application 13/0498/OUT was submitted in May 2013 and granted permission in July 2015 for 1,450 dwellings and supporting infrastructure. This application included the site masterplan in Map 18

Map 18: Sleaford South Quadrant SUE masterplan



- 5.8. Following the outline permission and a subsequent s73 variation, the first reserved matters applications were received in early 2017 with permission issued in summer 2017. Between 2016-2018 pre-commencement conditions were discharged and access to the site was opened up. Since this time there have been a number of different detailed applications and permissions for phases of the site amounting to some 400 homes so far and construction has now started on some of these phases.

- 5.9. Progress continues to be made with bringing forward additional phases with a number of local, regional and national builders developing phases.

Developability and deliverability

- 5.10. The Sleaford South Quadrant SUE (Handley Chase) site has been fully assessed for constraints and opportunities as part of the background assessment work initially leading to the allocation of the site and subsequently informing the outline application. It can be summarised as:
- **Topography and soil conditions** – The site is mainly level but with gradual levels drop towards IDB drain on southern boundary. No developability constraints identified. Condition discharge application/s and highways/drainage authority technical approvals have approved levels.
 - **Drainage and flood risk** – The land lies in Flood Zone 1. Sustainable Urban Drainage systems including balancing ponds and swales will be required as part of the development and are in the process of being implemented to serve the development phases. An Internal Drainage Board drain runs along the southern boundary of the site and there is a limited potential flood risk identified. 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. No developability constraints identified. No development proposed in flood zones 2 and 3 and SUDS/FW drainage infrastructure adopted by Lincolnshire County Council and Anglian Water respectively.
 - **Utilities** – Existing gas and water main corridors cross the eastern site and require to be kept clear of development. These are being treated as green corridors through the reserved matters approvals. There are no other known utilities issues on the site.
 - **Waste water and sewerage** – Mains foul sewerage connections has been supplied or guaranteed for the consented reserved matters/full planning permissions and technical approvals have been granted for the site-wide connection points and discharge rates by Anglian Water.
 - **Access and transport** – The site can be accessed off the London Road detailed planning permission has been granted for the northern and southern accesses. The northern access is complete/operational and the southern access is being implemented by Keepmoat Homes. The site masterplan which informs the outline permission includes the provision of green corridors, cycling and walking routes through the site. The full planning permission for Lindum/Longhurst includes a cycling and walking connection into the Southfields Estate. The live Taylor Wimpey application (235 no. dwellings) includes further cycling and walking connections into Southfields. An existing bus route serves the Southfields and Quarrington estates and the s106 Agreement sustainable travel contribution (totalling £1,650,000) will be used in part to subsidise a new or expanded route through the SUE which has been approved in principle by the Highway Authority.
 - **Education** – A 1.8ha site for a 2 form entry primary school is reserved adjacent to the local centre and s106 contributions totalling £3.48m are secured across phased payments for the delivery of the school. The s106 Agreement requires the school site to be provided and serviced by the 200th dwelling. The s106 Agreement also requires a staged secondary school payment of £100,000. No developability constraints have been identified. Primary school will require reserved matters approval but will be constructed in full through the £3.48m s106

payment. Landowner bound by s106 Agreement to deliver serviced site and spine road approved and under construction to access the site.

- **Health** – The s106 Agreement requires the payment of £430,000 (indexed) for the provision of additional health care services in Sleaford to meet the demands of the SUE. These are split payments across various phases of development. No developability constraints have been identified – the site has outline planning permission for a health use however discussions with the NHS/CCG pursuant to the outline planning permission favour a potential health centre on the Sleaford West SUE to accommodate cumulative growth in Sleaford. The terms of the s106 Agreement enable the £430,000 contribution to be invested at the Sleaford West SUE or such alternative agreed location in Sleaford.
- **Recreation and Open Space** – The SUE is required to deliver around 16ha of mixed public open space and the s106 Agreement requires payments totalling £1,765,000 for the implementation and maintenance of on-site public open space. No developability constraints have been identified – the SUE provides policy compliant (quantitative and qualitative) public open space and Sleaford Town Council are signatory to the s106 Agreement for maintenance of strategic open space areas.
- **Heritage** – There are no designated or non-designated heritage assets on the site. The Design Code identifies sight lines across the site towards Quarrington St Botolph's Church (GII* listed) and the Silk Willoughby Parish Church of St Dents (GI listed). A planning condition requires targeted archaeological assessments across certain development phases. No developability constraints identified.
- **Natural environment, green infrastructure and ecology** – There are no local or national designated or non-designated ecological or landscape constraints on or adjacent to the site. A site wide Landscape and Ecological Management Plan (LEMP) is approved by condition which stipulates ecological enhancements and net gain measures across all phases. No developability constraints identified.
- **Community facilities and services** – The outline planning permission and s106 Agreement reserve land for a public house, care home (reserved matters approval granted), 5 no. retail units (Co-op occupied and reserved matters approval for the remaining 4 units), a nursery, a health care use and a community centre. Reserved matters approvals are in place for all uses except the public house, nursery and health care use. The community centre is funded through the s106 Agreement (although may require grant funding assistance) and is required to be constructed by the 450th dwelling. The s106 Agreement also contains a requirement to establish a community trust to operate and manage the community centre. No developability constraints identified.

- 5.11. The site was originally in single ownership and various parcels are now being secured and built on by a number of developers with construction well underway on a number of these phases.

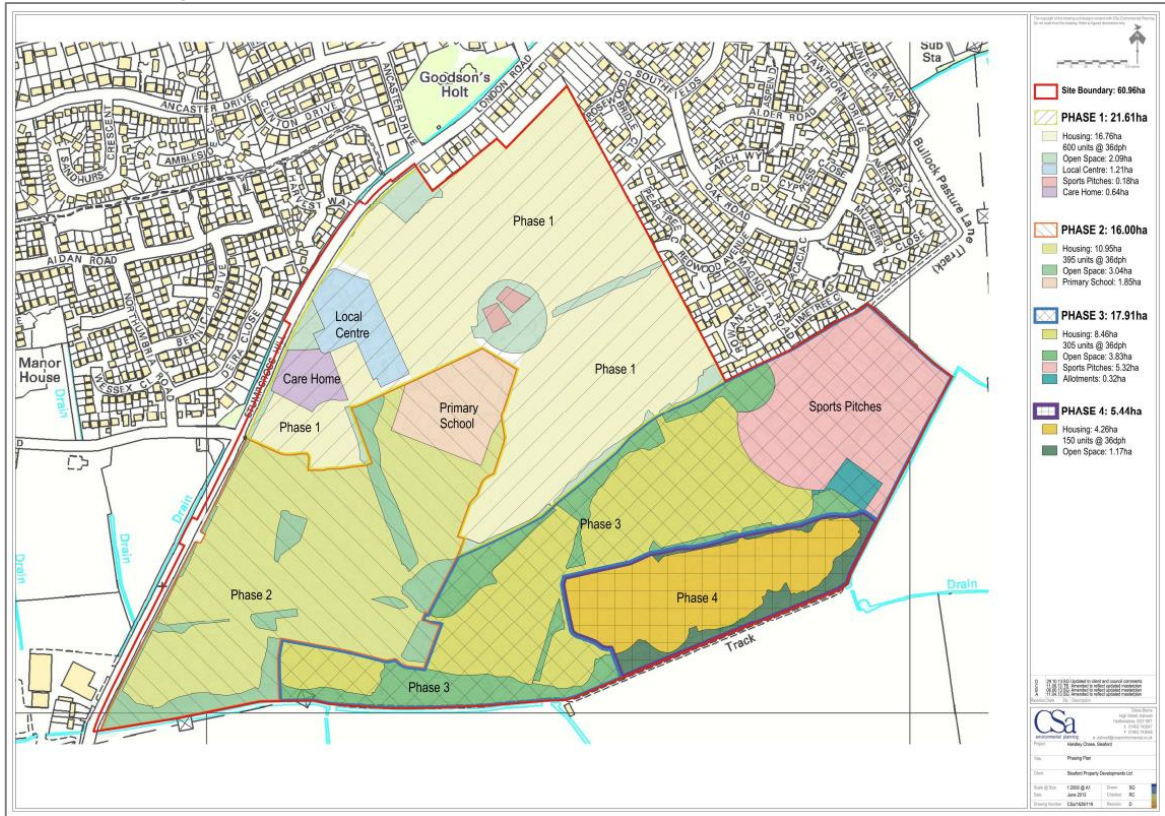
Site trajectory

- 5.12. The masterplan for the site envisaged 4 phases of development as follows:

Phase 1	600 dwellings
Phase 2	400 dwellings
Phase 3	300 dwellings
Phase 4	150 dwellings

- 5.13. Phase 1 is being delivered by 4+ individual developers. These broad phases are shown on Map 19.

Map 19: Phasing plan approved with outline permission for Sleaford South Quadrant SUE



- 5.14. This initial phasing plan and the progress made on the various phases to date has informed the trajectory for the site in Table 9.

Table 9: Trajectory for Sleaford South Quadrant SUE

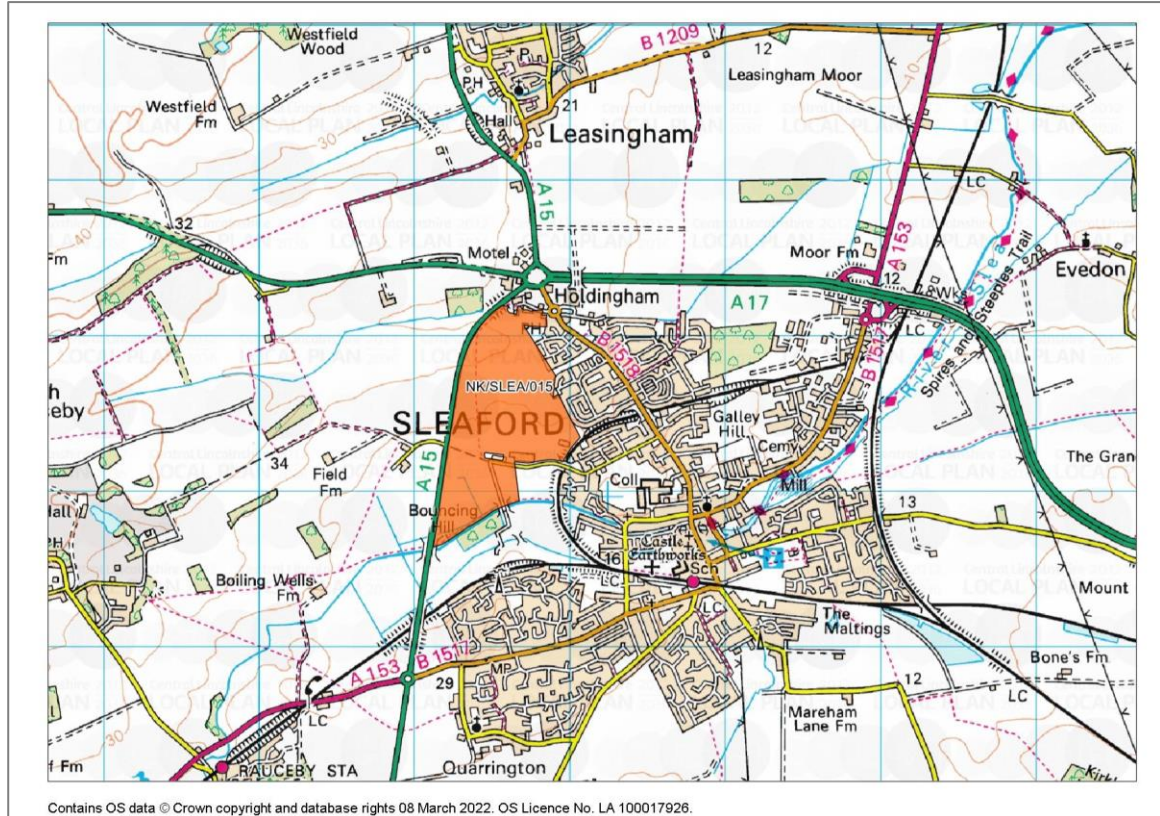
Phase	Plan period (2018-2040)																				Post Plan Period (2040+)								Total				
	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44	44/45	45/46		46/47	47/48	48/49	49/50
Phase 1		10	29	31	87	45	45	45	45	45	118	100																					600
Phase 2												20	120	120	120	20																	400
Phase 3																100	120	80															300
Phase 4																		40	110														150
Total		10	29	31	87	45	45	45	45	45	118	120	120	120	120	120	120	120	110														1,450

Sleaford West Quadrant SUE (NK/SLEA/015)

About the site

- 5.15. Sleaford West Quadrant SUE is located between the Sleaford built area and the A15 which runs to the west of the town. The River Lea flows west to east beyond the southern boundary.

Map 20: Sleaford West Quadrant SUE



- 5.16. Planned large scale growth at Sleaford will enhance its attractions as a place to live, work and visit. A Masterplan for Sleaford town was completed in 2011 and its findings carried forward into the 2017 Local Plan. It proposes significant housing growth and identified the Sleaford West quadrant as a sustainable location for growth.

Summary of deliverables

- 5.17. The site is expected to deliver a comprehensive development of the SUE in accordance with the outline planning application 16/0498/OUT closely informed by the masterplan sitting alongside the planning application. The key deliverables as formalised through the planning application negotiations, agreed s106 heads of terms and draft planning conditions are:
- The erection of up to 1,400 dwellings and a reserved care home site, including a minimum of 10% affordable housing subject to phased viability reviews
 - Formation of a new site access (roundabout) from the A15
 - Minimum of 3ha of employment land, mainly B1 (subsequently Class 'E') use
 - A centre providing for local retail, services, medical centre/GP surgery and community uses including 0.5ha of reserved land for the delivery of an NHS-operated health centre

- On-site 2 form entry primary school and a secondary school facility; including the provision of land for both schools and associated s106 contributions towards capital costs. The secondary school facility is planned to meet the holistic growth of Sleaford
- Open space and green infrastructure and links into the off-site public right of way along the River Slea
- Funding towards the Holdingham roundabout upgrade
- Total s106 Agreement funding of £8,600,000 + reserved education land across the provision of sustainable transport initiatives, health care, education, on-site/off-site open space and a community centre, and off-site footpath improvements.

Progress to date and planning status

- 5.18. The outline planning application, 16/0498/OUT, was considered by the full committee of North Kesteven District Council in March and November 2017 and was approved subject to completion of the s106 Agreement. Whilst the planning application was approved in 2017, the planning application is still pending the completion of the s106 Agreement, in part due to the complex land ownership. However, these negotiations are well advanced through discussions between the landowners' representative solicitors and Legal Services Lincolnshire acting on behalf of North Kesteven District Council and Lincolnshire County Council.
- 5.19. These negotiations are expected to result in a signed s106 agreement being issued in 2022.
- 5.20. This outline application was accompanied by a masterplan which is shown in Map 21.

Map 21: Masterplan layout for Sleaford West Quadrant SUE from outline application



Developability and deliverability

5.21. The Sleaford West Quadrant SUE has been fully assessed for constraints and opportunities as part of the work on the outline application and can be summarised as:

- **Topography and soil conditions** – The land is currently in agricultural use and the topography does not present challenges to development. A former railway cutting on the site is known to have been used for landfill, and peat is thought to be present along part of the southern boundary of the site. Appropriate foundation design will be required to deal with these issues, but they do not present major constraints. The site slopes from north to south towards the River Slea and the southern part is shown to be within flood zones 2 and 3. The site masterplan directs strategic open space/playing fields to this area.

- **Drainage and flood risk** – The Environment Agency (EA) flood zone map shows land to the north of Drove Lane to lie predominantly within Zone 1 (Low Risk). Land to the south of Drove Lane however lies predominantly within Zone 3 (High Risk). The FRA accompanying the planning application was supported by the EA and the IDB and where the land uses have been cross referenced to the flood risk vulnerability classification, resulting in an approved masterplan which assigns strategic open space to flood risk areas and where no land raising will take place. The Care Home site development platform has been modelled, with mitigation, to be above flood zones 2 and 3. The sequential test has therefore been applied and passed both at allocation stage and in directing 'more vulnerable' flood risk uses to the lowest risk parts of the site. The proposed means of management and drainage of surface water arising from the masterplan proposals includes a series of design solutions which incorporate SUDs principles such as use of permeable paving, swales and detention basins along with limited use of more traditional piped drainage networks. Overall site is planned to drain ultimately into the River Slea. Foul effluent however will need to be pumped, requiring installation of a new rising main between the site and the Anglian Water sewage treatment works.
- **Utilities** – Gas can be extended into the site. Existing 11kv cables cross the site and may need diversion to allow full extent of development. Electricity can be provided to the site, but substations will be needed. Some water mains cross the site and may need to be worked around or long lengths diverted if they cannot be appropriately accommodated within the masterplan layout. Where necessary the masterplan incorporates appropriate easements through co-location with areas of open space.
- **Waste water and sewerage** – Some upgrading of sewers and treatment works will be required. Details will need to be agreed with Anglian Water once the timing and phasing of development is clearer. No in-principle objections were raised by utilities providers in relation to the outline planning application.
- **Access and transport** – The main access to the site will be from the A15 by creation of a roundabout which will be approved as part of the outline planning application (approval for 'access' is sought). Connection through the existing residential area to the east via existing roads will be important to integrate the new development into the town and to enable non-car modes of travel to the town's facilities. Phase 1A and 1B will be limited to circa 210 dwellings accessed from these eastern routes on the basis of traffic assessment modelling. Unless updated modelling is provided (including via the Sleaford Traffic Model), the new roundabout access from the A15 will therefore be required prior to any further development. Other than a limited amount of residential development and the Care Home, Drove Lane in the southern part of the site is not considered to be appropriate as a main access into the development however the masterplan and associated access and connectivity plans identify this as a key public transport/bus priority, cycling and pedestrian use corridor. The dimensions and design of the Network Rail bridge over Drove Lane provide a restriction to significant levels of two-way vehicular traffic. Off site highway improvements have also been identified through pre-application, and the course of the planning application including a financial contribution towards the improvement of Holdingham roundabout. The heads of terms for the S106 Agreement secures payment of a commuted sum of £1,600,000 towards the improvement of Holdingham Roundabout, along with a minimum of £551,415 towards the provision and implementation of sustainable transport, Travel Plan/modal shift, off-site highways and footpath/cycleway improvements, and bus subsidy measures. Developability constraints include the implementation of the A15 roundabout

required to unlock the site beyond the implementation of the first circa 210 dwellings. The viability assessment was predicated on the highway design and cost estimates at the time of preparation. Materials costs increases, along with general construction/engineering and utilities works cross referenced to more recent precedent 'A' road roundabout schemes elsewhere in Lincolnshire suggest that third party funding will likely be required for example via the Department for Levelling Up, Housing and Communities. The probable need for financial intervention has been previously recognised through the Government's Housing Infrastructure Fund (HIF) award but which could not be implemented within the expenditure deadline.

- **Education** – The site masterplan, planning application and s106 heads of terms provide for a 1.8ha 2 form entry primary school (serviced land) on site along with a contribution of £1,500,000 towards capital construction costs. The location of the primary school within the SUE and the trigger for serviced site delivery have been agreed with the Education Authority and will be formalised in the s106 Agreement. The SUE also accommodates a serviced site for a 5.5ha, 720-place secondary school facility to serve the wider growth of Sleaford; including the pupil proportions generated by the SUE itself. The secondary school facility will be funded through CIL receipts. The location of the secondary school facility within the SUE and the trigger for serviced site delivery have been agreed with the Education Authority and will be formalised in the s106 Agreement.
- **Health** – The NHS confirmed through pre-application discussions that Sleaford West SUE was the preferred location for a new health care hub to meet the needs of the growing population. The NHS/CCG provided input to the pre-application process, identifying a need for an accessible hub location close to the A15 access and with shared parking. A minimum site area of 0.5ha was identified. The masterplan was developed on that basis to include the required site as a component of the Local Centre. The s106 Agreement will require both the transfer of not less than 0.5ha of land by a trigger point that has already been agreed with the NHS along with payment of a commuted sum of £337,200 towards the construction of the health centre. This sum had been subject to an initial discount to reflect the 'nil' cost contribution of land by the landowners (to a value of circa £82,000).
- **Recreation and Open Space** – The approved masterplan identifies the provision of around 14.7 ha of public open space (including SUDs, children's play areas and structural landscaping), of which a substantial proportion includes dual use outdoor/school sports facilities which would also be available for dual community use. The masterplan also indicates the provision of a number of Locally Equipped Areas of Play (LEAP) strategically located throughout the development, and a Neighbourhood Equipped Play Area (NEAP) and a Multi-Use Games Area (MUGA) located in close relation to the school sports facilities. The viability appraisal costs the provision of the POS/recreation, along with an associated maintenance and management sum, at circa £2,400,000. This includes scope for a potential off-site payment towards public open space improvements elsewhere in Sleaford. Dual use provisions of the secondary school facility playing fields form part of the draft s106 Agreement. No objections were raised by Sport England to the planning application.
- **Heritage** – There are no designated or non-designated heritage assets on the site itself however the masterplan has been developed to ensure that a suitable sense of separation with the historic settlement of Holdingham, to the north, has been accounted for. These include Grade II listed buildings at 1 and 12 Holdingham and the non-designated Site of St Mary's Chapel. Neither Historic England, the

Heritage Trust of Lincolnshire (archaeology) or the Conservation Officer raised objection to the planning application.

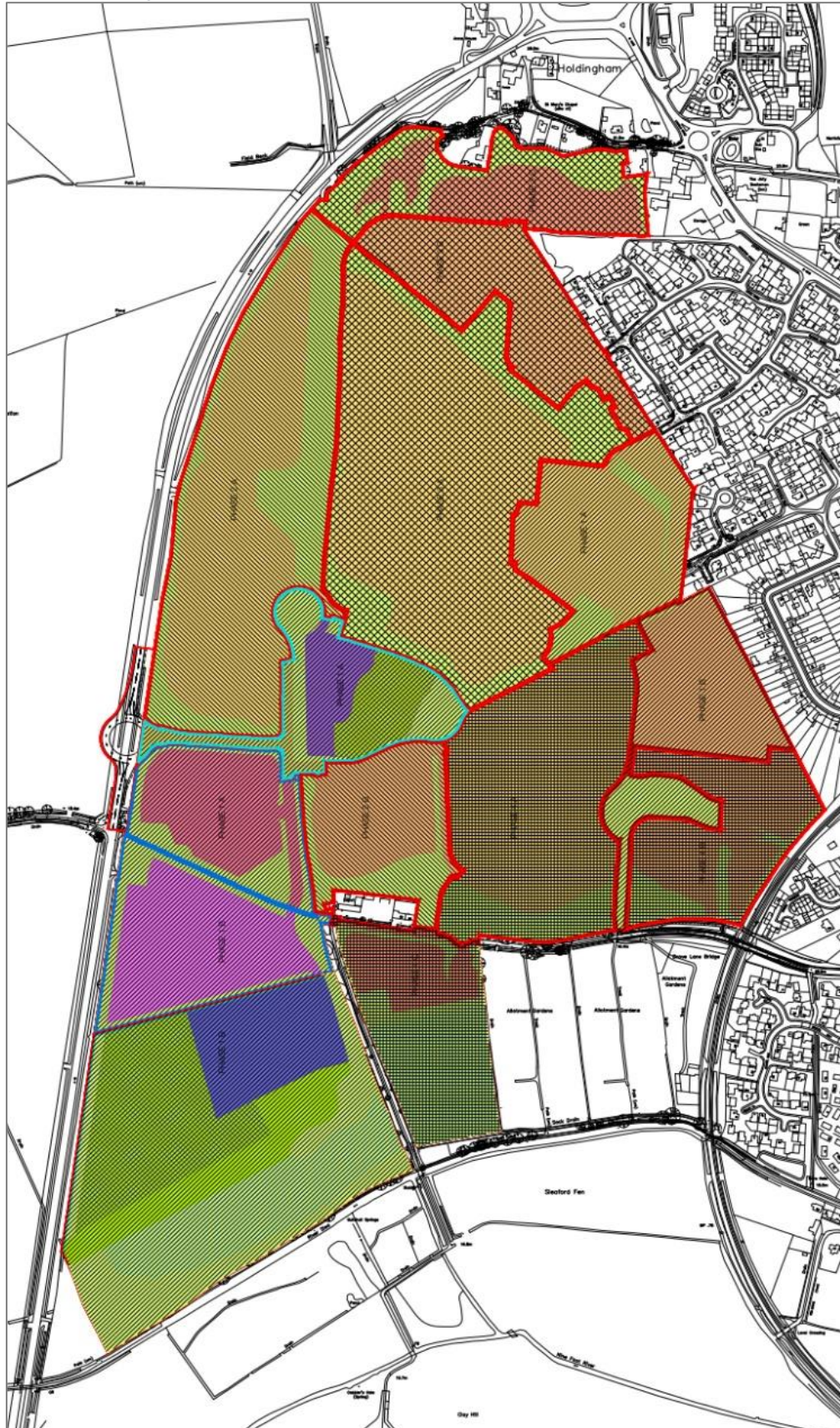
- **Natural environment, green infrastructure and ecology**– There are no local or national designated or non-designated ecological or landscape constraints on or adjacent to the site. The land is currently predominantly in agricultural use and the ecological survey submitted with the planning application identified that there are no ecological, tree or vegetation issues that are likely to affect the development going forward. The site contains no statutory nature conservation sites, none are within 1km of the site, and none are likely to be affected by its development. All of the habitats and plant species present within the site are widespread and common throughout the UK and Lincolnshire. Overall, the potential impacts on habitats and flora are considered to be relatively low and capable of mitigation. The s106 Agreement requires a scheme for the improvement and maintenance of footpath 17 to the east of the southern boundary of the site (£50,000 assigned in the viability appraisal) which will help to improve the East-West green link to the town centre along the River Slea. A site wide Landscape and Ecological Management Plan (LEMP) is also required by condition which will secure ecological enhancements and net gain measures across all phases.
- **Community facilities and services** – The outline planning application includes provision of a family restaurant/public house, 40 bed hotel, health centre (as referred to above), 1,190m² of class E retail floorspace with offices above and a community centre. A circa 70-bed care home is also included. The s106 Agreement contains triggers and clauses for the marketing of the local centre site (which will accommodate all but the care home use) and which is sited close to the new A15 access. The delivery of the community centre is to be secured through the s106 Agreement (funding of £450,000 is allocated through the viability appraisal although may require grant funding assistance) and is required to be constructed by a fixed trigger point. The s106 Agreement also contains a requirement to establish a community trust to operate and manage the community centre.

- 5.22. Whilst this site has a complex ownership, a significant amount of work has now gone into agreeing a position on payments and proportions due and once the s106 is completed (expected in 2022). Work will also be needed to secure funding to deliver the roundabout on the A15 needed to open up the remainder of the site after the first phase. It is considered that progress will continue to be made on the site.

Site trajectory

- 5.23. The first phases (1A and 1B) will involve the implementation of around 220 dwellings accessed from the north east of the site via Stokes Drive and St Deny's Avenue along with the local centre/reserved health centre land and primary school land and serviced access provision into the employment land area. Phases 2A and 2B will facilitate a further circa 320 dwellings and associated open space, Phase 3 circa 520 dwellings and associated open space and Phase 4 circa 340 dwellings and the care home site.
- 5.24. The outline application included a phasing plan for the site as is shown in Map 22.

Map 22: Phasing plan for Sleaford West Quadrant SUE



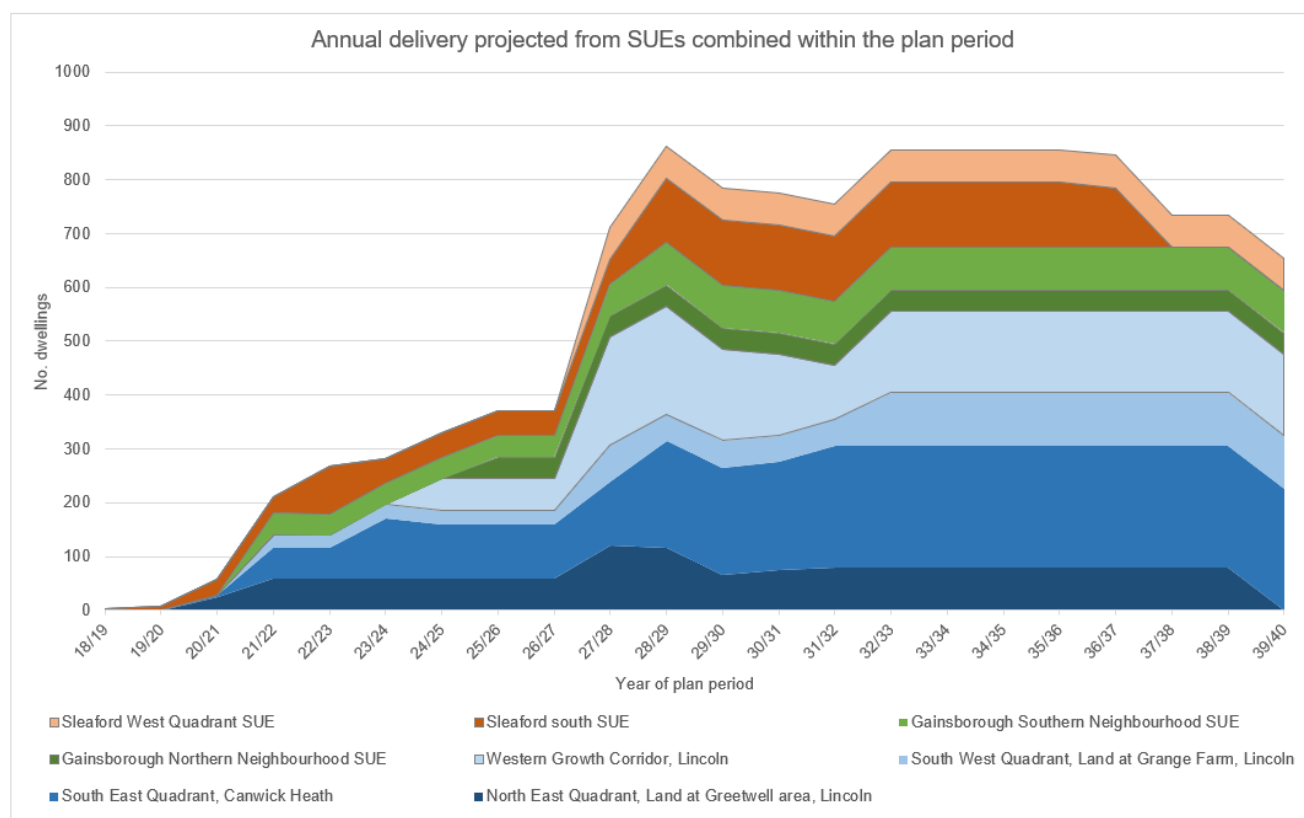
- 5.25. The information on phasing and work on the outline application has informed a trajectory for the site as is shown in Table 10.

Table 10: Trajectory for Sleaford West Quadrant SUE

Phase	Plan period (2018-2040)																			Post Plan Period (2040+)										Total				
	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44	44/45	45/46	46/47		47/48	48/49	49/50	
Phase 1										60	60	31																					211	
Phase 2												29	60	60	60	60	46																315	
Phase 3																	14	60	60	60	60	60	60	60	60	34							528	
Phase 4																										26	60	60	60	60	60	60	20	346
Total										60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	20	1,400	

6. Conclusion

- 6.1. This paper provides clarity about the progress made and the latest situation as of January 2022 on each of the SUEs. Work between the Central Lincolnshire Districts and the developers of each SUE will continue in order to help ensure their timely delivery as a key part of the land supply in Central Lincolnshire
- 6.2. The SUEs will make significant contributions towards housing across Central Lincolnshire. Future Five Year Land Supply reports will include updates to the expected delivery of these SUEs and it is expected that they will continue to make progress throughout the examination of the Local Plan. As of the submission of the Local Plan, the expected delivery from the SUEs combined is shown in Figure 1.



This shows that the delivery from the SUEs is not expected to peak until the late 2020s with an increasing number of SUEs achieving detailed permissions, securing developers and starting on site in the coming years.

- 6.3. This Topic Paper demonstrates that all of the SUEs are developable within the plan period of 2018-2040 and that many are deliverable in the short term too. Work has started on early phases at four of the eight SUEs and permission has been secured on at least part of seven of the SUEs.
- 6.4. These SUEs can be relied upon to deliver a significant amount of the supply needed throughout the plan period and beyond and it is likely that a number of SUEs will deliver at a faster pace than is suggested in this paper, based on the early experience at the most progressed SUEs where the opening up of a site has resulted in significant interest from developers delivering housing alongside each other.