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INFORMATION CAVEATS

COST CAVEATS

AECOM costing advice is provided within this document and should be qualified as high level estimates given a lack of detailed scheme information. These cost caveats apply to the following topics within this report:

- Transport Projects (where SCC / HE / Network Rail and others have not provided cost estimates)
- Healthcare Projects and Social Care Accommodation
- Community, Library and Youth Spaces
- Open Space Provision
- Community Learning
- Children's Playgrounds
- Indoor and Outdoor Sports facilities
- Electricity Connections
- Gas Connections
- Potable, Waste and Surface Water Infrastructure
- Communications
- Waste Facilities

The following caveats apply to all costing provided by AECOM:

- The information on which the cost estimates are based is very limited at this stage. As such, all of the costs are to be treated as "indicative" of the type of works stated rather than a specific estimate of the actual works.

- The works are assumed to relate to level greenfield sites with good access and no abnormal restrictions in respect of working hours and the like.
- AECOM have excluded all land purchase, demolition and site preparation that may be required.
- In respect of ground conditions, AECOM have excluded the impact of encountering archaeological remains, contamination, high water table level, major "soft spots" and underground obstructions. It also excludes encountering and diverting existing utilities and drainage.
- As AECOM do not have sufficient details of the individual sites that will be developed, we have excluded any allowances for external works i.e. all works outside of the building footplate.
- The costs are all based on a notional project that starts and completes in July 2015 and therefore all inflation costs are excluded.
- AECOM have excluded professional fees and survey works and all other consultants fees and planning / building regulation costs that would apply to the works.
- AECOM have excluded all phasing and temporary works that could apply to the works.
- AECOM have excluded all maintenance and operational costs.
- AECOM have excluded all loose fixtures, fittings and equipment and in particular specialist equipment.
- AECOM have excluded all VAT.

The following infrastructure topic costs are based primarily on the following sources although this list is not comprehensive:

- Highways - SCC / Local Authority IDP's
- Motorways - Highways England / SCC / Local Authority IDP's
- Rail - Network Rail / SCC / Local Authority IDP's
- Public transport and other transport - SCC / Local Authority IDP's
- Education - SCC
- BDUK Broadband - SCC
- Electricity - UKPN / SCC / Local Authority IDP's
- Flood Defences - SCC / Environment Agency

DATA CAVEATS

This study aims to present a vast amount of information in as simple and digestible format as possible. AECOM have received data from a number of stakeholders and partners and this section sets out key caveats that have been supplied alongside that data.

ELMBRIDGE

The housing trajectory supplied is caveated to include the following:

- Total completions data for all housing sites for 2014/15
- All housing sites under construction at 1 April 2015
- All housing sites with planning permission at 1 April 2015
- Opportunity sites (identified future housing sites in the Land Availability Assessment (LAA))
- Windfall
- All net yields

The figures are caveated with the following assumptions:

- Completions in 2013/14 (251 units)
- Completions in 2014/15 (286 units)
- Sites under construction (388 units) counted split with the majority included in 2015/16 and remainder in 2016/17 and 2017/18 (242, 73, 73 respectively)
- Sites with planning permission (660 units) split evenly over 2015/16, 2016/17, 2017/18 (220 each year)
- Windfalls – average of 86 per year counted from 2019/20 onwards

- Opportunity sites – estimates made as to which year they will come forward in based on 5 year estimates in LAA (1-5 yr = 444; 6-10 yr = 341; 11-15 yr = 170). Total number then averaged over each 5 year period.

Some opportunity sites have been removed as they have either achieved planning permission or come forward for another use. Please note, as we have not yet started our annual update of the LAA we have not done the additional work of identifying new opportunity sites from pre-apps/enquiries/call for sites. This represents the churn of sites we see in the LAA and it is therefore likely that the pot of opportunity sites is fewer than it would be following a full annual update of the LAA.

EPSOM & EWELL

The majority of future growth in Epsom & Ewell will come forward through intensification on small sites with a cumulative impact on infrastructure demand. As it is unlikely that large sites will come forward, it will be difficult to secure large scale infrastructure. Therefore the quality and type of development is important not just the quantity.

GUILDFORD

The figures and sites used for housing are sourced from the draft West Surrey SHMA (2014), draft Local Plan (consultation version summer 2014), the SHLAA (May and June 2014), and monitoring data (planning permissions not yet completed). The draft Local Plan carries little weight at this stage, and the figures included in this study do not reflect an agreed housing number for Guildford Borough, or agreed sites for allocation. Many responses were received during the consultation on the draft Local Plan.

The draft West Surrey SHMA identified a range for overall need for housing in Guildford over the 2011 - 31 period of 620 – 816 homes a year and the draft Local Plan identified

652 homes a year (2011-2031) as its proposed housing figure.

With regard to employment sites, these are sourced from monitoring data (planning permissions not yet completed) and from the draft Local Plan. These figures are caveated in the same way as the housing data and it should also be noted that, alongside re-appraisal of sites and updates of evidence base, a Town Centre Master Plan is also being prepared.

The currently published ELNA (September 2015) takes into account recent Planning Practice Guidance and shows a significantly reduced need for industrial floorspace compared with the draft Local Plan 2014.

REIGATE & BANSTEAD

The housing trajectory supplied to SCC is indicative only and is based on the following:

- Total completions data for all housing sites 2013/14 and 2014/15
- Figures for 2015/16 to 2021/22 are based on indicative unpublished housing trajectory information as at May 2015
- Core Strategy annual average figure post 2021/22

RUNNYMEDE

As part of Runnymede Borough Council's ongoing cooperation with other Local Planning Authorities, including the County Council, data has been provided from past and emerging housing trajectories illustrating the anticipated deliverable and developable sites that may come forward in the current emerging plan period.

Like all trajectories their accuracy reduces over the longer period and while likely delivery in the early part

of the plan period (the next five years) is considered to be relatively accurate, based as it is mostly on sites with planning permission that have been judged deliverable through past published Strategic Housing Land Availability Assessments, the later periods (years 6-10 and 11-15) are less likely to be accurate. Many of the sites identified in these periods have yet to be subject to the objective assessment of the Planning process and some are reliant on changes in planning policy that may or may not be introduced as part of the emerging Local Plan in Runnymede. It should be noted that the Council has not yet decided upon the housing allocations that will be made to help meet identified needs. There is no commitment by the Council at this stage in the plan making process to see the development of the DERA site as part of its housing strategy. The depiction of the site in the plan at page 5 is simply for the purpose of illustrating the Council's intention to consider the possible removal of sites from the Green Belt for development. No decision has yet been made as to which sites, if any, this will be.

However the work of AECOM to inform the Surrey Infrastructure Plan, for which this data has been provided, is seeking to provide a county-wide view of infrastructure needed to support growth set out in current and emerging Local Plans. As the emergence of new Local Plans are on radically different timetable across the County this will lead to apparently anomalous differences in anticipated growth and consequential supporting infrastructure need. The period of assessment by AECOM, up to 2031 and beyond, will, of course, ensure that every Local Planning Authority in Surrey will have replaced their current Local Plan with newer, up to date documents. Consequently any housing or other trajectory extending into approximately 2020 or beyond will not reflect the inevitable change in local policy and the implications that may have on housing delivery.

For this reason, while Runnymede Borough Council has provided a Housing trajectory of sites known to the LPA at this time it is not recommended that any future assessment of infrastructure need is based on this trajectory and instead greater infrastructure need should be modelled to account for the likelihood that Runnymede, as well as all other Local Authorities, is likely to have to take steps in emerging Local Plans that will take effect before 2020 to significantly increase the supply of housing wherever possible.

It is therefore recommended for Runnymede, and indeed for all Surrey districts and boroughs, a more unconstrained household growth projection is used to model infrastructure need from 2020 onwards. This may be sourced from either recently completed SHMA documents or from the published DCLG household projections. While it is likely that full objectively assessed housing need may not be met within the individual boroughs and districts of Surrey, due to the significant constraints of flooding, ecology and green belt, amongst others, this 'maximum' growth projection will enable infrastructure need to be modelled to ensure infrastructure provision should not be considered a constraint in itself. As emerging Local Plans reach a stage of maturity that weight can be given to them the actual infrastructure need, through local Infrastructure Delivery Plans, can be assessed in the appropriate detail to ensure it matches the actual growth forecast at that time.

A growth projection for each year after 2020 in Runnymede of 459 dwellings per annum should therefore be used by AECOM in their modelling work. This figure represents the bottom of the range of objectively assessed housing need in Runnymede's part of its local housing market area, and this reflects a reasonable estimate of maximum housing delivery that could, objectively be delivered in the Borough subject to ability to deliver specific new planning policies

to radically increase housing delivery. This figure may not be placed in the public domain until such time that Runnymede Borough Council has published the same in its formal SHMA document, anticipated to be in June 2015.

While achieving a consistency of approach to such modelling between Surrey districts and boroughs appears unlikely due to the different timetable of plan making, it is recommended that very clear caveats and explanations are included in any emerging work to enable readers to distinguish the different approaches taken by different LPAs and thereby understand any anomalies that are likely to arise from a district or borough choosing to not reflect the possibility of improved housing delivery in their areas in the future.

TANDRIDGE

Tandridge recognises that this document presents a snapshot in time. Since then Tandridge has updated many evidence bases and these are available via the Tandridge web site.

