

Harborough Local Plan Examination

Written Statement Matter 2

Prepared for:

Client: David Wilson Homes

Property: Land at Burnmill Farm, Market Harborough

Date: September 2018

INTRODUCTION 1.

- 1.1. This Position Statement has been prepared by Fisher German on behalf of David Wilson Homes in respect of its land interests Burnmill Farm, Market Harborough (Policy MH3: Burnmill Farm).
- 1.2. The site is the subject of a Full Planning application for the residential development of the site for 128 dwellings. The application (17/02020/FUL) was made in November 2017 and is anticipated to be reported to Planning Committee in September 2018. An update on the planning application will be provided to the Inspector ahead of the Hearing Sessions commencing.

MATTER 2: The housing requirement and its delivery 2.

2.1 Is the uplift of 25 dpa associated with growth at Magna Park appropriate?

- 2.1. The HEDNA Planned Growth Scenario does not take account of the proposed major distribution scheme located within the M6, M69 and M1 triangle in Harborough; Magna Park. It is right therefore that the Council has taken this into account by increasing the housing requirement by 25 dpa above the HEDNA figure. This will seek to ensure that out commuting is reduced as far as possible in line with the Plan's objectives.

2.3 Are the assumptions about delivery start dates and rates from the SDAs reasonable?

- 2.2. The emerging Local Plan relies on the delivery of four large scale sites (Scraptoft SDA – 1,200 dwellings; Overstone Park – 600 dwellings; Blackberry Grange – 350 dwellings; and, Lutterworth SDA – 1,500 dwellings). Sites of such a scale, particularly those in excess of 500 dwellings take a significant time to deliver.
- 2.3. The Council has already experienced this with the strategic allocation made in the Core Strategy which designated over 1,000 dwellings as part of a 'Strategic Development Area' (SDA). Over 8 years since the adoption of the Core Strategy (2011), the SDA has delivered only 36 dwellings¹.
- 2.4. These timescales are not unusual for a site of this scale. Evidence collated as part of the NLP 'Start to Finish' report (Appendix 1), November 2016, found that the determination period of a planning application for a 500+ dwelling site is in the order of 5.3 to 6.9 years. This is primarily due to the complex planning issues related to both the principle of development and the detail of implementation. Where applications have been determined more quickly than the average, this is as a result of matters being substantially addressed prior to submission which, when combined with the determination period, still adds up to the same amount of time; as the report states "there is rarely a way to short-circuit planning". The NLP report goes on to state:

"Planned housing trajectories should be realistic, accounting and responding to lapse rates, lead-in times and sensible build rates. This is likely to mean allocating more sites rather than less, with a good mix of types and sizes, and then being realistic about how fast they will deliver so that supply is maintained throughout the plan period. Because no one site is the same – and with significant variations from the average in terms of lead-in time and build rates – a sensible approach to evidence and justification is required."

- 2.5. The 'Report into the Delivery of Urban Extensions' (February 2014), prepared by Hourigan Connolly on behalf of Gladman developments (Appendix 2) undertook a wider view of delivery. It concludes that on average, from submission of the planning

¹ Harborough District Council 5 Year Housing Land Supply August 2018, Page 12

application through to the delivery of on-site infrastructure and the first dwellings, takes an average of 9 years (note: the Hourigan Connolly report reflects the findings of the NLP Report i.e. for an application of 500+ dwellings it takes in the order of 5.3 to 6.9 years to get to the point of determination).

- 2.6. The Housing Trajectory (HSG14) sets out delivery of 94 dwellings in 2021/22 and a further 108 dwellings in 2022/23 for the Scraftoft North SDA. Having regard to the above, given that a planning application is yet to be made, delivery in 2021/22 is not considered realistic. It would instead be more realistic to assume delivery of the first dwellings in 2024/25. Similarly, the Lutterworth East SDA, is only recently the subject of a Scoping Opinion. The proposal for 3,000 dwellings requires the delivery on a new road bridge over the M1 motorway. Whilst it is recognised that the delivery of this will be triggered by the delivery of a certain quantum of housing it is considered that the delivery rates proposed are overly ambitious having regard to the issues that will need to be resolved and infrastructure implemented to get the site out of the ground.
- 2.7. Smaller, immediately deliverable, sites, such as Burnmill Farm, Market Harborough (Policy MH3) are therefore essential to the delivery of the Plan.
- 2.8. As detailed in the Council's Housing Trajectory (HSG14), the site can deliver within five years. As set out in response to Matter 8, a planning application (17/02020/FUL) is currently being determined by the District Council. The application seeks planning permission for 128 dwellings. David Wilson Homes have prepared an updated trajectory for the site as detailed below:

2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
		34	34	34	25

Table 1: Burnmill Farm Trajectory

2.4 Is it sound to rely on the headroom provided by the currently calculated supply of 12,948 dwellings (IC3) to cater for both unmet need from Leicester and any contingency allowance for slower than anticipated delivery from allocated and committed sites?

- 2.9. The Plan states (para 5.1.10) that Policy H1 provides for delivery of the housing plan requirement, plus an additional 15% contingency in the supply of housing land "to allow for possible future circumstances affecting the supply of housing in the District". This includes assisting meeting the unmet need from the other HMA authorities as well as, amongst other matters, a slower delivery of sites than anticipated.
- 2.10. A contingency of 15% is the minimum which the Plan should cater for to allow for slower than anticipated delivery from allocated and committed sites, alone. Indeed, we would argue that the contingency should be 20% to ensure flexibility of the Plan.
- 2.11. Incorporating the unmet need within the contingency is considered wholly inappropriate. The 15% contingency equates to approximately 83 dpa over the Plan period. Based on the Strategic Growth Plan Leicester and Leicestershire (January 2018) notional housing need and supply figures for the period 2031 to 2050 it is suggested that 83 dpa is far below what will need to be provided for to address the unmet need. The

Strategic Growth Plan indicates an uplift on Harborough's need of an additional 513 dpa. The 15% contingency is therefore very unlikely to address the unmet need of the other HMA authorities and will clearly not address both this, and slower delivery of sites. It is not therefore sound to rely on the headroom, as currently proposed to cater for both the unmet need and any contingency for slower than anticipated delivery from allocated/committed sites.

2.5 Given that the housing requirement would be the basis for the calculation of the 5 year housing land supply, should it be increased beyond 11,140 dwellings or 557 dpa now in order to allow for a proportion of unmet need for Leicester, or should there be a trigger in the plan which increases the requirement once the amount of unmet need has been quantified?

- 2.12. As detailed in response to Matter 1, Planning Guidance requires the OAN to be satisfied across the housing market area (HMA) as a whole. In this case the HMA includes Leicester City Council and Oadby and Wigston Borough Council; both of which have declared that they are unable to meet their housing needs for the period 2011 to 2031. This approach is re-enforced by the revised NPPF which states that Local Plans are examined to assess whether they have been prepared in accordance with legal and procedural requirements and whether they are sound. A Local Plan is sound if it is effective meaning that it is deliverable over the plan period and based on effective joint working on cross boundary strategic matters that have been dealt with rather than deferred as evidenced by a Statement of Common Ground.
- 2.13. The LPAs have not yet resolved the distribution for the period to 2031. As set out above, Harborough's 'share' of the unmet need could be significant.
- 2.14. An early review of the Plan, as proposed by the Council is not considered to be the most appropriate policy mechanism by which to resolve unmet housing need due to the time taken to undertake such a review. If the Inspector is minded to accept an early review of the Plan, it is suggested that additional flexibility is built into the Plan currently being examined and a far larger contingency in the supply provided for.
- 2.15. Any commitment to an early review should reflect that of North West Leicestershire which had to deal with the same issues of unmet need and commit to a review of the plan to be "*commenced within 3 months [of the adoption of the Plan] and submitted for Examination within 2 years*".

APPENDIX 1

TRIP

Targeted Research
& Intelligence Programme



Nathaniel Lichfield
& Partners

Planning. Design. Economics.

Start to Finish

How Quickly do Large-Scale Housing Sites Deliver?

November 2016

Executive Summary

There is a growing recognition that large-scale housing development can and should play a large role in meeting housing need. Garden towns and villages – planned correctly – can deliver sustainable new communities and take development pressure off less sustainable locations or forms of development.

However, what looks good on paper needs to deliver in practice. Plans putting forward large sites to meet need must have a justification for the assumptions they make about how quickly sites can start providing new homes, and be reasonable about the rate of development. That way, a local authority can decide how far it needs to complement its large-scale release with other sites – large or small – elsewhere in its district.

This research looks at the evidence on speed and rate of delivery of large-scale housing based on a large number of sites across England and Wales (outside London). We draw five conclusions:

1. If more homes are to be built, more land needs to be released and more planning permissions granted. There is no evidence to support the notion of systemic 'land banking' outside London: the commercial drivers of both house builders and land promoters incentivises rapid build out of permissions to secure returns on capital.
2. Planned housing trajectories should be realistic, accounting and responding to lapse rates, lead-in times and sensible build rates. This is likely to mean allocating more sites rather than less, with a good mix of types and sizes, and then being realistic about how fast they will deliver so that supply is maintained throughout the plan period. Because no one site is the same – and with significant variations from the average in terms of lead-in time and build rates – a sensible approach to evidence and justification is required.
3. Spatial strategies should reflect that building homes is a complex and risky business. Stronger local markets have higher annual delivery rates, and where there are variations within districts, this should be factored into spatial strategy choices. Further, although large sites can deliver more homes per year over a longer time period, they also have longer lead-in times.
4. Plans should reflect that – where viable – affordable housing supports higher rates of delivery. This principle is also likely to apply to other sectors that complement market housing for sale, such as build to rent and self-build (where there is demand for those products). This might mean some areas will want to consider spatial strategies that favour sites with greater prospects of affordable or other types of housing delivery.
5. For large-scale sites, it matters whether a site is brownfield or greenfield. The latter come forward more quickly.

In our conclusions we identify a check list of questions for consideration in exploring the justification for assumed timing and rates of delivery of large-scale sites.

The Research in Figures

70 number of large sites assessed

3.9 years the average lead in time for large sites prior to the submission of the first planning application

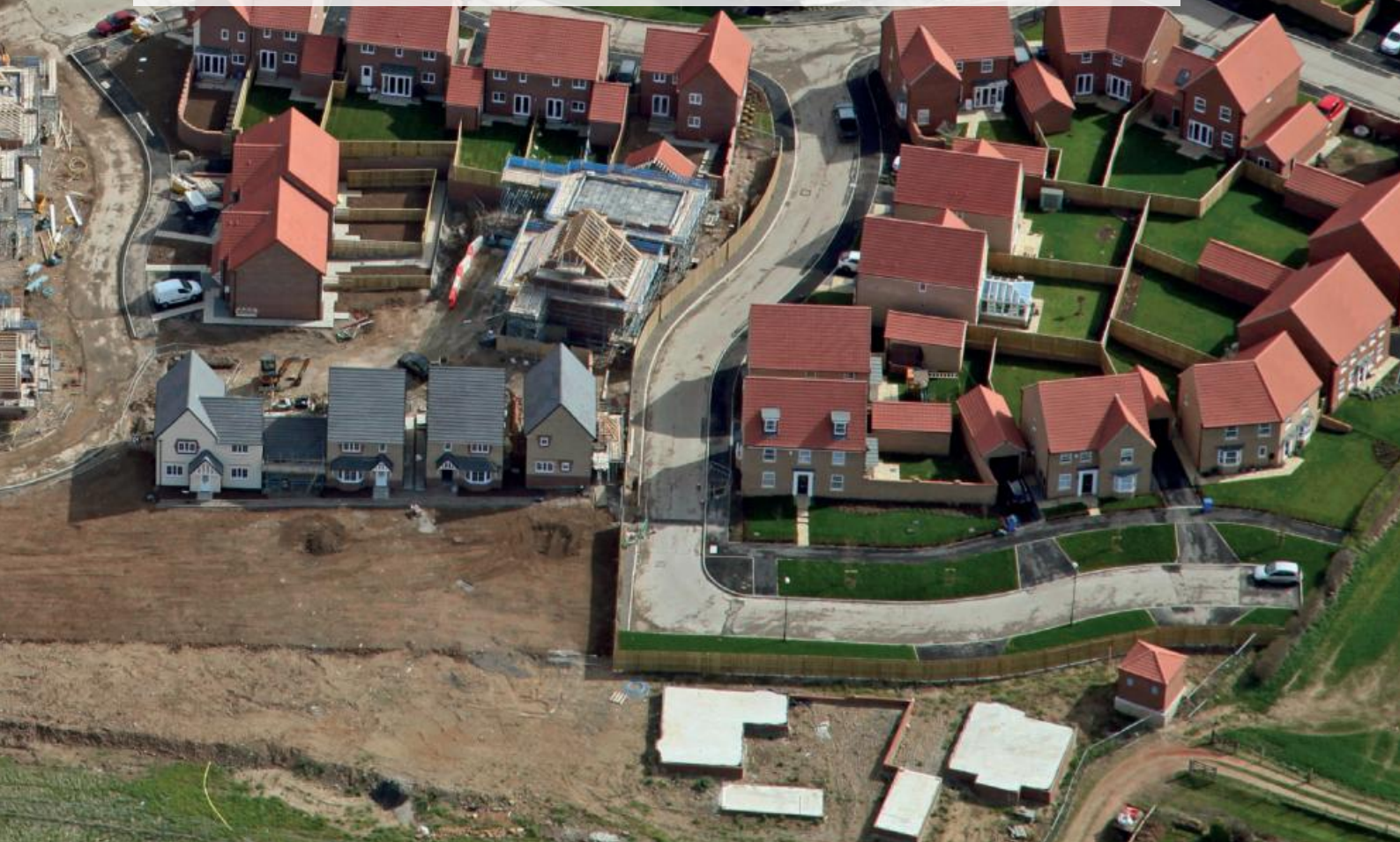
6.1 years the average planning approval period of schemes of 2,000+ dwellings. The average for all large sites is circa 5 years

161 the average annual build rate for a scheme of 2,000+ dwellings

321 the highest average annual build rate of the schemes assessed, but the site has only delivered for three years

40% approximate increase in the annual build rate for large sites delivering 30%+ affordable housing compared to those delivering 10%-19%

50% more homes per annum are delivered on average on large greenfield sites than large brownfield sites





Introduction

When it comes to housing, Government wants planning to think big. With its Garden Towns and Villages agenda and consultation on proposed changes to the National Planning Policy Framework (NPPF) to encourage new settlements, planning authorities and developers are being encouraged to bring forward large-scale housing development projects, many of them freestanding. And there is no doubt that such projects will be necessary if England is to boost supply and then consistently deliver the 300,000 new homes required each year¹.

Large-scale sites can be an attractive proposition for plan-makers. With just one allocation of several thousand homes, a district can – at least on paper – meet a significant proportion of its housing requirement over a sustained period. Their scale means delivery of the infrastructure and local employment opportunities needed to sustain mixed communities.

But large-scale sites are not a silver bullet. Their scale, complexity and (in some cases) up-front infrastructure costs means they are not always easy to kick start. And once up and running, there is a need to be realistic about how quickly they can deliver new homes. Past decades have seen too many large-scale developments failing to deliver as quickly as expected, and gaps in housing land supply have opened up as a result.

So, if Local Plans and five year land supply assessments are to place greater reliance on large-scale developments – including Garden Towns and Villages – to meet housing needs, the assumptions they use about when and how quickly such sites will deliver new homes will need to be properly justified.

“Local planning authorities should take a proactive approach to planning for new settlements where they can meet the sustainable development objectives of national policy, including taking account of the need to provide an adequate supply of new homes. In doing so local planning authorities should work proactively with developers coming forward with proposals for new settlements in their area.”

DCLG consultation on proposed changes to national planning policy (December 2015)

The Planning Practice Guidance (PPG) offers little guidance other than identifying that timescales and rates of development in land availability assessments should be based on information that “*may include indicative lead-in times and build-out rates for the development of different scales of sites. On the largest sites allowance should be made for several developers to be involved. The advice of developers and local agents will be important in assessing lead-in times and build-out rates by year*”². It also requires housing land availability assessments to include: “a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome.”³

This research provides insights to this topic – which has become a perennial discussion at Local Plan examinations and Section 78 appeals in recent years – by focusing on two key questions:

1. what are realistic lead-in times for large-scale housing developments?; and
2. once the scheme starts delivering, what is a realistic annual build rate?

NLP has carried out a desk-based investigation of the lead-in times and build-out rates on 70 different strategic housing sites (“large sites”) delivering 500 or more homes to understand what factors might influence delivery. For contrast 83 “small sites” delivering between 50 and 499 homes have been researched to provide further analysis of trends in lead in times and build rates at varying scales.

As well as identifying some of the common factors at play during the promotion and delivery of these sites it also highlights that every scheme has its own unique factors influencing its progress: there can be significant variations between otherwise comparable developments, and there is no one ‘typical scheme’. This emphasises the importance of good quality evidence to support the position adopted on individual projects.

¹ House of Lords Select Committee on Economic Affairs (2016) Building more homes: 1st Report of Session 2016-17 - HL Paper 20

² PPG ID: 3-023-20140306

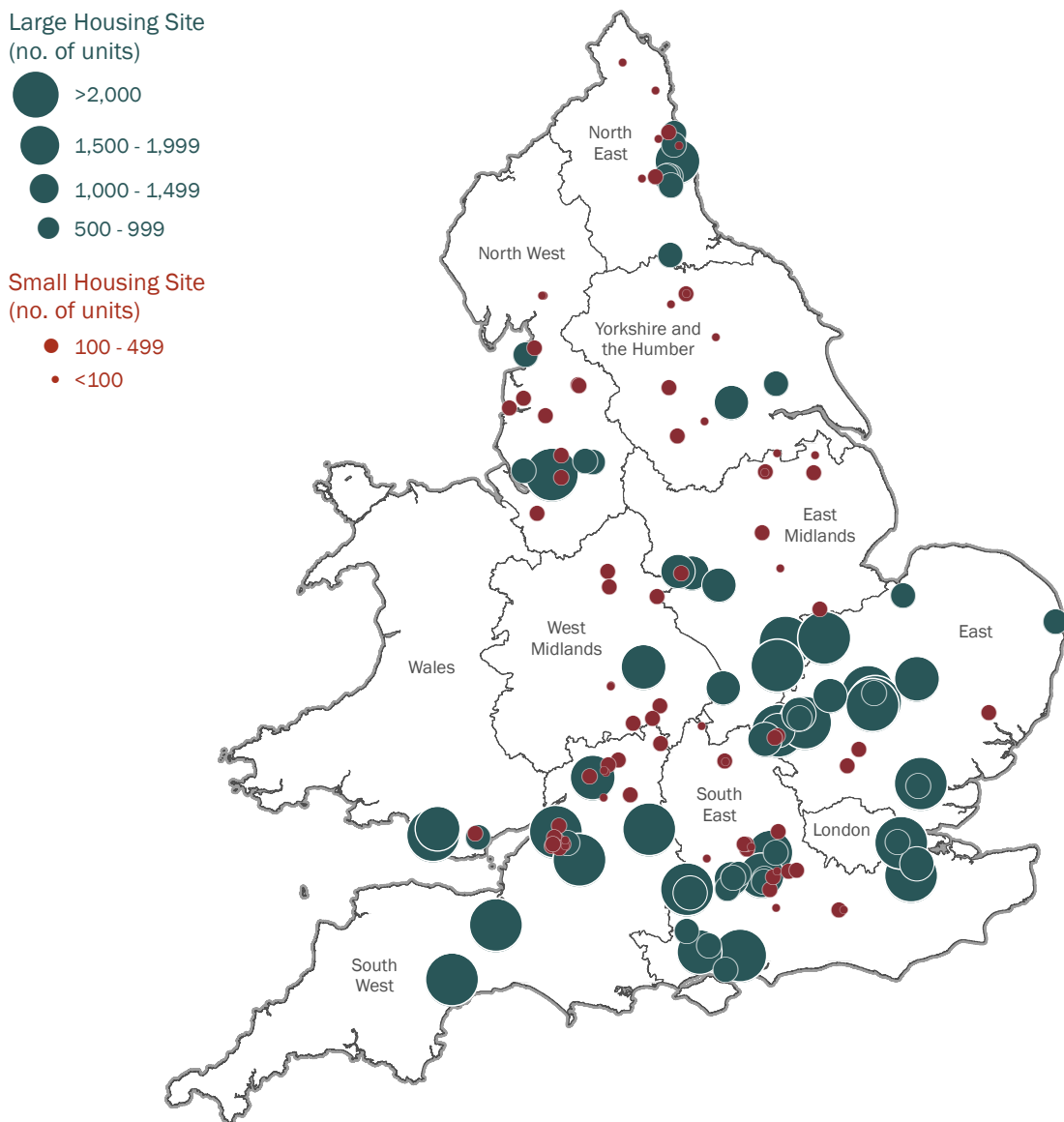
³ PPG ID: 3-028-20140306

Data Sources and Methodology

In total NLP reviewed 70 strategic sites (“large sites”) which have delivered, or will deliver, in excess of 500 dwellings. The sites range in size from 504 to 15,000 dwellings. The geographic distribution of the 70 large sites and comparator small sites is set out below in Figure 1. A full list of the large sites can be found in Appendix 1 and the small sites in Appendix 2. NLP focused on sites outside London, due to the distinctive market and delivery factors applicable in the capital.

Efforts were made to secure a range of locations and site sizes in the sample, but it may not be representative of the housing market in England and Wales as a whole and thus conclusions may not be applicable in all areas or on all sites.

Figure 1: Geographic Distribution of the 70 Large Sites and 83 Small Sites Assessed



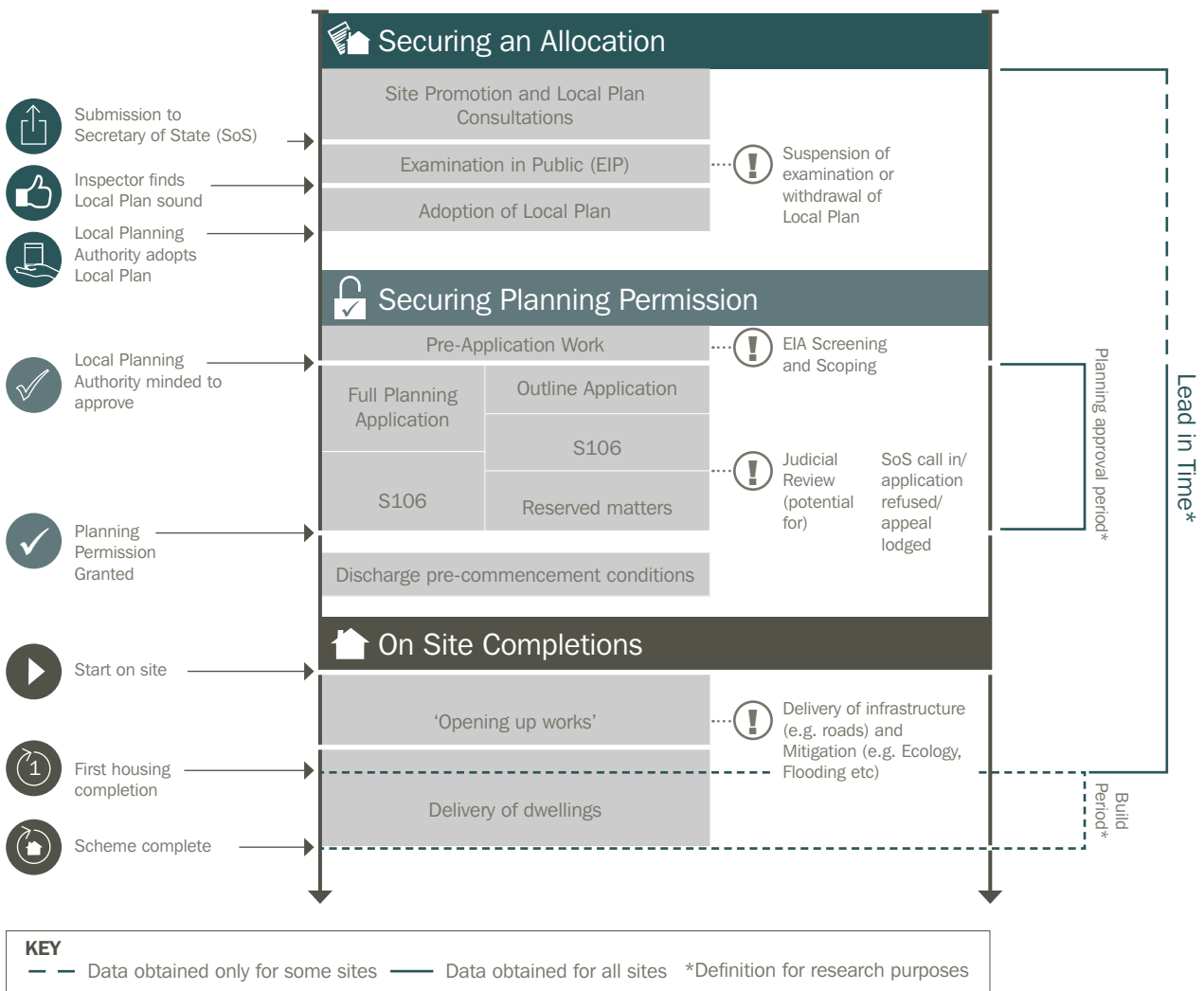
Source: NLP analysis

Methodology

The research aims to cover the full extent of the planning and delivery period. So, wherever the information was available, the data collected on each of the 70 sites covers the stages associated with the total lead-in time of the development (including the process of securing a development plan allocation), the total planning approval period, starting works on site, delivery of the first dwelling and the annualised build rates recorded for the development up until to the latest year where data is available (2014/15). To structure the research and provide a basis for standardised measurement and comparison, these various stages (some of them overlapping) have been codified.

Figure 2 sets out the stages and the milestones used to measure them. These are assumed to fall under what are defined as 'lead-in times', 'planning approval periods' and 'build periods', with 'first housing completion' denoting the end of the lead-in time and start of the build period. Not every site assessed will necessarily have gone through each component of the identified stages sequentially, or indeed at all (for example, some sites secure planning permission without first being allocated).

Figure 2: Timeline for the Delivery of a Strategic Housing Site



Source: NLP

Start to Finish

The approach to defining these stages for the purposes of this research is set out below:

- The **'lead-in time'** – this measures the period up to the first housing completion on site from either a) the date of the first formal identification of the site as a potential housing allocation (e.g. in a LPA policy document) or where not applicable, available or readily discernible – b) the validation date of the first planning application made for the scheme.
- The **'planning approval period'** is measured from the validation date of the first application for the proposed development (be that an outline, full or hybrid application). The end date is the decision date of the first detailed application which permits the development of dwellings on site (this may be a full or hybrid application or the first reserved matters approval which includes details for housing). The discharge of any pre-commencement and other conditions obviously follows this, but from a research perspective, a measurement based on a detailed 'consent' was considered reasonable and proportionate milestone for 'planning' in the context of this research.
- The date of the **'first housing completion'** on site (the month and year) is used where the data is available. However, in most instances the monitoring year of the first completion is all that is available and in these cases a mid-point of the monitoring period (1st October, falling halfway between 1st April and the following 31st March) is used.
- The **'annual build rate'** falls within the overall 'build period'. The annual build rate of each site is taken or inferred from the relevant Local Planning Authority's Annual Monitoring Reports (AMR) or other evidence based documents where available. In some instances this was confirmed – or additional data provided – by the Local Planning Authority or County Council.

Due to the varying ages of the assessed sites, the implementation of some schemes was more advanced than others and, as a function of the desk-based nature of the research and the vintage of some of the sites assessed, there have been some data limitations, which means there is not a complete data set for every assessed site. For example, lead-in time information prior to submission of planning applications is not available for all sites. And because not all of the sites assessed have commenced housing delivery, annual build rate information is not universal. The results are presented accordingly.



Getting Started: What are Realistic Lead-in Times?

How long does it take for large-scale sites to get up and running? This can be hard to estimate. Understandably, those promoting sites are positive about how quickly they can deliver, and local authorities choosing to allocate large-scale sites in their plans are similarly keen for these sites to begin making a contribution to housing supply. This leads some local housing trajectories to assume that sites can be allocated in Local Plans and all detailed planning approvals secured in double-quick time. However, the reality can prove different.

Our main focus here is on the average 'planning approval period' and the subsequent period from receiving a detailed planning approval to delivery of the first house on site. However, another important metric is how long it takes from the site being first identified by the local authority for housing delivery to getting started on site. Unfortunately, getting accurate data for this on some of the historic sites is difficult, so this analysis is focused on a just 18 of the sample sites where information was available.

Lead-in Times

The lead-in time prior to the submission of a planning application is an important factor, because many planning issues are flushed out in advance of planning applications being submitted, not least in terms of local plan allocations establishing the principle of an allocation. In a plan-led system, many large-scale sites will rely on the certainty provided by Local plans, and in this regard, the slow pace of plan-making in the period since the NPPF⁴ is a cause for concern.

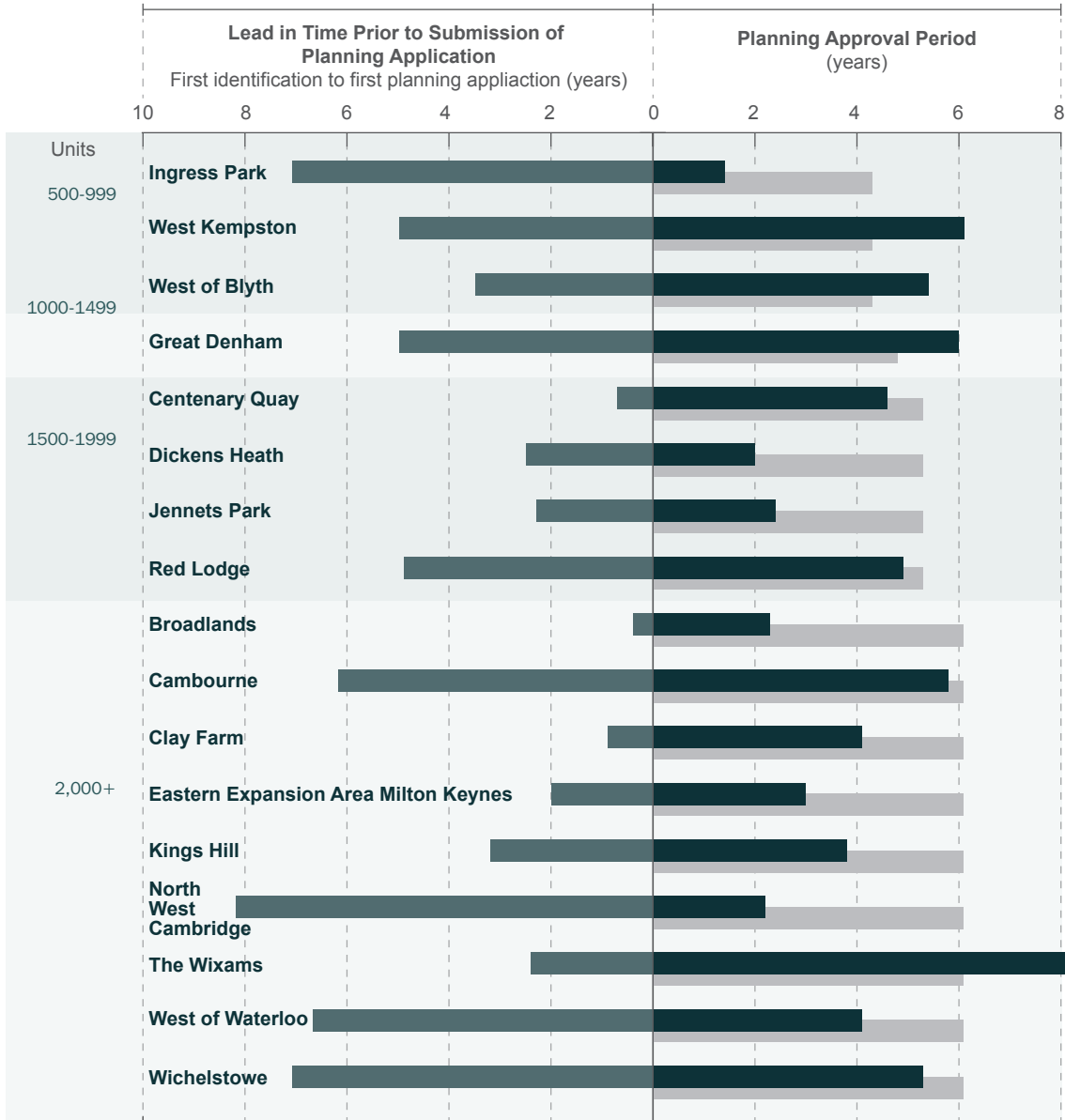
If the lead-in time prior to submission of an application is able to focus on addressing key planning issues, it can theoretically help ensure that an application – once submitted – is determined more quickly. Our sample of sites that has lead-in time information available is too small to make conclusions on this theory. However, there is significant variation within these sites highlighting the complexity of delivering homes on sites of different sizes. Of this sample of sites: on average it was 3.9 years from first identification of the site for housing to the submission of the initial planning application.

Moreover, a substantial lead-in time does not guarantee a prompt permission: 4 of the 18 sites that took longer to gain planning permission than the average for sites of comparable size and also had lead-in times prior to submission of a planning application of several years⁵.

⁴ As at September 2016, just 34% of Local Authorities outside London have an up-to-date post-NPPF strategic-level Local Plan. Source: PINS / NLP analysis.

⁵ The sites in question were The Wixams, West Kempton, West of Blyth, and Great Denham.

Figure 3: Average lead-in time of sites prior to submission of the first planning application



KEY
 Lead in time prior to submission of planning application
 Planning approval period
 Average planning application period for site of that size

Source: NLP analysis

The Planning Approval Period: Size Matters

The term ‘planning approval period’ in this report measures the period from the validation date of the first planning application for the scheme to the decision date of the first application which permits development of dwellings on site (this could be a full, hybrid or reserved matters application). Clearly, in many cases, this approval will also need to be followed by discharge of pre-commencement conditions (a focus of the Government’s Neighbourhood Planning Bill) but these were not reviewed in this research as a detailed approval was considered an appropriate milestone in this context.

The analysis considers the length of planning approval period for different sizes of site, including comparing large-scale sites with small sites. Figure 4 shows that the greater the number of homes on a site, the longer the planning approval period becomes. There is a big step-up in time for sites of in-excess of 500 units.

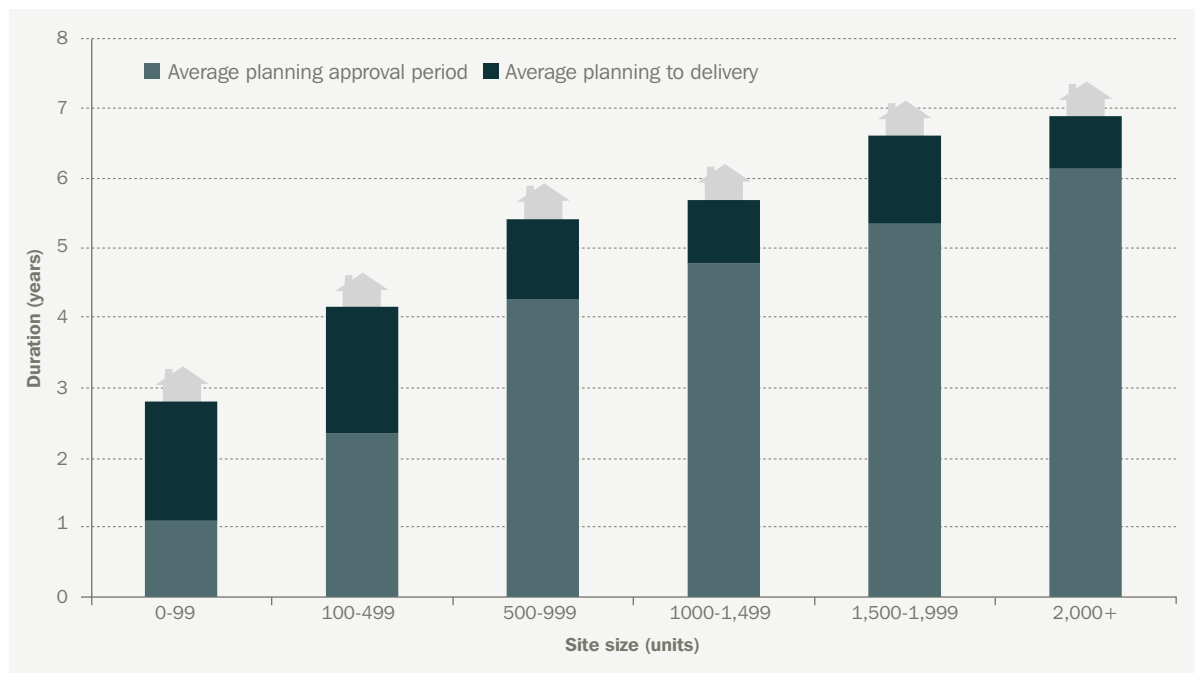
Time Taken for First Housing Completion after Planning Approval

Figure 4 also shows the time between the approval of the first application to permit development of dwellings on site and the delivery of the first dwelling (during which time any pre-commencement conditions would also be discharged), in this analysis this is the latter part of the lead in time period. This reveals that the timescale to open up a site following the detailed approval is relatively similar for large sites.

Interestingly, our analysis points to smaller sites taking longer to deliver the first home after planning approval. This period of development takes just over 18 months for small sites of under 500 units, but is significantly quicker on the assessed large-scale sites; in particular, on the largest 2,000+ dwelling sites the period from receiving planning approval to first housing completion was 0.8 years.

In combination, the planning approval period and subsequent time to first housing delivery reveals the total period increases with larger sites, with the total period being in the order of 5.3 – 6.9 years. Large sites are typically not quick to deliver; in the absence of a live planning application, they are, on average, unlikely to be contributing to five year housing land supply calculations.

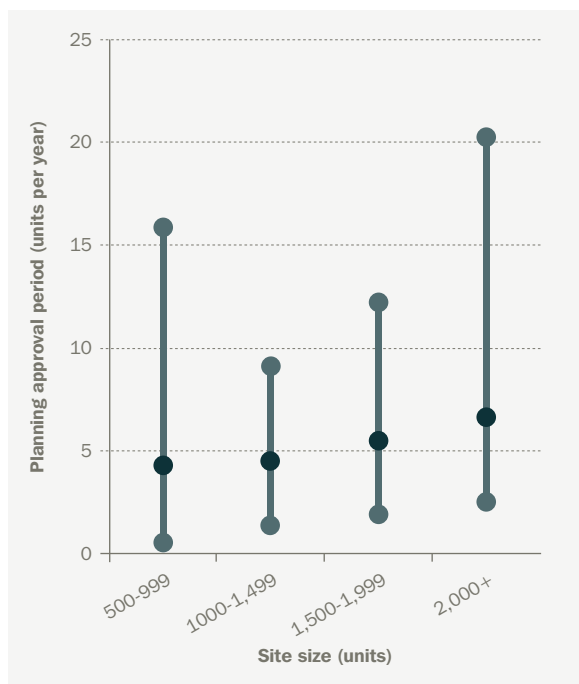
Figure 4: Average planning approval period and delivery of first dwelling analysis by site size



Source: NLP analysis

Of course, these are average figures, and there are significant variations from the mean. Figure 5 below shows the minimum and maximum planning approval periods for sites in each of the large size categories. This shows even some of the largest sites coming forward in under two years, but also some examples taking upwards of 15-20 years. Clearly, circumstances will vary markedly from site to site.

Figure 5: Site size and duration of planning



Source: NLP analysis

Case Studies

If some sites are coming forward more quickly than the average for sites of that size, what is it that is driving their rapid progress? We explored this with some case studies. These suggest that when schemes are granted planning permission significantly faster than the above averages, it is typically due to specific factors in the lead-in time prior to the submission of a planning application.

Gateshead – St James Village (518 dwellings): Planning approval period 0.3 years⁶

This site was allocated as a brownfield site in the Gateshead UDP (2000) prior to the submission of a planning application for the regeneration scheme. A Regeneration Strategy for East Gateshead covered this site and as at 1999 had already delivered high profile flagship schemes on the water front. Llewelyn Davis were commissioned by the Council and English Partnerships to prepare a masterplan and implementation strategy for the site which was published in June 1999. Persimmon Homes then acquired the site and it was agreed in autumn 1999 that they should continue the preparation of the masterplan. East Gateshead Partnership considered the masterplan on the 08th March 2000 and recommended approval. Subsequently, the outline application (587/00) with full details for phase 1 was validated on the 6th September 2000 and a decision issued on the 9th January 2001.

It is clear that although it only took 0.3 years for the planning application to be submitted and granted for a scheme of more than 500 units, the lead in time to the submission of the application was significant, including an UDP allocation and a published masterplan 18 months ahead of permission being granted. By the time the planning application was submitted most of the site specific issues had been resolved.

⁶ St James Village is excluded from the lead-in time analysis because it is unclear on what date the site was first identified within the regeneration area

Dartford – Ingress Park (950 dwellings): Planning approval period 1.4 years

This site was initially identified in a draft Local Plan in 1991 and finally allocated when this was adopted in April 1995. The Ingress Park and Empire Mill Planning Brief was completed in three years later (November 1998).

The submission of the first planning application for this scheme predated the completion of the Planning Brief by a few months, but the Council had already established that they supported the site. By the time the first application for this scheme was submitted, the site had been identified for development for circa seven years.

The outline application (98/00664/OUT) was validated on the 10th August 1998 and permission granted on the 21st Nov 2000, a determination period of 1 year and 3 months). A full application for the First Phase for 52 dwellings (99/00756/FUL) was validated and approved in just two months, prior to approval of the outline. Clearly, large-scale outline permissions have to wrap up a wide range of other issues, but having first phase full applications running in parallel can enable swifter delivery, in situations where a 'bite sized' first phase can be implemented without triggering complex issues associated with the wider site.

Cambridge and South Cambridgeshire – North West Cambridge (3,000 dwellings and 2,000 student bed spaces): Planning approval period 2.2 years

Cambridge University identified this area as its only option to address its long-term development needs, and the Cambridgeshire and Peterborough Structure Plan 2003 identified the location for release from the Green Belt. The site was allocated in the 2006 Cambridge Local Plan, and the North West Cambridge Area Action Plan was adopted in October 2009. The Area Action Plan established an overall vision and set out policies and proposals to guide the development as a whole.

As such, by the time the first application for this scheme was submitted, there had already been circa eight years of 'pre-application' planning initially concerning the site's release from the Green Belt, but then producing the Area Action Plan which set out very specific requirements.. This 'front-loaded' consideration of issues that might otherwise have been left to a planning application.

The outline application (11/1114/OUT – Cambridge City Council reference) for delivery of up to 3,000 dwellings, up to 2,000 student bed spaces and 100,000 sqm of employment floorspace was validated on the 21st September 2011 and approved on the 22nd of February 2013. The first reserved matters application for housing (13/1400/REM) was validated on the 20th September 2013 and approved on the 19th December 2013. Some ten years from the concept being established in the Structure Plan.

Summary on Lead-in Times

1. On average, larger sites take longer to complete the planning application and lead-in processes than do smaller sites. This is because they inevitably give rise to complex planning issues related to both the principle of development and the detail of implementation.
2. Consideration of whether and how to implement development schemes is necessary for any scheme, and the evidence suggests that where planning applications are determined more quickly than average, this is because such matters were substantially addressed prior to the application being submitted, through plan-making, development briefs and/or master planning. There is rarely a way to short-circuit planning.
3. Commencement on large sites can be accelerated if it is possible to 'carve-out' a coherent first phase and fast track its implementation through a focused first phase planning application, in parallel with consideration of the wider scheme through a Local Plan or wider outline application.
4. After receiving permission, on average smaller sites take longer to deliver their first dwelling than do the largest sites (1.7-1.8 years compared to 0.8 years for sites on 2,000+ units).

Lapse Rates: What Happens to Permissions?

Not every planning permission granted will translate into the development of homes. This could mean an entire site does not come forward, or delivery on a site can be slower than originally envisaged. It is thus not realistic to assume 100% of planning permission granted in any given location will deliver homes. Planning permissions can lapse for a number of reasons:

1. The landowner cannot get the price for the site that they want;
2. A developer cannot secure finance or meet the terms of an option;
3. The development approved is not considered to be financially worthwhile;
4. Pre-commencement conditions take longer than anticipated to discharge;
5. There are supply chain constraints hindering a start; or
6. An alternative permission is sought for the scheme after approval, perhaps when a housebuilder seeks to implement a scheme where the first permission was secured by a land promoter.

These factors reflect that land promotion and housebuilding is not without its risks.

At the national level, the Department for Communities and Local Government has identified a 30-40% gap between planning permissions granted for housing and housing starts on site⁷. DCLG analysis suggested that 10-20% of permissions do not materialise into a start on site at all and in addition, an estimated 15-20% of permissions are re-engineered through a fresh application, which would have the effect of pushing back delivery and/or changing the number of dwellings delivered.

This issue often gives rise to claims of 'land banking' but the evidence for this is circumstantial at best, particularly outside London. The business models of house builders are generally driven by Return on Capital Employed (ROCE) which incentivises a quick return on capital after a site is acquired. This means building and selling homes as quickly as possible, at sales values consistent with the price paid for the land. Land promoters (who often partner with landowners using promotion agreements) are similarly incentivised to dispose of their site to a house builder to unlock their promotion fee. Outside London, the scale of residential land prices has not been showing any significant growth in recent years⁸ and indeed for UK greenfield and urban land, is still below levels last seen at least 2003⁹. There is thus little to incentivise hoarding land with permission.

The LGA has identified circa 400-500,000 units of 'unimplemented' permissions¹⁰, but even if this figure was accurate, this is equivalent to just two years of pipeline supply. More significantly, the data has been interpreted by LGA to significantly overstate the number of unimplemented permissions because 'unimplemented' refers to units on sites where either the entire site has not been fully developed or the planning permission has lapsed¹¹. It therefore represents a stock-flow analysis in which the outflow (homes built) has been ignored.

Insofar as 'landbanking' may exist, the issue appears principally to be a London – rather than a national – malaise, perhaps reflecting that land values in the capital – particularly in 'prime' markets – have increased by a third since the previous peak of 2007. The London Mayor's 'Barriers to Housing Delivery – Update' of July 2014 looked at sites of 20 dwellings or more and reported that only about half of the total number of dwellings granted planning permission every year are built (Table 3); a lapse rate of circa 50% across London.

Clearly, the perceived problem of landbanking is seeing policy attention from Government, but caution is needed that any changes do not result in unintended consequences or act as a disincentive to secure planning permissions.

A more practical issue is that Plans and housing land trajectories must adopt sensible assumptions, based on national benchmarks, or – where the data exists – local circumstances, to understand the scale of natural non-implementation.

⁷ DCLG Presentations to the HBF Planning Conference (September 2015)

⁸ Knight Frank Residential Development Land Index Q1 2016 <http://content.knightfrank.com/research/161/documents/en/q1-2016-3844.pdf>

⁹ Savills Development Land Index <http://www.savills.co.uk/research/uk/residential-research/land-indices/development-land-index.aspx>

¹⁰ Glenigan data as referenced by Local Government Association in its January 2016 media release (a full report is not published) http://www.local.gov.uk/web/guest/media-releases/-/journal_content/56/10180/7632945/NEWS

¹¹ This would mean that a site which has built 99% of homes will still show up as 100% of units being 'unimplemented'

Build Rates: How Fast Can Sites Deliver?

The rate at which sites deliver new homes is a frequently contested matter at Local Plan examinations and during planning inquiries considering five year housing land supply. Assumptions can vary quite markedly and expectations have changed over time: in 2007, Northstowe – the new settlement to the north west of Cambridge – was expected by the Council to deliver 750-850 dwellings per annum¹²; it is now projected to deliver at an annual rate of just 250¹³.

There is a growing recognition that the rate of annual delivery on a site is shaped by ‘absorption rates’: a judgement on how quickly the local market can absorb the new properties. However, there are a number of factors driving this for any given site:

- the strength of the local housing market;
- the number of sales outlets expected to operate on the site (ie the number of different house builders or brands/products being delivered); or
- the tenure of housing being built. Are market homes for sale being supplemented by homes for rent, including affordable housing?

The analysis in this section explores these factors with reference to the surveyed sites.

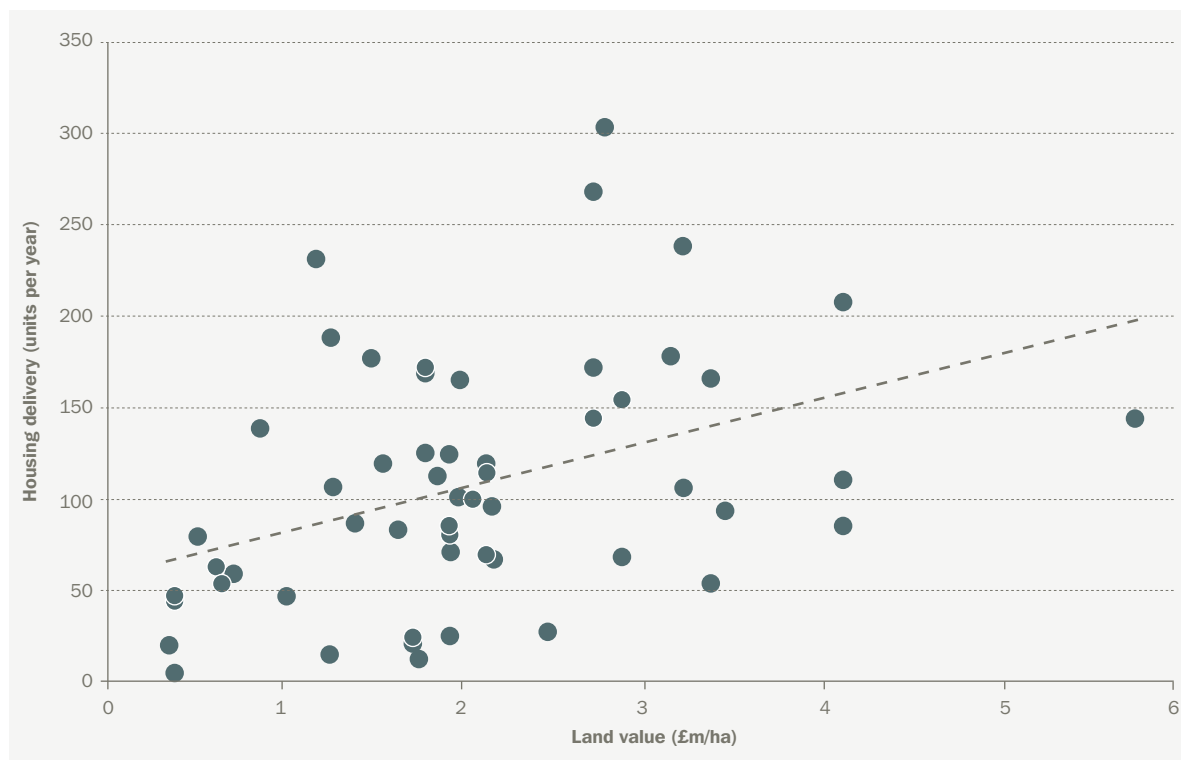
Market Strength

It might seem a truism that stronger market demand for housing will support higher sales and build rates – but how far is that the case and how to measure it?

Figure 6 below compares CLG data on post-permission residential land value estimates (£/ha) by Local Authorities in 2014¹⁴ to the average build out rate of each of the assessed strategic sites. Unfortunately the residential land value estimates are only available for England and as such the Welsh sites assessed are excluded, leaving 57 sites in total.

The analysis shows that markets matter. Relatively weaker areas may not be able to sustain the high build-out rates that can be delivered in stronger markets with greater demand for housing. There are significant variations, reflecting localised conditions, but the analysis shows a clear relationship between the strength of the market in a Local Authority area and the average annual build rates achieved on those sites. Plan makers should therefore recognise that stronger local markets can influence how quickly sites will deliver.

Figure 6: Average Annual Build-out Rates of sites compared to Land Values as at 2014



Source: NLP analysis and CLG Post-permission residential land value estimates (£/ha) by Local Authorities (February 2015)

¹² South Cambridgeshire Annual Monitoring Report 2006/07

¹³ South Cambridgeshire Annual Monitoring Report 2014/15

¹⁴ Post-permission residential land value estimates were released in December 2015, however the end date of the build rate data obtained is 2014/15; as such land value estimates at February 2015 are better aligned to the build periods assessed in this report and have been used for consistency.

Size Matters

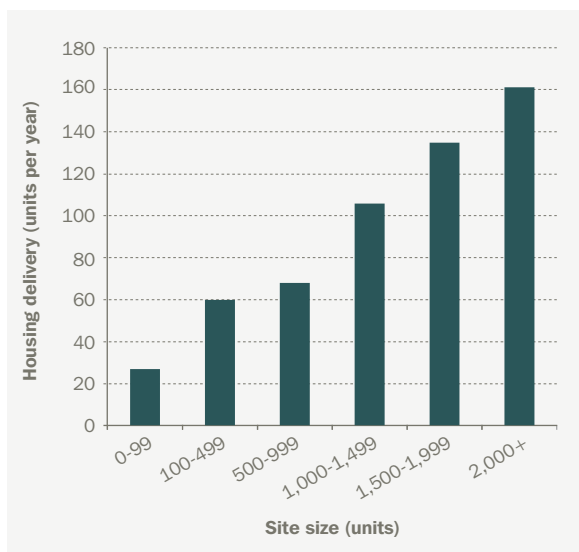
A key metric for build rates on sites is the number of sales outlets. Different housebuilders will differentiate through types or size of accommodation and their brands and pricing, appealing to different customer types. In this regard, it is widely recognised that a site may increase its absorption rate through an increased number of outlets.

Unfortunately, data limitations mean that the number of outlets is not readily available for the large sites surveyed within this research, and certainly not on any longitudinal basis which is relevant because the number of outlets on a site may vary across phases.

However, it is reasonable to assume that larger sites are likely to feature more sales outlets and thus have greater scope to increase build rates. This may relate to the site being more geographically extensive: with more access points or development ‘fronts’ from which sales outlets can be driven. A large urban extension might be designed and phased to extend out from a number of different local neighbourhoods within an existing town or city, with greater diversity and demand from multiple local markets.

Our analysis supports this concept: larger sites deliver more homes each year, but even the biggest schemes (those with capacity for 2,000 units) will, on average, deliver fewer than 200 dwellings per annum, albeit their average rate – 161 units per annum – is six times that of sites of less than 100 units (27 units per annum).

Figure 7: Average annual build rate by site size



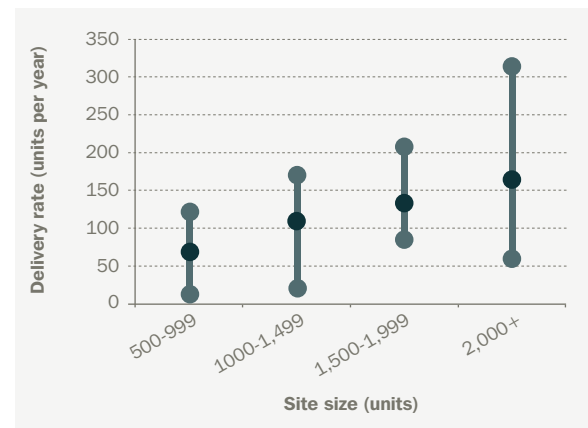
Of course, these are average figures. Some sites will see build rates exceeding this average in particular years, and there were variations from the mean across all categories (see Figure 8), suggesting that higher or lower rates than this average may well be possible, if circumstances support it.

Nevertheless, it is striking that annual average delivery on sites of up to 1,499 units barely exceeds 100 units per annum, and there were no examples in this category that reached a rate of 200 per annum. The highest rate – of 321 units per annum – is for the Cranbrook site, but this is a short term average. A rate of 268 per annum was achieved over a longer period at the Eastern Expansion Area (Broughton Gate & Brooklands) site in Milton Keynes. The specific circumstance surrounding the build rates in both these examples are explored as case studies opposite. It is quite possible that these examples might not represent the highest rate of delivery possible on large-scale sites in future, as other factors on future sites might support even faster rates.

Our analysis also identifies that, on average, a site of 2,000 or more dwellings does not deliver four times more dwellings than a site delivering between 100 and 499 homes, despite being at least four times the size. In fact it only delivers an average of 2.5 times more houses. This is likely to reflect that:

- it will not always be possible to increase the number of outlets in direct proportion to the size of site – for example due to physical obstacles (such as site access arrangements) to doing so; and
- overall market absorption rates means the number of outlets is unlikely to be a fixed multiplier in terms of number of homes delivered.

Figure 8: Average annual build-out rate by site size, including the minimum and maximum averages within each site size



Source: NLP analysis

Cranbrook: East Devon

The highest average annual build out rates recorded in this analysis comes from the Cranbrook site in East Devon where an average of 321 dwellings per annum were delivered between 2012/13 and 2014/15. Delivery of housing only started on this site in 2012/13, with peak delivery in 2013/14 of 419 dwellings.

Cranbrook is the first new standalone settlement in Devon for centuries and reportedly – according to East Devon Council – the result of over 40 years of planning (this claim has not been substantiated in this research). It is the circumstances surrounding its high annual delivery rate which is of most interest, however.

Phase 1 of the development was supported by a £12 million repayable grant from a revolving infrastructure fund managed by the Homes and Communities Agency. The government also intervened again in the delivery of this site by investing £20 million for schools and infrastructure to ensure continuity of the scheme, securing the delivery of phase 2. The government set out that the investment would give local partners the confidence and resources to drive forward its completion.

The Consortium partnership for Cranbrook (including Hallam Land, Persimmon Homes (and Charles Church) and Taylor Wimpey) stated the following subsequent to the receipt of the government funding¹⁵.

“Without this phase 2 Cranbrook would have been delayed at the end of phase 1, instead, we have certainty in the delivery of phase 2, we can move ahead now and commit with confidence to the next key stages of the project and delivering further community infrastructure and bringing forward much needed private and affordable homes”.

Clearly, the public sector played a significant role in supporting delivery. The precise relationship between this and the build rate is unclear, but funding helped continuity across phases one and two of the scheme. More particularly, the rate of delivery so far achieved relates just to the first three years, and there is no certainty that this high build-out rate will be maintained across the remainder of the scheme.

Eastern Expansion Area (Broughton Gate & Brooklands): Milton Keynes

The second highest average build out rates recorded in this analysis comes from the Eastern Expansion Area (Broughton Gate & Brooklands) site in Milton Keynes where an average of 268 dwellings per annum were delivered between 2008/09 and 2013/14. As is widely recognised, the planning and delivery of housing in Milton Keynes is distinct from almost all the sites considered in this research.

Serviced parcels with the roads already provided were delivered as part of the Milton Keynes model and house builders are able to proceed straight onto the site and commence delivery. This limited the upfront site works required and boosted annual build rates. Furthermore, there were multiple outlets building-out on different serviced parcels, with monitoring data from Milton Keynes Council suggesting an average of c.12 parcels were active across the build period. This helped to optimise the build rate.

¹⁵ <https://www.gov.uk/government/news/government-funding-to-unlock-delivery-of-12-000-new-homes>

Peak Years of Housing Delivery

Of course, rates of development on sites will ebb and flow. The top five peak annual build-out rates achieved across every site assessed are set out in Table 1 below. Four of the top five sites with the highest annual peak delivery rates are also the sites with the highest annual average build out rates (with the exception of Broughton & Atterbury). Peak build rates might occur in years when there is an overlap of multiple outlets on phases, or where a particular phase might include a large number of affordable or apartment completions. It is important not to overstress these individual years in gauging build rates over the whole life of a site.

Table 1: Peak annual build-out rates compared against average annual delivery rates on those sites

Scheme	Peak Annual Build-Out Rate	Annual Average Build-Out Rate
Cambourne	620	239
Hamptons	548	224
Eastern Expansion Area	473	268
Cranbrook	419	321
Broughton	409	171

Source: NLP analysis and various AMRs

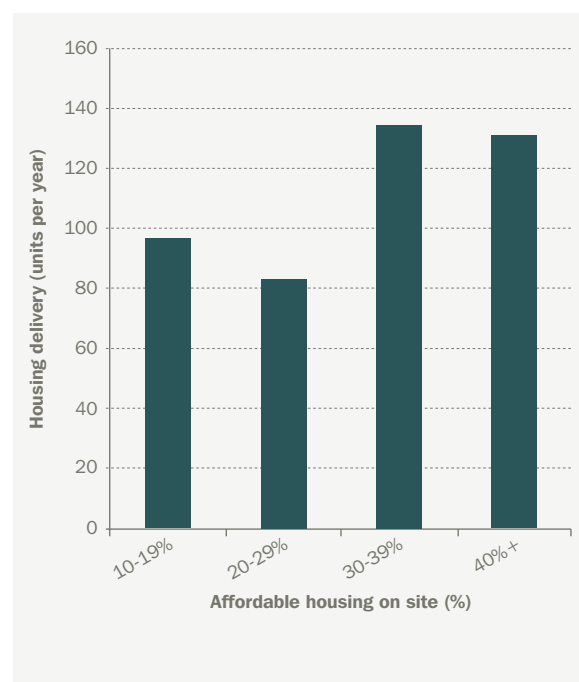
Affordable Housing Provision

Housing sites with a larger proportion of affordable homes (meeting the definition in the NPPF) deliver more quickly, where viable. The relationship appears to be slightly stronger on large-scale sites (500 units or more) than on smaller sites (less than 500 units), but there is a clear positive correlation (Figure 9). For both large and small-scale sites, developments with 40% or more affordable housing have a build rate that is around 40% higher compared to developments with 10-19% affordable housing obligation.

The relationship between housing delivery and affordable (subsidised) housing is multi-dimensional, resting on the viability, the grant or subsidy available and the confidence of a housing association or registered provider to build or purchase the property for management. While worth less per unit than a full-market property, affordable housing clearly taps into a different segment of demand (not displacing market demand), and having an immediate purchaser of multiple properties can support cash flow and risk sharing in joint ventures. However, there is potential that starter homes provided in lieu of other forms of affordable housing may not deliver the same kind of benefits to speed of delivery, albeit they may support viability overall.

This principle – of a product targeting a different segment of demand helping boost rates of development – may similarly apply to the emergent sectors such as ‘build-to-rent’ or ‘self build’ in locations where there is a clear market for those products. Conversely, the potential for starter homes to be provided in lieu of other forms of affordable housing may overlap with demand for market housing on some sites, and will not deliver the kind of cash flow / risk sharing benefits that comes from disposal of properties to a Registered Provider.

Figure 9: Affordable housing provision and housing output



Source: NLP analysis

The Timeline of the Build-out Period

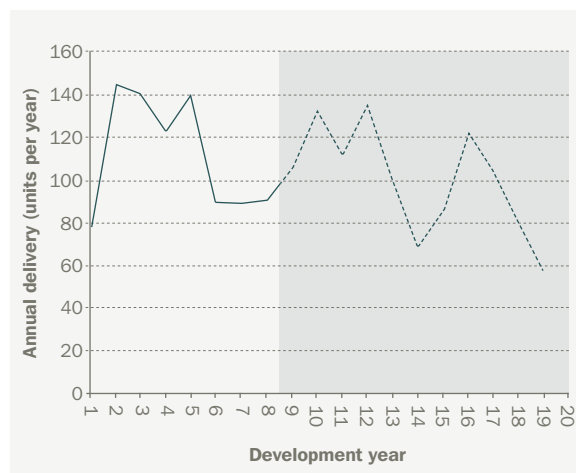
Many planners’ housing trajectories show large sites gradually increasing their output and then remaining steady, before tailing off at the end. In fact, delivery rates are not steady. Looking at the first eight years of development – where the sample size of large sites is sufficiently high – NLP’s research showed that annual completions tended to be higher early in the build-out period before dipping (Figure 10).

For sites with even longer build out periods, this pattern of peaks and troughs is potentially repeated again (subject to data confidence issues set out below). This surge in early completions could reflect the drive for

rapid returns on capital in the initial phase, and/or early delivery of affordable housing, with the average build rate year by year reducing thereafter to reflect the optimum price points for the prevailing market demand. Additionally, the longer the site is being developed, the higher the probability of coinciding with an economic downturn – obviously a key factor for sites coming forward over the past decade – which will lead to a reduction in output for a period.

Our sample of sites where the development lasted for more than eight years is too small to draw concrete findings, but it does flag a few other points. On extremely large sites that need to span more than a decade, the development will most likely happen in phases. The timing and rate of these phases will be determined by a range of factors including: the physical layout of the site, the ability to sell the homes; trigger points for payment for key social and transport infrastructure obligations; the economic cycle; and local market issues. Predicting how these factors combine over a plan period is self-evidently difficult, but plan makers should recognise the uncertainty and build in flexibility to their housing trajectories to ensure they can maintain housing supply wherever possible.

Figure 10: Average annual build-out rate per year of the build period



Source: NLP analysis

Summary

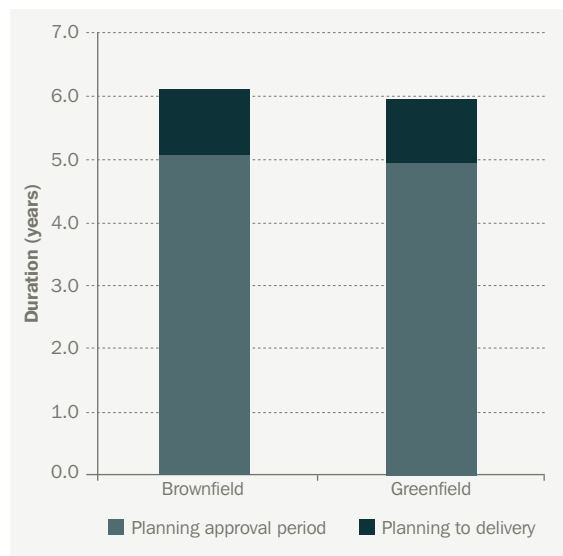
1. There is a positive correlation between the strength of the market (as measured by residential land values) and the average annual build rates achieved.
2. The annual average build-rate for the largest sites (of 2,000 or more units) is circa 161 dwellings per annum
3. The rate of delivery increases for larger schemes, reflecting the increased number of sales outlets possible on large sites. However, this is not a straight line relationship: on average, a site of 2,000 units will not, deliver four times as fast as a site of 500. This reflects the limits to number of sales outlets possible on a site, and overall market absorption rates.
4. There is significant variation from the average, which means some sites can be expected to deliver more (or less) than this average. However, the highest average build-out rate of all the assessed sites is 321 dwellings per annum in Cranbrook. But this relates to just three years of data, and the scheme benefitted from significant government funding to help secure progress and infrastructure. Such factors are not present in all schemes, and indeed, the data suggests sites tend to build at a higher rate in initial years, before slowing down in later phases.
5. Build rates on sites fluctuate over their life. The highest build rate recorded in a single year is 620 units at Camborne, but for the duration of the development period the average annual build rate is 239 dwellings.
6. There is a positive correlation between the percentage of affordable homes built on site and the average annual delivery of homes with sites delivering 30% or more affordable housing having greater annual average build rates than sites with lower affordable housing provision. The introduction of different tenures taps into different market segments, so a build to rent product may similarly boost rates of delivery – where there is a market for it – but starter homes may have the opposite effect if they are provided in lieu of other forms of affordable homes, and displace demand for cheaper market homes.

A Brownfield Land Solution?

The NPPF encourages the effective use of previously-developed land, and recent Government announcements suggest increased prioritisation of development for brownfield sites. Efforts to streamline the planning process for brownfield sites may also speed up their delivery. But, is there a difference in how quickly brownfield sites can come forward compared to greenfield sites?

Research produced by CPRE and Glenigan in March 2016¹⁶ suggested that the time between planning permission being granted and construction work starting is generally the same for brownfield and greenfield sites, but suggested that work on brownfield sites is completed more than six months quicker. However, it was not clear if this finding was because the greenfield sites were larger than the equivalent brownfield sites surveyed in that study. We therefore looked at how lead in times and build rates compared for large-scale sites of 500+ dwellings on greenfield and brownfield sites.

Figure 11: Previous land use and duration of planning



Source: NLP analysis

The Planning Approval Period

Whether land is brownfield or greenfield does not impact on the planning approval period. On average, for all sites, the planning approval period for the sites delivering 500 dwellings or more is almost identical at 5.1 years for brownfield and 5.0 years for greenfield – see Figure 11, although this is skewed by the very largest sites of 2,000+ units (see Table 2), with brownfield sites in the smaller-size bands being on average slightly quicker than their greenfield counterparts (albeit caution is required given the small sample size for some size bandings).

What the analysis tends to show is that it is the scale of development – rather than the type of land – which has the greatest impact on the length of planning process, and that despite government prioritisation on brownfield land in the NPPF, this is unlikely to result in significant further improvements in timescales for delivery.

The time period between gaining a planning approval and the first delivery of a dwelling is also similar overall.

Table 2: Previous land use and duration of planning approval period

	Site Size (dwellings)	Number of sites in this group	Average Planning Approval Period
Greenfield Sites	500-999	14	4.5
	1,000-1,499	9	5.3
	1,500-1,999	7	5.5
	2,000+	13	5.0
	Total/Average	43	5.0
Brownfield Sites	500-999	16	4.1
	1,000-1,499	3	3.3
	1,500-1,999	1	4.6
	2,000+	7	8.6
	Total/Average	27	5.1

Source: NLP analysis

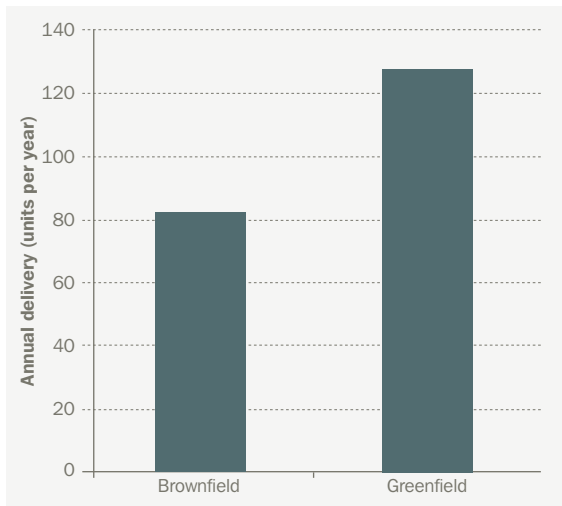
¹⁶ Brownfield comes first: why brownfield development works CPRE, March 2016

Build-out Rates

There is a more discernible difference between brownfield and greenfield sites when it comes to the annual build out rates they achieve, with the analysis in Figure 12 suggesting that brownfield sites on average deliver at lower rates than their greenfield counterparts, both overall and across the different size bandings (see Table 3) albeit recognising the small sample size for some sizes of site. On average, the annual build-out rate of a greenfield site is 128 dwellings per annum, around 50% higher than the 83 per annum average for brownfield sites.

This may reflect that brownfield sites carry extra costs (e.g. for remediation) which reduces the scale of contribution they make to infrastructure and affordable housing provision (which as shown can boost rates of delivery).

Figure 12: Previous land use and housing delivery



Source: NLP analysis

Table 3: Previous land use by size and average annual build out rate

	Site Size (dwellings)	Number of sites in this group	Average Annual Build-out Rate
Greenfield Sites	500-999	14	86
	1,000-1,499	9	122
	1,500-1,999	7	142
	2,000+	13	171
	Total/Average	43	128
Brownfield Sites	500-999	16	52
	1,000-1,499	3	73
	1,500-1,999	1	84
	2,000+	7	148
	Total/Average	27	83

Source: NLP analysis

Summary

1. Brownfield and greenfield sites come forward at broadly similar rates, although at the smaller end of the scale, there does appear to be some 'bonus' in speed of decisions for previously-developed land. For the largest sites (of 2,000+ units) the sample of brownfield sites suggests an extended time period (3.6 years longer) compared to their equivalent greenfield sites;
2. Once started, large-scale greenfield sites do deliver homes at a more rapid rate than their brownfield equivalents, on average 50% quicker.

Conclusion

There is a growing recognition that large-scale housing development can and should play a large role in meeting housing need. Garden towns and villages – planned correctly – can deliver sustainable new communities and take development pressure off less sustainable locations or forms of development.

However, if planners are serious about wanting to see more homes built each year and achieve the government’s target of one million by 2020 (or indeed, deliver the 300,000 per annum that are needed), simply allocating a site or granting a permission is not enough. The Government recognises this: the Minister for Planning has been quoted as saying that “*you cannot live in a planning permission*”.

Part of the debate has focused on perceptions of ‘land banking’ – the concept that developers are hoarding land or slowing down development. Equally, suggestions have been made that proposals for large-scale development should be ‘protected’ from competition from smaller sites or from challenge under five year land supply grounds. The evidence supporting these propositions appears limited.

In our view the real concern – outside London, at any rate – is ensuring planning decisions (including in plan-making) are driven by realistic and flexible housing trajectories in the first place, based on evidence and the specific characteristics of individual sites and local markets.

Based on the research in this document, we draw five conclusions on what is required:

1. If more homes are to be built, more land needs to be released and more planning permissions granted. Confidence in the planning system relies on this being achieved through local plans that must be sufficiently ambitious and robust to meet housing needs across their housing market areas. But where plans are not coming forward as they should, there needs to be a fall-back mechanism that can release land for development when it is required.
2. Planned housing trajectories should be realistic, accounting and responding to lapse rates, lead-in times and sensible build rates. This is likely to mean allocating more sites rather than less, with a good mix of types and sizes, and then being realistic about how fast they will deliver so that supply is maintained throughout the plan period. Because no one site is the same – and with significant variations from the average in terms of lead-in time and build rates – a sensible approach to evidence and justification is required.
3. Spatial strategies should reflect that building homes is a complex and risky business. Stronger local markets have higher annual delivery rates, and where there are variations within districts, this should be factored into spatial strategy choices. Further, although large sites can deliver more homes per year over a longer time period, they also have longer lead-in times. To secure short-term immediate boosts in supply – as is required in many areas – a good mix of smaller sites will be necessary.
4. Plans should reflect that – where viable – affordable housing supports higher rates of delivery. This principle is also likely to apply to other sectors that complement market housing for sale, such as build to rent and self-build (where there is demand for those products). Trajectories will thus need to differentiate expected rates of delivery to respond to affordable housing levels or inclusion of other market products. This might mean some areas will want to consider spatial strategies that favour sites with greater prospects of affordable or other types of housing delivery. This plays into the wider debate about support for direct housing delivery for rent by local government and housing associations and ensuring a sufficient product mix on sites.
5. Finally, in considering the pace of delivery, large-scale brownfield sites deliver at a slower rate than do equivalent greenfield sites. The very largest brownfield sites have also seen very long planning approval periods. Self-evidently, many brownfield sites also face barriers to implementation that mean they do not get promoted in the first place. In most locations outside our biggest cities, a good mix of types of site will be required.

A Checklist for Understanding Large-scale Site Delivery

In setting or assessing reasonable housing trajectories for local plans or five year housing land supply, the lead-in times and average rates of housing delivery identified in this research can represent helpful benchmarks or rules of thumb, particularly in situations where there is limited local evidence.

However, these rules of thumb are not definitive. It is clear from our analysis that some sites start and deliver more quickly than this average, whilst others have delivered much more slowly. Every site is different.

In considering the evidence justifying the estimated time and rate of delivery, the questions listed in Table 4 below represent a checklist of questions that are likely to be relevant:

Table 4: Questions to consider on the speed of housing delivery on large-scale sites

Lead-in times to getting started on site	Factors affecting the speed of build out rate
<input checked="" type="checkbox"/> Is the land in existing use?	<input checked="" type="checkbox"/> How large is the site?
<input checked="" type="checkbox"/> Has the land been fully assembled?	<input checked="" type="checkbox"/> Will the scale, configuration and delivery model for the site support more sales outlets?
<input checked="" type="checkbox"/> If in multiple ownership/control, are the interests of all parties aligned?	<input checked="" type="checkbox"/> How strong is the local market?
<input checked="" type="checkbox"/> To what extent is there any challenge to the principle of development?	<input checked="" type="checkbox"/> Does the site tap into local demand from one or more existing neighbourhoods?
<input checked="" type="checkbox"/> Is the site already allocated for development? Does it need to be in order for release?	<input checked="" type="checkbox"/> Is the density and mix of housing to be provided consistent with higher rates of delivery?
<input checked="" type="checkbox"/> Does an SPD, masterplan or development brief help resolve key planning issues?	<input checked="" type="checkbox"/> What proportion of affordable housing is being delivered?
<input checked="" type="checkbox"/> Is the masterplan/development brief consistent with what the developer will deliver?	<input checked="" type="checkbox"/> Are there other forms of housing – such as build to rent – included?
<input checked="" type="checkbox"/> Is there an extant planning application or permission?	<input checked="" type="checkbox"/> When will new infrastructure – such as schools – be provided to support the new community?
<input checked="" type="checkbox"/> Are there significant objections to the proposal from local residents?	<input checked="" type="checkbox"/> Are there trigger points or phasing issues that may affect the build rate achievable in different phases?
<input checked="" type="checkbox"/> Are there material objections to the proposal from statutory bodies?	
<input checked="" type="checkbox"/> Are there infrastructure requirements – such as access – that need to be in place before new homes can be built?	
<input checked="" type="checkbox"/> Are there infrastructure costs or other factors that may make the site unviable?	
<input checked="" type="checkbox"/> Does the proposal rely on access to public resources?	
<input checked="" type="checkbox"/> If planning permission is secured, is reserved matters approval required?	
<input checked="" type="checkbox"/> Does the scheme have pre-commencement conditions?	
<input checked="" type="checkbox"/> Is the scheme being promoted by a developer who will need time to dispose of the site to a house builder?	

Appendix 2: Small Sites Reviewed

Site Name	Local Planning Authority	Site Size
Holme Farm, Carleton Road, Pontefract	Wakefield	50
Part Sr3 Site, Off Elizabeth Close, Scotter	West Lindsey	50
Former Downend Lower School, North View, Staple Hill	South Gloucestershire	52
Fenton Grange, Wooler	Northumberland	54
Land at the Beacon, Tilford Road, Hindhead	Waverley	59
Land To Rear Of 28 - 34 Bedale Road, Aiskew	Hambleton	59
Hanwell Fields Development, Banbury	Cherwell	59
Land at Prudhoe Hospital, Prudhoe	Northumberland	60
Oxfordshire County Council Highways Depot	Cherwell	60
Clewborough House School, St Catherines Road	Cherwell	60
Land south of Pinchington Lane	West Berkshire	64
Land Off Cirencester Rd	Stroud	66
Springfield Road Caunt Road	South Kesteven	67
Land off Crown Lane	Wychavon	68
Former Wensleydale School, Dent Street, Blyth	Northumberland	68
Land at Lintham Drive, Kingswood	South Gloucestershire	68
Hawthorn Croft (Off Hawthorn Avenue Old Slaughterhouse Site), Gainsborough	West Lindsey	69
Land to the North of Walk Mill Drive	Wychavon	71
Watermead, Land At Kennel Lane, Brockworth	Tewkesbury	72
North East Area Professional Centre, Furnace Drive, Furnace Green	Crawley	76
Land at Willoughbys Bank, Clayport Bank, Alnwick	Northumberland	76
The Kylins, Loansdean, Morpeth	Northumberland	88
MR10 Site, Caistor Road, Market Rasen	West Lindsey	89
OS Field 9972 York Road Easingwold	Hambleton	93
Land At Green Road - Reading College	Reading	93
North East Sandylands	South Lakeland	94
Auction Mart	South Lakeland	94
Parcel 4, Gloucester Business Park, Brockworth	Tewkesbury	94
Former York Trailers Yafforth Road Northallerton Scheme 1/2	Hambleton	96
Poppy Meadow	Stratford-on-Avon	106
Weeton Road/Fleetwood Road	Fylde	106
Land South of Station Road	East Hertfordshire	111
Former Bewbush Leisure Centre Site, Breezehurst Drive, Bewbush	Crawley	112
Land West Of Birchwood Road, Latimer Close	Bristol, City of	119
Land Between Godsey Lane And Towngate East	South Kesteven	120
Bibby Scientific Ltd	Stafford	120
Kennet Island Phase 1B - E, F, O & Q, Manor Farm Road	Reading	125
Primrose Mill Site	Ribble Valley	126
Land Rear Of Mount Pleasant	Cheshire West and Chester	127
Land to the east of Efflinch Lane	East Staffordshire	130
North of Douglas Road, Kingswood	South Gloucestershire	131
Land at Farnham Hospital, Hale Road, Farnham	Waverley	134
Bracken Park, Land At Corringham Road, Gainsborough	West Lindsey	141
Doxey Road	Stafford	145
Former York Trailers Yafforth Road Northallerton Scheme 2/2	Hambleton	145

Site Name	Local Planning Authority	Site Size
London Road/ Adj. St Francis Close	East Hertfordshire	149
MR4 Site, Land off Gallamore Lane, Market Rasen	West Lindsey	149
Queen Mary School	Fylde	169
Sellars Farm, Sellars Road	Stroud	176
Land South of Inervet Campus Off Brickhill Street, Walton	Milton Keynes	176
Notcutts Nursery, 150 - 152 London Road	Cherwell	182
Hoval Ltd North Gate	Newark and Sherwood	196
Hewlett Packard (Land Adjacent To Romney House), Romney Avenue	Bristol, City of	242
128-134 Bridge Road And Nos 1 - 4 Oldfield Road	Windsor and Maidenhead	242
GCHQ Oakley - Phase 1	Cheltenham	262
Land off Henthorn Road	Ribble Valley	270
Land Between A419 And A417, Kingshill North, Cirencester	Cotswold	270
Hortham Hospital, Hortham Lane, Almondsbury	South Gloucestershire	270
Land At Canons Marsh, Anchor Road	Bristol, City of	272
M & G Sports Ground, Golden York and Middle Farm, Badgeworth	Tewkesbury	273
Long Marston Storage Depot Phase 1	Stratford-on-Avon	284
Land at Brookwood Farm, Bagshot Road	Woking	297
Land at, Badsey Road	Wychavon	298
Land At Fire Service College, London Road, Moreton in Marsh	Cotswold	299
Land At Dorian Road	Bristol, City of	300
Kennet Island Phase 1 - H, M, T, U1, U2 Manor Farm Road	Reading	303
Chatham Street Car Park Complex	Reading	307
Former NCB Workshops, Ellington Rd, Ashington (aka Portland Park)	Northumberland	357
Former Masons Cerement Works and Adjoining Ministry of Defence Land, Gipping Road, Great Blakenham	Mid Suffolk	365
Woolley Edge Park Site	Wakefield	375
Luneside West	Lancaster	403
Radyr Sidings	Cardiff	421
New World House, Thelwall Lane	Warrington	426
Land at former Battle Hospital, 344 Oxford Road	Reading Borough Council	434
New Central (Land at Guildford Road and Bradfield Close including Network House, Merrion House, Bradford House and Coronation House	Woking Borough Council	445
Kingsmead South	Milton Keynes Council	450
Bleach Green, Winlaton	Gateshead	456
Farington Park, East of Wheelton Lane	South Ribble	468
Bickershaw Colliery, Plank Lane, Leigh	Wigan	471
Farnborough Business Park	Rushmoor	476
Horfield Estate, Filton Avenue, Horfield	Bristol City Council	485
Stenson Fields	South Derbyshire	487
Cookridge Hospital	Leeds	495

About NLP

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We are one of the largest independent planning consultancies in the UK and we offer the broadest range of skills of any specialist planning firm. This includes services in economics, spatial analytics, heritage, sustainability, urban design, graphics and sunlight and daylight, as well as a full range of planning skills. NLP was RTPI Planning Consultancy of the Year for three years running to 2014.

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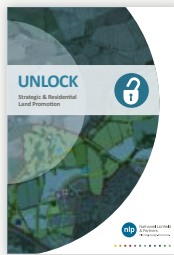
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APPENDIX 2

**A REPORT INTO
THE DELIVERY OF URBAN EXTENSIONS**

**ON BEHALF OF
GLADMAN DEVELOPMENTS LIMITED**

FEBRUARY 2014

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1. INTRODUCTION

OVERVIEW

- 1.1 Planning plays a central role in the delivery of housing in the UK influencing how and when new residential development is delivered.
- 1.2 Local Planning Authorities (LPAs) throughout the UK are increasingly reliant on the release of extensions to existing built up areas in order to meet identified housing needs, such schemes are commonly referred to in England and Wales as urban extensions and in Scotland they can be referred to as major residential sites, core development areas, community growth areas or major growth areas. For the purpose of this Study sites will be referred to as urban extensions.
- 1.3 Typically urban extensions involve the use of greenfield land although some contain a mixture of greenfield land and previously developed land (PDL).
- 1.4 This Study considers the factors associated with bringing forward major urban extensions of 500+ dwellings before moving on to look at specific case studies from each of the English regions, Scotland and Wales.
- 1.5 The results of the site specific research is then drawn together to inform an overall assessment of the timescales associated with bring forward urban extensions and rates of delivery once development gets underway.

GLADMAN DEVELOPMENTS LIMITED

- 1.6 This Study has been commissioned by Gladman Developments Limited (GDL).
- 1.7 A core element of GDL's business is the promotion of urban extensions through the planning system. The Company has secured planning permission for over 3,500 dwellings in the past 5 years and is currently pursuing 150 sites across the UK and is clearly a major stakeholder in the delivery of housing in the UK. Accordingly this study will be used to inform the promotion of planning applications and Development Plan submissions across the UK.
- 1.8 The Study will also be made available to LPAs, government departments and agencies and industry bodies as an evidence based tool which can be drawn upon to inform Development Plans across the UK. The Study will also be a useful tool in benchmarking assumptions for the delivery of housing on sites which already have planning permission and is likely to be useful in cases where there is a dispute over the extent to which such sites might deliver housing over a given period.

HOURIGAN CONNOLLY

- 1.9 Hourigan Connolly is a firm of Chartered Town Planners operating across the UK. We deal with a range of projects but one of our specialisms is the promotion of urban extensions through the Development Plan and Development Management process.
- 1.10 We act for a range of house builders and speculators and our senior staff have experience of working in-house for national house builders.

PURPOSE

- 1.11 The purpose of this Study is not to evaluate the merits or otherwise of urban extensions; the authors and sponsors recognise the inherent benefits that such schemes can deliver for local communities.
- 1.12 This Study is an exercise in considering deliverability, the factors which affect deliverability, the timescales involved from a site being identified for development to planning permission being granted and thereafter the rates at which housing can realistically be delivered on major urban extension sites of 500+ dwellings.
- 1.13 The matters outlined above are highly relevant to the Development Plan and Development Management process across the UK because housing is a key economic driver of the national economy. Establishing an understanding of timescales involved with the delivery of urban extensions and rates of delivery will assist decision makers in assessing the contribution such sites can realistically make to meeting identified housing needs both in the context of Development Plan making and the Development Management process.

2. POLICY CONTEXT

INTRODUCTION

- 2.1 This study covers the geographic areas of England, Scotland and Wales where different planning policy regimes are in place. However a common theme running throughout the national planning system is the delivery of economic growth a key element of which is home building.
- 2.2 This Chapter considers the national planning policy context in England, Scotland and Wales.

ENGLAND

- 2.3 National planning policy in relation to housing is to be found in the National Planning Policy Framework (hereafter referred to as the Framework).
- 2.4 Paragraph 1 of the Framework states that:
- “The National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied.”*
- 2.5 Publication of the Framework saw the cancellation of 44 planning policy documents, including all extant PPG, PPS1, and a number of Circulars and Letters to Chief Planning Officers.
- 2.6 One of the aims of the Framework is to boost significantly the supply of housing. Paragraph 47 of the Framework sets out a number of requirements to be undertaken by local authorities to help achieve this aim; bullet points 1 and 2 are worthy of consideration:

“47. To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic*

prospect of achieving the planned supply and to ensure choice and competition in the market for land”.

2.7 Paragraph 49 goes on:

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”.

2.8 Footnote 11 (Page 12) to the Framework sets out the government’s definition of a deliverable site:

“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans”.

2.9 Bullet point two within Paragraph 159 of the Framework goes on to require Local Planning Authorities to:

“Prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period”.

2.10 Current Government advice on the preparation of Strategic Housing Land Availability Assessments is to be found in a document entitled: Practice Guidance for Strategic Housing Land Availability Assessments (hereafter referred to as the Practice Guidance) published by the Department of Communities and Local Government (DCLG) in July 2007 we shall refer to this publication in this Study but in terms of weight to be attributed to the document we consider that this now has to be read in the context of the Framework with the Framework taking precedence where any conflict arises.

2.11 Stage 7 of the Practice Guidance is of relevance in assessing when and whether sites are likely to be developed and sets out matters to be considered. In the context of Paragraph 159 bullet point 2 of the Framework such assessments need to be realistic and in practice have to be based upon credible evidence.

WALES

- 2.12 In Wales Planning Policy Wales (PPW) (Edition 5 November 2012) provides an overarching planning policy framework. In relation to housing land supply matters and of relevance to this study Paragraph 9.2.3 of PPW is worthy of note.

“Local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing judged against the general objectives and the scale and location of development provided for in the development plan. This means that sites must be free, or readily freed, from planning, physical and ownership constraints, and economically feasible for development, so as to create and support sustainable communities where people want to live. There must be sufficient sites suitable for the full range of housing types. For land to be regarded as genuinely available it must be a site included in a Joint Housing Land Availability Study. The Welsh Government will monitor development plans and their implementation to ensure that sufficient housing land is brought forward for development in each local planning authority and that economic development and related job opportunities are not unreasonably constrained”.

- 2.13 PPW is supplemented by 21 topic based Technical Advice Notes (TANs). TAN 1 provides guidance on the preparation of Joint Housing Land Availability Studies (JHLAS). The purpose of these studies is to:

- Monitor the provision of market and affordable housing;
- Provide an agreed statement of residential land availability for development planning and control purposes; and
- Set out the need for action in situations where an insufficient supply is identified.

- 2.14 LPAs in Wales must ensure that sufficient land is genuinely available to provide a 5 year supply of land for housing. This land supply must inform the strategy contained in the Development Plan.

- 2.15 While TAN 1 is still the main advice and guidance for JHLAS in September 2012 the Welsh Government published a Guidance Note which sets out a revised JHLAS process for LPAs to follow for 2012 onwards. The main changes from the 2011 process relate to data collection and report preparation. The preparation of the site schedules previously undertaken by Welsh Government officials is now the responsibility of each LPA.

- 2.16 The system for assessing the deliverability of housing land in Wales through JHLAS is subject to more scrutiny than SHLAAs in England. JHLAS produced annually are subject to scrutiny by the Planning Inspectorate who have are able to determine the deliverable supply in cases of dispute. In contrast English SHLAAs are subject to consultation and scrutiny by Members of the Council; the exception being where a SHLAA is tested as part of a Development Plan Examination in Public or where it's conclusions are disputed as part of an appeal to the Secretary of State following the refusal of planning permission at the local level.

SCOTLAND

- 2.17 In its February 2010 publication Scottish Planning Policy (SPP) the Scottish Government set out its policy on nationally important land use planning matters. Paragraph 66 of SPP is relevant to this Study:

“The Scottish Government is committed to increasing the supply of new homes and the planning system should contribute to raising the rate of new house building by identifying a generous supply of land for the provision of a range of housing in the right places. The planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet identified housing requirements across all tenures”.

- 2.18 Paragraph 70 and 71 of SPP are also relevant:

“The delivery of housing through the development plan to support the creation of sustainable mixed communities depends on a generous supply of appropriate and effective sites being made available to meet need and demand, and on the timely release of allocated sites. The scale, nature and distribution of the housing requirement for an area identified in the local housing strategy and development plan should be based on the outcome of the housing need and demand assessment. Wider strategic economic, social and environmental policy objectives should also be taken into account when determining the scale and distribution of the housing requirement and the housing supply target for an area. Planning authorities may, as part of the development plan settlement strategy, direct development to particular locations to achieve desired policy outcomes. In such circumstances the planned level or direction of growth may not reflect past trends.

Allocating a generous supply of land for housing in the development plan will give the flexibility necessary for the continued delivery of new housing even if unpredictable changes to the effective land supply occur during the life of the plan. Consideration of the scale and location of the housing

land requirement in development plans well ahead of land being required for development should assist in aligning the investment decisions of developers, infrastructure providers and others”.

2.19 Paragraph 75 and 75¹ of SPP are also worthy of note in the context of this Study:

“A supply of effective land for at least 5 years should be maintained at all times to ensure a continuing generous supply of land for house building. Planning authorities should manage land supply through the annual housing land audit, prepared in conjunction with housing and infrastructure providers. The housing land audit should be used to monitor the availability of effective sites, the progress of sites through the planning process, and housing completions. Development plans should identify triggers for the release of future phases of effective sites, such as where the housing land audit or development plan action programme indicates that a 5 year effective land supply is not being maintained. More information on housing land audits and effective housing land supply is provided in the Planning Advice Note on Affordable Housing and Housing Land Audits.

The delivery of housing does not rely solely on the allocation of appropriate land in the development plan. A variety of other factors are important including the planning application and its determination, negotiation of legal agreements, granting of a building warrant and roads construction consent, water and drainage connection, the capacity of the construction industry and the functioning of the housing market. Most of these factors are outwith the direct control of the planning authority. Planning authorities, developers, service providers and other partners in housing provision should work together to both ensure a continuing supply of effective land and to deliver ¹housing. The development plan action programme will be a key tool in the delivery of housing through the planning system”.

2.20 A review of SPP was announced in the Scottish Parliament on 18 September 2012 by Derek Mackay MSP, Minister for Local Government and Planning. The Consultation Draft SPP was subsequently published on 30 April 2013 for a 12-week period of public consultation, ending on 23 July 2013. We understand that it is the Scottish Government’s intention to publish the final SPP in June 2014.

2.21 In respect of the delivery of new homes the Consultation Draft version of SPP echo’s that of the extant version; at Paragraph 80 the importance of delivery is re-emphasised:

1. See also the Chief Planner’s letter of 29 October 2010 to all LPA Heads of Planning on providing an effective supply of housing land and Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits (31 August 2010).

“The planning system should:

- identify a generous supply of land for each housing market within the plan area to support the achievement of housing supply targets across all tenures, maintaining at least a 5-year supply of effective housing land at all times; and*
- enable provision of a range of attractive well-designed, energy efficient, good quality housing in accessible locations.*

2.22 Paragraph 91 is also worthy of specific mention.

“Planning authorities should actively manage the housing land supply. They should work with housing and infrastructure providers to prepare an annual housing land audit as a tool to monitor the availability of effective housing land, the progress of sites through the planning process, and housing completions, to ensure a generous supply of land for house building is maintained and there is always enough effective land for at least 5 years. A site is only considered effective where it can be demonstrated that within 5 years it will be free of constraints³⁶ relating to ownership, physical factors, contamination, deficit funding, marketability, infrastructure provision and land use policy, and can be developed for housing. In strategic development plan areas, housing land supply will be calculated across the housing market area and by local development plan area”.

2.23 SPP sits alongside the National Planning Framework (NPF) which provides a statutory framework for Scotland’s long-term spatial development. The NPF sets out the Scottish Government’s spatial development priorities for the next 20 to 30 years, the current version being NPF 2 (June 2009). Paragraphs 76 and 77 are worthy of specific mention in the context of this Study:

“It is through the planning system that housing need and demand are identified and addressed at the regional and local level. In that context, implementation of the recently reformed and modernised housing and planning delivery framework is fundamental, both to supporting a recovery in house-building and achieving a long-term increase in housing supply. The new framework brings together regional and local housing and planning systems to ensure that the right numbers of houses are built in the right places.

This new approach requires a whole market perspective and co-ordinated delivery through the new development plan process, local housing strategies and strategic housing investment plans, supported by an assessment of housing need and demand across housing market

areas. It is based on collaboration between local authorities at a regional level - particularly across areas of wider strategic significance for housing growth such as the Edinburgh housing market area. This will allow constituent local authorities to build a stronger, more strategic evidence base and take a broader view of the options for increasing the supply of houses of the right type and tenure where they are needed most”.

- 2.24 The Scottish Government started consultation on NPF 3 Main Issues Report and Draft Framework on 30 April 2013. The Main Issues Report sets out the Government's preferred option as well as reasonable alternatives. Paragraph 41 is worthy of mention:

“There remains a significant requirement for new housing development. Strategic and Local Development Plans will need to continue to focus on meeting the requirement for a generous supply of effective housing land. But this will be of particular importance in those areas where economic and household growth is expected to be high, including around Edinburgh, Aberdeen and Perth. In South East Scotland in particular, we wish to see greater and more concerted effort to deliver a generous supply of housing land on sites which can be delivered in sustainable locations where people want to live. The future spatial strategy for delivering this land will need to acknowledge or address the infrastructure constraints that exist in this region”.

SUMMARY

- 2.25 What is clear from the review of national planning policy is that the timely delivery of homes is key to economic recovery and growth and hence having a robust understanding as to when sites are likely to deliver housing must be seen as an essential plank in effectively planning for growth.

3. METHODOLOGY

INTRODUCTION

- 3.1 In this Chapter we set out the methodology adopted in respect of obtaining baseline information and assessing that information.

STUDY AREA

- 3.2 The Study area is defined as England, Scotland and Wales reflecting GDL's strategic business priorities.
- 3.3 In respect of England each of the constituent regions forms part of the Study area.
- 3.4 In respect of the extent of the Study our instructions were to attempt to obtain data for 100 sites in total which translates into 10 sites from each of the English regions, 10 sites from Scotland and 10 sites from Wales.
- 3.5 In determining which LPAs to focus upon within the Study area target locations were provided by GDL having regard to the company's strategic business priorities.

IDENTIFYING SUITABLE STUDY SITES

- 3.6 This Study considers how sites have performed in the past in order to provide an insight as to how similar sites might perform in the future. Clearly each site is different with specific development issues to address before development can commence.
- 3.7 Sites were identified having regard to the factors outlined below and with regard to GDL's strategic business interests. A list of the sites selected appears at **Appendix 1**.

SITES SCREENED OUT OF THE STUDY

- 3.8 In order to obtain a consistent approach to the types of site considered across the Study area certain types of site were screened out of the Study.
- 3.9 Table 1 below outlines those sites that were screened out of the Study process.

Table 1 – Sites Screened Out Of The Study

Site Type	Justification For Screening Out
Sites comprising only PDL.	PDL often require significant remediation and geotechnical works which are likely to result in significant lead-in times before houses are completed.
New Settlements.	Require significant infrastructure works before development can commence.
Sites having received government assistance.	Contractual requirements with funding agencies may have required completion of phases of development well in advance of any sales interest. Such sites may give distorted completion rates.

SIZE THRESHOLD

- 3.10 The size of a site and its location can also affect the delivery of housing. As a general rule of thumb greenfield sites below 500 dwellings may have the ability to deliver housing promptly where there are no significant constraints to development.
- 3.11 This Study does not consider sites below 500 dwellings but focuses on sites of 500+ dwellings in recognition that a number of LPAs throughout the UK are reliant upon significant urban extensions to meet future housing needs.

TIME PERIODS FOR THE STUDY

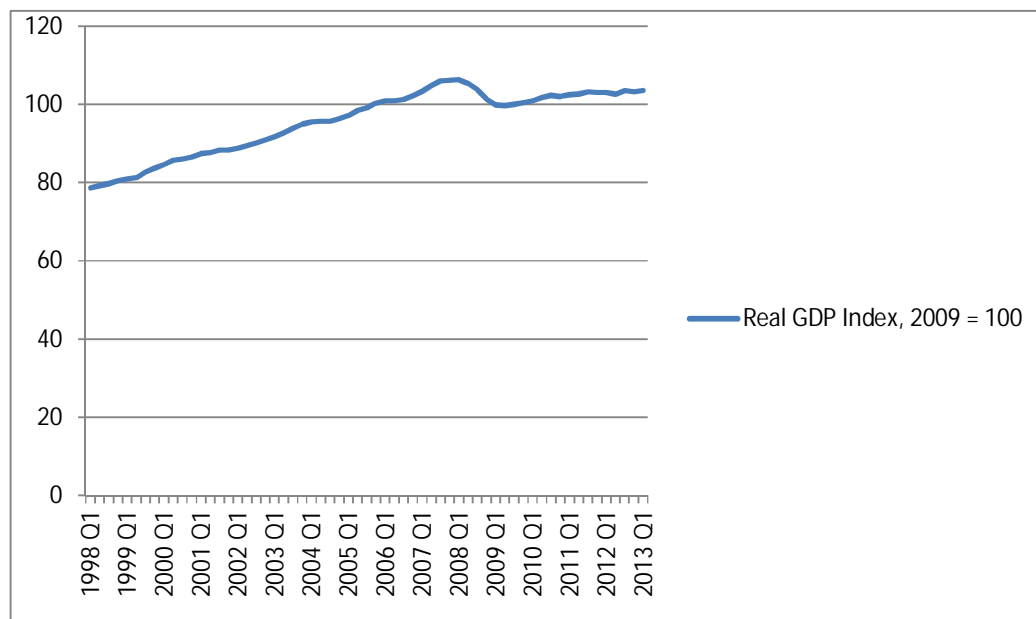
3.12 Given current market conditions consideration has also been given to the appropriate time periods upon which to base this Study.

3.13 HM Treasury defines a recession as

“The commonly accepted definition of a recession in the UK is two or more consecutive quarters (a period of three months) of contraction in national GDP”.

3.14 GDP in the UK fell by 0.6% in the third quarter (July - September) of 2008, and then by 1.5% in the fourth quarter (October - December). While the UK economy was, by defined terms, only in recession from the 1 January 2009, the economy was obviously in difficulty from the middle of 2008 onwards. Accordingly, this Study considers completion rates to the end of Quarter 1 of 2008 (31 March 2008) only in order to avoid any distortion of completion rates having regard to difficult market conditions thereafter. The Study therefore takes on an optimistic view of build rates commensurate with buoyant market conditions up to 2008 as illustrated in Figure 1.

Figure 1: Real GDP Index

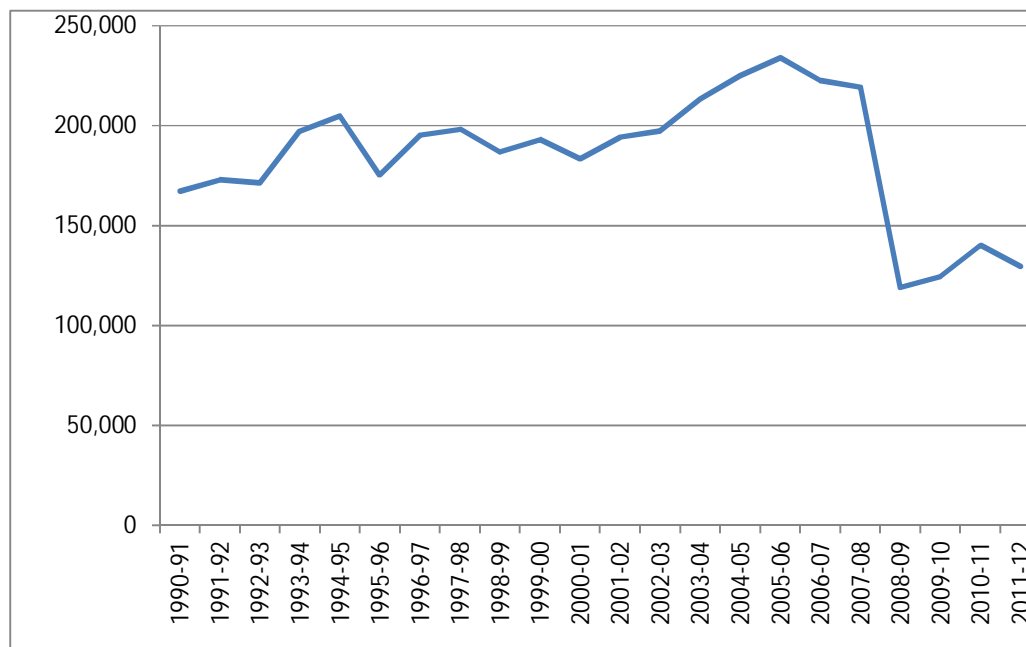


Source: ONS

3.15 The 31 March 2008 end date also ties in with LPAs reporting protocol for housing completions with common practice being to monitor completions between 1 April and 31 March.

3.16 The relationship between economic conditions up to 2008 and all dwellings completed in the UK can be seen in Figure 2.

Figure 2: All UK Dwelling Completions



Source: DCLG Live Table 208 as at 21 February 2013

DATA COLLECTION

3.17 The Study has been informed by discussions and data kindly provided by the following bodies:

- Councils.
- Developers.
- Agents.
- Planning & Development Consultants.
- HCA.

3.18 In order to ensure a consistent approach to data capture a standard proforma was devised having regard to the delivery factors outlined in Chapter 4; and appears at **Appendix 2**.

3.19 Copies of completed proformas for each site within the Study area appear at **Appendix 3 – 11**.

4. FACTORS AFFECTING DELIVERY

INTRODUCTION

- 4.1 On urban extension sites there are many inter-linked factors affecting the delivery of new homes, which can lead to a significant delay from the identification of a site to the delivery of homes, even once planning permission has been granted. One such example is that often there is intense competition for sales, even potentially between different outlets of the same company. Our experience is that significant competition within a relatively small area has an impact on completion rates.
- 4.2 Given the fundamental nature of the contribution urban extensions are proposed to make to the supply of housing across the UK, this study now considers the factors affecting the deliverability of sites of such sites.
- 4.3 In particular, this Chapter considers the timescales involved with bringing forward urban extensions based on likely site specific issues and experience of dealing with such developments elsewhere.

BACKGROUND

- 4.4 In preparing this study, we have sourced various academic publications, industry research documents and other technical reports which have explored the actual delivery rates attributed to urban extensions and this has complemented our empirical research

DCLG & UNIVERSITY OF GLASGOW

- 4.5 A useful publication, jointly written by DCLG and the University of Glasgow in 2008², included a comprehensive survey of national house builders who identified a series of factors which affect housing delivery rates. In general terms, the biggest factors identified were the resolution of problematic site conditions, the availability of infrastructure and the completion of site acquisition.
- 4.6 Notably, this publication also concluded that if more land is released for housing development, this would have a positive long-term effect of increasing housing delivery rates. It also notes that the capacity of a local housing market depends not only on the number of houses available for sale, but also the variety of housing available. If a greater number of developers are offering a wider range of products, a greater range of the potential market will be served, and a greater number of these products will be sold. In contrast however, the involvement of too many developers on a particular site could generate excessive competition leading to the erosion of

² 'Factors Affecting Housing Build-Out Rates' (February 2008)

internal specifications in order to attract buyers whilst retaining margins. This would suggest there is a balance to be struck to ensure that the site retains market interest.

- 4.7 The DCLG University of Glasgow study also noted that sales rates could be negatively impacted by product differentiation, for example, if overly prescriptive design guidance was imposed by a local authority. Variety and innovation in design, rather than uniformity of appearance, would positively influence market demand and hence the delivery of housing.

THE CBP STUDY

- 4.8 A further report on strategic sites, produced by Colin Buchanan and Partners Ltd on behalf of Countryside Properties in December 2005³, drew upon the findings of a survey of all Local Authorities in the East of England in addition to the assessment of six case studies. It concluded that where a greater number of sites are allocated for development, the contribution that they can make in terms of housing delivery is proportionately increased.

- 4.9 This conclusion was borne out, in part, of an assessment of historic performance. Research indicated that in aggregate terms, strategic sites have made only a limited contribution to housing development in the past 25 years within the East of England. Since 1980 the proportion of housing developed on strategic sites to total dwellings built has gradually increased from 4.5% (in 1980) to 8.6% by 2005. This report also identified a series of factors (listed below) which, the authors opined, would negatively affect the rate of housing delivery for strategic sites:

- Site conditions – environmental issues, site remediation;
- Local market – demand for and supply of local housing;
- Residential density – higher densities lead to increased completions rates;
- Type of developer / house builder – national organisations can build at faster rates than local firms. Having a variety of house builders who have different markets (products) will enable faster rates of development to be achieved;
- Land owner – rate at which the landowner releases land to housing market. Faster rate of release will lead to more completions;
- Level of guidance – clear design and master planning concepts and principles that are adopted by all parties;
- Quality of design – sub-standard design submissions require substantial revision and negotiation;

³ 'Housing Delivery on Strategic Sites' (December 2005)

- Changes to proposals – re-submission of proposals due to site being developed over a considerable period of time and changing circumstances;
- Infrastructure requirements – physical and social infrastructure such as roads, services and facilities maybe required to be implemented before residential development can commence; and,
- Section 106 agreements – negotiations between developers and the local Council and other parties can slow down the development process.

4.10 Clearly, the housing market and national planning policy has shifted markedly since the publication of both these reports. We have been unable to source any updates to these pieces of research which takes into account the housing slump and impact of the recession. Notably, the current trend has also returned to lower densities, which would seem to challenge some of the factors identified above and have a further negative impact on delivery, based on the research undertaken.

DELIVERING LARGE SCALE HOUSING: UNLOCKING SCHEMES AND SITES TO HELP MEET THE UK'S HOUSING NEEDS (SEPTEMBER 2013) RTPI POLICY PAPER

4.11 The report looks at the delivery of housing issue from the perspective of the planning professional, taking on the view that locally-inspired large scale housing scheme could play a significant role in the delivery of the large number of houses the UK needs, but the report notes that large scale housing sites and schemes are only one part of the solution. The paper identifies a number of barriers to delivering large scale housing which include the loud voice of objectors, lack of engagement on the part of local residents, land ownership, public sector land release, the lack of effectiveness of infrastructure funding mechanisms in the current economic climate and financial risk.

4.12 The report assesses the problem with housing in the UK and sets out that while there is a consensus on the need for more housing across all sectors, there is a lack of agreement on both the problem and the solutions and as a result there are a large number of recommendations to boost house building. The RTPI Policy paper concludes that large scale housing-led developments could provide an important part of the response. It acknowledges that there is no statutory or guidance definition of what constitutes 'large scale' housing development, *'however this can be taken to mean sites and schemes consisting of thousands rather than hundreds of houses which either significantly expand a settlement or create a new one, and which have major infrastructure requirements'*.

4.13 The RTPI Policy paper advises that the focus on delivering more housing should now be on a 'demand-informed' approach which understands geographic variation, and that it will take a range of approaches with varying policies in-keeping with the local area to get houses built.

- 4.14 Amongst a range of 15 recommendations, the Policy Papers recommends the following:
- In promoting large scale housing schemes, the consequences for current and future generations of failing to build enough houses should be made; the opportunities represented by large scale schemes to delivering quality healthy communities should be made clear in community engagement exercises;
 - The risks around potential future uplift in land values should be shared more evenly between local authority, developer and land owner so as to bring sites to the market now;
 - In view of longer lead-in times involved, central government should incentivise large scale housing schemes, for example through financial mechanisms or national planning policy;
 - Where funding isn't available, central government should consider underwriting a certain proportion of the site investment;
 - Local authorities and agencies should be given much greater incentives to work collaboratively across borders to strategically plan for housing and infrastructure sites.

EURA CONFERENCE 2013

- 4.15 This paper by the Northampton Institute for Urban Affairs was based on a study of the Northamptonshire/Milton Keynes Growth area, with a focus on the Milton Keynes South Midlands (MKSM) Plan 2005 which aimed to develop a large number of urban extensions on the edge of existing towns. The paper argued that spatial policy and the economics of delivery are intimately connected.
- 4.16 The paper noted that there has been a historic under supply of market housing for at least 20 years in the UK, along with a steady decline in the supply of affordable housing. To meet developer concerns about making more land available for housing, the Government (in 2003) introduced the 'Sustainable Communities Plan', which amongst other things identified four major Growth Areas in the South East of England; MKSM was one of the Growth Areas. In the case of the MKSM urban extension, of the 150,000 new homes projected for 2001-2021, approximately 50% were to be in 21 sustainable urban extensions (SUEs) on the edge of major towns in the sub-region and they were proposed to contribute to the government's 'step change' in housing supply.
- 4.17 Between the years 2006 and 2012, of the total 21 SUEs, the study recorded that only 5 had started on site and those that had started were well below target. The paper further noted that almost all growth in housing numbers in MKSM had actually come not from the SUE's but from smaller sites which had not required extensive planning, yet SUEs remain as the principle areas of future housing land in Local Plans.
- 4.18 The paper concluded that focusing policy change on the form of new development alone is not going to resolve the UK's housing crisis of building insufficient units to meet national demands;

new forms of spatial development will be unable to offer a solution without significant complementary changes to make it possible for urban extensions or other forms to be deliverable and sustainable. The paper also identified that any alternative strategy for house building should consider a number of measures including (amongst others) mechanisms to bring land forward for development beyond the granting of planning consents to instigate use of designated housing land in Local Plans that is not being brought forward; bringing down the price of land, and bringing to the table local communities, developers and a range of agencies and public.

SITE SPECIFIC CONSIDERATIONS

4.19 As mentioned in the previous chapter, in order to take account of the matters affecting delivery in a consistent manner, we have prepared a pro-forma which will concisely present the following information. Matters considered are set out below.

EVOLUTION – CONCEPTION TO OUTLINE PLANNING PERMISSION

- How the site was originally conceived.
- How was the site brought forward?
 - Development Plan promotion followed by outline planning application/reserved matters applications,
 - Planning application in accordance with adopted Development Plan policy
 - Planning application not in accordance with adopted Development Plan policy.
- If there was a twin track approach to Development Plan promotion and planning application was the application submitted before the allocation had been confirmed in the Development Plan.
- Was an appeal necessary?
- Was the scheme called-in for determination by central government?
- If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the Section 106 Agreement take? What factors were material in the timescales for resolving the Section 106 Agreement?
- The effect of any statutory challenge on timescales.

EVOLUTION – SALES PROCESS

- Timescales from the grant of outline planning permission to completion of a sale to a developer.

EVOLUTION – OUTLINE PLANNING PERMISSION TO A START ON SITE

- How long after planning permission was granted did it take for the first reserved matters application to be lodged?
- How long did it take for the first reserved matters application to be approved?
- What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc and how did this have an effect on timescales?
- When did development eventually begin?

EVOLUTION – DELIVERY

- How has the site been developed (e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.)?
- How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?
- How many dwellings were completed in the first year?
- How many dwellings have been completed in subsequent years?
- How has competition between multiple developers on the site affected completion rates?

5. CASE STUDIES – ENGLAND - NORTH WEST

- 5.1 In conducting this study, we have contacted the relevant local authorities to request the relevant information. Copies of a site specific proforma were circulated for completion during the period June to August 2013 and at the time of writing none have been returned completed⁴.

⁴ At the time of writing, responses were outstanding for the following sites: Chapelford Urban Village, Warrington (2,500 units); Buckshaw Village, Chorley (2,000). – Requires further information; Clayton-le-Woods, Chorley (1,000). – Requires further information; and Saighton Camp, Chester - Requires further information.

6. CASE STUDIES – ENGLAND - YORKSHIRE & THE HUMBER

- 6.1 In conducting this study, we have contacted the relevant local authorities to request the relevant information. Copies of a site specific proforma were circulated for completion during the period June to August 2013 and at the time of writing not all have been returned⁵. Completed proformas are included at **Appendix 4**.

HUNGATE, YORK

- 6.2 This site was originally allocated pre-1990 but it was not until 2005, some 15 years later, that the first Development Brief was published with a total number of 720 units identified. Development did not commence on site until the beginning of 2008 (Phase 1 for 180 apartments) which took 18 months to complete, being delivered by the end of 2009. The balance of the site has yet to come forward for development, being retained by the developer, and is now subject to a new master plan exercise to potentially increase numbers.
- 6.3 In summary, this site has delivered 180 (apartments) of the identified 720 homes since its inception over 20 years ago.

CARR LODGE, DONCASTER

- 6.4 This site was originally allocated in Doncaster Council's UDP (1998) to deliver 1,550 dwellings. The site is also allocated in the emerging Site & Policies DPD however this is yet to be formally adopted.
- 6.5 14 years after its allocation in the UDP, outline planning permission was granted on 19 March 2012 following the signing of a Section 106 agreement. It took a year from the resolution to grant permission (on 22 February 2011) to issue the Decision Notice once the S106 was signed.
- 6.6 The first reserved matters application was submitted 23 March 2012 for the central spine road. This was approved 31 May 2012. A second reserved matters application was submitted in January 2013 for 304 residential units (reference 13/0073/REMM), being approved 25 March 2013. It is understood the link road was completed in June 2013 and development finally started on site in September 2013.
- 6.7 At the time of writing, it is anticipated that the first dwellings will be completed on site during 2014, some 15 years since the site was first allocated and approaching one year since the approval of reserved matters.

⁵ At the time of writing, responses were outstanding for the following sites: Station Road, Leeds.

CORTONWOOD COLLIERY, ROTHERHAM

- 6.8 The site was brought forward solely by the developer through the development management process, securing the site in 1988 and then obtaining outline planning permission in 1991 for 600 dwellings. It was not until September 1996, 5 years on, that the relevant reserved matters application was approved.
- 6.9 Development commenced on site in 1998 and took 8 years to complete with 529 units at an average annual rate of 66 dwellings per annum.
- 6.10 In summary, the site has delivered 529 of the identified 600 homes since outline planning permission was secured 23 years ago.

STAYNOR HALL, SELBY

- 6.11 This site was first allocated for development in the Deposit Draft Selby District Local Plan in 1995 and it took a further 8 years for a development brief to be produced. An outline planning application was submitted in October 2002 with Outline planning permission being granted (which included details for Phase 1 comprising 240 homes), some three years later on 06 June 2005 following the signing of the S106 3 days earlier. A deed of variation to the S106 was agreed and dated 29 May 2007.
- 6.12 The first RM application for the 2nd phase was submitted 15 July 2005, being approved on 10 November 2005.
- 6.13 Delivery of the first phase began in 2005 20 years after allocation in the Local Plan and 3 years after the submission of the initial planning application. In the 7 years from 2005 to 2011, 429 of the 1200 units allocated since its inception 18 years ago, have been delivered at an average rate of 61 dwellings per annum.

METCALFE LANE, OSBALDWICK

- 6.14 This site was allocated in the Ryedale Local Plan in circa. 1994 with a capacity of 540 dwellings. Following a development brief produced in 2002 for an eco-exemplar development, the Joseph Rowntree Housing Trust submitted an outline application in August 2003. Following committee resolution to approve, the scheme was directed to be referred to the Secretary of State in September 2005. The S106 was signed October 2006 and outline planning permission for 540 dwellings was granted following referral to the SoS on 09 May 2007; a period of 4 years from submission to granting outline planning permission
- 6.15 Development began on site in 2009, however these were prototypes and it was not until 2012 that houses started to be delivered.
- 6.16 By the end of 2013, 64 out of the 540 units allocated 19 years previously, have been delivered.

SHARP LANE, LEEDS

- 6.17 Following a development brief produced for this Council owned site in 2001, the Council submitted an outline planning application in February of the same year. The application received a resolution to grant on 10 January 2002. It took a 3 year period to resolve S106 matters, with outline planning permission being granted on 10 February 2005.
- 6.18 Following an application to extend the life of the permission, the first reserved matters application for 1,284 units was submitted in March 2005, and approved 21 July 2006. There were 137 houses delivered in the first year of development in 2007 by 4 different developers (an average of 35 dwellings per annum per developer). 573 dwellings have been delivered to date.
- 6.19 In summary, the site was granted planning permission prior to any allocation in the Development Plan and has taken 12 years from a grant of planning permission to deliver 573 houses of the 1,284 permitted.

7. CASE STUDIES – ENGLAND - THE WEST MIDLANDS

- 7.1 In conducting this study, we have contacted the relevant local authorities to request the relevant information. Copies of a site specific proforma were circulated for completion during the period June to August 2013 and at the time of writing not all have been returned. Completed proformas are included at **Appendix 5**.

DICKENS HEATH, SOLIHULL

- 7.2 This site was allocated in the Solihull UDP in 1997 with a capacity of 850 dwellings. A twin-track outline planning application was submitted for the site prior to its allocation and because of this approach the first homes were delivered in 1998 by a consortium of lead developers, with a total of 132 dwellings being completed that year. It is important to note that equalisation agreements and options were agreed on the land prior to the grant of planning permission so site sale was already tied into contracts once permission was granted.

LAWLEY VILLAGE, TELFORD AND WREKIN

- 7.3 Lawley SUE is a one of the main strategic housing sites within Telford, the development of which will take place over a 15 years period. Outline planning permission was granted in October 2005 for 3,300 dwellings.
- 7.4 The first phase reserved matters application was approved in July 2007. The first dwellings were delivered in 2008, however as development expanded, major infrastructure was required and took 2 years to be complete. This resulted in the remaining units being completed in 2012, 6 years after development started.
- 7.5 In summary, the site has delivered 417 dwellings of the identified 3,300 homes since its inception 11 years ago.

LIGHTMOOR VILLAGE, TELFORD AND WREKIN

- 7.6 The site was first granted outline planning permission from the Commission for New Towns in 1991, after which a masterplan was created in the late 1990's. A new outline planning application was submitted in 2002 after the original site boundaries were changed gaining permission on 23 September 2003. An application for variation to the original outline permission to amend the masterplan in relation to the boundaries of proposed primary school, sports pitches and residential area was granted 10 October.
- 7.7 From the inception 23 years ago, 301 dwellings have been delivered out of 800 permitted for development.

BRANSTON, EAST STAFFORDSHIRE

- 7.8 This former gravel works site was first subject to an outline planning application in 1990. In the following years until 2004 subsequent reserved matters applications were submitted with only one coming forward for 50 houses. A change of land owner prompted the submission of a new outline planning application in October 2011 for a mixed use development including 660 dwellings. Following non-determination of the application (the application had still not been determined by August 2012), an appeal was submitted in December 2012.
- 7.9 The appeal Inquiry was held in May 2013 and the appeal decision was issued in July 2013 to allow the appeal. However, prior to this the appeal had been recovered by the Secretary of State (in January 2013). The SoS subsequently agreed with the inspector's decision and the appeal was formally allowed by the SoS on 3 October 2013.
- 7.10 Whilst the appeal was underway, the LPA subsequently determined the outline planning application at their March 2013 planning committee and refused the application on amenity and highways grounds. Following this refusal, the applicant resubmitted the application, with minor revisions and the planning committee resolved to approve the application on 8th July 2013. The Section 106 was signed and agreed on 17th July 2013 and was submitted to the Inspector as part of the appeal process on the first outline application.
- 7.11 In summary, since the inception of the site 24 years ago, none of the 660 dwellings permitted on site have been delivered.

8. CASE STUDIES – ENGLAND - THE EAST MIDLANDS

- 8.1 In conducting this study, we have contacted the relevant local authorities to request the relevant information. Copies of a site specific proforma were circulated for completion during the period June to August 2013 and at the time of writing not all have been returned⁶. Completed proformas are included at **Appendix 6**.

UPTON, NORTHAMPTON

- 8.2 The site was originally conceived in 1973 with the current allocation boundary amended in the Northampton Local Plan (1997) with a total number of 1,000 homes identified. The site is currently under the ownership of the HCA with an outline planning application having been submitted in 2011, which remains undetermined some 18 months later with scheme viability stalling s106 negotiations. The site is being promoted in the emerging joint Core Strategy.
- 8.3 Some 16 years since its allocation, the site has yet to deliver a single home.

ASHTON GREEN, LEICESTER

- 8.3 The wider site has been a strategic development location for over 30 years with the last development taking place some 15 years ago. The site is wholly owned by the Council and was allocated in the November 2010 Core Strategy, with outline planning permission being granted in March 2011 with a site capacity of approximately 2,500 dwellings.
- 8.4 The Council sought a development partner in 2012 but this process stalled due to the nature of several onerous planning conditions, including for major off-site infrastructure improvements. A current s.73 application is with the Council at the time of writing which seeks to vary these conditions.
- 8.5 No houses have been delivered on site.

MONKSMOOR FARM, DAVENTRY

- 8.6 Though it was considered in non-statutory strategic documents, this site was brought forward in the absence of a plan allocation via an outline planning application in July 2007, which was followed by an appeal against non-determination in August 2008. Outline planning permission was granted for up to 1,000 dwellings in April 2010 by the SOS following a recovered appeal. Importantly, the accompanying s106 agreement requires significant off-site highway works to be completed prior to the 200th occupation.

⁶ At the time of writing, responses were outstanding for the following sites: Warwick Road, Harborough; Gamston, Rushcliffe; Elsea Park, South Kesteven and Wellingborough East, Wellingborough.

- 8.7 Following the grant of planning permission, a site sale took 2 years with approval of reserved matters taking a further 6 months.
- 8.8 Following a start on site in August 2013, it is anticipated by the Council that the first houses will be delivered in mid-2014, some seven years after the initial planning application was lodged.

PRIORS HALL, CORBY

- 8.9 This site was promoted by the landowner for up to 5,200 dwellings. Following submission of an outline planning application in 2004, the Council's Planning Committee resolved to grant permission in April 2005 though it took a further 23 months to resolve s106 matters (relating to the impact upon the viability of the scheme) with outline planning permission eventually being granted and the Notice issued in March 2007.
- 8.10 The first reserved matters application (infrastructure) was submitted in October 2007 and approved in December that year. The first housing reserved matters application was not made until June 2009 being approved in September 2009. The first dwellings were completed 6 months after approval of reserved matters in 2010, with 82 dwellings completed in the first year, 56 in year 2 and 21 in year 3.
- 8.11 Since submission of the initial application 2004, the site has delivered 159 dwellings, taking 6 years to deliver the first homes.

COTGRAVE COLLIERY, NOTTINGHAMSHIRE

- 8.12 This site was first allocated for redevelopment for employment use in the Local Plan (1996) and later in the East Midlands RSS (2009) as a brownfield development opportunity. More recently the site was identified in the Core Strategy (2012) as a strategic site.
- 8.13 A planning application for 470 units was referred to the Government Office for the East Midlands to consider whether it should be referred to the Secretary of State due to its location within the Green Belt. However the Council were allowed to determine it as the Secretary of State did not wish to intervene. A subsequent reserved matters application is yet to be determined by the Council (having been submitted in September 2013). Prior to any development starting a number of infrastructure works, including new access points, a footbridge as well as development in the town centre will need to be completed.
- 8.14 18 years since the site was first identified for development there have been no units delivered.

FARNDON ROAD, HARBOROUGH

- 8.15 An outline planning application was submitted in 2001 by the developer. Following non-determination, after a period of 3 years, an appeal was submitted October 2004. The appeal was recovered by the SoS and allowed March 2006 for 658 dwellings. Subsequent applications have

been submitted to the Council by various developers and there are currently three developers with planning permission on site. The first reserved matters application was submitted in March 2007 being approved in December 2008.

- 8.16 The site has since been allocated for 400 houses in the Harborough District Local Plan (2007 [saved]). 114 houses have been delivered since 2010, 13 years since the submission of the initial outline planning application.

MIDDLEMORE, DAVENTRY

- 8.17 This Council owned site was first allocated in the Local Plan (1997) with 676 units identified. The Council secured outline planning permission in 1999 and then sold off parcels of the site to developers. The planning permission was renewed in July 2002.

- 8.18 The first reserved matters application was registered in February 2002, and approved April 2002. Infrastructure that was required prior to development commencing on site was delivered by the Council before plots were sold to developers. Since 2003 it is estimated that 525 dwellings have been completed.

- 8.19 In summary, in the 16 years since inception of the site, 525 dwellings have been delivered from the 676 identified.

MELTON ROAD, RUSHCLIFFE

- 8.20 The site was brought forward by the landowners via an outline planning application which was submitted in April 2008, for 1,200 units, and granted planning permission at appeal in July 2009 (by SoS) due to the lack of housing land supply.

- 8.21 Reserved matters were approved 18 months after the grant of outline planning permission (March 2011) and three developers have since taken on the site. Major infrastructure off site is still required, including a road junction and despite planning permission being granted in April 2013 which varied the condition relating to the delivery of this grade separated junction the scheme has stalled and to date only 1 dwelling has been delivered since the inception of the site 5 years ago.

POPLAR FARM, SOUTH KESTEVEN

- 8.22 The site was allocated in the 1995 Local Plan with a capacity of 1,550 units and part has been built out. A wider site was identified in the adopted Core Strategy (2010) and allocated a capacity of 1,800 units. A twin-track outline planning application was submitted for 1,800 units in June 2009 with a resolution to grant in September 2009. Planning permission was granted June 2011 following 20 months S106 negotiations. The second phase is subject to a detailed allocation in the draft Grantham Area Action Plan.

- 8.23 Reserved matters planning approval was granted 16 months after outline planning permission.

8.24 Some 18 years since its initial allocation, the site has delivered 1 dwelling.

WELLINGBOROUGH NORTH, WELLINGBOROUGH

8.25 This site was identified in the Core Strategy (2008) to deliver 3,000 dwellings after parts of the site were allocated in the draft Local Plan.

8.26 An outline planning application was submitted and was refused in 2007, however an identical outline planning application was submitted in 2008. Following non-determination and an appeal (which was recovered), the SoS granted outline planning permission in February 2010. The site was the subject of lengthy S106 negotiations which included a number of land owners, (including the LPA who were material in the delay of the decision). The outline permission was due to lapse in February 2013, but a renewal permission was granted by the LPA in January 2013 and the permission remains extant. No reserved matters applications have been submitted to date.

8.27 In summary, the application was submitted prior to the adoption of the Core Strategy and is yet to have a reserved matters submission or deliver any homes 6 years after its allocation.

EAST KETTERING, KETTERING

8.28 This site was identified to deliver 5,500 dwellings in the Core Strategy which was adopted in 2008 but was brought forward by the developer via an outline planning application submitted in 2007. It took circa. 3 years for planning permission to be granted in April 2010. The s106 was re-negotiated and finalised in September 2013. Two reserved matters applications were submitted to the Council in March 2013 but remain undetermined.

8.29 No houses have been delivered to date, 6 years since the site was allocated.

LUBBESTHORPE, BLABY

8.30 The site was originally allocated under the draft Local Plan however this was withdrawn and the site was brought forward by the developer prior to its allocation in the adopted Local Plan (February 2013) with an identified a capacity of 4,250 dwellings. An outline application was lodged in February 2011. The application was resolved to be approved in November 2012. Following confirmation from the SoS in March 2013 that the application could be determined by the LPA, and following S106 negotiations, outline planning permission was granted on 14 January 2014. Factors that delayed the signing of the s106 agreement involved infrastructure, highways, education and recreation facilities.

8.31 No reserved matters applications have been submitted to date.

NORTH WEST STRATEGIC DEVELOPMENT AREA

- 8.32 The Council's 2009 SHLAA identified a capacity for 1,000 dwellings on this site. An outline planning application was submitted in January 2011 before the adoption of the Core Strategy in November 2011, which also identified the location for an urban extension. The application has progressed as a strategic allocation within the Local Plan however the application remains undetermined due to the S106 not yet being signed. The outline application remains undetermined since its submission 3 years ago.
- 8.33 No houses have been delivered.

WELDON PARK, CORBY

- 8.34 The site was brought forward by developers via an outline planning application for 1,000 dwellings which was submitted in July 2007, 2 years prior to its allocation in the Draft Proposals Map (September 2009). The application was refused planning permission due to issues with the layout, however a revised application was submitted in February 2009. The application is still pending determination subject to a s106 agreement.
- 8.35 No houses have been delivered on site, 5 years after the submission of the second planning application.

9. CASE STUDIES – ENGLAND - THE SOUTH EAST

- 9.1 In conducting this study, we have contacted the relevant local authorities to request the relevant information. Copies of a site specific proforma were circulated for completion during the period June to August 2013 and at the time of writing not all have been returned⁷. Completed proformas are included at **Appendix 7**.

PARK PREWETT, BASINGSTOKE AND DEANE

- 9.2 This site was allocated in the Local Plan for the period 1991-2001 and an outline planning application granted for 1250 dwellings (and other uses) in 1997. The outline application was granted locally without recourse to appeal or Call-In procedures. The associated S106 agreement was subject to a number of Deeds of Variation.
- 9.3 The first reserved matters application was submitted and approved 8 years after the grant of outline permission.

SHERFIELD PARK, BASINGSTOKE AND DEANE

- 9.4 This site was allocated for 700 dwellings and resolution to grant outline planning permission was made on receipt of the Local Plan Inspector's Report in 2005. Following this resolution, completion of the S106 took approximately two years due to problems with the approved access and s106 considerations. The first reserved matters application was made two years later..

RUSHMOOR, ALDERSHOT

- 9.5 This site is a former MOD site identified for redevelopment as part of the Strategic Defence Review in 2001.
- 9.6 The Council adopted a Development Brief Supplementary Planning Document for the site in 2009, which identified a development of up to 4,500 dwellings. This was subsequently reduced to 4,350 dwellings in the Core Strategy (2011) and the subsequent planning application (submitted in December 2012) sought permission for 3,850 dwellings. A resolution to grant planning permission was passed in July 2013 subject to the completion of a S106 agreement which is ongoing. The Council has advised that planning permission is to be formally granted within the next six months and works to progress on site in 2014.
- 9.7 Since its inception 2001, the site has yet to deliver dwellings.

⁷ At the time of writing, responses were outstanding for the following sites: Graylingwell Park, Chichester (750); West Durrington, Worthing; Whitehill, East Hampshire; Rowner, Gosport; Centenary Key, Southampton; Crawley NE Sector, Crawley; Haywoods Heath, Mid Sussex; Horley NW Sector, Reigate and Banstead; Cippenham, Slough; Greater Beaulieu Park, Chelmsford; Turner Village Hospital, Colchester; Colchester Garrison, Colchester; Severalls Hospital Site, Colchester; East Anton, Test Valley; Wixhams, Bedford; Pratts Quarry, Central Bedford; and Grovebury, Central Bedford.

BEAULIEU PARK, CHELMSFORD

- 9.8 The site was allocated in the North Chelmsford Area Action Plan (2011) for a development of 3,600 dwellings following an earlier application in 2003 and submission of an Environmental Impact Assessment in 2009. A resolution to grant outline planning permission was passed in November 2012 subject to a S106 agreement which is yet to be executed.
- 9.9 Delivery is contingent on a Radial Distributor Road and a new railway station. Timescales for completion of the S106 agreement and any subsequent reserved matters are unknown.

BELSTEADS FARM, CHELMSFORD

- 9.10 The site was allocated in the North Chelmsford Area Action Plan (2011) for up to 750 dwellings and was subject to an outline application (for 750 dwellings) submitted in January 2011. This was considered by the Council's Planning Committee in June 2012 and outline planning permission granted in October 2012 following the completion of a S106 agreement. The first reserved matters application was granted in June 2013 for 181 dwellings and the Council has advised that the development is likely to commence in September 2013.

UNIVERSITY CAMPUS, CHELMSFORD

- 9.11 The site was allocated for 507 dwellings in the Chelmsford Town Centre Action Plan (2008) following an earlier application in 2003 for comprehensive redevelopment. A hybrid application was submitted in 2011 and received a resolution to grant planning permission in January 2012. The S106 agreement was completed and planning permission formally granted in November 2012. Construction works commenced in January 2013 but the Council is unable to confirm when dwellings will be delivered or estimated completion dates.
- 9.12 Since allocation 5 years ago, the site has yet to deliver any dwellings.

NORTH COLCHESTER, COLCHESTER

- 9.13 The site was identified as a strategic location for up to 2,200 dwellings in the Colchester Core Strategy (2008) for the period 2016-onwards. The Site Allocations document (October 2010) provides extra detail for the broad area of new housing identified within the Core Strategy and North Colchester is expected to be the focus of significant new development over the next 15 years with the urban extension identified to deliver a minimum of 2200 dwellings. A resolution to grant outline planning permission for 1,600 dwellings was passed in September 2013 subject to referral to the Secretary of State and completion of a S106 agreement.

9.14 In terms of infrastructure, road improvement would be required to the Northern Access Road prior to implementation. Timescales for the submission of reserved matters and subsequent housing delivery is undetermined.

9.15 Since allocation 5 years ago, the site has yet to deliver any dwellings.

WITNEY (NORTH CURBRIDGE), WEST OXFORDSHIRE

9.16 This site was first identified in the 2003 deposit draft local plan as a preferred location for about 800 dwellings and on adoption, was allocated as a reserved mixed use site. Changes to the original allocation are reflected in Core Policy 27 of the Draft Local Plan (October 2012) and the site is now identified as a strategic development area. The site only benefits from a resolution to grant permission (18 March 2013) subject to the applicant first entering into a Section 106 Agreement and Section 278 Agreement.

9.17 Since inception 10 years ago, the site has yet to deliver any dwellings.

BROUGHTON GATE / BROOKLANDS, MILTON KEYNES

9.18 This site was allocated in the Milton Keynes Local Plan (2005) for a development of up to 4,000 dwellings. The Council also adopted the Eastern Expansion Area Development Supplementary Planning Document (2005). Outline planning applications were submitted for Broughton Gate (1,500 dwellings, June 2004) and Brooklands (2,500 dwellings, December 2005).

9.19 The Broughton Gate application received a resolution to grant planning permission in January 2005 and the S106 agreement was completed in July 2005. The Brooklands application received a resolution to grant planning permission in August 2006 and the S106 agreement was completed in August 2007. The first reserved matters applications were submitted 12 months later.

9.20 In terms of infrastructure, improvement to J14 of the M1 is required prior to completion of 550th dwelling. The first dwellings were completed in January 2008 and approximately 90 dwellings were completed in the first year. The Council has advised that competition between developers has maintained a steady rate of delivery.

9.21 This site has taken 3 years to deliver homes, however, significant infrastructure improvement is required to be in place before the full development potential can be achieved.

FAIRFIELD AREA 11 / FAIRFIELD 10.1-10.3, MILTON KEYNES

9.22 This site was allocated in the Milton Keynes Local Plan (2005) for a development of up to 6,550 dwellings. The Council also adopted the Western Expansion Area Development Supplementary Planning Document (2005).

9.23 Outline applications were submitted in 2005 (430 dwellings, Area 10) and 2006 (2,300 dwellings, Area 11). The S106 agreements were completed in 2007. The first reserved matters applications were lodged in 2008 and took three years to approve. Development is due to commence in September 2013.

9.24 Since inception 8 years ago, this site has yet to deliver any dwellings.

GREAT DENHAM, BEDFORD

9.25 This site was first allocated in the Bedfordshire Structure Plan in March 1997 and brought forward for 1,450 homes in the Bedford Local Plan adopted in October 2002. Outline Planning Permission was resolved in September 2005 with permission issued in March 2007, 18 months later due to the complexity of the legal agreements (40 in total) between three landowners to ensure the delivery of the western bypass.

9.26 The first reserved matters applications were submitted in 2010, with approval coming in 2011. There was no off-site infrastructure requirement.

9.27 The site took 10 years from identification in the Structure Plan to receive Outline planning Permission and delivered 54 homes in its first year of build.

WEST OF KEMPSTON, BEDFORD

9.28 This site was brought forward as a Strategic allocation in the Structure Plan (dated March 1997) and allocation in the Local Plan in October 2002 for 730 dwellings. Committee resolved to grant OPP in 2005 and permission was issued in 2007 following the completion of complex legal agreements by 3 landowners, which were required to help secure the western bypass.

9.29 The delivery of housing started in 2009 with the first houses completed in 2010. 24 houses were completed in 2010/11, a further 61 in 2011/12 and 135 in 2012/13 by a consortium of volume house builders.

9.30 From allocation in the Structure Plan it took 10 years to receive Outline Planning Permission. From there it took a further 2 years to deliver the first homes.

NORTH OF BRONHAM ROAD, BEDFORD

9.31 This site was brought forward as a Strategic allocation in the Structure Plan (dated March 1997) and allocation in the Local Plan in October 2002. Due to the need to deliver a northern bypass, though an outline planning application is with the Council the s106 agreement remains unsigned.

9.32 The site has yet to deliver homes some 16 years since allocation.

WEST OF WATERLOOVILLE, HAMPSHIRE (GRAINGER)

- 9.33 The West of Waterlooville development is split into two land ownerships – Grainger and Taylor Wimpey. The Grainger owned land comprises 2550 units, with 450 units being located on Taylor Wimpey owned land.
- 9.34 The Grainger portion of the site was originally conceived in the Hampshire County Structure Plan Review 1996-2011 (2000) for a total number of 2550 units. The site was further allocated in the Winchester District Local Plan Review (2006) and Winchester Core Strategy (March 2013) as a Major Development Area. Outline planning permission was granted in January 2008, following the signing of the S106 legal agreement in December 2007.
- 9.35 A revised outline application was submitted in November 2010 for 3550 units – the additional 1000 units was included on an area of reserved allocated land. Outline planning permission was granted on 21st March 2011.
- 9.36 Development first started on site April 2009 with the land owner commencing infrastructure works prior to selling the site to housebuilders. It is understood that the construction of show homes commenced in June 2013, with no current information on the number of dwellings being delivered to date. From the information provided, no dwellings have been delivered in the 5 years since outline permission was first granted and 14 years since the site was allocated.

WEST OF WATERLOOVILLE, HAMPSHIRE (TAYLOR WIMPEY)

- 9.37 As above, the Taylor Wimpey portion of the subject site was also conceived in the Hampshire County Structure Plan Review (1996-2011), but for a total number of 450 units. The site was further allocated in the Winchester District Local Plan Review (2006) and Winchester Core Strategy (March 2013) as a Major Development Area.
- 9.38 Outline planning permission was granted in November 2006 with the S106 being signed in December 2007. Reserved Matters approval followed in February 2008, with development commencing on site in April 2009. 38 units were delivered in the first year of construction.
- 9.39 Up to year 2012/13, a total of 221 units have been completed. It has taken 6 years since the grant of planning permission to deliver 221 of the total 450 approved units, 14 years since the site was allocated.

QUEEN ELIZABETH PARK, GUILDFORD

- 9.40 The site was allocated for housing in the Guildford Local Plan (January 2003). A Design Brief was also drawn up for the Queen Elizabeth Barracks in 1999, which included a maximum of 450 units being envisaged for Queen Elizabeth Park.

- 9.41 Outline planning permission was granted in October 2001 for 525 dwellings alongside other mixed use development (including employment, nursing home, community facilities, retail, health and fitness centre, open space and associated infrastructure). The first Reserved Matters were approved in February 2002, with development commencing on site in November/December 2002. Planning obligations relating to the provision of a pedestrian footbridge and bus lanes were required to be delivered prior to occupation.
- 9.42 The site was built out to completion (total 525 units) by March 2008. It therefore took circa 7 years to deliver the full development following the initial outline approval.

HORLEY NORTH EAST SECTOR, REIGATE AND BANSTEAD

- 9.43 The North East Sector site formed part of the housing allocations identified in the Local Plan (adopted 1994), and was further included in the next Local Plan which was adopted in 2005. It was identified as an urban extension excluded from the Green Belt and identified for meeting long term development needs; it was also included in the Horley masterplan. The site was allocated for 710 dwellings.
- 9.44 Outline planning permission was granted in September 2006 for a new neighbourhood, to include 600 units and other elements of development (such as a primary school, local centre, community hall, and open space). The first Reserved Matters application was then approved in May 2007. Pre-occupation conditions attached to the outline planning permission required a new access road, new access junction and other junction improvements to be completed.
- 9.45 Development commenced on site in 2009 with 76 units being completed in that first year. Up to year 2013, 467 units had been completed.
- 9.46 From the first allocation for housing in the 1994 local Plan, to the commencement of development in 2009, it has taken circa 19 years to deliver 467 units.

BERRYFIELDS, AYLESBURY

- 9.47 The Aylesbury District Local Plan (adopted in January 2004) identified that 2,700 units would be delivered in Aylesbury through Major Development Areas. Berryfields is classified as a Major Development Area and was brought forward via Berryfields Development Brief which was adopted as an SPG in March 2004.
- 9.48 An outline application was submitted in October 2003 for 3000 dwellings alongside employment uses, a district centre, schools, public open space and recreation and park and ride facilities. Outline planning permission was granted November 2007, and the first Reserved Matters approval following in October 2008. As part of the proposals a new link road was required.

- 9.49 Construction commenced on site July 2010 with 245 units having been completed by March 2012, meaning that it has taken 8 years to deliver 245 of the total 2,700 units since the site was allocated in the Local Plan in 2004 (9 since submission of the planning application).

MARKS FARM, BRAINTREE

- 9.50 Information relating to the planning history of this site is limited, but it from the information received, development commenced in 1989 with the first dwellinghouses being delivered in circa 1991. To date, the information provided is that 1,329 dwellings have been delivered across the Marks Farm site up to the year 2003.

PONDHOLTON FARM, BRAINTREE

- 9.51 Limited information has been made available relating to the subject site, however outline planning permission was granted in August 2000 for 800 dwellings following the initial submission of the application in December 1991. The S106 was dated the same date as the decision, with a supplementary S106 agreement being signed in December 2004 relating to affordable housing provision.
- 9.52 A subsequent application for an outline masterplan was granted permission by the local planning authority in June 2001 along with the approval of numerous reserved matters applications and a full application (for phased development) being granted in the years following (the latest application being part granted/part refused in 2010).
- 9.53 The first units were commenced on site in 2002; 72 dwellings were completed in the first year. A total of 849 dwellings have been completed in the 13 years since outline planning permission was first granted in 2000.

PICKET TWENTY, TEST VALLEY

- 9.54 The Hampshire County Structure Plan allocated a requirement for 3000 dwellings in Andover, with the site then being allocated for 1,200 units in the Test Valley Local Plan (2006) under Policy AND02. Prior to that, an outline planning application was submitted to the local planning authority for 1,200 dwellings in November 2004, being considered at planning committee in June 2006 and again in June 2007. Outline planning permission was finally granted on 31 January 2008 following the completion of the S106 on the same date, some 4 years after the planning application was submitted.
- 9.55 The first Reserved Matters application (for 203 dwellings) was submitted in October 2008 and being approved July 2009.
- 9.56 Development commenced on site in 2010 with the S106 requiring the construction of a new roundabout prior to occupation of first dwellings. The first 100 dwellings were delivered in 2011

with 250 units understood to be occupied to date. Since the grant of planning permission in 2008 (5 years ago), of the total 1200 units, 325 have been completed.

GROVE AIRFIELD, VALE OF WHITE HORSE

- 9.57 In 1991, a consortium of land owners was put together to jointly promote the land at Grove Airfield as a proposed housing allocation in the emerging Vale of White Horse Local Plan in 1999. The site was eventually allocated for housing in the Vale of White Horse Local Plan which was published in July 2006, 15 years after its inception.
- 9.58 An SPG was adopted in July 2006 which set out how the site was envisaged being developed in order to deliver the allocated 2,500 dwellings.
- 9.59 An outline application was submitted in February 2012 and remains undetermined. The application comprises 2,500 dwellings along with associated services and facilities. It is understood that a southern access road and northern link road will need to be delivered before the 150th unit is built.
- 9.60 In essence, to date no dwellings have been delivered since the site was allocated in 2006 and some 23 years since inception.

NE CARTERTON, WEST OXFORDSHIRE

- 9.61 Consideration of the major expansion of Carterton first arose during the review of the Local Plan in 1988, with support in principle for the site's allocation for housing to be included in the Local Plan in 1989. The expansion of Carterton was debated at examination into the Oxfordshire Structure Plan in March 1991, with the Plan being approved in 1992 containing provision for the expansion of Carterton for 1,499 units. The site was subsequently allocated in the Local Plan (1997) and in the existing Local Plan (adopted 2011).
- 9.62 An Outline application was submitted in July 1997 and granted permission in September 1998. A subsequent Reserved Matters application was submitted in February 2000, with the approval following soon after in June 2000. Development commenced in September 2000, with the first dwellings (12 in total) being completed by March 2001. Since then, a total of 1499 units have been delivered on site. From initial allocation in 1992 it took 9 years to deliver the first homes.

LADYGROVE EAST, SOUTH OXFORDSHIRE

- 9.63 The site was allocated in the South Oxfordshire Local Plan (adopted in 2006) for the delivery of 642 dwellings. Prior to that, two Outline planning applications were submitted in 1997 and in 2000. There was a resolution to grant Outline permission in July 2006 however the S106 remained unsigned according to subsequent AMR's. The site has been promoted since with different agents, however no further application has been submitted.

- 9.64 No dwellings have been delivered in the 7 years since the site was allocated and 17 years since the first outline planning application was made.

DIDCOT WEST, SOUTH OXFORDSHIRE

- 9.65 The site at Didcot West has been the subject of policy deliberations dating back many years. Didcot was identified for further growth in 1998 when the Oxfordshire Structure Plan was published.
- 9.66 The site was allocated for 3,200 in the South Oxfordshire Local Plan 2011 (adopted 2006), however the site was also the subject of dual planning application submissions (prior to the Local Plan allocation) for 3,300 units in October 2002. An appeal was lodged on the dual application due to non-determination, but was subsequently withdrawn following a grant of planning permission for the duplicate; the withdrawal was an obligation in the S106 legal agreement. The planning committee resolved to grant planning permission in July 2006, however the S106 was not completed until July 2008, some 6 years after submission. Reserved Matters approval followed in June 2010.
- 9.67 The first dwelling was completed and occupied in December 2011 with 386 total units being delivered up to August 2013.
- 9.68 It has taken 9 years from submission to deliver the first homes.

WEEDON HILL, AYLESBURY

- 9.69 The Aylesbury District Local Plan (January 2004) identified 2,700 houses to be delivered in Aylesbury, with Weedon Hill being identified as a major development area, being brought forward via the Weedon Hill Development Brief (as adopted SPG) to deliver 850 units.
- 9.70 An Outline planning application was submitted in February 2003 for the development of 850 units and was granted planning permission in November 2004. Subsequently, the first Reserved Matters application was submitted in March 2006 and was approved in June 2006; further Reserved Matters applications have been submitted and approved since.
- 9.71 The first house was delivered between April 2006 and March 2007 3 to 4 years after the initial application submission. .

10. CASE STUDIES - ENGLAND - THE SOUTH WEST

- 10.1 In conducting this study, we have contacted the relevant local authorities to request the relevant information. Copies of a site specific proforma were circulated for completion during the period June to August 2013 and at the time of writing not all have been returned⁸. Completed proformas are included at **Appendix 8**.

NORTH EAST BRIDGEWATER (2,000)

- 10.2 This vacant, previously developed site was promoted as a strategic mixed use site through RS for the South West. The site was driven by the need to find a Regional Distribution Centre for Morrisons' Superstores and thus brought forward through a partnership between the 2 landowners and the Council. Though the site was promoted through the Core Strategy, outline planning permission for up to 2,000 dwellings was granted prior to the examination with committee resolving to grant in September 2009 and the decision notice being issued some 9 months later in July 2010. A hybrid application primarily for employment use and 426 dwellings followed.
- 10.3 Importantly the site required HCA Kick Start funding to encourage build out, which stipulated that 200 homes had to be provided by July 2012 and was achieved following a start on site in 2011. This makes this an unusual site in that houses were started prior to access roads and infrastructure being completed, and skews completion rates, with only one private developer on site. Even so, the delivery of homes took some 6 years.

CRANBROOK, EAST DEVON

- 10.4 This site was allocated in the Devon Structure plan (2004) for up to 3,500. Subsequently this has been increased in the emerging local Plan to 6,000. Committee resolved to grant planning permission in 2005 subject to completion of a s106 agreement. S106 matters took 5 years to resolve with planning permission finally granted in October 2010. Whilst most of the issues were agreed in principle, multi-agency agreements, clawback clauses and the complexity of the scheme caused significant delay.
- 10.5 The first reserved matters application for 1,100 dwellings was lodged in January 2011 and approved in April 2011 (3 months) with the first dwellings being completed in 2012. Whilst 200 dwellings have been completed in the first year, policy restraint elsewhere has influenced this and led to increased rates of delivery.
- 10.6 The period from allocation to delivery of homes on this site was 8 years.

⁸ At the time of writing, responses were outstanding for the following sites: Old Sarum, Salisbury and Royal Navy Store, Exeter City.

MONKTON HEATHFIELD, TAUNTON DEANE

- 10.7 This site was originally allocated in the Local Plan (2004) for up to 1,000 homes being subsequently taken forward as a strategic allocation in RSS for 4,500. Whilst RSS was not progressed, using the evidence base, the site was carried forward in the Core Strategy (2012) for 3,500 dwellings (in addition to Local Plan allocation).
- 10.8 An outline application submitted in 2005 for 900 of the 1,000 dwellings was refused but granted at appeal in 2007. Effectively Phase 1 represents the Local Plan allocation, Phase 2 the Core strategy allocation. Phase 1 has full planning permission for 450 dwellings and work started in 2012. No houses have been delivered at the time of writing. Furthermore, development beyond 349 dwellings requires a relief road to the east, beyond the 651 dwelling limit requires a relief road to the west. The latter is ransomed. Approximately 100 homes have been delivered since a start on site in 2012, with conflict between lead developers impacting progress.
- 10.9 From allocation, the delivery of the first homes took 8 years.

HUNTS GROVE, STROUD

- 10.10 An allocation for 1,750 dwellings in the 2005 Local Plan, outline planning permission was sought just prior to adoption of the Plan and granted following a call-in inquiry. Reserved matters were handled within 18 months and development started in 2008 and approximately 400 dwellings have been completed to date, with the first being delivered in 2010. To date, no significant off-site works have been required though highway improvements are required before later phases can come forward.
- 10.11 From allocation, the delivery of the first homes took 5 years.

POUNDBURY, WEST DORSET

- 10.12 This site was promoted as an urban extension to Dorchester, with 2,200 dwellings expected to be built by 2025. The first Outline Application for mixed use development was submitted in 1989 and since that time, the site has been brought forward in the Local Plan in 1998, 2006 and the latest version. The Poundbury Development Brief was also adopted in 2006 to guide decision-making for the development.
- 10.13 Following the grant of Outline Permission in 1989, the first Reserved Matters application was submitted 6 years later in early 1995 and was approved August 1995. The first houses were delivered in 1994 (38 in total) 5 years after the grant of permission, and since that time 1,723 units have been delivered up to the present year; 1,723 dwellings have been delivered in the 24 years since the approval of outline planning permission in 1989.

KINGS GATE, AMESBURY, WILTSHIRE

- 10.14 Part of the site was allocated in the Salisbury Local Plan (June 2004), with the majority of the site being conceived through the South Wiltshire Core Strategy (adopted February 2012) as a strategic allocation for 1,300 units.
- 10.15 Outline planning permission was resolved to be granted in January 2013 for 460 dwellings and a 60-bed extra care facility. Planning permission was granted in May 2013 following four / five months of S106 negotiations relating to affordable housing, recreational provision and transport contributions.
- 10.16 To date no Reserved Matters application have been submitted and no homes have been delivered since the site was first allocated in the Salisbury Local Plan in 2004; 9 years ago.

LYDE ROAD, SOUTH SOMERSET

- 10.17 The site was first allocated in the South Somerset Local Plan Deposit Draft (1998) as a housing site for 717 units. Outline planning permission was granted 10 years later in January 2008 (submitted March 2006, with a resolution to grant in April 2007).
- 10.18 The first Reserved Matters application was submitted in September 2008 and was not approved until August 2009. At the time of the outline application, another application was submitted for the construction of a roundabout and road and this was not approved until May 2007.
- 10.19 Development first commenced on site in 2010, with 226 dwellings being completed in the first year. The high completion rate was due to the majority of these dwellings being affordable housing and they had to be completed within the financial year because of issues with government funding.
- 10.20 In total, 393 units have been completed to date since the first outline approval in January 2008.

THORNE LANE, SOUTH SOMERSET

- 10.21 This site is allocated as a Key Site in the South Somerset Local Plan (adopted 2006) – policy KS/YEW1/2 – to deliver a total of 830 dwellings. Prior to this, an Outline planning application was validated in March 2005 for the mixed use development of the site including 830 dwellings. Outline planning permission was granted August 2007, following the completion of a Section 106 agreement two days earlier which had been negotiated over a period of 12 months.
- 10.22 Following the sale of the site to a house builder, the first Reserved Matters application was submitted in February 2011, being approved in April 2012. Works commenced on site in October 2013 – some 6 years after outline permission was granted – and it is understood that to date no dwellings have been completed.

CADES FARM, TAUNTON DEANE

- 10.23 The site was allocated for housing in the Taunton Deane Core Strategy (adopted September 2012) to deliver 900 units – policy SS4. The supporting text to the policy confirms that prior to the Core Strategy (in June 2010), the Council agreed that Interim sites of about 300 dwellings each at Nerrols and Cade should be released to help towards the shortfall in the 5 year supply of housing land in the Borough.
- 10.24 Outline planning permission was granted in July 2012, following the completion of the S106 agreement on 6 days earlier; the resolution to grant had been made by Members in March 2012, so the approval was 4 months in the making. Permission was granted for the first phase of development which comprised 300 dwellings and a local centre. The first Reserved Matters approval followed in March 2013, after being registered in November 2012, and related to the details for the first 80 dwellings.
- 10.25 No dwellings have been completed on site to date.

LAND OFF NERROLS DRIVE, PRIORSWOOD, TAUNTON DEANE

- 10.26 Land off Nerrols Drive, Priorswood was promoted through the SHLAA process by a consortium of owners, and the site was also identified through the urban extensions study process. The site was identified in 2010 as a strategic site in the emerging LDF, and was allocated in the Core Strategy in 2012 for the delivery of around 900 dwellings. Outline planning permission was granted in December 2012 for 630 dwellings, retail space and other mixed use development subject to a section 106 agreement relating to the provision of affordable housing, management of an adjacent country park, and a highway link.
- 10.27 To date no Reserved Matters applications have been submitted, meaning that no houses have been delivered since the site's first identification in the emerging LDF in 2010.

LONGFORTH PARK

- 10.28 In the early 1990's, the draft West Deane Local Plan identified land for the development of approximately 600 houses. This was carried through in the next Local Plan, and since then, the site has been allocated for the phased delivery of 900 homes as part of the Core Strategy (adopted 2012).
- 10.29 Prior to the adoption of the Core Strategy an Outline planning application had been submitted in October 2011 for the development of 503 residential units. The application received a resolution to grant permission in July 2012 and permission was granted in January 2013 following the completion of the S106 two days earlier; the S106 negotiations took 6 months.

- 10.30 The first Reserved Matters application was submitted two days after the grant of Outline planning permission and was subsequently approved in April 2013. Prior to development commencing, a proposed access junction from Taunton Road and the first section of the Northern relief road was required.

- 10.31 No units have been delivered on site to date; the first houses are expected in spring 2014, 3 years after the submission of the planning application and over 20 years since inception.

11. CASE STUDIES – ENGLAND - THE EAST

11.1 In conducting this study, we have contacted the relevant local authorities to request the relevant information. Copies of a site specific proforma were circulated for completion during the period June to August 2013 and at the time of writing not all have been returned⁹. Completed proformas are included at **Appendix 9**.

ERMINE STREET, HUNTINGDONSHIRE

11.2 This site was brought forward in the Cambs & Peterborough Structure Plan (2003) as a strategic employment location and subsequently through (abandoned) RS for mixed use (2008). The site is now being considered in the emerging Local Plan for up to 5,000 dwellings.

11.3 The site is being twin tracked with an outline application due to be determined prior to the adoption of the Local Plan. There is a written agreement to complete s106 negotiations within 3 months of determination.

11.4 No houses have been delivered on site to date.

ORCHARD PARK, SOUTH CAMBRIDGESHIRE (FORMERLY KNOWN AS ARBURY PARK)

11.5 Orchard Park was included as a strategic urban extension in the Site Specifics DPD (adopted 2010) for the delivery of 990 homes (with potential for an additional 2000+ units). Prior to that the site had been allocated in the Local Plan (2004).

11.6 Outline planning permission was granted in 2005 (following the initial submission in 2001) for mixed use development including 900 homes. The application received a resolution to grant permission in 2003. The S106 related to the provision of a number of items, amongst other things, affordable housing, community facilities, off site drainage, transport and education.

11.7 The first Reserved Matters application was submitted in August 2005 for 6 affordable housing flats; but this application was refused in December 2005.

11.8 It wasn't until March 2006 (after being submitted to the Local Planning Authority in December 2005) that a Reserved Matters approval was granted for 61 units and it is understood that construction commenced on site on 2006. Prior to the Reserved Matters approval, a number of full applications

⁹ At the time of writing, responses were outstanding for the following sites: Holland Park, Spalding, Lincolnshire (2,250); Norwich Hospital, Norwich and Ravenswood, Ipswich;

were submitted to and approved by the Local Planning Authority relating to highways infrastructure and remediation works to a former bus depot site.

- 11.9 In the first year of construction, 81 dwellings were completed, and in the years following (up to September 2013) 852 units were constructed out of the total of 900 units.
- 11.10 Following a grant of planning permission in 2001, the site delivered its first homes 6 years later and in the 6 years since, has delivered 852 homes.

LOVES FARM, HUNTINGDONSHIRE

- 11.11 Following adoption of a development brief (October 2000), an Outline planning application was submitted in July 2001 for 1,250 units. Outline planning permission was issued in April 2006 after the Development Control Panel resolved to grant permission in May 2004. The S106 legal agreement required a pedestrian bridge to be built over a railway, and the construction of this commenced after construction of the houses had already started. It should be noted that the site was not allocated for residential development until the Huntingdonshire Local Plan Alteration was adopted in December 2002. A Section 73 Variation application was granted approval in December 2008 which varied the Outline approval to allow for the numbers of units to be increased to 1,352.
- 11.12 The first Reserved Matters approval followed in June 2006, 1 year and 6 months after it was submitted in January 2005 (this approval related to the primary infrastructure and strategic landscaping).
- 11.13 Construction of the first houses commenced in 2007, 7 years after adoption and 3 years after permission was granted. As at February 2013, it is understood that 1,261 dwellings had been completed on site.
- 11.14 It has taken 12 years from the point of Outline approval to delivering 1,250 units and the total number of units approved on site is yet to be realised 5 years after the S73 Variation application was approved.

CLAY FARM, TRUMPINGTON, CAMBRIDGE (KNOWN AS GREAT KNEIGHTON)

- 11.15 The site was allocated in the Cambridgeshire and Peterborough Structure Plan (2003) for the provision of housing (2,300 units with 40% affordable housing) and mixed use development on land to the east and south east of Trumpington. Following a review of the Green Belt and subsequent release from the Green Belt, the Cambridge Local Plan 2006 included a policy provision for the development of Clay Farm as part of the Southern Fringe Area of Major Change. In order to aid the delivery of the developments associated with Cambridge Southern Fringe, Cambridge City Council approved the Cambridge Southern Fringe Area Development Framework in January 2006.

- 11.16 Two Outline planning applications submitted in June 2007 for the development of up to 2,300 units and other mixed use development elements. Both applications were considered by the Joint Development Control Committee in May 2008, and they were both approved subject to the signing of a Section 106 legal agreement.
- 11.17 However, the details of the S106 could not be agreed, primarily relating to the level of provision of affordable housing, and an appeal was submitted on the grounds of non-determination in May 2009 on one of the applications (07/0621/OUT). The appeal was dismissed.
- 11.18 Following the appeal, the applicant agreed to the level of the affordable housing to be provided and the Section 106 was signed and the permission for 2,300 units and mixed use development was issued in August 2010. The first Reserved Matters application to be submitted related to infrastructure and landscaping, being submitted October 2010 and approved February 2011. The first Reserved Matters approval relating to housing units, was approved in July 2011 for 308 homes.
- 11.19 Development on the housing units started in 2012 with the first dwellings being occupied in May 2013 and the total number of dwellings being completed on site totalling 156.
- 11.20 It has taken 10 years for the first dwellings to be completed (and occupied) from when the site was initially allocated for housing in the Structure Plan in 2003.

TRUMPINGTON MEADOWS, CAMBRIDGE

- 11.21 The site was acknowledged as an area that could support housing (circa 1,200 units) through the Green Belt Review and Structure Plan allocation in (published 2003); the site was released from Green Belt to allow this and the site forms part of the Cambridge Southern Fringe Area of Major Change. The site straddles the boundary between Cambridge City Council and South Cambridgeshire District Council, and was allocated within both the Cambridge City Local Plan and South Cambridgeshire Local Plan. Since then it has been allocated in the South Cambridgeshire Site Allocations DPD in 2010.
- 11.22 Two Outline planning applications were submitted in December 2007 (one for each Local Planning Authority) area for the development of 600 housing units. The respective committees resolved to approve the applications in June 2008. The applications were approved in October 2009; it took 1 year and 8 months to complete the legal agreement following the resolution to approve the Outline applications.
- 11.23 The first Reserved Matters application was submitted in January 2011 relating to 163 homes which comprised Phase 1 of the development. Approval was granted in July 2011 6 months later. The first home was occupied in August 2012, almost 5 years after the submission of the planning application. And 10 years after allocation in the Structure Plan.

12. CASE STUDIES – ENGLAND - THE NORTH EAST

- 12.1 In conducting this study, we have contacted the relevant local authorities to request the relevant information. Copies of a site specific proforma were circulated for completion during the period June to August 2013 but at the time of writing only Newcastle Great Park has been returned¹⁰. Completed proformas will be included at **Appendix 10**.

NEWCASTLE GREAT PARK, NEWCASTLE

- 12.2 The Newcastle Great Park (formerly known as the Northern Development Area) site was firstly secured under an Option Agreement in the 1980's and a masterplan was approved in 1999, with the adoption of a Design Code by the Council in 2000. The masterplan covered the delivery of 2,500 units across six different cells – D to I. The site was allocated for development in the Unitary Development Plan (adopted 1998) and the submission of the Outline application followed in August 1998.
- 12.3 The Local Planning Authority was minded to approve the Outline application by the end of 1998 and the total sum of S106 monies was agreed by October 1998. The Secretary of State called the application in, in February 1999, and the development was formally allowed in June 2000 subject to a legal agreement.
- 12.4 The first Reserved Matters application related to major highways works, landscaping, earth works and drainage was approved in January 2001, with the first Reserved Matters application relating to housing units being validated in August 2001. Subsequently, Reserved Matters approval was granted for the initial 500 homes in March 2002. Development had commenced on site during 2001.
- 12.5 A new application was submitted in 2006 to vary conditions attached to the original outline, resulting in a new Outline planning permission and a new S106 being issued in 2010.
- 12.6 The site is being built out by a Consortium of house builders which includes Persimmon Homes, Taylor Wimpey, with some parts being developed by Barratts, and is due to be implemented in three phases comprising of 800, 800 and 900 houses in accordance with UDP Policy H1.2.
- 12.7 It should be noted that Policy NDA6 stated that the development of open market houses shall proceed at a maximum rate of 250 units to be completed per year, but it is understood that delivery rates have never reached this limit.
- 12.8 The first 4 houses were delivered in 2001, and in the first year 38 houses had been completed. In subsequent years 1,392 of the total 2,500 homes have been completed; some 55% of the development has been delivered in the 14 years since the first masterplan was approved in 1999.

¹⁰ At the time of writing, responses were outstanding for the following sites: Cramlington, Northumberland; Killingworth, North Tyneside; and Wynyard, Stockton.

13. CASE STUDIES – WALES

- 13.1 In conducting this study, we have contacted the relevant local authorities to request the relevant information. Copies of a site specific proforma were circulated for completion during the period June to August 2013 and at the time of writing both Croes Atti and Former Brymbo Steelworks have been completed. Completed proformas are included at **Appendix 11**.

CROES ATTI, FLINTSHIRE

- 13.2 The site was originally allocated for housing in the North Flintshire Local Plan for 477 units in 1998 and a Development Brief was produced in 1999; the allocation for housing was carried forward from the Local Plan into the Flintshire Unitary Development Plan which was adopted in September 2011.
- 13.3 An Outline application was originally reported to the planning committee in December 1999, and this was approved subject to a Section 106 legal agreement, however due to the applicant's changes in circumstances, no decision was issued. Subsequent to this another Outline application was submitted in April 2003 for mixed use development (including housing) and this was resolved to be approved by the planning committee in July 2004. Planning permission was finally granted in July 2006 for the development of 600 dwellings over the plan period; 3 years and 3 months after the submission of the application and 7 years after the initial application. The S106 legal agreement related to issues of landscaping, public highway provision (including a distributor road) and phasing.
- 13.4 The first Reserved Matters application was submitted in September 2007; being approved in July 2008, and planning permission was granted for the highway improvement works prior to that in April 2008.
- 13.5 Following the grant of Outline permission and approval of the first of the Reserved Matters applications, the appellants sought to vary one of the conditions to extend the time period to submit all of the Reserved Matters applications from 5 to 7 years. The applicant submitted an appeal against non-determination of this application in March 2012, and the variation was allowed on appeal in October 2012.
- 13.6 Infrastructure works commenced on site in January 2013, with the first home expected to be available for occupation in March 2014. No dwellings have therefore been completed in the 15 years since the site was first allocated for housing in the Local Plan in 1998.

FORMER BRYMBO STEELWORKS,

- 13.7 The Unitary Development Plan (2005) allocates the site as a key priority for regeneration. Brymbo Developments Ltd took control of the land and an Outline planning application for mixed use and residential was granted planning permission in November 1997 subject to a Section 106 agreement relating to contamination, groundwater and the establishment of a Liaison Committee.
- 13.8 A number of applications followed the original one to seek to extend the time period to submit Reserved Matters applications. The original Outline permission comprised 300 dwellings, but this was increased to 469 units following a Reserved Matters approval in 2005. Reserved Matters approval followed in August 2010 for the north spine road, but further development on the site has been complicated by the lack of development on this spine road.
- 13.9 A further outline application was submitted in 2005 for the development of another parcel of land within the masterplan area and this was resolved to be granted permission (as enabling development) subject to a Section 106 agreement. The Section 106 was never signed (due to finances as the Council required the spine road to be constructed before any other development commenced) and the application was refused in December 2010. It was also dismissed at appeal in November 2011.
- 13.10 Following the initial Outline approval in 1997, the original approved 300 units has been increased to circa 700 units in total.
- 13.11 Development of the housing units commenced on site in 2005/2006, following initial reclamation work in October 2003, with the first dwellings being completed in 2007 – 10 years after the approval of the initial Outline masterplan. To date, 511 dwellings have been completed and any further development will be subject to the agreed delivery of the spine road which will unlock other parts of the overall site.

14. CASE STUDIES – SCOTLAND

- 14.1 In conducting this study, we have contacted the relevant local authorities to request the relevant information. Copies of a site specific proforma were circulated for completion during the period June to August 2013 and at the time of writing not all have been returned¹¹. Completed proformas are included at **Appendix 12**.

KNOCKROON, CUMNOCK

- 14.2 Starting in 2007, this site was brought forward for development as a model settlement (maximum 770 houses) through the emerging development plan by a consortium headed by HRH Prince Charles. The Local Plan (2010) now aims to deliver 1,000 dwellings across the Plan period.
- 14.3 S75 matters took 11 months to resolve leading to a grant of planning permission in November 2010. Following the approval or reserved matters, the first phase of 87 homes started in 2012. A total of 20 houses have been delivered to date in the 5 years since inception.

SHAWFAIR, MIDLOTHIAN

- 14.4 This site was first put forward for the development of 4,000 dwellings in 1994, eventually being carried forward into the Midlothian Structure Plan (1997) and allocated in the Midlothian Local Plan in 2003.
- 14.5 An outline planning application was submitted in 2002 and has been minded to approve since 2005 with no resolution of s75 matters to date.
- 14.6 The site has yet to deliver dwellings over 15 years since its allocation.

GARTCOSH, NORTH LANARKSHIRE

- 14.7 The site was included in the Glasgow and Clyde Valley Joint Structure Plan (2006), initially for 1,500 dwellings which was subsequently reduced to 900 in the North Lanarkshire Local Plan (September 2012) due to adverse ground conditions.
- 14.8 No planning applications have been submitted to date and the Council would want prepare a strategic development framework prior to applications being considered.
- 14.9 The site has yet to deliver dwellings, 7 years since its inclusion in the Structure Plan.

HOPEFIELD, MIDLOTHIAN.

¹¹ At the time of writing, responses were outstanding for the following sites: Bishopton, Renfrewshire; Armadale, West Lothian; and Overton, Aberdeen.

- 14.10 This site was included in the 1994 Lothian Structure Plan and promoted through a design brief (for 1,100 dwellings) which was allocated in the Local Plan (2003).
- 14.11 An outline planning application was submitted in January 2001 with permission granted in August 2003 following the resolution of s75 matters (off-site highways). An application for Full planning Permission for Phase one was granted in July 2004 (7 months to determine) whilst the first reserved matters application was approved in December 2006 (17 months to determine).
- 14.12 The first dwellings were delivered in 2007 with 70 dwellings completed that year. To date 750 dwellings have been delivered on site since its initial inception in 1994 and some 12 years since the submission of the original outline planning application.

SOUTH CUMBERNAULD, NORTH LANARKSHIRE

- 14.13 This site was initially included in the Glasgow & Clyde Valley Structure plan (2006), subsequently being allocated in the North Lanarkshire Local Plan (2012).
- 14.14 No planning applications have been submitted to date and the Council would want prepare a strategic development framework prior to applications being considered. The site has yet to deliver dwellings, 7 years since its inclusion in the Structure Plan.

RAVENS CRAIG, NORTH LANARKSHIRE

- 14.15 This site, the home of a former steelworks, was brought forward through the submission of an Outline Planning Application for 3,500 dwellings. The application was submitted in 2001 and received a resolution to grant in 2003 though permission was not granted until May 2005 following a Court of Session case into s75 matters.
- 14.16 The first reserved matters application was submitted 2 years later, taking a further year to determine. Development began on-site on 2007 with the first houses delivered in 2010. There is 1 developer on site who, since 2010 has completed 55, 20 and 41 dwellings in successive years.
- 14.17 Since the initial outline planning application, the site took 9 years to deliver dwellings.

SOUTH EAST AYR, SOUTH AYRSHIRE

- 14.18 This site was identified for 2,700 dwellings through the development plan process and formally allocated in the South Ayrshire Local Plan in April 2007. A planning application was submitted in December 2007 and in July 2009 planning permission was granted subject to a s.75 agreement, which is yet to be completed approaching 4 years later. Three land owners control the site: LxB, Lynch Homes and the Council, which has delayed matters.
- 14.19 Over 6 years since allocation, the site has yet to deliver any homes,

HEARTLANDS, POLKEMMET, WEST LOTHIAN

- 14.20 This former open cast mine and colliery site was promoted though, and allocated in, the West Lothian Local Plan (January 2009) for up to 5,000 dwellings.
- 14.21 From submission of an in principle application in 2002, determination took 1 year (2003) with a further 3 years (2006) required to issue permission due to complexities relating to the s.75 agreement. Two years later (2008) the first matters specified in conditions applications, relating to site infrastructure, were submitted with first residential applications made in 2010 (by Taylor Wimpey) and 2013 (by Bellway). The site requires £120 million of investment to provide services plots with return expected after 18 years.
- 14.22 11 years since the submission of the in principle planning application, the site has yet to deliver a single dwelling.

WESTER INCH, WEST LOTHIAN

- 14.23 This site, a former industrial area was promoted and allocated in the Local Plan (January 2009) for up to 2,000 dwellings following the failure of speculative applications for retail/leisure uses. The in principle application was made in 2001 being issued in 2003. The first matters specified in condition application was made in 2002, relating to infrastructure; the first residential application was made in 2003. The infrastructure application took 4 months to approve.
- 14.24 The Council is unable to provide information on when work commenced on site or when the first homes were delivered and our independent research has failed to unearth any information on these matters. The council has provided information on projected completions which range from 83 to 150 dwellings per annum.

WINCHBURGH, WEST LOTHIAN

- 14.25 This site was allocated in the Local Plan (January 2009) following developer-led promotion over a period of 10 years. An in principle application followed in 2005 with a resolution to grant made by committee five years later in 2010. Permission was granted in 2012.
- 14.26 The first matters of detail applications were made in 2013, a year after in principle permission was granted.
- 14.27 The Council forecast the delivery of the first plots (30no.) in 2014.
- 14.28 18 years since inception and 8 years since the submission of the in principle application, the site has yet to deliver a single dwelling.

WOODILEE LENZIE, EAST DUMBARTONSHIRE

- 14.29 This site has a history of refused residential planning applications dating back to 1988 and was eventually released for residential development in the 1990 structure plan. Following the hospital closure in 2000 (announced in 1994) the Woodilee Developers consortium received a resolution to grant in principle permission for 900 dwellings in 2005, which was issued in March 2007 subject to conditions and a s.75 agreement. Permission requires the completion of the Kirkintilloch link road prior to the completion of 470 homes. The link road opened in 2010 with a consortium contribution of £30 million.
- 14.30 The first houses were delivered in 2011, some 21 years since allocation and four years after in principle approval was given. During 2012-2013, the four developers on site delivered 120 homes (an average of 30 per developer).

CALDERWOOD, WEST LOTHIAN

- 14.31 This was a developer led brought into the Local Plan upon adoption in January 2009 for a total of 2,800 homes (2,300 Calderwood; 500 Raw Holdings). The in principle application was made in 2009, resolved to grant in 2011 and granted in 2013 (four years in total).
- 14.32 The first matters of detail application was made in 2010 before in principle approval was issued, with approval of matters given upon grant of the in principle approval.
- 14.33 The site is being brought forward by a consortium of developers. Since allocation in the Local Plan in 2009, submission of the in principle application in 2009 and its determination in 2013, no houses have been delivered.

15. ANALYSIS

INTRODUCTION

- 15.1 It is not the intention of this report to set out hard and fast rules that can be applied to delivery of new homes. The delivery of homes on strategic sites is fraught with difficulty, and subject to many variables but what is clear, based upon the preceding case studies, is that there is significant delay associated with the completion of homes on these sites. These can impact upon all stages of a site's evolution, namely Concept to Allocation, Allocation to Permission and Permission to Delivery. Some sites have failed to deliver any dwellings since their inception or allocation and of those that have provided homes, none have provided them at the rates or in the timeframe anticipated.
- 15.2 Each of these separate stages is inter-related and whilst some sites might go through each stage, others may not. In this chapter we look at the barriers to speedy development and consider the likely timescales, on average, one can expect from inception to delivery and the likely delivery rates.
- 15.3 For clarification, the likely timescales set out in the following paragraphs are based on the figures taken from a cross section of sites - the likely timescales therefore represent a portion of the total sites reviewed. Where the information source was robust and the details were provided by the relevant planning authority, the timescales have been shown.
- 15.4 Based upon the case studies, the main barriers to delivery relate to the determination of applications, mainly where a Plan allocation is not in place or the delivery of off-site works (usually highways) is required and, perhaps most significantly, the finalisation of s106/s75 agreements and other legal agreements.
- 15.5 Importantly, of all the case study proformas received in response to the study requests, none of the sites have been completed and all are yet to deliver the housing numbers originally forecast for the site in the timeframe originally forecast.

CONCEPT

- 15.6 The most difficult element of this study has been the attempt to quantify the time from the original idea for a site being proposed to its eventual allocation. This is due to the fact that many sites pre-date current records and the information is not available. However, from those sites where this information is available, what is clear is that the process from site inception to inclusion within a Plan takes several years:
- Hungate, York – over **15 years** from initial concept to the production of a Development Brief.
 - Upton, Northampton – **24 years** from concept to allocation in the Northampton Local Plan (1997).
 - Rushmoor, Aldershot – **10 years** from identification to adoption in the Core Strategy (2011).

- Shawfair, Midlothian – **3 Years** from identification to adoption in the Structure Plan (1997).
- Staynor Hall, Selby – **8 years** from allocation in Deposit Draft Selby District Local Plan (1995) to completion of Development Brief.
- Metcalfe Lane, Osbaldwick – **8 years** from allocation in the Ryedale Local Plan (1994) to production of Development Brief.
- Lightmoor Village, Telford & Wrekin – **7 years** from publication of masterplan (created in mid-1990's) to outline approval of new masterplan 2002.
- Cotgrave Colliery – **15 years** from allocation in Local Plan (1996) to approval of outline permission in March 2011.
- Middlemore, Daventry – **2 years** from allocation in Local Plan (1997) to approval of outline planning permission in 1999.
- West of Waterlooville, Hampshire (Grainger) – **8 years** from allocation in Hampshire County Structure Plan Review (2000) to approval of outline planning permission in 2008.
- West of Waterlooville, Hampshire (Taylor Wimpey) – **7 years** from allocation in Hampshire County Structure Plan Review (2000) to approval of outline planning permission in 2007.
- Queen Elizabeth Park, Guildford – **2 years** from Design Brief (1999) to outline planning permission in October 2001.
- NE Carterton, West Oxfordshire – **6 years** from allocation in Oxfordshire Structure Plan (1992) to outline planning permission in 1998.

15.7 It is not unreasonable to expect that similar lead in times apply to all the sites considered in this study, which on average could be as much as between 8 to 10 years.

OBTAINING PLANNING PERMISSION

15.8 This study has found that the time taken to determine planning applications is a major factor in the overall delivery timescales for Major Residential Development sites. Indeed, many sites do not benefit from planning permission.

OUTLINE PLANNING PERMISSION

15.9 Many of the sites considered in England were initially brought forward through the Local Plan with planning applications following some years later. The average time period from the initial concept to the grant of planning permission for sites in England is 6.67 years.

15.10 The sites located in Scotland were more commonly initiated through planning applications, with many of those applications remaining pending until such a time as the development plan could formally adopt an allocation. It is clear that although the planning applications for a number of the

Scottish sites preceded the policy allocation, this had little positive impact upon the timescales for the delivery nor the granting of planning permission. The average time period from the initial concept to the grant of planning permission for the Scottish sites show a slight improvement at 5.36 years.

15.11 Of those sites that benefit from planning permission, the overall average across all of the returned site proformas is approximately 6 years from concept to the grant of planning permission.

15.12 Turning to the time taken to consider applications for outline planning permission, from the evidence received, none of applications were approved in under 12 months (apart from the development at Poundbury which took 6 months). Examples are provided below;

- Monksmoor Farm, Daventry – submitted July 2007, granted April 2010 – **33 months**.
- Priors Hall, Corby – submitted 2004, granted March 2007 – **36 months**.
- Belsteads Farm, Chelmsford – submitted Jan 2011, granted June 2013 – **29 months**.
- University Campus, Chelmsford – submitted 2011, granted November 2012 – **12 months**.
- Broughton Gate/Brooklands, Milton Keynes – submitted June 2004, granted July 2005 – **13 months**.
- Fairfield Area 11/Fairfield 10.1-10.3, Milton Keynes – submitted 2005, granted 2007 – **24 months**.
- Monkton Heathfield, Taunton Deane – submitted 2005, granted on appeal in 2007 – **24 months**.
- Hopefield, Midlothian – submitted January 2001, granted August 2003 – **31 months**.
- Ravenscraig, North Lanarkshire – submitted 2001, granted May 2005 – **48 months**.
- Heartlands, Polkemmet, West Lothian – submitted 2002, granted 2006 – **48 months**.
- Wester Inch, West Lothian – submitted 2001, granted 2003 – **24 months**.
- Winchburgh, West Lothian – submitted 2005, granted 2012 – **84 months**.
- Calderwood, West Lothian – submitted 2009, granted 2013 – **48 months**.
- Sharp Lane, Leeds – submitted 2001, granted 2005 – **48 months**.
- Lawley Village, Telford & Wrekin – submitted 2004, granted 2005 – **12 months**
- Branston, East Staffordshire – submitted 2011, granted 2013 – **24 months**.
- Farndon Road, Harborough – submitted 2001, granted 2006 – **60 months**.
- Melton Road, Rushcliffe – submitted April 2008, granted July 2009 – **15 months**.

- Poplar Farm, South Kesteven – submitted 2009, granted 2011 – **24 months.**
- Wellingborough North, Wellingborough – submitted 2008, granted 2010 – **24 months.**
- East Kettering, Kettering – submitted 2007, granted 2010 – **36 months.**
- Lubbersthorpe, Blaby – submitted 2011, granted 2014 – **36 months.**
- Horley North East Sector, Reigate and Banstead – submitted 2004, granted 2006 – **24 months.**
- Berryfields, Aylesbury – submitted 2003, granted 2007 – **48 months.**
- Pondholton Farm, Braintree – submitted 1991, granted 2000 – **108 months.**
- Didcot West, South Oxfordshire – submitted 2002, granted 2008 – **72 months.**
- Kings Gate, Amesbury – submitted 2012, granted 2013 – **12 months.**
- Lyde Road, South Somerset – submitted 2006, granted 2008 – **24 months.**
- Cades Farm, Taunton Deane – submitted 2010, granted 2012 – **24 months.**
- Land off Nerrols Drive, Priorswood, Taunton Deane – submitted 2010, granted 2012 – **24 months.**
- Longforth Park, Taunton Deane – submitted 2011, granted 2013 – **24 months.**
- Newcastle Great Park, Newcastle – submitted 1998, granted 2000 – **24 months.**

15.13 On the basis of this cross-section, **the average timescale from submission to a grant of outline planning permission is 34 months** (time periods for determination as provided by the relevant Authority).

LEGAL AGREEMENTS

15.14 A significant element in the consideration of timescales relating to the delivery of major residential development sites has been the legal agreements attached to the planning permission, indeed planning obligations and other legal agreements have prevented many of the sites from progressing at all.

15.15 In the proformas returned for sites in England, the following cross-section are awaiting the completion of s106 agreements following a resolution to grant planning permission:

- Rushmoor (Aldershot) granted a resolution to approve July 2013 – **4 months.**
- Beaulieu Park (Chelmsford) granted a resolution to approve November 2012 – **24 months.**
- North Colchester, Colchester granted a resolution to approve September 2013 – **2 months.**

- Witney (Northbridge), West Oxfordshire granted a resolution to approve March 2013 – **8 months**.
 - North of Bronham Road, Bedford granted a resolution to approve 2003 – **120 months**.
 - Ladygrove East, South Oxfordshire granted a resolution to approve 2006 – **96 months**.
 - Weldon Park, Corby granted a resolution to approve 2010 – **48 months**.
- 15.16 The delay associated with such agreements is similar when looking at the proformas returned from Scottish Authorities where two permissions are pending s75 agreements:
- Shawfair, Midlothian granted a resolution to approve in 2005 – **96 months**.
 - South East Ayr, South Ayrshire granted a resolution to approve in 2009 – **48 months**.
- 15.17 The above sites relate to those permissions which remain outstanding whilst planning obligations are negotiated. There are however, further examples of sites where decisions have been issued, where Local Authorities have provided information on s106/s75 matters, which serve to provide an indication of the timescales for s106/s75 negotiations after a resolution to grant has been issued;
- Great Denham (Bedford) gained a resolution in September 2005, decision issued March 2007 on the signing of s106 – **18 months**.
 - West of Kempston (Bedford) gained a resolution in 2005, decision issued in 2007 on the signing of s106 – **24 months**.
 - North East Bridgewater gained a resolution in September 2009, decision issued in July 2010 on the signing of s106. – **10 months**.
 - Cranbrook (East Devon) gained a resolution in 2005, decision issued in 2010 on the signing of s106 – **60 months**.
 - Knockroon (Cumnock) gained a resolution in December 2011, decision issued in November 2012 on the signing of s75 – **11 months**.
 - Ravenscraig (North Lanarkshire) gained a resolution in 2003, decision issued May 2005 on the signing of s75 – **24 months**.
 - Heartlands, Polkemmet (West Lothian) – gained resolution in 2003, decision issued 2006 on the signing of s75 – **36 months**.
 - Winchburgh (West Lothian) – gained resolution in 2010, decision issued 2012 on the signing of s75 – **24 months**.
 - Woodilee Lenzie (East Dumbartonshire) – gained resolution in 2005, decision issued March 2007 on the signing of s75 – **24 months**.

- Calderwood (West Lothian) – gained resolution in 2011, decision issued 2013 on the signing of s75 – **24 months**.
- Cortonwood Colliery, Rotherham – gained resolution in 1991, decision issued May 1995 on the signing of s106 – **48 months**.
- Carr Lodge, Doncaster – gained resolution in 2011, decision issued 2012 on the signing of s106 – **12 months**.
- Picket Twenty, Test Valley – gained resolution in 2006, decision issued Jan 2008 on the signing of s106 – **24 months**.
- Weedon Hill, Aylesbury – gained resolution in 2003, decision issued 2004 on the signing of s106 – **12 months**.
- Thorne Lane, South Somerset – gained resolution in August 2006, decision issued 2007 on the signing of s106 – **12 months**.
- Orchard Park, South Cambridgeshire – gained resolution in 2003, decision issued 2005 on the signing of s106 – **24 months**.
- Loves Farm, Huntingdonshire – gained resolution in 2004, decision issued 2006 on the signing of s106 – **24 months**.
- Clay Farm, Trumpington – gained resolution in 2008, decision issued 2010 on signing of s106 – **24 months**.
- Trumpington Meadows, Cambridge – gained resolution in 2008, decision issued 2009 on signing of s106 – **12 months**.
- Croes Atti, Flintshire – gained resolution in 2004, decision issued 2006 on signing of s106 – **24 months**.

15.18 The average across those summarised above sites which have extant permission in outline and where the details of timescales between the Council resolving to grant permission and the decision being issued are available (where the time period for legal agreements to be made has been provided to us by the Authority) is **23.6 months**.

15.19 Importantly, it should be noted, however, that many sites have failed to progress beyond a resolution to grant due to unresolved legal matters.

RESERVED MATTERS

15.20 Based on our findings, reserved matters applications are generally dealt with within **6 to 9 months**.

DELIVERY RATES

- 15.21 From analysis of those proformas received that include information on completed dwellings and from subsequent discussions with the relevant developers (including Taylor Wimpey, Barratt, David Wilson Homes, Bellway and Redrow), an **average annual delivery rate of 30 - 35 dwellings per annum** per single house builder is realistically achievable.

OFF SITE INFRASTRUCTURE

- 15.22 The provision of off-site infrastructure is a major hindrance to the delivery of houses from urban extensions. Many of the sites reviewed have not progressed (or have taken many years to progress) due to the impact the requirement to provide off-site infrastructure work has on scheme viability.

INDICATIVE DELIVERY TRAJECTORY

- 15.23 This information is instructive when considering delivery trajectories.
- 15.24 Based upon the foregoing, our position in relation to likely delivery timescales is presented in the Indicative Delivery Trajectory overleaf, which illustrates the significant lead-in time associated with urban extensions¹².

¹² Owing to the lack of information relating to the time taken from inception to allocation, the trajectory begins with the preparation and submission of an outline planning application and concludes with the delivery of the first homes.

Table 1: Indicative Urban Extension Development Trajectory

Stage	Task	2014				2015				2016				2017				2018				2019				2020				2021				2022				2023	
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2								
1	Prepare and submit Outline Planning Application																																						
2	Determination of Outline Application up to resolution to grant.																																						
3	Legal Agreement negotiations																																						
4	Outline Planning Permission issued																																						
5	Equalisation Agreement Negotiation																																						
6	Contractual negotiations																																						
7	Site sale																																						
8	First reserved matters application preparation and preparation of information to discharge conditions precedent and technical approvals.																																						
9	First reserved matters applications consideration																																						
10	Precedent conditions applications consideration																																						
11	Other Technical approvals																																						
12	Site start (Phase 1)																																						
13	Delivery of first homes.																																						

SUMMARY

- 15.25 Based upon the foregoing analysis of the results received from Local Authorities, it is reasonable to suggest that the delivery of houses from urban extensions takes approximately **9 years**. Whilst there are instances of speedier delivery, these are in the minority whereas there are many more examples of sites that take far longer to deliver houses, with many yet to deliver any houses at all.

16. CONCLUSIONS

- 16.1 The purpose of this Study is not to evaluate the merits or otherwise of urban extensions; the authors and sponsors recognise the inherent benefits that such schemes can deliver for local communities.
- 16.2 This Study is an exercise in considering deliverability, the factors which affect deliverability, the timescales involved from a site being identified for development to planning permission being granted and thereafter the rates at which housing can realistically be delivered on major urban extension sites of 500+ dwellings.
- 16.3 This Study has been commissioned by Gladman Developments Limited (GDL) and carried out by Hourigan Connolly.
- 16.4 The Study will also be made available to LPAs, government departments and agencies and industry bodies as an evidence based tool which can be drawn upon to inform Development Plans across the UK. The Study will also be a useful tool in benchmarking assumptions for the delivery of housing on sites which already have planning permission and is likely to be useful in cases where there is a dispute over the extent to which such sites might deliver housing over a given period
- 16.5 Clearly the delivery of urban extensions is problematic and the timescales associated with the delivery of houses on such sites are significant. The major impacts on timescales derive from the time taken to promote urban extensions through the plan making process, the time taken to prepare, submit and consider planning applications and the associated legal agreements relation to planning obligations, land ownership issues and off-site requirements.
- 16.6 Based upon our research, which is rooted in factual evidence provided by Local Authorities across England and Scotland, an 8 year period should be allowed for from the preparation of an outline/in principle planning application to the delivery of homes.

Hourigan Connolly

February 2014

Appendix 1

Site Name	Region	Authority Area
Alconbury Airfeild, Ermine Street	E of E	Huntingdonshire
Orchard Park	E of E	South Cambridgeshire
Clay Farm	E of E	Cambridge City
Trumpington Meadows	E of E	Cambridge City
Loves Farm	E of E	Huntingdonshire
Upton	EM	Northampton
Ashton Green	EM	Leicester
Monksmoor Farm	EM	Daventry
Priors Hall	EM	Corby
Cotgrave Colliery	EM	Rushcliffe
Farndon Road	EM	Harborough
Middlemore	EM	Daventry
Melton Road	EM	Rushcliffe
Poplar Farm	EM	South Kesteven
Wellingborough North	EM	Wellingborough
Weldon Park	EM	Corby
East Kettering	EM	Kettering
Lubbersthorpe	EM	Blaby
North West Strategic Area	EM	Harborough
Newcastle Great Park	NE	Newcastle City
Knockroon	Scotland	East Ayrshire
Shawfair	Scotland	Midlothian
Gartcosh/ Glenboig	Scotland	North Lanarkshire
Hopefield	Scotland	Mid Lothian
South Cumbernauld	Scotland	North Lanarkshire
Ravensraig	Scotland	North Lanarkshire
South East Ayr	Scotland	Ayr
Heartlands, Polkemmet	Scotland	West Lothian
Wester Inch	Scotland	West Lothian
Winchburgh	Scotland	West Lothian
Woodilee Lenzie	Scotland	East Dumbartonshire
Calderwood	Scotland	West Lothian
Queen Elizabeth Park	SE	Guilford
Horley NE Sector	SE	Reigate and Banstead
West of Waterlooville	SE	Havant

Weedon Hill	SE	Aylesbury
Berryfields	SE	Aylesbury
Marks Farm	SE	Braintree
Pondholten Farm	SE	Braintree
Greater Beaulieu Park	SE	Chelmsford
Belsteads Farm	SE	Chelmsford
University Campus	SE	Chelmsford
North Colchester	SE	Colchester
Picket Twenty	SE	Test Valley
Grove Airfield	SE	Vale of White Horse
NE Carterton	SE	West Oxfordshire
Witney (North Curbridge)	SE	West Oxfordshire
Broughton Gate/Brooklands	SE	Milton Keynes
Fairfield Area 11 / Fairfield 10.1-10.3	SE	Milton Keynes
Ladygrove East	SE	South Oxfordshire
Didcot West	SE	South Oxfordshire
Great Denham	SE	Bedford
West of Kempston	SE	Bedford
North of Bronham Road	SE	Bedford
Park Prewett	SE	Basingstoke and Deane
Sherfield Park	SE	Basingstoke and Deane
Aldershot	SE	Rushmoor
North East Bridgewater	SW	Sedgemoor
Cranbrook	SW	East Devon
Monkton Heathfield	SW	Taunton Deane
Hunts Grove	SW	Stoud
Poundbury	SW	West Dorset
Kings Gate, Amesbury	SW	Wiltshire
Lyde Road	SW	South Somerset
Thorne Lane	SW	South Somerset
Cades Farm	SW	Taunton Deane
Priors Wood	SW	Taunton Deane
Longforth Farm	SW	Taunton Deane
Dickens Heath	WM	Solihull
Lightmoor	WM	Telford & Wrekin
Lawley	WM	Telford & Wrekin
Branston	WM	East Staffordshire

Carr Lodge	Y&H	Doncaster
Hungate	Y&H	York
Sharp Lane	Y&H	Leeds
Metcalfe Lane	Y&H	York
Staynor Hall	Y&H	Selby
Cortonwood	Y&H	Rotherham
Croes Atti	Wales	Flintshire
Former Brymbo Steelworks	Wales	Wrexham

Appendix 2

Appendix 3

No proformas returned. This appendix is left intentionally blank.

Appendix 4

Site Name
 LPA
 Region



Question	
1	How was the site originally conceived? Allocated pre-1990's. 50's 60's - industrial uses and developer interest was around 80's. In the 90's the site was brought through policy emerging and allocated for mixed use residential development for it's regeneration. Development brief was published in 2005.
2	What were the Total number of units identified? 720
3	How was the site brought forward? Council collaboration with Crosby, lend lease, and evans ("hungate regeneration ltd") council don't own any land, hungate regeneration brought it forward as a whole (sounds like lendlease mainly driving this). The site was granted outline consent locally in 2005 (no appeal, advertised for call in but wasn't called in)
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?
5	Was an appeal necessary? No.
6	Was the scheme called-in for determination by central government? No.
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Unknown, relatively quick, the Council have worked with the developer to ensure there are no major hinderances to the delivery of the site. The s106 related to the later phases which are expected to be submitted for detailed consent soon (late 2013) are being renegotiated at the moment in light of market conditions etc. (affordable requirement in context of recent guidance on this)
8	What factors were material in the timescales for resolving the Section 106 Agreement? n/a
9	Were any statutory challenges brought and did this effect timescales? No.
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer? 4-5 months
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? Unknown - around 2 years
12	How long did it take for the first reserved matters application to be approved? 4-5 months
13	What major off-site infrastruture provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? There were no major infrastruc ture requirements / s106 that are preventing it coming forward, the slow progress is purely down to the housing market conditions.
14	When did development begin on site? 2008/2009 ... Phase 1 for 170-180 apartments was completed 2-3 years ago, 18mo to complete. Phase 2 has full approval but is now being amended (application going to committee next months) There is also a proposal for phase 3 which is an employment element expected to be submitted in the next few months. The remainder is subject to a review of the wider masterplan so unsure when the rest of the resi will come forward. The total of 720 may increase in this review.
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Lendlease are not selling plots to developers, they want to slowly realease the initial phases. This is just the understanding of the Council, it has not been verified with Lendlease
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?
17	In what year were the first houses delivered? 2009
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> unknown
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>
20	How has competition between multiple developers on the site affected completion rates?

Site Name

LPA

Region



Question	
1	How was the site originally conceived? The site was allocated in the UDP (1998) for 1,550 dwellings.
2	What were the Total number of units identified? SHLAA: 1060 dwellings Outline approval: 1600 dwellings
3	How was the site brought forward? Site brought forward by the Homes and Communities Agency (HCA) who purchased the land. The HCA paid for the link road which was need to serve the development.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? The site is allocated within the emerging Site & Policies document (Site Allocations DPD).
5	Was an appeal necessary? No
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? The Section 106 was signed and outline permission granted 19 March 2012, just over 1 year after resolution to approve the outline application (for 1600 units) on 22nd February 2011 (application reference 10/00312/OUTA)
8	What factors were material in the timescales for resolving the Section 106 Agreement?
9	Were any statutory challenges brought and did this effect timescales? No
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? Outline planning application submitted 10.02.10, committee date 22.02.11 - permission granted 19.03.12
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? Outline planning permission granted 19.03.12. RM application (12/00749/REMM) submitted 23.03.12 for appearance, landscaping, layout & scale of central spine road. Approved 31.05.12. Second RM application for 304 dwelling units submitted 14.01.13 (13/0073/REMM) and approved 25.03.13. First RM application was submitted only days after OUT applictaion was approved (had taken a year to get the S106 signed).
12	How long did it take for the first reserved matters application to be approved? The application was received 14th Jan 2013, and subsequently approved at committee 25th March 2013
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by pass, bridges etc. How did this have an effect on timescales? Regarding the link road, the original intention behind the overall development was that the central spine road would be constructed in stages alongside the residential development. However, The HCA received funding to construct the road, and so the result was the construction of the road ahead of any residential development on either side. The road was finished on 19th June 2013
14	When did development begin on site? September 2013
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. 1st Phase sold by Homes and Communities Agency to Keepmout Homes & Strata Homes as the preferred developers for this site.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? Development has only just started in September 2013, site visit showed that the development is in the early stages.
17	In what year were the first houses delivered? N/A
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc.?</i>
20	How has competition between multiple developers on the site affected completion rates?

Site Name

LPA

Region



Question	
1	How was the site originally conceived? The intention to develop the site came from an identified requirement to provide Brown Group International with a major development site in Yorkshire which would be eligible for development area assistance and be acquired at a reasonable cost.
2	What were the Total number of units identified? Originally it was the intention of the developer, St Pauls Developments, to develop 300 dwellings. After outline permission was acquired the site eventually yielded 529 dwellings despite planning permission's totalling 600.
3	How was the site brought forward? The site was brought forward solely by St Pauls Developments
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? No
5	Was an appeal necessary? No
6	Was the scheme called-in for determination by central government? The outline application (Which also included large industrial and retail aspects) was directed to the SoS by Rotherham LPA, however the SoS found that the department did not need to be included and authorised the LPA to decide the application as they saw fit.
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Originally an s52 was produced, but with the change in planning law in 1990 a s106 was need. Outline planning permission (RB/1989/0166P) was granted 30/07/91 - the s106 was signed 31/5/1995
8	What factors were material in the timescales for resolving the Section 106 Agreement? Securing residential access from Westfields Road and Smithy Bridge Lane. In the early drafts the contamination of the site needed to be addressed. Also negotiations were undertaken on when the housing element of the application had to be commenced by.
9	Were any statutory challenges brought and did this effect timescales? no
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? St Pauls bought the site from British Coal in 1988, they were in talks with two house builders in August 1995. Ackroyd and Abbott submitted first application in 1996.
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? Outline granted 30/07/1991. First RM applictaion (RB1995/1296) for the construction of a RaB was submitted 03/11/95 and approved 22/02/96 - 6 months after the S106 was signed.
12	How long did it take for the first reserved matters application to be approved? 3 months
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by pass, bridges etc. How did this have an effect on timescales? Before the housing development could begin improvements were needed at Westfield Road and Smithy Bridge Lane
14	When did development begin on site?
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. St Pauls sold first phase to Ackroyd and Abbott and then to Barratt and two other house builders.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?
17	In what year were the first houses delivered? 1998
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> 17.00
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc.?</i> 1998 @ 17 1999 @ 22 2000 @ 55 2001 @ 103 2002 @ 165 2003 @ 93 2004 @ 54 2005 @ 20
20	How has competition between multiple developers on the site affected completion rates?

Site Name
 LPA
 Region

Site Image



Question		
1	How was the site originally conceived?	The site was allocated for development in the Deposit Draft Selby District Local Plan 1995 (Sites SEL/2 & BRAY/2).
2	What were the Total number of units identified?	1200
3	How was the site brought forward?	A development brief was produced by Selby District Council in 2003 to provide a framework for the development of the site. The development brief is to be considered as a material consideration in determining future planning applications. Persimmon are the lead developer for this site.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	Site was identified as an allocation before an outline application was submitted in October 2002 (reference CO/2002/1185). Outline planning permission (including Phase 1 details for 236 homes) was granted on 06 June 2005 following the signing of the S106 3 days earlier.
5	Was an appeal necessary?	No
6	Was the scheme called-in for determination by central government?	No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	The s106 agreement was dated 03/06/2005. This was agreed upon before outline planning permission was granted on 06/06/2005. A deed of variation of the S106 was agreed and dated 29 May 2007.
8	What factors were material in the timescales for resolving the Section 106 Agreement?	
9	Were any statutory challenges brought and did this effect timescales?	
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	It took almost 3 years for the outline planning permission to be granted. As Persimmon submitted the outline application and is the lead developer on this site (according to the officers report) the sale of the site to a developer was not required.
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	Outline permission was granted 06/06/2005, the first phase of the development was also permitted in the outline permission as a detailed proposal for 240 dwellings. The first RM application for the 2nd phase was submitted 15 July 2005 (reference 2005/0830/REM), being approved 10 November 2005
12	How long did it take for the first reserved matters application to be approved?	Phase 1 was approved when outline planning permission was granted.
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by pass, bridges etc. How did this have an effect on timescales?	As outlined in the design brief, improvements were needed to Bawtry Road and additional roundabouts were added to junctions at Abbots Road & Bawtry Road.
14	When did development begin on site?	2005
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	Appears that Persimmon have control of the majority of the site, demonstrated by there submission of reserve matters for Phases 1/2/3.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	
17	In what year were the first houses delivered?	2005
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>	12.00
		Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc.?</i>	2005 /06 @ 12 2006 /07 @ 135 2007 /08 @ 121 2008 /09 @ 10 2009 /10 @ 43 2010 /11 @ 62 2011 /12 @ 46
20	How has competition between multiple developers on the site affected completion rates?	Whilst Persimmon were the lead and as such the co we negotiated with, Charles Church and Barratts were also important developers on the site in the early days of the development.

Site Name

LPA

Region

Site Image



Question																															
1	<p>How was the site originally conceived?</p> <p>The site was first allocated in the Ryedale Local Plan (circa 1994) before local government reorganisation in 1996, when it came within City of York Council's boundary for the first time. The site was carried forward by co-operation between Joseph Rowntree Housing Trust (JRHT) and City of York Council to replicate the success of the garden village of New Earswick, built in 1902.</p>																														
2	<p>What were the Total number of units identified?</p> <p>540 dwellings</p>																														
3	<p>How was the site brought forward?</p> <p>Joseph Rowntree Housing Trust submitted application for an eco-exemplar development, following the 2002 development brief.</p>																														
4	<p>If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?</p> <p>This site has been a long standing commitment through the various iterations of development plans. Please note that York does not currently have an adopted Local Plan.</p>																														
5	<p>Was an appeal necessary?</p> <p>No</p>																														
6	<p>Was the scheme called-in for determination by central government?</p> <p>An outline application was submitted August 2003 (reference 03/02709/OUT). Following committee resolution to approve, the scheme was directed to be referred to the Secretary of State in September 2005. The S106 was signed October 2006 and the outline application for 540 dwellings was approved after referral to the SoS on 09 May 2007.</p>																														
7	<p>If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?</p> <p>Not dealt with locally, see above</p>																														
8	<p>What factors were material in the timescales for resolving the Section 106 Agreement?</p> <p>N/A</p>																														
9	<p>Were any statutory challenges brought and did this effect timescales?</p> <p>Village Green challenge, delayed delivery of site</p>																														
10	<p>How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?</p> <p>Outline planning permission was granted in May 2007 and the land was sold by CYC to JRHT in July 2010. The delay from outline consent to sale is down to local (adjacent) resident objection, taking in planning committee (failed), public inquiry (failed), village green status (failed) and European procurement (failed). Phase 1 - March 2011, to David Wilson Homes</p>																														
11	<p>How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?</p> <p>Outline application date of decision: 09/05/07, 1st reserved matters application (reference 07/02789/REMM), received 26 November 2007. Approximitley 6 months.</p>																														
12	<p>How long did it take for the first reserved matters application to be approved?</p> <p>Approximately 3 months. The application was received 26 Nov 2007 and approved at committee 21 Feb 2008.</p>																														
13	<p>What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?</p> <p>Some highway works associated with each of the four phases of development. No major works associated with phase 1 delivery.</p>																														
14	<p>When did development begin on site?</p> <p>2009</p>																														
15	<p>How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.</p> <p>Joseph Rowntree Housing Trust and Homes and Communities Agency appointed David Wilson Homes to develop Phase 1</p>																														
16	<p>How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?</p> <p>2 prototype houses were built 2009/2010. Infrastructure provision work began November 2010 and the first phase of housing starting spring 2011.</p>																														
17	<p>In what year were the first houses delivered?</p> <p>2012/13</p>																														
18	<p>How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i></p> <p>2 prototype houses were built 2009/2010.</p>																														
	<table border="1"> <thead> <tr> <th>Year 1</th> <th>Year 2</th> <th>Year 3</th> <th>Year 4</th> <th>Year 5</th> <th>Year 6</th> <th>Year 7</th> <th>Year 8</th> <th>Year 9</th> <th>Year 10</th> <th>Year 11</th> <th>Year 12</th> <th>Year 13</th> <th>Year 14</th> <th>Year 15</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15															
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15																	
19	<p>How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i></p> <p>2012/13 @ 62 2013 /14 @ 2</p>																														
20	<p>How has competition between multiple developers on the site affected completion rates?</p> <p>Only David Wilson Homes involved on scheme</p>																														

Site Name

LPA

Region

Site Image




Question	
1	How was the site originally conceived? A planning and development brief was approved for residential development February 2001. The site also forms an allocation in the UDP Review (2006)
2	What were the Total number of units identified? Reserved matters application (submitted and approved 2006) confirmed the number was for 1284 dwellings
3	How was the site brought forward? Planning and development brief was approved. Outline planning application (reference 22/52/01/OT) was submitted by the Council February 2001 and approved 10 January 2002. The council sold the site to a consortium of housebuilders.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? Permission was granted before allocation in the UDP
5	Was an appeal necessary? no
6	Was the scheme called-in for determination by central government? no
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Outline planning permission (22/52/01/OT for outline application to layout residential) was resolved to be granted 10 January 2002, however the Section 106 agreement wasn't completed until 10 February 2005 - it therefore took approximately 3 years to complete the section 106 agreement.
8	What factors were material in the timescales for resolving the Section 106 Agreement? The section 106 agreement dealt with a large range of issues on this site including, the extension to the woodland around the site, extension of Sharp Lane Primary School. When outline planning was considered there were no conditions imposed that related to off-site highway works. As such there requirements were included within the sale arrangement for the site, this required the developer to carry out a Transport Assessment. The outcome of this assessment requires several improvements to the surrounding highway network dealt with in the section 106. Highway's improvements were dealt with in a number of different applications separate from the reserved matters for residential development.
9	Were any statutory challenges brought and did this effect timescales?
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? Outline planning was granted January 2002. An application to vary condition 1 (Amendment to condition no.1 of application no.22/52/01/OT (design statement and phasing plan time period) was submitted 09.06.03 and approved on 28.07.03. Reserved matters application (22/113/05/RM for 1,284 units) was submitted on 31.03.05 and approved on 21.07.06.
12	How long did it take for the first reserved matters application to be approved? 1 year 4 months
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by pass, bridges etc. How did this have an effect on timescales? There was a large amount of highways improvements necessary for this site. Three planning applications were submitted and approved for highway works, two of which (including a Primary Street) were completed before reserved matters for residential development was approved, the other road connecting the Distributor Road and Sharp Lane/Sharp Lane House was under construction at the time of planning committee for reserved matters.
14	When did development begin on site? 01/08/2006
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Each developer has built out their respective parcel as outlined in the reserved matters application. Altogether there four developers; Taylor Wimpey, Bellway, Barratt and Bellway
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? 137 dwellings were delivered in 2007/08
17	In what year were the first houses delivered? 2007
18	How many dwellings were completed in the first year? Comment on any differences between multiple phases. 137.00
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc? 2007/08 @ 137 2008/09 @ 99 2009/10 @ 76 2010/11 @ 104 2011/12 @ 157
20	How has competition between multiple developers on the site affected completion rates?


Appendix 5

Site Name
 LPA
 Region



Question	
1	How was the site originally conceived? New village planned to contribute towards meeting housing needs by the Solihull Unitary Development Plan (1997)
2	What were the Total number of units identified? 850
3	How was the site brought forward? Allocated housing site, masterplan and outline planning application.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? Yes
5	Was an appeal necessary? No
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Unknown
8	What factors were material in the timescales for resolving the Section 106 Agreement? Open space, community facilities, financial contributions, transfer of land
9	Were any statutory challenges brought and did this effect timescales? No
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer? Consortium of developers already with options before the grant of outline planning permission.
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? 6 months
12	How long did it take for the first reserved matters application to be approved? Unknown
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? None, strategic infrastructure was provided as development progressed secured via S.106
14	When did development begin on site? 1997
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Consortium of lead developers developing themselves and selling serviced plots.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? 5 months
17	In what year were the first houses delivered? 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i> 132 179 221 196 110 109 100 193 223 33 96 48 66
20	How has competition between multiple developers on the site affected completion rates? Unknown

Site Name	Lawley Village (now known as Ironstone SUE)	Site Image														
LPA	Telford and Wrekin															
Region	West Midlands															
Question																
1	How was the site originally conceived?	English Partnerships (Now part of the Home and Communities Agency) and the Prince's Foundation conceived the idea in 2003. They worked together on a joint development framework and design code for the site. Lawley SUE will provide among other things 3300 dwellings, a new local centre, community facilities, employment, sports and play facilities, improved open space and a new school. Following extensive public consultation based on the Princes Trust 'Enquiry by Design' process and an EIA a development a Development Frameworks and set of Design Codes were approved in October 2005.														
2	What were the Total number of units identified?	3,300														
3	How was the site brought forward?	English Partnerships brought the site forward and submitted an outline planning application in 2004. The site was then allocated in the Telford & Wrekin Core Strategy as a "Strategic Site".														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	The outline planning application for the site was submitted in 2004 by English Partnerships. The Core Strategy was not adopted until 2007.														
5	Was an appeal necessary?	No														
6	Was the scheme called-in for determination by central government?	No														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	Outline planning permission (reference W2004/0980) was granted in October 2005 with an agreed Section 106.														
8	What factors were material in the timescales for resolving the Section 106 Agreement?	25% Affordable Housing, Primary School, Community Centre, Infrastructure Works & Recreational Space.														
9	Were any statutory challenges brought and did this effect timescales?	None														
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	2 months; Outline application granted 2005 and sale of site also in 2005. Persimmon Homes, Barratt Homes & Taylor Wimpy all won a national competition to develop the site.														
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	10 months. Outline permission was granted in October 2005. First reserved matters application was submitted in August 2006 (by Lawley Developer Group) (application reference W2006/1414) for new highways, infrastructure, earthworks, foul water attenuation and associated landscaping. The first reserved matters application was approved in July 2007 (application reference W2006/1414) for new highways, infrastructure, earthworks, foul water attenuation and associated landscaping. A Reserved Matters application (TWC/2010/0627) was submitted in October 2010 for the erection of the new Lawley local centre including a supermarket, shops, nursery, public house and 16 town houses and 11 duplex apartments and 12 one and two bedroom flats. This was approved in March 2011. It is also noted that a Reserved matters application (TWC/2010/0826) for infrastructure to the north of Junction 3 of West Centre Way, the re-alignment of Gresham Drive and to the north of Junction 2 of West Centre Way to comprise part of Phase 1 of the new centre for the Ironstone SUE and re-provision of a bridleway was submitted December 2010. This application was also approved in March 2011.														
12	How long did it take for the first reserved matters application to be approved?	Phase 1a reserved matters application was submitted in August 2006, and approved in July 2007 - 11 months														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	The first dwellings from the initial phase of development was unaffected by major infrastructure work as this part of the SUE was close to existing development. However as development expanded outwards, major infrastructure took 2 years to complete due to: highway infrastructure, bulk earthworks, foul water attenuation and associated landscaping. This meant that stage 1a and 1b (417 dwellings) of the development could not be completed until 2012 resulting in the initial phase of development taking 6 years to complete.														
14	When did development begin on site?	Development for Phase 1a began in 2007														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	A national competition was held between 2004 and 2005 to develop Lawley Village; subsequently 3 developers won the bid. Planning consent has then been gradually released by English Partnership to the housing developers in a phased process.														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	1 year - Landscaping and engineering works														
17	In what year were the first houses delivered?	First dwellings ready for occupation from phase 1a ready in 2008.														
18	How many dwellings were completed in the first year? Comment on any differences between multiple phases.	31 in 2008. Development started to pick up once major infrastructure work complete.														
		Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?	31	nil	128	92	137	29									
20	How has competition between multiple developers on the site affected completion rates?	Total of 417 units.														

Site Name	Lightmoor Village	Site Image 
LPA	Telford & Wrekin	
Region	West Midlands	
Question		
1	How was the site originally conceived?	The site was granted outline planning permission from the Commission for New Towns in 1991 under section 7 of the New Towns Act of 1981. The site was then taken forward by the Bourneville Trust in the late 1990's.
2	What were the Total number of units identified?	800
3	How was the site brought forward?	The Bourneville Trust created a masterplan of the Lightmoor site in the late 1990's. English Partnerships got involved with the scheme in 2001 to create a joint venture. Outline planning permission was re-submitted to the Telford and Wrekin Council in February 2002 as Bourneville Trust wanted to change the original site boundaries (application reference W/2002/0392). Outline planning permission was granted 23 September 2003. An application for variation on the original outline permission to amend the masterplan in relation to the boundaries of proposed primary school, sports pitches and residential area (reference W/2007/0456) was approved 10 October 2009 and therefore updated the outline permission.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	Core Strategy not adopted until 2007, however it included the Lightmoor Village as a "Strategic Site".
5	Was an appeal necessary?	No
6	Was the scheme called-in for determination by central government?	No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	S106 was agreed on 23 September 2003 along with outline planning permission (W/2002/0392).
8	What factors were material in the timescales for resolving the Section 106 Agreement?	25% Affordable Housing, Primary School Funding, Community Centre & Recreation Area, Contribution towards a School Bus Service and Traffic Calming Measures
9	Were any statutory challenges brought and did this effect timescales?	None
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	7 months. Persimmon won the bid to the develop the first strategic site in March 2004.
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	Reserved Matters application reference W2006/0226 was submitted February 2006 ! the erection of 103 dwellings and associated roads and open space ! and was approved September 2006. It therefore took 3 years for the first RM (for dwelling units) to be submitted following outline approval. Following that, a further Reserved Matters application (reference 2007/1372) was approved on 28 December 2007 for 11 dwellings, 3 retail units, Bourneville Trust offices, public house, estate roads, vehicular and pedestrian accesses and landscaping. Additional Reserved Matters applications following in March 2009 (reference 2009/0022 for an extension to the high street), erection of 66 dwellings within phases 3 and 4 (reference TWC/2010/0260), and erection of 105 dwellings in September 2011 (reference TWC/2011/0500). It has been noted that a recent outline planning permission was granted (subject to agreeing the Section 106) in June 2013 (reference TWC/2012/0926) for a 200 home extension to Lightmoor Village. The extension will take the eventual number of homes to 1,000, providing a further 50 affordable dwellings.
12	How long did it take for the first reserved matters application to be approved?	7 months
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	Problems with Drainage - Large scale SUDS led to lengthy and complicated discussions with Severn Trent Water Authority. A buffer between the development and nearby wildlife site was also needed.
14	When did development begin on site?	2005 - Persimmon began to build the first development on the Lightmoor site.
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	English Partnerships decide on preferred bidders for the different phases of the site. Outline planning permission was then passed over to the house builder for the submission of a reserved matters application.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	1 year. First dwellings ready for occupation in April 2006 as close to existing infrastructure and other residential homes. The second phase of the application was more isolated, therefore needed a greater level of infrastructure such as an access road, utility/ foul sewer connections and some of the sustainable urban drainage features.

17	In what year were the first houses delivered?	2006														
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>	26. Phase 1 of the scheme started in 2005 and took 2 years to complete (40 homes). Phase 2 took 4 years to complete (103 homes). Phase 3 (the town centre) has witnessed particular slow build out rates due to the market conditions during the start of the development in 2008.														
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>	26	40	23	40	50	77	45								
20	How has competition between multiple developers on the site affected completion rates?	Market conditions during recession meant different stages of the development have delivered slower than expected. Difficult to maintain quality and maintain build out rates.														

Site Name	Land South of Lichfield Road Branston - Burton Upon Trent	Site Image															
LPA	East Staffordshire Borough Council																
Region	West Midlands																
Question																	
1	How was the site originally conceived?		Formerly a gravel works however since industry moved elsewhere the site has been the subject of a number of planning applications. In 1990 an outline planning application was submitted by the Branston Property Partnership for a mixture of residential and employment uses. Between 1994 and 2004 a number of reserved matters applications were put forward, however only one application for 50 dwellings has ever materialised to the far North of the site in 1998. St Mowden purchased the site in 2010 and submitted an outline planning application for a mixed use scheme including up to 660 dwellings (registered November 2011) - application reference P/2011/01243/JPM/PO. This application covered all 175 acres of the site and is now the focal point for an SUE in Branston.														
2	What were the Total number of units identified?		660 in 2011 (15% Affordable)														
3	How was the site brought forward?		All previous applications made by the Branston Property Partnership were withdrawn between 1994 and 2005 as the developer of the site changed. The outline application was submitted in October 2011. Following non-determination of the application (the application had still not been determined by August 2012), an appeal against this non-determination was submitted in December 2012. The appeal Inquiry was held in May 2013 and the appeal decision was issued in July 2013 to allow the appeal. However, prior to this the appeal had been recovered by the Secretary of State (in January 2013). The SoS subsequently agreed with the inspector's decision and the appeal was formally allowed by the SoS on 3 October 2013. Whilst the appeal was underway, the LPA determined the application at March 2013 planning committee and refused the application on amenity and highways grounds. Following this refusal, the applicant resubmitted the application, with minor revisions (reference P/2013/00432 in April 2013) and the planning committee resolved to approve the application on 8th July 2013. The Section 106 was signed and agreed on 17th July 2013 and was submitted to the Inspector as part of the appeal process on the first outline application.														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?		Outline permission was granted before the development plan was adopted. The East Staffordshire Core Strategy is currently at pre submission stage. However it has highlighted the Branston site as a strategic allocation which will deliver 660 properties between 2012 and 2031.														
5	Was an appeal necessary?		Yes														
6	Was the scheme called-in for determination by central government?		Yes. Secretary of State agreed with the inspectors decision, and the appeal was allowed in October 2013 - two years after the outline application was submitted.														
8	What factors were material in the timescales for resolving the Section 106 Agreement?		N/A														
9	Were any statutory challenges brought and did this effect timescales?		No														
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?		No sale of site until 2010 (Purchased by St Mowden properties).														
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?		No reserved matters application has been lodged for current application.														
12	How long did it take for the first reserved matters application to be approved?		No reserved matters application has been lodged for current application.														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?		Development not started on site.														
14	When did development begin on site?		Development not started on site.														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.		The initial outline application which dated back to 1991 was made by the Branston Property Partnership and covered the whole site. However after gaining outline permission development on the site never came forward. This led to planning permission becoming out of date. In 2010 St Mowden purchased the land of the Branston Property Partnership.														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?		Development not started on site.														
17	In what year were the first houses delivered?		Currently none delivered for current SUE application														
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>		Development not started														
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>																
20	How has competition between multiple developers on the site affected completion rates?		Change of developer of site in 2010 (from Branston Property Partnership to St Mowden) led to a new planning application being submitted delaying delivery of dwellings even further.														

Appendix 6

Site Name
 LPA
 Region

Site Image




Question		
1	How was the site originally conceived?	The site was originally conceived as part of Northampton Development Corporation's Plan for a Southern District of Northampton - consulted upon in 1973. The current allocation boundary was amended in the Northampton Local Plan 1997
2	What were the Total number of units identified?	1000
3	How was the site brought forward?	See above - now owned by the HCA it has been subject to an outline application for about 18 months
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	No - long term allocation, but is being promoted as an allocation in the emerging Joint Core Strategy
5	Was an appeal necessary?	NA
6	Was the scheme called-in for determination by central government?	Not yet - no reason to assume this will be case as its an allocation.
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	NA - no resolution yet
8	What factors were material in the timescales for resolving the Section 106 Agreement?	Viability is an issue affecting negotiations
9	Were any statutory challenges brought and did this effect timescales?	NA
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer?	NA
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	NA
12	How long did it take for the first reserved matters application to be approved?	NA
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	None assumed to be an impact on delivery timescales
14	When did development begin on site?	NA
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	Government agency selling parcels
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	NA
17	In what year were the first houses delivered?	NA
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>	NA
		Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i>	
20	How has competition between multiple developers on the site affected completion rates?	NA

Site Name
 LPA
 Region

Site Image



Question																																														
1	How was the site originally conceived? It has been a strategic planning allocation for 30+ years, last development some 15 years ago.																																													
2	What were the Total number of units identified? 2010 masterplan identified circa 3,000 units though recent phasing work suggests nearer 2,500 is a more realistic figure.																																													
3	How was the site brought forward? Still in the planning delivery stage. A public procurement route to secure a development partner in 2012 stalled due to a number of financially challenging planning conditions relating to up front highway improvements.																																													
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? The Council's Core Strategy was adopted in Nov 2010 and Outline Planning Consent was secured in March 2011.																																													
5	Was an appeal necessary? No.																																													
6	Was the scheme called-in for determination by central government? No.																																													
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? The OPA was submitted in June 2010, approved at committee in Dec 2010, conditions agreed and the consent granted in March 2011.																																													
8	What factors were material in the timescales for resolving the Section 106 Agreement? The Council as applicant could not enter into a s106 agreement with itself as LPA.																																													
9	Were any statutory challenges brought and did this effect timescales? No.																																													
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer? N/a																																													
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? N/a																																													
12	How long did it take for the first reserved matters application to be approved? N/a																																													
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? Major off-site infrastructure improvements are currently being renegotiated as part of a s73 application to vary conditions.																																													
14	When did development begin on site? N/a																																													
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. N/a																																													
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? N/a																																													
17	In what year were the first houses delivered? N/a																																													
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>																																													
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Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year																																
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15																																
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i>																																													
20	How has competition between multiple developers on the site affected completion rates?																																													

Site Name	Monksmoor Farm	Site Image															
LPA	Daventry District Council																
Region	East Midlands																
Question																	
1	How was the site originally conceived?	In strategic development studies for the town of Daventry															
2	What were the Total number of units identified?	1,000															
3	How was the site brought forward?	Non-statutory planning policy documents and planning application/appeal process															
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	<i>[Question not clear]</i>															
5	Was an appeal necessary?	Yes															
6	Was the scheme called-in for determination by central government?	It was not called-in, but the appeal decision was recovered by the SoS															
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	N/a - went to appeal															
8	What factors were material in the timescales for resolving the Section 106 Agreement?	The deadline imposed by the appeal process															
9	Were any statutory challenges brought and did this effect timescales?	No															
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer?	Approx. two years															
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	Two and a half years															
12	How long did it take for the first reserved matters application to be approved?	16 weeks															
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	None before commencement of development, but off-site road works required before 200th occupation															
14	When did development begin on site?	August 2013															
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	Single developer at this point in time															
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	Not yet complete as development only just started															
17	In what year were the first houses delivered?	Assume will be 2014															
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>	N/a															
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>	N/a															
20	How has competition between multiple developers on the site affected completion rates?	N/a															

Site Name
 LPA
 Region

Site Image



Question	
1	How was the site originally conceived? Landowner interest
2	What were the Total number of units identified? 5200 approx
3	How was the site brought forward? Outline application
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? ?
5	Was an appeal necessary? No
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Initially agreed by Committee 28/04/05 and decision issued on 29/03/07 =23 months
8	What factors were material in the timescales for resolving the Section 106 Agreement? Development Viability was a factor
9	Were any statutory challenges brought and did this effect timescales? Objections from SU's were received ie HighwaysAgency but were withdrawn following further work etc
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer? Applicant was landowner
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? Infrastructure Res Matter submitted 05/10/07. First Housing Res matter app was made on 26/06/09
12	How long did it take for the first reserved matters application to be approved? Infrastructure = 13/12/07. Housing 03/09/09
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? Nothing of real significance
14	When did development begin on site? 29/03/07 (earthmoving / ground remodelling)
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Initially single developer but more recently other housebuilders
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? 6 months from first reserved matters approval
17	In what year were the first houses delivered? 2010
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> 82
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i> 56 21
20	How has competition between multiple developers on the site affected completion rates? Too soon to tell

Site Name



LPA

Region

Application number: 10/00559/OUT
Case officer: Andrea Baxter
dd: o1159148227

Question		
1	How was the site originally conceived?	Policy basis set out on a regional and local level. The RSS (East Midlands Regional Plan March 2009) recognised Cotgrave Colliery as a "potential brownfield development opportunity that could drive regeneration" (Rushcliffe Borough Council, as part of the Great Nottingham Partnership, produced an aligned Core Strategy option for Consultation which set out the preferred development strategy including reference to development at Cotgrave. East Midlands Regional plan stated 16,200 dwellings need to be developed in and around smaller towns and villages such as Cotgrave. Policy Three Cities SRS2 (Sub Regional Priorities for Greenbelt) acknowledges the need to review the greenbelt boundary. The Rushcliffe Borough Local Plan (June 1996) allocated the Colliery site for redevelopment for employment use. Policy E7: Redevelopment of employment sites and ENV15: Green belt (saved policies) apply. A direction letter issued by SOS makes clear that following 27/09/2007, the two saved policies should be read in context and where policies were adopted some time ago, they can be regarded as material considerations.
2	What were the Total number of units identified?	470 units envisaged. 30% affordable.
3	How was the site brought forward?	Site owned by East Midlands Development Agency (EDMA) and was included in the National Coalfields Programme administered by Homes and Community Agency. A planning application was submitted by EMDA in March 2008 and was refused Jan 2009 on the grounds of being contrary to planning policy and containing insufficient circumstances to justify development in the green belt. ATLAS suggested a PPA approach (Planning Performance Agreement) to establish common ground between all interested parties. An Inception day facilitated by ATLAS in December 2009 enabled the vision and objectives of the site to be implemented into a framework. The PPA was produced by RBC and signed by all parties subsequently. An outline planning application was submitted on 25 March 2010 for mixed use development, including up to 470 units (reference 10/00559). The planning application was resolved to be approved at the planning committee November 2010, subject to its referral to the SOS (due to Green Belt location). Outline planning permission was granted on 30 March 2011 (following the signing of the S106), and Barratt David Wilson (BDW) have since been appointed as the preferred developer by Rushcliffe Borough Council in August 2012.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	Identified in the Core Strategy as a strategic site - policy 22 adopted March 2012.
5	Was an appeal necessary?	No. Granted with conditions. 30/03/2011.
6	Was the scheme called-in for determination by central government?	Application for planning permission was referred to the Government Office for the East Midlands. Was thought should be referred to SOS due to location within Green Belt. SOS confirmed he did not wish to intervene in the process, so the council was free to determine the Planning application as Local Planning Authority once the local agreement had been signed. Granted with conditions. 30/03/2011.
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	Resolution to grant 18/11/2010. Section 106 agreements dated 30/03/2011. Therefore 4 months to negotiate S106.
8	What factors were material in the timescales for resolving the Section 106 Agreement?	Education contributions, Community chest contribution for purposes relating to delivery of Town centre masterplan and enhancement of country park. Transport related contributions bus services, new canal footbridge, pedestrian and cycle highway improvements.
9	Were any statutory challenges brought and did this effect timescales?	N/A
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	N/A
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	First Reserved Matters application was submitted September 2013 (reference 13/01973/REM) and is currently pending with the LPA. An application to discharge the conditions on the outline application was also submitted September 2013 (reference 13/02286/DISCON) and is also pending a decision.
12	How long did it take for the first reserved matters application to be approved?	Pending (October 2013).
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	New access points off Hollygate Lane and (1st phase). Improvements to pedestrian routes, footbridge over the canal and a new bus service. There would be contract terms to commit Barratt David Wilson (BDW) to the development of the town centre (regeneration) before the Colliery site has progressed/completed.
14	When did development begin on site?	Expected to begin 2014.
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	Single developer bringing forward the whole site. Developer Barratt David Wilson (BDW)

16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	Envisaged that once site is serviced, new residential development could occur at a rate of 100-150 dpa with completion in 2020.														
17	In what year were the first houses delivered?	N/A														
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>	N/A														
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i>															
20	How has competition between multiple developers on the site affected completion rates?	N/A														

Site Name

LPA

Region



Question	
1	How was the site originally conceived? Allocated Housing site: Land East of Farndon Road. (Policy MH/3) in Harborough District Local Plan 2001 which was later saved in 2007.
2	What were the Total number of units identified? Allocated for 400 in Harborough District Local Plan 2007 (saved) however permission has been granted for 658 (see below).
3	How was the site brought forward? 01/00181/OUT ! Outline planning application was submitted February 2001 for land west of Farndon Road. The application was taken to appeal in October 2004 following non determination. The application was recovered by the SoS and following public inquiry October 2005, the appeal was allowed 29 March 2006. Extensive pre-application discussions through a working group formed by developers and officers and members of the District and County councils which met during the period June 2006 - February 2007.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?
5	Was an appeal necessary? Yes - The outline application submitted by David Wilson Estates Ltd February 2001 was taken to appeal on grounds of non determination.
6	Was the scheme called-in for determination by central government? Yes - The application was recovered by the SoS and following public inquiry October 2005, the appeal was allowed 29 March 2006
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? 07/00360/REM - Reserved Matter for 629 units was submitted March 2007 with a resolution to grant reserved matters, October 2008. RM permission was approved December 2008
8	What factors were material in the timescales for resolving the Section 106 Agreement?
9	Were any statutory challenges brought and did this effect timescales?
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? All brought forward by David Wilson Homes.
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? 1 year - March 2006 - March 2007.
12	How long did it take for the first reserved matters application to be approved? 21 months. March 2007 - December 2008.
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? Subject to the 2005 S106 agreement, prior to the first dwelling occupation, new roundabout junction as site access and 2.5m wide footpath/cycleway. Prior to the 50th dwelling occupation signalisation of Farndon Road/Coventry Road junction (including replacement toucan crossing). Construct remainder of 2.5m wide cycleway/footpath and further toucan crossing over Farndon Road. Traffic calming contribution (! 288,400 - October 2005) towards traffic calming scheme on southern estates. Proposal provides a site and S106 has a mechanism on which the county can call on an 'option' to purchase. Affordable housing making upto 29.6% of total units
14	When did development begin on site? 2010. Further applications (RM and substitute house types (FUL)) were held in abeyance for a lengthy period pending the resolution of land aquisition issues.
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Currently three developers have planning permission on the site. Two developers have provided the build out rates listed below.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?
17	In what year were the first houses delivered? 2010
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> 5
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>
20	How has competition between multiple developers on the site affected completion rates? N.B. Figures above aren't total figures as 3rd developer has not yet provided build out rates.

Site Name



LPA

Region

Application number: 08/00664/OUT
 Case officer Mathew Marshall
 dd: 01159148458

Question																																																
1	How was the site originally conceived? The Melton Triangle site and the Edwalton sites are now classified as the one entity.																																															
2	What were the Total number of units identified? 1,200																																															
3	How was the site brought forward? The application was a response by the land owners to the lack of it's designation as a land allocation in advance of the LDF-site allocation process. An outline application for mixed use development, including up to 1,200 units (reference 08/00664/OUT) was submitted April 2008 and refused in July 2008. An appeal was submitted Septmeber 2008 (and recovered by the SoS September 2008). The Inspector allowed the appeal in April 2009, and the SoS agreed with this decision July 2009. The S106 was signed March 2009 during the appeal process.																																															
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? Yes. Without intention. Was initially purely plan-led.																																															
5	Was an appeal necessary? Yes. Application site was not identified as suitable for housing under the development plan and forms part of the greenbelt. Refused application 23/07/2008 and allowed by SoS July 2009																																															
6	Was the scheme called-in for determination by central government? Yes. S.o.S decision determined the appeal due to greenbelt designation.																																															
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?																																															
8	What factors were material in the timescales for resolving the Section 106 Agreement? Water and sewage works, access and road junction.																																															
9	Were any statutory challenges brought and did this effect timescales? No.																																															
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? Not in outline application was submitted by landowner option ag. Some time to sell to them, Taylor Wimpey and Bovis Homes.																																															
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? Reserved matters application (10/01081/REM) submitted in June 2010 for 357 units and the spine road. RM permission granted March 2011. It took 11 months from outline permission to submission of reserved matters. The scheme was implemented after Reserved matters granted, through the delivery of one dwelling. SCHEME NOW STALLED DUE TO VIABILITY ISSUES.																																															
12	How long did it take for the first reserved matters application to be approved? 9 months																																															
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? Junction required but not yet built out (subsequent applictaion submitted to vary condition 9 on outline so that grade seperated junction did not need to be delivered). S106 needed to be renegotiated.																																															
14	When did development begin on site? Only 1 dwelling has been delivered in order to implement planning permission.																																															
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Land owner applied for planning permission. Land is optioned to three different dvelopers.																																															
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? First dwelling under construction to implement planning permission. An application to vary condition 9 on the outline permission (so that a grade seperated junction did not need to be delivered) (application reference 12/00883/VAR) was submitted May 2012 and approved April 2013. The committee report (dated March 2013) confirmed that all pre-commencement conditions had been discharged and RM approval granted. A start had been made on site in the form of a short section of road and a footing for a garage plot and some bunding work otherwise the scheme has not been commenced in earnest and no houses have been constructed																																															
17	In what year were the first houses delivered?																																															
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>																																															
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19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i>																																															
20	How has competition between multiple developers on the site affected completion rates? N/A																																															

Site Name

LPA

Region



Question																																																
1	How was the site originally conceived?	A smaller part of the site was originally allocated in the 1995 Local Plan. Part of this area was built out (the housing off Barrowby Road shown on the site image as being excluded from the boundary line).																																														
2	What were the Total number of units identified?	The 1995 Local Plan allocation indicated a capacity of 1,550 units.																																														
3	How was the site brought forward?	The site was identified in the adopted Core Strategy (2010) as part of a wider location for growth (North West Quadrant). The site will be developed in two phases. An outline application for the Poplar Farm part of the NWQ for 1,800 units, a school and community facilities was submitted 30th June 2009 (reference S08/1231). Outline permission was granted June 2011 following completion of S106. The delivery of Phase 2 of the North West Quadrant is subject to a detailed allocation in the draft Grantham Area Action Plan with delivery of the development anticipated post 2016.																																														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	Yes, the application was submitted ahead of the adoption of the Core Spatial Strategy but determined after adoption.																																														
5	Was an appeal necessary?	No																																														
6	Was the scheme called-in for determination by central government?	No																																														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	Outline application was resolved to be approved at planning committee in September 2009. It therefore took 20 months for the S106 to be agreed																																														
8	What factors were material in the timescales for resolving the Section 106 Agreement?	Transport issues were a factor in the timescales for resolving the S106 agreement. A new road and a new road bridge (the Railway Bridge) to complete the Pennine Way Link were prominent in discussions.																																														
9	Were any statutory challenges brought and did this effect timescales?	No																																														
10	How long did it take from the grant outline planning permission to completion of the sale of the site to a developer?	The site has not been sold. The landowners (Grantham Estate and Northway) is phasing the release of parcels of land to housebuilders.																																														
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	RM application (reference S12/1331) submitted for 105 units in June 2012 and approved October 2012.																																														
12	How long did it take for the first reserved matters application to be approved?	4 months																																														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by pass, bridges etc. How did this have an effect on timescales?	None. Development is able to commence with works relating to the Pennine Way Gonerby Hill junction and widening the Pennine Way together with upgrading the existing footways to conclude no later than the 700th dwelling.																																														
14	When did development begin on site?	March 2013																																														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	Landowners are phasing release of parcels to housebuilders.																																														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	1 completed to date taking 6 months from start to completion.																																														
17	In what year were the first houses delivered?	2013																																														
18	How many dwellings were completed in the first year? Comment on any differences between multiple phases.	1 complete and 52 under construction to date																																														
19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?	<table border="1"> <thead> <tr> <th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th> </tr> <tr> <th>1</th><th>2</th><th>3</th><th>4</th><th>5</th><th>6</th><th>7</th><th>8</th><th>9</th><th>10</th><th>11</th><th>12</th><th>13</th><th>14</th><th>15</th> </tr> </thead> <tbody> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table>	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15															
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20	How has competition between multiple developers on the site affected completion rates?	Too early to comment - currently only two housebuilders on site.																																														

Site Name	Wellingborough North	Site Image	
LPA	Wellingborough Borough Council		
Region	East Midlands		
Question			
1	How was the site originally conceived?	The Urban Extension to the north of Wellingborough was in a draft Local Plan, this was amended by the Inspector to be located to the east of Wellingborough. When further growth was needed this area was again identified in the North Northamptonshire Core Spatial Strategy (2008).	
2	What were the Total number of units identified?	3,000 dwellings	
3	How was the site brought forward?	<p>This site was brought forward by a developer (Northants LLP) in consultation with the Council and the local Community. Application (WP/2007/0750) submitted 19/11/2007 refused on the grounds that the Isham-Wellingborough Road Improvement was undeliverable within the lifetime of this permission, Wellingborough East SUE has not been successfully established. An identical application (WP/2008/0150/OEIA) was submitted on 04/03/2008 and was undetermined by the LPA. An appeal was submitted against non-determination (app ref: APP/H2835/A/08/2093066), was recovered by the SoS on 13/01/09, and on 23/02/10 the SoS granted outline planning consent for the construction of 3,000 houses on land to the North of Wellingborough. Part of the land is owned by the council. In October 2012 a report to Full Council Committee confirmed that at the time outline consent was given all of the land owners except the council entered into detailed planning obligations for the provision of social housing, schools, open space and other infrastructure and made a binding promise not to implement the Development until the council bound its land with the same obligations.</p> <p>The council refused to enter into similar obligations, but permission was eventually granted in February 2010 after the private owners provided a further planning obligation not to commence development until the council's land was bound by the principal planning obligations. That has never happened. The Developer, sought to find a way to persuade the council to take steps to allow it to proceed. Those steps are to vary the planning obligations to prevent the construction of phase 3 to the east of the A509 adjacent to the estate known as Redhill Grange and to enter into a legally binding agreement to ensure that it can acquire such part of the council's land to the west of the 509 to enable the Development to proceed. Identical application submitted 04/03/2008 which is the subject of a consent granted by the SoS which runs out on 23/02/2013. At the time of consent all of the land owners except the council entered into detailed planning obligations. April 2012 proposal submitted to see whether the council would consider unlocking the site to allow Northants LLP to keep their permission alive. The following trigger points for infrastructure were originally agreed as; Phase 1 - up to 1,500 dwellings assumed as 2009 to 2013. Phase 2 - cumulatively up to 2,200 dwellings assumed as 2013-2016. Phase 3 - cumulatively up to 3,000 dwellings assumed as 2016 - 2021.</p>	
	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	Yes, the application was submitted ahead of the adoption of the Core Spatial Strategy but determined after adoption	
5	Was an appeal necessary?	Yes	
6	Was the scheme called-in for determination by central government?	Yes, the 2010 outline planning permission was granted on appeal by the SoS 23/02/2010. This permission lapsed on 23/02/13, however an application to renew the permission was submitted by the applicant in November 2012, being approved by the LPA 14/01/13 (reference WP/2012/0525). The permission therefore remains extant.	
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	The application was determined by the SoS - an appeal against non-determination was recovered by the SoS in 2009. Lengthy S106 negotiations delayed the development being approved.	
8	What factors were material in the timescales for resolving the Section 106 Agreement?	Viability, the Isham Bypass and the Isham to Wellingborough Improvements (IWIMP).	
9	Were any statutory challenges brought and did this effect timescales?	None as of yet.	
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	The applicant for the renewal application (see above) was Midtown Capital Ltd (property development & investment company) and a total of 11 landowners and 7 tenants were served notice.	
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	No RM application have been submitted. An application for a EIA screening opinion relating to reserved matters (reference SCR/2013/0006) was submitted to the LPA on 25.11.13. The LPA confirmed 27.11.13, that an EIA was not required. Information submitted with the EIA screening opinion request confirmed that the first RM application for Phase 1a is expected very soon (i.e. 2014).	
12	How long did it take for the first reserved matters application to be approved?	N/A	
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	(i) No development is permitted until the foul drainage, sewage treatment and water supply issues have been resolved and solutions been agreed. (ii) IWIMP to be completed and operational before Phase 2 (1501st dwelling) is built.	
14	When did development begin on site?	This development has not started on site yet.	

15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	This development has not started on site yet.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	Implementation not commenced
17	In what year were the first houses delivered?	This development has not started on site yet.
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>	This development has not started on site yet.

Site Name

LPA

Region



Question	
1	How was the site originally conceived? In 2003 the Government announced Kettering Borough was to be a designated growth area. As a result, the borough was required to provide 13,100 new homes by 2021. The site was born in the North Northamptonshire Core Spatial Strategy which was adopted on the 12th June 2008.
2	What were the Total number of units identified? 5,500 dwellings, plus schools, health care facilities, local centres, and commercial/ employment.
3	How was the site brought forward? Developer lead (Alledge Brook LLP). Outline planning application (reference KET/2007/0694) submitted in August 2007 and outline permission 1st April 2010. Once the development is under way Alledge Brook LLP suggest the project will take twelve years to complete.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? First outline application submitted in 2007. Approximately one year prior to the Core Spatial Strategy being adopted, which contained the East Kettering SUE allocation.
5	Was an appeal necessary? No
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Application was resolved to be approved at March 2010 planning committee; approval granted 1 month later. Negotiations took place throughout the planning process. An application to renew the extant outline permission was submitted March 2013 (KET/2013/0214) and is PENDING a decision. In addition, The developer and LPA negotiated a revised S106 in March 2013 (the developer signed a S106 agreement with the Council at the time of the original consent, but not all the landowners within the red line subsequently signed the agreement with Alledge Brook, so that three landholdings, all within phase one of the development, are not covered by the S106. Two of these sit on key accesses to the overall site).
8	What factors were material in the timescales for resolving the Section 106 Agreement? Unknown as lead officers no longer with this authority. From the councils website there is evidence that 120m from the development (by way of a restructured S106 - now agreed as a roof charge) has not wavered since recent re negotiations. Alledge Brook LLP (developers on site) have commented that since submission a series of amendments have been made to the plans in response to comments made in the application consultation process, the most significant change being the access strategy. A committee report (dated 24/10/13) confirms that in March 2013 the committee considered the revised Section 106 legal agreement and agreed the changes to an altered approach to the financial contributions and how the infrastructure can be delivered.
9	Were any statutory challenges brought and did this effect timescales? No
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? Unknown. Development is being planned and promoted by Alledge Brook LLP, a joint venture between Bee Bee Developments and Buccleuch Properties.
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? 3 years. First reserved matters application (KET/2013/0213) for 325 dwellings was received by the LPA on the 28/03/2013. The application is PENDING (latest proposed site layout submitted in Jan 2014). A second RM application (KET/2013/0232) was submitted April 2013, and also continues to be PENDING
12	How long did it take for the first reserved matters application to be approved? First RM application are PENDING. A number of conditions on the original outline permission have been discharged and an application for an extension of time to implement the outline permission (KET/2013/0212) was submitted March 2013. This application was resolved to be approved, but remains OUTSTANDING.
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? Council claim none. However, Alledge Brook LLP suggest that the previous proposals relied upon the provision of the Kettering Eastern Avenue - a bypass around the eastern side of the town. Studies now show that this is no longer needed, although a replacement link to the A14 at junction 10a (with closure of junction 10), and the Warkton and Weekley Avenue, which are parts of the old KEA will be needed.
14	When did development begin on site? Development yet to commence (projected for Spring 2014).
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Site not yet developed. Reserved Matters applications submitted by three developers.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? N/A
17	In what year were the first houses delivered? N/A
18	How many dwellings were completed in the first year? Comment on any differences between multiple phases. N/A
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc? N/A
20	How has competition between multiple developers on the site affected completion rates? N/A

Site Name	Lubbesthorpe	Site Image 																																															
LPA	Blaby District Council																																																
Region	East Midlands																																																
Application: 11/0100/1/OX																																																	
Question																																																	
1	How was the site originally conceived?	Originally suggested within RSS that housing need could be met through urban extension. The allocation was then made under the draft local plan which was withdrawn. Site was formally allocated in the Local Plan (Core Strategy) February 2013 - Policy CS3 - for at least 4,250 units. By the time the Local Plan was adopted, an outline planning application had already been submitted.																																															
2	What were the Total number of units identified?	4,250																																															
3	How was the site brought forward?	There were three alternatives by three different developers. The council chose Hallam Land Management to bring forward the site.																																															
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	Planning application was submitted prior to allocation in Local Plan (Core Strategy) which was adopted Feb 2013.																																															
5	Was an appeal necessary?	No.																																															
6	Was the scheme called-in for determination by central government?	Outline application (11/0100/1/OX) was submitted February 2011. LPA resolved to approve November 2012, and the application was referred to SoS same month. The SoS confirmed in March 2013 that the LPA could determine the application subject to a number of conditions and completion of a legal agreement to secure new schools, road improvements and necessary infrastructure. Planning permission was finally granted 14 January 2014.																																															
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	Resolution to grant November 2012 & approved January 2014 - 13 months																																															
8	What factors were material in the timescales for resolving the Section 106 Agreement?	Infrastructure, highways, education and recreation facilities.																																															
9	Were any statutory challenges brought and did this effect timescales?	Not yet.																																															
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	Unknown																																															
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	No RM applications submitted to date																																															
12	How long did it take for the first reserved matters application to be approved?	No RM applications submitted to date																																															
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	2 motorway bridges, 2 primary schools, 1 secondary school, shops, workspaces, community hall, 21 hectare employment site, parks, open spaces and allotments, health centre & leisure facilities.																																															
14	When did development begin on site?	Expected to commence in April 2014. 1st phase will bring highways and one bridge forward alongside residential development. Secondary school not required until extension almost complete.																																															
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	Hallam Land Management will sell plots of the site to housing developers.																																															
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	N/A - no RM applications submitted to date																																															
17	In what year were the first houses delivered?	None delivered yet. Note: An appeal decision from 1st Aug 2013 (APP/T2405/A/13/2193758 re. Land east of Springwell Lane, Whetstone, Leicestershire) discussed the delivery of units at the SUE. The appellant (David Wilson Homes East Midlands) suggested a more realistic maximum delivery of housing within the SUE would be 650 houses in the 5 years based on the required access bridge over the M1 being completed in 2015, 50 dwellings being completed in 2014-15 and 200 dwellings per annum in 2015-16 and 2016-17. The inspector agreed that the appellant's suggested figures would be more likely to reflect the actual delivery.																																															
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>	N/A																																															
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>	<table border="1"> <thead> <tr> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th>6</th> <th>7</th> <th>8</th> <th>9</th> <th>10</th> <th>11</th> <th>12</th> <th>13</th> <th>14</th> <th>15</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15																
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20	How has competition between multiple developers on the site affected completion rates?	N/A																																															

Site Name

LPA

Region

Site Image



Question		
1	How was the site originally conceived?	The site was originally conceived within policy CS13 of core strategy adopted November 2011. It was submitted in the SHLAA in 2009 as available and was the chosen allocation for an urban extension out of two preferred options, this extension to the NW of Market Harborough or one to the SE. After consultation on issues and options it was established that this NW extension is proffered by developers due to its open and flat land and a considerable lack of constraints therefore is more developable.
2	What were the Total number of units identified?	Allocated for 1,000. Newly expected deliverable figure stands at 1,500.
3	How was the site brought forward?	An outline application for 1000 dwellings was submitted by Hallam Land management and Davidson Homes (11/00112/OUT) in January 2011 before the Core strategy was published. Application remains PENDING 3 years later (unknown if the application has been resolved to approve). LPA published Strategic Development Area Master Plan in December 2013 which sets out guidelines for the development. The LPA delayed determination of the outline application until after the masterplan was adopted. Site will be brought forward in three plots, the top of the site jointly by Hallam Land Management and William Davis - pending application for 1,000 dwellings. The bottom of the site will progress at the same time as the top which is currently subject to a pending detailed application for 126 dwellings submitted by Linden Homes. The middle section of the site will be last to be built out and is subject to a current application for around 450 dwellings submitted Davidsons homes.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	N/A
5	Was an appeal necessary?	N/A
6	Was the scheme called-in for determination by central government?	N/A
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	N/A
8	What factors were material in the timescales for resolving the Section 106 Agreement?	Currently in discussion. The SDA will require a main road that runs North to South through the three sections, developers of the top and bottom site (phase 1) will need to provide dead ended roads that will eventually be joined in the middle.
9	Were any statutory challenges brought and did this effect timescales?	N/A
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	N/A - PENDING OUTLINE APPLICATION
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	N/A - PENDING OUTLINE APPLICATION
12	How long did it take for the first reserved matters application to be approved?	N/A - PENDING OUTLINE APPLICATION
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	Infrastructure not thought to be required before residential development takes place. The main road will not need to be provided until middle site is built out. There is a requirement by developers of top site to provide a new bridge and road over the canal which is in discussion currently. There is also need to provide greenspace, retail facilities and a new primary school.
14	When did development begin on site?	Outline application still pending. Expected to start work within 2016. 5yr housing land supply suggests completion of 100 dwellings in 2016 and 100 in subsequent years thereafter. LA planner commented this is a highly optimistic value.
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	Site is being brought forward through a number of plots and individual developers (see details in question 3).
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	N/A
17	In what year were the first houses delivered?	N/A

18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>	N/A														
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, replans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i>															
20	How has competition between multiple developers on the site affected completion rates?	It is not thought that competition will impede delivery rates.														

Site Name

LPA

Region



Question	
1	How was the site originally conceived? The site originally featured as a site allocation in the Draft Proposals Map (September 2009). The site was promoted through the 2009 and 2011 SHLAA's. However, it was the 2012 Annual Monitoring Report which included the site within the 5 year housing trajectory, contributing a total of 420 units from 2013-2018.
2	What were the Total number of units identified? 1,000 dwellings
3	How was the site brought forward? Outline planning application (07/0043/OUT) submitted in July 2007 by Barton Willmore on behalf of Charles Church Developments. The view expressed at the time was that each section of the town expansion should be completed or virtually so before the next phase is opened up. As such, it was considered that Weldon Park could be many years off if the completion of Oakley Vale and then Priors Hall SUE carried sequentially.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? Yes, both applications dated July 2007 and February 2009 were submitted before the allocation had been confirmed in the Development Plan.
5	Was an appeal necessary? Outline planning application (07/0043/OUT) was refused on the 14th March 2008 due to issues with the layout and the master plan approach. Revised outline application (09/0083/OUT) received on the 27th February 2009 was recommended for approval by planning officers subject to conditions and S106. The planning committee resolved to approve the application at Planning Committee January 2010, subject to the application being referred to the GO for East Midlands. The application remains PENDING however whilst S106 negotiations continue; a report to One Corby policy committee (dated 21 September 2012) confirms that the developer had asked the LPA to consider Deferred Developer Contributions (DDC). A further development control committee report (dated 17 Sept 2013 re. Bi-annual S106 Agreement Monitoring Report) confirmed that 'execution is anticipated within 4 weeks'. The application remains PENDING
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? By September 2013 it is reported that the S106 contributions have still not been agreed and as such planning consent has not yet been granted.
8	What factors were material in the timescales for resolving the Section 106 Agreement? Unable to discuss as currently at a crucial stage - LPA.
9	Were any statutory challenges brought and did this effect timescales? No statutory challenges been brought at this stage.
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? Ongoing - in the process of finding a developer.
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? At this stage no reserved matters applications been lodged.
12	How long did it take for the first reserved matters application to be approved? N/A
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? No major infrastructure provision required.
14	When did development begin on site? Development yet to commence.
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. N/A
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? N/A
17	In what year were the first houses delivered? N/A
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> No dwellings completed to date. The council originally projected a phased development that should have commenced 11/12.
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>
20	How has competition between multiple developers on the site affected completion rates? N/A

Appendix 7

Site Name
 LPA
 Region

Site Image



Question																																																				
1	How was the site originally conceived? 850 dwellings were allocated in the Local Plan for the period 1991-2001. At the time of allocation it was not known when the Park Prewett Hospital would be shutting and due to the size it was envisaged that some development would be in the post 2001 period. An outline planning permission was granted for a mixed use development incl. approx. 1250 dwellings and village centre in 1997. A legal agreement was signed and a Development Brief agreed.																																																			
2	What were the Total number of units identified? see above: 850 plus 400 units																																																			
3	How was the site brought forward? Allocation in the Local Plan and outline planning permission.																																																			
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?																																																			
5	Was an appeal necessary? no																																																			
6	Was the scheme called-in for determination by central government? no																																																			
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?																																																			
8	What factors were material in the timescales for resolving the Section 106 Agreement? The s106 was originally completed in 1997 but subsequent deed of variations related to affordable housing and community facility provision.																																																			
9	Were any statutory challenges brought and did this effect timescales? Not aware of.																																																			
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer? There were two phases carried out in around 2000 by George Wimpey and McAlpine. After that the site was purchased by English Partnerships (now HCA) from the Department for Health and subsequently sold onto Taylor Wimpey under a building licence in 2005.																																																			
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? 8 years																																																			
12	How long did it take for the first reserved matters application to be approved? 8 years																																																			
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? Footbridge over A339, highways improvements especially around A339 and A340																																																			
14	When did development begin on site? Around 2000																																																			
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. The main developer was Taylor Wimpey, which completed most of the Southern Area (apart from one small area which was subcontracted). The Core Area was completed by Thomas Homes and the DFM site by Persimmons. Phases 1 and 2 were developed by George Wimpey and McAlpine.																																																			
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?																																																			
17	In what year were the first houses delivered?																																																			
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>																																																			
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19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i>																																																			
20	How has competition between multiple developers on the site affected completion rates?																																																			

Site Name

LPA

Region

Site Image



Question	
1	How was the site originally conceived? Local Plan allocation
2	What were the Total number of units identified? 700 dwellings
3	How was the site brought forward? Through Local Plan allocation. The site has been developed by different developers. However Croudace being the main developer (75% of allocated site).
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? Yes, but the application was not determined until Inspectors Report on Local Plan was received.
5	Was an appeal necessary? No
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Two years - not all issues related to S106 negotiations
8	What factors were material in the timescales for resolving the Section 106 Agreement?
9	Were any statutory challenges brought and did this effect timescales? No
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer? Developer was applicant for the outline planning permission
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? Two years -due to problems with approved access and third party land owners.
12	How long did it take for the first reserved matters application to be approved? Five month
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? Alterations and provision of roundabout on A33 - issues with other land owners delayed this.
14	When did development begin on site? Development began c2003
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Single developer bringing forward the site
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?
17	In what year were the first houses delivered? 2003/04
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i>
20	How has competition between multiple developers on the site affected completion rates? N/A

Site Name
 LPA
 Region

Site Image



Question	
1	How was the site originally conceived? MOD site identified for redevelopment as part of Strategic Defence Review in 2001.
2	What were the Total number of units identified? Approx 4,500 dwellings in SPD 2009, reducing to 4,250 in Core Strategy 2011. Final planning application was for up to 3,850 dwellings.
3	How was the site brought forward? Council worked with MOD and interested parties to produce supplementary planning guidance for the site, including 'Enquiry by Design' process which established broad development themes. SPD adopted March 2009. Developer selected as preferred development partner by MOD, HCA & Defence Infrastructure Organisation (DIO) in 2010, following competitive bidding process.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? Core Strategy adopted Oct 2011. Planning application submitted Dec 2012.
5	Was an appeal necessary? No
6	Was the scheme called-in for determination by central government? Planning application not yet granted as S106 not yet completed.
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? S106 negotiations have taken place in parallel with consideration of planning application - expected to conclude within six months of resolution to grant permission.
8	What factors were material in the timescales for resolving the Section 106 Agreement? Parties include developer, MOD, County and Borough Councils. Education and highways requirements are complex and negotiations have taken longer than expected. However, detailed requirements set out in 2009 SPD as a result of widespread consultation have provided a clear starting point and discussions have been taking place with the developer since they were selected in 2010.
9	Were any statutory challenges brought and did this effect timescales? No
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer? MOD is releasing areas of land to the developer on a phased basis. Final handover expected 2015 (i.e. approx 2 years after outline planning granted).
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? N/A
12	How long did it take for the first reserved matters application to be approved? N/A
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? Off-site infrastructure provision is linked to development zones and includes a new on-slip to the A331, junction improvements, cycleway works, pedestrian crossings. Exact timings are still subject to negotiation.
14	When did development begin on site? Expected to commence 2014.
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Proposal is for mix of direct development by developer, handover of land to public sector (e.g. for schools and extra care homes) and sale of development parcels to other developers, subject to detailed Design Codes.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? N/A
17	In what year were the first houses delivered? N/A
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> N/A
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i>
20	How has competition between multiple developers on the site affected completion rates? N/A

Site Name
 LPA
 Region



Question	
1	How was the site originally conceived? North Chelmsford Area Action Plan (NCAAP)
2	What were the Total number of units identified? 3,600 dwellings
3	How was the site brought forward? Allocated within NCAAP
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? A previous application had been submitted prior to the site being allocated 03/00154/EIA
5	Was an appeal necessary? No appeal necessary
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? 12 months (Agreement being signed imminently)
8	What factors were material in the timescales for resolving the Section 106 Agreement? Affordable housing, railway station and heritage compensatory measures
9	Were any statutory challenges brought and did this effect timescales? Outline permission yet to be formally issued
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer? Outline permission yet to be formally issued
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? Outline permission yet to be formally issued
12	How long did it take for the first reserved matters application to be approved? Outline permission yet to be formally issued
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? Radial Distributor Road, junction improvements, new railway station
14	When did development begin on site? Expected Autumn 2013
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Joint venture between Countryside Zest and London Quadrant
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? N/A
17	In what year were the first houses delivered? N/A
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> N/A
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i>
20	How has competition between multiple developers on the site affected completion rates? N/A

Site Name

LPA

Region

Site Image



Question	
1	How was the site originally conceived? North Chelmsford Area Action Plan (NCAAP)
2	What were the Total number of units identified? 650-750 dwellings
3	How was the site brought forward? Allocated within NCAAP
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? A previous application had been submitted prior to the site being allocated 03/00154/EIA
5	Was an appeal necessary? No appeal necessary
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? 4 months
8	What factors were material in the timescales for resolving the Section 106 Agreement? Delivery of Link Road
9	Were any statutory challenges brought and did this effect timescales? No
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer? N/A
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? 6 months
12	How long did it take for the first reserved matters application to be approved? 3 months
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? Protected species mitigation, link road
14	When did development begin on site? September 2013
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Phase 1 Bellway Homes
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? First dwelling not yet complete
17	In what year were the first houses delivered? N/A
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> N/A
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i>
20	How has competition between multiple developers on the site affected completion rates? N/A

Site Name

LPA

Region



Question	
1	How was the site originally conceived? Chelmsford Town Centre Area Action Plan (CTCAAP)
2	What were the Total number of units identified? 507 dwellings
3	How was the site brought forward? Allocated within CTCAAP
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? A previous application had been submitted prior to the site being allocated 02/02073/EIA. Development under construction replacement applications 11/01360/FUL and 11/01360/OUT
5	Was an appeal necessary? No appeal necessary
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? 8 months
8	What factors were material in the timescales for resolving the Section 106 Agreement? Tree preservation, conservation of listed buildings, public realm improvements
9	Were any statutory challenges brought and did this effect timescales? No
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer? N/A
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? Original application part outline part full for first phase.
12	How long did it take for the first reserved matters application to be approved? N/A
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? N/A
14	When did development begin on site? 2013
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Single developer (Genesis Local Housing Partnership)
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? Flatted development under construction, no dwellings complete
17	In what year were the first houses delivered? N/A
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>
20	How has competition between multiple developers on the site affected completion rates? N/A

Site Name

LPA

Region

Site Image



Question	
1	How was the site originally conceived? Local Plan/LDF process
2	What were the Total number of units identified? 2200 originally, current application is for 1600
3	How was the site brought forward? Local Plan/LDF process
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? no
5	Was an appeal necessary? N/A
6	Was the scheme called-in for determination by central government? The LPA will need to write in to the SoS to consider if he wishes to determine the application
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Application 121272 expected to go to Planning Committee at the end of September
8	What factors were material in the timescales for resolving the Section 106 Agreement? N/A
9	Were any statutory challenges brought and did this effect timescales? N/A
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer? N/A
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? N/A
12	How long did it take for the first reserved matters application to be approved? N/A
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? Road improvements to Northern Access Road to be required
14	When did development begin on site? N/A
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. N/A
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? N/A
17	In what year were the first houses delivered? N/A
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i>
20	How has competition between multiple developers on the site affected completion rates? N/A

Site Name

LPA


Region


Site Image



Completed by RJ.

Question																																																
1	How was the site originally conceived? Site was identified in the 2003 deposit draft local plan as a preferred location for about 800 houses, and following the Inquiry was allocated in the adopted plan as a reserved mixed use site. Adopted Local Plan allocation (Proposal 8) required a comprehensive mixed use development including housing, employment uses, schools and leisure facilities. Although these proposals are not fully reflected in this application. Changes to the original allocation are reflected in Core Policy 27 of the Draft Local Plan (October 2012).																																															
2	What were the Total number of units identified? 1000																																															
3	How was the site brought forward? The applicant commenced its promotion of development at the site with informal discussions with Officers of the LPA in 1996. In February 2009 the land was put forward for about 1000 houses and 10 ha of employment land with supporting infrastructure and a new road junction. The site is now a strategic development area in the emerging local plan and has been the subject of ongoing public engagement since 2009. The planning application was validated on the 16 January 2012.																																															
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?																																															
5	Was an appeal necessary?																																															
6	Was the scheme called-in for determination by central government?																																															
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? The site only benefits from a resolution to grant permission (18 March 2013) subject to the applicant first entering into a Section 106 Agreement and Section 278 Agreement.																																															
8	What factors were material in the timescales for resolving the Section 106 Agreement?																																															
9	Were any statutory challenges brought and did this effect timescales?																																															
10	How long did it take from the grant outline planning permission to completion of the sale of the site to a developer? N/a																																															
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? Not yet lodged a reserved matters application. The outline planning permission will allow up to 10 years for reserved matters applications to be submitted to the Council and up to 12 years for the development to be commenced or 2 years from the last approval of reserved matters.																																															
12	How long did it take for the first reserved matters application to be approved? N/a																																															
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? Improvements to road infrastructure at Downs Road onto the A40. The proposed development will deliver a new A40/Downs Road junction to serve the development and provide an alternative route to and from the strategic highway network for existing traffic currently using the Ducklington Interchange and Minster Lovell junctions. Other off site highways improvements including improvements for pedestrians, cyclists, a new bus stop and facilities on Curbridge Road will benefit the proposal.																																															
14	When did development begin on site? Yet to commence.																																															
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. The Council hint that two premium house builders are interested in taking land on the site but it is understood contracts have not yet been exchanged. However the lead developer suggests another volume house building will build on the site resulting in 600 dwellings being built between 2013 and 2018.																																															
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? N/a																																															
17	In what year were the first houses delivered? N/a																																															
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> N/a																																															
19	The following timescales have been provided by the Council in regards to the developer's schedule for the delivery of dwellings on the site (these are cumulative). How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>																																															
	<table border="1"> <thead> <tr> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th>6</th> <th>7</th> <th>8</th> <th>9</th> <th>10</th> <th>11</th> <th>12</th> <th>13</th> <th>14</th> <th>15</th> </tr> </thead> <tbody> <tr> <td></td> <td>50</td> <td>150</td> <td>300</td> <td>450</td> <td>600</td> <td>750</td> <td>900</td> <td>1000</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		50	150	300	450	600	750	900	1000							
Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year																																	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15																																		
	50	150	300	450	600	750	900	1000																																								
20	How has competition between multiple developers on the site affected completion rates? N/a																																															

Site Name	Eastern Development Area	Site Image														
LPA	Milton Keynes Council															
Region	South East															
Question																
1	How was the site originally conceived?	Allocated in the Milton Keynes Local Plan (adopted December 2005)														
2	What were the Total number of units identified?	4000 dwellings														
3	How was the site brought forward?	Approval of Eastern Expansion Area Development Framework as Council SPG (Oct 2005) Outline planning applications submitted for Broughton Gate (1400 dwellings-later increased to 1500) in June 2004 and Brooklands (2500 dwellings) in Dec 2005.														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	Yes														
5	Was an appeal necessary?	Appeal on non-determination of Broughton Gate outline but later adjourned.														
6	Was the scheme called-in for determination by central government?	No														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	(1) Broughton Gate - Resolution to approve Jan 2005. Permission issued July 2005 so approx 6 months. (2) Brooklands -Resolution to approve Aug 2006. Permission issued Aug 2007 so 1 year.														
8	What factors were material in the timescales for resolving the Section 106 Agreement?	(1) Broughton Gate - Appeal on non-determination meant that the S106 Agreement is a standalone agreement which predates overarching Framework Agreement for Expansion Areas. (2) Brooklands - As well as a site specific S106, the site was covered by an overarching framework agreement covering the Expansion Areas in Milton Keynes. This involved negotiations with multiple landowners and establishment of the MK Tariff principle														
9	Were any statutory challenges brought and did this effect timescales?	No														
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer?	N/A														
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	16 months (outline planning permission granted July 2005. First reserved matters application lodged Nov 2006)														
12	How long did it take for the first reserved matters application to be approved?	23 months - First reserved matters approved June 2007														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	Highway improvements to M1 junction 14 and northfield roundabout were required prior to the occupation of 550 dwellings. This did not affect commencement of development.														
14	When did development begin on site?	Jan 2007														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	Lead developer selling serviced plots to other developers														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	First dwelling complete Jan 2008. Strategic Infrastructure (roads, drainage) were required before completion of dwellings. This was delivered under separate planning permission in 2007.														
17	In what year were the first houses delivered?	2008														
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>	90														
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>	391	310	330	380	280	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
20	How has competition between multiple developers on the site affected completion rates?	Competition between developers has maintained a steady rate of delivery despite challenging market conditions.														

Site Name	Western Development Area	Site Image														
LPA	Milton Keynes Council															
Region	South East															
Question																
1	How was the site originally conceived?	Allocated in the Milton Keynes Local Plan (adopted December 2005)														
2	What were the Total number of units identified?	6550														
3	How was the site brought forward?	Approval of Western Expansion Area Development Framework as Council SPG (Nov 2005) Outline planning applications submitted for WEA Area 10 (430 dwellings) in Feb 2006 and Area 11 (2200 dwellings) in Jan 2006.														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	N/a														
5	Was an appeal necessary?	No														
6	Was the scheme called-in for determination by central government?	No														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	Approx. 2 years (Application considered in 2005/06 and S106 finalised in 2007)														
8	What factors were material in the timescales for resolving the Section 106 Agreement?	As well as a site specific S106, the site was covered by an overarching framework agreement covering the Expansion Areas in Milton Keynes. This involved negotiations with multiple landowners and establishment of the MK Tariff principle.														
9	Were any statutory challenges brought and did this effect timescales?	No														
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer?	6 yrs + (Granted October 2007 & no completions to date)														
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	1 yr (Granted 2007 first reserved matters application lodged 2008)														
12	How long did it take for the first reserved matters application to be approved?	3 yrs (23/07/2008 application submitted - 15/12/2011 approved)														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	No														
14	When did development begin on site?	Development due to commence on site Autumn 2013														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	Lead developer selling serviced plots to other developers														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	N/a no completions to date														
17	In what year were the first houses delivered?	N/a no completions to date														
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>	N/a no completions to date														
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20	How has competition between multiple developers on the site affected completion rates?	N/a no completions to date														

Site Name
 LPA
 Region

Site Image



Question																															
1	How was the site originally conceived? As part of a strategic allocation in Bedfordshire Structure Plan																														
2	What were the Total number of units identified? At the time of the Bedford Borough Local Plan 2002 - 1450																														
3	How was the site brought forward? Through the Bedford Borough Local Plan 2002																														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?																														
5	Was an appeal necessary? No																														
6	Was the scheme called-in for determination by central government? No																														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? 26.09.2005 until 20.3.2007																														
8	What factors were material in the timescales for resolving the Section 106 Agreement? Main issue was that there were three landowners and a raft of other legal agreements also needed to make sure the western bypass delivery was secured - 40 in total																														
9	Were any statutory challenges brought and did this effect timescales? No																														
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? 26.09.2005 until 20.3.2007																														
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? 3 years																														
12	How long did it take for the first reserved matters application to be approved? 1 year																														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? None																														
14	When did development begin on site? 28/01/ 2008, housing started 27/5/2008																														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. There is a lead developer but that developer has subsequently sold some parcels to other volume housebuilders.																														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? One year - first occupation May 2009																														
17	In what year were the first houses delivered? 2009																														
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> 54 from Apr 2009-end March 2010																														
	<table border="1"> <thead> <tr> <th>Year 1</th> <th>Year 2</th> <th>Year 3</th> <th>Year 4</th> <th>Year 5</th> <th>Year 6</th> <th>Year 7</th> <th>Year 8</th> <th>Year 9</th> <th>Year 10</th> <th>Year 11</th> <th>Year 12</th> <th>Year 13</th> <th>Year 14</th> <th>Year 15</th> </tr> </thead> <tbody> <tr> <td>54.00</td> <td>85.00</td> <td>103.00</td> <td>60.00</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	54.00	85.00	103.00	60.00											
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54.00	85.00	103.00	60.00																												
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20	How has competition between multiple developers on the site affected completion rates? Hard to say, but the fact that there are a number of volume housebuilders on site may have increased choice																														

Site Name
 LPA
 Region

Site Image



Question																															
1	How was the site originally conceived? As part of the Bedfordshire Structure Plan																														
2	What were the Total number of units identified? At the time of the Local Plan 2002 - 730																														
3	How was the site brought forward? Through the Local Plan																														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?																														
5	Was an appeal necessary? No																														
6	Was the scheme called-in for determination by central government? No																														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?																														
8	What factors were material in the timescales for resolving the Section 106 Agreement? Main issue was that there were three landowners and a raft of other legal agreements also needed to make sure the western bypass delivery was secured - 40 in total																														
9	Were any statutory challenges brought and did this effect timescales? No																														
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? 26.09.2005 until 20.3.2007																														
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? 4 years																														
12	How long did it take for the first reserved matters application to be approved? 1 year																														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?																														
14	When did development begin on site? Oct 2009																														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. There is a lead developer but that developer has subsequently sold some parcels to other volume housebuilders.																														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? housing started October 2009, first occupations 2010																														
17	In what year were the first houses delivered? 2010																														
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> 24.00																														
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19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>																														
20	How has competition between multiple developers on the site affected completion rates? Hard to say, but the fact that there are a number of volume housebuilders on site may have increased choice																														

Site Name

LPA

Region



Question																																																
1	How was the site originally conceived? As part of a strategic allocation in the Bedfordshire Structure Plan																																															
2	What were the Total number of units identified? At the time of the Local Pla in 2002 -900 units																																															
3	How was the site brought forward? Through the Local Plan																																															
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?																																															
5	Was an appeal necessary?																																															
6	Was the scheme called-in for determination by central government?																																															
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? The s106 has yet to be signed																																															
8	What factors were material in the timescales for resolving the Section 106 Agreement? The need to deliver the northern section of the bypass																																															
9	Were any statutory challenges brought and did this effect timescales?																																															
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?																																															
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?																																															
12	How long did it take for the first reserved matters application to be approved?																																															
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?																																															
14	When did development begin on site?																																															
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.																																															
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?																																															
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20	How has competition between multiple developers on the site affected completion rates?																																															

Site Name

LPA

Region



This Pro Forma refers to Grainger owned land, for 2,550 units as part of West of Waterlooville development. Remaining land owned by Taylor Wimpey.

Question																																																
1	How was the site originally conceived? Hampshire County Structure Plan Review 1996 - 2011 superseded by the RSS May 2009																																															
2	What were the Total number of units identified? 2550																																															
3	How was the site brought forward? Allocated in Winchester District Local Plan Review 2006 and Winchester Core Strategy (March 2013), application submitted by developer																																															
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? Allocated as major development area																																															
5	Was an appeal necessary? No																																															
6	Was the scheme called-in for determination by central government? No																																															
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Outline approved: 1/08 (decision issued) S106 Signed: 12/07 Infrastructure and Design Code applications withdrawn 9/09 Re-masterplanned outline submitted 11/10 for 3550 units to include 1000 reserve Permitted (decision notice issued) and new S106 signed) 03/12 Multiple authorities, adjustments to account for extra 1000 units																																															
8	What factors were material in the timescales for resolving the Section 106 Agreement? 3 Local Authorities (Winchester CC Havant BC and Hampshire CC) so availability of key staff an issue																																															
9	Were any statutory challenges brought and did this effect timescales? No																																															
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? Approx 8 months (Dec 12) Bloor started building, but unknown when they bought the residential site from Grainger. Publicised Oct 12: http://www.theconstructionindex.co.uk/news/view/grainger-chooses-bloor-for-berewood-first-phase																																															
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? From Jan 08 to Nov 08 for 1st outline. 2nd approved outline a hybrid of the whole site and Phase 1 residential 1st REM will be Phase 2 resi																																															
12	How long did it take for the first reserved matters application to be approved? Approved at First Committee Meeting																																															
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? Path from development across integration land (land initially separating Waterlooville to new development, now all in ownership on developers but planned to allow access to existing town centre by sustainable methods) to the main road																																															
14	When did development begin on site? April 2009 (Grainger infrastructure (they are completing infrastructure before selling on to housebuilders))																																															
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Grainger selling fully serviced phases																																															
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? Approx June 2013 (show homes)																																															
17	In what year were the first houses delivered? 2013																																															
18	How many dwellings were completed in the first year? Comment on any differences between multiple phases. Not had full year yet																																															
	<table border="1"> <thead> <tr> <th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th> </tr> <tr> <th>1</th><th>2</th><th>3</th><th>4</th><th>5</th><th>6</th><th>7</th><th>8</th><th>9</th><th>10</th><th>11</th><th>12</th><th>13</th><th>14</th><th>15</th> </tr> </thead> <tbody> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table>	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15																
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15																																		
19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?																																															
20	As stated before Taylor Wimpey have been selling predominately off plan, they are losing sales to Bloor now as they have no smaller unit left and Bloor have (Grainger sold first phase to Bloor).																																															

Grainger changed masterplan due to economic downturn, but aided by inclusion of 1000 homes that were reserve allocation. Application submitted (and land owned) by two different developers, but considered only under one masterplan at planning committees. This affected Taylor Wimpey site, when Grainger resubmitted.

Development pressures around a road, wanted ASDA to move as part of development, but due to economic climate, ASDA refused.

In 2009 Grainger undertook a technical review of the approved scheme. This demonstrated that as a result of the economic downturn key elements rendered the scheme unviable. It concluded that there was a need to comprehensively re-phase and re-masterplan the site, including the previously reserved land for an additional 1,000 dwellings. As a consequence, the applicant elected to prepare a revised scheme.

A revised hybrid planning application for the Grainger component of the scheme was submitted in November 2010. Outline permission was granted in 21st March 2011 for the development of approx 2,550 homes, a local centre, employment uses and community facilities. Full planning permission was also granted for the development of Phase 1 comprising 194 homes. This means in total there is now planning Permission for 3,000 new homes in the West of Waterlooville MDA.

Site Name Queen Elizabeth Park
 LPA Guildford Borough Council
 Region South East

Site Image



Question	Answer																														
1 How was the site originally conceived?	Surrey Structure Plan (Dec 2004) POLICY L06/Housing Provision: Provision will be made for 35,400 (net) dwellings within Surrey between April 2001 and March 2016. Guildford was allocated 4,750 dwellings as part of this growth. The site was proposed for housing development in the Deposit Draft of the Guildford Borough Local Plan, Feb 2009 Policy 99H2. In July 1999, Guildford BC approved a development brief for Queen Elizabeth Barracks and 8 Map, and Chart Depot setting out the Councils requirements. Queen Elizabeth Park is now referred to in Local Plan Policy H2 Housing Proposal in the Guildford Local Plan (Jan 2003).																														
2 What were the Total number of units identified?	A maximum of 450 units was envisaged in the development brief for Queen Elizabeth Park.																														
3 How was the site brought forward?	First Application Submitted: 99/P/01956 received 13/12/99 from Defence Estates South East & Germany. Outline application for redevelopment to provide a range of uses comprising up to 500 residential units, mixed use local centre of 2.4 hectares comprising employment use (up to 9,000 square metres), retail, leisure and social uses to serve the local community and small residential units, together with 6 hectares of open space and landscaping, access, infrastructure and car parking. This application was withdrawn. Outline Application 01/P/00881 submitted May 2001 by Laing and Linden Homes for Outline applications for redevelopment to provide 525 dwellings, employment, nursing home, community facilities, retail, health and fitness centre, open space and associated roads.																														
4 If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	N/A																														
5 Was an appeal necessary?	No																														
6 Was the scheme called-in for determination by central government?	No																														
7 If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	Resolved to approve 01/10/2001. Approved 30/10/2001																														
8 What factors were material in the timescales for resolving the Section 106 Agreement?																															
9 Were any statutory challenges brought and did this effect timescales?																															
10 How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	Outline application by Laing South West Thames/Linden Homes approved October 2001																														
11 How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	Outline Planning Application reference: 01/P/00881 Decision Date: 30/10/2001 First Reserved Matters Application ref: 01/P/02488 First Reserved Matters Application validation: 07/12/2001																														
12 How long did it take for the first reserved matters application to be approved?	First Reserved Matters Application ref: 01/P/02488 Decision Date: 19/02/2002 4 months between outline approval and RM submission																														
13 What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	Relate to pre occupation: Various Junction / highway improvements. Notes: 153,454 towards construction of a pedestrian footbridge across the main London to Portsmouth Railway line: 1253, 700 for (a) A bus lane on A320 Woking Road (southbound) between Stoughton Road and A25 immediately south of A3; (b) A bus lane on A322 from Wooden Bridge, along Middleton road and over the river way to the A246 York Road.																														
14 When did development begin on site?	Approx 2002																														
15 How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	Outline application by Laing South West Thames/Linden Homes																														
16 How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	Condition 12: No development was to take place prior to a Written Programme of Archeological Work had been implemented and approved by LPA. Condition 20: No development is to be commenced prior of a detailed investigation to ascertain whether the site is contaminated and together with any remediation scheme required as a result shall be submitted to the LPA. Condition 21: Before development commences, the construction of the site drainage system shall be carried out in accordance with a scheme and method statement to be approved by the LPA. First dwelling was approx 29/11/02 20/12/02																														
17 In what year were the first houses delivered?	29/11/02 20/12/02																														
18 How many dwellings were completed in the first year? Comment on any differences between multiple phases.	6 units																														
19 How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?	<table border="1"> <thead> <tr> <th>Year 1</th> <th>Year 2</th> <th>Year 3</th> <th>Year 4</th> <th>Year 5</th> <th>Year 6</th> <th>Year 7</th> <th>Year 8</th> <th>Year 9</th> <th>Year 10</th> <th>Year 11</th> <th>Year 12</th> <th>Year 13</th> <th>Year 14</th> <th>Year 15</th> </tr> </thead> <tbody> <tr> <td>6 units (29/11/02 20/12/02)</td> <td>206 units (10/01/03 23/12/03)</td> <td>126 units (12/01/04 16/12/04)</td> <td>55 units (20/01/05 20/12/05)</td> <td>90 units (14/01/06 18/12/06)</td> <td>39 units (23/01/07 02/10/07)</td> <td>3 units (20/03/08)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	6 units (29/11/02 20/12/02)	206 units (10/01/03 23/12/03)	126 units (12/01/04 16/12/04)	55 units (20/01/05 20/12/05)	90 units (14/01/06 18/12/06)	39 units (23/01/07 02/10/07)	3 units (20/03/08)								
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20 How has competition between multiple developers on the site affected completion rates?																															

Contact Log: Spoke with default planning admin who advised Case/Planning officer Dave Barton has retired who originally worked on case, recommended Mary Pryor for S106.
Section 106 Officer- Mary Anne Pryor
DD: 01483 444463
Tel Con: 14:18 06/11/2014

Contact Log: Contacted Mary Pryor by Tel (see email corres)- Seemed willing to assist for s106 matters where relevant and pass me on to any other relevant colleagues.

Contact Log: Planning application request: Informed can view from internal computer. Was informed at council visit that the information would/could be put online and that it is currently classified as sensitive on the system which could be changed fairly quickly.

Contact Log: Spoke to Heather Sandall Senior Planning Policy Officer -(heather.sandall@guildford.gov.uk)- provided completion figures

Site Name Horley NE Sector
 LPA Reigate & Banstead Borough Council
 Region South East

Site Image



Question	Answer																																
1 How was the site originally conceived?	The Surrey Structure Plan (1994), Policy DP4 identified a strategic housing allocation for 2600 dwellings on land excluded from the Green Belt at Horley. Policy DP4 in the Surrey Structure Plan 1994 requires provision to be made in Horley for 1,300 dwellings in the period 2001 to 2006, with provision for a further 1,300 dwellings post 2006. The emerging Local Plan identified two urban extensions in Horley, one to the North West, and the other to the North East. The North East Sector was bought forward by adoption of the Local Plan (1994) as an urban extension excluded from the green belt and identified for meeting long term development needs. It proposed the North East Sector would accommodate 710 dwellings.																																
2 What were the Total number of units identified?	710 units																																
3 How was the site brought forward?	The Local Plan (2005), Policy HR16, and Horley Masterplan. Application 04/01778/OUT for: Construction of New Neighbourhood of 600 dwellings, primary school, conversion of Tanyard Barn to a community Hall, local centre plus car parking, link road connecting Langshott to Cross Oak Lane, access roads and bus only access on to Langshott, formal and informal open space areas, infrastructure works inc re-profiling of part of the site.																																
4 If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?																																	
5 Was an appeal necessary?																																	
6 Was the scheme called-in for determination by central government?																																	
7 If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	Outline application validated July 2004, resolved to approve March 2005; approved 22 September 2006 = 18 months between resolution & approval																																
8 What factors were material in the timescales for resolving the Section 106 Agreement?																																	
9 Were any statutory challenges brought and did this effect timescales?																																	
10 How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	(The developers involved are Barratts, Wates and David Wilson Homes).																																
11 How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	First Outline planning Application Reference: 04/01778/OUT Decision Notice date: 22/09/2006 First reserved Matter Application reference: 04/01778/DET20 First reserved Matter Application validation: 19/12/2006																																
12 How long did it take for the first reserved matters application to be approved?	First reserved Matter Application reference: 04/01778/DET20 First reserved Matter Application validation: 19/12/2006 Decision Notice date: 24/05/2007																																
13 What major off-site infrastructure provision/improvements were required before development could get underway e.g. link road, bypass, bridges etc. How did this have an effect on timescales?	Condition 11 (of 04/01778/OUT): No development shall take place until a scheme has been submitted for the new access road, including its junctions with Langshott and Crossoak Lane (a) No dwellings permitted by this permission shall be occupied until (i) The Langshott North East Sector Access road Junction has been completed; (ii) The Langshott North East sector access road has been completed (b) No more than 100 dwellings shall be occupied until: (i) the Crossoak North East Sector Access Road Junction has been completed; (ii) the Crossoak North East Sector Access road has been completed; (iii) the A23/crossoak Lane Junction improvements have been completed.																																
14 When did development begin on site?	Approx 2009																																
15 How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	The main developers are Barratts, Wates and David Wilson Homes.																																
16 How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	Approx 2009. There were 44 conditions of approval relating to a number of pre-commencing infrastructure works, drainage and ecology investigations (amongst others) - see above for details of condition 11.																																
17 In what year were the first houses delivered?	Approx 2009																																
18 How many dwellings were completed in the first year? Comment on any differences between multiple phases.	76 units (2009)																																
19 How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?	<table border="1"> <thead> <tr> <th>Year</th> <th>Year 1</th> <th>Year 2</th> <th>Year 3</th> <th>Year 4</th> <th>Year 5</th> <th>Year 6</th> <th>Year 7</th> <th>Year 8</th> <th>Year 9</th> <th>Year 10</th> <th>Year 11</th> <th>Year 12</th> <th>Year 13</th> <th>Year 14</th> <th>Year 15</th> </tr> </thead> <tbody> <tr> <td>76 units (2009) (39 homes, 37 flats)</td> <td>88 units (2010) (88 houses)</td> <td>78 units (2011) (72 houses, 6 flats)</td> <td>101 units (2012) (98 houses, 3 flats)</td> <td>124 units (2013) (62 houses, 62 flats)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	76 units (2009) (39 homes, 37 flats)	88 units (2010) (88 houses)	78 units (2011) (72 houses, 6 flats)	101 units (2012) (98 houses, 3 flats)	124 units (2013) (62 houses, 62 flats)											
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20 How has competition between multiple developers on the site affected completion rates?																																	

Contact Information

Elizabeth - Monitoring / Implementation
 DD: 01737 276 208
 FP: 01737 276000
 Tel Con: 01737 276000

Contact Log: Informed that original case officer who worked on the original application has retired.

Site Name	Berryfields	Site Image	
LPA	Aylesbury Vale District Council		
Region	South East		
Question			
1	How was the site originally conceived?		The Buckinghamshire Structure Plan identifies a requirement of 17,000 for the period 2001-2011. The Buckinghamshire Structure Plan identifies Milton Keynes, Aylesbury and High Wycombe as urban centres to receive the majority of new development, both housing and employment. In the same period, the level of new housing for Aylesbury Vale District is 8,600 dwellings. Specifically in relation to Aylesbury the Structure Plan states: " A minimum of 3,00 new homes will be provided within and/or adjoining the built-up limits of the settlement, including part of neighbouring parishes contiguous with that area".
2	What were the Total number of units identified?		3,000 units & mixed uses (1,850 units are only to be built out up to 2011 with the remainder to be brought forward post Aylesbury Vale District Local Plan (2004) plan period.
3	How was the site brought forward?		Aylesbury District Local Plan (adopted Jan 2004) strategy identifies 2,700 housing is to be delivered in Aylesbury through Major Development Areas. Berryfields is classified as a Major Development Area and was brought forward via Berryfields Development Brief-adopted as supplementary planning guidance. Planning application 03/02386/AOP for: 3000 dwellings, employment (Classes B1, B2 and B8), district centre (comprising a mix of Classes A1, A2, A3, A4 and A5, B1, C3, D1 and D2), two combined schools, a secondary school, public open space and recreation facilities, park and ride and accesses.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?		
5	Was an appeal necessary?		
6	Was the scheme called-in for determination by central government?		
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?		
8	What factors were material in the timescales for resolving the Section 106 Agreement?		
9	Were any statutory challenges brought and did this effect timescales?		
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?		Outline application validated October 2003; resolved to approve December 2006; approved November 2007
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?		Outline Permission Reference: 03/02386/AOP Outline Application validated: 09/10/2003. Committee date 07/12/2006 - outline planning permission granted 14/11/2007 First Reserved Matters Application Validated: 04/01/2007 (reference 07/00052/ADP) submitted PRIOR to outline approval
12	How long did it take for the first reserved matters application to be approved?		First Reserved Matters Application Validated: 04/01/2007 First Reserved Matters Application Decision Notice date: 14/10/2008
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?		As part of the proposals a new link road is to be provided, the Western Link Road (WLR) that will link the A41 (Bicester Road) and the A413 (Buckingham Road). The WLR will link the Berryfields, and Weedon Hill major development areas and its delivery will be the joint responsibility of the respective developers who have control of the relevant land. The WLR (where it is outside of the MDAs) is the subject of a separate planning application and EIA. The proposals include an extensive scheme of works to the A41 most notably to improve this routes status as a public transport corridor.
14	When did development begin on site?		Construction on site commenced approx July 2010. 25 dwellings were under construction at end September 2010.
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.		The Berryfields Consortium is a body established to represent both the owners and developers of land allocated for development at Berryfields. The Consortium comprises: ! George Wimpey UK Limited; ! Martin Grant Homes Limited; ! Kier Land Limited; and ! Banner Homes Limited.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?		Condition 1: Approval of the details of the siting, design and external appearance of the buildings, and the landscaping of each phase or sub-phase of the site (hereby after called reserved matters) shall be obtained in writing from the LPA before development of that phase or sub-phase is commenced. Condition 10: The development in relation to each phase or sub-phase of the development shall not be commenced until or unless the trees and hedgerows shown for retention on an approved scheme of landscaping and tree planting in relation to that phase or sub phase of the development have been protected by fencing constructed in accordance with BS 5837: 2005. Condition 15: No building shall be occupied until sewerage infrastructure is in place that is adequate to receive all foul water discharges from that building. Each phase or sub-phase of the development shall include details of compensatory flood storage works if required in relation to that phase or sub-phase of the development. Condition 16: Before development of a phase or sub-phase surface water drainage works/surface water control measures incorporating sustainable drainage principles in relation to each phase or sub-phase of the development shall be carried out in accordance with details approved by the LPA. Condition 22: No development shall take place within any phase or sub-phase of the development until the implementation of a programme of archeological works has been secured in relation to that phase or sub-phase of the development. Condition 23: The development shall be served by means of adoptable estate roads and no dwelling shall be occupied until the estate roads which provide access to it from the existing highways have been laid out in accordance with details approved by the LPA. Condition 30: No other part of the development shall begin until details of the design, location and extent of hoardings to be placed where necessary in the absence of existing boundary screening on or adjacent to the boundaries of land in residential use enclosed by the application site area but excluded from it have been approved by the LPA. No construction work shall take place within 200m of any such boundary until the hoardings to protect that boundary have been erected in accordance with the approved details. No hoarding shall be removed until all construction work within 200m of the boundary on or adjacent to which that hoarding is located. Condition 31: The details to be submitted in relation to each phase or sub-phase of the development for the approval in writing by the LPA in accordance with condition 1 shall include a contaminated land assessment and where appropriate an associated remedial strategy incorporating a timetable of works.

17	In what year were the first houses delivered?	Approx. Apr10-Mar11														
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>	94 units (AMR)														
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>	94 units (Apr10-Mar11) (Online Research-AMR)	245 units (Apr11-Mar12) (Online Research-AMR)													
20	How has competition between multiple developers on the site affected completion rates?															

Contact Information:

Tel Conv: Default planning policy - Amanda Johnson
 Note (date 06/11/2013): Was informed that Roger Newell (planning officer role) has worked on both Berryfields and Weedon Hill, and Andrew Kirkham (project Manager role) could be also be able to assist.

Roger Newell DD: 01296 585438

Andrew Kirkham DD: 01296 585461

Site Name

LPA

Region

Site Image



Question																															
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	Historical site Allocation																														
	Historical site Allocation and planning application																														
	Outline planning application (reference 88/02485/P) for 1,000 units submitted December 1988; approved 15/08/1989																														
	No																														
	No																														
	S106 signed 15/08/1989 - same date as approval. It took 8 months for the application to be determined																														
	NB: a number of deeds of variation to the S106 have been agreed - in 1990, 1996, 1998 & 2001																														
	No																														
	2 years approx																														
	RM application (reference 90/01013/PRBN) was submitted June 1990 for 46 units on Phase 2 and approved 1 month later - July 1990. Many RM applications were submitted subsequently. NB: Application reference 01/01538/FUL was submitted to vary condition 1 on outline permission 88/02485/P to enable RM applications to be submitted after 15/08/02 for 3 years. Approved 14 November 2001. This therefore varied the 1989 permission. Subsequently, application reference 04/02107/FUL submitted 19/11/04 submitted to vary condition 1 on permission 88/02485/P to enable RM applications to be submitted after 05/08/05 for further 3 years. Approved 10 December 2004. This therefore further varied the 1989 permission.																														
	N/A																														
	Sewerage and roads																														
	1989																														
	Bovis Homes have submitted the variation applications. Plot basis.																														
	Sewerage and roads																														
	1991 approx																														
	Not known 143 completed upto March 1996, no data before then.																														
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Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15																	
143.00	169.00	150.00	155.00	243.00	138.00	55.00	55.00	70.00	4.00	41.00	94.00	12.00	0.00	0.00																	
	Not known																														

Site Name

LPA

Region

Site Image




Question																																																													
1	How was the site originally conceived?																																																												
	Historic site allocation and subject of a Development Brief (Dec 1999) which was adopted as an SPG																																																												
2	What were the Total number of units identified?																																																												
	Total of 1100. An application for the erection of 800 dwellings, a business park, primary school, neighbourhood centre and associated community facilities (app ref: 91/01563/OUT) was validated on 30.12.91. Outline planning permission was granted 08.08.00 with the S106 being signed 08/08/2000; supplementary S106 agreement was signed 01/12/2004. A masterplan (for the same development description) was validated November 2000 and approved 28/06/01 (app ref: 00/01764/OUT).																																																												
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18	How many dwellings were completed in the first year? Comment on any differences between multiple phases.																																																												
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	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th><th>Year</th> </tr> <tr> <th>1</th><th>2</th><th>3</th><th>4</th><th>5</th><th>6</th><th>7</th><th>8</th><th>9</th><th>10</th><th>11</th><th>12</th><th>13</th><th>14</th><th>15</th><th>16</th><th>17</th><th>18</th><th>19</th><th>20</th> </tr> </thead> <tbody> <tr> <td>72.00</td><td>206.00</td><td>222.00</td><td>119.00</td><td>65.00</td><td>85.00</td><td>25.00</td><td>0.00</td><td>55.00</td><td>0.00</td><td>0.00</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table>	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	72.00	206.00	222.00	119.00	65.00	85.00	25.00	0.00	55.00	0.00	0.00									
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19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?																																																												
20	How has competition between multiple developers on the site affected completion rates?																																																												
	Unknown																																																												


Site Name
 LPA
 Region

Site Image



Question																															
1	How was the site originally conceived? Requirement for 3000 homes in Andover from Hampshire County Structure Plan (Policy H2)																														
2	What were the Total number of units identified? 1200 units																														
3	How was the site brought forward? Allocation in Test Valley Local Plan 2006 (Policy AND02)																														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? Not applicable.																														
5	Was an appeal necessary? No																														
6	Was the scheme called-in for determination by central government? No Application received: Nov 2004 (App ref: TVN.SCR/09275OUTLINE) Considered at planning committee 29 June 2006. Members delegated to Head of Planning. Further considered at planning committee: 11 Jan 2007 permitting (subject to no call in by SoS) Decision notice granted: 31 Jan 2008																														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Northern Area Planning Committee resolved to grant outline planning permission on 29th June 2006. The S106 was completed and the decision notice was sent to the applicant on 31st Jan 2008.																														
8	What factors were material in the timescales for resolving the Section 106 Agreement? provision of site for food store, community hall, several sports pitches, health centre, nursery.																														
9	Were any statutory challenges brought and did this effect timescales? None																														
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? The site was secured under an option agreement. It is not known when the developer became the sole interest in the site. The developer secured outline planning permission.																														
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? The first reserved matters application was lodged in October 2008																														
12	How long did it take for the first reserved matters application to be approved? Decision approved: March 201008/02496/RESN - Erection of 203 dwellings and garages together with associated works (part details of TVN.09275 - Phase 1A) App Received: 14 Oct 2008 Decision Issued: 03 Jul 2009																														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? Access into the site via construction of a new roundabout off A3093. Construction of the roundabout took place before occupation of first dwellings so development could continue whilst constructing the roundabout.																														
14	When did development begin on site? 2010																														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. One main developer (Persimmon) bringing forward the majority of the site and one smaller developer (Sir Charles Church) delivering a small parcel.																														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? Not known how long it took to complete first dwelling. Spine road through site, laying out of Urban Park and																														
17	In what year were the first houses delivered? 2011																														
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> There were approximately 100 dwellings delivered in the first year. On average, the site has delivered about 110 dwellings a year since development commenced in late 2010. Occupations are now just over 250. The developer has report no fall in sales and compared to other major sites the Council is implementing, Picket Twenty is the fastest selling.																														
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances, events etc?</i>																														
	<table border="1"> <thead> <tr> <th>Year 1</th> <th>Year 2</th> <th>Year 3</th> <th>Year 4</th> <th>Year 5</th> <th>Year 6</th> <th>Year 7</th> <th>Year 8</th> <th>Year 9</th> <th>Year 10</th> <th>Year 11</th> <th>Year 12</th> <th>Year 13</th> <th>Year 14</th> <th>Year 15</th> </tr> </thead> <tbody> <tr> <td>147</td> <td>178</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	147	178													
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15																	
147	178																														
20	How has competition between multiple developers on the site affected completion rates? Not been an issue as one main developer.																														

Site Name	Grove Airfield	Site Image														
LPA	Vale of White Horse															
Region	South East															
Question																
1	How was the site originally conceived?	In 1991, a consortium of land owners was put together to jointly promote the land at Grove Airfield as a proposed housing allocation in the emerging Vale of White Horse Local Plan. Submissions were made in respect of the first Vale of White Horse Local Plan (adopted 1999) but without success. However, since then, the development of a strategic housing site at Grove Airfield with up to 2500 new homes with associated major infrastructure provision has been enshrined in local planning policy since 2006. The development is supported by Policy H5 of the adopted local plan 2011, which allocates the land as a strategic housing site														
2	What were the Total number of units identified?	2500 total units. Outline application submitted in February 2012 for 2500 dwellings with associated services and facilities (App ref: P12/V0299/O) - PENDING.														
3	How was the site brought forward?	Following further submissions, the site was allocated for residential development in the First Deposit Draft of the Vale of White Horse Local Plan 2011. That plan was published in 2002. The proposed allocation was tested at each stage of the Local Plan process and following the Local Plan Inquiry, which was held in 2005, the allocation (under Local Plan Policy H5) was confirmed. The Plan was adopted in July 2006. Supplementary Planning Guidance (SPG) in respect of the proposed development was prepared by the Vale of White Horse District Council to give further detailed guidance on how the Council envisaged the site being developed. Draft versions of the SPG were consulted upon in June 2004 and March 2006 and the SPG was adopted in July 2006. The developers had originally intended to submit the outline planning application in 2008. However, as a consequence of the global economic recession, the application was delayed. As a result of this delay, a review of the previous master plan and further more detailed work has been undertaken on matters such as transportation, drainage and viability.														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	Outline application (reference P12/V0299/O) was resolved to be granted PP at planning committee 4 December 2013 subject to S106. Application had been subject to delays relating to														
5	Was an appeal necessary?	n/a														
6	Was the scheme called-in for determination by central government?	n/a														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	n/a														
8	What factors were material in the timescales for resolving the Section 106 Agreement?	n/a														
9	Were any statutory challenges brought and did this effect timescales?	n/a														
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	n/a														
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	n/a														
12	How long did it take for the first reserved matters application to be approved?	n/a														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	Southern Access Road required first. Northern Link road need to be delivered before 1501st unit is built														
14	When did development begin on site?	n/a														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	Applicant for outline - Persimmon & Taylor Wimpey														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	n/a														
17	In what year were the first houses delivered?	Expected to be in 2014														
18	How many dwellings were completed in the first year? Comment on any differences between multiple phases.	n/a														
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?															
20	How has competition between multiple developers on the site affected completion rates?															

Site Name	North East Carterton	Site Image															
LPA	West Oxfordshire																
Region	South East																
Question																	
1	How was the site originally conceived?	Consideration of major expansion of Carterton first arose following public consultation on Deposit Version of the West Oxon Ryak Areas Review Local Plan in 1988. West Ox DC consulted on early proposals to be inserted in Local Plan in 1989 and committed to support its development in principle. Carterton expansion debated at examination into Oxfordshire Structure Plan (Alteration #4) in March 91. Structure Plan approved by Secretary of State in Jan 92 and contained provision for rural housing to allow Carterton expansion.															
2	What were the Total number of units identified?	1,499 units.															
3	How was the site brought forward?	Allocated in Local Plan (1997), carried through to Local Plan (2011). Planning application: Outline															
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?																
5	Was an appeal necessary?	No															
6	Was the scheme called-in for determination by central government?	No															
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	Two initial applications (W95/0087 and W96/1649) were withdrawn and followed by the outline application W97/0843.															
8	What factors were material in the timescales for resolving the Section 106 Agreement?	Contributions toward link road to A40 from Carterton, which had been in Capital Highways Programme for Oxfordshire County since 1986, but required funding from other sources. Ox County Council road to be completed prior to occupation of 400th home.															
9	Were any statutory challenges brought and did this effect timescales?																
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	Already owned by consortium of developers															
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	Outline PP granted Sept 98. RM application (ref: W98/1734) for formation of balancing ponds submitted December 98 and approved February 99. RM application for 37no. Units (ref: 2000/0255) was submitted February 2000, and approved September 2000															
12	How long did it take for the first reserved matters application to be approved?	W2000/0255 registered 15/02/2000. Decision letter released 30/06/2000															
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?																
14	When did development begin on site?	27/09/2000															
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.																
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	First dwelling completed 31/03/2001															
17	In what year were the first houses delivered?	2001															
18	How many dwellings were completed in the first year? Comment on any differences between multiple phases.	12.00															
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?	12	90	124	139	330	175	237	222	84	46	40					
20		Dwellings per acre increased following PPG3 guidance.															

Site Name

LPA

Region

Site Image



Question	
1	How was the site originally conceived? South Oxfordshire Local Plan 2011 (adopted in 2006) - Policy DID3. Included in subsequent Core Strategy (adopted Dec 2012) - as apt of proposed housing supply in Didcot. Allocated as existing housing allocation with planning permission
2	What were the Total number of units identified? 642
3	How was the site brought forward? South Oxfordshire Local Plan 2011 (adopted in 2006) - Policy DID3. Included in subsequent Core Strategy (adopted Dec 2012) - as apt of proposed housing supply in Didcot. Allocated as existing housing allocation with planning permission
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? Planning application submitted before allocation
5	Was an appeal necessary? N/a
6	Was the scheme called-in for determination by central government? N/a
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Original outline application submitted Sept 1997 (P97/W0721/O) - REMAINS PENDING. Subsequent outline application submitted in July 2000 (P00/W0626/O) which includes strip of land for future school - REMAINS PENDING. There was a resolution to grant outline permission in July 2006, however the Section 106 remains unsigned. The April 2013 AMR confirms: <i>'The Local Plan allocation at Ladygrove East for 642 homes has experienced significant delays. Whilst the agents for the site anticipate that housing completions will occur on the site over the next five years, given the issues to date with bringing the site forward we have not included it in the supply of deliverable sites. However proactive discussions are continuing with the applicant's planning agent to unlock barriers to site delivery and to reach a position where the planning permission can be issued. This being the case, an additional element of supply at Didcot could be provided in the short term. It is anticipated that the subsequent delivery of homes on this site will be able to progress quickly after this'</i>
8	What factors were material in the timescales for resolving the Section 106 Agreement?
9	Were any statutory challenges brought and did this effect timescales?
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? N/a - outline permission yet to be granted
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? N/a - outline permission yet to be granted
12	How long did it take for the first reserved matters application to be approved? N/a - outline permission yet to be granted
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? N/a - outline permission yet to be granted
14	When did development begin on site? N/a - outline permission yet to be granted
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. N/a - outline permission yet to be granted
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? N/a - outline permission yet to be granted
17	In what year were the first houses delivered? N/a - outline permission yet to be granted
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> N/a - outline permission yet to be granted
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i>
20	How has competition between multiple developers on the site affected completion rates? N/a - outline permission yet to be granted

Site Name	Weedon Hill		Site Image														
LPA	Aylesbury Vale District Council																
Region	South East																
Question																	
1	How was the site originally conceived?		The Buckinghamshire Structure Plan identifies a requirement of 17,000 for the period 2001-2011. The Buckinghamshire Structure Plan identifies Milton Keynes, Aylesbury and High Wycombe as urban centres to receive the majority of new development, both housing and employment. Strategic housing allocation in Local Plan (2004) - policy AY14														
2	What were the Total number of units identified?		850 (mixed use scheme) plus an additional 185 (approved at a later stage by increasing density of development, rather than additional land) - total 1,035														
3	How was the site brought forward?		Aylesbury District Local Plan (adopted Jan 2004) strategy identifies 2,700 housing is to be delivered in Aylesbury through Major Development Areas. Weedon Hill is classified as a Major Development Area and was brought forward via Weedon Hill Development Brief- adopted as supplementary planning guidance.														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?		Outline application (03/00393/AOP) submitted Feb 2003 for 850 units. Resolved to approve at committee October 2003. Approved 24 November 2004 - same date as S106														
5	Was an appeal necessary?																
6	Was the scheme called-in for determination by central government?																
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?																
8	What factors were material in the timescales for resolving the Section 106 Agreement?																
9	Were any statutory challenges brought and did this effect timescales?																
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?																
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?		Outline Application reference: 03/00393/AOP Outline Application Validation: 12/02/2003 Outline Decision Notice Date: 24/11/2004 First reserved Matters Validation: 21/03/2006 First reserved Matters reference: 06/00758/ADP														
12	How long did it take for the first reserved matters application to be approved?		First reserved Matters Validation: 21/03/2006 Decision Notice Date: 20/06/2006														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?		A section of the Aylesbury Western Link road (AWLR) between the A413 and the northern boundary of the MDA development site.														
14	When did development begin on site?		Approval of reserved matters for phase 1 of the housing was granted in August 2006, and work has commenced on site' (Extract from Apr05-Mar06 AMR).														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.																
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?		Condition 1: Approval of the details of the siting, design and external appearance of the buildings, and the landscaping of each phase or sub-phase of the site (hereafter call the reserved matters) shall be obtained in writing from the LPA before the development of that phase or sub-phase is commenced. Condition 10: The development in relation to each phase or sub-phase of the development shall not be commenced until or unless the trees shown for retention on an approved scheme of landscaping and tree planting in relation to that phase or sub-phase of the development have been protected by fencing constructing in accordance with BS: 5837. Condition 14: Relating to details for each phase or sub-phase to include means of disposal of foul and surface water from the development which shall include the results of soakage tests to determine the suitability of soakaways. Condition 15: Compensatory flood storage works as approved by the LPA, to each phase or sub-phase shall be carried out before the development of that phase or sub-phase commences. Condition 16: relating to details for surface water source control measures to each phase or sub-phase of the development, as approved by the LPA, before development of that phase or sub-phase commences. Condition 21: No development shall take place within any phase or sub-phase of the development until a buffer zone of not less than 10 metres wide alongside all watercourses within that phase or sub-phase of the development has been established in accordance with the LPA before development of that phase or sub-phase commences. Condition 22: No development shall take place within any phase or sub-phase of the development until the implementation of a programme of archeological works has been secured in relation to that phase.														
17	In what year were the first houses delivered?		Apr06- Mar 07														
18	How many dwellings were completed in the first year? Comment on any differences between multiple phases.		49 units (Apr06- Mar 07)														
19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, replans in response to market conditions and any other factors such as unforeseen circumstances - news etc?		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
			49 units (Apr06- Mar 07)	130 units (Apr 2007- Mar 2008)	270 units (Apr08- Mar 09)	123 units (Apr09- Mar10)	90 units (Apr10- Mar11)	230 units (Apr 11- Mar12)									
20	How has competition between multiple developers on the site affected completion rates?		Total of 892 units														

Contact Information:
 Tel Corv: Default planning policy - Amanda Johnson
 Note (date 06/11/2013): Was Informed that Roger Newell (planning officer role) has worked on both Berryfields and Weedon Hill, and Andrew Kirkham (project Manager role) could be also be able to assist.
 Roger Newell DD: 01296 585438
 Andrew Kirkham DD: 01296 585461

Appendix 8

Site Name
 LPA
 Region



Question																																	
1	How was the site originally conceived? The northern part of the site had previously been promoted for employment and Morrisons had a requirement for a regional distribution centre in the south west. The southern section was a previous factory site that became vacant in 2005. The concept for a strategic mixed-use scheme evolved from this and was promoted through the emerging SW RSS.																																
2	What were the Total number of units identified? 2000																																
3	How was the site brought forward? Initially through a partnership approach with the two main landowners in partnership with the district council. The real drive for the site was the desire to find a suitable site for the Morrisons RDC. The council drew together other key partners including environment agency, GOSW, natural england and the highway authority.																																
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? Although the site was promoted through the early stages of the core strategy it was granted planning permission in advance of the examination. Early release was justified on emerging regional policy, existing local plan and structure plan policies, and strategic flood risk SPD developed specifically to enable consideration of the scheme and appropriate contributions to long term flood defences.																																
5	Was an appeal necessary? No																																
6	Was the scheme called-in for determination by central government? No																																
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Committee date 30/09/2009, final decision date 02/07/2010																																
8	What factors were material in the timescales for resolving the Section 106 Agreement? Highways, including negotiations for off-site contributions and on-site construction of new railway bridge, flood risk (the Council adopted strategic flood defence SPD to facilitate appropriate contributions) and ecology																																
9	Were any statutory challenges brought and did this effect timescales? No																																
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer? Unknown although Hallam Land Management owned the site, and subsequently sold elements to Morrisons and a housing developer.																																
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? Hybrid application that included details for significant employment use and first phase of residential development (426 units).																																
12	How long did it take for the first reserved matters application to be approved? See above																																
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? Main spine road to provide access to residential and employment areas, significant flood remediation channels, off-site habitat creation. Conditions enabled phased development to take place in advance of the construction of the railway bridge and other off-site highway works.																																
14	When did development begin on site? Unsure but think that works would have commenced in late 2010																																
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Lead developer (Hallam Land Management) have sold serviced plots to other developers. HCA Kickstart 2 funding provided support for early delivery of affordable housing.																																
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? Not sure when construction commenced but by March 2012 191 units were completed. Build was unusual due to the requirements of the HCA grant funding. Houses were under construction before the access roads and drainage were completed, foul drainage being temporarily discharged to septic tanks. This enabled the delivery of 200 homes by July 2012 as stipulated by the HCA.																																
17	In what year were the first houses delivered? 2011																																
18	How many dwellings were completed in the first year? Comment on any differences between multiple phases. As above 191 completions were recorded for the year 2011/12 (we monitor April to March each year). Technically no dwellings were completed in the first year of construction as this would have been 2010/11.																																
19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc? <table border="1" data-bbox="641 1543 1339 1669"> <thead> <tr> <th>Year</th> <th>Year 1</th> <th>Year 2</th> <th>Year 3</th> <th>Year 4</th> <th>Year 5</th> <th>Year 6</th> <th>Year 7</th> <th>Year 8</th> <th>Year 9</th> <th>Year 10</th> <th>Year 11</th> <th>Year 12</th> <th>Year 13</th> <th>Year 14</th> <th>Year 15</th> </tr> </thead> <tbody> <tr> <td></td> <td>0.00</td> <td>191.00</td> <td>110.00</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		0.00	191.00	110.00												
Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15																		
	0.00	191.00	110.00																														
20	How has competition between multiple developers on the site affected completion rates? No. The driver for the site has been HCA grant funded affordable housing, there was only one private sector builder on site.																																

Site Name

LPA

Region



Question	
1	How was the site originally conceived? Policy in Devon Structure Plan.
2	What were the Total number of units identified? Up to 3,500 in initial Structure Plan but now extended in emerging Local Plan policy to 6,000.
3	How was the site brought forward? Policy as above and site delivery through private sector land acquisitions, but with public sector infrastructure and supporting development.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? Application followed plan adoption.
5	Was an appeal necessary? No.
6	Was the scheme called-in for determination by central government? No.
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Resolution to grant consent subject to Section 106 was issued in 2005. Outline planning consent was subsequently issued on 29 October 2010 - so 5 years for Section 106 negotiation.
8	What factors were material in the timescales for resolving the Section 106 Agreement? Many in principle agreements were agreed prior to resolution to grant but the complexity of the scheme, need for multi-agency agreement and complexity of clauses in 106, including clawback arrangements, presented some challenges.
9	Were any statutory challenges brought and did this effect timescales? No.
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer? Parts of the site were owned by developers at the time outline permission was submitted and other parts were aquired over the last 8 years. Some parts are still being aquired.
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? 2 months - for 1,1000 homes - lodged 5th January 2011
12	How long did it take for the first reserved matters application to be approved? 13 weeks - first reserved matters for 1,100 homes was consented 7th April 2011.
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? There were no explicit off-site infrastructure requirements prior to 1st development though a combined heat and power plant was built. In the longer term, to support Cranbrook and other development, there will be substantial infrastructure provision.
14	When did development begin on site? 2011
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Consortium of developers bringing forward development on sections/areas of the site they own with common facilities/provision elsewhere.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? From initial opening up of the site in June 2011, the first dwelling was completed in around 12 months.
17	In what year were the first houses delivered? 2012
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> 200 Approx - the first 12 months following 1st dwelling completion May 2012 to May 2013, this will rapidly build up to 400/500 plus dwgs per year.
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i> 200
20	How has competition between multiple developers on the site affected completion rates? It appears on-site competition has encouraged high build rates. Strategic policy constraining development elsewhere has helped create the right climate for investment at Cranbrook that will lead to net overall greater levels of sustainable development and housing.

Site Name
 LPA
 Region



Question																																																
1	<p>How was the site originally conceived?</p> <p>Urban extension originally in the 2004 Local Plan as an allocation for 1000 homes and 10ha of employment, new primary school and some local shops. Came to this through a request to developers looking for developable sites and through commissioning looking for sustainable areas for growth. This then evolved around the time of RSS publication and its supporting evidence base study (M5 corridor study). Site selection process through the taunton urban extension study as part of the RSS. Monkton Heathfield then chosen as an RSS allocation for up to 4500 homes - RSS never progressed to adoption but site was carried forward through Core Strategy for 3500 extra on top of Local Plan allocation (based on evidence base from RSS. (also 22ha employment land, district centre, 3 primary schools, possibility of a secondary school, a park and ride, open space etc....)</p>																																															
2	<p>What were the Total number of units identified?</p> <p>1000 in Local Plan, 3500 in Core Strategy</p>																																															
3	<p>How was the site brought forward?</p> <p>Local Plan allocation, then extended through RSS evidence base studies looking at suitable areas to accommodate growth</p>																																															
4	<p>If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?</p> <p>2005 application for 900 of the 1000 homes (consortium of persimmon & redrow) after the plan was adopted. Application was refused and went to appeal due to developers not complying with adopted policy and SPDs primarily to do with alignment and construction of a relief road. Approved at appeal on the basis of housing supply argument outweighing road alignment concerns. In addition, the remaining 100 allocation (of the 1000) has been brought forward (137 nearly complete) in isolation by another developer.</p>																																															
5	<p>Was an appeal necessary?</p> <p>Yes, planning application submitted 2005, appeal allowed 2007</p>																																															
6	<p>Was the scheme called-in for determination by central government?</p> <p>No.</p>																																															
7	<p>If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?</p> <p>unknown</p>																																															
8	<p>What factors were material in the timescales for resolving the Section 106 Agreement?</p> <p>unknown</p>																																															
9	<p>Were any statutory challenges brought and did this effect timescales?</p> <p>No.</p>																																															
10	<p>How long did it take from granting outline planning permission to completion of the sale of the site to a developer?</p> <p>1st phase is underway, began 2012. 1st phase is 349 - once it surpasses 349 the developers must complete eastern relief road, 651 limit before the developers must complete the western relief road. Currently has full consent for 450. Phase 2 application expected imminently but ownership issues restrict western relief road. The Core Strategy (adopted 2012) but no application yet for this extra 3500 allocation, no masterplan for this yet. Same consortium of developers have the extended Core Strategy site.</p>																																															
11	<p>How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?</p> <p>Around 2 years</p>																																															
12	<p>How long did it take for the first reserved matters application to be approved?</p> <p>unknown</p>																																															
13	<p>What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?</p> <p>The western relief road is a major constraint to this coming forward as the consortium do not have control of this land and there are ransom values etc affecting this. Council would be prepared to CPO but consortium have not yet approached the Council to do so. (market factors have also played a part in delaying this)</p>																																															
14	<p>When did development begin on site?</p> <p>2012</p>																																															
15	<p>How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.</p> <p>Persimmon and Redrow brought the 900 forward and will bring the extended area forward for another 3500</p>																																															
16	<p>How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?</p> <p>from grant of outline at appeal in 2007 - 5 years to start on site</p>																																															
17	<p>In what year were the first houses delivered?</p> <p>2012</p>																																															
18	<p>How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i></p> <p>Specific figures unknown but fewer than 100 delivered to date (at september 2013)</p>																																															
	<table border="1"> <thead> <tr> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> <th>Year</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th>6</th> <th>7</th> <th>8</th> <th>9</th> <th>10</th> <th>11</th> <th>12</th> <th>13</th> <th>14</th> <th>15</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15																
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19	<p>How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i></p>																																															
20	<p>How has competition between multiple developers on the site affected completion rates?</p> <p>Internal arguments between 2 main parties of the consortium have impacted on progress. Also not always cooperative in working with the LPA.</p>																																															

Site Name

LPA

Region

Site Image



Question	
1	How was the site originally conceived? Previous local plan in master planning - 2005
2	What were the Total number of units identified? 1750
3	How was the site brought forward?
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? Application just before local plan adoption
5	Was an appeal necessary? Called in
6	Was the scheme called-in for determination by central government? Yes
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?
8	What factors were material in the timescales for resolving the Section 106 Agreement? Slightly delayed - big delay on call in
9	Were any statutory challenges brought and did this effect timescales? No
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer?
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? 18 months
12	How long did it take for the first reserved matters application to be approved?
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? No at this stage. Highways later
14	When did development begin on site? 2008-09
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. N/A
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? 2010
17	In what year were the first houses delivered? 2010
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> N/A
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i> No numbers available on phasing - 300-400 built since 2008
20	How has competition between multiple developers on the site affected completion rates? N/A

Site Name
 LPA
 Region



Question																																							
1	How was the site originally conceived? Promoted as a much needed urban extension for Dorchester.																																						
2	What were the Total number of units identified? 2,200 dwellings are expected to be built by 2025.																																						
3	How was the site brought forward? The site was originally conceived in the late 1980s with the first application submitted for a mixed use development in Jan 1989 (LPA Ref: 1/E/89/15). The site has been brought forward in the 1998 adopted Local Plan and the 2006 Local Plan and the new Local Plan. The Poundbury Development Brief was also adopted in 2006 to guide decision-making for the development.																																						
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? No this was not a twin track approach.																																						
5	Was an appeal necessary? No																																						
6	Was the scheme called-in for determination by central government? No																																						
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Phase 1 - No s106 agreement Phase 2 - negotiations took approximately 2 years Phase 3 & 4 - negotiations took approximately 6 months																																						
8	What factors were material in the timescales for resolving the Section 106 Agreement? Ensuring contributions for all off-site amenities.																																						
9	Were any statutory challenges brought and did this effect timescale? No																																						
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? The first outline permission for residential development was granted in June 1989, however it is unknown how long it took to complete the sale of the site to the developer at that time.																																						
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? The first planning application for residential development was granted in 1989 and the first reserved matters application was submitted in early 1995.																																						
12	How long did it take for the first reserved matters application to be approved? The first reserved matters application (LPA Ref: 1/E/95/000265) was approved on 2nd August 1995.																																						
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? There were two applications submitted in 1991 that were approved to construct estate roads, infrastructure works and a roundabout (LPA Ref: 1/E/91/655 & LPA Ref: 1/E/91/656).																																						
14	When did development begin on site? Construction started on the site in October 1993.																																						
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. There have been three main developers at Poundbury: C.G.Fry & Son Ltd, Morrish Builders and Parsimmon Homes. C.G.Fry & Son Ltd and Morrish Builders are now working in partnership on the latter stages of development.																																						
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? Approximately one year, the main works included implementing the Highway infrastructure for phase one.																																						
17	In what year were the first houses delivered? 1994																																						
18	How many dwellings were completed in the first year? Comment on any differences between multiple phases. 38.00																																						
19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc? <table border="1"> <thead> <tr> <th>Year 1 (94/95)</th> <th>Year 2</th> <th>Year 3</th> <th>Year 4</th> <th>Year 5</th> <th>Year 6</th> <th>Year 7</th> <th>Year 8</th> <th>Year 9</th> <th>Year 10</th> <th>Year 11</th> <th>Year 12</th> <th>Year 13</th> <th>Year 14</th> <th>Year 15</th> <th>Year 16</th> <th>Year 17</th> <th>Year 18</th> <th>Year 19</th> </tr> </thead> <tbody> <tr> <td>38.00</td> <td>31.00</td> <td>38.00</td> <td>28.00</td> <td>47.00</td> <td>34.00</td> <td>16.00</td> <td>64.00</td> <td>57.00</td> <td>63.00</td> <td>108.00</td> <td>137.00</td> <td>97.00</td> <td>78.00</td> <td>74.00</td> <td>64.00</td> <td>75.00</td> <td>187.00</td> <td>27.00</td> </tr> </tbody> </table>	Year 1 (94/95)	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	38.00	31.00	38.00	28.00	47.00	34.00	16.00	64.00	57.00	63.00	108.00	137.00	97.00	78.00	74.00	64.00	75.00	187.00	27.00
Year 1 (94/95)	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19																					
38.00	31.00	38.00	28.00	47.00	34.00	16.00	64.00	57.00	63.00	108.00	137.00	97.00	78.00	74.00	64.00	75.00	187.00	27.00																					
20	How has competition between multiple developers on the site affected completion rates? Total of 1,723 units. All of the contractors have worked together and their relationship hasn't affected completion rates. C.G.Fry & Son Ltd and Morrish Builders have worked in partnership to ensure that the two companies are not competing with similar builds and designs at the same time.																																						

Site Name
 LPA
 Region

Site Image



Question	
1	How was the site originally conceived? Part of the site was allocated in the Salisbury Local Plan (June 2004), however the majority of the site was conceived through the Core Strategy as a strategic allocation.
2	What were the Total number of units identified? The Core Strategy allocates 1300 units for this site.
3	How was the site brought forward? The site is allocated in the South Wiltshire Core Strategy, which was adopted in February 2012.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? No
5	Was an appeal necessary? No
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? The resolution to grant permission was agreed in January 2013, however the s106 agreement was not agreed until May and therefore outline permission was not granted until 20th May 2013. Negotiations therefore took four / five months until the s.106 was formally agreed.
8	What factors were material in the timescales for resolving the Section 106 Agreement? The main factors for resolving the s106 agreement were affordable housing, recreational provision and transport contributions.
9	Were any statutory challenges brought and did this effect timescales? No
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? Outline application was submitted March 2012 (LPA Ref: S/2012/0497) was granted for the first phase of construction for 460 dwellings (including a 60 bed extra care facility) and associated community infrastructure including the first phase of a country park to Bloor Homes on 20th May 2013.
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? Outline permission was granted (LPA Ref: S/2012/0497) on 20th May 2013, however no reserved matters applications have been submitted yet.
12	How long did it take for the first reserved matters application to be approved? N/A
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? N/A
14	When did development begin on site? N/A
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. N/A
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? N/A
17	In what year were the first houses delivered? N/A
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> N/A
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i> N/A
20	How has competition between multiple developers on the site affected completion rates? N/A

Site Name
 LPA
 Region

Site Image



Question	
1	How was the site originally conceived? Allocation in Local Plan 1991-2011 (2006)
2	What were the Total number of units identified? 717
3	How was the site brought forward? South Somerset Local Plan's (SSLP) Lyde Road Key Site proposed allocation - (Proposal KS/YEW/1 - Land East of Lyde Road). The application site is allocated in the South Somerset Local Plan Deposit Draft 1998 (as amended by Proposed Modifications February 2004 and Further Proposed Modifications December 2004 and June 2005) as a housing site for approximately 717 residential units (taken from committee report for outline application which confirmed: 'On 16th March
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? No
5	Was an appeal necessary? No
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Outline planning permission (LPA Ref: 06/01050) was submitted in March 2006. It was resolved to be approved at committee in April 2007, being approved on 23rd January 2008 - the s106 agreement was signed on 18th January 2008.
8	What factors were material in the timescales for resolving the Section 106 Agreement? Highways and infrastructure works - financing off-site highway infrastructure costs and the provision of footpath / cycleway links. Off-site contributions to sport and leisure and contributions towards the provision of improved education facilities
9	Were any statutory challenges brought and did this effect timescales? No
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? Outline planning permission was granted on 23rd January 2008 for housing, associated infrastructure and a primary school. The application was submitted by Yeovil Developments and the site was then bought by Barratts David Wilson.
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? Outline planning permission was granted on 23rd January 2008 and the first reserved matters application (LPA ref: 08/04443/REM) was submitted on 26th September 2008.
12	How long did it take for the first reserved matters application to be approved? The first reserved matters application was approved on 10th August 2009.
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? An application was submitted alongside the outline proposal in November 2006 (LPA Ref: 06/04332) for the construction of a roundabout and road. This was not approved until 18th May 2007.
14	When did development begin on site? 2010
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Barratt Homes were the lead officer, part of site sold to Bloor Homes, otherwise phases undertaken by Barratt Homes and its sister organisation David Wilson Homes.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? It took approximately one year to complete the first dwellings.
17	In what year were the first houses delivered? 2010
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> 226 - this was a high completion rate because the majority of these dwellings were affordable homes and had to be completed within the financial year because of issues with government funding.
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>
20	How has competition between multiple developers on the site affected completion rates? Total of 393 units. Increased competition between the developers has helped build rates by providing a competitive range of properties.

Site Name


LPA

Region

Site Image



Question	
1	How was the site originally conceived? The site was included as a Local Plan allocation in the Local Plan 1991-2001 that was adopted in April 2006. The site was designated as a key site (KS/YEW1/2) in a saved policy development area. The allocation of this site was approved by the Executive Committee on 4th November 2004 and ratified unanimously by Full Council on 18th November 2004.
2	What were the Total number of units identified? 830
3	How was the site brought forward? The site was brought forward by a landowner consortium.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? No
5	Was an appeal necessary? No
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? The outline application (LPA Ref: 05/00753/OUT) was validated on 7th March 2005 and was approved on 9th August 2007. The 4 x s106 agreements (Affordable Housing, Education, Transport and Community) were signed on 7th Aug 2007 and s106 officer confirmed that negotiations took approximately 12 months before the s106 was agreed.
8	What factors were material in the timescales for resolving the Section 106 Agreement? Transport and highways - confirming the sum required in respect of the contribution for off-site highway works, the final level of which was affected by the Western Corridor Study. Education - primary school provision, secondary school provision and pre-school provision. Contributions also for an Adult Learning Room in connection with the new Community Hall. Affordable Housing - seeking the 35% affordable housing requirement
9	Were any statutory challenges brought and did this effect timescales? No
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? Outline permission was granted on 9th August 2007 for mixed use development providing 830 dwellings, primary school, nursery school, nursing home, local centre, improvement works to the local highway network (LPA Ref: 05/00753/OUT). The completion of the site to Wyatt Homes was shortly after consent was granted.
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? Outline permission was approved on 9th August 2007 and the first reserved matters application (LPA Ref: 11/00361/REM) was submitted on 1st February 2011.
12	How long did it take for the first reserved matters application to be approved? The first reserved matters application was submitted on 1st February 2011 (LPA Ref: 11/00361/REM) and was approved on 10th April 2012.
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? Highway works including a new internal link road.
14	When did development begin on site? October 2013
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. The landowner consortium has sold part of the site to Wyatt Homes to commence the first dwellings.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? N/A
17	In what year were the first houses delivered? N/A
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> N/A
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i> N/A
20	How has competition between multiple developers on the site affected completion rates? N/A

Site Name	Cades Farm / Jurston	Site Image															
LPA	Taunton Deane																
Region	South West																
Question																	
1	How was the site originally conceived?	The Cades / Jurston site was included as a Local Plan Allocation in the Local Plan 2004 has been identified for development through the SHLAA process.															
2	What were the Total number of units identified?	The total allocation is for the delivery of around 900 units.															
3	How was the site brought forward?	The site has been identified for development through the SHLAA process and is included in the Strategic Sites and Broad Locations chapter in the adopted Core Strategy September 2012. In June 2010, the Council agreed that the interim site of about 300 dwellings at Cades Farm should be released to contribute towards the shortfall in the 5 year supply of housing land in Taunton Deane.															
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	No															
5	Was an appeal necessary?	No															
6	Was the scheme called-in for determination by central government?	No															
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	Outline permission was granted on 17th July 2012 (LPA Ref: 43/10/0127 submitted November 2010) and the s106 was approved on 11th July 2012. The resolution to grant outline planning permission was agreed on 2nd March 2011 and therefore negotiations took approximately 4 months.															
8	What factors were material in the timescales for resolving the Section 106 Agreement?	Transport contributions, open space provision, education and affordable housing.															
9	Were any statutory challenges brought and did this effect timescales?	No															
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	The application was submitted by Persimmon Homes (SW) Ltd / Heron Land Developments Ltd and outline permission was granted on 17th July 2012 for the first phase of development of up to 300 dwellings with a local centre.															
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	Outline permission was granted on 17th July 2012 and the first reserved matters application was registered on 5th November 2012 (LPA Ref: 43/12/0103).															
12	How long did it take for the first reserved matters application to be approved?	The first reserved matters application was registered on 5th November 2012 and was approved on 8th March 2013 (LPA Ref: 43/12/0103). The application was for the part residential development for the erection of 80 dwellings.															
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	N/A															
14	When did development begin on site?	Development has not started on this site yet. Development has started on the site to the north but this does form part of this urban extension allocation.															
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	N/A															
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	N/A															
17	In what year were the first houses delivered?	N/A															
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>	N/A															
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i>	N/A															
20	How has competition between multiple developers on the site affected completion rates?	N/A															

Site Name

LPA

Region

Site Image



Question	
1	How was the site originally conceived? The Nerrols Drive site was identified for development through the SHLAA process by the landowners. The landowners include The Crown Estate who own the southern two thirds of the site and the Shapland Trust and Read who own the remaining northern third of the site. This site has also been identified through the urban extensions study process.
2	What were the Total number of units identified? The Core Strategy (adopted Sept 2012) allocation (Policy SS 2) identifies this site for a new sustainable neighbourhood that will deliver a phased delivery of around 900 dwellings.
3	How was the site brought forward? In 2010 the site was identified as a strategic site in the Council's emerging LDF for residential development and the location for a new local centre. It was subsequently identified by the Council as an 'interim site' for early release in advance of the Core Strategy in order to contribute towards the shortfall in the 5 year supply of housing land in Taunton Deane.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? No it was not a twin track approach.
5	Was an appeal necessary? No
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Outline planning application was submitted 14.12.10 (reference 08/10/0024). Council resolved to grant at committee on 01.12.11. S106 was signed 26.11.12 and outline planning permission was granted on 14th December 2012 - took 11 months to agree S106 and 12 months (from resolution) to grant planning permission
8	What factors were material in the timescales for resolving the Section 106 Agreement? Affordable housing - ensuring that 25% affordable housing is met and split in accordance with the Core Strategy. Management of the Country Park - ensuring off site commitment for green wedge land beyond application site. Negotiating highway Link between Bossington Drive / Cheddon Road.
9	Were any statutory challenges brought and did this effect timescales? No
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? The Crown Estate were the applicants of the application and outline planning permission was granted on 14th December 2012 for the erection of up to 630 residential dwellings, retail space and other mixed use development. It is unknown whether the landowners have sold the site to a developer yet.
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? Outline planning permission was granted on 14th December 2012 and no reserved matters application have been submitted yet.
12	How long did it take for the first reserved matters application to be approved? N/A
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? N/A
14	When did development begin on site? N/A
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. N/A
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? N/A
17	In what year were the first houses delivered? N/A
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> N/A
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i> N/A
20	How has competition between multiple developers on the site affected completion rates? N/A

Site Name

LPA


Region

Site Image



Question	
1	How was the site originally conceived? In the early 1990s, the draft West Deane Local Plan identified land at the site for the development of approximately 600 houses.
2	What were the Total number of units identified? The Core Strategy (adopted Sept 2012) identifies a phased delivery of around 900 homes.
3	How was the site brought forward? A revised deposit draft Local Plan was published in November 2000 and confirmed the site's potential to accommodate 800 houses. Policy SS3 in the Core Strategy allocates the land for around 900 homes.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? This outline application forms part of the first phase of the strategic site allocated in Policy SS3 of Taunton Deane Core Strategy. The outline application for residential development was submitted on 14th October 2011, whilst the Core Strategy was to be examined in February 2012. The Core Strategy was therefore at an advanced stage when the application was submitted.
5	Was an appeal necessary? No
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Outline planning permission was granted (LPA Ref: 43/11/0104) on 18th January 2013 and the s106 agreement was signed on 16th January 2013. The Borough Council had however decided to grant outline planning permission for the development on 18th July 2012 and therefore negotiations took approximately 6 months for the s106 agreement to be signed.
8	What factors were material in the timescales for resolving the Section 106 Agreement? Highways - the design and funding of the roundabout and the distributor road Open space - provision of LEAPs and NEAP and transfer of land for allotments Education - construction of Primary School
9	Were any statutory challenges brought and did this effect timescales? No
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? Outline planning permission was granted (LPA Ref: 43/11/0104) for the development up to 503 residential units with ancillary infrastructure for the phase of development on 18th January 2013 for Bloor Homes.
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? Outline planning permission was granted on 18th January 2013 and the first reserved matters application (LPA ref: 43/13/0013) was submitted on 22nd January 2013.
12	How long did it take for the first reserved matters application to be approved? The first reserved matters application (LPA ref: 43/13/0013) was submitted on 22nd January 2013 and approved on 25th April 2013.
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? Proposed access junction from Taunton Road and the first section of the Northern relief road.
14	When did development begin on site? July 2013
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Bloor Homes are the developer bringing forward the site.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? It is expected that the first houses will be delivered in the spring 2014.
17	In what year were the first houses delivered? N/A
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> N/A
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i> N/A
20	How has competition between multiple developers on the site affected completion rates? N/A

Appendix 9

Site Name	Alconbury Airfield, Emine Street		Site Image												
LPA	Huntingdonshire District Council														
Region	East of England														
Question															
1	How was the site originally conceived?			Identified in the Cambs & Peterborough Structure Plan as a strategic employment location; to be addressed in the revised RSS as a mixed use site. RSS scrapped so that not taken forward. Current owners aquired site in 2009 and began discussions for mixed use development. Also joint bid to designate part of site as Enterprise Zone, successful in 2011. Now site being considered through draft Huntingdonshire Local Plan to 2036 as a mixed use site.											
2	What were the Total number of units identified?			up to 5000 homes											
3	How was the site brought forward?			First as an employment site, permission granted at appeal 2003; now being brought forward by current owners, jointly with LEP and L.As with support for Enterprise Zone.											
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?			Twin track approach is happening. Draft Local Plan at 3rd stage and being prepared for consultation on soundness. Application to be determined ahead of adoption of local plan.											
5	Was an appeal necessary?			No											
6	Was the scheme called-in for determination by central government?			No (not so far)											
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?			Not reached this point yet but have written agreement in place between LPA and applicant that will complete within 3 months of planning committee.											
8	What factors were material in the timescales for resolving the Section 106 Agreement?			Anticipated to be County Council requirements around schools. Agreeing review mechanism within S106.											
9	Were any statutory challenges brought and did this effect timescales?			None so far											
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer?			-											
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?			Anticipating first reserved matters immediately after granting of permission. Reserved matters being worked up now in parallel.											
12	How long did it take for the first reserved matters application to be approved?			Anticipate 8 weeks.											
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?			Water infrastructure - being factored in to be delivered in tandem with first phase on-site infrastructure works.											
14	When did development begin on site?			Feb 2012 in relation to the Enterprise Campus.											
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.			TBC											
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?			TBC											
17	In what year were the first houses delivered?			1996											
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>														
			Year			Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
			1	Year 2	3	4	5	6	7	8	9	10	11	12	13
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>														
20	How has competition between multiple developers on the site affected completion rates?														

Site Name
 LPA
 Region

Site Image



Question	
1	How was the site originally conceived?
2	What were the Total number of units identified?
3	How was the site brought forward?
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?
5	Was an appeal necessary?
6	Was the scheme called-in for determination by central government?
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?
8	What factors were material in the timescales for resolving the Section 106 Agreement?
9	Were any statutory challenges brought and did this effect timescales?
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?
12	How long did it take for the first reserved matters application to be approved?
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?
14	When did development begin on site?
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?
17	In what year were the first houses delivered?
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>
20	How has competition between multiple developers on the site affected completion rates?

The site was allocated in the Local Plan (2004) for housing led mixed use - originally taken out of green belt for commercial uses. Core Strategy was adopted 2007 and the Site Specifics DPD was adopted 2010 - Orchard Park is addressed in Policy SP/1 in this DPD (Cambridge Northern Fringe West (Orchard Park)).

Originally in Local Plan for 990 (with potential for an additional 220 - 1210). The Site Specifics DPD refers to the appropriateness of the Orchard Park site being able to accommodate around a further 220 dwellings over and above the stated number of 900 dwellings expressed within the Policy.

In 2000, Lands Improvement acquired the 55 acre greenfield site from J Sainsburys in a 50:50 JointVenture with JJ Gallagher and promoted the land as a sustainable urban extension in as part of the Local Plan (2004).

Orchard Park is addressed in Policy SP/1 of the Site Specific Policies DPD (2010). Policy SP/1 carries forward proposals from the earlier South Cambridgeshire Local Plan 2004 for a sustainable housing-led urban extension to Cambridge providing minimum 900 dwellings, employment provision and supporting community facilities and open space. In addition, the Council adopted the Orchard Park Design Guidance SPD (8 March 2011). Outline planning application was submitted 17 December 2001, with outline planning permission being granted 14 June 2005 (App ref: S/2379/01/O). This included approval of the Orchard Park Development Framework Plan.

No

Not called in

Resolution to grant on 03/12/2003 - Section 106 signed 14/06/2005 and decision issued the same date - 18 months for negotiations. A mixed outline and full application (App ref: S/2559/11) was submitted January 2012 for additional units on adjacent land (as per the Policy referred to above); outline & full planning permission was granted 8 Feb 2013 for 112 units, retail & 1/B2 use.

Affordable housing allocations ,Parish Council Contributions

No

Owned by Gallagher estates prior to issuing consent and subsequently sold off to housebuilders as and when plots brought forward .First plots affordable housing.

First RM application submitted August 2005 (2 months after OUT approval) for 6no AH (reference S/1651/05/RM) - refused 06/12/05. Second RM application was submitted October 2005 (reference S/1966/05) for 25 AH - w/d 17/11/05. Third RM application submitted December 2005 (reference S/2318/05) for 51 units - w/d 03/03/06. Fourth RM application submitted Nov 2005 (reference S/2319/05) for 61 units - approved 06/03/06.

The first approved RM application was dated March 2006 - 9 months after outline approval

Improvements to linking junction B1059/A14

2006

Lead developer (Gallagher Estates & Land Imporvements) selling serviced plots to Persimmon Homes


One year .Infrastructure works considerable and involved major underground drainage works

2006

81.00

Year	2006	2007	2008	2009	2010	2011	2012	2013	9	10	11	12	13	14	15
81	141	154	205	145	74	32	20								

Land Appears to have been sold largley to Persimmon Homes, with some retained by the joint ventre which is currently coming forward. This is has been steady with the downturn in the market beginning compensated by affordable homes completions. We have two applications we are processing and outline permissions are in place for a further 140 which started on site September 2013 (App ref: S/2559/11).

Site Name	Loves Farm	Site Image														
LPA	Huntingdonshire DC															
Region	East of England															
Question																
1	How was the site originally conceived?	Development Brief for the site was adopted as SPG in October 2000. The St Neots Eastern Expansion Urban Design Framework (2010) further set out how a further expansion (known as the Love's Farm East Expansion) would deliver additional units - <i>'Excluding the existing 00000 Farm development, the sustainable urban extension has the capacity to provide land for the development of some 3,500 new dwellings'</i>														
2	What were the Total number of units identified?	Original outline permission for Love's Farm was granted for 1,250 (in 2006). Subsequently increased through Section 73 Application (2007) to total of 1,352, approved 18 December 2008. An application for the east extension (1,200 units - reference 1300388OUT) was submitted March 2013 and is PENDING consideration														
3	How was the site brought forward?	Site brought forward by Gallagher Estates, Allocation and then application.														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	The outline planning application was submitted in line with the SPG in July 2001 (reference 0101550OUT), the site was not allocated for residential development until the Huntingdonshire Local Plan Alteration was adopted in December 2002.														
5	Was an appeal necessary?	No														
6	Was the scheme called-in for determination by central government?	No														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	Development Control Panel (committee) resolved to approve the original application on 17/05/2004. Decision notice was issued on 03/04/2006 - 23 months later														
8	What factors were material in the timescales for resolving the Section 106 Agreement?	Officer not involved so unaware.														
9	Were any statutory challenges brought and did this effect timescales?	No														
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer?	Unknown														
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	Following a reserved matters approval for the primary infrastructure and strategic landscaping in June 2006 the required physical infrastructure requirements were delivered.														
12	How long did it take for the first reserved matters application to be approved?	First Reserved Matters Submitted: Jan 2005 (reference 0500215REM), Decision Made: 19 June 2006 - 1 year 5-6 months.														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	The S106 required a pedestrian bridge over the railway but the terms of the agreement did not prevent building commencing before the bridge was built. In fact the bridge is now partially constructed and due to open towards the end of this year ! not sure of exact date														
14	When did development begin on site?	Construction of the residential development commenced on the site in 2007 and as of 31st March 2011, 348 privately owned houses and 355 affordable houses were occupied on site.														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	Lead Developer (Gallagher Estates) selling serviced plots: Land in Phase 1, 2 and 3 has been sold to national house builders 1 and Bedfordshire Pilgrims Housing Association (David Wilson Homes, Persimmon Homes, Miller Homes, Redrow, Barretts and Abbey Developments)														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	First Completions 2007-2008, physical infrastructure reserved matters application necessary.														
17	In what year were the first houses delivered?	2008														
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>	As at Feb 2013 (1261 Dwellings Completed). 2007-2008 (60) 2008-2009 (164) 2009-2010 (252) 2010-2011 (258), 2011-2012 (216), 2012-2013 (80) (Figures from AMRs).														
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc.?</i>	60	164	252	258	216	80									
20	How has competition between multiple developers on the site affected completion rates?	Unknown														

Site Name: Clay Farm, Trumpington (known as Great Kneighton)

LPA: Cambridge City Council

Region: East England

Site Image



Question	
1	How was the site originally conceived? This application for development at Clay Farm is one of a number of proposals to develop within the Southern Fringe area. Structure Plan Identified need for housing in this area.
2	What were the Total number of units identified? 2300 (40% Affordable)
3	How was the site brought forward? Through the emerging development plan. Following allocation in the Cambridgeshire and Peterborough Structure Plan 2003 for the provision of housing and mixed use development on land to the east and south east of Trumpington, and following a review of the Green Belt and subsequent release from the Green Belt, Cambridge Local Plan 2006 (CLP 2006) has made policy provision for the development of Clay Farm as part of the Southern Fringe Area of Major Change. In order to aid the delivery of the developments associated with Cambridge Southern Fringe, Cambridge City Council (CC) approved the Cambridge Southern Fringe Area Development Framework (ADF) in January 2006. Application submitted in 2007 following allocation.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? The allocation had been confirmed in the development plan before the application was submitted.
5	Was an appeal necessary? Yes - Duplicate outline applications were submitted in July 2007 on behalf of Countryside Properties PLC. Amendments were submitted in December 2007 and April 2008. The application (07/0620/OUT) was first considered by the Joint Development Control Committee (Cambridge Fringes) on 14 May 2008, together with a duplicate application reference 07/0621/OUT for the same site. Both applications were approved at that meeting, subject to the completion of an associated legal agreement (Section 106 Agreement). However, an appeal was lodged in May 2009 on 07/0621/OUT on the grounds of overall viability of the Clay and Glebe Farm developments. The Public Inquiry on 07/0621/OUT was held on 11 days between 26 September and 19 October 2009, and the appeal was dismissed on 25 February 2010 (the SoS upheld Cambridge City Council's planning policies requiring 40% affordable housing). The duplicate application 07/0620/OUT was subsequently approved on August 6 2010 with 40% of the homes affordable.
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Outline Application (Ref: 07/0620/OUT) was granted permission in August 2010, officers recommendation for approval was 14th May 2008 took 15 months to resolve negotiations (and deal with the appeal on the duplicate application)
8	What factors were material in the timescales for resolving the Section 106 Agreement? Affordable Housing (reason behind appeal, unhappy with 40% rate).
9	Were any statutory challenges brought and did this effect timescales? No
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? Unknown
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? First Reserved Matters Application: 10/1065/REM (Construction of foul pumping station with access road, compound and landscaping, thinning of trees in plantations, together with re planting) submitted 26 October 2010 and permitted on Monday 28th Feb 2011 Took 2 months between outline approval and lodging RM application.
12	How long did it take for the first reserved matters application to be approved? First Reserved Matters Application: 10/1065/REM (Construction of foul pumping station with access road, compound and landscaping, thinning of trees in plantations, together with re planting) submitted 26 October 2010 and permitted on Monday 28th Feb 2011 4 months. First Housing reserved matters application permitted 14th July 2011 (10/1296/REM) for 308 homes 6 months.
13	What major off-site infrastructure provision/improvements were required before development could get under-way (e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? The delivery of the Southern Fringe development proposals was dependant upon the introduction of key transport infrastructure. A Spine Road was required, which appears to have delayed the decision as evidence by letter dated 26 March 2010 on the application between the planning officer and Countryside Properties (09/0272/FUL). The main Spine Road for the development (construction began in 2011) was put in by Countryside, along with the new Addenbrooke's Road which enabled the first Reserved matters application for housing to come forward.
14	When did development begin on site? In 2008-2011, the old railway line was converted into the Guided Busway and Addenbrooke's Road was constructed across the south side of Clay Farm. Construction on site started early 2011
15	How has the site been developed (e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Countryside Properties PLC selling serviced plots to Bovis, Skanska and developing some themselves as Abode.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? Development commenced in 2012 with the first dwellings occupied in May 2013
17	In what year were the first houses delivered? 2013
18	How many dwellings were completed in the first year? Comment on any differences between multiple phases. Unsure, but total completed to date is 156 (October 2013)
	Year 1 2 3 4 5 6 7 8 9 10 11 12
19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc? Year 1 2 3 4 5 6 7 8 9 10 11 12
20	How has competition between multiple developers on the site affected completion rates? Bovis, Countryside Properties, Skanska no comment made.

Site Name

Site Image



LPA

Region

Question																															
1	How was the site originally conceived? Grosvenor and Universities Superannuation Scheme (USS) acquired the site in 2004, but it was acknowledged as an area that could support housing through the Green Belt Review and Structure Plan Allocation in 2003. The Cambridge Southern Fringe Area Development Framework was adopted as planning guidance in January 2006 and provides broad guidelines applicable to the development of the site.																														
2	What were the Total number of units identified? Circa 1,200 Units (40% Affordable)																														
3	How was the site brought forward? The Cambridge Southern Fringe has come forward following a Green Belt review and Structure Plan allocation in the 2003 Cambridgeshire and Peterborough Structure Plan which enabled the land to be released from the Green Belt for development. The Trumpington Meadows scheme straddles administrative boundary of Cambridge City Council and South Cambridgeshire District Council, with the majority of the site in South Cambridgeshire (Haslingfield parish).																														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? The Trumpington Meadows site was allocated for residential and associated development within the Cambridge City Local Plan 2006 (saved policy - 9/5) and originally within the 2004 South Cambridgeshire Local Plan but now within the Local Development Framework (Site Specific Allocations Development Plan Document 2010). Applications were submitted Decmber 2007 - 08/0048/OUT (City Council) and S/0054/08/O (South Cambridgeshire).																														
5	Was an appeal necessary? No																														
6	Was the scheme called-in for determination by central government? No																														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Outline planning permission was resolved to be granted pp by the Joint Development Control Committee on 11 June 2008. Following S106 signing, outline planning permission was granted on 9 October 2009 (18 months later) by Cambridge City Council and South Cambridgeshire District Council (the site crosses the administrative boundary - two duplicate applications were approved: 08/0048/OUT (City Council) and S/0054/08/O (South Cambridgeshire).																														
8	What factors were material in the timescales for resolving the Section 106 Agreement? Usually County Council require a bond equivalent to the value of the Section 106 obligations. Seems delay caused by bonds been unavailable (owing to economic situation), Council agreed to accept parent company guarantees instead. Highlighted during the course of negotiations with the developers at Trumpington and Clay Farm was that there was a significant up front cash flow problem for the developer given the way that the agreement was originally constructed. <i>000 there were still a significant amount of negotiation needed prior to concluding the agreements a further report would be brought back to 0000000 Tuesday 7 July 2009 - http://www.cambridgeshire.gov.uk/cm sw ebsite/apps/com m ittees/AgendaItem .aspx?agendaItem ID=714</i>																														
9	Were any statutory challenges brought and did this effect timescales? No																														
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? Unknown																														
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? RM application - 10/0501/REM - for the phase 1 infrastructure provision (phase 1 Primary Street and John Lewis Partnership access) was submitted June 2010 & approved September 2010. Following that, RM application - 10/0695/REM - (the country park) was submitted August 2010 & approved December 2010. RM applications for phase 1 353no. dwellings were submitted January 2011 and approved 27 July 2011. Reference 11/0073/REM is for 164 dwellings that are wholly within Cambridge City Council boundary, and 11/0075/REM is for 189 dwellings, 160 of which are within Cambridge City Council boundary and 29 of which are within South Cambridgeshire District Council boundary. First RM application was submitted 8 months following outline approval																														
12	How long did it take for the first reserved matters application to be approved? First RM application took 3 months to be approved																														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? Link Road																														
14	When did development begin on site? 2009 demolition completed, 2010 Archaeologists on site, June 2011 Breheny arrive on site to start buildings. Phase 1 residential development according to the AMR (2011) started at the end of 2011. .																														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Previously the Plant Breeding Institute established by the Ministry of Agriculture Food and Fisheries, the site was acquired by Grosvenor and Universities Superannuation Scheme in 2004. Trumpington Meadows is set to become one of the key residential development locations in the Cambridge area, delivering the new homes the city needs to support its future growth. 40% of homes at Trumpington Meadows will be 'affordable' and delivered by Cambridge Partnerships who were appointed by the former Housing Corporation, (now the Homes and Communities Agency), to deliver the Cambridge Challenge. Sites sold off and brought forward by Barratts, BHPA (Housing Association).																														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? First dwelling occupied in August 2012 (AMR 2012)																														
17	In what year were the first houses delivered? 2011																														
18	How many dwellings were completed in the first year? Comment on any differences between multiple phases. Will be 3 phases of development, only phase 1 brought forward currently. First Year 2011 - 40 dwellings completed (16 affordable, 24 Market)																														
19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?																														
	<table border="1"> <thead> <tr> <th>Year 1</th> <th>Year 2</th> <th>Year 3</th> <th>Year 4</th> <th>Year 5</th> <th>Year 6</th> <th>Year 7</th> <th>Year 8</th> <th>Year 9</th> <th>Year 10</th> <th>Year 11</th> <th>Year 12</th> <th>Year 13</th> <th>Year 14</th> <th>Year 15</th> </tr> </thead> <tbody> <tr> <td>40</td> <td>120</td> <td>130* (AMR Estimate)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	40	120	130* (AMR Estimate)												
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40	120	130* (AMR Estimate)																													

20	How has competition between multiple developers on the site affected completion rates?	
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Appendix 10

Site Name

LPA


Region

Site Image:



Question																															
1	<p>How was the site originally conceived?</p> <p>Strategic Land and Planning secured the site under an Option Agreement in the 1980's and promoted it through the planning process. The Council issued a Planning Brief for the NDA in April 1998 and invited prospective developers to submit draft proposals for inclusion in a Master Plan. A consortium of developers submitted draft proposals in May 1998 and these were subject to widespread public consultation.</p> <p>Strategic Land & Planning secured approval for the first Masterplan in 1999 and adoption of a Design Code by the Council in November 2000. Prior to this there were also two withdrawn planning applications for the Great Park before the 1999 submission (reference 1997/1717 was for development of 498ha for residential, business, industrial, retail, educational, community, recreational and countryside uses with associated highways and landscaping being w/d 10th September 1999 and a subsequent application submitted in 1998 reference 1998/1200 was w/d on the same date</p>																														
2	<p>What were the Total number of units identified?</p> <p>2500 to be delivered in six different cells (D to I).</p>																														
3	<p>How was the site brought forward?</p> <p>The site was first proposed for development in the City Council's first draft Unitary Development Plan (UDP). The UDP was the 15 year land use and transportation plan that each local authority was required to produce as a requirement of the TCPA 1990. A second draft UDP was published in 1993. There were objections to the proposals, many on the grounds that the Council should not be encouraging development on new land. A public inquiry was held in 1994/95, as required by the Planning Act. The Independent Inspector reported in late 1996 and supported the NDA, leading to adoption of the plan in January 1998.</p>																														
4	<p>If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?</p> <p>The planning policy which designated for 'Newcastle Great Park' was established in the 1998 Newcastle Upon Tyne Unitary Development Plan. The plan identified the site as a major site for growth outside the built-up metropolitan area. UDP Policy IM2 focused on the development and preparation of masterplans and development briefs - SPG (adopted). The masterplan for the NDA did not form part of the UDP and instead has status of supplementary planning guidance. The UDP was adopted in January 1998 following a public inquiry in 1995 and the submission to the Inspector in 1997. Outline application 1999/1300/01/OUT was submitted August 1998 for mixed use, including 2,500 dwellings.</p>																														
5	<p>Was an appeal necessary?</p> <p>No</p>																														
6	<p>Was the scheme called-in for determination by central government?</p> <p>The Council were minded to approve app 1999/1300/01/OUT at the end of 1998, and the developers renewed the land options. The scheme was called in by the Secretary of State on the 14th February 1999. SoS formally allowed the development on the 8th June 2000 and planning permission was granted 6 October 2000.</p>																														
7	<p>If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?</p> <p>In the autumn of 1998 the skeleton Section 106 agreement had been agreed within 6 weeks, and by October 1998 the total sum of the S106 had been agreed.</p>																														
8	<p>What factors were material in the timescales for resolving the Section 106 Agreement?</p> <p>A single point of contact for decision making within the local authority significantly contributed to reducing the length of the S106 process. Thus, a package of 123,840,000, including infrastructure, landscaping, the country park, public transport contribution, contribution to non-car initiatives, and affordable housing was established within six weeks. An application was submitted in 2006 seeking to vary conditions attached to original outline. This resulted in the submission of a new Planning permission 1999/1300/121/RVC and a new S106 agreement completed in 2010.</p>																														
9	<p>Were any statutory challenges brought and did this effect timescales?</p> <p>No statutory challenges.</p>																														
10	<p>How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?</p> <p>Between 1989 and 1993, NedacIn Limited purchased or secured long-term options over land with the objective of it being identified for development within the emerging Newcastle upon Tyne UDP. Independently, NCC had been considering a similar concept since 1988 in the context of the Regional Planning Guidance (RPG) for the North East that had just been published.</p>																														
11	<p>How long after outline planning permission was granted did take for the first reserved matters application to be lodged?</p> <p>The first reserved matters application (REF: 1999/1300/03/RES) was received 10th October 2000 regarding highways works at North Brunton Interchange and Brunton Lane, as well as construction of a new highway west of the A1 and associated landscape, earthworks and drainage the same month as the outline approval. The first RM application relating to residential development (reference 1999/1300/07/RES) was validated on the 21st August 2001, regarding the details of siting, design, access, external appearance and landscaping for the first 500 dwellings of the Great Park, along with associated mixed use facilities. This was granted conditional permission on the 28th March 2002.</p>																														
12	<p>How long did it take for the first reserved matters application to be approved?</p> <p>The first RM took 3 months to be approved (relating to highways and access) and the first residential RM took 7 months.</p>																														
13	<p>What major off-site infrastructure provision/improvements were required before development could get underway e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?</p> <p>The traffic impact of the development proposals for the Great Park were assessed in the UDP. It was estimated that the scale, type and location of development proposed could be accommodated within the NDA without prejudicing the operation of existing transport infrastructure, provided that some additional transport capacity was provided.</p>																														
14	<p>When did development begin on site?</p> <p>The first activity started on site in 2001.</p>																														
15	<p>How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.</p> <p>The scheme is being developed by the Great Park Consortium, which includes the house builders Persimmon Homes, and Taylor Wimpey. Parts of the development have also been built by Barratt. The release of the land for housing was originally governed by UDP policy H1.2 and the terms of the S106 legal agreement that sat alongside the outline planning permission. Three phases have been defined for this purpose, of 800, 800 and 900 houses respectively. Each reserved matters application for the next housing development cell has triggered the need for the Council to formally release the second phase under policy H1.2. This was incorporated into policy NGP7 which stated that development of housing within NGP will proceed in three phases of 800, 800 and 900 houses. The first phase shall consist of 800 houses solely within development cells F, G, H and I. Policy NDA6 stated that development of the private housing for sale shall proceed at a maximum rate of 250 units completed per year. Delivery rates have never reached this limit however.</p>																														
16	<p>How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?</p> <p>The first dwelling was delivered in 2001, after normal access road, water and sewerage links.</p>																														
17	<p>In what year were the first houses delivered?</p> <p>The first 4 houses were delivered in 2001 (Cell H), approval of the RM application 22 January 2001 (reference 1999/1300/03/RES).</p>																														
18	<p>How many dwellings were completed in the first year? Comment on any differences between multiple phases.</p> <p>In the first year, Persimmon Homes delivered 38 homes on the Elmfield Park phase of the development, before embarking on the Melbury "village" phase of the development.</p>																														
19	<p>How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, response to market conditions and any other factors such as unforeseen circumstances - news etc?</p> <table border="1"> <thead> <tr> <th>Year 1</th> <th>Year 2</th> <th>Year 3</th> <th>Year 4</th> <th>Year 5</th> <th>Year 6</th> <th>Year 7</th> <th>Year 8</th> <th>Year 9</th> <th>Year 10</th> <th>Year 11</th> <th>Year 12</th> <th>Year 13</th> <th>Year 14</th> <th>Year 15</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>118</td> <td>194</td> <td>99</td> <td>77</td> <td>54</td> <td>106</td> <td>82</td> <td>181</td> <td>119</td> <td>140</td> <td>108</td> <td>130</td> <td>n/a</td> <td>n/a</td> </tr> </tbody> </table>	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	4	118	194	99	77	54	106	82	181	119	140	108	130	n/a	n/a
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15																	
4	118	194	99	77	54	106	82	181	119	140	108	130	n/a	n/a																	
20	<p>How has competition between multiple developers on the site affected completion rates?</p> <p>There has been a relatively low completion rate during the life of the SUE, and Billy Browell (Newcastle City Council Senior Planning Officer 0191 211 5635) believes the developers have had it fairly easy due to the economic climate, and therefore competition has not affected completion rates.</p>																														

Appendix 11

Site Name	Croes Atti	Site Image	
LPA	Flintshire		
Region	Wales		
Question			
1	How was the site originally conceived?		The site was originally conceived through the North Flintshire Local Plan where it was approved by the council for development control decisions in November 1998. Policy H2 of the North Flintshire Local Plan indicated that the site should come forward in accordance with the Development Brief that was produced in December 1999. The site has since then carried forward into the Flintshire Unitary Development Plan where it was placed on deposit in September 2003. Policy HSG2 of the UDP stated that new housing will only be permitted on site as part of a mixed use development, subject to the criteria that it provides a mix of house types, including an appropriate proportion of affordable housing. It is developed in phases during the plan period and it represents exemplar development in terms of its quality, design, layout, form and function. The UDP was adopted in September 2011 and the wording of Policy HSG2 has not changed since its adoption.
2	What were the Total number of units identified?		North Flintshire Local Plan Policy H1 allocated the site for 477 houses.
3	How was the site brought forward?		See q1
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?		The development was originally allocated within the North Flintshire Local Plan, which subsequently fed into the current Flintshire Unitary Development Plan (adopted Sept 2011). Anwyl Construction Ltd submitted an outline application (reference 035575) in March 2003 - approved 11 July 2006 to be phased over the plan period.
5	Was an appeal necessary?		Appeal was not necessary for the Outline Application - approved July 2006.
6	Was the scheme called-in for determination by central government?		Outline application was not called in for determination by the Welsh Assembly, but the Welsh Assembly was called in re. the RM application (see below)
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?		Ref: 035575 Outline application reported to committee on 19.7.2004 & resolved to approve subject to a Section 106 Agreement. Agreement was signed & permission granted 11.7.06 - two years later.
8	What factors were material in the timescales for resolving the Section 106 Agreement?		The outline planning permission granted on 11.07.06 (035575) required the development to fully conform with the Croes Atti Development Brief. The S106 which accompanied the outline application included a clause 2 obligation not to develop the land (or permit it to be developed) other than in general conformity with the revised Development Brief & Plan. The 2005 Development Brief was therefore tied to the planning permission by virtue of this condition. With regards to the access component of the Croes Atti development this was subject to extensive negotiations between the applicant and the LPA. It was stated in the Development Brief that the larger part of the site is to be served from 3 points of vehicular access and the other 2 points of access shall be from Prince of Wales Avenue and Coed Onn Road. It is clear from condition 19 that the intention of extending Prince of Wales Av to be extended to serve the site. Due to the large scale nature of the site, Anwyl Construction Ltd submitted a separate application for the proposals of highways improvements, street lighting and other associated works which was approved 23.04.08 (reference 044035). Majority of this application outlined the conditions for highways and access. Negotiations between the applicant and the LPA have slowed down the construction proposals of the development.
9	Were any statutory challenges brought and did this effect timescales?		N/A
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?		Anwyl Homes Ltd have stated, that the sale of the site has current yet to go through.
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?		Ref: 044033 RM application for 189 no. dwellings, public open space, new roundabout and all associated works submitted 25.09.07 14 months after grant of outline permission. Second RM application for 132 no. dwellings was submitted 13.08.09 and approved 19.01.12 (RM ref 046595)
12	How long did it take for the first reserved matters application to be approved?		The first RM application took 10 months to be approved. Approval date: 11.07.08. In Feb 2012, the applicant sought to vary condition 15 on RM permission 046595 (condition 15 prohibited access to Prince of Wales Avenue from the development by provision of a barrier, but would allow access through to emergency vehicles, contrary to the recommendations from officers). No restriction was ever placed on the Outline permission. The variation application (reference 049425) was refused 11.09.12. Applicant appealed. The Planning Inspector found the removal of the condition was justified on the grounds that it was unreasonably imposed in the first place. Following a call in by the Welsh Assembly, the appeal was allowed 15.03.13. In addition to this, a separate appeal was made against the Council's non determination of an application to vary 3 on the outline, to allow 7 years (instead of 5) for the submission of all RM (app reference 049154). As part of the appeal, the council requested the inspector to allow the conditions subject to appropriate conditions and the completion of a satisfaction section 106 obligation. The appeal was allowed 10/10/12.
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?		The Section 278 agreement required roadway improvement works to the existing highways that would serve as the access point through a distributor road to the site. This was to be achieved via the construction of a new roundabout to reduce future levels of vehicular traffic generated by the proposed development. The developer invested 12.1 million for off site sewer works which included improvements to an existing pumping station in addition to catering for the Croes Atti Development and will also improve drainage in the area overall (this was not a requirement prior to development commencing). Majority of the provisions were subject to on site provisions as laid out by the S106 agreement i.e. Setting aside 1.5ha of land and its transfer for a school site and an extension to the school site of not less than 1ha, setting aside land for a shop site, setting aside 0.45ha for a health community, 0.25ha of land for a
14	When did development begin on site?		Development began October 2013.
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.		The site is being brought forward by Anwyl Homes Ltd being the leader developer involved with the proposed development with Goodwin Planning Services acting as agents regarding the application. A small percentage of the land is being sold to Persimmon Homes at an estimated figure of 50 plots on site.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?		N/A - First dwelling has yet to be completed
17	In what year were the first houses delivered?		First dwelling has yet to be completed, anticipated completion of 29 dwellings by 2013.
18	How many dwellings were completed in the first year? Comment on any differences between multiple phases.		N/A
19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc.?		
20	How has competition between multiple developers on the site affected completion rates?		N/A

Site Name
 LPA
 Region



Question																																	
1	<p>How was the site originally conceived?</p> <p>The site was allocated within the old Local Plan which was earmarked for reclamation for housing and an element for economic development. The current Unitary Development Plan 1996-2011 (adopted 2005) Policy EC16.4 marks the former steelworks (which closed in 1991) as a key priority for regeneration. The site is classed as an 'Urban Village' in the UDP.</p> <p>The redevelopment was approached through Public/Private sector partnership funding from multiple sources including WDA fronting costs for reclamation of land including the burial and removal of any contamination found on site. Brymbo Developments Ltd (subsidiary of Parklands Estates) took control of the land.</p>																																
2	<p>What were the Total number of units identified?</p> <p>Mixed use development comprising of 300 new homes (as submitted in the original outline application reference CB00016). The site was divided into 'modules' with employment & heritage modules in the north and housing in the south each module would be connected by a central spine road. The total number of units approved across the site was increased by 150 units in 2003 to 450 units (application reference P/2002/1171 approved 07/04/03). Total numbers were increased again (RM application ref P/2005/0114) to 469 units. Subsequent applications have been approved by the LPA to further increase numbers, this includes both RM applications (which increase density within a phase) and on land adjacent to the original outline (approved as 'enabling development' to deliver the spine road (which is referred to below). It is understood that overall, the number of units is near to 700 no.</p>																																
3	<p>How was the site brought forward?</p> <p>Brymbo Developments Ltd submitted an outline application (reference CB00016) for residential & mixed use. Outline permission granted 10/11/1997 (unknown submission date)</p>																																
4	<p>If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?</p>																																
5	<p>Was an appeal necessary?</p> <p>No appeal regarding the outline application.</p>																																
6	<p>Was the scheme called-in for determination by central government?</p>																																
7	<p>If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?</p> <p>Negotiations were fairly rapid with between the LPA and the applicant, subject to the discussions carried out between the two parties. Draft agreements were already in works no specific timeframe could be obtained.</p>																																
8	<p>What factors were material in the timescales for resolving the Section 106 Agreement?</p> <p>The permission for the outline application was subject to 51 conditions - 1-11 relating to the outline permission and 12-51 relating to the detailed permission. A legal agreement was entered under a Section 106 in relation to the delivery of a spint road, contamination, groundwater, monitoring, management and the establishment of the Liaison Committee.</p>																																
9	<p>Were any statutory challenges brought and did this effect timescales?</p> <p>N/A</p>																																
10	<p>How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?</p>																																
11	<p>How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?</p> <p>N.B: application ref P/2000/0968 was submitted October 2000 & sought planning permission to vary condition 2 on the outline app (CB00016) to extend period to submit RM up to 11/12/03. This was approved (11/12/00). Following that, planning permission ref P/2002/0973 was granted to extend period to begin development (relaxation of condition 12 on permission CB00016) - approval dated 09/12/2002 and extended permission to 22/12/05. P/2003/1324 varied condition 1 of outline CB00016 to extend period of submission of RM until 22/12/05 approved 22/12/03. P/2006/0341 varied condition 2 of outline CB00016 to extend period for submission RM for a further 2 years granted 27/04/06. P/2009/0125 varied condition 2 on ref P/2006/0341 to allow submission of RM for a further 2 years approved 06/04/09. 8 years later - RM application for 469 dwellings on Central, Southern & Western module (reference P/2005/0114) submitted 03/02/05, resolved to approve 5/08/05 and approved 31/10/05</p>																																
12	<p>How long did it take for the first reserved matters application to be approved?</p> <p>8 months approval granted 31/10/2005 subject to S106.</p>																																
13	<p>What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?</p> <p>Provision of the spine road running through the development as a link between Brymbo & Tanyfron has caused significant delays to the development of the overall site, and development of subsequent adjacent land (to enable development of the original regeneration scheme) This is a key aspect of the development and will unlock the future potential of the site.</p> <p>A committee report (relating to app reference P/2005/1486) confirms the following: 'BDL was required to construct the road, wait for 12 m onths for defects to be rectified and have the road adopted before it was to be allowed to develop the Lagoon site for housing. BDL on the other hand wanted to be allowed to develop some or all of the housing in order to fund the construction of the spine road. There also appears to have been reluctance on the part of BDL to enter into a Section 38 bond which would have provided the Council with the comfort of knowing that it could draw down the money to construct/complete the road if BDL had defaulted in any way. Progress has been slow and since that time the housing market has been severely damaged by the recession and the value of the residential land for enabling development has fallen considerably. The value of the residential land is therefore no longer sufficient to fund the spine road. Consequently a further application for retail development is also being considered at your meeting (P/2009/0939). The land value generated from the retail development together with the reduced land value for the residential development would then provide sufficient funding to pay for the spine road. Based upon current land values there would however be no surplus available to invest in the Heritage Area, as was previously the intention'.</p>																																
14	<p>When did development begin on site?</p> <p>Land reclamation began on 02/10/2003. The housing development of the site started between 2005/2006.</p>																																
15	<p>How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.</p> <p>extension forward. Serviced plots have been sold to house builders Taylor Wimpey & Bloor Homes who have completed part of the first phases.</p>																																
16	<p>How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?</p>																																
17	<p>In what year were the first houses delivered?</p> <p>First houses were completed in 2007</p>																																
18	<p>How many dwellings were completed in the first year? Comment on any differences between multiple phases.</p> <p>Development started strong, with first and second year completions of 192 and 121 respectively. However since then development has continued to decline over the next five years. Brymbo Developments Ltd stated that the reasons for this were due to market conditions caused by the recession. Another aspect relates to the provision of the spine road running through the development as a link between Brymbo & Tanyfron (as discussed above).</p>																																
19	<p>How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc.?</p> <table border="1"> <thead> <tr> <th>Year</th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th>6</th> <th>7</th> <th>8</th> <th>9</th> <th>10</th> <th>11</th> <th>12</th> <th>13</th> <th>14</th> <th>15</th> </tr> </thead> <tbody> <tr> <td></td> <td>192</td> <td>121</td> <td>90</td> <td>18</td> <td>27</td> <td>30</td> <td>33</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		192	121	90	18	27	30	33								
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	192	121	90	18	27	30	33																										
20	<p>How has competition between multiple developers on the site affected completion rates?</p>																																

Appendix 12

Site Name
 LPA
 Region



Question	
1	How was the site originally conceived? The site and nearby grade 'A' listed Dumfries House was purchased by a group led by HRH Prince Charles.
2	What were the Total number of units identified? 770
3	How was the site brought forward? Through the emerging development plan.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? The allocation had been confirmed in the development plan before the application was submitted.
5	Was an appeal necessary? No
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Council approved the application in December 2009 and the consent was issued in November so the Section 75 agreement took 11 months to resolve
8	What factors were material in the timescales for resolving the Section 106 Agreement?
9	Were any statutory challenges brought and did this effect timescales? No
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer? N/A
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? The first reserved matters application was submitted 4 months before the outline consent was issued.
12	How long did it take for the first reserved matters application to be approved? 6 months
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? No major works required.
14	When did development begin on site? Late 2011
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Single developer bringing forward first phase.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? No significant works. Normal access road water and sewerage links etc.
17	In what year were the first houses delivered? 2012
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i> 3 17
20	How has competition between multiple developers on the site affected completion rates? N/A

Site Name
 LPA
 Region



Question	
1	How was the site originally conceived? Put forward in 1994 Midlothian Structure Plan - Adopted 1997 - Then in Adopted Shawfair Local Plan (2003) - Incorporated into Midlothian Local Plan.
2	What were the Total number of units identified? 4000
3	How was the site brought forward? See Q1
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? Outline Planning application in conjunction with Shawfair Local Plan. Outline App in 2002 - Local Plan Adopted 2003 - Minded to approve since 2005.
5	Was an appeal necessary? NA
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? s75 legal agreement - Ongoing since 2005. Going to halt around 2008 - Officer hopeful of a speedy resolution now that parties are back in discussions.
8	What factors were material in the timescales for resolving the Section 106 Agreement? Credit Crunch hindering developer's contributions.
9	Were any statutory challenges brought and did this effect timescales? No
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer? NA
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? NA
12	How long did it take for the first reserved matters application to be approved? NA
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? NA
14	When did development begin on site? NA
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. NA
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? NA
17	In what year were the first houses delivered? NA
18	How many dwellings were completed in the first year? Comment on any differences between multiple phases. NA
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc? NA
20	How has competition between multiple developers on the site affected completion rates? NA

Site Name


LPA

Region

Site Image



Question	
1	How was the site originally conceived? Glasgow and Clyde Valley Joint Structure Plan 2006
2	What were the Total number of units identified? Approximately 3000 homes
3	How was the site brought forward? Progressed through the North Lanarkshire Local Plan (adopted 2012). Concept statement in 2010.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? No applications were submitted before the North Lanarkshire Local Plan was approved as additional guidance was to be produced in the form of a Strategic Development Framework which was to act as Supplementary Planning Guidance and guide Masterplans. Application prior to this being approved by the Council are considered to be premature from a policy perspective
5	Was an appeal necessary? N/A
6	Was the scheme called-in for determination by central government? N/A
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? N/A
8	What factors were material in the timescales for resolving the Section 106 Agreement? N/A
9	Were any statutory challenges brought and did this effect timescales? N/A
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer? No development has taken place
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? No outline (in principle) applications have so far been granted
12	How long did it take for the first reserved matters application to be approved? N/A
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by pass, bridges etc. How did this have an effect on timescales? This still has to be assessed as only a Strategic Capacity Assessment has been submitted which is being assessed and as yet there is not a full Transport Assessment
14	When did development begin on site? N/A
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Not developed at present though, there are a number of landowners / developers in the area who are mainly likely to sell the land on to housebuilders
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? N/A
17	In what year were the first houses delivered? N/A
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i>
20	How has competition between multiple developers on the site affected completion rates? N/A

Site Name	Hopefield	Site Image														
LPA	Midlothian Council															
Region	Scotland															
Question																
1	How was the site originally conceived?	The 1994 Lothian Structure plan saw the need for land for 19 000 houses in the region. The north Midlothian towns were seen as one area for achieving this. The structure plan promoted the Bonnyrigg expansion, with a single site to provide 1000 houses.														
2	What were the Total number of units identified?	1100														
3	How was the site brought forward?	Promoted through design brief. Allocated in 2003 local plan.														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	The original planning application was submitted, in outline, in 2001, i.e. Before being an allocated site.														
5	Was an appeal necessary?	No														
6	Was the scheme called-in for determination by central government?	No														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 75 Agreement take?	From 25 Jan 2001 to 06 Aug 2003														
8	What factors were material in the timescales for resolving the Section 75 Agreement?	Unsure (I only began working in Midlothian in 2006)														
9	Were any statutory challenges brought and did this effect timescales?	Unsure														
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer?	Permission was granted to Wilcon Homes. The application was taken on by Taylor Woodrow in 2004 and they became the lead developer, later being superseded by Taylor Wimpey.														
11	How long after outline planning permission was granted did it take for the first matters specified in conditions application to be lodged?	The first was submitted as a full application on 24 Dec 2003. The first submitted as reserved matters was 18 July 2005.														
12	How long did it take for the first matters specified in conditions application to be approved?	The full application was determined on 14 July 2004 (7 months) and the first reserved matters was determined on 21 Dec 2006 (17 months).														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	By-pass, traffic lights, roundabout, footbridge.														
14	When did development begin on site?	The bypass and junction improvements had to be in place prior to occupation.														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	Lead developer selling sites plus developing large percentage of sites. Lead developer responsible for structural landscaping, open space, regional suds and main infrastructure and off site works.														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	4 years. Part completion of the south Bonnyrigg Bypass and initial regional suds treatment. Resolving ground conditions as the site was previously a mine. Grouting etc.														
17	In what year were the first houses delivered?	2007														
18	How many dwellings were completed in the first year? Comment on any differences between multiple phases.	70 (approx)														
	year 1 = 2007	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc? THESE ARE CUMULATIVE TOTALS	70.00	?	?	420.00	?	622.00	750.00								
20	How has competition between multiple developers on the site affected completion rates?	No noticeable effects.														

Site Name

LPA

Region

Question	
1	How was the site originally conceived? Glasgow and Clyde Valley Joint Structure Plan 2006
2	What were the Total number of units identified? Approximately 2000
3	How was the site brought forward? North Lanarkshire Local Plan 2012
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? No applications were submitted before the North Lanarkshire Local Plan was approved as additional guidance was to be produced in the form of a Strategic Development Framework which was to act as Supplementary Planning Guidance and guide Masterplans. Application prior to this being approved by the Council are considered to be premature from a policy perspective
5	Was an appeal necessary? N/A
6	Was the scheme called-in for determination by central government? N/A
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? N/A
8	What factors were material in the timescales for resolving the Section 106 Agreement? N/A
9	Were any statutory challenges brought and did this effect timescales? N/A
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer? No development has taken place
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? No outline applications (Planning Permission in Principle) have so far been granted
12	How long did it take for the first reserved matters application to be approved? N/A
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? N/A
14	When did development begin on site? N/A
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. No developed at present but primarily two players in the area - North Lanarkshire Council as major landowner and a National Housebuilder
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? N/A
17	In what year were the first houses delivered? N/A
18	How many dwellings were completed in the first year? N/A <i>Comment on any differences between multiple phases.</i>
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i> N/A N/A
20	How has competition between multiple developers on the site affected completion rates? N/A

Site Name
 LPA
 Region

Site Image



Question	
1	How was the site originally conceived? The land was indentified through the development plan process as a longer term urban expansion area, to provide housing development.
2	What were the Total number of units identified? 2,700
3	How was the site brought forward? Allocated in the South Ayrshire Local Plan 2007.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? No - Local Plan adopted in April 2007, planning application submitted December 2007
5	Was an appeal necessary? No
6	Was the scheme called-in for determination by central government? N/A
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 75 Agreement take? July 2009 outline planning permission granted subject to S.75 agreement. The S.75 agreement is yet to be concluded.
8	What factors were material in the timescales for resolving the Section 75 Agreement? The development site is made up of land from three owners; LxB, Lynch Homes and South Ayrshire Council. The Council has agreed not to seek to proactively progress the development of its own land holding under current market conditions and this has impacted the conclusion of the S.75.
9	Were any statutory challenges brought and did this effect timescales? N/A
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? N/A
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? Outline planning permission granted 2009 pending legal agreement. The legal agreement has still not been signed. In October 2013, LxB and Lynch Homes independently submitted proposal of application notices for planning permission in principle for their individual development phases.
12	How long did it take for the first reserved matters application to be approved? N/A
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? N/A
14	When did development begin on site? N/A
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. N/A
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? N/A
17	In what year were the first houses delivered? N/A
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> N/A
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i> 0
20	How has competition between multiple developers on the site affected completion rates? N/A

Site Name


LPA


Region


Site Image



Question		
1	How was the site originally conceived?	Regeneration scheme to deal with a former open-cast mine and colliery. Promoted into the local plan and subsequently allocated.
2	What were the Total number of units identified?	2000 initially, promotion for an increase to 5000
3	How was the site brought forward?	Promotion then outline applications
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	N/A
5	Was an appeal necessary?	No
6	Was the scheme called-in for determination by central government?	No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	4 years; 1 year from submission to resolution, then 3 years to permission.
8	What factors were material in the timescales for resolving the Section 106 Agreement?	Complex legal agreement.
9	Were any statutory challenges brought and did this effect timescales?	No
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	N/A
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	2 years for the first major reserved matters scheme (infrastructure inc roads in 2008), 4 years for the first residential applications (2010 submissions from Taylor Wimpey, 2013 from Bellway)
12	How long did it take for the first reserved matters application to be approved?	2 months (allocated site, so no issues)
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	Roads, sewers, drainage, services, foot/cycle paths, open space. Site remediation (levelling, infilling of open-cast, removal of bings etc carried out by the regeneration company before the planning process (£120m investment with return expected after 18 years), to provide a 'shovel-ready' site).
14	When did development begin on site?	N/A
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	Serviced plots
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	N/A
17	In what year were the first houses delivered?	N/A
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>	N/A
		Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>	0.00
20	How has competition between multiple developers on the site affected completion rates?	N/A

Site Name	Wester Inch		Site Image																	
LPA	West Lothian Council																			
Region	Scotland																			
Question																				
1	How was the site originally conceived?		Industrial area regeneration - identified as a major comprehensive redevelopment site																	
2	What were the Total number of units identified?		1760 - 2000																	
3	How was the site brought forward?		Site promotion, allocation and application. Following initial speculative unsuccessful applications from original site owners (British Leyland) for retail/leisure.																	
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?		N/A																	
5	Was an appeal necessary?		No																	
6	Was the scheme called-in for determination by central government?		No, but referred.																	
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 75 Agreement take?		1 year (Application 2001, Committee 2002, Consent 2003)																	
8	What factors were material in the timescales for resolving the Section 75 Agreement?		Cost																	
9	Were any statutory challenges brought and did this effect timescales?		N/A																	
10	How long did it take from the grant of principle planning permission to completion of the sale of the site to a developer?		Not known																	
11	How long after in principle planning permission was granted did it take for the first matters specified in conditions application to be lodged?		1 year; infrastructure 2002, first residential phase 2003																	
12	How long did it take for the first matters specified in conditions application to be approved?		4 months																	
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?		Roads etc.																	
14	When did development begin on site?		Not known																	
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.		Serviced plots																	
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?		Not known																	
17	In what year were the first houses delivered?		Not known																	
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>		Not known																	
	NB - HLA data to site start is not available. Forecast figures are from HLA		10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	Post 19								
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>		130	114	96	125	150	136	95	96	83	124								
20	How has competition between multiple developers on the site affected completion rates?																			

Site Name	Winchburgh	Site Image														
LPA	West Lothian Council															
Region	Scotland															
Question																
1	How was the site originally conceived?	CDA in local plan - developer led, advertised by the developer as 10 years in planning														
2	What were the Total number of units identified?	3450														
3	How was the site brought forward?	Application following allocation in Local Plan and Structure Plan as CDA														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	N/A														
5	Was an appeal necessary?	No														
6	Was the scheme called-in for determination by central government?	No														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 75 Agreement take?	Submitted 2005, committee 2010, determined 2012														
8	What factors were material in the timescales for resolving the Section 75 Agreement?															
9	Were any statutory challenges brought and did this effect timescales?	No														
10	How long did it take from the grant in principle planning permission to completion of the sale of the site to a developer?	Not known														
11	How long after in principle planning permission was granted did it take for the first matters specified in conditions application to be lodged?	c.1 year; first application for infrastructure 2013, first applications for housing phases 2013														
12	How long did it take for the first matters specified in conditions application to be approved?	Infrastructure: 3 months, housing: 2 months														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	Site preparation, drainage, plot servicing, landscaping on site. In relation to the entire development, requirements for motorway junction, distributor roads, neighbourhood centres, landscaping, schools and retail. To be provided in accordance with phasing in the s.75.														
14	When did development begin on site?	2013														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	Serviced plots														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	Not completed														
17	In what year were the first houses delivered?	None														
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>	N/A														
	NB Forecast figures are from HLA	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i>	0	30	75	91	86	76	50								
20	How has competition between multiple developers on the site affected completion rates?															

Site Name	Woodilee Lenzie		Site Image														
LPA	East Dumbartonshire Council																
Region	Scotland																
Question																	
1	How was the site originally conceived?		History of housing refusals since 1988. Hospital closure in 2000 (announced in 1994), part listed. Kirkintilloch Initiative (EDC & NHS Glasgow) promotion through 1990 structure plan - in principle site released. Permission issued thereafter.														
2	What were the Total number of units identified?		800 homes on 170 acres. (Final planning permission for 900 units on 210 acres)														
3	How was the site brought forward?		Woodilee Developers Consortium (NHS and housebuilder consortium) & Scottish Ministers. Cala Homes, Miller, Persimmon, Redrow - joint contract awarded in April 1998.														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?		Structure plan greenfield release in 1990														
5	Was an appeal necessary?		No														
6	Was the scheme called-in for determination by central government?		No although was referred to Ministers														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 75 Agreement take?		Just under 2 years														
8	What factors were material in the timescales for resolving the Section 75 Agreement?		Main factor - Kirkintilloch link road construction and impact and application referral to Ministers														
9	Were any statutory challenges brought and did this effect timescales?		No														
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?		First house built Spring 2011. Sold off plan from October 2010 (in first 2 weeks more than 50% released sold off plan)														
11	How long after outline planning permission was granted did it take for the first matters specified in conditions application to be lodged?		Resolution to grant 2005, outline issued 12 March 2007 subject to conditions and s.75, Reserved matters granted May 2008 (with planning conditions and s.75).														
12	How long did it take for the first matters specified in conditions application to be approved?		14 months														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?		Kirkintilloch link road, condition amendment approved in 2007 to increase the number of houses to be completed before the link road is completed from 200 to 470.														
14	When did development begin on site?		June 2010														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.		Consortium of housebuilders - Cala Homes, Miller, Charles Church, Springfield.														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?		Kirkintilloch link road opened November 2010. The consortium contributed £30m to the link road.														
17	In what year were the first houses delivered?		2011														
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>		120 units amongst 4 housebuilders in 2011-12 (25 Cala, 42 Charles Church, 42 Springfield, 11 Miller)														
			Year 1 (12-13)	Year 2 (13-14)	Year 3 (14-15)	Year 4 (15-16)	Year 5 (16-17)	Year 6 (17-18)	Year 7 (18-19)	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>		113	81	59	44	23	64	64								
20	How has competition between multiple developers on the site affected completion rates?		No obvious detrimental effect														

Site Name **Calderwood (NB this is 2 sites; Calderwood CDA and Raw Holdings)**

LPA **West Lothian Council**

Region **Scotland**

Site Image



Question																																																																
1	How was the site originally conceived? CDA Proposal driven by the developer and brought into the local plan (2001-2009)																																																															
2	What were the Total number of units identified? 2300 (+500 for Raw Holdings)																																																															
3	How was the site brought forward? CDA in the local plan followed by in-principle applications																																																															
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? N/A																																																															
5	Was an appeal necessary? No																																																															
6	Was the scheme called-in for determination by central government? No																																																															
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? 2 years from submission to resolution (2009 - 2011), then 2 years to grant (2013)																																																															
8	What factors were material in the timescales for resolving the Section 106 Agreement? Negotiation																																																															
9	Were any statutory challenges brought and did this effect timescales? No																																																															
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? N/A																																																															
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? First reserved matters was lodged before the outline was finally granted (in 2010). Final approval of outline, triggered approval of first phase reserved matters application.																																																															
12	How long did it take for the first reserved matters application to be approved? Essentially 3 years (see above). Next phases determined within 1 year.																																																															
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? Parks, school sites (3), cemetery land, employment land, park and ride car park. All required in the s75/conditions, but delivery phased over the full development.																																																															
14	When did development begin on site? June 2013																																																															
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. CDA being developed by house builders applying for reserved matters on individual phases (Taylor Wimpey and Persimmon in first phases), but acting on behalf of the site owner. Raw holdings site being developed by the house builder who obtained the consent (Walker Group).																																																															
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? 4 months																																																															
17	In what year were the first houses delivered? 2013																																																															
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> N/A - development commenced in 2013																																																															
	NB Forecast figures are from HLA																																																															
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	0	30	90	90	76	80	138																																																									
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc.?</i>																																																															
20	How has competition between multiple developers on the site affected completion rates? N/A - development commenced in 2013																																																															