



Gladman Developments Ltd

Maldon District Local Development Plan Examination

Matter 7 – Rural Housing (including North Fambridge) and Settlement Boundaries

Issue 1: Whether policies S2 and S7 with their associated text dealing with housing in rural areas is justified by the evidence, consistent with national policy, and effective

1. Is the Overall scale, distribution and nature of proposed development in the District’s settlements in policies S2 and S7 appropriate, effective, justified with robust and credible evidence, proportionate, positively prepared, soundly based and consistent with the overall development strategy and proposals of the Plan?

1.1.1 Whilst supporting the general principle of directing growth to main district towns of Maldon, Heybridge and Burnham-on-Crouch, Gladman submit that Policies S2 and S7 fail to provide an appropriate, effective or justified strategy for meeting Maldon’s housing needs. We critically submit that the Local Development Plan fails to provide enough opportunity for sustainable development in the district’s rural areas, and is not positively prepared or soundly based in so far as it relates to future development in the district’s rural settlements.

1.1.2 Policy S2 seeks to meet the majority of Maldon’s housing needs through the delivery of the North Heybridge and South Maldon Garden Suburbs. Whilst having no specific objection to the general principle and sustainability benefits of large sites such as these, they can often be slow to come forward due to the requirement for significant up front planning and the provision of supporting infrastructure before housing can be delivered. As a result they only begin to deliver housing in the medium to longer term.

1.1.3 Gladman recently commissioned a report looking into the factors associated with bringing forward major urban extensions (sites greater than 500 dwellings), the timescales for their delivery and the rates of delivery once development gets underway. Prepared by consultants Hourigan Connolly, the study emphasises that the delivery of urban extensions

can be problematic and the timescales associated with the delivery of houses on such sites are significant. Using a number of schemes as case studies it finds that an eight-year period should be allowed for from the preparation of an outline/in principle planning application to the delivery of homes. A copy of their report is provided as Appendix A to this Statement.

- 1.1.4 In light of Hourigan Connolly's findings, we strongly question whether the proposed North Heybridge and South Maldon Garden Suburbs will be able to deliver housing in the timescales envisaged by the Council. This is particularly the case noting that the delivery of these sites is reliant on overcoming a number of significant infrastructure constraints with large developer funding requirements, before the majority of housing can be provided. We query the justification for directing the majority of housing to these locations when these delivery uncertainties exist. The reliance being placed on these sites could result in a critical housing shortfall in the district.
- 1.1.5 The Council should recognise that there are other settlements in the district, away from Maldon and Heybridge that could deliver housing in the short to medium term to address the district's housing needs and represent sustainable locations for development. In this regard we submit that the overall development strategy set out in Policy S2 currently fails to reflect or respond positively to the evidence that the Council has gathered relating to the district's rural areas, their issues and opportunities. It does not respond effectively to the evidence, appraisals and consultation processes that the Council has gathered and undertaken within the context of current national planning policy and guidance.
- 1.1.6 The evidence that the Council has relied upon to determine the level of development in the district's rural areas is superficial and has been used in too simplistic a manner to meet the requirements and expectations of plan makers set out in paragraphs 50, 154, 158 and 159 of the Framework. This matter is addressed in further detail in our response to Issue Two, Question 7 below.
- 1.1.7 Paragraph 2.25 of the Pre-Submission Local Development Plan (LDP) states that the strategic approach is based on the consideration of a range of factors including development constraints, advice received and consultation responses leading to a strategy that has concentrated development on the District's main settlements of Maldon, Heybridge and Burnham on Crouch.

- 1.1.8 As detailed in our previous representations, Gladman are supportive of the general principle of this approach, however we are concerned that the current approach is too heavily weighted in favour of the main settlements, at the expense of bringing forward further development in the rural settlements. This weighting means that the aspiration set out in paragraph 2.25 of the Pre-Submission LDP, that it is a fundamental objective of the Plan to ensure that the district's strategic growth brings improvements in the quality of life to all, will not be realised.
- 1.1.9 The strategic focus on the main settlements was set out early in the plan making process, in 2007. It is evident within the Core Strategy Issues and Options Report Part Two (DOC51) in the options relating spatial principles (page 16) and in the related Consultation Report (EB081) where the option put forward to focus all service delivery in Maldon, Heybridge and Burnham received the highest positive response (41.8%). Subsequent work to assess potential growth options in the district, including a scenario of delivering higher level of development in the rural areas is discussed in the Council's June 2012 LDP Preferred Growth Strategy Evidence Paper and Consideration of Alternative Growth Scenarios report. The Council's Growth Capacity Testing identified a potential scenario of directing 1,000 dwellings to the authority's rural settlements as being robust and deliverable, whilst seeking to maintain the authority's concentrated growth spatial approach. The reasons for dismissing these rural options appear arbitrary and simplistic.
- 1.1.10 The Council's approach to determining the spatial strategy for the district fails to take account of the Council's evidence base in relation to the vitality implications of providing for a higher level of homes and development in the district's rural areas, the distribution of services and facilities within its settlements and the capacity for providing further development within them. It fails to respond positively to the portrait of the district outlined in the LDP and is based on a dated view that focussing growth in the authority's main settlements provides for a more sustainable pattern of development, failing to recognise the wider dimensions of rural sustainability, as revealed by the results of the Council's Sustainability Appraisal. Taking all these points into account, it is difficult to see how the Council has arrived at a minimum target of just 420 new homes for the entirety of the District beyond Maldon, Heybridge and Burnham on Crouch.
- 1.1.11 This level of development represents just 9.5% of the housing target and is expected to deliver the Plan's vitality objectives across an area which is subject to the same demographic pressures as the District as whole, which is home to 30,000 of the Council's 61,000 residents,

which hosts 12 of the District's 18 primary schools and 5 of the District's 8 GP surgeries, which includes 14 villages with post offices, 16 with village shops, 10 with pharmacies, in the region of 30 with pubs, cafes and restaurants, a wide range of community halls and recreation facilities and which includes several employment sites and a wide range of workspace.

1.1.12 The approach set out in Policy S2 and S7 does not plan positively for the rural areas, it will not be effective and will undermine rather than enhance or maintain the future vitality of its settlements. In order to address these concerns and meet Maldon's full objectively assessed needs, we submit that a greater proportion of housing should now be directed to the authority's rural settlements, at least 20% of the total housing requirements for the district identified in Policy S2. It is considered that this level of housing would make a material difference to the ability of the district's rural settlements to achieve the draft Plan's vitality objectives. It would not undermine the Council's overall spatial strategy, or represent an unsustainable pattern of development when considered against the objectives and policies of the Framework.

3. Council: What is the up-to-date timeline for when the Rural Allocations Plan will be submitted and adopted?

3.1.1 This is a question for the Council.

4. Are the Rural Allocations Plan's potential allocations correctly timed so far as this Plan's Housing Trajectory is concerned? Is the suggested updated Housing Trajectory in SD04b correct in showing the delivery of allocations from the Rural Allocations Plan will start to take place in 2016/17?

4.1.1 Gladman currently understand that work on the Rural Allocations Plan is yet to commence. Taking account of the preparatory work and public consultation that must be undertaken prior to the Plan's adoption, we question whether it is realistic to forecast housing completions from this source by 2016/17.

4. North Fambridge is set to take an allocation of 75 dwellings. Is this acceptable given that it is classed as a "smaller village" in policy S8? The definition of "smaller villages" in the table after paragraph 2.1 would indicate that North Fambridge is not suitable for this scale of development.

- 4.1.1 The decision to direct a specific allocation of 75 dwellings to North Fambridge is difficult to understand when considered against the Council's evidence base, the objectives of the LDP and the aims of Policy S7.
- 4.1.2 Paragraph 2.91 of the supporting text for Policy S7 seeks to support the proposed allocation of 75 dwellings to North Fambridge on the basis that the settlement is one of the more sustainable rural villages given its proximity to South Woodham Ferrers, its rail accessibility, and proximity to employment and retail markets in South Essex. However, this appears to be at odds with paragraph 2.90, which cites the need for development in order to maintain essential services, provide local employment, address local housing need and facilitate infrastructure improvements.
- 4.1.3 The Council's evidence base reveals why North Fambridge has been identified as a smaller settlement – it does not benefit from a post office, village shop or GP surgery, whilst Purleigh and Latchington offer the nearest schools. The village has no current or proposed employment land.
- 4.1.4 Taking the above points into account, it is considered that the proposed allocation of 75 dwellings to North Fambridge is not currently sustainable, effective, justified or soundly based. We submit that the housing growth proposed for the village would be better contribute to meeting the Plan's objectives if it were directed to a more sustainable location within the rural area.

5. Is the infrastructure in North Fambridge capable of accommodating 75 dwellings? In particular, are the foul drainage and highway capacities acceptable and viable?

- 5.1.1 Gladman note the contents of the revised January 2014 Joint Position Statement between Anglian Water, Essex County Council and the Environment Agency, which indicates that an allocation of 75 dwellings could not be accommodated in North Fambridge without improvements to waste water infrastructure at the incursion of significant costs.

6. Do the concerns about development capacity in Southminster on page 38 of SD05 need to be resolved in this Plan or in the Rural Allocations Plan? Please explain why and how.

- 6.1.1 Gladman have questioned the decision to overlook Southminster as a specific location for further housing growth through our previous representations to the Council. The third largest settlement in the district after the Maldon/Heybridge conurbation and Burnham on

Crouch, Southminster benefits from a good range of services and public transport connections, with its location on the Crouch Valley rail line providing frequent services to Wickford and London Liverpool Street Station.

6.1.2 The suitability of Southminster as a location for further development is particularly relevant in light of Gladman's recent application for up to 240 dwellings on Land off North End, Southminster, which was recommended for approval by Council officers but subsequently refused at committee. This application demonstrates that there are no significant environmental or infrastructure constraints to bringing housing forward in this location. Significantly, the revised January 2014 Joint Position Statement between Anglian Water and the Environment Agency now confirms that there would be no sewerage capacity constraints to providing more housing in the village, addressing a principle concern of directing a higher level of growth to the settlement.

6.1.3 In light of the above, Gladman submit that there are no justifiable reasons for overlooking Southminster as a specific growth location for the purposes of Policy S2, and therefore growth should be directed towards the settlement.

Issue 2: Whether policies S8 and its associated text dealing with settlement boundaries and the countryside is justified by the evidence, consistent with national policy, and effective

7. Are the role and status of settlements, villages and countryside appropriate, sustainable, effective, justified with robust and up to date evidence, soundly based and consistent with the overall development strategy of the Plan?

7.1.1 Gladman query whether the categorisation of settlements in Policy S8 is based on robust and up-to-date evidence. The range of evidence used by the Council to define its settlement hierarchy appears to be based on:

- Facilities identified through the 2011 Rural Facilities Survey
- Employment land identified through the 2009 Employment Land Review
- Population, demographic and socio economic characteristics based on its Ward Profiles
- The availability and capacity of Infrastructure based on the authority's Infrastructure Delivery Plans

7.1.2 In a number of instances this information is now somewhat dated, e.g. the 2011 Rural Facilities survey relies on a survey first undertaken in 2008. The Employment Land Review is

from 2009 and there is no indication in the Economic Prosperity Review that any updated work on employment sites has been done. The Ward Profiles rely on Census data from 2001. No updated demographic analysis has been done at ward, parish or settlement level using 2011 Census data. No updated work on Travel to Work flows has been done using 2011 Census data., The Council have also had access to district-level demographic forecasts, and information on travel to work patterns, economic activity, structure and forecasts, however it is not clear whether this information has been used to inform the proposed settlement hierarchy.

7.1.3 In defining a settlement hierarchy for the district we would expect to see a broad approach that includes:

- Demographic analysis at settlement or parish level that shows current demographic profile, change over time and implications for future change
- An up-to-date and tested assessment of services and facilities
- An understanding of geographical context, role and function and relationships with other settlements (both within and beyond the District boundary)
- An assessment of housing stock, in terms of scale, type, tenure and affordability and an analysis of fit to population characteristics and future housing needs
- An assessment of connectivity and accessibility including transport infrastructure, public transport services and broadband
- An assessment of local economic activity, travel to work dynamic and local employment land and sites
- An assessment of capacity for growth in terms of infrastructure and land availability; and
- An assessment of environmental constraints (flood risk, landscape and biological designations etc)

7.1.4 This analysis should lead into the categorisation of settlements and an indication of the scale and type of development that these individual, or groups of settlements, need and could support.

7.1.5 The need to undertake detailed work in identifying a settlement hierarchy for the district is noted by the Council in its Core Strategy Issues and Options report (paragraph 6.18), and the Final Advice Note prepared for the Council by Fortimere Associates on behalf of PAS (EB051), which includes the recommendations that the Council 'write up an evidence paper', and that it carries out a review of Rural Facilities Survey.

- 7.1.6 The failure to gain a full and adequate evidence based understanding of the rural area and its settlements could result in the failure to plan positively for its future and to allocate it sufficient development to deliver the Council's objectives.

8 Should the hierarchy be amended to alter the status of particular settlements, or to specifically designate sustainable settlements/villages?

- 8.1.1 In light of the points raised in response to Question 7 above, it is arguable that the current settlement hierarchy is based on inaccurate settlement classifications. This is potentially because the detailed evidence base work has not been completed, or has not been applied effectively.

- 8.1.2 For example, with reference to the Council's Infrastructure Delivery Plan, Employment Land Review and Rural Facilities Survey, it is possible to argue that settlements such as Tillingham, Latchingdon and Tolleshunt D'Arcy might reasonably be considered as Large Villages based on the description provided in the table included in paragraph 2.100 of the Pre-Submission LDP.

- 8.1.3 Tillingham is variously recorded as having a post office, shop, pub, GP surgery and primary school with capacity. Latchingdon is reported as having a post office, shop, pub, primary school with capacity, and employment land. Tolleshunt D'Arcy is variously reported as having post office, shop, pub, GP surgery, primary school with capacity, and employment land.

9 Have the boundaries of the various settlements been properly defined, based on sound evidence and criteria? The Council says it has made minor amendments to reflect changes that have occurred since the 2005 Local Plan boundaries were produced, or to improve accuracy, or to reflect the most up-to-date information and data available. Is that the case? If the boundaries are not correct, why not? And what should be done instead, bearing in mind the Council's further evidence on settlement boundaries at CED10 Appendices 6a to 6c?

- 9.1.1 Gladman would be opposed to the use of settlement boundaries if these would only serve to prevent development from going ahead. In this regard we note that a number of the current and revised settlement boundaries are tightly drawn around settlements and may either prevent or fail to recognise the potential for further growth or proposals to come forward in these locations. We query whether the Council has had regard to this consideration. The

council should ensure that its approach to defining settlement boundaries is transparent and robust.

9.1.2 In relation to above the above points, Gladman refer the Council to paragraphs 21 and 23 of a High Court decision in respect of North Devon District Council¹, which illustrates that policies that place a blanket restriction on development, such as settlement boundaries, are fundamentally contrary to the NPPF in that they fail to allow the proper planning balance exercise advocated by the Framework to be carried out.

10 Is the policy in S8 for the countryside, including the range of appropriate uses and exceptions, justified, effective, soundly based and consistent with national policy (NPPF paragraph 28)?

10.1.1 As currently proposed the requirement in Policy S8 that development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon is negatively worded and is not well aligned with the Framework, which seeks to support thriving rural communities whilst respecting the character of the countryside.

10.1.2 The Council recognises that there is a requirement to bring development forward on greenfield sites to meet Maldon's housing needs. In this regard we submit that the LDP should recognise that there will be instances where sustainable housing sites can come forward on the edge of settlements, outside. Gladman would be opposed to the use of settlement boundaries where these would only serve to arbitrarily restrict sustainable development that should go ahead.

10.1.3 Gladman suggest the following rewording to Policy S8 to take account of the above issues:

“Development in the Countryside adjacent to existing settlements will be permitted provided that the adverse impacts do not significantly and demonstrably outweigh the benefits of development”

¹ Coleman v. (1) SoS for Communities and Local Government and (2) North Devon District Council and (3) RWE Npower Renewables Limited [2013] EWHC 1138 (Admin)

Appendix A

A Report into the Delivery of Urban Extensions – Hourigan Connolly

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

**ON BEHALF OF
GLADMAN DEVELOPMENTS LIMITED**

FEBRUARY 2014

CONTENTS

	PAGE NUMBER
1. INTRODUCTION	1
2. POLICY CONTEXT	3
3. METHODOLOGY	10
4. FACTORS AFFECTING DELIVERY	14
5. CASE STUDIES – ENGLAND - NORTH WEST	20
6. CASE STUDIES – ENGLAND - YORKSHIRE & THE HUMBER.....	21
7. CASE STUDIES – ENGLAND - THE WEST MIDLANDS	24
8. CASE STUDIES – ENGLAND - THE EAST MIDLANDS	26
9. CASE STUDIES – ENGLAND - THE SOUTH EAST	31
10. CASE STUDIES - ENGLAND - THE SOUTH WEST	40
11. CASE STUDIES – ENGLAND - THE EAST	45
12. CASE STUDIES – ENGLAND - THE NORTH EAST	48
13. CASE STUDIES – WALES	49
14. CASE STUDIES – SCOTLAND	51
15. ANALYSIS	55
16. CONCLUSIONS	64

APPENDICIES BOUND SEPERATELY

Appendix 1	Study Sites.
Appendix 2	Standard Proforma.
Appendix 3	Completed Proformas – England – North West (no proformas returned, this appendix is left intentionally blank).
Appendix 4	Completed Proformas – England – North Yorkshire & The Humber.
Appendix 5	Completed Proformas – England – The West Midlands.
Appendix 6	Completed Proformas – England – The East Midlands.
Appendix 7	Completed Proformas – England – The South East.
Appendix 8	Completed Proformas – England – The South West.
Appendix 9	Completed Proformas – England – The East.
Appendix 10	Completed Proformas – England – The North East.
Appendix 11	Completed Proformas – England – Wales.
Appendix 12	Completed Proformas – England – Scotland.

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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

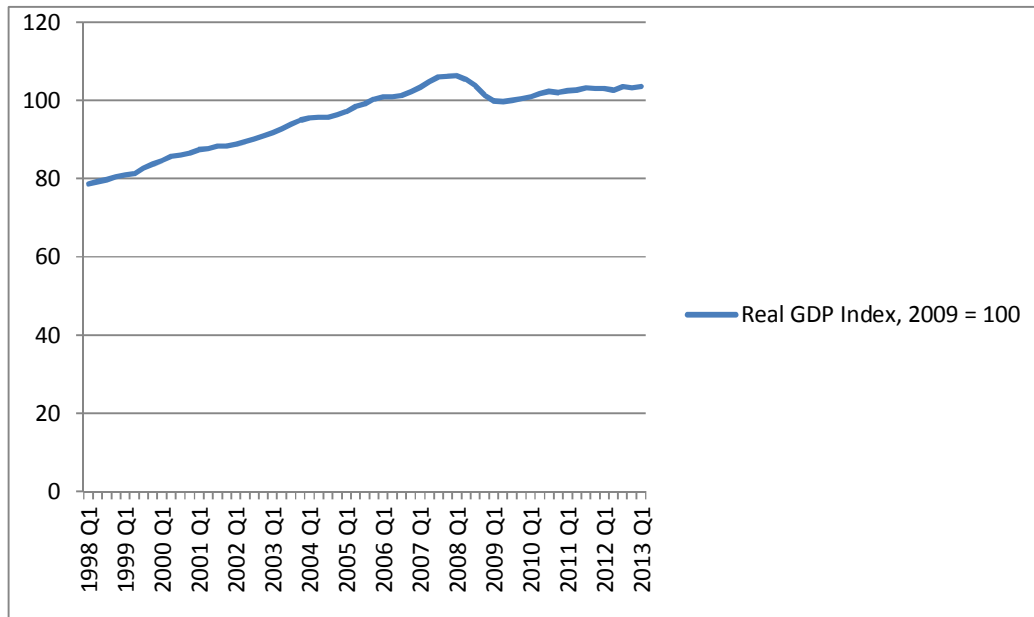
3.12 Given current market conditions consideration has also been given to the appropriate time periods upon which to base this Study.

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

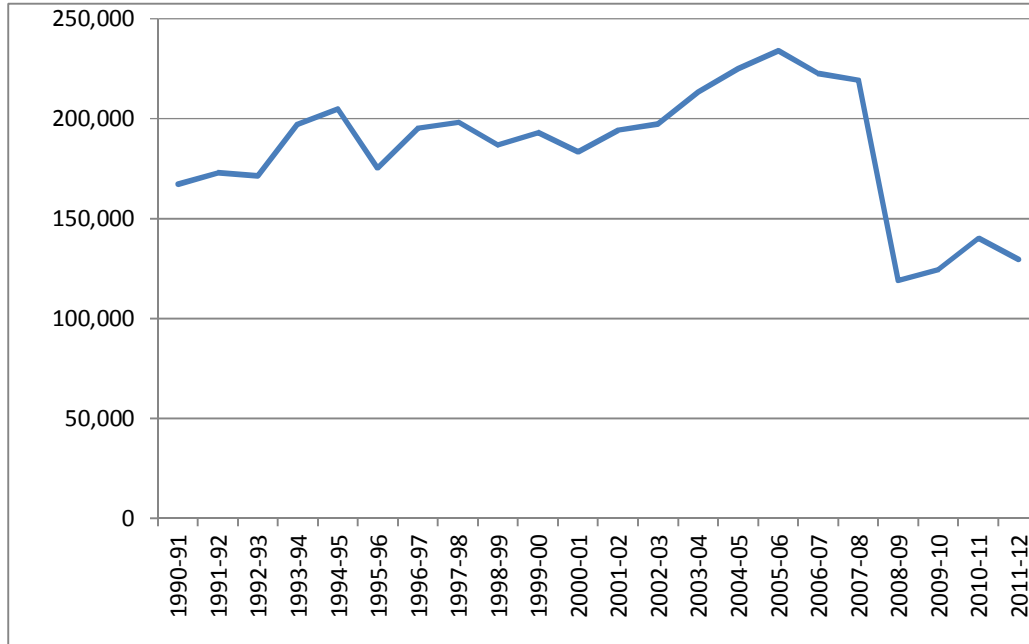


Source: ONS

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