

# **Infrastructure Delivery Trajectory**

## **West of Waterlooville MDA Report**

**Appendix to Strategic Site Statement for the**

**Havant Borough Submission Core Strategy**

**Session 5: Grainger plc – West of Waterlooville 06/0642 (A)**

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# 1 Introduction

- 1.1 This Infrastructure Delivery Trajectory (IDT) has been submitted with Examination Statement 'Session 5: Strategic Sites/06/0642(A)' produced by Savills, on behalf of Grainger plc, for the Havant Core Strategy Examination. The report identifies the physical, social and green infrastructure needed to enable land within Grainger's ownership as part of the West of Waterlooville (WoW) MDA to be delivered in a phased and viable manner. A hybrid planning application will be submitted to Winchester City Council (WCC) and Havant Borough Council (HBC) in September 2010, consisting of an outline application for the comprehensive Masterplan of 2,550 dwellings along with associated physical and social infrastructure in conjunction with detailed application for 192 dwellings.
- 1.2 Although the infrastructure requirements table in Section 3 of this IDT highlights infrastructure costs for the Taylor Wimpey site to ensure the MDA is considered comprehensively, the IDT focuses on the WoW MDA within Grainger's ownership. This is owing to information available on the Taylor Wimpey scheme which already has outline consent and has been part implemented.
- 1.3 The Havant Borough Submission Core Strategy (HBSCS) Examination programme sets strategic site specific questions. For the WoW MDA the Inspector has raised questions over delivery and whether the trajectory of the development can be achieved. Questions over delivery accord with PPS12 paragraphs 4.6 to 4.12, specifically in relation to the infrastructure required to support the development. The HBSCS does not effectively break down infrastructure requirements for the WoW MDA as a stand-alone table and to assist the Inspector, this report summarises the key infrastructure requirements to bring forward the WoW MDA.
- 1.4 The IDT addresses the key infrastructure costings and broad indicative development phasing over the lifetime of the development (2011/12 – 2021/22). The IDT clearly shows that the development is deliverable over the period of the HBSCS. The IDT has been undertaken in accordance with the key principles as outlined within paragraphs 4.8 to 4.11 and 4.45 of PSS12, notably:
- sets out a list of key infrastructure requirements (physical, social and green infrastructure);
  - provides a site delivery trajectory (including housing trajectory);
  - sets out infrastructure funding source and broad costs; and
  - identifies responsibility for delivery.

- 1.5 A number of assumptions have been made given the need for a high level and indicative study at this early stage of the development cycle. However, much of the costings have been calculated based on advanced technical evidence including the Environmental Impact Assessment (EIA) undertaken for the emerging WoW MDA hybrid application. Planning obligation requirements set by both Havant Borough Council (HBC) and Winchester City Council (WCC) have also been taken into account. There are considered to be no technical showstoppers identified that would influence the delivery trajectory proposed for the development.
- 1.6 The IDT has been developed without prejudice for the purposes of the Core Strategy Examination in Public. **Grainger is not bounded by its findings in terms of the ongoing development of the WoW MDA.**

## **2 Rationale**

- 2.1 The report has been prepared against the key housing delivery tests of PPS3 (paragraph 54) in assessing whether the site is available, suitable and achievable. The site is owned by Grainger plc and is currently greenfield land and is available. The adopted HBC and WCC Local Plans allocated the WoW MDA as a strategic site for housing delivery whilst the emerging Core Strategies for both local authorities also identify the site as a strategic site. The supporting evidence base for these development plans and the extant consent for part of the site (1,550 units) highlights the suitability of the site. Therefore, this IDT concentrates on the 'achievable' element of the PPS3 tests.
- 2.2 PPS12 paragraph 4.8 states that the Core Strategy should be supported by evidence of what physical, social and green infrastructure is required to enable the amount of development proposed. Paragraph 4.11 also requires local authorities to identify specific infrastructure requirements for strategic sites. The HBSCS does not effectively break down infrastructure requirements for the WoW MDA and therefore this document further clarifies the social, physical and green infrastructure for land within Grainger's ownership. This will demonstrate that the WoW MDA allocation is deliverable and based on sound infrastructure planning.
- 2.3 A market review has been carried out and is included within this report. The analysis highlights the current market condition and the ability of Grainger plc to deliver the site within the timeframe of the specified housing trajectory. It is not necessary to provide specific market detail at this stage as this is not an economic viability appraisal that would outline full costs (on plot), profit and Gross Development Value (GDV). PPS12 does not specifically request detailed economic appraisals. Paragraph 4.9 of PPS12 states that the planning process should identify only 'as far as possible' the infrastructure requirements and should be proportionate to the nature of the site.
- 2.4 Land within Grainger's ownership within the MDA is greenfield in nature and is readily accessible from the highway. No technical 'showstoppers' have been identified with no significant infrastructure costs that will prohibit the development of the MDA disclosed. There are no matters of concern that warrant further studies undertaken for example issues over contaminated land or ransoms.

### **3 Delivering the West of Waterlooville MDA**

#### **Infrastructure Requirements and Costs**

- 3.1 Infrastructure requirements have been informed by a range of advanced technical evidence from the extant outline consent and emerging hybrid application for the WoW MDA within Grainger's ownership. Much of the evidence for the hybrid application relates to the recent Environmental Impact Assessment (EIA) undertaken that will be submitted to the relevant local planning authorities (LPAs) in September. Winchester City and Havant Borough Councils' planning obligation requirements have also been considered.
- 3.2 Infrastructure delivery would be the responsibility of a range of both public and private sector stakeholders/ agencies. These have been identified in Table 1.
- 3.3 A number of assumptions have been made given the need for a high level and indicative study at this early stage of the development cycle. However, much of the costings have been calculated based on advanced technical evidence including the Environmental Impact Assessment (EIA) undertaken for the emerging WoW MDA hybrid application.
- 3.4 **Grainger is not bounded by its findings in terms of the ongoing development of the WoW MDA.**

**Table 1: West of Waterlooville Infrastructure Requirements**

Infrastructure Requirement	Other Relevant CS policies	Requirement details	Delivery bodies	Funding sources	Cost	Time-scale for provision	Comments
<b>Physical</b>							
<b><u>TRANSPORT</u></b>	<b>CS18/ DM15/ Strategic Site 4</b>						
<b>Highways Off site Contributions</b>		Unspecified off-site highway junction improvements to mitigate traffic impacts of the development	HCC	Developer funding	£1.1m	Phased Approach	Detailed requirements for the proposed 2,550 dwellings, subject to full transport assessment
<b>Site Access Infrastructure</b>		<ul style="list-style-type: none"> <li>➤ Milk Lane Construction Access</li> <li>➤ Southern Access</li> <li>➤ Main Access to Grainger site</li> <li>➤ Purchase of additional land to secure Southern Access</li> </ul>	Grainger	Developer funding	£10.26m	Phased Approach	
<b>Taylor Wimpey Infrastructure Works</b>		<ul style="list-style-type: none"> <li>➤ Hambledon Road (Primary Access)</li> <li>➤ Hambledon Road (Secondary Access)</li> <li>➤ Hulbert Road/ Tempest Avenue Junction</li> <li>➤ A3(M) Junction 3 Improvements to A3 M</li> </ul>	Taylor Wimpey	Taylor Wimpey	No cost to Grainger	N/A	
<b>Off site highways works</b>		<ul style="list-style-type: none"> <li>➤ Other off site highways contribution</li> <li>➤ Purbrook Way/ Stakes Road/ Stakes Hill Road/ Crookhorn Lane</li> <li>➤ Safe Routes to School – Crookhorn College to Southdowns College</li> <li>➤ 2 x Toucan Crossings along London Road Maurepas Way Toucan Crossing</li> <li>➤ South Link to Brambles Business Park on and off site</li> </ul>	Grainger	Developer funding	£3.6m	Phased Approach	

Infrastructure Requirement	Other Relevant CS policies	Requirement details	Delivery bodies	Funding sources	Cost	Time-scale for provision	Comments
Site wide Infrastructure		On site spine roads	Grainger	Developer funding	£15.5m	Phased Approach	
Bridge Link with MDA	DM11	Link between Taylor Wimpey Site and Grainger within the MDA	Taylor Wimpey	Taylor Wimpey/ Grainger	£0.5m	TBC	
Integration/ Footpath	CS18/DM11/12	Provide a pedestrian and cycle link between the development and the Town Centre. The scope of this project needs to be agreed with WCC & HBC	Grainger	Developer funding	To be agreed		
Bus services	CS18/DM11/12	Enhanced public transport services	HCC/ Bus operator	Developer funding	£1.125m	Phased payments	
Travel plans		Preparation and monitoring of travel plans for residential, employment, schools	HCC/ Grainger	Developer funding	£1.1m	Residential Travel Plan prior to occupation. Work place travel plan prior to occupation of traffic generating units. School travel plan prior to occupation.	
<b><u>UTILITIES AND WASTE</u></b>	<b>Strategic Site 4</b>						
Utilities		Strategic on site utilities such as gas, water, sewage, electricity, telephone, broadband	Grainger	Developer funding	£7.65	Phased Approach	
Electricity Diversions & Reinforcement		<ul style="list-style-type: none"> <li>➢ 33kv overhead power lines</li> <li>➢ 2 x 11kv overhead powerlines</li> <li>➢ Reinforcement of sub-station</li> </ul>	Grainger and S&S	Developer funding	£1,590m	Phased Approach	

Infrastructure Requirement	Other Relevant CS policies	Requirement details	Delivery bodies	Funding sources	Cost	Time-scale for provision	Comments
Renewable Energy		Provision of renewable energy in line with National Guidelines	Grainger	Developer funding	To be agreed	Phased Approach	
Waste treatment		Provision of a new pump station on site as well as new gravity sewers to the south	Grainger	Developer funding	Estimated £1.7m	Phased Approach	
<b><u>FLOOD DEFENCES</u></b>	<b>CS13</b>						
SuDs		Construction: SuDS to mitigate potential flooding and to surface water sustainably	Grainger	Developer funding	£5.6m	Phased Approach	
		Committed sum	HCC	Developer funding	£1.2m	Phased Approach	
River Wallington restoration works		The phased delivery of the restoration of the River Wallington	Grainger	Developer funding	£1.94m	Phased Approach	
<b>Social</b>							
<b><u>EDUCATION</u></b>	<b>CS1/ CS6/ CS7/ Strategic Site 4</b>						
Nursery		Provision of pre-school facilities on site adjoining other educational or community facilities	Grainger to make the land available for 10 years	Commercial or voluntary sector	No Cost	Identify the site and set aside prior to the occupation of 100 units	
Primary		Provision of 2 x 2FE new primary schools. The site of the first school will be suitable for a 3FE with the additional land handed back to the developer once the second school site is handed over	HCC	Developer funding	£13.4m	To be agreed with HCC	First school site handed over 6 months after commencement
Secondary		As agreed with Hampshire County Council, there is sufficient forecasted	N/A	N/A	No Cost	N/A	

Infrastructure Requirement	Other Relevant CS policies	Requirement details	Delivery bodies	Funding sources	Cost	Time-scale for provision	Comments
		capacity to accommodate children generated from the WoW MDA at existing secondary schools within the catchment area of the MDA. Therefore no contributions will be required for enhancements towards secondary school provision off-site. The Taylor Wimpey scheme has already negotiated secondary school contributions with HCC and therefore has not been included in secondary school provision calculations for land within Grainger's ownership.					
<b>Further and higher</b>		No additional facilities required to serve this development	N/A	N/A	N/A	N/A	
<b><u>HEALTH</u></b>	<b>CS1/ Strategic Site 4</b>						
<b>Health centres</b>		New surgery and health centre	Grainger to make serviced land available for 10 years	PCT/ private funding/ developer contributions	No cost	Identify the site and set aside prior to the occupation of 100 units	
<b>Hospitals</b>		No additional facilities required to serve this development	N/A	N/A	N/A	N/A	
<b>Ambulance services</b>		No additional facilities required to serve this development	N/A	N/A	N/A	N/A	

Infrastructure Requirement	Other Relevant CS policies	Requirement details	Delivery bodies	Funding sources	Cost	Time-scale for provision	Comments
<b>Environmental</b>							
<b><u>COMMUNITY AND RECREATION</u></b>	<b>CS1/ CS11/ DM1/DM2</b>						
<b>Open space</b>		Provision of public open space in accordance with categories in the approved standard, including provision of informal pitches (estimated to be 73ha which excludes built facilities, allotments and play areas)	Grainger to lay out and equip open space provision	Developer	£2.2m	Phased Approach	
		Commuted sum (£9/ha with an estimate to be 73ha which excludes built facilities, allotments and play areas)	WCC & HBC	Developer Contribution	£6.57m	Phased payment once adopted	
<b>Sports facilities &amp; Play Areas</b>		<ul style="list-style-type: none"> <li>➤ cricket pitch</li> <li>➤ MUGA</li> <li>➤ MUSA</li> <li>➤ youth shelter</li> <li>➤ skateboard park</li> <li>➤ ancillary facilities such as changing rooms, toilets</li> <li>➤ children's and young people's play equipment</li> <li>➤ Allotments</li> </ul>	Grainger	Developer funded	£3.125m	Phased approach	
		Commuted sum (50% the capital costs)	WCC & HBC	Developer contributions	£1.563m	Upon completion of each facility	
<b>Community facilities</b>		Possible need for new community centre to meet Policy CP1's accessibility standard. The exact area to be agreed with WCC & HBC (720sqm)	Grainger	Developer	£1.5m	1,500	

Infrastructure Requirement	Other Relevant CS policies	Requirement details	Delivery bodies	Funding sources	Cost	Time-scale for provision	Comments
Leisure contributions		Contribution to existing leisure centre	HBC	Developer contributions	£0.736m	850	
Artificial Sports Pitch contributions		Contribution to artificial sports pitches off site	HBC	Developer contributions	£0.124m	250	
% for art		Contribution towards the provision of Art on site	WCC & HBC	Developer contributions	£0.510m	On a phased basis	
Community Development Contribution		Contribution towards the provision of a Community Development Worker	WCC & HBC	Developer contributions	£0.446m	Phased payments	
Employment Skills Development Contribution		provision of a improving Employment Skills in the area	HBC	Developer contributions	£0.255m	Prior to occupation	
<b>GREEN INFRASTRUCTURE</b>	<b>CS11</b>						
Brent Geese mitigation area		Carry out 4 year Brent Geese Study	Grainger	Developer funding	£160k	To be completed 2011	
Multi Use Greenway		Provide a Multi Use Greenway link from Taylor Wimpey site to Purbrook Heath	Grainger	Developer funding	£71k	2000	
Green links contribution		Contribution for off site green links	HCC	Developer funding	£83k	250	
Provision of a cemetery		The provision of a 4ha site suitable for usage as a cemetery as well as associated car parking and storage facilities	Grainger & HBC	Developer funding	£1.45m	250	
<b>OTHER</b>							
Monitoring Officer		Provision of the employment of an Implementation Officer	Grainger	Developer contributions	£232.5k	Ongoing	
Public Realm contribution		Contribution towards public realm improvements on London Road at Purbrook	Grainger	Developer contributions	£76.5k	1,500	

<b>Infrastructure Requirement</b>	<b>Other Relevant CS policies</b>	<b>Requirement details</b>	<b>Delivery bodies</b>	<b>Funding sources</b>	<b>Cost</b>	<b>Time-scale for provision</b>	<b>Comments</b>
<b>Archaeology</b>		Undertake trial trenching on the reserved land and carry out detailed investigations	Grainger	Developer contributions	£1.2m	Ongoing phased approach	Elements of the archaeological work have been undertaken but it is an on-going process
<b>Contributions towards Household Waste Unit</b>		Provision of unit on Taylor Wimpey site with contributions from Grainger	Taylor Wimpey	Taylor Wimpey/ Grainger	£95k	500	

## Physical

### Transport

- 3.5 The impact of land within Grainger's ownership, including the provision of 2,550 dwellings with land for employment and associated physical and social infrastructure has been tested as part of the EIA for the emerging hybrid application. Appended to the EIA is the Transport Assessment which is a technical document that assesses the impact of development on existing road networks.
- 3.6 There are three junctions and roundabouts that have been identified as requiring improvements by the TA as a result of the additional dwellings proposed by Grainger. Further junction improvements have also been identified for land within the control of Taylor Wimpey which are shown within Table 1 of the IDT. Additional junction improvements include:
- London Road/ Hulbert Road roundabout (Reference Junction 5)
  - Purbrook Way/ Stakes Hill Road roundabout (Reference Junction 10)
  - Purbrook Way/ College Road Junction
- 3.7 In addition to these junction improvements, safe access to Crookhorn School will also be provided as part of the development. Site access through the extension of Maurepas Way roundabout into the site, improvements to Milk Lane to provide all modes of access and improvements to Ladybridge roundabout will also form part of the infrastructure requirements.
- 3.8 A comprehensive bus strategy is proposed as part of the WoW MDA which enhances existing bus routes with an option for an additional shuttle bus to service the site. The developer will make a contribution, subsidising the proposed bus service (route X42) in the early years of the development build. There are then two options going forward; these are, the possibility of creating a circular Shuttle Bus that goes through the WoW MDA and into Waterlooville town centre, or extending the existing route 39 into the site. Contributions will be made to Hampshire County Council who will then have the obligation to provide the most suitable route in a timely manner.
- 3.9 A Travel Plan will also be developed to monitor and implement changes in travel patterns with the main objective of encouraging more sustainable modes of travel in order to limit the amount of private car mileage, thus minimising the impact of the development on the local highway network.
- 3.10 Linkages for pedestrian and cyclists at the MDA are proposed to provide more sustainable modes of transport to that of the car and integration to the wider area,

especially the town centre. The network of pedestrian and cycle routes will be made up of new infrastructure supplemented by existing rights of way routes that will either be retained or improved to provide a comprehensive connection between development plots, the town centre, the wider neighbourhood and the ZIP route which runs along London Road to the east. The scheme will incorporate a multi-functional greenway running along the western edge of the development, connecting Purbrook in the south to Hambleton Parade in the north and linking into the WoW MDA at various points. To ensure the effective integration of the WoW MDA with Waterlooville town centre and the surrounding neighbourhood, two toucan crossings are proposed along London Road and Maurepas Way.

### Utilities

- 3.11 Code for Sustainable Homes (CSH) level 3/4 for water (depending on phasing) will be sought on-site, which equates to an average of 105 l/person/day. This demonstrates a 30% reduction in water consumption. This will be achieved through a range of measures proposed in the EIA which are deemed achievable by the developer and will be put in place to meet CSH requirements. In terms of local water infrastructure to service the site, the large diameter trunk main supplying water to Waterlooville runs through the site and is of sufficient capacity to satisfy the development. All proposed pipework will be underground and will only be serving properties within the development. As a result, the operational impacts related to water supply, anticipated on existing and proposed properties is likely to be negligible. No data provided indicates that the necessary infrastructure to implement these requirements cannot be achieved.
- 3.12 Due to the topography of the site, a new foul water pumping station will be required to serve the majority of the development site. This would likely be sited towards the west of the WoW MDA adjacent to the main river corridor. The pumping station will discharge towards the south along a rising main laid beneath the new multi-use greenway and roads on site. The final length of new sewer will flow by gravity to the designated connection point with the existing Southern Water sewer network at the junction of Lady bridge Road and London Road. Southern Water has confirmed that capacity will be available in the local gravity sewerage network. Some upgrades may be required to a pumping station downstream, the scope of which Southern Water is in the process of investigating.
- 3.13 The gas supply will be served via the medium pressure mains at both northern and southern ends of land within Grainger's ownership, without the need for off-site reinforcement. Appropriate infrastructure will be provided on-site to support these requirements. The use of renewable energy technologies will also be incorporated in

the development to deliver a minimum level of 10% contribution to CO<sub>2</sub> reduction. A renewable energy strategy will be prepared for each phase of development, as the requirements will be related to Local and National policies applicable at the time. All domestic dwellings will be fitted with Smart meters for electricity supply.

- 3.14 In order to supply the electricity needs of the proposed development, Scottish and Southern Energy has confirmed that reinforcement of the existing network currently in progress will need to be completed. This would take the form of an additional 33kV service from Fort Widely sub-station, south west of land within Grainger's ownership, to Waterlooville sub-station adjacent to the ASDA supermarket on Maurepas Way. In addition, the existing 33kV overground service will be re-laid below ground through the MDA in a common trench, where applicable, with a reinforcement circuit. These requirements have been identified through the EIA assessment and will be implemented during construction by the developer.
- 3.15 Due to the close proximity to the site of underground telecommunications services and the BT telephone exchange, no significant works are foreseen for land-based services other than on-site construction and localised off-site trenching to connect to the existing network.
- 3.16 The identified utility requirements are all recognised by Grainger as an essential part of ensuring the development can be achieved in a timely and comprehensive manner. There are no anticipated 'showstoppers' that means land within Grainger's ownership at the WoW MDA cannot be brought forward within the timescales of the development trajectory proposed in Table 3.

## **Social**

- 3.17 The additional population the WoW MDA will generate will require social infrastructure measures to mitigate the impact of the development. For land within the control of Grainger, due to the extent of the WoW MDA, Grainger will provide: land for a nursery school; land for two primary schools; land for healthcare; serviced employment land; and a community building. The majority of these services will be implemented as part of the local centre whilst the second school will be located at the southern part of the site. The majority of these services will be provided through the provision of land within Grainger's site boundary whilst Hampshire County Council will deliver the physical school building, Hampshire NHS or GPs will provide the health centre and the commercial or voluntary sector is expected to provide the nursery. Serviced employment land to the north of the site will also be included as part of the development to ensure a 25-40% self-containment is achieved on-site. There are no infrastructure requirements that cannot be met by the developer whilst Section 106

Contributions to the appropriate authority will be provided as part of the emerging hybrid application.

### **Green Infrastructure**

- 3.18 The Green Infrastructure Strategy for the land within Grainger's ownership correspond to the aspirations of the PUSH regional partnership for southern Hampshire, which has its own guidance set out in the 'Green infrastructure Strategy for Push' (2009), the south Hampshire sub-region. All green infrastructure, informal and formal open space will be provided on-site as part of a comprehensive development. Any contributions that will be sought by the relevant authorities will be to ensure the continued provision of such services.
- 3.19 An extensive multi-functional SuDS network has been designed as part of the hybrid application. The principal aims of SuDS are to limit the hydrological impact of the development and provide opportunities for amenity and biodiversity. The SuDS system will:
- limit the rainwater run-off rate of the development;
  - limit the rainfall volume of the development;
  - provide opportunities for ecological enhancement, leisure and amenity; and
  - ensure a good water quality of rainfall run-off from the development.
- 3.20 All public SuDS features will be adopted by Hampshire County Council or any other SuDS Approval Body, as defined in the Flood and Water Management Act 2010. Maintenance will be the responsibility of this body.
- 3.21 The River Wallington will be restored as part of the hybrid application for land within Grainger's ownership. The new alignment of the restored River Wallington will then become a community nature reserve. The creation of the reserve, combined with a commitment to long term ecologically informed management, aims to promote more effective conservation of the development's biodiversity.
- 3.22 A high quality town park will be created as part of the hybrid application for land within Grainger's ownership that will incorporate a range of formal play provision including a Multi Use Games Area (MUGA) and a Multi Use Sports Area (MUSA) including the provision of a skateboard park.
- 3.23 The landscape strategy also creates a hierarchy of food growing in the public realm; from formal allotments, community gardens, to informal areas for food growing as

part of the planting strategy. Orchards will also play a key part in creating a diverse, social and sustainable place.

## 4 Infrastructure and Housing Trajectory

4.1 Tables 2 and 3 provide a breakdown of the housing trajectory and anticipated year of construction for development of land within Grainger's ownership at the WoW MDA.

**Table 2: Housing Trajectory**

Cumulative delivery of 2,550 dwellings at WoW MDA	
Phase	Delivery
1	192
2	248
3	418
4	48
5	356
6	164
7	20
8	192
9	250
10	218
11	189
12	110
13	114
E1	31
E2	0

**Table 3: Infrastructure Trajectory & Phasing**

Phase	Year	Housing Numbers
1	2011/12	150
1 & 2	2012/13	240
2 & 3	2013/14	240
3 & 4	2014/15	240
4 & 5	2015/16	240
5 & 6	2016/17	240
6, 7 & 8	2017/18	240
8 & 9	2018/19	240
9 & 10	2019/20	240
10 & 11	2020/21	240
11, 12 & 13	2021/22	240

- 4.2 A total of 2,550 dwellings with associated infrastructure will be provided on-site through a phased approach. Infrastructure requirements will be met throughout the various phases shown in Table 3.
- 4.3 The initial infrastructure works will include the necessary utilities/ foul drainage/ surface water run-off and any ground works required. Phase 1 will also provide road access to the primary school located within the local centre of the MDA.
- 4.4 The road network across the MDA will be brought forward on a phased approach to support each development phase. Where additional access is required, for instance access to the cemetery will be required from Phase 2, the road network will be constructed to support this.
- 4.5 Sections 3.1 to 3.4 highlight the physical, social and green infrastructure proposed to support the delivery of the WoW MDA within the control of Grainger. Table 1 also specifies the timescales for provision relating to the delivery of the WoW MDA for land within the control of Grainger. The required phasing of this provision has been identified and there are no technical showstoppers identified. Further details can be forwarded to the Inspector if required.

## **5 General Market Condition**

- 5.1 Whilst the overall level of new homes constructed has fallen since the height of the boom, the housing market along the south coast remains relatively buoyant. This in part is due to the under-supply of new homes in recent years and the underlying demand for housing in the region. This has been demonstrated with the successful launch of the Taylor Wimpey development on the northern part of the MDA. Here the developer has achieved sales rates of 6 per month on the first phase.
- 5.2 A long term view of the housing cycle is required when planning schemes such as for the WoW MDA for land within the control of Grainger. At an average build out rate of 240 dwellings per annum the development is forecast to take approximately 10 years. An average delivery rate of 240 dwellings is a prudent forecast which has been applied to the infrastructure delivery plan. There will be periods within this time-frame where these rates are accelerated. Conversely there will be periods when the rates are subdued. A detailed phasing programme has been produced to ensure that the provision of infrastructure is linked to build out rates. This has also affected the way that some elements of the master plan have been designed. For example the primary school is in a location which is easily accessible in the former years of the build programme without the need for prohibitive infrastructure.

### **Land receipts versus costs**

- 5.3 Taylor Wimpey is currently achieving sales revenues of £200/per square foot for its private sales. Land values in the south of England are also stable with house-builders keen to replenish their land stock. Recent transactions in the area have seen land values of £850,000 - £950,000 achieved. Whilst this is against the backdrop of pre slump prices of £1,400,000/acre it provides the surety that the forecast infrastructure and S106 costs of circa £350,000 per acre will be exceeded by the land value.

## 6 Conclusion, Delivery and Flexibility

### Key Findings

- 6.1 The WoW MDA is suitable, available and achievable and as such is deliverable.
- 6.2 It is considered that for the purposes of the HBSCS Examination the required tests show that the site is deliverable within the timeframe of the CS has been demonstrated throughout this IDT. Therefore the Inspector can satisfactorily see that the identified physical, social and green infrastructure requirements for land within Grainger's ownership during the development trajectory can be met. The site allocation within the HBSCS therefore meets the soundness tests within PSS12 paragraphs 4.51 to 5.52. As Taylor Wimpey has already part implemented its outline consent through a Reserve Matters Application (RMA) with further RMAs coming forward, it is considered that this element of the WoW MDA should already be considered as deliverable. Although the Taylor Wimpey scheme has been incorporated into Table 1 of the IDT, specific detail on infrastructure requirements has been excluded from this IDT. Many of their infrastructure needs will have already been met before the commencement or occupation of dwellings, whilst other requirements will be delivered on a phased approach as with the implementation of land within Grainger's ownership.
- 6.3 The IDT shows that the site is achievable. No technical evidence through the undertaking of an extensive EIA has identified any 'showstoppers' from the implementation of the development across the proposed housing trajectory. The identification of physical, social and green infrastructure required for the development of Grainger's land has been highlighted through Table 1 of the IDT which highlights the ability of Grainger to effectively deliver the site within the proposed trajectory. Limited market analysis has also been provided to justify Grainger's position.
- 6.4 Evidence on the general market has been provided to show that Grainger plc is able to meet the requirements of the development and the associated infrastructure to ensure a comprehensive delivery of the site over a 10 year period. The infrastructure costs highlighted in the IDT are typical for a greenfield site whilst the housing market in the Waterloo area (as demonstrated through the success rates of the Taylor Wimpey scheme) shows there is a substantial market demand and a need for good quality affordable family housing in the area. The IDT has also highlighted that there are no financially prohibiting infrastructure requirements and appropriate S106 contributions will be made in a timely manner through a phased approach.

- 6.5 The recent downturn in the market exemplifies the need for a flexible approach in the Core Strategy. The CS needs to focus on the key strategic development principles, site allocation and headline infrastructure requirements.
- 6.6 In summary, the WoW MDA is considered a deliverable and viable option and should be allocated as a strategic site within the Core Strategy. It is considered that the housing trajectory to 2021/22 is deliverable as outlined with no financially prohibiting infrastructure requirements during the projects implementation and life course.

### **Flexibility**

- 6.7 The recent market downturn exemplifies the need for a flexible approach in the HBSCS. A flexible approach to affordable housing has been provided within the HBSCS strategic site allocation. As such, the policy is effective in terms of flex in provision for future development phases coming forward.