

## North Warwickshire Local Plan Examination

### Position Statement to the Inspector's Matters, Issues and Questions (Phase 1 – Strategic Matters)

#### Matter 8 – Viability and Delivery

This Position Statement is made by Savills UK Ltd on behalf of our clients Cathedral Agricultural Partnership and the White Family. Our clients are major landowners within the draft H7 allocation: Land to the east of Polesworth and Dordon. This Position Statement is made in advance of verbal representations at the Examination in Public hearings.

**Q8.4: Are anticipated delivery trajectories suitably comprehensive and thorough, including to enable appropriate monitoring [NWBC10, NWBC10a, NWBC10b]? What assumptions have been made in respect of delivery trajectories and are these robust (including in respect of lead-in times, lapse rates, build-out speeds etc.)?**

The delivery trajectory of H7 is considered to be appropriate. The trajectory for the allocation, as set out in NWBC10b, has been agreed between the landowners and NWBC in liaison with Homes England and Hyas. As summarised in NWBC10b, regular meetings have been held between the landowners, NWBC, Warwickshire County Council, Homes England and Hyas and joint evidence base has been prepared to support the allocation and as part of the planning application preparation. A planning application will be submitted in 2019, with the intention the site will be progressed in up to four locations at the same time. As such we expect a trajectory whereby 85 dwellings will be completed within 2022/23, increasing in the second year and thereafter, with the full allocation (2,000 dwellings) completed by the end of the Plan period (2032/33).

**Q8.6: Has all necessary infrastructure provision been costed and timetabled? If not, would that compromise either deliverability or development viability?**

Although further clarity on contributions to be sought in relation to leisure facilities would be beneficial, we consider the IDP sufficiently identifies necessary/essential infrastructure costs required for the H7 allocation. We note that contributions related to leisure can be established at the application stage and that the IDP has proven to be sufficient in providing our clients, Cathedral Agricultural Partnership and the White Family, confidence of the allocation's deliverability and viability.

Regarding highways impact, our clients, jointly with the Church Commissioners, have commissioned Vectos to undertake a trigger point study to identify the extent of impact the allocation would have on the highway network and the timings at which improvements would need to be made, including the provision of a new link road through the allocation. This study has provided greater certainty on development deliverability.

Our clients are satisfied that necessary/essential infrastructure provision has been costed and will progress the submission of a planning application in 2019.