

**Eastleigh Local Plan****Strategic Site Assessment – Schedule of EBC Queries and Responses**

Question	Reference
<b>A. Suitability assessment &amp; indicative masterplan</b>	
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;	See 'Opportunities and Constraints' section of Chapter 3 – 'Strategic Site Assessment' in the Strategic Site Rationale and Delivery Strategy Document. Para 3.41 re Headwaters. Reports issued under separate cover.
A.2. Detail measures that could be used to overcome the constraints;	See 'Illustrative Masterplan' section of Chapter 3 – 'Strategic Site Assessment' in the Strategic Site Rationale and Delivery Strategy Document
A.3. Considerations of air quality and other impacts on European designated sites, along with any potential mitigation measures;	See Strategic Site Rationale Document.
A.4. Provide a broad outline of how it is envisaged that the site would be laid out;	See 'Illustrative Masterplan' section of Chapter 3 – 'Strategic Site Assessment' in the Strategic Site Rationale and Delivery Strategy Document
A.5. Explain how they view the provision of affordable housing of all types including starter homes;	See 'Housing and Density' and 'Infrastructure Delivery Plan' sections of Chapter 3 – 'Strategic Site Assessment' in the Strategic Site Rationale and Delivery Strategy Document
A.6. Explain how the proposal will deliver high quality sustainable places through the use of e.g. Design Codes	See 'Illustrative Masterplan' section of Chapter 3 – 'Strategic Site Assessment' in the Strategic Site Rationale and Delivery Strategy Document. Paragraphs 3.74 onwards set out an approach to facilitate delivery and use of, in particular, a Strategic Development Masterplan and other policy mechanisms to deliver high quality, sustainable development.

A.7. Explain how the proposal would relate to / improve local facilities and transport networks;	See 'Illustrative Masterplan' section of Chapter 3 – 'Strategic Site Assessment' in the Strategic Site Rationale and Delivery Strategy Document
A.8. Identify any wider economic, environmental and community benefits that would flow from the development proposal;	Sections 1 and 2 of Strategic Site Rationale and Delivery Strategy Document list benefits and relates them to Council's Corporate Plan themes
A.9. Identify how the information required to support the Appropriate Assessment to the plan will be provided.	See Strategic Site Rationale Document. To be developed with Council and stakeholders in coming months.
<b>B. Availability assessment</b>	
B.1. Provide evidence of the extent to which land is under the control of the site promoter;	See 'Land Control' section and Land Control Plan in Chapter 3 – 'Availability Assessment' in the Strategic Site Rationale and Delivery Strategy Document. Further information being provided by Highwood and Drew Smith.
B.2. Explain how it is proposed that this site will be delivered – e.g. through the sale of serviced parcels;	See 'Availability Assessment' section of Strategic Site Rationale and Delivery Strategy Document. Paras 3.71 to 3.73 set out Construction and Delivery. Further documents on delivery submitted on behalf of Highwood and Drew Smith.
B.3. Explain how the relevant market considerations have been considered, including the scale and type of housing delivery, rates and phasing;	Further documents on delivery submitted on behalf of Highwood and Drew Smith.
<b>C. Achievability assessment</b>	
C.1. Identify the additional infrastructure that is critical to the delivery of the site;	See Section C – 'Achievability Assessment' of Strategic Site Rationale and Delivery Strategy Document. Further information being issued by Highwood and Drew Smith.

<p>C.2. Specify what provision would be made in financial appraisals for providing new infrastructure or upgrading existing infrastructure;</p>	<p>Highwood / Drew Smith have a high level financial appraisal which they are willing to discuss with the Council over the coming months.</p>
<p>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;</p>	<p>Section on Infrastructure Delivery Plan IDP in Strategic Site Rationale and Delivery Strategy Document. Savills have provided further draft rationale</p>
<p>C.4. Detail any exceptional costs that might be involved in developing sites or overcoming constraints.</p>	<p>Highwood / Drew Smith have a high level financial appraisal which they are willing to discuss with the Council over the coming months.</p>
<p>C.5. Viability information to demonstrate the site can be brought forward.</p>	<p>Highwood / Drew Smith have a high level financial appraisal which they are willing to discuss with the Council over the coming months.</p>