

Winchester District Local Plan Part 2 – Development Management and Site Allocations

Examination – July 2016

Winchester City Council

Response to Inspectors Questions :

MATTER 8: WALTHAM CHASE POLICIES WC1- 4

Library Reference : WCC FS 08



Issue Title

Matter 8: Waltham Chase policies WC 1- 4

Inspectors Question

- 1) Are the policies and proposals for growth and change in this area appropriate and justified, including in relation to the NPPF/ NPG, and in terms of environmental, economic and social impacts
- 2) Are they clear and deliverable, including in respect of the associated infrastructure requirements

Introduction/background:

Four sites are allocated in the LPP2 to meet the Waltham Chase LPP1 housing requirement of 250 dwellings, and three of the sites now have planning permission for development. The Council has produced a Background Paper- Housing Requirements and Supply (ref- OD 15), which sets out the strategy for meeting the housing requirements set out in LPP1, and establishes that no further housing allocations are needed to meet the LPP1 housing requirement or maintain an adequate supply of housing land. Therefore, there is no need for any further land allocations in Waltham Chase to meet the housing requirement of 'about 250' dwellings, indeed this target is likely to be exceeded.

The above sites were allocated after a robust assessment of alternative sites put forward through the SHLAA (see the Housing Site Assessment Methodology – document, ref- EBT 4). To assist in this process, the Parish Council had previously consulted on the broad spatial options for meeting the Waltham Chase housing requirement, which were to either look for a large site(s), or to spread the development around the settlement in smaller development parcels in sustainable locations. The latter option was the preferred option of those parishioners who responded.

The Council together with the Parish Council assessed all the sites put forward in the SHLAA against the potential constraints, landscape sensitivity, traffic issues, etc. The four sites outlined above were considered to represent the most sustainable options for meeting the housing requirement. The Parish then undertook a consultation exercise aimed at all parishioners, but this only elicited a small response.

The consultations at the Regulation 18 stage of the Local Plan therefore sought to test the soundness of the Council's preferred options to meet the development requirements of each relevant settlement. It did not set out to gauge support or otherwise for the large number of other potential development sites put forward as part of the SHLAA process, although it enabled people to do so if they wished.

The original assessment process was undertaken only on those sites which had come forward as part of the SHLAA 'call for sites'. After the site

assessment process had been completed, subsequent sites were put forward by various landowners and their agents, and the boundaries of certain SHLAA sites were amended. The Council made it clear that it was not minded to re-run the site assessments, at that stage of the plan preparation process but any alternative sites which came forward as part of the Regulation 18 consultations would be given due consideration, and reassessed before completing the Regulation 19 'Pre-Submission Plan. All of the additional / amended sites which were put forward as alternatives to the preferred sites were assessed and evaluated using the established methodology, and compared against the preferred sites.

Status of Allocated sites

The following table provides an update of the status of the sites allocated for development in Waltham Chase as of the 1st July 2016:

Table 1

Policy Reference	Site	Status
WC1	Morgans Yard	Brown field site within the settlement; site capacity between 60-100 dwellings depending on where the school extension is located. No planning application at the present time.
WC2	Clewers Lane	Consent granted for 30 dwellings, development has commenced. N.B. Smaller sites exist within the revised settlement boundary at this location
WC3	Sandy Lane	Consent granted for 63 dwellings; reference 15/02765/FUL subject to S106 Agreement for a financial contribution towards the school extension (still to be signed)
WC4	Forest Road North and South	Consent granted for 81 dwellings; reference 15/01106/OUT; subject to S106 Agreement for a financial contribution towards the school

		extension
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Response to the Inspector's questions and any relevant matters raised through representations

In response to the Inspector's question, three substantive issues were raised in representations which are specific to Waltham Chase, which are dealt with in this response note, they are;

- Whether there is the need to allocate land at Ludwells Farm for elderly care accommodation
- Whether alternative sites should have been allocated for housing and employment uses, and
- Specific comments in respect of policy WC1- Morgans Yard

The allocated sites were assessed against the site selection criteria (see Housing Sites Assessment Methodology, ref- EBT4) and the relevant guidance in the NPPF/ NPG. They have also been the subject of a Sustainability Appraisal which incorporated a Strategic Environmental Assessment, together with the Council's own assessment of the sites' suitability to meet the housing requirements of Waltham Chase.

Three of the allocated sites have subsequently been granted planning consent. All three sites will meet their social and physical infrastructure requirements, including the provision of 40% affordable housing.

The three sites with planning permission are all promoted by house builders. The site at Clewers Lane is currently under construction (Drew Smith), and work is shortly expected to commence at Forest Road (Bargate). The site at Sandy Lane (Linden Homes) is also expected to commence later this year. This is a clear indication of the deliverability of the sites selected.

Omission sites.

In response to the specific objections to policies WC1-WC4, the need to allocate land at **Ludwells Farm**, or anywhere else in the District, for elderly care accommodation is dealt with in the Background Paper - Housing Requirements and Supply (ref- OD 15) and the 'Specialist Housing for Older People in Winchester' report 2015 (ref- EBT17). These conclude that there is no need for LPP2 to make allocations specifically for older person's housing.

In respect of this site's suitability for residential development, the site was not put forward as part of the SHLAA so was not part of the original site assessment process. The site came forward through an objection at the Regulation 18 Stage and is not being promoted as an alternative to the allocated sites, but rather as a site to meet a claimed specific housing need. However, an assessment of the site's suitability for the proposed type of

development was undertaken as part of the Councils' response to comments on the Draft LPP2 (see Appendix F of report to Cabinet (Local Plan) Committee on the 16th September 2015 (WCC3)).

Consent had previously been granted in 1990 for a much more limited scale of development which took into account the footprint of existing buildings on the site. However a 60 bed extra care unit is now proposed by the respondent on a much larger site (1.4 hectares). In considering the suitability of this site the conclusions were that it would create an unacceptable and unnecessary intrusion into the gap/countryside, in a visually 'most sensitive' area.

The needs of the elderly vary considerably, but where extra care accommodation is to be provided (as promoted for this site) locations with good access to local services and health facilities should be preferred. Waltham Chase currently lacks a doctor's surgery, chemist, dentist, and a library, which are all key services that the elderly would normally expect access to. The proposed location, whilst being close to certain village facilities, does not enjoy good pedestrian access and any elderly persons wishing to walk to the village would have to walk in the roadway, as there is no footpath along the section of Lower Chase Road between Ludwells Farm and the village.

The proposal that land at **Solomons Lane** should be allocated for housing was not put forward as part of the SHLAA but came forward subsequently at the Regulation 18 Stage. The site promoters claimed that this site was in a more sustainable location to the preferred sites due to its proximity to the school and other local facilities. Therefore an assessment of this site was undertaken using the established site selection criteria (see, Housing Sites Assessment Methodology EBT4) and a comparison made with the preferred sites. The results of this process and a table setting out the comparisons with the allocated sites were reported to the Council's Cabinet (Local Plan) Committee on the 16th September 2015 (WCC3).

Due to its relatively poor relationship to the village, accessibility to village services and impact on the Settlement Gap, this was not considered to be a more sustainable location than those sites chosen to meet the housing requirements in Waltham Chase. The conclusion therefore was that to allocate this site would extend the settlement boundary to the south of Solomon's Lane in a way that would not provide a logical or defensible edge to the settlement. There was therefore no compelling justification to prefer this site as an alternative to the sites originally selected.

The more recent response under Regulation 19 now seems to be proposing that the settlement boundary should be amended to allow for a more limited development of at least 2-3 houses. What is not entirely clear is what changes to the boundary are being proposed by the respondent, and whether the proposed housing is to be self-build, open market, or affordable housing to meet the needs of the respondents' relatives. However, the objections to extending development into this area remain and there are no compelling reasons to amend the settlement boundary in this location.

Objections on the soundness of the plan have also been lodged by promoters of the omission site at **Van Diemens Field**, on the basis that the selection process was flawed and that the site is in a more sustainable location. Originally the site was put forward as a part of a much larger SHLAA site (SHLAA number 1894). The promoters of the site subsequently put forward a smaller site with a capacity of about 60 dwellings (SHLAA number 2596), after the site selection process had been completed. The site promoters requested the public consultation was re-run and that the sites be reassessed. They were advised that the Council would not effectively re-run the site selection process every time a new/different site came forward, but would consider all omission sites which came forward through the Regulation 18 consultation process, before finalising the Regulation 19 'Pre-Submission' Plan.

The Council reassessed all sites that came forward at this time including Van Diemens Field, taking account of the allocated sites and using the established site selection criteria (Housing Sites Assessment Methodology, ref- EBT4). The conclusion was that the site at Van Diemens Field did not perform as well as those sites previously selected, being more visually intrusive in the Gap, and with relatively poor access to the village shops and community facilities. The results of this process and a table setting out the comparisons with the allocated sites were reported to the Council's Cabinet (Local Plan) Committee on the 16th September 2015 (ref- WCC3, Appendix F).

One respondent requests that the settlement boundary should be extended to include **land adjoining ARB Mechanicals** in Lower Chase Road, to allow for additional employment space to balance employment needs with the planned increase in the population. However, a large part of this land has recently been granted planning consent for 13 dwellings, as an exception site (ref; 15/00952/ FUL granted on the 22nd April 2016). Furthermore, there is no strategic requirement to allocate any additional employment land in the District, and there is no evidence of local demand for additional employment floorspace which would warrant the loss of countryside within the Settlement Gap along this part of the settlement boundary.

An objection was received promoting **land east of Sandy Lane** for housing, and the respondent requested that the allocation in policy WC4 be rescinded, and replaced by their site for about 25 dwellings. Although it is not clear exactly which site they are promoting. In response it should be noted that the sites covered by WC4 have now gained planning permission, and the only SHLAA site in the area put forward by the respondent (SHLAA site 128) has been previously considered and rejected.

Morgans Yard, policy WC.1, is a previously developed site within the current settlement boundary (2006 Local Plan Review). The site is currently used for a number of different uses including car and van sales and car repairs, but the site is not used to its full capacity. The site is understood to suffer from contamination due to its former uses.

Although the site owners support the allocation of the site in principle, they are concerned that policy WC1 does not take full account of the exceptional costs

of developing this site, and they consider that as currently drafted the policy is unviable and undeliverable.

The site immediately adjoins St Johns Primary school to the east. The school currently has one and a half form entry (1.5 FE), and is understood to be at capacity. Therefore to accommodate the planned level of growth in the Waltham Chase area, and the subsequent increase in the child population, it will need to expand to a 2 FE school.

All the site allocations in Waltham Chase require development to contribute towards improving the Primary School. The Morgan's Yard development was felt to provide the only available opportunity to provide land to achieve this improvement, and policy WC1 currently seeks to provide for a mixed use development which includes provision for between 0.5 to 0.64 hectares of the site to accommodate the school extension. The land is needed to provide the additional outdoor open space required for a larger school. The policy as currently drafted estimates a residential capacity of 'about 60 dwellings'.

Because viability had been raised as a concern, and consistent with other site allocations, the Council commissioned consultants (Vail Williams) to undertake a high level Land Allocation Viability Appraisal (which was appended to the report to Cabinet Local Plan Committee 16 September 2015, ref- WCC3), which showed that there would be a likely up-lift in land values of around £830,000. They concluded this would provide an incentive for the land to be released for development. In undertaking the assessment Vail Williams were not in a position to make an allowance for decontamination as the extent and remedial costs were not known at that time, nor were they aware that Southern Water would subsequently require a substantial sum towards foul drainage improvements. They were also asked, as is standard practice, to value the site based on generic employment land values in the area, and were not in a position to take into account the actual income from the existing businesses on the site.

It was not until after the Local Plan had been submitted that the agents acting for the landowners provided a more detailed viability assessment on the 25th April 2016 (attached as appendix B). Due to the commercially sensitive material in the report, it was submitted in confidence, although the landowners and their agents have subsequently agreed the assessment can be released and made available for the Examination. The assessment shows abnormal development costs of around £2,474,733, this includes the costs of decontamination, and electric mains and sewer up-grades (but does not include CIL, which was included in the Vail Williams calculations). If these figures had been available at the time of the Vail Williams viability assessment, and included in their calculations, it would have shown a negative value of over £1.6 million pounds, without taking into account the value of the existing businesses on the site.

While the Council has not been in a position to verify the site promoter's viability work, and assess the full extent to which the current policy might be unviable, it is sufficiently confident that the viability of providing land at Morgans Yard to extend the school is an issue and that modifications to Policy

WC1 will be required. The landowners' viability assessment indicates that, if the requirement to provide 0.5 to 0.64 hectares of the site for school purposes is removed, and as a result the site capacity is increased (to about 100 dwellings), the development of Morgans Yard is likely to become viable. If the site is unlikely to come forward for development in accordance with policy WC1, as currently drafted, there is the risk that the primary school could not be extended, with serious consequences for Waltham Chase, and that an alternative site would be needed to meet the settlement's housing requirement.

Therefore, meetings have been held between the Council, the Parish Council and representatives of the landowners, to try and resolve the issue of viability while making adequate provision for the school extension. The only alternative is that the school should be extended to the east, onto land that is currently allocated in the Local Plan Review 2006 for amenity and recreation uses (policy RT5). Discussions between the promoters of Morgans Yard and the owners of this land are understood to have reached agreement that the land will be made available for this use, but that some form of 'enabling' development will be required as an incentive to release the land to facilitate the school extension. The landowners have confirmed that an agreement has been reached in principle to release this land subject to planning permission being granted.

Although this land is within the countryside and the Settlement Gap, policies MRTA1, DM9, and CP6 could allow for development of essential facilities and services on this land, where necessary to meet an identified community need. It is possible that a children's nursery, for which there is believed to be a strong demand in this area and which would relate well to the school, could be developed on the land immediately adjoining the Primary School, together with the enhanced school playing fields and parking for the staff. The remainder, and largest part, of this land would remain as open space and could contribute towards meeting open space deficits in the Parish, including the possibility of providing allotments.

It is, therefore, proposed that policy WC1 is modified to allow the School extension to be on the area of open space to the east of the School, as an alternative to Morgan's Yard. This would allow the capacity of the Morgan's Yard site to be increased to a viable level, whilst meeting the requirement for the site to contribute towards School improvements. Land at Morgan's Yard or to the east of the School is the only land that could practically meet this need, as land to the north is part of an SSSI and land to the south is separated by Solomon's Lane.

It is not proposed that at the present time the open space land would be allocated for a nursery school, as this would need to be subject to further justification, including consideration of alternative sites, under policies MRTA1, DM9, and CP6. But the supporting text to policy WC 1 should recognise the possibility that some form of community based enabling development might be acceptable if it can be demonstrated that this is necessary to facilitate the school extension.

In terms of other representations, Natural England broadly supported policy WC1 but requests stronger policy wording to ensure that the integrity of the nearby SSSI is not harmed. This has been incorporated into the proposed modifications to policy WC1.

Response to further written submissions

The promoters of the site at Van Diemens Field claim in their response note that planning decisions were made on the preferred allocations before the Council had had the opportunity to properly consider the alternative sites. This is not correct. The assessment of the Omission sites were presented to Cabinet on 16th September 2015 and the decision on the sites in Forest Road (WC4) were made on the 15th October, 2015. The decision on Sandy Lane (WC3) was made early in 2016. This was deliberate to ensure that the determination of the planning applications would not pre-judge the outcome of the reassessment of the alternative sites. The only exception to this was the 30 houses in Clewers Lane which was determined before the Cabinet meeting in September 2015, but this was because at that stage 50% affordable housing was being offered which could have been jeopardised if there was a delay in determining the application.

The respondents are also now claiming that their site is required to meet housing shortfalls in the district. This issue is dealt with by the Council in its response to Matter 2 (ref- WCC FS 02), and Background Paper- Housing Requirements and Supply (ref- OD 15),

Conclusions

The following modifications to policy WC1 as set out below will largely overcome the respondents' objections to the soundness of the Plan on the grounds of viability and deliverability. However, no further modifications to the plan are believed to be necessary to make this chapter of the LPP2 sound.

Appendix A

Proposed Modification/Change to the Plan:

- 4.7.14 The site at **Morgans Yard** (totalling 2.8 hectares) is within the current settlement boundary of Waltham Chase. It is close to the village centre, well contained and easily accessible from the B2177. Due to the previous uses on the site ~~it is believed to suffer from~~ is contaminated ~~in and the extent of which~~ will need to be fully investigated and remedied before the site can be developed.
- 4.7.15 The site is currently used for a number of employment uses, and showroom/sales facilities. ~~Although it~~ is one of the few significant employment sites in the village ~~in terms of its site area rather than the number of jobs created,~~ although it is not fully developed and the disposition of the various uses does not make for the most effective use of the site. ~~Therefore, Given the requirement to enable the school extension and high costs of developing the site including the costs of~~ for decontamination, and the fact that this is not a prime employment location, it would not be realistic to expect all the existing ~~land floorspace/~~ areas devoted to employment uses to be replaced, or to specify the precise amount or uses of floorspace to be provided. However, in bringing forward the site the developers should develop a masterplan for a mix of uses that includes ~~sufficient~~ commercial uses to at least partly compensate for the loss of existing employment floorspace, taking account of the viability of the development.
- 4.7.16 This site will be expected to make a contribution of land to the ~~improvement extension~~ of St John the Baptist Primary School, which is ~~required necessary~~ as a result of development. Scope to extend the School is limited, given the SSSI immediately to the north, and Morgan's Yard offers the ~~best opportunity~~ optimal location for expansion, although. ~~However it is recognised that the provision of land within the Morgans Yard site to facilitate the school extension might make the development of the site as a whole unviable would affect site viability. Therefore favourable consideration would be given to extending the school onto land to the east (as shown on the Policies Map), which was previously designated in the Winchester Local Plan Review 2006 for amenity and recreation uses. The masterplan should show how the various uses can be developed viably, including~~ Any enabling development which is required to

~~bring forward this site to extend the school facilities should~~ or to meet an identified community need.

- 4.7.17 Following discussions with Hampshire County Council on the best way to extend the school, they confirmed that the ~~site's contribution towards the expansion of the School, should, therefore, be achieved by~~ development should provide ~~ing~~ an area of land of at least ~~(0.5–0.64 hectares)~~ for the expansion of the School grounds. This additional land is needed to provide additional play space to meet the needs of the enlarged school. There is also the potential to provide a multi-use games area for the school and other open space or facilities needed by ~~which could be made available to~~ the local community ~~outside of school hours.~~

Policy WC1 – Morgan's Yard Mixed Use Allocation

Land at Morgan's Yard, as shown on the Policies Map, is allocated for the development of about 60 dwellings (or about 100 dwellings if the school extension cannot take place on Morgans Yard), extension of the adjoining St John the Baptist Primary School, and employment generating uses to replace existing jobs lost on the site. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements;

Nature & Phasing of Development

- a masterplan for the whole area including the school and land to the east, establishing principles for the disposition of housing, school extension, employment and community uses, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;
- the proposals, should be accompanied by a comprehensive ~~site~~-assessment which sets out the nature and extent of any contamination present on the site, together with the programme of remedial works to ensure that any unacceptable risk from contamination is avoided.

Access

- provide ~~a~~ safe vehicle, pedestrian and cycle access point from Solomons Lane;
- provide adequate parking for staff and visitors.
- include footpath/cycle access onto Winchester Road and through the site to provide a safe pedestrian link with the

School.

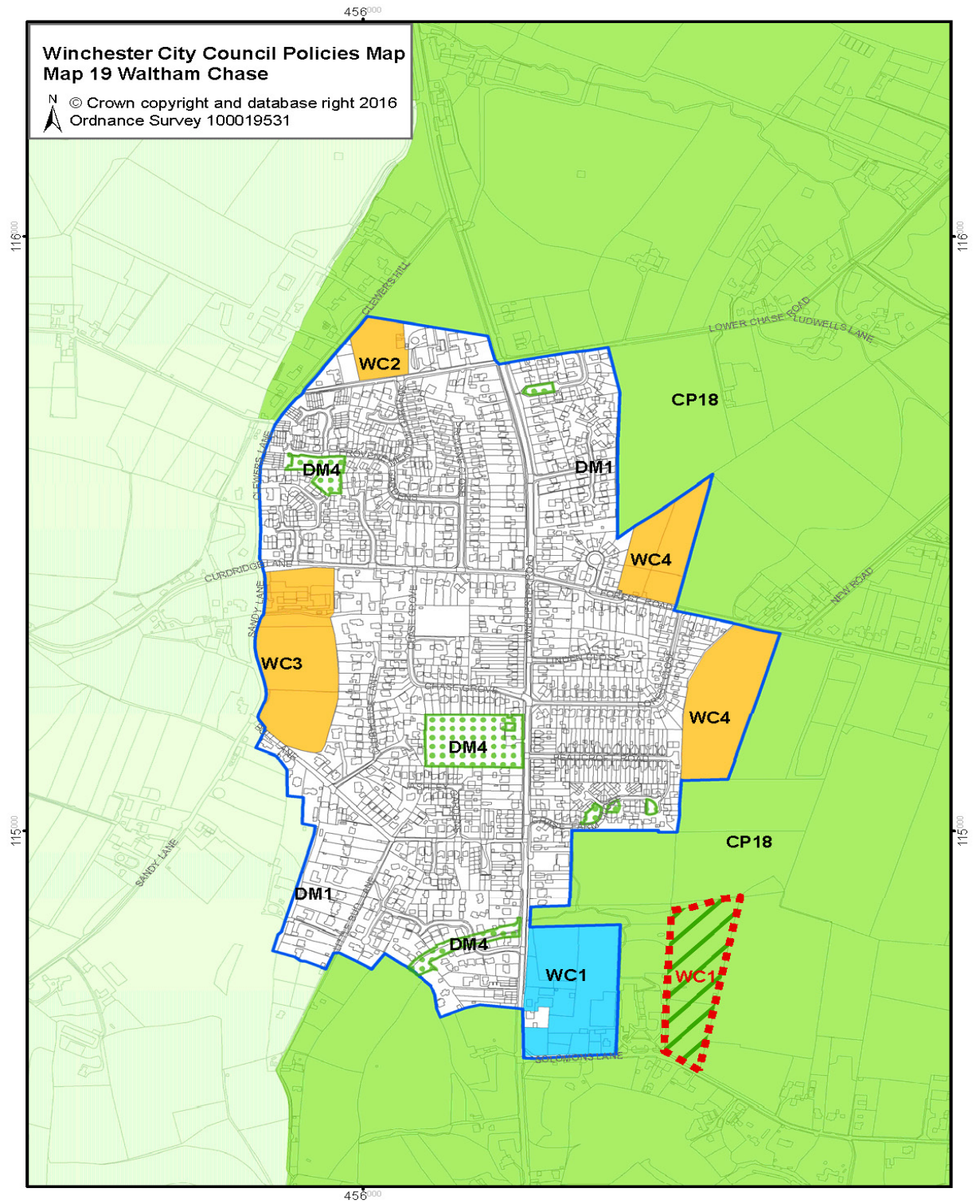
Environmental

- maintain and reinforce existing landscaped boundaries around the site, particularly to ensure an effective buffer between the development and the adjoining Waltham Chase Meadows Site of Special Scientific Interest (SSSI), ~~development proposals should clearly demonstrate that they to ensure there will not be harm to the integrity of the SSSI;~~
- provide suitable boundary treatment with the neighbouring School, and adjoining countryside;
- provide for an extension of the adjoining St John the Baptist Primary School playing fields and on-site open space (Local Equipped Area for Play, or Multi Use Games Area and Informal Open Space).

Other Infrastructure

- provide ~~between at least 0.5 to~~ 0.64 hectares of land for the expansion of St John the Baptist Primary School and other infrastructure needed to make the development acceptable in planning terms;
provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

WCC FS 08 Waltham Chase



APPENDIX B; Morgans Yard viability Statement



MH/TM/HP15053

25 April 2016

By email only

Nigel Green
Planning Services
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City Offices
Colebrook Street
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Dear Nigel

MORGAN'S YARD, WALTHAM CHASE – VIABILITY INFORMATION

Please note, due to the commercially sensitive nature of the information contained within this letter and attachments, they are submitted under confidential cover.

Further to your email of 13th April 2016, as requested I write to set out the abnormal and CIL costs associated with this site, and a high level viability assessment justifying the level of development being proposed as part of our recent masterplanning work.

In December 2015, I contacted Gary Jeffries, Managing Director and RICS Registered Valuer at Hughes Ellard Limited to seek high level viability advice. A copy of Gary's response is attached.

To inform Gary's assessment, we sent him details of the anticipated abnormal and CIL costs. For your information, these are set out below.

Abnormal Costs

Figures below are taken from BDW Homes Due Diligence Report (May 2014) and Southern Water's letter (August 2014). Obviously these figures are almost two years old now and so may have increased since that time.

<u>Description of Abnormal</u>	<u>Abnormal Cost</u>
Electric Mains Upgrade including Electric Substation	£87,000
Gas Main Diversionary Works	£19,210
BT Mains Diversionary Works	£5,952
Storm Water SUDs Scheme	£170,460
Contamination Remediation and Associated Works	£918,241
Foul Water S98 Sewer Requisition	£1,203,410
Total Value of Abnormal Works	£2,474,773

A copy of Southern Water's Section 98 Water Industry Act 1991 Foul Sewer requisition estimate from August 2014 is attached. This has substantially increased the foul water upgrading works cost estimate from £203,542 to £1,203,410 which takes the overall total of abnormal works to £2,474,773.



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creative minds safe hands



Community Infrastructure Levy (CIL)

The site falls within Charging Zone 3 and the CIL rate is therefore £80 per sqm for residential development. Assuming an average dwelling size of 120 sqm GIA (inc. 18 sqm single garage), this would equate to approximately £9,600 per dwelling. This dwelling size is the average dwelling size from the Forest Road site that we worked on in Waltham Chase.

Assuming the delivery of 100 open market dwellings the total CIL charge would be **£960,000**.

Affordable housing is not subject to the CIL charges. If affordable housing is provided on site at the full affordable housing policy requirement of 40% (40 affordable dwellings) the CIL charge would be **£576,000** (60 x £9,600).

Total Abnormal and CIL Costs

Abnormals	£2,474,773
CIL	£576,000 - £960,000
Total	£3,050,773 - £3,434,773

Hughes Ellard Viability Advice

The existing commercial uses at the site generate an ongoing annual income of approximately £200,000. However, the site is not operated to full capacity, partly because of the fact that the landowner is considering redevelopment. If the site were to be operated more intensely it has the potential to generate an annual income of approximately £250,000. In order to be viable for the landowner, the redevelopment of the site would need to generate a value which, when invested, would generate an annual income of a similar level to the existing/potential income.

Based upon the above abnormal and CIL costs, and assumptions on sales prices based upon similar developments in the locality, Hughes Ellard estimate that the residential element (approximately 100 dwellings) would deliver a post-tax receipt of £4.87m-£5.25m to the landowner, assuming no affordable housing provision. Invested to deliver a return of 4%, a net receipt of £5.25m would produce an income of £210,000 pa (assuming a tax liability of 25%). This is marginally above the landowner's ongoing annual income but does not take into account the additional costs associated with the school expansion and open space provision as set out below.

By contrast, a requirement to deliver policy compliant affordable housing (40%) would reduce the landowner's pre-tax receipt to £3m-3.5m. This would produce a maximum of £2.625m after tax (assuming 25%) and an investment income of £105k pa, well below the landowner's existing ongoing annual income.

Additional Landowner Costs

The proposed income from the employment provision (2,000sqft of B1(a) offices) is likely to cover the costs of delivering the offices and is not considered to be a 'cost' to the landowner.

However, whilst the potential receipt from the children's nursery will contribute towards the cost of the purchase of land to the east of the school, it is unlikely to meet this cost in full and the shortfall represents an additional cost to the landowner. As a result, the potential income levels associated with redevelopment of the site (as set out above) will be reduced further.



In conclusion, the potential income from the sale of the site for residential redevelopment without any school expansion, open space and affordable housing requirements is, at best, only marginally above the existing income from the commercial use of the site. It is clear that the provision of affordable housing would render redevelopment of the site unviable.

When the additional landowner costs associated with the school expansion and open space provision are added the viability is decreased further. However, there are non-financial considerations for the landowner which also impact upon his decision making. The sale of the site for redevelopment would mean that the landowner would no longer have to undertake the day-to-day management of the site. He is also keen to ensure that the redevelopment facilitates the delivery of long term community benefits for Waltham Chase, including the school expansion, open space provision and children's day nursery. Therefore, despite the marginal financial viability, on balance, the proposed redevelopment may be seen as a more favourable long term option.

I trust this helps to set out the viability position and I look forward to meeting with you and Shedfield Parish Council on 27th April. In the meantime, please do not hesitate to contact me should you have any queries.

Yours sincerely

MARTIN HAWTHORNE
Director
For and on behalf of WYG

Cc. Derek Morgan

Enc: Hughes Ellard email (15th December 2015)
Southern Water Sewer Requisition Letter and Routing Plan (12th August 2014)