



REVIEW OF CRITICAL PATH ANALYSIS

LEOMINSTER RELIEF ROAD

PHASED DELIVERY

January 2015

The Critical Path Analysis Phased Delivery – is based on the Leominster SUE proposal and whilst the wishes of Leominster Town Council and the Neighbourhood Group is for the Relief Road to be fully constructed as the site starts development; this summary shows the only way the site with the road being paid for from the land sales can commit to construct the Relief Road.

The assumptions used are as follows –

Phase 1 – Housing -

There will be 3 developers operating throughout the total site

One will start from Hereford Road, one from Morrisons access and at a later stage one from the new access created at the Baron's Cross Inn.

The land sales will provide the funds to build the road and from each sale funds will be held in an escrow account by the landowners and developers solicitors.

The time scale as shown within the [REDACTED] boxes are estimates of the funding available to support the road build from the land sales detailed within the red and pinks areas. The dates shown are based on the annual sales rates from initially two sites, increasing to three sites and an annual average build of 93 units including affordable homes.

The sales rate is based on a 'normal' market and is in line with historic data taken from recent census results.

The Care Village is assumed to be delivered during the development period and is in addition to the annual new homes build rate. This is based on the information concerning the ageing population data currently available.

The units delivered over the period 2016 – 2031 are based on 13.5 units per acre although there will be within the site areas of differing density to allow the site to offer a fully mixed development.

Affordable housing will be provided throughout the site although it has been discussed with Hereford Council that the first phases of the developments will not accommodate affordable housing. This will allow a greater proportion of the land value to be placed in the escrow account to cover the higher costs of providing the relief road as the site is started.

Phase 1 – other uses –

The Master Plan shows other areas of the site being developed for Employment / Retail / School and Local Centre / Community facilities. These are shown on the Critical Path Analysis as being delivered during the period of 2016 – 2031 and whilst they are shown at different dates the final delivery will be discussed within the Section 106 and obviously market forces will define the actual delivery.

Phase 2 – Housing –

The delivery of the required 1,700 units including a 200 unit care village as shown within the Core Strategy is achievable within the land within the promoter's ownership; this ownership also can provide additional land for the period beyond 2031.

The Critical Path shows under the heading **Second Plan Period 2032 – 2039** shows that the land area within the new relief road can deliver a further 550 units should there be a need. The land is coloured taupe on the Critical Analysis Plan under areas 1 / 2 / 3.

Once again the figures are based on the annual sales rate although in this instance they have been reduced to take into account the impact of the existing (new) housing stock being available the second time around.

Overall View –

The Leominster SUE and the delivery of the Relief Road has been discussed and worked on since the late 1990's and within the ownership can provide the land required. The basis of the proposal is that the development can provide the necessary funding (from land sales) to build the relief road; but this is totally dependent on the housing market and in turn the annual sales rate.

There has been interest from PLC Housing Companies for the land but the interest is limited to small areas (maximum 10 acres) as there is a reluctance to commit to the provision of the infrastructure at an early stage. Therefore the relief road can and will be delivered albeit over an assumed period from 2017 to 2025.

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January 2015.

CRITICAL PATH ANALYSIS - LEOMINSTER .

PHASED ANALYSIS

8th edition

Jan-15



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
FIRST PHASE -																	
sales basis starting at three areas																	
with 3 sites under construction																	
sales rate per annum - market homes between sites - 1 Hereford Road access and 2 Barron's Cross access																	
3 sites including social at 25%																	
Core Strategy																	
Planning Process																	
Detailed Approvals																	
Start on site																	
Road construction																	
House building - annual completions																	
Barron's Cross Access Jennings Estates																	
Hereford Road Access Brasenose College																	
housebuilding annual rate																	
Care village																	
site total annual rate																	

FIRST PHASE																	
Total land sale :-																	
Residential	129																
1st phase land developed	115																
Retail	6 acres																
Employment	20 acres																
Land transfers / sale -																	
Local Centre																	
School																	

		SECOND PLAN PERIOD - 2032 - 2041									
		Annual sales					Annual sales				
		2031	2032	2033	2034	2035	2036	2037	2038	2039	
SECOND PHASE - 2033 - 2041											
Planning process											
Detailed Approvals											
Start on site											
House building - annual completions											
Baron's Cross Access Jennings Estates											
Hereford Road Access Brasenose College											
SECOND PHASE											
Residential	c/fwd from 2016 to 2032 14 acres										
taupe 1	9 acres										
taupe 2	9 acres										
taupe 3	18 acres	50 acres	net 45 acres								
annual rate											
running total											
land sale											

TOTAL SITE LAND SALES OVER PERIOD 2013 - 2043	
Residential	160
Retail	6
Employment	20
	186
additional uses	
road	12
educ/community	13
openspace	30
	241



DRAFT - SUGGESTED WORKING SYNOPSIS FOR TOTAL SITE
2015 - 2031
 +
2032 - 2039
COVERING TWO PLAN PERIODS.
 HOUSING MIX 75% MARKET 25% AFFORDABLE. - DETAIL TO INCLUDE
 FULL RANGE OF UNIT TYPES - RETIREMENT, DETACHED, SEMI/TERRACED -
 BUNGALOWS - PLUS - RETAIL - EMPLOYMENT

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