
Eastleigh Strategic Development - Options B and C

Supplementary Paper to Strategic site rationale and proposed delivery strategy (Section C)

DRAFT



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**Prepared for Drew Smith Ltd &
The Highwood Group**





Contents

1.	Statement of Purpose	1
2.	Delivery – Context & Strategy	2
3.	Accelerating Delivery & Programme	3
4.	Steps to be taken and anticipated delivery	4
5.	Viability	5

1. Statement of Purpose

- 1.1. This note expands upon section C of the '**Eastleigh Strategic Development – Options B & C - Strategic site rationale and proposed delivery strategy**' document submitted to the Council on behalf of The Highwood Group and Drew Smith Ltd, November 2016.
- 1.2. The note focuses on matters concerning delivery, and specifically the timing of planning applications and resulting housing completions / associated infrastructure delivery.

2. Delivery – Context & Strategy

- 2.1 There is a national and local imperative to boost significantly the supply of housing, and combined with Paragraph 47 of the Framework, a requirement of all LPA's to be able to demonstrate 5 years' worth of deliverable housing land. The current lack of a 5year supply of housing land within the Borough heightens the importance of ensuring the efficient delivery of housing (and infrastructure) from those sites identified within the Council's emerging Local Plan, which will be a principal test of soundness to be considered at the Examination in Public.
- 2.2 By their very nature, strategic scale developments can take a long time to yield residential completions, and therefore the ability of the contributions of these sites to deliver short term completions is often brought into question.
- 2.3 There is a responsibility on the promoters of the land to work closely with the LPA to ensure that necessary works are progressing to aid with the evidence base, and efficient progress of the Local Plan through the various consultation stages to the point of adoption.
- 2.4 The strategy set out within the Site Strategy Paper, is to develop an overarching masterplan from which a number of principle planning applications may be advanced. The benefit of multiple, strategic scale, applications is that housing delivery can be delivered efficiently in the longer term.
- 2.5 The lead in time for these principle planning applications, however, remains extensive due to the considerable technical work required to support them. As such, this note expands on our thoughts where short term completions could be achieved, without prejudicing the longer term strategic objectives of the Strategic Development.

3. Accelerating Delivery & Programme

- 3.1 Taking the principles of a single masterplan and IDP, there is the opportunity to examine short term gains, which can bolster the projected housing trajectory and delivery during the Plan Period.
- 3.2 These short-term gains would be from sites which make a fair contribution towards the necessary infrastructure, and would be acceptable in planning terms, as standalone development, when considered against the national and local context. It would also be important to demonstrate that any early phases do not compromise the delivery of the whole.
- 3.3 The advantage of such an approach would be to allow for the proposal to contribute towards short term housing delivery, and thereafter contribute towards maintaining housing supply until the principal applications are progressed and start to deliver housing completions.
- 3.4 This approach will also enable multiple outlets to be present on site at any one time, further enhancing the timing of housing completions, while accelerating the programme of total build out of the Strategic Development.
- 3.5 Failure to adopt such an approach is likely to result in a situation where delivery is delayed such that there is no supply within years 1-10 and, consequently, delivery will need to extend beyond the plan period.
- 3.6 In advance of the principal planning applications being able to be submitted and approved, there will be a period where additional planning applications should be progressed (where they are acceptable to maintain a rolling supply of housing, but remaining within the parameters of the Strategic Development).
- 3.7 This should significantly improve the position for the LPA in being able to demonstrate not only improved short term delivery against its 5-year housing requirement, but also, demonstrate to the Inspector that it is taking every measure possible to accelerate the supply of housing.

4. Steps to be taken and anticipated delivery

- 4.1 Through joint working with the LPA, it will be necessary to set in motion works to develop the IDP and masterplan. Thereafter, that evidence and delivery strategy (including trajectory) can be used as part of the evidence base for the emerging Local Plan, and be supplemented by more detailed analysis by the time the Examination in Public is held.
- 4.2 It will also be necessary to agree with the LPA which areas, could be considered as part of the smaller, early delivery applications.
- 4.3 Based on initial assumption we envisage the following trajectory:
- o Years 1-5 (700 dwellings) – 1 x immediate, plus 2 x subsequent outlets
 - o Years 6-10 (1500 dwellings) – 4 outlets
 - o Years 11-15 (1800 dwellings) – 5 outlets
 - o Years 16-20 (2100 dwellings) – 6 outlets
- 4.4 While this provides only a guide at present, and is dependent on a number of factors, the proposed strategy would facilitate early completions and allow for a supply to be relied upon within years 1-5, which at present it would not be possible to achieve based on the Strategic Development coming forward as a single entity given the lead in times.

5. Viability

- 5.1 In advance of, and to inform the Infrastructure Delivery Plan, the promoters have undertaken an assessment of the Strategic Development's Potential uses and capacity, as illustrated within the Development Framework Plans of the submitted document.
- 5.2 While it is necessary for the masterplan to be informed by a range of stakeholders, regard must be had from the outset to commercial matters and to ensure viability and deliverability is maintained. The deliverability of the Strategic Development, and its ability to finance the associated infrastructure, will prove to be a critical component of the Examination in Public, and therefore it is important that the promoters and the Local Planning Authority work co-operatively and in an efficient and transparent manner in establishing a number of commercial parameters up front.
- 5.3 As set out within the Strategy Note, the principal elements of social and physical infrastructure has already been identified, which will evolve as the Masterplan and IDP are progressed, including:
- Provision of land for and construction of strategic transport improvements associated with the North Bishopstoke Bypass and Allbrook Hill Relief Road
 - Off-site improvements to local highway network, public rights of way and cycle tracks
 - Provision of land for and delivery of a new Secondary school
 - Provision of land for and delivery of 2 no. 3FE Primary schools 1 no. 2FE Primary school
 - Provision of new Local/District centres
 - Affordable housing provision
 - Provision of land for and delivery of formal recreational sports facilities (21ha)
 - Provision of land for and delivery of informal public open space and land to be used for the implementation of ecological mitigation strategies
 - Provision of land for and delivery of strategic landscape green buffers and other ancillary green infrastructure
 - Ecological enhancements – e.g. enhancement of setting to SINC's and ancient woodlands; hedgerow network; water courses and headwaters
 - Provision of sustainable urban drainage systems, potentially including attenuation ponds and swales
 - Connections to existing utility infrastructure
 - Planning obligations - S106 / Community Infrastructure Levy (CIL) costs
 - BREEAM Communities
- 5.4 While the IDP and its associated cash flow are still to be prepared in detail, at this time the promoters can confirm that there are no known abnormal costs in assembling the land required to the deliver the Strategy Development, nor the associated infrastructure listed, with HCC having already provided an independent assessment of major highway infrastructure costs, which fall within the realms of that considered deliverable.
- 5.5 Given that values are anticipated to be strong, and there are no exceptional costs (of land or construction), it is reasonable to deduce at this time that development could generate significant levels of funding to be applied to both the strategic and local scale infrastructure projections.

- 5.6 That said, the cash flow of a development of this scale can and will fluctuate significantly by millions of pounds over the phases, as necessary infrastructure is paid for and for which sales receipts cannot cover. The IDP will set this out clearly, and identify any periods of where negative values are generated, and working co-operatively with all stakeholders, mechanisms can be agreed to overcome such periods.
- 5.7 The timing of the delivery of the housing will also have a key influence over the cash flow, with the money being generated via the sales of the houses providing the principal source of positive funding, from which early delivery of housing will be a key benefit.
- 5.8 To ease the burden on the cash flow and periods of negative value, delivery of the housing must be maintained across the Plan Period, and once charted within the IDP and its associated housing trajectory, the promoters can work with the LPA to identify the specific contributions to be paid and during what Phase, to maintain a viable development.

END

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