
Allington Village, Eastleigh

Compliance with Eastleigh Borough Council Submission Requirements

November 2016

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Matter to be addressed	Where this is addressed in the Vision Document
A. Suitability assessment & indicative masterplan	
<p>A.1. Identify major constraints that impact on the proposed area; and provide necessary appraisals including a landscape appraisal and hydrological survey to determine the extent of headwaters (if appropriate) and identify appropriate buffers;</p>	<p>The vision document is accompanied by detailed technical studies on a number of matters. These are provided in Appendices 1 to 7, illustrated on the opportunities & constraints plan (figure 34) on page 37 and summarised in Section 4 of the document.</p> <p>The technical studies confirm that there are no overriding constraints to the development that would either delay or prevent the development of the new village from being delivered within the plan period.</p>
<p>A.2. Detail measures that could be used to overcome the constraints;</p>	<p>The technical studies contained within Appendices 1 to 7, along with Sections 3 and 4 of the vision document, set out where measures and mitigation could be required to overcome site constraints. These address ecology, landscape, transport, ground conditions, hydrology, archaeology, air quality and noise.</p> <p>As mentioned above, there are no overriding constraints to the development that would either delay or prevent the development of the new village from being delivered.</p>
<p>A.3. Considerations of air quality and other impacts on European designated sites, along with any potential mitigation measures;</p>	<p>The ecology, air quality and transport technical studies, set out in Appendices 1, 3 and 7 provide details in this regard. These are summarised in Section 4 of the vision document.</p>
<p>A.4. Provide a broad outline of how it is envisaged that the site would be laid out;</p>	<p>The development rationale is explained in Section 3 of the vision document, with an indicative land use strategy and indicative concept masterplan included in figure 21 (pg 27) and figure 22 (pg28-29).</p>
<p>A.5. Explain how they view the provision of affordable housing of all types including starter homes;</p>	<p>The approach to the delivery of affordable homes is contained in Section 4. We are seeking to deliver a policy compliant mix of housing and affordable housing, based upon identified housing needs, which at this stage indicates is 35% of the homes being provided as affordable.</p>

<p>A.6. Explain how the proposal will deliver high quality sustainable places through the use of e.g. Design Codes</p>	<p>The approach to identifying an appropriate design response to Allington is set out in Section 3. These explain that the development consortium are committed to Garden City principles in creating a high quality, distinct new village which responds positively to its context. The approach to securing this through to the delivery of development is set out in Section 5.</p>
<p>A.7. Explain how the proposal would relate to / improve local facilities and transport networks;</p>	<p>Section 3 of the vision document explains how the proposal would relate to and improve local facilities and transport networks. It demonstrates that the development is located and designed to optimise use of spare capacity within existing infrastructure, as well as seek to make improvements and enhancements where appropriate.</p>
<p>A.8. Identify any wider economic, environmental and community benefits that would flow from the development proposal;</p>	<p>A summary of the key benefits of Allington are set out in Section 6 with more detail provided throughout the vision document and in the appendices. It demonstrates that the development presents significant and unique benefits to the area.</p>
<p>A.9. Identify how the information required to support the Appropriate Assessment to the plan will be provided.</p>	<p>Section 4 of the vision document, and the technical studies contained in Appendix 1,3 and 7 address these considerations. As with any strategic scale of site located in this part of south Hampshire, there may be the potential for indirect adverse impacts on European sites when considered in combination with other development. Such impacts are strategic matters rather than being site-specific and we will continue to work closely with the Council in sharing information to understand this impact in relationship to other emerging proposals within the area.</p>
<p>B. Availability assessment</p>	
<p>B.1. Provide evidence of the extent to which land is under the control of the site promoter;</p>	<p>Section 1 confirms that all of the site being actively promoted for development is under the control of the consortium.</p>
<p>B.2. Explain how it is proposed that this site will be delivered – e.g. through the sale of serviced parcels;</p>	<p>Section 5 sets out the broad delivery strategy for the development. The site benefits from its potential to be accessed from a number of different points on the highway network. This presents a number of different options about how the site could be delivered, including the potential to sell serviced parcels.</p>
<p>B.3. Explain how the relevant market considerations have been considered,</p>	<p>Section 5 explains how market factors have been taken into account in preparing a sound,</p>

including the scale and type of housing delivery, rates and phasing;	viable and deliverable scheme which is capable of being phased for delivery to meet the Council's timescales and aspirations.
C. Achievability assessment	
C.1. Identify the additional infrastructure that is critical to the delivery of the site;	<p>Section 3 describes the proposed mixture of uses, and supporting infrastructure, in order to deliver a mixed and balanced community with high levels of self-containment. As described throughout the document, and within the technical studies, the site benefits from a significant level of infrastructure already within the vicinity of the site, including a public transport network which is under-utilised.</p> <p>Based on our studies to date, we have not identified a critical need for any significant abnormal new infrastructure to serve the development. We recognise that the need for further infrastructure may be triggered when taking into account the in-combination impact of other emerging proposals and will seek to work closely with the relevant parties to ensure that this is delivered where necessary.</p>
C.2. Specify what provision would be made in financial appraisals for providing new infrastructure or upgrading existing infrastructure;	Section 5 confirms that no abnormal infrastructure requirements beyond that which would be typical for this scale of development is expected. We are also mindful of the extent to which development is able to contribute towards new infrastructure, as prescribed in the Community Infrastructure Levy Regulations 2010. Our high-level viability appraisals, to date, have therefore presumed typical financial contributions for new infrastructure.
C.3. Explain proposals for how infrastructure will be funded and delivered, particularly with regards to the provisions of the Community Infrastructure Levy (CIL) regulations and restrictions of pooling developer contributions;	The proposed approach to delivering infrastructure in relation to CIL regulations is set out in Section 6.
C.4. Detail any exceptional costs that might be involved in developing sites or overcoming constraints.	Section 6 confirms that no exceptional costs have been identified to date in bringing forward development in this location beyond that which would be expected and typical for this scale and form of development.
C.5. Viability information to demonstrate the site can be brought forward.	We have undertaken a high-level viability appraisal of the development which confirms that the site is deliverable. This is reflected in the assurances given in Section 6 of the document. We confirm that we are willing to share our assumptions and findings with the

Council's viability consultants on a confidential basis.