

1.0 Chapter 16 Core Strategy Delivery Plan

- 1.1 The development strategy for the District up to 2026 relies heavily on the delivery of four key strategic sites. This section of the plan sets out the necessary infrastructure requirements for each of the sites in terms of items of infrastructure, delivery/funding body, timing and potential risks.
- 1.2 There is now greater emphasis on the need to demonstrate delivery, particularly of strategic sites, but also how the Core Strategy itself will be delivered.
- 1.3 At present each section of the Core Strategy concludes with a “How is this going to be achieved?” paragraph which identifies the anticipated implementation mechanisms. It will be necessary to extract the relevant parts of these into the revised delivery plan. Since publication of the Preferred Option much guidance has been published with regard to infrastructure provision and the level of detail required now is extensive. Discussions are ongoing, not only with the main providers, but also with the prospective developers of the strategic allocations to establish a dialogue with regard to infrastructure provision to ensure that what is required will be delivered in a timely manner.
- 1.4 A further issue is the need for a ‘contingency plan’ (as mentioned in GOSE’s comments), to illustrate how the development strategy will be delivered if key infrastructure fails to be delivered on time. This matter is particularly pertinent with regard to the strategic sites which are required to deliver the bulk of the District’s housing requirements, and the necessity to establish a phasing strategy to ensure that infrastructure is put in place when required.
- 1.5 The data in this section of the Core Strategy will require not only updating, but also expanding to cover the whole plan in terms of how its is anticipated each of the sections/policies will be implemented and the main delivery agents etc. In relation to funding requirements and the issue of developer contributions this is covered by Chapter 14. It is concluded that Chapters 14 and 16 should be merged to produce a comprehensive delivery and implementation plan to accompany the Core Strategy.

2.0 Conclusion and Recommended Approach

2.1 This part of the Core Strategy requires significant work to develop a full delivery plan to include a wide range of categories of infrastructure (physical and social), funding mechanisms, delivery agents/partners and any contingency arrangements and timing/phasing to ensure that the development happens within the plan period. It will be necessary to completely review the list of partners, to ensure these are up to date and to understand the development economics of the strategic sites. This will require the need for viability testing to explore various economic scenarios to ensure that the sites are capable of being delivered.

Recommended Approach

1. To merge this part of the plan with the content of Chapter 14 on developer contributions and funding, to produce a comprehensive delivery and implementation plan to accompany the Core Strategy.
2. To expand and update the delivery schedules in relation to the proposed strategic allocations with regarding to timing, contingencies, funding agencies, phasing etc.

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Response no./Organisation	Summary of key issues	WCC officer response and Recommended Approach
87 (GOSE)	<ul style="list-style-type: none"> • An infrastructure delivery plan will be required at the next stage of Core Strategy preparation and include a wider category of activities, including funding, phasing and contingency arrangements and how essential these are to the delivery of the Core Strategy as a whole. • Document must address the contingency 	<p>Noted. There is greater emphasis now on the need to demonstrate delivery of not only strategic sites, but also how the Core Strategy itself will be delivered.</p> <p>The data in this section of the Core Strategy will require not only updating, but also expanding to cover the whole plan in terms of how its is</p>

	<p>requirements as set out in PPS3 – the delivery of Hedge End is of concern</p>	<p>anticipated each of the sections/policies will be implemented and the main delivery agents, what contingency arrangements are in place and elements of phasing required.</p> <p>The Hedge End SDA is a major component of the PUSH development strategy, hence the Government Office’s concern about its delivery. Feasibility studies are currently underway which will inform the Core Strategies of Winchester and Eastleigh Borough in relation to the scale and location of the SDA. It is acknowledged that contingency arrangements may need to be considered, depending on the outcome of the feasibility work, but it is not possible at this stage to be more specific.</p> <p><u>Recommended Approach:</u></p> <p>To update and expand this section of the Core Strategy to include data on infrastructure provision, funding, contingency arrangements and to identify the main delivery agents etc.</p>
85 (Highways Agency)	<p>Items of transport infrastructure should be linked to the transport assessment , sources of funding, timescales for delivery and gaps in funding need to be identified</p>	<p>Noted – see above response.</p> <p>The ‘Stage 2’ Transport Assessment has recently been completed and provides further information on the matters raised by the Highways Agency. The HA has commented on</p>

		the Stage 2 study and commented on the need for more detail in relation to transport mitigation. Work is ongoing in relation to the strategic allocations in order to provide an appropriate level of detail and its conclusions will be incorporated into the next version of the Core Strategy. Some of the strategic sites are also now either subject of planning applications or have applications being developed. These will be able to provide greater detail as to the infrastructure required to bring the site forward.
94 (Portsmouth Water)	PW willing to talk about supply to any of the proposed housing developments	Comment noted
3199	Leisure, recreation and provision of green infrastructure should also be included in the delivery plan	Comment noted. A Green Infrastructure Strategy is currently being developed, which will enable any specific proposals (of a strategic nature) to be included.
10423;	The strategic allocations cannot be expected to resolve any existing shortfalls	The purpose of the delivery plan will be to set out all the infrastructure requirements to ensure that the development strategy for the District is achievable in a timely fashion. Given the size and importance of the strategic sites in terms of their contribution to the development strategy it is important for these to be itemised and their site specific infrastructure recognised. It is not the intention that these sites will be required to

		provide over and above their specific requirements, although in doing so they may also help to resolve local shortfalls.
10451; 2191	Welcome the inclusion of Bushfield Camp site in the delivery plan	Comment noted
10440 (Winchester Lib Dem City Council Group)	Barton Farm should include provision of/connection to a district heating system or renewable energy source.	All the strategic allocations given their size should maximise opportunities for using renewable energy / low carbon systems. Policies CP13 and CP14 set out these requirements and are subject to ongoing work and likely future revisions (see report on responses to Chapter 12).
89 (Hants CC)	<p>Need to ensure that the proposed developments do not sterilise commercially viable mineral resources – Barton Farm, Bushfield Camp and West of Waterlooville have been assessed and all lay outside minerals consultation areas. North Whiteley does overlay some clay and soft sand and is close to a proposed aggregate recycling centre at Bury Farm – there may be requirements for some prior extraction of the site. Request Hants CC are added to the delivery plan with regard to the list of delivery/funding bodies.</p> <p>With regard to the need for waste disposal at the strategic sites consideration should be given to waste transfer stations and/or specific waste disposal provision .</p>	<p>Comments noted re minerals sterilisation. It is agreed that the County Council should be added to the delivery plan as a delivery/funding body and that the possible need for prior minerals extraction is further investigated and recorded as appropriate..</p> <p>Waste disposal is specifically identified in the draft delivery plan and this can be updated and expanded as necessary to reflect any ongoing discussions with the County Council as part of the masterplanning process.</p> <p><u>Recommended Approach :</u></p>

		<p>To include the County Council in the list of delivery agents and update as necessary references to waste disposal in relation to the strategic sites to reflect ongoing discussions through the masterplanning/planning application processes.</p>
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