

# Land to the South of Ringwood Road, Alderholt

APP/D1265/W/23/3336518

Proof of Evidence - Delivery  
May 2024

Dudsbury Homes (Southern) Limited

Our Ref: JRM/21-00464



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## Quality Assurance

This report has been prepared within the quality system operated at Rapleys LLP according to British Standard ISO 9001:2015.

We confirm that the undersigned is an appropriately qualified and experienced Project Manager experienced in the strategic land sector.

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## 1.0 Introduction

- 1.1 My name is Jason Mound. I am a Project Manager and a Member of the Chartered Institute of Building (CIOB).
- 1.2 I have held posts with Halcrow Group, John Sisk & Son Limited, St Modwen Properties Plc, Atkins Ltd and Rapleys LLP. I have been a member of the CIOB since 2003.
- 1.3 I have previously worked for the UK's national regeneration specialist St Modwen Properties PLC where I delivered land and enabling infrastructure for strategic residential and mixed-use development comprising more than 7,500 new homes together with employment and logistics development of over 1,000,000 ft<sup>2</sup>.
- 1.4 I subsequently worked at Atkins Ltd leading the national land development consultancy market. This involved the provision of environmental, engineering and project management services to the development market in both the public and private sectors.
- 1.5 I am now a Partner with Rapleys LLP and Head of Land Development Project Management. I have a national remit offering Master Developer and Development Project Management services to a range of Clients including land owners, promoters, developers and house builders. We specialise in the delivery of strategic residential development including design and programme management of complex land and enabling infrastructure. I have worked in the development sector for over 30 years and have extensive knowledge of the planning and delivery of strategic residential development including the stewardship and long-term management of the development.
- 1.6 The evidence which I have prepared and provide for this appeal in this proof of evidence, is true and has been prepared and is given in accordance with the guidance of my professional institution and I confirm that the opinions expressed are my true and professional opinions.

## 2.0 My Instructions

- 2.1 I was first instructed by Dudson Homes (Southern) Limited on this development in February 2021. My role was to support the preparation of the outline planning application as technical project manager. My experience in strategic residential development and its land and enabling infrastructure was recognised by the Client to bring technical governance and deliverability into the core of the planning application in order to demonstrate a clear path to delivery of new homes. Delivery of the new homes brings a host of associated benefits including a significant proportion of affordable housing, new highways and drainage to support the new homes, social infrastructure including shops, employment, GP surgery and substantial provision of public open space and SANG.
- 2.2 Separately, Rapleys were appointed to prepare an Infrastructure cost estimate to inform the overall cost of delivery of the physical infrastructure and to support the viability review undertaken by Intelligent Land.
- 2.3 As part of my role supporting the wider design team, I prepared a master development programme to show the timescales for delivery of new homes and the stages necessary to facilitate that including planning, detailed design of infrastructure, technical approvals by the regulatory authorities, associated legal agreements, contractor procurement strategies and mechanisms for delivery of the new homes and supporting social infrastructure.

## 3.0 Infrastructure Delivery Plan (IDP (CDA 64))

- 3.1 Further to the preparation of the master development programme, an Infrastructure Delivery Plan (IDP (CDA 64)) was developed. This plan is aligned with the aforementioned programme and demonstrates a scenario for the phased delivery of the new homes on an annual basis. In essence, the plan shows the anticipated build out rate and predicted housing completions for the whole development of up to 1,700 dwellings including 595 affordable homes.
- 3.2 The role of the IDP (CDA 64) is to identify and plan for the delivery of the infrastructure that is needed to achieve the planning objectives relating to Alderholt Meadows. The IDP (CDA 64) identifies the infrastructure necessary to facilitate and support the development and is supported by a phasing plan that considers the infrastructure necessary and appropriate for each phase of the development.
- 3.3 The Section 106 Agreement will set out the specific commitments and undertakings of the signatories and triggers for payments/obligations to ensure timely and appropriate infrastructure delivery at Alderholt Meadows.
- 3.4 The phasing plan (CDA 6) was prepared for the development showing how the new homes could be delivered in land parcels. We have proposed 14 phases of development (including the employment zone), with a blend of sizes in order that the development will appeal to a range of house builders including regional, SME and national Plc's.
- 3.5 The predicted build out rate and housing completions are based on the delivery of up to 50 new homes per annum per sales outlet of development which is a recognised build rate in the house builder market and supported by a several house builder companies with whom we have spoken.
- 3.6 It is predicted that beyond year 1 of housing delivery, there will be up to 4 phases of housing being delivered within any given year. Thus, at its peak Alderholt Meadows will deliver up to 200 new homes in one year.

- 3.7 Whilst the delivery of new homes is needed at pace, it is important that the delivery of housing is controlled in order that the quality of the development is maintained and the level of construction activity can be managed having regard to the amenity of residents of the new development and existing Alderholt residents alike.
- 3.8 In that regard, the IDP (CDA 64) predicts that delivery of the new homes will span a period of up to 12-13 years. This period will be subject to change based on several factors, including market conditions. However, based on my experience of delivering developments of a similar nature to Alderholt Meadows, this timeline is realistic.
- 3.9 The IDP (CDA 64) also demonstrates the phased delivery of the proposed 10,000m<sup>2</sup> of employment space relative to the delivery of the housing.
- 3.10 The IDP (CDA 64) then considers key elements of the supporting physical and supporting social infrastructure required for the development. These elements include;
- Earthworks and mineral resources.
  - Education
  - Community facilities/Local centre
  - Healthcare facilities
  - Leisure and retail uses.
  - Transport provision (both in the form of new physical infrastructure, improvements to public transport and alternative modes of transport).
  - Green infrastructure (including formal and informal play space, public open space and suitable alternative natural green space (SANG)).
  - Utility provision (including diversions, new supplies and network reinforcement working with the district network operators).
- 3.11 Each of these infrastructure elements is then considered in terms of the timing and phasing of its delivery relative to the phase of new homes, the cumulative annual total of new house completions (across several phases of delivery within a given year) and the corresponding predicted number of new people living in the development. This exercise is undertaken to ensure that facilities are delivered at the appropriate time to meet the needs of new residents, whilst improving the capacity of existing highways, utility networks etc, protecting existing habitats and also supporting the level of service to existing residents in Alderholt.
- 3.12 This is further considered below in relation to each of the following elements:

### 3.12.1 Education

The Appellant's education consultant, Alfredson York Associates, have calculated the number of places available in the lower, middle and upper education system. Using that information together with the predicted housing completion and associated population growth at Alderholt Meadows, we have been able to predict the point at which funding is necessary to create additional places to meet the needs of the new development.

Dudsbury Homes have engaged with St James' First School in Alderholt during the development of the masterplan to understand their aspirations for expansion to meet the demands of the new development. The outline planning application and further supporting information demonstrates that the existing site at St James' can be re-developed to provide a new 2FE First School. The costs associated with the redevelopment of St James' will be met through funding from Dudsbury Homes via S106 contributions. There are sufficient middle school spaces available to meet the new demand from the development. Further contributions will be made via a S106 agreement to fund additional places for upper education. The phasing of S106 contributions for education will be agreed with Dorset Council.

Through extensive dialogue with St James' in Alderholt and The Burgate School in Fordingbridge, an alternative education strategy has been considered which would involve the development of new primary school in Alderholt. This is not the current preference of the local education authority, but the Appellant proposes a review of the education strategy through the S106 agreement which would allow this to be reconsidered at a future date and to ensure the school places funding could be diverted to such an alternative strategy.

### 3.12.2 Affordable Housing Delivery

Affordable housing will be delivered in year 1 of the development. 35% of the new homes delivered in year 1 and each subsequent year will be affordable across a range of tenures agreed with Dorset Council.

Based on the updated IDP (CDA 64) in Appendix A, the first affordable homes will be completed in Q1 of 2027. The IDP (CDA 64) then shows the number of affordable homes that will be delivered each subsequent year.

Magna Housing, a community-based housing association operating mainly in Dorset and Somerset (providing housing services to local people have expressed interest in the affordable housing to be provided at Alderholt Meadows.

### 3.12.3 Transport

The Appellant's transport consultants, Paul Basham Associates have calculated the traffic impact to the development both on a final and a phased basis. In doing so, coupled with the output of the IDP (CDA 64) we have identified when improvements are required to existing roads and also when the provision of new highway infrastructure and improvements to public transport are required.

The improvements to existing roads will be secured and delivered through a combination of financial contributions to the highway authority (via S106) and works procured and delivered by Dudson Homes via a S278 agreement with the highway authority.

The provision of the on-site highways will be fully funded by Dudson Homes and agreed with the highway authority via a S38 agreement. The new access from Hillbury Road would be created in Year 1 of the development as would the change in priority to Fordingbridge Road to provide access to phases 3 and 1 of the development respectively. The interconnecting road forming the link between Fordingbridge Road and Hillbury Road will be completed in phases to support the phasing of the housing delivery and associated employment and other uses. However, the interconnecting road will be completed in its entirety by the 300<sup>th</sup> housing occupation which is predicted in year 3.

A new bus service is proposed to provide a sustainable form of public transport for both new and existing residents at Alderholt. The new service will be an hourly service (half hourly in the peak period), operating 6 days a week. The new service will include journeys to Ringwood with its sizable retail offering, followed by Fordingbridge and Cranborne. Dudson Homes have held extensive discussions with Transpora, a national operator of commercial and school bus services, with a view to them being a delivery partner. To secure the viability of the service, Dudson will fund the service for the first 7 years after which it is predicted the bus service will be self-financed through paying customers. By year 7 it is predicted that there will be 885 new homes at Alderholt Meadows, equivalent to over 2,000 new residents. The service will be operational from the 50<sup>th</sup> housing completion on Alderholt Meadows.

It is acknowledged through discussions with Dorset Council that the procurement of the bus service may be undertaken by the Council and Dudson Homes are open to this, albeit have demonstrated the viability of this new service through their discussions with Transpora.



An opportunity to provide an improved cycle connection to Fordingbridge has also been identified. This is detailed in the TAA by Paul Basham Associates (PBA) and consists of financial contributions to improve Public Rights of Way (PROW's) between Hillbury Road and the B3078, reduce the speed limit along the B3078, a footway/cycleway alongside the B3078 and finally to tie in to Ashford Road, which meets the criteria set out in LTN 1/20 for a route to be shared between cyclists and vehicles.

The proposed link would represent an improvement in terms of cyclist amenity compared to the existing situation and thereby promote sustainable transport. Given the peak forecast development cycle trips are predominantly associated with commuting, the cyclists are likely to be relatively confident. However, if on a given day a cyclist between Alderholt and Fordingbridge wished to use an alternative mode, they would still have the option of the bus service before resorting to the private car.

The triggers for the completion of each of the highway and transport works required is set out in the Transport Assessment undertaken by PBA together with the S106 agreement.

### Retail/Employment

DPDS Consulting have been appointed by Dudson Homes to advise on the market for retail uses in support of the development. The report by DPDS concludes that "the existing shopping and service provision in Alderholt has a very limited provision for a village of over 3,000 people and the lack of retail services, hot food takeaways and health care provision (e.g. pharmacy, optician and doctor's practice) is very notable. It is clear that residents' needs are not being met within the village and they have to travel to nearby towns for most of their day-to-day retail and service needs. The proposed village centre would provide a mix of retail and service uses, some offices, both for visiting members of the public and for small local businesses. It would also provide a health centre, a community hall, pub and public space. The aim is to provide a local focus for existing and future residents and to reduce the need to travel outside the village for many everyday needs."

The delivery of the retail uses in the local centre is planned in phase 4 of the development at the point of c.350 housing completions. This level of development coupled with the connectivity to existing Alderholt residents is considered to be at an appropriate mass to attract interest from retail and healthcare operators. This is reinforced through Dudson Homes' engagement with Neighbour Hub, a specialist developer and investor of local district centres.

In terms of employment provision, 10,000m<sup>2</sup> of new employment floor space is proposed at Alderholt Meadows. This has been planned to be flexible in its layout and form, whilst illustrative at the current time. It is predicted that the delivery of the employment development will be phased with the first phase delivered in year 3 of the wider development. Dudson Homes have received interest from a number of operators for employment development in Alderholt.

### 3.12.4 Sustainability

Dudson Homes has considered a range of sustainable development initiatives at Alderholt Meadows, including;

- All homes constructed to future homes standard energy efficiency requirements, including consideration of passive house design options.
- No gas boilers in the new homes, with alternative electric and low carbon renewable energy options used to provide space heating and hot water.
- Increasing local renewable energy provision.
- Measures to ensure resilience to climate change, including reduced water consumption; minimising flood risk, overheating risk and risk to habitats through enhanced biodiversity.
- Electric vehicle charging to reflect Local Plan requirements.
- Creation of extensive public open space and SANG delivery. This will be delivered in phases such that the SANG is available for the 1<sup>st</sup> occupier of the adjacent development.

The Appellant has adopted a holistic approach to sustainable design from the outset, which has incorporated architectural, environmental and energy strategies embedded with sustainability principles. The Appellant has engaged with a supplier of SmartGrid technology which will significantly reduce reliance on carbon emitting energy sources:

- SmartGrids embody a paradigm shift in energy management, operating as self-contained power ecosystems at a smaller scale. They can integrate distributed energy resources (DERs) such as solar panels and batteries to balance local energy production and consumption. They offer a cleaner, more sustainable net zero energy alternative by generating power close to where it is used.
- A SmartGrid can be incorporated across all uses and its purpose is to benefit the entire community. The SmartGrid will also ensure that as Alderholt Meadows is delivered over the coming years and as technology improves, the system can adapt and embrace new technology developments.
- The SmartGrid will provide a lifetime reduction to energy bills for the community, compared to utilising power from the main grid. This is through the creation of on site solar generation of electricity. This will ensure that Alderholt Meadows will ensure that all benefit from affordable living.
- It is estimated that 55% of all electricity used in Alderholt Meadows will be derived from true net zero on site solar generation and battery storage. The remaining 45% can be imported from the main grid and comprise of REGO certified net-zero grid electricity. This will ensure Alderholt Meadows is at the forefront of becoming a sustainable, low carbon, energy efficient and smart community.
- Compared to a traditional dual fuel residential unit and all electric home supplied by a SmartGrid will reduce CO2 emissions by 95%

In terms of the on-going sustainability of Alderholt Meadows, Dudsbury Homes is committed to the long-term stewardship and management of Alderholt Meadows to ensure the high-quality design and management of common areas, including;

- The SANG and public open space will be retained by Dudsbury Homes or an appointed estate management company who will be responsible for their operation and maintenance in perpetuity. The management may also extend to some of the roads, drainage, parks, parking strategy and public realm as part of a wider estate management provision.
- An estate office will be located in the local centre to manage the common infrastructure and act as a hub for community liaison, event management and to coordinate the phased build out of the infrastructure and new homes across the estate.

- 3.13 Whilst illustrative in nature, the masterplan for the development has been tested to ensure there is sufficient space for the range of infrastructure necessary to support the scale of housing delivery proposed. As an example, detailed analysis of street hierarchies and sustainable urban drainage corridors has been undertaken to ensure these can be delivered. As a further example, we have ensured that the masterplan can accommodate the spatial requirements for the plant and equipment required related to the provision of the energy strategy and microgrid technology.
- 3.14 The IDP (CDA 64) has been used to inform the proposed cash flow for the development, particularly in consideration of longer lead in elements including the requirement to reinforce the incumbent electricity and foul drainage networks to support the housing and population growth.
- 3.15 This level of detail is required to ensure a thorough understanding of the deliverability of the development both in terms of timescale, overall cost and cash flow forecast.

## 4.0 Further Evidence of Deliverability

- 4.1 To inform the proposals at Alderholt Meadows, Dudsbury Homes have engaged with a number of partners to understand their requirements and the market appetite for the complimentary uses that will come together to make Alderholt Meadows a sustainable community.
- 4.2 Engagement with delivery partners has included some of the most trusted names in the development industry, together with local businesses, including:
- CG Fry & Son – Traditional house builder and placemaker
  - Crest Nicholson – Leading property developer
  - Magna Homes – local Housing Association
  - McCarthy & Stone – Developer of Retirement Homes
  - AHH – Affordable Housing and Healthcare Group
  - Kubo Homes – Sustainable design
  - Remedy Oak Brewing Company – a locally owned brewery.
  - MAN Group – an active investment management firm.
  - WH White Limited – local land promoter and developer.
  - Jade Aden – local commercial development company.

## 5.0 Reason for Refusal 2

5.1 The reason for refusal which this evidence is prepared to address is as follows;

*The proposed development would represent significant development contrary to the settlement hierarchy, which is intended to direct development to the most sustainable locations. While facilities and transport options are proposed, it has not been demonstrated that these would be successful and viable in the long-term. It has therefore not been demonstrated that the proposal would limit the need to travel and offer a genuine choice of transport modes. Contrary to Policy KS2 of the Christchurch and East Dorset Local Plan: Part 1, 2014, and to paragraphs 73 and 105 of the NPPF.*

5.2 It is noted at the outset that whilst Reason for Refusal 2 doubts whether the proposals would be “successful and viable in the long-term”, Reason for Refusal 4 also contends that the proposals fail to make an appropriate contribution to affordable housing. It is not clear how the doubts about viability in Reason for Refusal 2 relate to the contention that the proposals could viably support the provision of more affordable housing. This evidence in fact demonstrates that in delivery terms, Alderholt Meadows is a sustainable location for each element of the development. The IDP (CDA 64) clearly identifies and plans for the delivery of the infrastructure (both physical and social infrastructure) that is needed to achieve the planning objectives relating to Alderholt Meadows. The IDP (CDA 64) identifies the infrastructure necessary to facilitate and support the development of Alderholt Meadows. The IDP (CDA 64) is supported by a phasing plan that considers the infrastructure necessary and appropriate for each phase of the development. This phasing can be secured through planning conditions.

5.3 The IDP (CDA 64) demonstrates how the delivery of infrastructure will be phased to align with the predicted housing completions, ensuring that the needs of new residents and existing Alderholt residents are met with provision of a range of services commensurate with a development of this scale.

5.4 Through extensive research and co-ordination with our key partners (including house builders, registered providers of affordable housing, local centre developers, bus operator etc) we have demonstrated significant interest in the development. This in turn supports the long-term viability and security of the development.

5.5 The provision of the local centre and the employment space will create a service centre and local jobs respectively which will help to reduce the need for travel for both new and existing residents of Alderholt.

5.6 The provision of the new bus service together with improved footpath and cycling links to nearby Fordingbridge offers a genuine choice of transport modes.

## 6.0 Reason for Refusal 3

### 6.1 Reason for refusal 3 states;

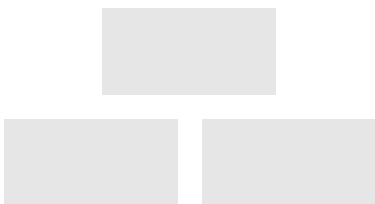
*The submitted masterplan does not demonstrate how the proposed uses will function well in terms of their relationship to each other and to the existing settlement of Alderholt. In particular, the positioning of the local centre is not considered to be optimised to accommodate and sustain an appropriate mix of development. Contrary to paragraph 130 of the NPPF.*

### 6.2 Whilst this is primarily a masterplanning issue addressed in the evidence of Scott Worsfield Architect, this evidence demonstrates how the proposed uses will function in terms of their relationship with each other. The IDP (CDA 64) clearly demonstrates how elements of the social infrastructure will be delivered to meet the needs of the new community, whilst being phased to ensure the commercial viability of the proposals are protected.

## 7.0 Summary and Conclusion

- 7.1 This proof of evidence summarises the work undertaken to ensure the deliverability of Alderholt Meadows, the various mechanisms used to inform this and the communications from industry partners in support of our proposals.
- 7.2 I was instructed by Dudson Homes (Southern) Limited on this development in February 2021. My role was to support the preparation of the outline planning application as technical project manager and in doing so to ensure that the deliverability of the proposals was fully considered and captured within the planning application.
- 7.3 Based on my experience of developments of similar scale and nature to that of Alderholt Meadows, I consider that the planned delivery of the infrastructure coupled with the predicted phasing and build out of the housing development is realistic and deliverable.

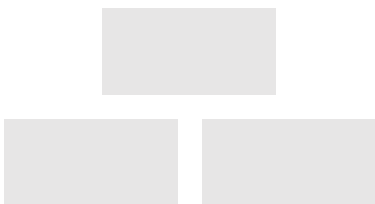
# Infrastructure Delivery Plan (CDA64)







# Development Phasing Plan (CDA 6)











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**RAPLEYS**











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