

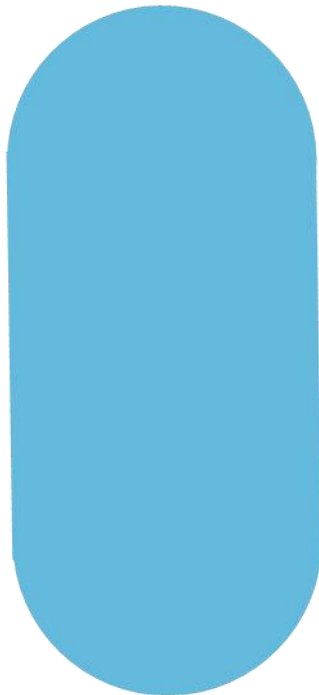
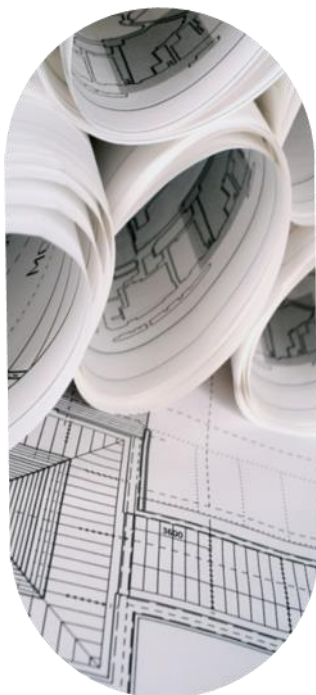
Harborough Local Plan Examination

Matter 2 – The Housing Requirement and its Delivery

Hearing Statement

Landowner Consortium for East of Lutterworth SDA

Respondent Reference: 6054





This Hearing Statement is submitted on behalf of the Landowner Consortium for East of Lutterworth SDA (ref: 6054) in respect of their interest in the East of Lutterworth Strategic Development Area. Representations submitted to the Proposed Submission Local Plan sets out their case in full.

2.2 What are the risks to the achievement of the plan's housing delivery, in terms of infrastructure or other impediments to delivery?

1. The Plan achieves a balanced approach to the supply of housing. Strategic Delivery Areas (SDAs) are part of an overall mix that also relies on smaller sites, many of which are commitments, to meet the housing need in the short and medium term. Specifically in relation to the East of Lutterworth SDA, it should neither be considered a proposal with significant risk or have a long gestation period.
2. It is fair to say there has been a considerable amount of learning on how to bring forward strategic sites with greater speed and certainty than in the past. Further, since 2012, the Framework's focus on delivery has meant that councils and site promoters are now more aware of the need to work together on processes to bring land forward quickly. This is recognised nationally, and locally where the lessons from previous SDAs in this District and adjoining authorities have been learnt by the Council and Leicestershire County Council as a Member of the Consortium. This includes; agreeing a clear vision and framework from an early stage (already included in the Plan for East of Lutterworth SDA), frontloading the planning process with detailed pre-application discussions properly resourced, the use of hybrid applications to speed up infrastructure delivery, and the need to consider delivery and funding of infrastructure earlier in the process.
3. In light of the above, the delivery of the housing trajectory for the East of Lutterworth East (HSG14) can be achieved. The key risks set out below in relation to ownership, resources and masterplanning, and infrastructure have been, and are being, managed by the Consortium and the Council (HDC).

Ownership

4. Leicestershire County Council (LCC) have already achieved substantial control of the site, and are in the process of acquiring land not within their ownership with the intention to control delivery of the whole of the SDA. Notwithstanding the progress made, in the unlikely event that agreement is not reached, HDC or LCC will use its compulsory purchase powers to ensure delivery as indicated in paragraph 15.2.29 of the Proposed Submission Local Plan (Plan). Hence, there is certainty that the site will be available on time.

Resources and masterplanning

5. The delivery of East of Lutterworth is a priority for LCC and therefore it is intent on securing planning permission in a timely manner to enable works to commence promptly. Their commitment is backed by substantial resources, skills, and experience within LCC and its consultant team.



6. The Council and LCC have therefore entered into a Planning Performance Agreement covering the pre-application and application processes. The Agreement ensures both parties commit to providing sufficient resources to proactively and efficiently expedite the process with the aim of ensuring the application is determined within 22 weeks from validation.
7. Further, LCC are in the process of preparing a masterplan in accordance with Policy L1 and Appendix L of the Plan. Stakeholder engagement has been ongoing for several months, and public consultation is due to take place in September to inform this process. The final masterplan will form the basis of a hybrid planning application seeking outline planning permission for the development, and detailed planning permission for the main access points and spine road. The planning application, supporting documentation and technical evidence are currently under preparation. Thus, the agreed timescales for submission of the planning application and determination (see below) are realistic.

Infrastructure

8. LCC is uniquely positioned to address the critical issue of infrastructure in a timely manner to enable housing completions. A careful and comprehensive viability assessment has been carried out (HSG10). The SDA is an attractive site in an attractive location in a strong market; therefore, housebuilder interest is likely to be high.
9. There is no identified infrastructure funding gap for the SDA (Para. 21.7.5 INF2). There is the need for forward funding to deliver critical infrastructure (principally highways related) required for early phases. A letter is appended to this Statement at Appendix 2.1 from The Leader of LCC confirming their commitment to the delivery of necessary off site highway improvements, the access, and spine road in order to open up parcels of residential and employment land for delivery. It is for this reason that LCC are seeking detailed permission for the access and spine road in order to expedite highway infrastructure delivery. Further, LCC have significant experience in delivering highway schemes, and the mechanisms and resources to efficiently deliver any improvements associated with the SDA.
10. In addition, other funding, if obtained, could speed the delivery programme further. LCC are seeking to accelerate the delivery of highway infrastructure through applications they've made for public funding from the Housing Infrastructure Fund, Housing Growth Fund, and Accelerated Construction Fund administered by Highways England and Homes England. Any funding secured would be towards early delivery of off-site improvements to M1 Junction 20, the A4303/A426 (Frank Whittle Roundabout), as well as the access and spine road (including the bridge over the M1). Announcements on whether the applications have been successful are expected in 2019, and the effect of successful bids is discussed below in response to Q2.3. Therefore, the delivery programme below is realistic, but conservative and does not take account of the potential for successful funding bids further boosting delivery.
11. Paragraph 22.4.5 of the IDP also refers to the risk associated with the timing of delivery of infrastructure associated with the handling of wastewater from the SDA.



A statement is appended from Severn Trent Water at Appendix 2.2 confirming they do not envisage any problems with providing capacity to serve the site.

12. It is envisaged the residential parcels will be made available to the market and delivered by various national and local housebuilders, although LCC are also exploring developing its role as a housing provider. Based on internal soft market testing, LCC are confident there will be sufficient interest from housebuilders in this location given its accessibility and environment.
13. The risks to the housing delivery of the East of Lutterworth SDA are therefore mitigated by the fact that the land will be in single ownership, by a public body, who have the resources and experience to deliver the infrastructure necessary to bring this land forward for development. Thus, there should be doubt that the site will be deliverable.

2.3 Are the assumptions about delivery start dates and rates from the SDAs reasonable?

14. HSG14 assumes a start date for the completions on Lutterworth East SDA of 2023/24. As noted in paragraph 5.34 of the Housing Topic Paper (TCP2), this has been informed by a detailed work programme for the SDA.
15. LCC are currently implementing its programme (provided overleaf) for both planning and infrastructure delivery that will seek to deliver first completions in 2021/22. This is an updated programme and replaces the version appended to representations made by the Consortium last year.
16. It will be noted that the Council's assumed start date is two years later, and therefore they have built in a significant period of flexibility should any delays be encountered.



Planning and Housing Delivery Related Tasks	Time Period	Infrastructure Related Tasks	Time Period
Preparation of planning application (including consultation)	January 2018 to January 2019	Procure contractor on design build contract to deliver necessary on & off site highway infrastructure / access into the site	April to December 2018
Public/Stakeholder Consultation	September to November 2018		
Submit Application	January 2019		
Consideration of Application and Planning Committee Resolution	January to July 2019		
Preparation of Section 106 Agreement (or other legal mechanism) and Grant of Planning Permission	February to September 2019	Finalise designs and obtain design approval. Complete Section 278 and Section 38 Agreements.	February 2019 / January 2020
First phase housebuilder(s) appointed	September 2019 to March 2020	Commence highway works on site	June 2020
Prepare and secure approval of discharge of conditions / reserved matters for first housing phase	March 2020 to February 2021		
Commence work on site	March 2021	Completion of works necessary to enable first house sales (access and spine road to first phase, and necessary off site works)	March 2021
Completion of first dwellings	January 2022	Completion of works necessary to open up other Phases of Development (subject to progress and funding bids)	November 2021
Completion of first dwellings on subsequent phases	November 2022		



17. In relation to delivery rates, HSG14 identifies completions gradually rising to a peak of 237 dwellings per annum in 2030/31. As noted in paragraph 5.35 of TCP2, this has been informed by the attractiveness and location of the site, the number of potential housebuilder outlets, and affordable housing delivery. Experience elsewhere in similar markets suggests total yearly completions in this region are achievable (see below).
18. The number of outlets will to an extent be dependent upon how quickly phases of residential land are opened up for development through the delivery of highway infrastructure. As noted above, it is currently intended to commence highway infrastructure works in June 2020 in order to open up the first phase of development. The timeline for the completion of the highway infrastructure sufficient to open up subsequent phases for development (notably the spine road) will depend on the progress of the early phases, but will be expedited if the applications for funding bids are successful as shown in the table above.
19. An updated phasing plan has been prepared based on the emerging masterplan for the site and is appended at Appendix 2.3. This replaces the version shown within the Vision Document submitted with the representations last year. Based on this phasing plan, an updated housing trajectory is appended at Appendix 2.4 which differs marginally from the Council's trajectory within Appendix G of the Plan.
20. As land parcels are opened up for development through the completion of the spine road and primary streets, the number of outlets increases. It is assumed that delivery will start at the south of the allocation (Phase H), and outlets will open up along the spine road heading north (Phases F, G, C & B). Outlets along the primary street in phases J, L, & K would start later in the plan period.
21. It has been assumed that there will be 45 completions per year per outlet, including affordable housing, which is reasonable based on the Council's evidence of past build out rates of between 40 and 50 per annum, and current national averages for volume housebuilders. First year completions for each outlet have been estimated at 25, recognising that housebuilders may not have a full year of housebuilding.
22. It has been assumed there would be typically no more than five outlets delivering completions across the entire site in any given year, although there may be some overlap where an outlet is nearing completion and another is starting, resulting in six outlets in some years. It is considered that this number of outlets is a reasonable assumption when compared to other similar areas. For instance, in Warwick, which has similar characteristics to Lutterworth, a site for approximately 1,850 dwellings currently has six outlets in operation. In nearby Rugby, the Local Plan Inspector has recently agreed a trajectory for an urban extension to the south west of the town with a similar number of outlets at its peak.
23. It is estimated that 1,710 dwellings can be delivered within the plan period and the site fully built out by 2037/38. A summary of projected completion rates is shown below:



Year	Annual Total	Cumulative Total	Outlets
2021/22	25	25	1
2022/23	95	120	3
2023/24	170	290	5
2024/25	170	460	5
2025/26	190	650	5
2026/27	210	860	6
2027/28	200	1060	6
2028/29	200	1260	6
2029/30	225	1485	5
2030/31	225	1710	5
2031/32	225	1935	6
2032/33	220	2155	6
2033/34	177	2332	5
2034/35	135	2467	3
2035/36	135	2602	3
2036/37	102	2704	3
2037/38	46	2750	2

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Appendices

- 2.1 Letter from Leader of Leicestershire County Council
- 2.2 Severn Trent Water Statement
- 2.3 Phasing Plan
- 2.4 Housing Trajectory



7th September 2018

Letter to Mr J Bore
(via email)

FAO Jonathan Bore, Inspector

I would like the Hearing/the Inspector to note that Leicestershire County Council fully supports the aims of the Harborough Local Plan 2011-2031 and the East of Lutterworth Strategic Development Area (SDA) in particular. Not only does the SDA contribute to achieving the aims of the Council's Strategic Plan 2018-22, it is expected to provide a substantial financial return to the council through future land sales, and we will plough this much needed money back into front line services.

Specifically, the East of Lutterworth SDA will provide much needed housing, which is a key enabler to delivering the council's other strategic outcomes as a secure, quality, appropriate and affordable home in the right location is essential for good quality of life. Housing matters – it influences people's security, health, access to education and employment and can enable the effective provision of care. Quality housing should ensure sustainability in terms of the environment, supporting infrastructure and links with existing communities whilst being affordable to own or rent and run.

As a council, we are committed to promote and deliver this development and whilst the council has applied for Housing Infrastructure Funding, the delivery of the SDA is not dependent on this. The funding, if received, will mean that the development will be delivered in a shorter timescale and the infrastructure and houses will be completed even faster than we are currently planning.

If the funding is not forthcoming, then the project will still be delivered in accordance in accordance with the trajectory that we have stated in our submission.

For Leicestershire County Council there is a compelling case for this SDA and I hope you will agree.

Yours sincerely

Nicholas Rushton CC
Leader of the Council

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Nicholas Rushton, Leader, Leicestershire County Council
www.leicestershire.gov.uk

31st August 2018

Our Ref: Lutterworth SUE 1

Dear Sean

LUTTERWORTH SUSTAINABLE URBAN EXTENSION

Please find a copy of our general position statement regarding new development below .

As you are aware investigations into any additional capacity requirements have been commenced but we have not received the results of those assessment yet to give any definitive answers. At this time Severn Trent are not aware any particular reason that would prevent us from providing capacity for the development of the Lutterworth SUE.

Further investigation is likely to be required to identify the most sustainable solution to provide any required capacity improvements and identify the likely timeline for construction.

Position Statement

As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.

Kind Regards

Chris Bramley

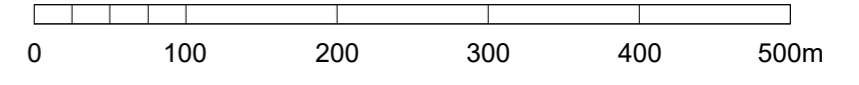
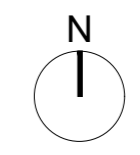
Strategic Catchment Planner

growth.development@severntrent.co.uk


















NOTES

All dimensions to be verified on site. Do not scale this drawing. All discrepancies to be clarified with project Landscape Architect.
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KEY

-  Allocation Boundary
-  Residential (2,750 dwellings)
-  Employment (B1 & B2 - Business and General Industrial Uses)
-  Employment (B8 - Storage and Distribution Uses)
-  Primary Schools (Two 2FE Schools with Nursery Provision)
-  Community Hub (Retail, Health, Community and Cultural Facilities)
-  Relocated Lutterworth Leisure Centre
-  Green Infrastructure (including: Open Space, Community Park, Playing Fields, Allotments, Areas for Play, Sustainable Drainage, Habitat Creation, Cemetery, Existing Woodland)
-  Indicative Access Points
-  Key Node / Junction
-  Indicative Spine Road (Public Bus Route)
-  Indicative Primary Street (Public Bus Route)
-  Sustainable Transport Link (Bus, Pedestrian and Cyclist Only)
-  Existing Rights of Way
-  New Recreational Routes and Existing Pedestrian and Cycle Access to Town Centre

rev	date	description	dm	chkd
04.09.2018	First Issue		SGL	BC

fpcr

- masterplanning
- environmental assessment
- landscape design
- urban design
- ecology
- architecture
- arboriculture

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client
 Leicestershire County Council

project
 Land East of Lutterworth
 Lutterworth

drawing title
 PHASING PLAN

scale
 1:5000 @ A1

drawn / checked
 SGL / BC

revision date
 4 September 2018

drawing number
8379-L-06

CAD file: K:\8300\8379\LANDS\Plans\8379-L-06 Phasing Plan.dwg

Appendix 2.4 Lutterworth East Housing Trajectory - September 2018

Phase	Outlets	Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	Total
			1	3	5	5	5	6	6	6	5	5	6	6	5	3	3	3	2	
			outlet	outlets	outlets	outlets	outlets	outlets	outlets	outlets	outlets	outlets	outlets	outlets	outlets	outlets	outlets	outlets	outlets	
Off spine road																				
H	1	100	25	45	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100
F	1	70	0	25	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70
G	2	200	0	25	70	75	30	0	0	0	0	0	0	0	0	0	0	0	0	200
C	2	350	0	0	25	70	90	90	60	15	0	0	0	0	0	0	0	0	0	350
B	2	190	0	0	0	25	70	70	25	0	0	0	0	0	0	0	0	0	0	190
Off Primary Street (North)																				
J	3	720	0	0	0	0	0	25	70	90	90	90	80	60	45	45	45	45	35	720
Off Primary Street (South)																				
L	2	470	0	0	0	0	0	25	45	70	90	90	75	45	30	0	0	0	0	470
K	3	650	0	0	0	0	0	0	0	25	45	45	70	115	102	90	90	57	11	650
Totals	16	2750	25	95	170	170	190	210	200	200	225	225	225	220	177	135	135	102	46	2750
Cumulative total			25	120	290	460	650	860	1060	1260	1485	1710	1935	2155	2332	2467	2602	2704	2750	
Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	

H	1	100	25	45	30															100
F	2	70		25	45															70
G	3			25	45	30														
	4				25	45	30													
		200	0	25	70	75	30	0	0	0	0	0	0	0	0	0	0	0	0	200
C	5				25	45	45	45	15											
	6				25	45	45	45	45	15										
		350	0	0	25	70	90	90	60	15	0	0	0	0	0	0	0	0	0	350
B	7					25	45	25												
	8					25	45	25												
		190	0	0	0	25	70	70	25	0	0	0	0	0	0	0	0	0	0	190
J	9							25	45	45	45	45	35							
	10								25	45	45	45	45	35						
	11													25	45	45	45	45	35	
		720	0	0	0	0	0	25	70	90	90	90	80	60	45	45	45	45	35	720
L	12							25	45	45	45	45	30							
	13									25	45	45	45	45	30					
		470	0	0	0	0	0	25	45	70	90	90	75	45	30	0	0	0	0	470
K	14									25	45	45	45	45	12					
	15												25	45	45	45	45	12		
	16													25	45	45	45	45	11	
		650	0	0	0	0	0	0	0	25	45	45	70	115	102	90	90	57	11	650
		2750	25	95	170	170	190	210	200	200	225	225	225	220	177	135	135	102	46	2750
Cumulative total			25	120	290	460	650	860	1060	1260	1485	1710	1935	2155	2332	2467	2602	2704	2750	

Note See phasing plan for phase definition