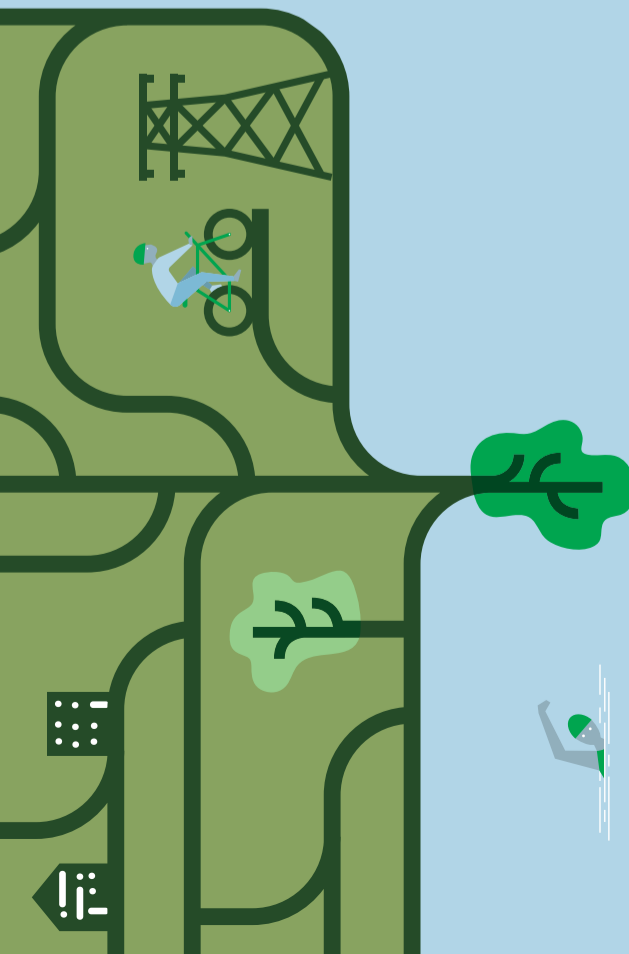


Coventry Stadium Appeal

APPEAL REF: APP/E3715/W/23/3322013

Coventry Stadium, Rugby Road, Coventry, CV8 3GJ

Appendix MS1 of Mark Sexton



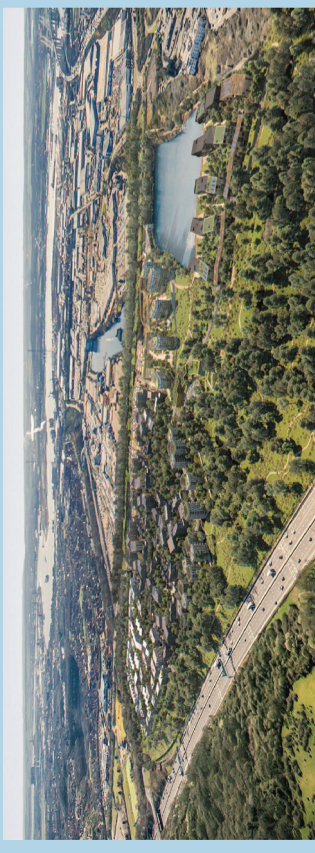
NORTHLAKE

Northlake represents a unique opportunity to introduce residential housing into the Lakeside Basin. London Strategic Land, as developer, has worked alongside Thurrock Council to deliver a scheme which will facilitate transformational change in the Lakeside Basin and Thurrock's long held ambition for a new town centre at Lakeside.

The scheme will create a new urban community comprising of 2,500 homes that promotes active and healthy living. This will be achieved by new pedestrian and cycle linkages that place less reliance on the car and provide strong connections to Lakeside Shopping Centre and Chafford Hundred railway station. The scheme will provide lots of outdoor options, including a lido facility, a substantial linear park and 3km of mountain bike routes. The scheme will also provide land for a two form entry primary / nursery school that will serve the development and a community pavilion, which will offer a range of services for the local population. A new large health centre will also be provided.

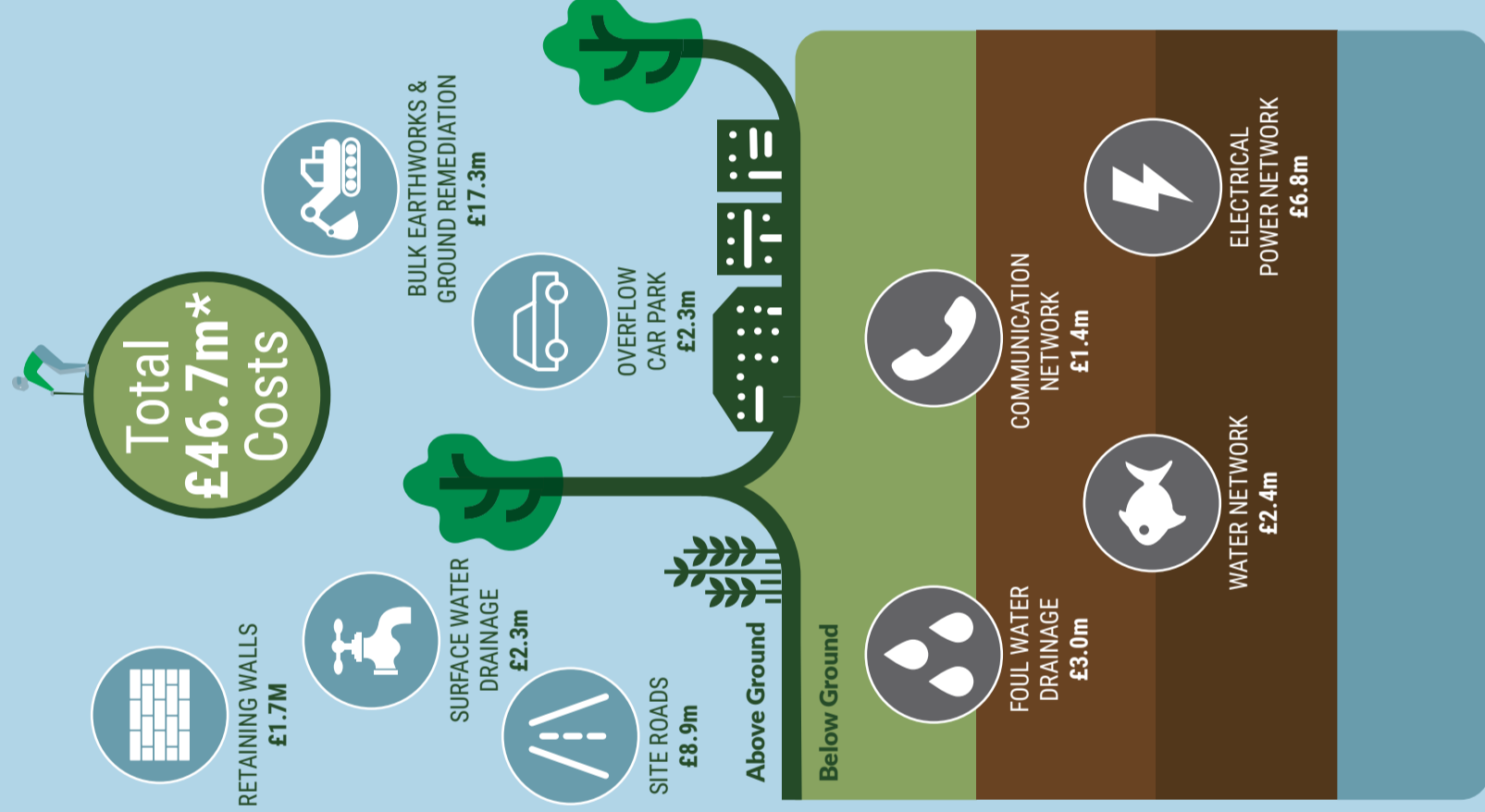
Notwithstanding the objective to create a well-designed, contemporary scheme that responds directly to its surroundings and the needs of the area it must be recognised that the site has a large amount of challenges. These planning and development constraints are well documented and are the primary reason that the development of the site has stalled for so many years. These abnormalities require nearly £46.7 million of developer funding.

In excess of £29 million is also required to provide on-site community infrastructure, placemaking initiatives and transport mitigation initiatives, this will include a new pedestrian and cycle tunnel linking the north and southern parts of the basin; a lido; a new health centre; a new primary school and nursery; a new vehicle entrance to the site; pedestrian and cycle upgrades to the route to Chafford Hundred; a community pavilion; new leisure facilities; and substantial public realm upgrades.



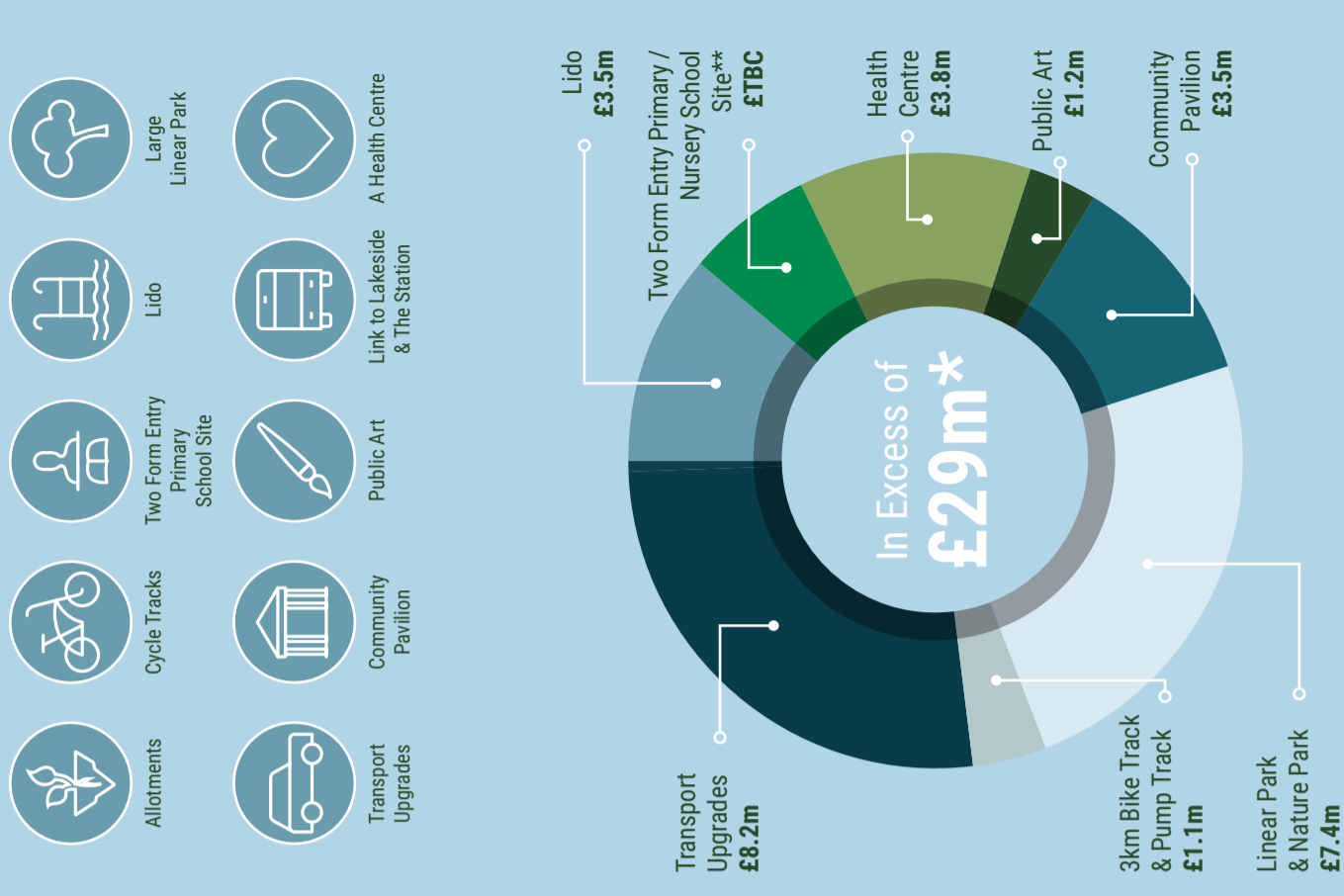
1. ESSENTIAL INFRASTRUCTURE & ENABLING WORKS

Building a new community at Northlake is not without its challenges. In order to bring forward the proposals the site requires £46.7 million in upfront costs. These abnormal costs cannot be avoided and need to be incurred before any homes can be sold. As a former landfill site, the Northlake site will require a full remediation exercise and earthworks package, and basic utilities will also need to be installed on the site such as water, electricity and communications. The below infographic provides a summary of these infrastructure and enabling costs.



2. COMMUNITY INFRASTRUCTURE, PLACEMAKING AND MITIGATION

There has been a long-standing objective to deliver transformational change within the Lakeside Basin. This vision seeks to deliver a wide range of complementary uses to provide a sustainable regional town centre, facilitating access into Thurrock's green corridor along the Mardyke valley and the appropriate on-site amenities to allow a new community to flourish. The proposed scheme has been determined via extensive consultation with external consultees including Thurrock Council, Sport England, NHS England, CABE and takes into account the natural context of the site, the needs of the new community that will be established there, the needs of the communities surrounding it, and the desire to create something exceptional through transformational change.



* These figures are underpinned by a detailed financial appraisal, and have been reviewed by Thurrock Council and their viability consultants and will be subject to ongoing interrogation.
 ** Proposals include a serviced primary/nursery school site but none of the figures above include the value of the land they sit on

3. VIABILITY CHALLENGES

The scale of essential infrastructure and enabling works combined with the costs on the on-site amenities and place-making required to deliver an exceptional scheme capable of facilitating transformational change mean that for reasons of financial viability it will not be possible to provide the below in the first phase:



Affordable housing



Education contributions beyond the provision of a serviced two form entry primary school site

As is usual for developments of this scale we would anticipate any section 106 agreement to be subject to an ongoing financial review mechanism.

4. REVIEW MECHANISM

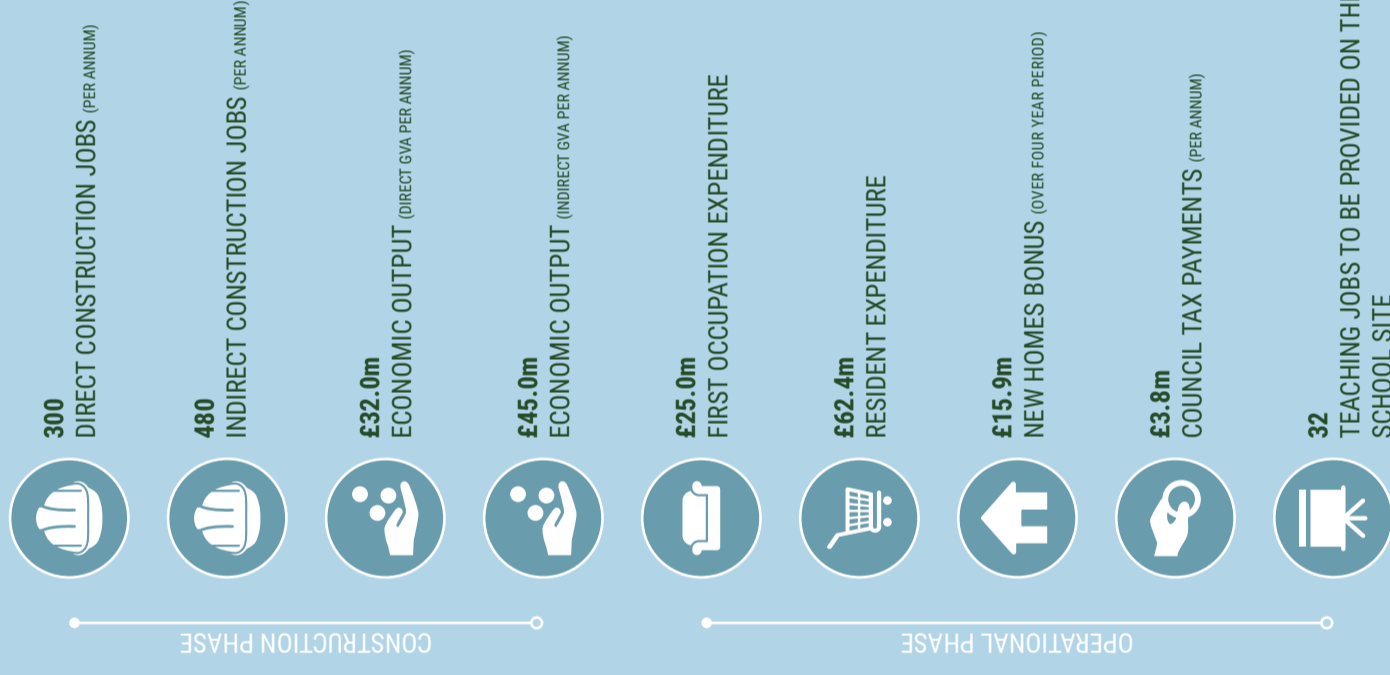
Thurrock Council's approach to affordable housing is set out in *Policy CSTP2: The Provision of Affordable Housing*. This adopted policy recognises that the degree to which a site can provide affordable housing will be determined by an "open book" economic viability analysis which, in the case of this planning application, was undertaken in advance of submission. This analysis has been reviewed independently by Thurrock Council's viability assessors - who support the conclusions reached.

The first phase (342 homes) will not include any affordable housing. The scale of essential infrastructure and phase 1 placemaking expenditure required to deliver transformational change makes this unviable. When subsequent phases come forward for the remaining 2,158 homes there will be a target to deliver up to 35% affordable housing in accordance with *Policy CSTP2: The provision of Affordable Housing*. This will be achieved by a phase by phase review mechanism that will incorporate the below:

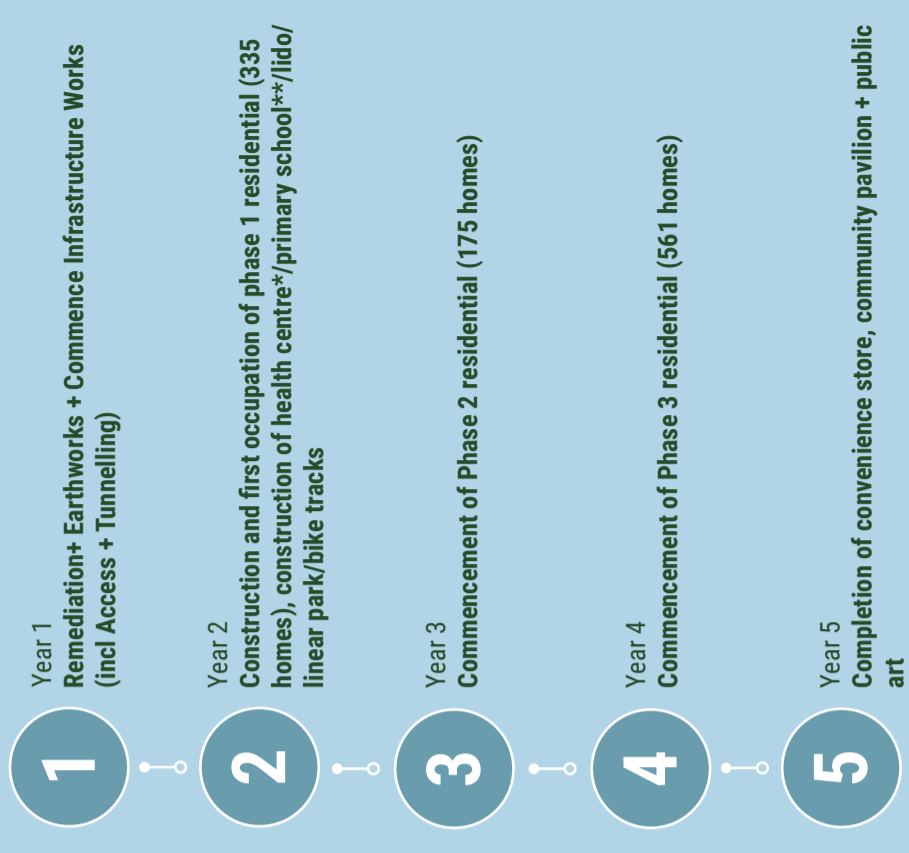
- A single financial model for masterplan, incorporating benchmark site value, site-wide infrastructure and other costs, with residual values identified for each phase;
- A viability review at the end of each phase;
- Any surplus from completed phase triggers requirement to prepare an AH scheme for the next phase, to deliver on site AH or possibly commuted sum as may be agreed;
- Capped level of on-site provision/commuted sum at Thurrock policy requirement of 35%, and
- In line with Government / RICS guidance

5. THE BENEFITS OF THE PROPOSED SCHEME

The proposed development of 2,500 new homes and community facilities at Arena Essex will provide a wide range of economic benefits for the surrounding area during both its construction and operational phases. In addition to significant private sector investment, the construction phase benefits include direct and indirect employment and economic output generation over a 12.5 year period. Once complete and occupied, the proposed development will support school jobs and generate new resident expenditure to support the vitality and viability of Lakeside. The proposed development will also lead to increased Council Tax revenue and New Homes Bonus payments. The headline economic benefits are summarised below:



6. INDICATIVE PROJECT PROGRAMME



* Subject to agreement with NHS England
** Subject to external funding

7. KEY CONTACTS



DANIEL CAVANAGH | DIRECTOR
London Strategic Land
DD: 020 3813 8410 | M: 07827 850172
E: daniel@londonstrategicland.com



IAN ANDERSON | CHIEF EXECUTIVE
Iceni Projects
DD: 020 3435 4210 | M: 07967 630 348
E: ianderson@iceniiprjects.com