

Lincoln Development Prospectus 2017



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housing



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Welcome to the first Lincoln Development prospectus which includes a range of key development sites which we would like to be developed over the next 10 years. There are likely to be other residential sites, mainly smaller infill or above commercial development, that will also be developed but inevitably these will be more opportunistic than those sites available now that are zoned or potentially available for residential use.

Purpose

The purpose of the prospectus is to provide information on each of the sites to assist developers or other organisations in bringing the sites forward for development.

In the following section each site has a sheet with some key information about the site including its location, size, potential capacity and the types of housing which could be accommodated on the site. Also included are the key issues with the site which have been identified or potential issues which would require further investigation. It should be noted that there may be unidentified issues on the site.

The sites

Planning reference	Name / location	Owner and current use	Total site area (ha)	Indicative dwellings
CL4652	Former Usher School	County council Land vacant	3.57	81
CL4704	Land off Western Avenue	Private In garden use	0.88	30
CL525	Former Power Station, Spa Road	Private Largely vacant	5.71	300
CL526	Former Hospital, St Anne's Road	NHS Largely vacant	4.2	126
CL532	Firth Road	Private Industrial use	3.5	150
CL819	Western Growth Corridor (SUE)	City Council 42% Private 58%	391	3,200



Usher Junior School

CL4652



Potential Capacity

81

Size

3.57ha

Site Description

Former school site with some remaining hard standings, part greenfield/part brownfield. The site runs alongside a main road into the city with adjacent pedestrian and cycle routes.

The school has been demolished and the site is flat. There are a small number of trees on the site which could easily be incorporated into a residential scheme.

The site is adjacent to an existing new residential development and is surrounded by existing housing. Access into the site could be through the former school vehicular access. Alternative access could only be achieved through purchase and demolition of an existing dwelling.

Type of Housing

Detached and semi-detached houses with some smaller flats. Maximum of 3 storey dwellings, there may be a need for some single storey dwellings to the rear of the site where it backs onto existing residential bungalows.



Planning Status

No Planning permission in place. The site is allocated for residential use in the Draft Central Lincolnshire Local Plan.

Delivery Constraints/Considerations

There are some trees on the site which would need to be considered and kept where possible.

Sewer pipe and water main crosses site, these could be diverted if not designed into a residential scheme.

Anticipated timescales for Delivery

Short term.

Ownership

Mainly public sector with some private ownership



Land off Western Avenue

CL4704



Potential Capacity

30

Size

0.877ha

Site Description

A flat site currently in garden use adjacent to a main arterial route into the City Centre. There are areas of mature trees, particularly along the western edge. The site to the north has permission for housing. There is a former school site to the south and houses to the east. To the west is Tritton Road and beyond, a school.

Type of Housing

The site could accommodate a mix of dwelling types.

Planning Status

The site is allocated for residential use in the Draft Central Lincolnshire Local Plan.

Delivery Constraints/Considerations

There are some trees on the site which need to be retained, these could be designed into a scheme.

The site is adjacent to a main route into the city which may require some remediation for noise but this has been overcome on other sites along this route.

Anticipated timescales for Delivery

Short term

Ownership

Private



Spa Road

CL525



Potential Capacity

300

Size

5.71

Site Description

Brownfield derelict land between railway line and the River Witham, surrounded by a high metal fence around the site. Site is overgrown and there are trees and bushes at most boundaries. Pylons run through the site. Some structures remain at the south west corner of the site. To the north, beyond the railway, are Victorian terraced streets, to the south, beyond the river, are offices and warehouses. To the east there is an electricity station. To the west, beyond the railway, is a tower block, some houses and some commercial units.

The Council has an ambition to incorporate this site in a wider regeneration of the riverside, east of Broadgate (the A15).



Type of Housing

A mix of house types including flats, houses and bungalows would be expected on a site of this scale and could include some 3-4 storey accommodation. It may be appropriate for some supported housing to be provided on this site.

Given the constraints of this site there may be a need to increase the density to allow for the viability of the site to be addressed.

Planning Status

Pre application discussions

The site is allocated for residential use in the Draft Central Lincolnshire Local Plan.

Delivery Constraints/Considerations

Well located for city centre amenities but existing accesses off Broadgate are inadequate. Improvements to Spa Rd needed, including footway and street lighting. Access can be gained from the north east corner of the site.

Pylon to be moved

Substation to be moved prior to full development

Minor contamination to south of site which could be mitigated or designed out.

Anticipated timescales for Delivery

Outline planning application was submitted in July 2016

Ownership

Private ownership



St Annes Road

CL526



Potential Capacity

126

Size

4.2ha

Site Description

This site slopes down from the north and consists of old hospital buildings of up to 7 storeys, a listed nursing home and car park. Part of site is still in use and there also a number of portable buildings on site. There are mature trees bordering the site and within it. There are residential areas to the north, west and south and there is also a park to the south. To the east is the 'new' hospital.

This previously developed site is to become surplus to requirements for the hospital. There is a grade II listed building on site and it is considered that development here could retain this building and enhance its setting. It is also near to a conservation area and a historic park and garden, but it is not considered that development on the site would impact on their setting.



Type of Housing

Given the proximity of the site to existing housing and the hospital a wide range of house types could be delivered on this site including some higher rise buildings for flats as well as family accommodation. The site would also be appropriate for supported housing in blocks as well, possibly extra care or sheltered accommodation for older people.

Planning Status

The site is allocated for residential use in the Draft Central Lincolnshire Local Plan.

Delivery Constraints/Considerations

Given the historic use on the site there is potential for land contamination which may require remediation, subject to further investigation. There are no other major constraints on the site and this site offers an opportunity to make the most of the site once the health function is fully relocated.

The trees included within the site should be retained where possible but given their location they should be able to be designed into a scheme.

Access into the site is available through existing accesses with part of the site currently used as a car park.

Anticipated timescales for Delivery

The site is expected to begin delivery in the next five years with completions starting to come through in the same period.

Ownership

Public sector - NHS



Firth Road Area

CL534



Potential Capacity

150

Size

3.5 ha

Site Description

Large site near to the centre of Lincoln between the retail warehouse units on Tritton Road and the river. Site contains a mix of old and new industrial buildings, a workshop and office units.

This developed site is well located near the edge of the city centre with good access to a range of services and facilities. It is currently unoccupied but it is within an area where the planning policy is flexible for the site to be considered for residential use. It is near to a Local Wildlife Site and some heritage assets, but it is considered that the site could be redeveloped without harming them. The site is entirely within flood zone 3, but it is likely that redevelopment could occur with adequate mitigation and sustainability benefits.



Type of Housing

Mixed tenure and type of property is dependent on the location of the site within the area.

The site would allow for taller flatted developments, particularly along the river frontage.

Planning Status

The site is allocated within the draft Central Lincolnshire Local Plan as Regeneration and Opportunity Area. This allows for a range of uses including housing.

Delivery Constraints/Considerations

Given historic uses on the site there is potential for land contamination which may require remediation, subject to further investigation.

Access to the site may be a concern dependant on the nature of the development.

Anticipated timescales for Delivery

Medium term – expected within next 10 years

Ownership

Mixed, although all private owners



Western Growth Corridor

CL819



Potential Capacity

3,200

Size

390.70ha

Site Description

The site is relatively flat and undeveloped, there are no topographical concerns with the site. It includes a former landfill site to the east which needs decontamination and would not be suitable for housing development but could be developed for employment uses. The site includes land which is currently in agricultural use as well as trees and water courses.

The site is bounded by the A46 Lincoln Bypass to the North and the city to the south. This site has the ability to link into the city centre.

The site is expected to deliver around 3,200 homes as well as 20 hectares of employment space.



Current use

Grade 3 agricultural land

Open space

Type of Housing

Mixed house types, sizes and tenures.

Given the size of the site and the proximity to both the city centre and the countryside the site allows for a range of housing types including higher density flatted developments as well as larger detached housing. It is expected that the scheme will provide 20% affordable housing on site as well as a mix of the private sector offer including a mix of sale products and some private rented accommodation.

Planning Status

The site is allocated as a Sustainable Urban Extension in the Draft Central Lincolnshire Local Plan 2017.

Delivery Constraints/Considerations

Contains some local wildlife sites and is close to ancient woodland

The site benefits from clear views of Lincoln Cathedral and these must be considered throughout the master planning process. In addition to this there is a scheduled ancient monument on site. The masterplan should aim to enhance the views of the cathedral and the scheduled ancient monument.

Part of the site is within flood zone 3 although this can be managed/mitigated as per agreement with the environment agency.

There are trees and water on the site which will need to be designed into any scheme

Access into the site has been assessed and two or three accesses will need to be progressed, one from the city centre which will require the crossing of the railway on the site. This access will also require the reconfiguration of the existing road infrastructure to enable access into the city centre.

Current work underway to assess flood risk and drainage; transport assessment and environmental assessments to accompany the planning application as well as support the master planning process.

There is a need for a range of section 106 planning contributions for this site including affordable housing, gypsy and traveller sites, open spaces, play spaces, education/schools, community facilities and health facilities. It is acknowledged that much of this provision will be provided on site given the size of the site.



Anticipated timescales for Delivery

Planning application expected to be submitted in summer 2017

Delivery on site is expected from 2018/19

Ownership

42% in City of Lincoln Council ownership

58% in private ownership

