

SOUTHLEIGH PARK

INFRASTRUCTURE DELIVERY STATEMENT

SNELL & WILCOX SELF ADMINISTERED PENSION SCHEME

JULY 2017



TERENCE
ROURKE

SOUTHLEIGH PARK
 INFRASTRUCTURE DELIVERY STATEMENT
 SNELL & WILCOX SELF ADMINISTERED PENSION SCHEME
 JULY 2017



Issue / revision	1	Prepared by	JH
Reference	233607B	Signature	
This document is issued for		Date	
☐ Information	☐ Approval	Checked by	SD
☐ Comment	☒ Submission	Signature	
Comments		Date	
		Authorised by	AE
		Signature	
		Date	
		Please return by	

LONDON
 Linen Hall
 162–168 Regent St
 London
 W1B 5TE

BOURNEMOUTH
 Everdene House
 Deansleigh Road
 Bournemouth
 BH7 7DU

TELEPHONE
 020 3664 6755

www.torltd.co.uk

© Terence O'Rourke Ltd 2017. All rights reserved.
 No part of this document may be reproduced in any form or stored in a retrieval system without the prior written consent of the copyright holder.

All figures (unless otherwise stated) © Terence O'Rourke Ltd 2017.
 Based upon the Ordnance Survey mapping with the permission of the Ordnance Survey on behalf of Her Majesty's Stationery Office © Crown Copyright Terence O'Rourke Ltd Licence number 100019980.

Terence O'Rourke Ltd Reg. No.
 1935454 Registered office
 Everdene House Deansleigh
 Road Bournemouth Dorset
 BH7 7DU Registered in England
 and Wales VAT No. 905095727

SOUTHLEIGH PARK

INFRASTRUCTURE DELIVERY STATEMENT

SNELL & WILCOX SELF ADMINISTERED PENSION SCHEME

JULY 2017

Contents

1. Introduction and purpose of document
- 2: Planning mechanisms to provide for infrastructure
3. Scope of infrastructure requirements
- 4: Assessment (tabular summary of infrastructure requirements and provision)
- 5: Conclusion

1. Introduction and purpose of document

Introduction

- 1.1 This Infrastructure Delivery Statement (IDS) has been produced by Terence O'Rourke Ltd on behalf of Snell & Wilcox Self Administered Pension Scheme, the freehold landowner of Southleigh Park House. It is submitted in support of a planning application for the part conversion and part redevelopment of land and buildings at Southleigh Park House, Havant.

- 1.2 A 'hybrid' planning application is submitted for up to 90 residential units in total, comprising:

Full planning permission and listed building consent for the change of use, alterations to and extension of existing buildings to 20 residential units, (13 dwellings in the main house and 7 in other listed buildings) with associated landscaping, parking and amenity space.

Outline application (all matters reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works.

- 1.3 Southleigh Park House, which includes a number of buildings, hardstanding areas and landscape, has been identified in the adopted Havant Borough Local Plan Housing Statement, December 2016 as an 'early release site', with proposals to deliver much needed housing within the borough.

Purpose

- 1.4 This statement has been prepared to fulfil the requirements of the Havant Borough Local Plan Housing Statement (LPHS) adopted on 7 December 2016. The LPHS is a material consideration to which weight can be attributed in planning applications given the public consultation process associated with its preparation and formal planning authority adoption of its content.
- 1.5 Guiding Principle 4 of the LPHS requires that any application for residential development on sites outside of the currently defined urban area be accompanied by a comprehensive Infrastructure Delivery Statement to be agreed and produced in collaboration with the local planning authority. Planning applications for sites identified for 'early release' in Table 2 of the LPHS, which includes the Southleigh Park House site, are to be accompanied by an Infrastructure Delivery Statement.
- 1.6 The LPHS expects statements to be confirmed by technical analysis and work and consultation with infrastructure providers, stakeholders and local residents to ensure that any site or area specific issues are identified at an early stage.
- 1.7 Notably, development and infrastructure requirements have been considered in the formulation of development proposals for Southleigh Park House, through:
- The extensive pre-application technical work of the applicant's project team

- Formal discussion, including pre-application meetings and engagement with officers, infrastructure providers and statutory consultees, and presentation of emerging proposals to officers, members and local residents at a Development Consultation Forum held by the borough council to discuss site specific issues and proposals on 1 September 2016.
- 1.8 Further to the above it is also emphasised that the guidance of paragraph 173 of the National Planning Policy Framework (NPPF), 2012 is relevant to considering necessary infrastructure provision:
- ‘Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.’*
- 1.9 The purpose of this document is to demonstrate that the development of the site proposals has carefully considered on and off-site infrastructure matters and that the impact of the proposed development on local infrastructure can be fully mitigated. The document illustrates how the shape of the proposed scheme has been influenced by a variety of technical matters including listed buildings and conservation, landscape, ecology, drainage, foul water, transport, access and utilities. In addition, infrastructure requirements relating to health and education have also been considered as the development proposals have emerged.
- 1.10 The document is set out as follows:
- Chapter 2: Planning mechanisms to provide for infrastructure
 - Chapter 3: Scope of infrastructure provision
 - Chapter 4: Assessment
 - Chapter 5: Conclusions

2. Planning mechanisms to provide for infrastructure

Introduction

- 2.1 Development at Southleigh Park House can contribute towards infrastructure provision in the following ways:
- Direct provision of infrastructure on the application site as part of the delivery of the development
 - Borough-wide infrastructure through payment of Community Infrastructure Levy (CIL), and
 - If and where relevant, through fair, reasonable and proportionate planning obligations secured through Section 106 agreements (that do not overlap with provision secured through CIL).

Direct provision

- 2.2 Thorough consideration has been given to the necessary infrastructure required to serve the development site through the preparation of the planning application proposals for Southleigh Park House. As an existing developed site, which accommodated up to 400 operational staff at one time, the site benefits from a variety of existing infrastructure, including vehicular access, electricity supply, water supply and other key services and facilities.
- 2.3 Nevertheless the applicant team has considered where existing provision is sufficient to serve new homes, and where change or upgrade is necessary to satisfactorily serve the development, including new and improved movement routes, services corridors, foul water drainage capacity, and suitable augmentation of surface water drainage storage capacity to ensure adequate mitigation of flood risk in storm conditions.
- 2.4 The details of such provision are summarised in this document and expanded upon in supporting technical studies, including the:
- Transport statement
 - Utilities statement / assessment
 - Flood risk assessment and drainage strategy.

Community Infrastructure Levy

- 2.5 Development at Southleigh Park House will be required to contribute towards borough-wide infrastructure through the mandatory payment of Community Infrastructure Levy (CIL).
- 2.6 Proposed residential development at Southleigh Park House is liable for CIL, as set out in the submitted Additional Information Form and CIL Liability Form. CIL is chargeable at rates set out by Havant Borough Council as charging authority on a pounds per square metre basis related to the gross internal floorspace of the net additional development liable for the levy.

2.7 Infrastructure projects that Havant Borough Council may wholly or partly fund by the CIL are set out in a Regulation 123 list as updated in July 2015, which confirms that CIL will contribute to:

- Local and strategic transport improvements, except for site specific matters needed to mitigate the impact of the development and to make it acceptable in planning terms
- Provision of new, or improvements to existing, open spaces
- Flood and coastal erosion risk management measures falling within Eastern Solent Coastal Partnership
- Mitigation measures identified through the Solent Recreation Mitigation Partnership, except for site specific matters needed to make the development acceptable in planning terms
- Leigh Park Primary School places
- Library improvements
- Community and cultural facilities

Section 106 agreements

2.8 If and where relevant, infrastructure may be sought through Section 106 agreements that confirm planning obligations that are fairly related in scale and kind to the development proposal, and necessary to mitigate the impact of the development and to make it acceptable in planning terms (where not already covered by a CIL payment).

Viability

2.9 As noted at paragraph 1.8 above, the NPPF makes clear that the costs of any requirements likely to be applied to development, including infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

3. Scope of infrastructure provision

- 3.1 Havant Borough Council's guidance is that Infrastructure Delivery Statements should set out an applicant's approach to scoping infrastructure and other requirements, including the level and type of engagement undertaken at pre-application stage. This includes examination of matters raised in consultation with key infrastructure and service providers through pre-application discussions, pre-application public consultation, and representations to the Draft LPHS where relevant.
- 3.2 The scope of infrastructure to be considered for the Southleigh Park House site has been agreed in discussion and collaboration with the planning authority at pre-application stage, with the Development Consultation Forum of 1 September 2016 being particularly relevant in this respect.
- 3.3 This statement addresses how the applicant has sought to address the infrastructure issues identified, and how it has sought to identify solutions by working with the planning authority, infrastructure providers and other stakeholders. It sets out how the development proposal responds to identified infrastructure constraints and issues, including any design changes as a result of pre-application discussions and engagement.
- 3.4 By reference to guidance from Havant Borough Council, the various types of possible infrastructure provision fall into the following categories:
- Transport/highways and access
 - Education and early years provision for children
 - Flood risk and drainage
 - Healthcare
 - Open space
 - Community and leisure facilities
 - Utilities.
- 3.5 In order to determine the potential requirements of the above headings that relate to Southleigh Park House, a number of sources of information have been considered:
- Representations made to the Draft Local Plan Housing Statement December 2016 (LPHS) to understand any infrastructure issues that have been raised. This is identified as a useful starting point in the document Guidance for Site-Specific Infrastructure Delivery Statements, December 2016 (page 4).
 - Comments made at the Southleigh Park House Development Control Forum (DCF) hosted by Havant Borough Council on 1 September 2016, with inputs from officers, local residents, councillors and statutory providers.

- Direct contact with local planning authority officers through a formal pre-application meeting in July 2016, and subsequent topic-specific meetings with relevant individual officers.
- Direct contact with utilities providers (set out in more details in the Utilities and Servicing Statement).

3.6 Details of issues raised are set out on a topic-by-topic basis below.

Transport and highways

Site-specific issues

- 3.7 ***On site parking*** In response to initial layouts following the pre-application meeting in July 2016, the borough's transport officer / development engineer emphasised the requirement for parking spaces to be provided on site in line with current parking standards, given the location of the site and distance from local services.
- 3.8 ***Cycle ways and pedestrian routes*** These are required through the site to link to the surrounding area and encourage alternative modes of transport. This was raised by the transport officer and at the DCF.
- 3.9 ***Traffic generation in the immediate area, in particular the effect of the development on Eastleigh Road.*** This issue was raised on behalf of local residents by the Warblington and Denvilles Residents Association, through representations made regarding the site's allocation in the Local Plan Housing Statement and at the DCF. They consider that the road is currently dangerous and are concerned that the development will result in an increase in traffic. One respondent noted that Eastleigh Road is used as a "rat run" between the A27 and A3(M). Closing the northern end of Eastleigh Road, so that the road forms a cul-de-sac but retains a link for pedestrians and cyclists, was put forward as a potential solution.
- 3.10 ***Capacity at Bartons Road/Horndean Road crossroads to accommodate development.*** The officer stated that modelling to ascertain how the junction would be affected by the proposed development would be required.
- 3.11 ***Provision for servicing.*** This was raised by the local authority engineer in response to the pre-application meeting, as a requirement of the development, and relates for example to the ability for refuse collection vehicles to safely enter and exist the in forward gear.

Borough-wide issues

- 3.12 The transport officer, in comments made as part of the LPHS consultation, highlighted concerns regarding road capacity in the wider area, particularly in relation to the proposed allocation of a greenfield strategic development area at Denvilles-Emsworth, to the south of Southleigh Park House. It is noted, "*There is no evidence or supporting detail of how the Denvilles development will link to the existing highway network and the potential impact on the Emsworth area and if the highway network can cope*". In view of the major scale and project timescale for this proposal, the Denvilles development will need to be considered separately.

Education and early years provision for children

Site-specific issues

- 3.13 No issues have been raised to date regarding the adequacy of existing local provision of education and early years with respect to proposals, although responses to the planning application consultation will be monitored and considered.

Borough-wide issues

- 3.14 As part of the LPHS consultation, comments were made by local residents regarding the pressure of additional housing and the effect that development of the proposed Denvilles-Emsworth Strategic Development Area would have on local schools. In view of the major scale of this proposal, this development will need to be considered separately at a later date and may well include its own on site provision.

Flood risk and drainage

Site-specific issues

- 3.15 At the DCF, foul and surface water drainage provision was highlighted as an issue for careful consideration, in particular the capacity of surface and foul drainage and the effectiveness of existing drainage infrastructure. In addition, a resident raised concerns regarding drainage and the potential for flooding, particularly regarding the outflow from the pond, and where this water will drain.
- 3.16 A concern was also raised in response to the site's allocation in the LPHS, where it was noted by a respondent that development north of Southleigh Road could cause flooding problems in lower lying areas to the south.
- 3.17 In addition, there is also a requirement that the boundary of the planning application includes any off site land that is required to provide a route for any proposed sewer or sustainable urban drainage scheme (SUDS) where possible.

Borough-wide issues

- 3.18 Consultation on the LPHS led to comments that "Development north of Southleigh Road could cause flooding problems in lower lying areas to the south".

Healthcare

Site-specific issues

- 3.19 In the preparation of and consultation on emerging proposals for Southleigh Park House, no issues have been raised to date regarding the adequacy of existing healthcare provision. Any healthcare capacity-related responses to the planning application consultation will be monitored and considered.

Borough-wide issues

- 3.20 South Eastern Hampshire Clinical Commissioning Group (SEHCCG) note in representations made to the LPHS that the major increase in proposed housing

numbers within the LPHS will impact on delivery of healthcare services, and that GP services in the area are already under pressure. They have committed to developing a detailed estate plan for Havant area, which is being developed to understand and model healthcare for existing and new population.

Open space

Site-specific issues

- 3.21 No site-specific issues have been raised regarding open space with respect to proposals, save the requirement to comply with policy CS1 of the Local Plan Core Strategy. Officer expressed a desire to retain the lawn area to the south of the main house as informal open space that makes a strong positive contribution in terms of the setting of the main house.

Borough-wide issues

- 3.22 Some respondents to the Draft LPHS consultation expressed general concern over the loss of trees and open spaces across the borough, in particular the loss of semi-rural landscape, “which cannot be replaced by open space in a development”. It was also noted that existing open space in the borough is already under pressure.

Community and leisure facilities

Site-specific issues

- 3.23 No issues have been raised to date regarding the adequacy of local community and leisure facilities with respect to proposals. Any community and leisure-related responses to the planning application consultation will be monitored and considered.

Borough-wide issues

- 3.24 Some respondents to the Draft LPHS consultation expressed concern regarding the impact of significant borough-wide housing growth on existing community services and facilities, which are already “strained”.

Utilities

Site-specific issues

- 3.25 As part of the documentation supporting the planning application, the Utilities and Servicing Statement sets out how the proposed development at Southleigh Park House will continue to be supplied with adequate electricity, gas, telecommunications, foul water and potable water.
- 3.26 In the preparation of planning application proposals, all relevant providers have been contacted to inform the content of the application. The new homes on the site can be supplied with electricity, clean water, telecommunications and foul water provision. Notwithstanding this the utilities assessment identifies that:

- Further analysis is required to determine whether any off-site reinforcement work is required to the existing gas supply, to be confirmed at detailed design stage
 - Diversionary works are required to the existing Portsmouth Water 6" and 30" water mains, the existing BT overhead cables and the existing Scottish and Southern Electricity high and low voltage cables in the northern section of the site
 - The disconnecting and removal of the existing Portsmouth Water 150mm water main, Southern Gas Network LP gas connection, BT connections and Scottish and Southern Electricity substation, High Voltage and Low Voltage plant.
- 3.27 The borough's development engineer noted at the September 2016 DCF that that the site is close to existing sewerage infrastructure and Southern Water has advised that sewerage capacity in the network close to the site is limited. The officer also stated that the planning authority must be satisfied that a surface water system can be provided which meets Southern Water/SUDS requirements and foul water system to Southern Water standards.
- 3.28 In response to the site's inclusion as an early release site in the LPHS, Portsmouth Water raised no objection in principle to development at Southleigh Park House, but given its location in Groundwater Special Protection Zone 1C, there is a risk/link to abstraction from the Havant and Bedhampton Springs and therefore they should be consulted to ensure the safeguarding of public water supply.
- 3.29 More detail regarding these requirements, and full account of correspondence, can be found in the Utilities and Servicing Statement.

Borough-wide issues

- 3.30 Some respondents to the Draft LPHS consultation expressed concern regarding the impact of increased housing numbers on the utilities infrastructure.
- 3.31 The statutory response from Portsmouth Water PLC to the draft LPHS raises no objection in principle to development at the Denvilles-Emsworth SDA. However given the risk/link to abstraction from the Havant and Bedhampton Springs, they request that they are consulted at the outset of any planning application within the SDA in the future, to ensure the safeguarding of public water supply.

4. Assessment

4.1 The assessment of the infrastructure issues raised and how the proposals will address these is provided in tabular form, as suggested in the guidance material.

Infrastructure provision	Summary of area/site specific issues	What discussed on/actions have taken place as a result	What projects/programmes are already in place to serve the development	What infrastructure is required to facilitate to development, what is the cost of this and who is going to fund and provide it
Transport/ highways	Traffic generation and sustainable travel options	Traffic generation would be significantly less than the site's existing use for employment. The Transport Statement sets out the junction capacity in the area. Alternative modes of travel to the private car will be encouraged, with pedestrian and cycle routes that link to the local public transport network. A Travel Plan has been prepared which sets out proposals in more detail. Convenient pedestrian and cycle routes will be prioritised within and around the site. Well-lit footways link the site with further routes to the west that connect with the centre of Havant. Turning and servicing requirements of various vehicles associated with courier/parcel deliveries, occasional furniture deliveries and refuse and waste lorries have been	Existing public transport provision includes bus routes along Southleigh Road, and Warblington railway station (1.4 miles) Emsworth station (1.7 miles), and Havant station (2 miles).	No additional infrastructure is required as part of the development. The proposed highway works within the red line will be directly provided by the development, involving agreements to enable work in the public highway as required. A Travel Plan sets out a series of measures/improvements to encourage more sustainable transport choices by future residents and reduce single occupancy car use.

Infrastructure provision	Summary of area/site specific issues	What discussed on/actions have taken place as a result	What projects/programmes are already in place to serve the development	What infrastructure is required to facilitate to development, what is the cost of this and who is going to fund and provide it
		accommodated in the indicative masterplan.		
Education and early years provision for children	No specific issues raised. Local concern regarding school places as part of the major additional growth proposed through the LPHS consultation.	The Local Education Authority notes that it is satisfied that it has already taken into account the housing within the Housing Statement in relation to schools place planning. The development of the Emsworth-Denvilles SDA would require a new primary school.	The site is currently in the catchment of St Alban's school, St Alban's Road, St. James' School in Bellevue Road, Emsworth Primary School and Warblington School. The new primary school that would be developed as part of the SDA may offer a further choice in the area.	Pending responses to the planning application, it is understood that no additional education or early years infrastructure is required to mitigate the impact of the development.
Flood risk and drainage	Local concern regarding drainage and experience of localised surface water flooding	Run off rates to the southwestern corner of the site have been tested to improve the situation. Flow control valves to be included to restrict discharge rates in the Eastleigh Road ditch in storm events. Ditch to be cleared of debris and de-silted downstream.	No specific existing projects are in place to serve the development	Infrastructure provision is detailed in the drainage strategy, to directly be provided as part of the implementation of development. The existing drainage regime will be improved by restricting surface water discharge from the site and providing storage for storm events up to and including the 1 in 100-year return period plus 40% allowance for climate change.

Infrastructure provision	Summary of area/site specific issues	What discussed on/actions have taken place as a result	What projects/programmes are already in place to serve the development	What infrastructure is required to facilitate to development, what is the cost of this and who is going to fund and provide it
				A SUDS strategy and its implementation and management can be agreed through planning condition.
Healthcare	No specific issues raised in relation to the site. General concern expressed by residents and South Eastern Hampshire Clinical Commissioning Group (SEHCCG) regarding pressure of strategic housing growth in the borough on existing healthcare provision.	As part of the consultation on the Housing Paper, the SEHCCG noted plans to develop a detailed estate plan for the Havant area to understand and model health care for the existing and new population.	There are a number of surgeries within approximately 1 mile of the development, including Havant Health Centre and Bosmere Medical Centre both in Havant town centre and Rowlands Castle surgery to the north of the site, all of which are understood to be accepting new patients. The nearest hospital is the Spire Hospital immediately to the north of the site, which offers private facilities. The nearest A&E department is the Queen Alexandra Hospital in Portsmouth.	No additional infrastructure is understood to be required as part of the development, although planning application consultation responses will be monitored.
Open space	No specific issues raised	Discussions with local authority officers regarding the layout of proposed development resulted in agreement regarding the retention of the south lawn to provide	Havant Borough Council's 2012 open spaces review establishes that sufficient amounts of most types of open space exist in the	The landscaped open space areas within the development are considered to provide adequate informal / amenity open space for

Infrastructure provision	Summary of area/site specific issues	What discussed on/actions have taken place as a result	What projects/programmes are already in place to serve the development	What infrastructure is required to facilitate to development, what is the cost of this and who is going to fund and provide it
		informal open space for the new community, and that the play space is unlikely to be required.	borough. These are generally well distributed and accessible by the majority of residents and visitors.	the development, comprising approximately 1ha. The need for additional on or off-site formal open space provision is to be confirmed by reference to planning application consultation responses, and is to be carefully considered by reference to the heritage asset of the site and the type and mix of accommodation to be provided by the developer and its target market. It is recommended that any provision, if required, be secured in principle by condition and considered further at detailed design stage.
Community and leisure facilities	No specific issues raised	The community facility needs of the different parts of the borough will be addressed through the review of a Borough Infrastructure Delivery Plan		The development can contribute to community and leisure facilities through CIL. No additional infrastructure provision is anticipated as being needed part of the development.

Infrastructure provision	Summary of area/site specific issues	What discussed on/actions have taken place as a result	What projects/programmes are already in place to serve the development	What infrastructure is required to facilitate to development, what is the cost of this and who is going to fund and provide it
Utilities	No specific issues raised relating to the site. Provision of utilities raised as part of the LPHS consultation.	The borough council is aware of the residents' concerns regarding utility provision generally in the borough. Utility providers (water, gas, electricity) have a statutory obligation to provide services to new development. The borough council works with these providers to ensure they are aware of proposed levels of development so that they can plan accordingly. Full details regarding the individual discussions with providers related to the application site can be found in the Utilities and Servicing Statement.	Electricity - existing apparatus serves the area Gas supply - existing apparatus serves the area Foul water – existing apparatus serves the area	Electricity supply – SSE has confirmed that the development can be served without off site reinforcement works. This will be funded and provided by the developer. Gas supply – SGN has confirmed that the existing low pressure main will need to be disconnected and removed to facilitate development. Further analysis at detailed design stage will ascertain whether reinforcement is required. This will be funded and provided by the developer. Foul Water - Portsmouth Water raised no objection to the development and has confirmed that no additional infrastructure is required to provide foul water capacity, in addition to connecting with existing services. This will be funded and provided

Infrastructure provision	Summary of area/site specific issues	What discussed on/actions have taken place as a result	What projects/programmes are already in place to serve the development	What infrastructure is required to facilitate to development, what is the cost of this and who is going to fund and provide it
			Potable water – existing apparatus is located in the area Telecoms – existing apparatus is in the area.	by the developer. Potable water – Portsmouth Water has confirmed that the development can be served without the need for off site reinforcements. Existing water mains will need to be diverted. This will be funded and provided by the developer. Telecoms - BT is obliged to supply the site. Disconnecting and removing/diverting existing apparatus will be required. More detail regarding the specifications will be required at detailed design stage. Virgin Media has confirmed that there is sufficient capacity in the existing network to serve the site.

5. Conclusion

- 5.1 As demonstrated by this statement, infrastructure provision commensurate with the scale and impact of development proposals for Southleigh Park House has been considered as part of the preparation of this planning application.
- 5.2 Through CIL and direct provision (and if and where fair, reasonable and necessary through a s106 agreement), necessary infrastructure can be provided to serve the development. Nevertheless, in accordance with national guidance, to ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing landowner and willing developer to enable the development to be deliverable.
- 5.3 Viability was identified at the outset of this project as a major challenge for the delivery of proposals for the Southleigh Park site, and the latest viability assessment material that is submitted with the application continues to emphasise this point