

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr Lufton
Comment ID	1
Response Date	11/02/14 11:42
Consultation Point	7.9 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? MM25

Do you wish to support or object to this Main Modification? Object

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

In terms of the overall plan strategy the Strategic Development Allocation North of Stafford has a number of shortcomings, not least; - the scale of the allocation and the over-reliance on a single site location to deliver 43% of the housing provision for Stafford town; - the shortcomings and vagueness of the transport strategy to mitigate the traffic from North of Stafford and its impact on a severely constrained part of the highway network; - the loss of historic landscape features; - the huge incursion

of development into open countryside; - the lack of integration and relationship with surrounding land-uses; and - the encroachment into areas of significant biological importance. Through the publication consultation and Examination stages a number of comparative planning, sustainability and accessibility problems with the SDL North of Stafford have been identified. By comparison to alternative strategic development north-east of Stafford, the north of Stafford performs poorly in a number of critical areas, notably; - employment land allocation adjacent separated by A34 dual carriageway. - local shopping facilities are within a 15-35 walking time at the site is poorly integrated with existing local facilities. - the site is over 3km from closest part of the town centre (Local Plan boundary) and access to the town is difficult and unattractive requiring traversing major highways. - the location has a very poor access to public transport services both in terms of local to wider destinations. The proposed modification to the SDL area by extending the red boundary for housing development northwards further emphasises the inappropriateness of the development location and its distance and isolation from the existing town settlement.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr Lufton
Comment ID	2
Response Date	11/02/14 11:45
Consultation Point	7.25 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? MM28

Do you wish to support or object to this Main Modification? Object

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

In terms of the overall plan strategy the Strategic Development Allocation North of Stafford has a number of shortcomings, not least; - the scale of the allocation and the over-reliance on a single site location to deliver 43% of the housing provision for Stafford town; - the shortcomings and vagueness of the transport strategy to mitigate the traffic from North of Stafford and its impact on a severely constrained part of the highway network; - the loss of historic landscape features; - the huge incursion

of development into open countryside; - the lack of integration and relationship with surrounding land-uses; and - the encroachment into areas of significant biological importance. Through the publication consultation and Examination stages a number of comparative planning, sustainability and accessibility problems with the SDL North of Stafford have been identified. By comparison to alternative strategic development north-east of Stafford, the north of Stafford performs poorly in a number of critical areas, notably; - employment land allocation adjacent separated by A34 dual carriageway. - local shopping facilities are within a 15-35 walking time at the site is poorly integrated with existing local facilities. - the site is over 3km from closest part of the town centre (Local Plan boundary) and access to the town is difficult and unattractive requiring traversing major highways. - the location has a very poor access to public transport services both in terms of local to wider destinations. The proposed modification to the SDL area by extending the red boundary for housing development northwards further emphasises the inappropriateness of the development location and its distance and isolation from the existing town settlement.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr David Baddeley
Comment ID	3
Response Date	11/02/14 21:24
Consultation Point	2.18 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	Transport Why has not the A50 not been highlighted as a west to east route.?
Do you wish to support or object to this Main Modification?	Support
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	
Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?	Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr David Baddeley
Comment ID	4
Response Date	11/02/14 21:42
Consultation Point	5.1 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	5.1.d. Closing part of the hosital will increase travel
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	Yes
Do you consider this Main Modification is sound?	Yes
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	
Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?	Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mrs Judith Kelt
Comment ID	5
Response Date	13/02/14 10:00
Consultation Point	8.6 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	8.6
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	Yes
Do you consider this Main Modification is sound?	No
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

ALL Westbridge Park needs to be kept free of further development. It is part of the Trent floodplain and not suitable for building. The current situation in England should show planners that building on floodplains is foolish and dangerous. Draining may work in the short term but creates problems from ground shrinkage at a later date. The area between the Trent and the canal is an important area for wildlife, for recreation and it provides an important impression of Stone as visitors approach from the A34 and particularly along the canal. It is vital that Stone maintains its status as a "Canal Town" because of the large numbers of tourists it attracts. Anything that paves the way for development of Westbridge Park puts this reputation in jeopardy.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Westbridge Park needs to be maintained as green space and the section designated as "Urban use" should be removed from the modifications.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mrs Judith Kelt
Comment ID	6
Response Date	13/02/14 10:00
Consultation Point	8.1 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	8.1
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	Yes
Do you consider this Main Modification is sound?	No
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

I object to part of Westbridge Park being re-designated as part of the urban area and to the increase in the amount of retail space within the town. Stafford Borough Council seem determined to put supermarket space on to Westbridge Park and are prepared to consider any measure to make this possible. They are completely unwilling to consider any alternative site for a supermarket. They maintain that the need for this extra retail is proven and that they have the proof. This information has never been shared with the residents of the Borough. The only information we have been given came from a flawed telephone survey done some time ago. There are more obvious sites for supermarket development on the outskirts of the town where the transport links are better and there is access to Stone's outlying villages and settlements.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

ALL Westbridge Park needs to be kept as green space for recreational use by Stone residents and organisations - outside any area that can be used for other development.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Highways Agency (Mrs Lisa Maric)
Comment ID	7
Response Date	20/02/14 13:09
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3
Files	Comment ID - 7 Highways Agency.pdf

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Our ref: SHARE/SBC
Your ref: PFSB-M/AY/LC

Stafford Borough Council
Civic Centre
Riverside
Stafford
ST16 3AQ

Mrs Lisa Maric
Asset Manager
9th Floor
The Cube
199 Wharfside Street
Birmingham B1 1RN

Direct Line: 0121 678 8019

Fax: 0121 678 8559

**For the attention of Alex Yendole - Planning Policy
Manager**

18 February 2014

Dear Mr Yendole

THE PLAN FOR STAFFORD BOROUGH - MAIN MODIFICATIONS

Thank you for consulting the Highways Agency on the proposed Main Modifications to the Plan for Stafford Borough, which I have reviewed.

The Highways Agency has no comment to make on the Modifications.

Yours sincerely



Mrs Lisa Maric
Network Delivery and Development Directorate - Midlands
Email: lisa.maric@highways.gsi.gov.uk

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Keep Westbridge Park Green ()
Comment ID	8
Response Date	20/02/14 13:17
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.4
To which Main Modification does your comment relate?	MM42
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

KWPG supports the deletion of the proposed provision of mixed use development at Westbridge Park. This is necessary to meet the inspector's advice that its retention would be unsound. He has stated that there is insufficient evidence to show that the site could be developed in the manner intended, insufficient justification for the site's inclusion within the town centre boundary, and that it is questionable in terms of retail need.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?	Participate in an Examination in Public
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If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

KWPG object to four other main modifications and wish to have the opportunity to take part in any discussion relating to Westbridge Park.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Keep Westbridge Park Green ()
Comment ID	9
Response Date	20/02/14 13:27
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3
To which Main Modification does your comment relate?	MM43 and MM48
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	Yes
Do you consider this Main Modification is sound?	No
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	<ul style="list-style-type: none">It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable developmentIt is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

KWPG objects to these modifications which purport to justify a medium sized food store in Stone in the immediate future. KWPG believes that it has already demonstrated that this is not justified by the evidence base, namely the WYG Retail Capacity Report, and its inclusion would render the Plan unsound. The Retail Capacity Study purports to justify a further convenience store because its survey information suggests that the Morrisons in Stone is overtrading. However, the fact that a store trades

above its company average does not necessarily translate into a 'need' for more floorspace that should be addressed in a Local Plan. An average figure is an average over a particular retailer's portfolio of stores of many sizes and shapes and there will be many stores in the portfolio that trade both above and below the company average. Just because a store trades above company average does not mean that there is a planning justification for more floorspace. Indeed, Morrisons is the only store in Stone that is assessed as overtrading. WYG's 2013 Update records the Co-op as trading at only 59% of company average, other town centre retailers trading below average and Somerfield trading at only 22% of company average. Additionally, since WYG's original report Aldi and Heron Foods have opened convenience stores in Stone. The WYG report lacks any detailed qualitative analysis of any physical indicators of unsatisfactory overtrading such as unduly long checkout queues, lack of shelf space or car park congestion. There is no qualitative justification despite the assertion in the proposed amendment to paragraph 8.13. In short KWPG contends that there is no qualitative or quantitative justification for the proposed modification to paragraph 8.13 and that the assertion that there remains quantitative and qualitative justification for a medium sized foodstore in Stone should be deleted. KWPG also objects to the floorspace figures being included in policy Stone 1 because they are unduly prescriptive and not justified by the evidence base and are therefore unsound.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

KWPG suggests that the policy should read simply that any new retail floorspace should be accommodated in Stone town centre.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

KWPG consider these Modifications go to the heart of the soundness of the Plan and wish to participate in any discussion concerning the future of Stone town centre and Westbridge Park.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Keep Westbridge Park Green ()
Comment ID	10
Response Date	20/02/14 13:50
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM47 and MM109
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	Yes
Do you consider this Main Modification is sound?	No
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	<ul style="list-style-type: none">It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable developmentIt is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

KWPG objects to the proposals to amend the Plan by removing the area around the sports centre from Green Infrastructure. The proposed amendment is not in response to the inspector's suggestions to overcome soundness issues. The only justification for such an amendment would seem to be to make it easier for the landowner to secure built development in parkland. The area proposed for removal from Green Infrastructure includes the sports centre and its car park, tennis courts, skate

park, girl guides? meeting hall, boy scouts meeting hall and childrens? playground. All of these facilities are entirely appropriate in an area designated as Green Infrastructure. The National Planning Policy Framework defines Green Infrastructure as "A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities". This definition is slightly different to the one in the Local Plan and we suggest that it should replace it. All of the community and recreational facilities in the area proposed to be removed play a major part in the social fabric of the community and clearly bring environmental and quality of life benefits to local people. They are all facilities that might be expected in a park and are fundamental components of Green Infrastructure. The proposed deletion of this area from Green Infrastructure is inconsistent with the Plan's evidence base. The Kit Campbell Associates PPG17 Assessment and Open Space, Sport and Recreation Facilities Strategy, March 2009, prepared for the Council, commented on the "huge significance of Westbridge Park" and land adjacent to it along the river and canal. The Assessment recommended enhancing the area close to the fitness centre in order to make it more park-like and attractive for informal activities. In other words, the Plan's evidence base seeks more, not less, Green Infrastructure activities. KWPG conclude that the proposed modifications are unsound.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

No change to be made to the Green Infrastructure boundary at Westbridge Park .

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

KWPG consider that the future of Westbridge Park is of crucial importance to Stone and wish to continue to participate in any discussion about its future.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr and Mrs L and A Collins
Comment ID	11
Response Date	27/02/14 15:58
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.4
To which Main Modification does your comment relate?	I write to you to give my support to the strengthening of the strategic plan for West Stafford.
Do you wish to support or object to this Main Modification?	Support
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Keep Westbridge Park Green ()
Comment ID	12
Response Date	03/03/14 09:54
Consultation Point	8.1 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	47 and 109
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	Yes
Do you consider this Main Modification is sound?	No
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

MM47 AND 109 ? Green Infrastructure - Proposed Amendment at Westbridge Park. KWPG objects to the proposals to amend the Plan by removing the area around the sports centre from Green Infrastructure. The proposed amendment is not in response to the inspector?s suggestions to overcome soundness issues. The only justification for such an amendment would seem to be to make it easier for the landowner to secure built development in parkland. The area proposed for removal from Green Infrastructure includes the sports centre and its car park, tennis courts, skate park, girl guides? meeting hall, boy scouts meeting hall and childrens? playground. All of these facilities are entirely appropriate in an area designated as Green Infrastructure. The National Planning Policy Framework defines Green Infrastructure as ?A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities?. This definition is slightly different to the one in the Local Plan and we suggest that it should replace it . All of the community and recreational facilities in the area proposed to be removed play a major part in the social fabric of the community and clearly bring environmental and quality of life benefits to local

people. They are all facilities that might be expected in a park and are fundamental components of Green Infrastructure. KWPG objects to the proposals to amend the Plan by removing the area around the sports centre from Green Infrastructure. The proposed amendment is not in response to the inspector's suggestions to overcome soundness issues. The only justification for such an amendment would seem to be to make it easier for the landowner to secure built development in parkland. The area proposed for removal from Green Infrastructure includes the sports centre and its car park, tennis courts, skate park, girl guides' meeting hall, boy scouts meeting hall and childrens' playground. All of these facilities are entirely appropriate in an area designated as Green Infrastructure. The National Planning Policy Framework defines Green Infrastructure as 'A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities'. This definition is slightly different to the one in the Local Plan and we suggest that it should replace it. All of the community and recreational facilities in the area proposed to be removed play a major part in the social fabric of the community and clearly bring environmental and quality of life benefits to local people. They are all facilities that might be expected in a park and are fundamental components of Green Infrastructure. The proposed deletion of this area from Green Infrastructure is inconsistent with the Plan's evidence base. The Kit Campbell Associates PPG17 Assessment and Open Space, Sport and Recreation Facilities Strategy, March 2009, prepared for the Council, commented on the 'huge significance of Westbridge Park' and land adjacent to it along the river and canal. The Assessment recommended enhancing the area close to the fitness centre in order to make it more park-like and attractive for informal activities. In other words, the Plan's evidence base seeks more, not less, Green Infrastructure activities. KWPG conclude that the proposed modifications are unsound.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Remove proposed boundary amendment and leave the Green Infrastructure boundary at Westbridge Park unchanged.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Controversial modification that has attracted much interest. KWPG wish to be fully involved in any discussion on the future of Westbridge Park at the EIP.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Keep Westbridge Park Green ()
Comment ID	13
Response Date	03/03/14 10:02
Consultation Point	8 Stone (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? 43 and 48

Do you wish to support or object to this Main Modification? Object

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? Yes

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

KWPG have fully participated in the EIP so far and wish to continue to pursue discussion on proposals affecting Stone town centre and Westbridge Park. KWPG objects to these modifications which purport to justify a medium sized food store in Stone in the immediate future. KWPG believes that it has already demonstrated that this is not justified by the evidence base, namely the WYG Retail Capacity Report, and its inclusion would render the Plan unsound. The Retail Capacity Study purports to justify a further convenience store because its survey information suggests that the Morrisons in Stone is overtrading. However, the fact that a store trades above its company average does not necessarily translate into a need for more floorspace that should be addressed in a Local Plan. An average figure is an average

over a particular retailer's portfolio of stores of many sizes and shapes and there will be many stores in the portfolio that trade both above and below the company average. Just because a store trades above company average does not mean that there is a planning justification for more floorspace. Indeed, Morrisons is the only store in Stone that is assessed as overtrading. WYG's 2013 Update records the Co-op as trading at only 59% of company average, other town centre retailers trading below average and Somerfield trading at only 22% of company average. Additionally, since WYG's original report Aldi and Heron Foods have opened convenience stores in Stone. The WYG report lacks any detailed qualitative analysis of any physical indicators of unsatisfactory overtrading such as unduly long checkout queues, lack of shelf space or car park congestion. There is no qualitative justification despite the assertion in the proposed amendment to paragraph 8.13. In short KWPG contends that there is no qualitative or quantitative justification for the proposed modification to paragraph 8.13 and that the assertion that there remains quantitative and qualitative justification for a medium sized foodstore in Stone should be deleted. KWPG also objects to the floorspace figures being included in policy Stone 1 because they are unduly prescriptive and not justified by the evidence base and are therefore unsound.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mrs Carol Bentley
Comment ID	14
Response Date	04/03/14 11:31
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

To which Main Modification does your comment relate? This e-mail is in support of the strengthening of the strategic plan for the west of Stafford. I am concerned that the right infrastructure is put in place and that already very busy roads are taken into account and measures taken to ensure that they do not become even more hazardous

Do you wish to support or object to this Main Modification? Support

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	mr paul shaw
Comment ID	15
Response Date	05/03/14 09:51
Consultation Point	3.14 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	3.13
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	No

Please use this space to explain your answer above. Please be as precise as possible.

Neighbourhood planning is being sidetracked by the council because they are allowing planning approvals now which will jepordise preparation of the neighbourhood plans by Parish Councils In effect there will be no numbers of houses left in the new plan to allow Neighbourhood plans to progress The enquiry should be reopened to allow Parish Councils to make their views known as the council have only informed the Parish Councils after the main modifications were made public The way the council are treating Neighbourhood Planning is as a Fait Acomlit and not giving the Parishes a say Request reopening of the examination

Please set out what change(s) you consider necessary to make the Main Modification legally compliant and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Would suggest a clause that says No planning approvals should be granted within the Key Service Villages and the rural areas until the plan is adopted and wherevere possible Neighbourhood plans are available

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

the council are not giving any consultation time to Neighbourhood planning and have in effect dismissed the local parish wishes

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

to give myself and every other member of parish councils to be heard properly and to have a sound base from which to plan Neighbourhood plans An inspector needs to be aware of the parish views in a public forum because the council officers have and are not responding positively to parish requests

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	mr paul shaw
Comment ID	16
Response Date	05/03/14 09:53
Consultation Point	6.3 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	6.3
Do you wish to support or object to this Main Modification?	Support
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	
Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?	Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	mr paul shaw
Comment ID	17
Response Date	05/03/14 10:03
Consultation Point	6.11 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? 6.10

Do you wish to support or object to this Main Modification? Object

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

The NPPF states that sites which are sustainable and deliverable now should be approved The council are already using this proposed unadopted plan to refuse development that is sustainable and

deliverable which is against national policy and have started to use this proposed plan as a back door moratorium which they sort to have in the original proposals which they put forward and the inspector disagreed with The strategy of large SDL sites is fundamentally flawed because of major constraints in them coming forward in the plan timescale These SDLs need much more independent scrutiny about deliverability and that needs to be done openly in a new enquiry

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	mr paul shaw
Comment ID	18
Response Date	05/03/14 10:17
Consultation Point	6.52 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? 6.52

Do you wish to support or object to this Main Modification? Object

Do you consider this Main Modification is legally compliant? No

Please use this space to explain your answer above. Please be as precise as possible.

The council did not issue their new 5 year supply calculation until the 20th February 2014 despite it being dated 31st January It as yet has no legal status or committee resolution This document is fundamental and most certainly needs close examination in public by the inspector as the council are using this document as a planning restraint The enquiry needs reopening to re-examine the SHLA sites against the delivery shortfall in the SDLs

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development

It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

- . It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

This modification is unsound because the main SDLs are not deliverable due to serious constraints and need to be re-examined in public

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

A full appraisal of the SDL sites independently studied and properly argued prior to agreeing that they are fully deliverable in the plan period It is not enough for an inspector to accept the word of developers only on the deliverability of their own sites particularly on large sites where no matter how many developers there are sales are limited to a number per annum

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

to fully explain the logic

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by mr paul shaw
Comment ID 19
Response Date 05/03/14 10:25
Consultation Point 6.64 Paragraph ([View](#))
Status Processed
Submission Type Web
Version 0.1

To which Main Modification does your comment relate? 6.64

Do you wish to support or object to this Main Modification? Object

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

Neighbourhood plans should be the driver of development in the rural area led by parish councils and forums The council have the details of parishes that have registered to provide neighbourhood plans and these should be the plans that are used not the site allocations document which will only seek to override the parish wishes

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Where Parish councils have registered for neighbourhood plans the site allocation document should not override them unless they have been rejected at referendum

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

to make the strong views of parishes heard

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	mr paul shaw
Comment ID	20
Response Date	05/03/14 10:39
Consultation Point	7.3 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	7.3
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	No

Please use this space to explain your answer above. Please be as precise as possible.

the proposals of some of these SDLsites are flawed in that planning approval has already been granted on some of them namely Stafford East and Stone and indeed the Stone site has not only been approved but has been increased in size from 400 to 500 dwellings into the open countryside without consultation and during the consideration of an application How can it be correct that sites are granted planning approval when the council are seeking the views of the public regarding provision of these sites This is most certainly undemocratic and the inspector for this reason alone owes it to the public to reopen the examination and explain this in detail so that it can be properly discussed If it is not reopened then the inspector leaves the proposed modifications and indeed the whole plan open to a JUDICIAL REVIEW for non legal methods of formulating the plan The way this authority is acting this examination is a complete waste of time and makes a mockery of a public examination

Please set out what change(s) you consider necessary to make the Main Modification legally compliant and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Untill this matter is readdressed in public no changes can be made only to say it should be put in abeyance until it is heard in public

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities

Please use this space to explain your answer above. Please be as precise as possible.

All the SDL sites need a re-examination in relation to deliverability in public from independent consultants and not just the owner developers or their agents

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

to show the lack of deliverability of the SDL sites within the plan period particularly in relation to the 5 year calculation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	mr paul shaw
Comment ID	21
Response Date	05/03/14 10:46
Consultation Point	7.25 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? 7.25

Do you wish to support or object to this Main Modification? Object

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to: . It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities

Please use this space to explain your answer above. Please be as precise as possible.

My objection here is not to the allocation of the site but to its deliverability to be provided within the plan period particularly within the first 5 years There are major constraints to get the site operative but mainly to purport that the amount of houses per annum will be produced from this one site within the period is very questionable and should be carefully reexamined

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	mr paul shaw
Comment ID	22
Response Date	05/03/14 10:52
Consultation Point	7.29 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? 7.29

Do you wish to support or object to this Main Modification? Object

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to: . It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities

Please use this space to explain your answer above. Please be as precise as possible.

deliverability of this site must be very questionable due to its multi ownerships and the fact that Network Rail must be a party to any agreement before development can proceed beyond certain levels Also as I understand it at present there are no agreements between developers to fit the whole site together so deliverability of this site in the short term must be questionable I have no objection to the allocation only to its deliverability particularly within the first 5 years

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

to explain in public the difficulties in understanding the councils projections for this site and to ascertain the developers position

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	mr paul shaw
Comment ID	23
Response Date	05/03/14 10:55
Consultation Point	8.22 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? 8.22

Do you wish to support or object to this Main Modification? Object

Do you consider this Main Modification is legally compliant? No

Please set out what change(s) you consider necessary to make the Main Modification legally compliant and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

t

Do you consider this Main Modification is sound? Yes

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	mr paul shaw
Comment ID	24
Response Date	05/03/14 11:02
Consultation Point	8.24 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	8.24
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	No

Please use this space to explain your answer above. Please be as precise as possible.

this site now has planning approval even though part of the site is within the open countryside How are we able now to comment on its suitability when the council have ridden roughshod over the public and approved this before seeking our comments The inspector again has been over taken by the council and the least he should do is reopen this examination and explain in public how this situation can be correct legally Again this leaves this plan wide open to JUDICIAL REVIEW if the inspector refuses to bring this back before the public

Do you consider this Main Modification is sound? Yes

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

for a full explanation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	The National Grid ()
Comment ID	25
Response Date	07/03/14 11:03
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3
Files	Comment ID - 25 National Grid.pdf

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Head of Planning and Regeneration Services
Stafford Borough Council
Civic Centre
Riverside
Stafford
ST16 3AQ

Julian Austin
Consultant Town Planner

Tel: 01926 439091
n.grid@amec.com

10 February 2014

Dear Sir / Madam

**Stafford Borough Council: Local Plan – Modifications Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed AMEC to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the current consultation on the above document.

Overview – National Grid

National Grid is a leading international energy infrastructure business. In the UK National Grid's business includes electricity and gas transmission networks and gas distribution networks as described below.

Electricity Transmission

National Grid, as the holder of a licence to transmit electricity under the Electricity Act 1989, has a statutory duty to develop and maintain an efficient, co-ordinated and economical transmission system of electricity and to facilitate competition in the supply and generation of electricity.

National Grid operates the national electricity transmission network across Great Britain and owns and maintains the network in England and Wales, providing electricity supplies from generating stations to local distribution companies. We do not distribute electricity to individual premises ourselves, but our role in the wholesale market is key to ensuring a reliable and quality supply to all. National Grid's high voltage electricity system, which operates at 400,000 and 275,000 volts, is made up of approximately 22,000 pylons with an overhead line route length of 4,500 miles, 420 miles of underground cable and 337 substations. Separate regional companies own and operate the electricity distribution networks that comprise overhead lines and cables at 132,000 volts and below. It is the role of these local distribution companies to distribute electricity to homes and businesses.

To facilitate competition in the supply and generation of electricity, National Grid must offer a connection to any proposed generator, major industry or distribution network operator who wishes to generate electricity or requires a high voltage electricity supply. Often proposals for new electricity projects involve transmission reinforcements remote from the generating site, such as new overhead lines or new development at substations. If there are significant demand increases across a local distribution electricity network area then the local network distribution operator may seek reinforcements at an existing substation or a new grid supply point. In addition National Grid may undertake development works at its existing substations to meet changing patterns of generation and supply.

Gas Transmission

National Grid owns and operates the high pressure gas transmission system in England, Scotland and Wales that consists of approximately 4,300 miles of pipelines and 26 compressor stations connecting to 8 distribution networks. National Grid has a duty to develop and maintain an efficient co-ordinated and economical transmission system for the conveyance of gas and respond to requests for new gas supplies in certain circumstances.

New gas transmission infrastructure developments (pipelines and associated installations) are periodically required to meet increases in demand and changes in patterns of supply. Developments to our network are as a result of specific connection requests e.g. power stations, and requests for additional capacity on our network from gas shippers. Generally network developments to provide supplies to the local gas distribution network are as a result of overall demand growth in a region rather than site specific developments.

Gas Distribution

National Grid also owns and operates approximately 82,000 miles of lower-pressure distribution gas mains in the north west of England, the west Midlands, east of England and north London - almost half of Britain's gas distribution network, delivering gas to around 11 million homes, offices and factories. National Grid does not supply gas, but provides the networks through which it flows. Reinforcements and developments of our local distribution network generally are as a result of overall demand growth in a region rather than site specific developments. A competitive market operates for the connection of new developments.

National Grid and Local Development Plan Documents

The Energy White Paper makes clear that UK energy systems will undergo a significant change over the next 20 years. To meet the goals of the white paper it will be necessary to revise and update much of the UK's energy infrastructure during this period. There will be a requirement for:

- an expansion of national infrastructure (e.g. overhead power lines, underground cables, extending substations, new gas pipelines and associated installations); and
- new forms of infrastructure (e.g. smaller scale distributed generation, gas storage sites).

Our gas and electricity infrastructure is sited across the country and many stakeholders and communities have an interest in our activities. We believe our long-term success is based on having a constructive and sustainable relationship with our stakeholders. Our transmission pipelines and overhead lines were originally routed in consultation with local planning authorities and designed to avoid major development areas but since installation much development may have taken place near our routes.

We therefore wish to be involved in the preparation, alteration and review of Development Plan Documents (DPDs) which may affect our assets including policies and plans relating to the following issues:

- any policies relating to overhead transmission lines, underground cables or gas pipeline installations;
- site specific allocations/land use policies affecting sites crossed by overhead lines, underground cables or gas transmission pipelines;
- land use policies/development proposed adjacent to existing high voltage electricity substation sites and gas above ground installations;
- any policies relating to the diverting or undergrounding of overhead transmission lines;
- other policies relating to infrastructure or utility provision;
- policies relating to development in the countryside;
- landscape policies; and
- waste and mineral plans.

In addition, we also want to be consulted by developers and local authorities on planning applications, which may affect our assets and are happy to provide pre-application advice. Our aim in this is to ensure that the safe and secure transportation of electricity and gas is not compromised.

National Grid infrastructure within Stafford Borough Council's administrative area

Electricity Transmission

National Grid has no high voltage electricity overhead transmission lines / underground cables within Stafford Borough Council's administrative area.

National Grid has provided information in relation to electricity transmission assets via the following internet link:

<http://www.nationalgrid.com/uk/LandandDevelopment/DDC/GasElectricNW>

Gas Transmission

National Grid has the following gas transmission assets within the administrative area of Stafford Borough Council:

Pipeline	Feeder Detail
5359	21 Feeder Audley/Alrewas
6689	4 Feeder Audley/Alrewas

National Grid has provided information in relation to gas transmission assets via the following internet link:

<http://www.nationalgrid.com/uk/LandandDevelopment/DDC/GasElectricNW>

National Grid requests that any High Pressure Major Accident Hazard Pipelines (MAHP) are taken into account when site options are developed in more detail. These pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to retain our existing transmission pipelines in situ.

Gas Distribution

National Grid Gas Distribution owns and operates the local gas distribution network in the Stafford Borough Council area. If you require site specific advice relating to our local gas distribution network then information should be sought from:

National Grid Plant Protection
National Grid, Block 1, Floor 2
Brick Kiln Street
Hinckley
LE10 0NA
plantprotection@uk.ngrid.com

Specific Comments

Further to our previous comments (dated 19 February 2013) National Grid acknowledges the enlargement of the Stafford North Strategic Development Location (Policy Stafford 2 – Modification no. MM28). The enlargement northwards now extends over the National Grid high pressure gas pipeline – FM21 Audley to Alrewas.

National Grid notes that no reference is made within the policy text to the presence of the high pressure gas pipeline and therefore request that the presence of the pipeline and the corresponding zone of influence are appropriately acknowledged within the revised policy text to guide future development.

Our underground pipelines are protected by permanent agreements with landowners or have been laid in the public highway under our licence. These grant us legal rights that enable us to achieve efficient and reliable operation, maintenance, repair and refurbishment of our gas transmission network. Hence we require that no permanent structures are built over or under pipelines or within the zone specified in the

agreements, materials or soil are not stacked or stored on top of the pipeline route and that unrestricted and safe access to any of our pipeline(s) must be maintained at all times.

Local authorities have a statutory duty to consider applications for development in the vicinity of high pressure (above 7 bar) pipelines and to advise the developer on whether the development should be allowed on safety grounds on rules provided by HSE. This advice is provided by the HSE Planning Advice for Development near to Hazardous Installations (PADHI) process. The relevant HSE guidance can be accessed via the following link: <http://www.hse.gov.uk/landuseplanning/padhi.pdf>

In order to ensure that National Grid's pipelines are protected from uncontrolled development in the vicinity of the pipeline please also read the following guidance prepared by National Grid:

- Specification for Safe Working in the Vicinity of National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties
http://www.nationalgrid.com/NR/rdonlyres/50ACAC0A-ED26-41A7-91FA-83163A98270F/23790/TSPSSW22_J537_Rev0807.pdf
- Gas Transmission Underground Pipelines – Guidance
http://www.nationalgrid.com/NR/rdonlyres/446009BF-ABB5-42E1-B9FE-44E90D577DD5/18653/APTGasGuidance_2_.pdf

Should these sites be taken forward as development sites in the future, the developers should be made aware of the above issues.

Further Advice

National Grid is happy to provide advice and guidance to the Council concerning our networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us. In addition the following publications are available from the National Grid website or by contacting us at the address overleaf:

- National Grid's commitments when undertaking works in the UK - our stakeholder, community and amenity policy;
- specification for Safe Working in the Vicinity of National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties; and
- A sense of place - design guidelines for development near high voltage overhead lines.

Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Julian Austin
Consultant Town Planner

n.grid@amec.com

AMEC E&I UK
Gables House
Kenilworth Road
Leamington Spa
Warwickshire
CV32 6JX

I hope the above information is useful. If you require any further information please do not hesitate to contact me.

Yours sincerely,

[via email]



Julian Austin
Consultant Town Planner

cc. Vicky Stirling, National Grid

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr Christopher Murphy
Comment ID	26
Response Date	08/03/14 17:42
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM30 Policy Stafford 3
Do you wish to support or object to this Main Modification?	Support
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	
Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?	Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Staffordshire Police (Mr Gordon Scott)
Comment ID	27
Response Date	10/03/14 14:16
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.5
Files	Comment ID - 27 Staffordshire Police.pdf
Do you wish to support or object to this Main Modification?	Support

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:



Staffordshire POLICE

Forward Planning Officer
Stafford Borough Council
Riverway
Stafford
ST16 3AQ

Police Station
Wolverhampton Road
Cannock
Staffordshire
WS11 1AH
01785 234217
gordon.scott@staffordshire.pnn.police.uk

11/03/2014

Our Ref: CA/48/14

Dear Sir/Madam,

On behalf of Staffordshire Police, and in response to your invitation to comment on the Plan for Stafford Borough Council Modifications Consultation Document, I ask that you consider my comments.

Your consultation document informs us of the potential growth in both homes and business premises within Staffordshire with an increased demand of our services, Staffordshire Police request that Stafford Borough Council include within Section 11 "Communities" of the above document, the Police ACPO CPI Secured by Design (SbyD) UK flagship initiative to reduce crime, anti-social behaviour and the fear of crime which will assist the Council in their efforts to make Stafford and Stone safe and sustainable places in which to live and work.

Adoption would bolster the National Planning Policy Framework that states in Requiring Good Design, Para 7.58 "**Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion**", and that when creating healthy, inclusive communities, planning decisions should promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life and community cohesion and in conjunction with the Crime and Disorder Act 1998 which introduced a wide range of measures for preventing crime and disorder. Section 17 (as amended by Schedule 9 of the Police and Justice Act 2006), that imposes an obligation on every Police Authority, Local Authority (which includes Planning Authorities) and other statutory bodies to consider crime and disorder reduction in the exercise of all their duties.

It states: Section 17(1) Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent,

(a) Crime and disorder in its area (including anti-social and other behavior adversely affecting the local environment); and

(b) The misuse of drugs, alcohol and other substances in its area.

Secured by Design (SbyD) has been independently proven to reduce crime, supports one of

the Government's key planning objectives - the creation of sustainable, secure, quality places where people wish to live and work and links into your consultation policy and documents;

1. Sustainable Community Strategies
2. Strong, safe and cohesive communities

SbyD is the UK Police flagship initiative and utilizes the principles of "**designing out crime**" at the pre planning stage through the use of effective crime prevention methods, crime prevention through environmental design, and the application of minimum security standards.

SbyD has been proven by a number of independent agencies to have a positive impact on environmental quality, housing, economic vibrancy, community safety and health and well-being through the creation of safe, sustainable, secure, quality places where people wish to live and work and produces massive carbon savings as a result.

Secured by Design costs the Council nothing, has a proven track record in reducing burglary by 50% and criminal damage by 25%, is a superb strategic tool to reduce crime and disorder, has been adopted by other Councils with very positive results and attracted positive comments from HM Inspectorate.

SbyD is a positive marketing tool, is the minimum security standard for HCA home and business's, has been specified on new PFI Gov Buildings and assists developers to gain credits from the Code for Sustainable Homes.

Yours faithfully

Gordon Scott

Crime Prevention Design Advisor
Staffordshire Police

The recommendations contained within this report are the professional statements of the author. As such, they represent what we believe to be the best advice in terms of 'doing all that is reasonable to prevent crime and disorder' under the terms of Section 17 of the Crime and Disorder Act 1998. All comments and recommendations are 'Site Specific'. Crime prevention advice is given free without the intention of creating a contract. Neither do the Home Office or the police service take any other legal responsibility for the advice given.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Olivia Hinton
Comment ID	28
Response Date	10/03/14 14:23
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Web
Version	0.2
To which Main Modification does your comment relate?	MM30

Please explain your answer

Raising concern over Stafford planning document citation MM30 regarding the preservation of Stafford Castle as a landscaping heritage area, the wildlife of the greater Doxey area, and the installation of an access road to the proposed housing development west of Stafford in the greenfield/farmland around Stafford Castle which will feed onto Doxey road, near a primary school where children walk to school and cross the road, and increasing traffic on the Doxey road (which is used as an access route to the M6 for emergency vehicles). Considering the development of houses by Universal Grinding site is struggling to sell all the houses they have built (discounting them by 40,000 according to a neighbour), is it wise to plan to develop further housing in the recent economic climate of Staffordshire - with closure of the university imminent, HS2 blighting the landscape, and the possible downgrading of the hospital. This is without considering the under-occupancy of the town centre, and lack of heritage facilities being maintained attracting new people or industry (especially if we lose the Shire Hall Gallery).

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	David Wilson Homes (South Midlands) (Mr P Leggett)
Comment ID	29
Response Date	11/03/14 15:26
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.4
Files	Comment ID - 29 Wardell Armstrong for David Wilson Homes.pdf

To which Main Modification does your comment relate? MM17, MM40

Do you wish to support or object to this Main Modification? Object

Please explain your answer

See attached document

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

See attached document

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

See attached document

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To be able to communicate our client's view

wardell-armstrong.com

ENERGY AND CLIMATE CHANGE
ENVIRONMENT AND SUSTAINABILITY
INFRASTRUCTURE AND UTILITIES
LAND AND PROPERTY
MINING, QUARRYING AND MINERAL ESTATES
WASTE RESOURCE MANAGEMENT



DAVID WILSON HOMES

EXAMINATION OF PLAN FOR STAFFORD BOROUGH

CONSULTATION REPOSE ON PROPOSED MAIN MODIFICATIONS

FEBRUARY 2014

your earth our world



Wardell Armstrong

Sir Henry Doulton House, Forge Lane, Etruria, Stoke-on-Trent, ST1 5BD, United Kingdom
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DAVID WILSON HOMES LTD

EXAMINATION OF PLAN FOR STAFFORD BOROUGH

CONSULTATION REPONSE ON PROPOSED MAIN MODIFICATIONS

February 2014

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CONTENTS

1	SUMMARY	4
1.1	Overview	4
2	UNDERSTANDING PROPOSED HOUSING GROWTH AND DISTRIBUTION	6
2.1	Introduction	6
2.2	Main Modification on Housing Growth	6
3	REVIEW OF EXISTING HOUSING SUPPLY IN STONE	8
3.1	Introduction	8
4	OTHER POLICY CONSIDERATIONS	11
4.1	Climate Change Policy	11
4.2	Affordable Housing	12
4.3	Policy C1 Dwelling Types and Sizes	15

APPENDICES

APPENDIX 1	16
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1 SUMMARY

1.1 Overview

1.1.1 This statement has been prepared by Wardell Armstrong (WA) on behalf of David Wilson Homes. David Wilson Homes have an interest in the land to the west of Stone at Spode Close as identified in the attached plan. The site is included in the Council's Strategic Housing Land Availability Assessment (site reference 44). The SHLAA states that the site is currently suitable for residential development, available, achievable and deliverable, between 2018-2023. We have made representations throughout the plan making process in support of promoting this site for residential development. This report considered the Main Modifications put forward by Stafford Borough Council on the draft Stafford Borough Local Plan.

1.1.2 We have had the opportunity to review both the Planning Inspector's Recommendations and the subsequent Main Modifications issued by Stafford Borough Council. The following changes put forward by the Planning Inspector are welcome:

- **An increase in the future housing provision in Stone Town** in response to the Inspectors recognition that further housing development at Stone is a sustainable element of the Plan with a strong housing market. The Inspector also recognised that an increase in housing provision at Stone would better reflect the current and likely future provision of committed and proposed housing development and would provide for development early in the plan period given the longer term nature of some of the housing development in Stafford. These comments are welcome, in particular the Inspectors recognition of future provision of committed and proposed housing developments in the Town.
- **The recommendation to remove the proposed moratorium and phasing of development in Stone** which sought to restrict growth within Stone until 2021. This is in response to the Inspectors conclusion that such a policy approach would be inconsistent with the NPPF which seeks to simulate housing growth and manage growth in sustainable locations. It was also identified by the Inspector that there is no evidence that development within Stone would prevent the Stoke regeneration areas coming forward and that similarly there was no evidence to suggest that restraining housing

development at Stone would necessarily boost the progress, marketability or delivery of the main SDLs at Stafford.

- **The removal of settlement boundaries for Stafford and Stone** – The Inspector has indicated that the settlements boundaries around Stafford and Stone should be removed in favour of a more flexible approach to the consideration of development which would support the delivery of new housing.

1.1.3 Despite the above, there are a number of matters which remain outstanding and have been raised as part of the Main Modifications (MM) proposed by Stafford Borough Council. These matters require policy amendments to ensure that the Local Plan for Stafford Borough delivers a comprehensive yet flexible policy framework which guides future growth within the Borough addressing existing and future economic challenges delivering sustainable development and boost significantly the supply of housing land in the Borough.

1.1.4 It should be recognised that additional housing growth above those recommend by the Inspector should be accommodated in Stone in favour of less sustainable locations with the reduction in housing provision in Key Service Villages and the Rest of the Borough Area. In addition, increasing housing provision further within Stone would ensure that the Plan would be more deliverable particularly in light of Stafford Town inability to properly sustain housing growth.

2 UNDERSTANDING PROPOSED HOUSING GROWTH AND DISTRIBUTION

2.1 Introduction

2.1.1 The Inspector has indicated that 500 dwellings per year between 2011-2031 is sufficient to meet the objective assessment of market and affordable housing requirements for Stafford Borough, based on recent household projections and other evidence. Wardell Armstrong maintain that this should be increased to 550 dwellings per year in light of the most recent household population projections, increases in employment activity indicated in more recent forecasts and requirements for affordable housing.

2.2 Main Modification on Housing Growth

2.2.1 Notwithstanding the above, the policy starting point for considering housing requirement and supply is set out in the National Planning Policy Framework which outlines in paragraph 47 the need to boost significantly the supply of housing land.

2.2.2 It is clear from the MM that Stafford Borough Council considers the housing requirement for Stafford Borough to be **maximum or total** housing numbers that should be provided. This is clearly contrary to the NPPF, which seek to boost significantly the supply of housing land. In addition, housing growth is seen by the Government as a main driver in boosting the economy.

2.2.3 MM17 seeks to amend Policy Stafford 1 to 'Continue to meet the housing requirements for Stafford Town by providing a **total** of 7,000 new market and affordable homes, as well as additional provision for Ministry of Defence personnel.'

2.2.4 In the same way MM40 seeks to amend Policy Stone 1 to 'Continue to meet the housing requirements for Stone Town by providing a **total** of 1,000 new market and affordable homes'.

2.2.5 The above planning policy represents an inflexible plan approach. The supporting text of the plan should be amended to recognise the housing requirement figures outlined in page 30 of the Stafford Plan are housing forecasts, as opposed to a housing projection and that policy considerations such as the need to boost significantly the supply of housing land and the delivery of sustainable development will remain the dominant factors in considering planning applications. A plan, monitor and manage policy approach to the delivery of new homes should be applied within the plan with regard to housing provision.

- 2.2.6 We would therefore recommend that any policy amendments by Stafford Borough Council which specify housing need figures as a total or maximum be removed. The housing need figures proposed should not be seen as a ceiling.
- 2.2.7 In light of the above, the following policy changes are recommended (highlighted in red).

SPATIAL PRINCIPLE 4 (SP4) – STAFFORD BOROUGH HOUSING GROWTH DISTRIBUTION

Stafford Borough Council will contribute to the achievement of sustainable development to deliver a minimum of 11,000 (not including additional requirements for military housing and provision for gypsies and travellers) dwellings between 2011 and 2031 within the most sustainable settlements. The majority of future development will be delivered in the County Town of Stafford and Market Town of Stone.

The annual targets for the distribution of housing development, supported by necessary infrastructure, will be...

POLICY STONE 1 – STONE TOWN

~~Continue to meet the housing requirements for Stone Town by providing a total of 1,000 new market and affordable homes~~

Replace with

Stafford Borough Council will plan, monitor and manage the delivery of new homes in Stone Town to ensure that a sufficient supply of deliverable and developable land is made available.

3 REVIEW OF EXISTING HOUSING SUPPLY IN STONE

3.1 Introduction

3.1.1 In response to the MM the following section focuses on existing housing commitments identified by Stafford Borough Council within Stone. The MM indicates that at the 31/03/2013 there are housing commitments within Stone which equates to **291 dwellings** (Ref.MM11). Stafford Borough Council indicates that this has been discounted by 10%. The amended proposed table for Stone Town indicates the following;

Table 1: Housing Provision

Stone Town – Total Requirement	1,000
Completions – 1/4/2011 to 31/3/2013	109
Commitments at 31/03/2013 (Discounted by 10%)	291
New provision	600

Source: The Plan for Stafford Borough (Page 30)

3.1.2 The main evidence supplied by Stafford Borough Council on existing housing commitments is set out in *The Housing Monitor 2013 – Land for New Homes*. Appendix A of that document lists those sites which contribute to the calculated housing commitments above. As part of this consultation evidence Wardell Armstrong have carried out an objective assessment of this housing land supply. The full assessment is outlined in Appendix 1 of this document. Our assessment is not a consideration of 5 -year housing land supply.

3.1.3 There are a number of general observations which can be made with regard to the supply of housing land in Stone Town.

- Demolition of existing housing stock has not been taken into account by Stafford Borough Council for the borough as a whole including Stone Town. Therefore the supply of housing through existing stock is likely to be further constrained.
- In the same way existing vacant housing stock has not been accounted for by Stafford Borough Council. This in turn limits the supply of housing stock.

- Schemes which replace existing dwellings have not been considered in full by Stafford Borough Council.

3.1.4 More specifically, it is clear from the review of existing housing commitments within Stone Town that the supply of existing housing land within the town has been overestimated. This has occurred for a variety of reasons and errors outlined below;

- Stafford Borough Council has not applied the 10% discount as specified or any discount. The Housing Monitor 2013 – Land for New Homes indicates that Stone Town has total commitments which equate to 291 dwellings. Clearly the proposed reduction of 10% has not been implemented. This discount is applied in order to reflect the potential for planning permissions to lapse or not be implemented. There is clear evidence that this discount could reasonably be higher, given that a number of the permissions within this list either expire within the 5 year period, or have already been renewed. Consequently Wardell Armstrong has applied a 15% discount below.
- In many cases the proposed supply replaces existing dwellings and this has not been factored in. In some cases there is therefore no net increase in the supply of dwellings. In some instances there is a decrease in the number of dwellings as a result of proposals.
- In many of the cases planning permission is extant and there is no evidence that the development has commenced.
- In a number of cases the proposed supply is not located within Stone Town but rather other location within the Borough. Clearly this is not housing supply in Stone Town
- Many of the existing planning commitments represent constrained development opportunities where existing site masterplanning has occurred some time ago or has not occurred in detail particularly for the purpose of outline planning permissions. The housing capacity of some existing commitments is in some cases overestimated.

3.1.5 Overall, it is concluded that current commitments at Stone Town is **205 dwellings not 291**. Discounting this supply by 15% would equate to **174 dwellings**. This does not include an allowance for all demolitions and vacant dwellings which would reduce supply further. Therefore new provision for Stone Town should be at least **717 dwellings** over the plan period.

Table 2: Revised Housing Provision

Stone Town – Total Minimum Requirement	1,000
Completions – 1/4/2011 to 31/3/2013	109
Commitments at 31/03/2013 (Discounted by 10%)	291 174
New minimum provision	600 717

- 3.1.6 In light of the discrepancies above, it is likely that the supply of housing land for the rest of the Borough has also been overestimated.
- 3.1.7 Paragraph 6.55 of the Plan for Stafford Borough the borough can demonstrate that there is more than 6 years supply. This is not the case and is accepted by Stafford Borough Council 5- year Housing Land Statement 2013. Therefore this supporting text of the plan should be revised accordingly.

4 OTHER POLICY CONSIDERATIONS

4.1 Climate Change Policy

4.1.1 *Policy N2 Climate Change* seeks to address climate change by ensuring that all development incorporates sustainable design features. The MM proposed by Stafford Borough Council seek to (MM72) modify the policy to include the following wording.

- *“All new residential development will be expected to incorporate sustainable design and construction technology to achieve zero carbon development through a combination of fabric energy efficiency, carbon compliance and allowable solutions in line with Government policy”.*

4.1.2 The modified policy stipulates that all new residential development represents zero carbon development. The modified policy is also in conflict with the NPPF. Paragraph 95 of the NPPF indicates that to support the move to a low carbon future, local planning authorities should:

- *plan for new development in locations and ways which reduce greenhouse gas emission;*
- *actively support energy efficiency improvements to existing buildings; and*
- *when setting any local requirement for a building’s sustainability, do so in a way consistent with the Government’s zero carbon buildings policy and adopt nationally described standards.*

4.1.3 The NPPF therefore does not introduce a requirement for the delivery of zero carbon homes. Recently, the Government has published a consultation document entitled Housing Standards Review which seeks to review building regulations framework and the local housing standards including potentially the Code for Sustainable Homes.

4.1.4 The Zero Carbon Hub (ZCH) has encouraged a fabric first approach to delivering low carbon homes which focuses on creating energy efficient buildings first and foremost.

4.1.5 We would recommend that a more appropriate policy consistent with other national policy and compliant with the National Planning Policy Framework is developed for Policy N2. Ultimately this would represent a return to the main trust of the policy proposed in the Publication Plan for the Stafford Borough. Suggested wording is

included below. In addition, the introduction of zero carbon housing has not been tested by Stafford Borough Council from a viability deliverability perspective.

POLICY N2 – CLIMATE CHANGE

~~All new residential development will be expected to incorporate sustainable design and construction technology to achieve zero carbon development through a combination of fabric energy efficiency, carbon compliance and allowable solutions in line with Government policy~~

Replace with

All new residential development will be expected to incorporate sustainable design and construction technology to achieve low carbon development which can be achieved through fabric energy efficiency or carbon compliance or other allowable solutions in line with Government policy.

4.2 Affordable Housing

- 4.2.1 *Policy C2 Affordable Housing* proposes a target of 40% affordable housing to be provided in Stone and Key Service Villages with a target of 30% affordable housing in Stafford Town and all other rural areas of the borough.
- 4.2.2 The Stafford Borough 2012 Strategic Housing Market Assessment (SHMA) forms part of the evidence base for considering affordable housing provision.
- 4.2.3 In terms of relative affordability, Stafford has an income to house price ratio of 6.8 which is comparable to the regional average of 6.1 for the West Midlands (SHMA page 28). It is clear from the study that there are many other local authorities within the region which are far less affordable compared to Stafford Borough Council.
- 4.2.4 It is recognised that SHMA has identified a need for affordable housing of a net annual requirement of 210 dwellings. However this level of affordable housing need cannot be described as very significant.
- 4.2.5 Stafford Borough Council has carried out a study entitled an Economic Viability of Housing Land (EVH) in Stafford Borough (D10 and D11). The objective of the study was to complete a financial appraisal of a range of sites representative of the types of development likely to come forward and assess their ability to deliver affordable housing. The study was carried out in 2011. Therefore there will be inevitable changes in terms of property prices, land value growth, build cost growth and inflation. Rather than testing a range of affordable housing targets it is noted that

the council had at the time of the study a preferred policy approach of a minimum of 30% affordable housing for the borough with some areas including Stone set at 40%. The study therefore tests that policy position only and indicates that for area ST15 *viability in Stone is good. On greenfield/industrial sites, 30% affordable housing and more is likely to be achievable in many cases with up to 40% under certain circumstances.*

4.2.6 It is noted from the EVH that the area ST15 defined as Stone is substantial and includes much larger rural areas surrounding the town including several rural villages. Consequently it is likely that higher house prices are associated with these rural areas and rural SHLAA sites would also have been included in the assessment of ST15.

4.2.7 The Stafford Borough 2012 Strategic Housing Market Assessment considers houses prices by ward as part of their study. As can be seen from the table below wards in Rural Areas (including Key Service Villages) broadly demonstrate higher house prices than in Stone Town. In addition, some wards in Stafford have higher houses prices than wards in Stone Town. Overall differences in house prices throughout the borough represent a more complex picture of affordability.

Table 1 House prices in Stafford Borough Feb 2012 to May 2012

<u>Area/ Ward</u>	<u>Lower Quartile</u>	<u>Median</u>
Rural Areas and Key Service Villages Wards		
Church Eaton	£230,000	£249,500
Milford	£197,000	£287,500
Milwich	£191,000	£260,000
Gnosall and Woodseaves	£144,000	£187,475
Eccleshall	£140,000	£157,500
Swynnerton	£130,000	£178,000
Fulford	£129,250	£185,000
Seighford	£128,500	£153,260

<u>Area/ Ward</u>	<u>Lower Quartile</u>	<u>Median</u>
Haywood and Hixon	£124,950	£155,000
Chartley	£113,133	£168,500
Barlaston and Oulton	£100,000	£131,500
Stone Town Wards		
St. Michael's	£120,000	£200,000
Walton	£115,000	£150,000
Stonefield and Christchurch	£111,250	£145,000
Stafford Town Wards		
Baswich	£145,975	£164,000
Tillington	£134,950	£187,673
Littleworth	£128,750	£157,975
Weeping Cross	£125,000	£135,000
Rowley	£122,500	£225,000
Holmcroft	£115,500	£127,750
Manor	£107,750	£120,000
Forebridge	£105,000	£113,000
Coton	£97,250	£111,500
Penkside	£83,750	£120,500
Highfields and Western Downs	£79,375	£106,500

Source: Table 3.1 of Stafford Borough 2012 Strategic Housing Market Assessment September 2012/Land Registry Feb 2012 to May 2012.

4.2.8 Overall there is no conclusive evidence to suggest that affordable housing in Stone Town should be set as high as 40%. This is a significant contribution and would place the implementation of housing growth in the Town, the second most sustainable settlement in the Borough at risk of delivery. We would recommend in light of the available evidence that the affordable housing target is set at 30% throughout the borough with flexibility to consider the viability of each particular site.

4.3 Policy C1 Dwelling Types and Sizes

4.3.1 The policy has been modified MM64 has been modified to new development should have regard to “The need for housing sizes and types as identified by the Strategic Housing Market Assessment”. The implications of this policy change have not been outlined by Stafford Borough Council and should be provided along with how the local planning authority intends to apply the policy. Despite this we would recommend the following changes.

~~a. The need for housing sizes and types as identified by the Strategic Housing Market Assessment~~

~~b. Indicative current waiting list data for the locality~~

A The need for sizes and types of affordable housing as identified by the Strategic Housing Market Assessment and the requirements of providers of social housing.

B The character of the surrounding area

C The viability and deliverability of the proposal

APPENDIX 1

Address	Application Number	Decision Date	Proposal	Net Number Proposed	LPA – Remaining Supply	Wardell Armstrong Comments on Supply	Wardell Armstrong – Remaining Supply
STONE SITES							
108 OULTON ROAD	02/43395/FUL	14/05/2008	REPLACEMENT DWELLING	1	1	This planning permission is now extant. The Decision Notice is dated the 14/05/2003. In addition the proposal seeks to replace an existing dwelling and therefore there is no net increase in the number of dwellings proposed. Consequently supply is 0.	0
FORMERLY KNOWN AS THE FARTHINGS, LAND FRONTING CORNER OF ASTON LODGE PARKWAY AND MERCER AVENUE	12/17313/EXTO	22/08/2015	NEW DETACHED HOUSE	1	1	This is a renewal of a previous planning permission which was issued originally 2 Jun 2008 (Ref. 08/09883/OUT). All matters except for access are reserved. The site is constrained with several mature trees on site, challenging topography, proximity to an existing roundabout.	0
LAND AT CHURCH STREET	11/15781/FUL	18/01/2015	NEW APARTMENTS	6	6	The correct decision date is the 18 January 2012.	6
LAND AT THE FILLYBROOKS, WALTON	06/05985/REM	10/08/2008	RESIDENTIAL DEVELOPMENT	120	0		0

Address	Application Number	Decision Date	Proposal	Net Number Proposed	LPA – Remaining Supply	Wardell Armstrong Comments on Supply	Wardell Armstrong – Remaining Supply
LAND ADJ TO PARK HILL, PINGLE LANE	04/02915/FUL	04/11/2009	CONVERSION AND EXTENSION OF GARAGE AT PARKHILL TO FORM A TWO STOREY DWELLING	1	1	This proposal relates to structural development and not the creation of a new dwelling. Consequently supply is 0.	0
62 & 164 OULTON ROAD	06/06874/FUL	16/10/2009	DWELLING HOUSES TO THE REAR OF THE EXISTING PROPERTY	5	2	The correct decision date for this permission 06/06874/FUL is the 13 th of October 2006. This permission is now extant. The scheme sought to provide 1 additional house to another adjacent approved scheme for 4 dwellings 06/06217/FUL. This approved adjacent scheme has now been fully developed. In light of the above there is no remaining supply.	0
LAND ADJ TO 4 UTTOXETER ROAD	11/15308/FUL	05/08/2014	NEW BUNGALOW	1	1	The correct decision date is the 5 th August 2011.	1
P E HINES & SONS LIMITED, WHITEBRIDGE LANE	10/13514/EXT	30/06/2013	RESIDENTIAL DEVELOPMENT	16	16	The correct decision date for application 10/13514/EXT is the 29 June 2010. This is an extension of time application to an outline planning permission 07/08276/OUT. In light of this planning permission has lapsed. The	0

Address	Application Number	Decision Date	Proposal	Net Number Proposed	LPA – Remaining Supply	Wardell Armstrong Comments on Supply	Wardell Armstrong – Remaining Supply
						existing site remains in use as a manufacturing building. In light of the above there is no remaining supply.	
PARK HILL, PINGLE LANE	07/07913/FUL	05/11/2010	NEW DETACHED HOUSE	1	0	The decision date is the 5 th of November 2007.	0
THE MILL FARM, MILL STREET	11/15113/FUL	09/07/2014	CONVERSION OF FORMER AGRICULTURAL BUILDINGS INTO 3 HOUSES	3	0		0
LAND AT WALTON WAY, WALTON	10/13310/EXT	13/04/2013	DWELLINGS	3	3	The decision date is the 12 th of April 2010. This is an extension of time permission to 06/07245/FUL. This permission has lapsed.	0
LAND ADJ TO 19 BERKERLEY STREET	10/13885/EXT	12/08/2013	DEMOLITION OF GARAGE AND ERECTION OF HOUSE	1	1	Extension of time for permission 07/08624/FUL. The decision date is the 12 th of April 2010. The permission is extant.	0
MILL COURT / THE /MILL, MILL STREET	10/13434/EXT	15/11/2013	CHANGE OF USE FROM FORMER MILL BUILDING TO DWELLING	1	0		0

Address	Application Number	Decision Date	Proposal	Net Number Proposed	LPA – Remaining Supply	Wardell Armstrong Comments on Supply	Wardell Armstrong – Remaining Supply
110 OULTON ROAD	08/11166/FUL	10/12/2011	NEW DWELLINGS	4	4	The decision date is the 9 th of December 2008. The development has been completed. Subsequently there is therefore no remaining supply.	0
LAND AT WALTON WAY	11/15223/EXT	05/05/2016	NEW DWELLING	1	1	This is an extension of time permission to an existing outline planning permission (08/10160/OUT) all matters reserved except for siting. The decision date is the 5 th of August 2011. This proposal is for the creation of one dwelling within three separate back gardens. The outline application indicates that the proposal is in three separate ownerships. This is a constrained site.	0
9 Radford Street	08/11425/FUL	16/02/2012	NEW RESIDENTIAL UNIT	1	1	The decision date is the 13 th of February 2009.	1
43 OULTON ROAD	09/11882/FUL	31/07/2012	CONVERSION OF EXISTING DWELLING INTO TWO APARTMENTS	1	0		0
63 ECCLESHALL ROAD	11/15043/FUL	30/06/2014	SIX HOUSES	6	0		0

Address	Application Number	Decision Date	Proposal	Net Number Proposed	LPA – Remaining Supply	Wardell Armstrong Comments on Supply	Wardell Armstrong – Remaining Supply
HARTWELL COTTAGE, HARTWELL LANE	13/18143/EXTF	07/03/2016	REPLACEMENT DWELLING	1	1	Extension of time for permission 09/12201/FUL. The decision date is the 7th of March 2013. This is a replacement dwelling and therefore no additional dwelling has been created. Consequently the supply is 0.	0
100 NEWCASTLE ROAD	12/17784/EXTF	16/12/2015	FIVE DWELLINGS	5	5	Extension of time for permission 10/13186/FUL. The decision date is the 16 December 2012.	5
FORMER TELEPHONE EXCHANGE, ADJACENT TO 21 FILLEYBROOKS	10/14125/FUL	15/10/2013	DEMOLITION OF TELEPHONE EXCHANGE AND CONSTRUCTION OF SINGLE DWELLING	1	1	The decision date is the 30 th of September 2010. The permission is extant as condition 1 of the permission specifies commencement after 3 years.	0
ELMHURST, 160 OULTON ROAD	11/15789/FUL	15/12/2014	FIVE DWELLINGS	5	2	The decision date is the 14 th of December 2011.	2
14 AND 14A NORTHESK STREET	10/14452/FUL	21/01/2014	CONVERSION INTO TWO SEPARATE DWELLINGS	1	0		0

Address	Application Number	Decision Date	Proposal	Net Number Proposed	LPA – Remaining Supply	Wardell Armstrong Comments on Supply	Wardell Armstrong – Remaining Supply
BIBBY SCIENTIFIC LTD, STAFFORD ROAD, WALTON	10/14117/OUT	17/06/2014	OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT	125	125	<p>The decision date is the 17th of June 2011. This is an outline planning permission with all matters reserved except for access. This site is heavily constrained with a number of high value employment uses on site and existing employment buildings. The proposal would also require the partial demolition of an existing employment unit.</p> <p>Only a concept masterplan has been provided assumed dwelling density between 30 to 45 dwellings. The density presumptions are overestimated given the constrained nature of the site and other planning and policy requirements. More realistic assumptions 25 dwelling per hectare with more limited capacity given taking on board existing constraints.</p>	90

Address	Application Number	Decision Date	Proposal	Net Number Proposed	LPA – Remaining Supply	Wardell Armstrong Comments on Supply	Wardell Armstrong – Remaining Supply
LAND AT PANACHE RESTAURANT STONE ROAD	10/14090/OUT	22/07/2014	DEMOLITION OF EXISTING RESTAURANT; RESIDENTIAL DEVELOPMENT CONSISTING OF TWO STOREY DWELLINGS (OUTLINE)	16	16	The decision date is the 22 July 2011. This planning permission is for a site in Stafford Town not Stone. There is therefore no supply in Stone.	0
LAND AT NEWCASTLE ROAD	10/14329/FUL	25/11/2014	TWELVE DWELLINGS, GARAGES AND ACCESS ROADS. DEMOLITION OF BUILDING NO. 93 NEWCASTLE ROAD WITHIN CONSERVATION AREA.	12	1	As confirmed by case officer report and development description the proposal involves the demolition of 2 detached residential properties and construction 12 dwellings. Therefore net number proposed is 10 dwellings which has not been factored in. Remaining supply 0	0

Address	Application Number	Decision Date	Proposal	Net Number Proposed	LPA – Remaining Supply	Wardell Armstrong Comments on Supply	Wardell Armstrong – Remaining Supply
LAND AT THE VINE INN OULTON ROAD	12/17530/FUL	22/02/2015	DEMOLITION OF THE VINE INN & CONSTRUCTION OF 10 NEW HOUSES	10	10	The decision date is the 21 March 2013.	10
16 CROWN STREET STONE	11/15437/FUL	14/07/2014	PROPOSED DEMOLITION OF EXISTING 2 STOREY & SINGLE STOREY OUTRIGGERS AND EXTENSION TO FORM 2 NO. NEW ADDITIONAL RESIDENTIAL FLATS	2	0	Decision date 14 July 2011	0

Address	Application Number	Decision Date	Proposal	Net Number Proposed	LPA – Remaining Supply	Wardell Armstrong Comments on Supply	Wardell Armstrong – Remaining Supply
LAND AT THE FORMER FLINT MILL STREET STONE STAFFORDSHIRE	11/15034/FUL	02/08/2014	CONVERSION OF A DISUSED FLINT MILL INTO DWELLING; CONSTRUCT DETACHED GARAGE	1	0	Decision date 2 August 2011	0
JESMONDE SANDON ROAD HILDERSTONE	10/14363/FUL	26/09/2014	BUNGALOW	1	1	Decision date 26 September 2011. This proposal is in the village of Hilderstone. Therefore no supply for Stone Town.	0
5 EDWARD STREET	11/15720/FUL	08/11/2014	CHANGE OF USE FROM COMMERCIAL TO RESIDENTIAL WITH THE FORMATION OF ONE NO. GROUND FLOOR FLAT	1	1	Decision Date 08 November 2011	1

Address	Application Number	Decision Date	Proposal	Net Number Proposed	LPA – Remaining Supply	Wardell Armstrong Comments on Supply	Wardell Armstrong – Remaining Supply
STONE DAY CENTRE	12/16890/FUL	17/05/2015	CONVERSION TO FORM 4 RESIDENTIAL UNITS	4	4	Decision Date 17 May 2012	4
78 STAFFORD ROAD STONE	11/15747/FUL	20/12/2014	REPLACEMENT DWELLING FAMILY HOUSE	1	0	Decision Date 20 th December 2011. The scheme involves the replacement of an existing dwelling therefore the net number of dwelling proposed is 0.	0
LAND ADJ TO 25 SPRINGWOOD DRIVE	12/16771/FUL	27/04/2015	DETACHED DWELLING	1	1	Decision Date 27 April 2012.	1
2 AIRDALE ROAD	12/17141/FUL	14/08/2015	DEVELOPMENT CONSISTING OF 2 NO. DETACHED DWELLINGS	2	2	Decision Date 14 August 2012	2
MANLEY HOUSE	12/17156/FUL	31/08/2015	CHANGE OF USE (1 ST & 2 ND FLOOR ONLY) TO RESIDENTIAL	2	2	Decision Date 31 August 2012. The case officer confirms that the proposal is to create 1 additional flat with a flat and a takeaway already present on the site. Therefore the net number of dwellings proposed is 1.	1

Address	Application Number	Decision Date	Proposal	Net Number Proposed	LPA – Remaining Supply	Wardell Armstrong Comments on Supply	Wardell Armstrong – Remaining Supply
PLOT ADJ 111 FRIARS AVENUE	12/17253/FUL	13/08/2015	ERECTION OF 2NO. 2 BED SEMIDETACHED HOUSES	2	2	Decision Date 13 August 2012.	2
LAND AT MILL FARM	11/15113/FUL	08/07/2014	CONVERSION OF FORMER AGRICULTURAL BUILDINGS INTO 3 HOUSES WITH DEMOLITION OF FORMER GARAGE BUILDING & REPLACEMENT BUILDING TO FORM 3 HOUSES	3	0	Decision Date 8 th of July 2011.	0
LAND AT 51 ALEXANDRA STREET	12/17310/OUT	14/11/2015	RESIDENTIAL DEVELOPMENT CONSISTING OF THREE DWELLINGS	3	3	Decision Date 14 November 2012. This is a resubmission application for a planning permission for residential development on the site which was in 2008.	3

Address	Application Number	Decision Date	Proposal	Net Number Proposed	LPA – Remaining Supply	Wardell Armstrong Comments on Supply	Wardell Armstrong – Remaining Supply
HILL & SWIFT WAREHOUSE	12/17205/FUL	15/02/2016	CONVERSION OF MALTINGS TO TWO GROUND FLOOR SHOPS & 3 DUPLEX APARTMENTS & CONSTRUCTION OF NEW APARTMENT BUILDING WITH UNDERCROFT PARKING, CAR SHOWROOM AND 5 APARTMENTS	3	3	Decision Date 15 February 2013. Constrained site involving conversion of a listed building and a car show room.	3
FORMER STONE RUGBY CLUB	12/16981/OUT	10/04/2016	RESIDENTIAL DEVELOPMENT OF 73 DWELLINGS	73	73	Decision Date 21 st November 2012. Outline application with all matters revered.	73

Address	Application Number	Decision Date	Proposal	Net Number Proposed	LPA – Remaining Supply	Wardell Armstrong Comments on Supply	Wardell Armstrong – Remaining Supply
Totals For Stone					291		205
Remaining Supply – Less 10% Discount					262		185
Remaining Supply – Less 15% Discount							174

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Sir Henry Doulton House
Forge Lane
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Cardiff
CF10 3BY
Tel: +44 (0)29 2072 9191

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Suite 2/3, Great Michael House
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EH6 7EZ
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WN7 1ES
Tel: +44 (0)1942 260101

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PENRYN
Tremough Innovation Centre
Tremough Campus
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Suite 2, Block 10,
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Wardell Armstrong Archaeology:

CUMBRIA
Cocklakes Yard
Carlisle
Cumbria
CA4 0BQ
Tel: +44 (0)1228 564820

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	David Wilson Homes (South Midlands) (Mr P Leggett)
Comment ID	30
Response Date	11/03/14 15:41
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3
Files	Comment ID - 29 Wardell Armstrong for David Wilson Homes.pdf

To which Main Modification does your comment relate? MM11

Do you wish to support or object to this Main Modification? Object

Please explain your answer

See attached document

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

See attached document

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

See attached document

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To be able to communicate our client's view

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	David Wilson Homes (South Midlands) (Mr P Leggett)
Comment ID	31
Response Date	11/03/14 15:46
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.4
Files	Comment ID - 29 Wardell Armstrong for David Wilson Homes.pdf

To which Main Modification does your comment relate? MM72

Do you wish to support or object to this Main Modification? Object

Please explain your answer

See attached document

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

See attached document

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

See attached document

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To be able to communicate our client's view

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	David Wilson Homes (South Midlands) (Mr P Leggett)
Comment ID	32
Response Date	11/03/14 15:46
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.4
Files	Comment ID - 29 Wardell Armstrong for David Wilson Homes.pdf

To which Main Modification does your comment relate? MM64

Do you wish to support or object to this Main Modification? Object

Please explain your answer

See attached document

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

See attached document

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

See attached document

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To be able to communicate our client's view

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Stone Food and Drink Festival CIC (Mr Richard Stevens)
Comment ID	33
Response Date	12/03/14 11:07
Consultation Point	8.1 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM47
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

We are relieved to see the deletion of the proposal for mixed use development on part of Westbridge Park. However, we are deeply concerned to note the designation of part of the Park within the Stone Urban Area ? as per The Stone Key Diagram MM47. This vague and undefined area would appear to be in the same location as the vague and undefined area formerly proposed for a supermarket. We can find no evidence to justify the Stone Urban Area being extended into Westbridge Park and, likewise, can see no evidence to justify removing any land from the Green Infrastructure designation of Westbridge Park. All existing buildings and structures are consistent with the leisure and recreational uses of the Park and enhance a Green Infrastructure designation. The designated land (i.e. between the canal and the access road) forms an important link between the canal, the towpath and the park and still has potential for greater leisure and recreational uses. The fact that these proposals are only contained in the Stone Key Diagram (and not specifically, as far as we can see, in the body of the text) causes us to surmise that, yet again, the Borough Council is not being entirely open and transparent with the thousands of Stone residents who have objected to Westbridge Park being used for anything other than recreation and leisure.

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

There is no evidence to support the inclusion of this area as part of Stone Urban Area and is inconsistent with other evidence.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The Stone Key Diagram should be amended to designate the whole of Westbridge Park as Green Infrastructure and should contain no designation of Stone Urban Area

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Stone Food and Drink Festival CIC (Mr Richard Stevens)
Comment ID	34
Response Date	12/03/14 11:19
Consultation Point	8.6 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM47
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

Map 10 The Stone Town Key Diagram MM43 proposes that part of Westbridge Park be designated as within the Stone Urban Area. This proposal is wholly inconsistent with the contents of this section 8.6. There is no evidence to support the inclusion of the Stone Urban Area within the boundaries of the Park. The vague area shaded on the Diagram forms an important part of the Green Infrastructure between the canal corridor and the Park. Any existing buildings and structures are entirely consistent with the use of the Park for leisure and recreation.

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to: . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

There is no evidence to support the inclusion of the area in Stone Urban Area designation

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Amend the Diagram to delete any designation of Stone Urban Area on Westbridge Park and thereby designate the whole of Westbridge Park as Green Infrastructure

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr Neil Thomas
Comment ID	35
Response Date	12/03/14 14:50
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3
To which Main Modification does your comment relate?	MM30
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

I attended the public hearing by the inspector, Mr Stephen J. Pratt, when it considered the strategic development location west of Stafford on Tuesday, October 29th, 2013. I was alarmed to learn that the different parties concerned with this development proposal were no longer in agreement over the need for a master plan for it. The concept of piecemeal development is well known among planning professionals and is generally considered to be highly undesirable. It is frankly astonishing that anyone should argue to the contrary in the context of this development proposal. People in Doxey are well aware that there is only one road in and out of their community. A major development of up to 2,200 new homes will inevitably have traffic implications for this main road, even if not all of the houses will be directly dependent upon that link. Until November 2013, it seemed that Bellway Homes and Taylor Wimpey at least were working together on a comprehensive development. Bellway then began a public consultation with a view to develop its site immediately south of the main road separately from the remainder. Bellway originally proposed two road junctions with the main road, one of which would be alarmingly close to Doxey Primary School, with all the traffic hazards to young children that would imply. The previous master plan on which Taylor Wimpey and Bellway had been working (but which of course would have no legal force) envisaged another major link to the whole Burleyfields development, possibly in the region of the Church of St Thomas and St Andrew. An area of land in separate ownership in the north-west of the site is not currently being put forward for development. One can only speculate what traffic arrangements would need to be made when the owners decide to develop this land. Doxey could, therefore, end up with four new accesses from the new housing estates to the main road. The inspector's proposed main modification MM30 requiring a comprehensive master plan to be drawn up in consultation with all involved parties and agreed by the borough council is no more than common sense. I heartily endorse it and urge the borough council to adopt the clearer and stronger wording proposed by the inspector for its own policy. The modification clearly complies with the law surrounding the drawing up of development plans and is plainly sound in policy terms. There are no reasons for

not adopting it. These arguments apply to all the other technical details which arise from major new housing development but apply particularly to roads and traffic movements. Further to my representation of March 12th, I wish to reserve the right to take part in a public hearing to consider modification MM30, which I support and consider to be both legally compliant and sound in planning policy terms. I have now seen the representations made by Mr Colin Campbell of Savills (UK) Ltd on behalf of Taylor Wimpey and Bellway. I was aware that Bellway opposed the requirement for a master plan covering the whole of Policy Stafford 3 (the strategic development west of Stafford) and I am very surprised that Taylor Wimpey now seems to agree with Bellway. If it makes any difference, the inspector may like to know that I am a parish councillor for Doxey, the residents of which will have to live with the consequences of this development for a very long time. The people of Doxey need to be represented at any further hearing before the local plan is adopted.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Coal Authority (Unknown)
Comment ID	36
Response Date	13/03/14 08:43
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.4
Files	Comment ID - 36 Coal Authority.pdf
To which Main Modification does your comment relate?	MM15
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

From earlier consultations you will be aware that we have had no real comments to make, given the limited surface coal resource in the Borough. However we do take an interest in mineral safeguarding both in relation to surface coal and wider minerals, consequently we have one representation in support to make at this juncture. The Coal Authority supports the addition of a paragraph relating to the issue of sterilisation of mineral resources. This will ensure consistency with the emerging Staffordshire Minerals and Waste Plan and national planning policy set out in paragraphs 143 and 144 of the NPPF. It also conforms with the national planning policy guidance set out in the minerals section of the NPPG.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:



The Coal
Authority

Plan for Stafford Borough (Main Modifications)

Consultation Deadline – 20 March 2014

Contact Details

Planning and Local Authority Liaison Department
The Coal Authority
200 Lichfield Lane
Berry Hill
MANSFIELD
Nottinghamshire
NG18 4RG

Planning Email: planningconsultation@coal.gov.uk
Planning Enquiries: 01623 637 119

Person Making Comments

Anthony B Northcote *HNCert LA(P), Dip TP, PgDip URP, MA, ICIOB, MInstLM, MCMI, MRTPI*
Consultant Planning Advisor to The Coal Authority

Comments on the Plan for Stafford Borough - Main Modifications

Thank you for consulting The Coal Authority on the above.

From earlier consultations you will be aware that we have had no real comments to make, given the limited surface coal resource in the Borough. However we do take an interest in mineral safeguarding both in relation to surface coal and wider minerals, consequently we have one representation in support to make at this juncture.

Representation No.1

Site/Policy/Paragraph/Proposal – Main Modification MM15, Paragraph 6.67

Support – The Coal Authority supports the addition of a paragraph relating to the issue of sterilisation of mineral resources. This will ensure consistency with the emerging Staffordshire Minerals and Waste Plan and national planning policy set out in paragraphs 143 and 144 of the NPPF. It also conforms with the national planning policy guidance set out in the minerals section of the NPPG.

Thank you for your attention.

For and on behalf of

Miss Rachael A. Bust *B.Sc.(Hons), MA, M.Sc., LL.M., AMIEnvSci., MInstLM, MCMI, MRTPI*
Chief Planner / Principal Manager

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr Darren Rees
Comment ID	37
Response Date	13/03/14 22:48
Consultation Point	7.28 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? MM30

Do you wish to support or object to this Main Modification? Support

Please explain your answer

POLICY STAFFORD 3 ? WEST OF STAFFORD I agree that any additional housing developments should be consistent with the master plan and fit in with all existing developments.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mrs Maureen Keast
Comment ID	38
Response Date	16/03/14 12:35
Consultation Point	7.1 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	Change to number of houses and shop balance
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

We cannot accept the increase in new houses especially since the Stafford Hospital decision. Given the drive to make the town more commercially interesting to reduce the number of retail outlets and increase the number of food outlets is inappropriate. We already have a large number of food outlets both local convenience and supermarkets.

Do you consider this Main Modification is legally compliant? No

Please use this space to explain your answer above. Please be as precise as possible.

Compliant with what

Please set out what change(s) you consider necessary to make the Main Modification legally compliant and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Return to the original numbers of houses plus the Army Return to the original no of retail units.

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to: It is not justified in that it is not the most appropriate strategy when considered against

the reasonable alternatives, based on proportionate evidence

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mrs Maureen Keast
Comment ID	39
Response Date	16/03/14 12:44
Consultation Point	7.31 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? Green Space

Do you wish to support or object to this Main Modification? Object

Please explain your answer

You are not providing suitable green space near to the proposed housing. Cannock Chase is a car drive away. You need big spaces in which dogs can run freely and close for daily walking without using cars. Childrens play areas in building zones do not meet this need.

Do you consider this Main Modification is legally compliant? No

Please use this space to explain your answer above. Please be as precise as possible.

It contradicts itself by referring to Cannock Chase when talking about local activity areas

Please set out what change(s) you consider necessary to make the Main Modification legally compliant and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Extend the open space concept to provide activity areas close to all sets of housing. Preferably no more than a five minute walk

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to: It is not justified in that it is not the most appropriate strategy when considered against

the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

See above

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Stone Town Council (Mr L Trigg)
Comment ID	40
Response Date	17/03/14 09:22
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM47
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	Yes
Do you consider this Main Modification is sound?	No
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	<ul style="list-style-type: none">. It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence. It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

The area proposed for removal from Green Infrastructure includes the sports centre and its car park, tennis courts, skate park, girl guides' meeting hall, boy scouts meeting hall and childrens' play areas. All of these facilities are entirely appropriate in an area designated as Green Infrastructure. They are all facilities that might be expected in a park and are fundamental components of Green Infrastructure.

The National Planning Policy Framework defines Green Infrastructure as "Green Infrastructure is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, street trees, allotments and private gardens." The proposed deletion of this area from Green Infrastructure is inconsistent with the Plan's evidence base. The Kit Campbell Associates PPG17 Assessment and Open Space Sport and Recreation Facilities Strategy, March 2009, prepared for the Council, commented on the "huge significance of Westbridge Park" and land adjacent to it along the river and canal. The Assessment recommended enhancing the area close to the fitness centre in order to make it more park-like and attractive for informal activities. In other words, the Plan's evidence base seeks more, not less, Green Infrastructure activities. The proposed amendment is not in response to the inspector's suggestions to overcome soundness issues.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

No change to be made to the Green Infrastructure boundary at Westbridge Park.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Environment Agency (Miss Jane Field)
Comment ID	41
Response Date	17/03/14 10:31
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 41 Environment Agency.pdf

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Mr Alex Yendole
Forward Planning
Stafford Borough Council
Civic Centre
Riverside
Stafford
Staffordshire
ST16 3AQ

Our ref: UT/2006/000313/CS-
13/EW1-L01

Your ref:

Date: 14 March 2014

Dear Mr Yendole

THE PLAN FOR STAFFORD BOROUGH

MAIN MODIFICATIONS

Thank you for referring the above consultation which was received on 06 February 2014.

The Environment Agency has reviewed the proposed Main and Additional Modifications detailed in the accompanying schedules and finds them sound.

We concur with the conclusions of the Sustainability Appraisal Addendum dated January 2014.

Yours sincerely

Miss Jane Field
Sustainable Places Planning Specialist

Direct dial 01543 404878
Direct fax 01543 444161
Direct e-mail jane.field@environment-agency.gov.uk

Environment Agency
Sentinel House (9) Wellington Crescent, Fradley Park, Lichfield, WS13 8RR.
Customer services line: 03708 506 506
www.environment-agency.gov.uk
End

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr Jonathan Heal
Comment ID	42
Response Date	17/03/14 11:38
Consultation Point	8.9 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? MM47 Map 10

Do you wish to support or object to this Main Modification? Object

Please explain your answer

I had to have it pointed out to me that a small piece of Westbridge Park has had its green colour (of Green Infrastructure) painted out with a spot of sandy coloured paint (that turns it into Town Centre). I can find no explanation in the text for this, and might have presumed this to be a "colouring in" error. Surely this is "the Minor Modification" that the council brought to the Inquiry, but was then judged by the Inspector to be "an unsound proposal" with the words "there is insufficient justification to include the amended town centre policy boundary". So have the council still included the amended town centre boundary at this point but failed to provide justification in the text? Clearly since the conclusion of the Inquiry was that "there was insufficient evidence that the Westbridge Park site could be developed in the manner intended" it is odd, surely, that the council have both enlarged their target for increased food supermarket floorspace as well as leaving a blob on the map where that supermarket might fit into, notwithstanding all the comments made to them about how unsuitable the site is. I cannot actually believe anybody is still harbouring a wish for this sort of development on the flood plain area after all that we have seen in Southern England this year. Stone, after all, is a town which is prone to occasional flooding. In any case, as we have stated already, many people in Stone object to any part of Westbridge Park becoming anything else but part of a park with leisure facilities on-site.

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

There is no evidence about the strategy behind this particular change. It may have been left in by mistake, as I originally thought. But national policy is certainly, at least after this winter, to be very thoughtful about what buildings go on flood plains. Section 8.8 above acknowledges the flood risks to be considered. Any loss of green space, and any increase in concreted space, increases the risk of flooding, both in the vicinity and downstream. I strongly oppose any part of Westbridge Park being designated anything else than Green Infrastructure on the policy map.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

On the map, I would colour all of Westbridge Park in green.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

If the council still demand to keep part of the park for development, I would need to ask them why they have ignored the Inspector's comments. If it is an error, on their part, I do not need to attend.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Network Rail ()
Comment ID	43
Response Date	17/03/14 11:46
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 43 Network Rail.pdf

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

FAO Planning Stafford Plan for Stafford Borough - Modifications

Thank you for the opportunity to provide feedback to the proposed consultation.

Network Rail is the “not for dividend” owner and operator of Britain’s railway infrastructure, which includes the tracks, signals, tunnels, bridges, viaducts, level crossings and stations – the largest of which we also manage. All profits made by the company, including from commercial development, are reinvested directly back into the network.

Network Rail has the following comments to make.

Level Crossings

The following level crossings are within the Stafford Council area.

ELR	Crossing Name	M	CH
CMD2	ASTON by STONE	28	63
CMD2	BARLASTON	24	50
CMD2	WEDGWOOD STATION	23	76
CMD2	Whitebridge Lane	26	70
CMD2	Meaford Crossing	27	17
RBS3	Gravel Lane	27	3
NBS	Mid Norton	2	54
CMD2	Stone Station	27	8
NBS	Parrots	3	39
NBS	Lime Kiln	0	12
NBS	Cold Norton Farm	2	17

Councils are urged to take the view that level crossings can be impacted in a variety of ways by planning proposals:

- (a) By a proposal being directly next to a level crossing
- (b) By the cumulative effect of developments added over time
- (c) By the type of level crossing involved e.g. where pedestrians only are allowed to use the level crossing, but a proposal involves allowing cyclists to use the route
- (d) By the construction of large developments (commercial and residential) where road access to and from the site includes a level crossing or the level / type of use of a level crossing increases as a result of diverted traffic or of a new highway
- (e) By developments that might impede pedestrians ability to hear approaching trains at a level crossing, e.g. new airports or new runways / highways / roads
- (f) By proposals that may interfere with pedestrian and vehicle users’ ability to see level crossing warning signs
- (g) By any developments for schools, colleges or nurseries where minors in numbers may be using the level crossing
- (h) By proposals that change the demographic of users – from say occasional agricultural usage to (but not limited to) increased usage by minors, dog walkers, the elderly, cyclists and mountain bikers, pedestrian using smart-phones, with ear-phones with little or no appreciation of the risks from approaching trains at footpath level crossings.

In 2013 the Office of Rail Regulation (ORR) mandated that as part of our Control Period 5, 2014-2019, Network Rail must close 500 level crossings across its railway network, of these approximately 200 are on the London North Western Route which includes the Stratford and Claverdon area. In 2012, ten people died accidentally on level crossings nationally.

Network Rail wants to operate a safe national rail network. We believe that our employees should expect to be able to work in a safe environment, free from harm – “everyone home safe, every day”. In a similar vein, we want to eliminate the risk of harm to everyone who interacts with us:

passengers, line side neighbours and level crossing users. Our vision aligns with increasing expectations in society regarding an individual's right to a life free from unnecessary harm.

Level crossings are Network Rail's greatest source of risk to members of the public. We have adopted a policy that, wherever possible, we will close level crossings.

It is Network Rail's and indeed the Office of Rail Regulation policy to reduce risk at level crossings not to increase risk as would be the case with an increase in usage at the two level crossings in question. The Office of Rail Regulators, in their policy, hold Network Rail accountable under the Management of Health and Safety at Work Regulations 1999. And that Risk control should, where practicable, be achieved through the elimination of level crossings in favour of bridges.

It is Network Rail's opinion that even with what may be considered as a minor increase in usage at a level crossing, that this is still unacceptable as any increase in usage would also lead to an increase in the level of risk to users. We would also highlight that an increase in level crossing neighbours may lead to an increase in both wilful and unconscious unsafe acts, such as rushing to get across before a train passes, or a dog walker chasing after a loose pet on the line from the crossing, or simply crossing with too little time, instances such as this would not be acceptable at the level crossings.

Stafford Council have a statutory responsibility under planning legislation (**Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) Order, 2010**) to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway.

It is difficult to determine what level crossings could be impacted by the proposal sites outlined above from aerial shots, without more detailed location plans. Therefore we would comment as follows:

1. That any proposal going forwards includes a transport assessment which should include a section on the impact of increased users (both vehicular or pedestrian) at any level crossings within the area, or which may be impacted by diversionary routes or new highways leading to or from the developments
2. Where a proposal has an increase in type and volume of user at a level crossing, Network Rail would seek closure of that crossing.
 - a. Where feasible we would seek replacement of the level crossing with a suitable footbridge
 - i. We would seek a developer contribution towards the funding of the footbridge either via CIL, S106 or a unilateral undertaking. Where proposals are large scale we believe that the developer should provide full funding for the footbridge, for smaller proposals a contribution would be sort in proportion to the development.
 - ii. Network Rail would design and construct the footbridge
 - iii. The developer would submit a planning application for the footbridge.
 - iv. Furthermore we would need a commitment from the council that they are supportive in principle of the closure of the relevant level crossing and construction of a footbridge
 - v. Network Rail would have liability for the maintenance of the footbridge unless agreed otherwise
 - b. Where replacement with a footbridge is not feasible we would seek a diversion order of, for example, a public footpath – which would include discussions with the LPA, Highways and PROW teams.
 - i. The developer will be responsible for the preparation and submission of the diversion orders
 - c. The developer and the council agree that only a specific percentage of dwellings are constructed prior to the installation of any footbridge, and the closure of the relevant level crossing, which should be a condition of approval

We believe that developer contributions should be included as part of proposal preparations in the same way as consideration is given to funding towards local facilities or highways works.

The NPPF at Section 17, bullet 4 states:

“Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”

Network Rail believes that there is clearly a robust requirement for level crossing impact to be taken into account in any planning application as a result of this comment.

We would also draw the council's attention to the **Transport Committee - Eleventh Report Safety at level crossings** which states:

“Level crossings are a significant source of risk on the UK's transport networks. Although the number of accidental deaths at level crossings has decreased in recent years, nine people died in 2012-13. Every one of those deaths was a personal tragedy which could have been averted. We recommend that the Office of Rail Regulation (ORR), which is responsible for rail safety, adopt an explicit target of zero fatalities at level crossings from 2020.”

7. Level crossings are places where footpaths, bridleways or roads cross railway lines at the same level. Network Rail manages approximately 6,500 level crossings on the commercial rail network, and there are a further 1,500 crossings on heritage, industrial and metro railways.⁵ There are two general types of crossing: active crossings, which provide warnings or protection when a train is approaching, and passive crossings, which do not. Active protection may be automatic, or may require a signaller, driver or crossing keeper to perform certain actions. Passive crossings rely entirely on the user for their safe operation.

Co-operation between railway operators, highway authorities and planning authorities

31. Local authorities must work with Network Rail and other railway operators to help keep level crossings safe. For example, local authorities' plans for promoting walking and cycling routes that traverse level crossings can have a direct effect on safety at those crossings. However, the Association of Directors of Environment, Economy, Planning and Transport told us that liaison between Network Rail and local authorities is variable...Network Rail has highlighted a number of examples where local authorities have imposed planning obligations on developers, to help fund Network Rail's construction of footbridges... However, in some cases planning authorities have consented to large developments and changes in road layout without due attention to the increased risk at nearby level crossings... In its report into a fatal accident at the Kings Mill No. 1 crossing near Mansfield, the RAIB (Rail Accident Investigation Branch) criticised the local authority for establishing a walking and cycling trail without discussing the likely impact on the usage of a level crossing with Network Rail.

32. Railway operators are already statutory consultees where proposed development is likely to result in a material increase in the volume or character of traffic using a level crossing...The Law Commission's proposal for broader statutory duty of co-operation on railway operators, traffic authorities and highway authorities in respect of level crossings is a sensible suggestion...However, in the case of footpaths, private crossings or unadopted roads (which are not maintained by the highway authority), there is a case for adding planning authorities to that list...We welcome the duty of co-operation on railway operators, traffic authorities and highways authorities in respect of level crossings but recommend that it should also encompass planning authorities so that the impact of additional numbers of people using level crossings can be considered.

Impacts of proposals on existing railway stations

Where growth areas or significant housing allocations are identified close to existing rail infrastructure it is essential that the potential impacts of this are assessed. Many stations and routes are already operating close to capacity and a significant increase in patronage may create the need for upgrades to the existing infrastructure including improved signalling, passing loops, car parking, improved access arrangements or platform extensions. As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions or CIL contributions to fund such railway improvements; it would also be appropriate to require contributions towards rail infrastructure where they are directly required as a result of the proposed development and where the acceptability of the development depends on access to the rail network.

The National Planning Policy Framework states that councils should, “*work with...transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development...or transport investment necessary to support strategies for the growth of ...other major generators of travel demand in their areas.*” Also, “*encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plan, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.*”

The likely impact and level of improvements required will be specific to each station and each development meaning standard charges and formulae may not be appropriate. Therefore in order to fully assess the potential impacts, and the level of developer contribution required, it is essential that where a Transport Assessment is submitted in support of a planning application that this quantifies in detail the likely impacts on the rail network.

Developer contributions should be sort to mitigate the impacts of increased footfall at railway stations as a result of new residential or commercial development. The need to mitigate the impacts of increased footfall at railway stations with enhanced services (e.g. CCTV, CIS, increased car parking) should be considered as part of the S106 contributions in the same way as local services or highways works.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr Jonathan Heal
Comment ID	44
Response Date	17/03/14 11:50
Consultation Point	8.1 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? MM43 and 48

Do you wish to support or object to this Main Modification? Object

Please explain your answer

Whilst delighted that the definite proposal for placing a supermarket on the park has been withdrawn as a result of comments made at the inquiry and in the Inspector's report, I am still concerned that the council's determination to fill Stone with food supermarkets continues unabated. They have kept their own concept of "overtrading" (whatever they think that means) and now increased the proposed amount of new convenience (food) retailing from 1400 square metres to 1700 square metres. My concern is the effect on the stores in the town centre. Morrisons' advantage is that it has a large car park attached that shoppers can use without necessarily visiting the town centre shops. Thus Morrisons provides substantial employment but does not provide any clear benefit to the core of the town. The larger food store already in that core, the Co-op, is not "overtrading", in fact it survives but at a level well below optimistic forecasts of business. In the real world, with the Co-op's current issues, increased competition from another convenience store just outside the core might end up with the Co-op store withdrawn with all the resulting damage to town centre shopping. All the presentations from the council seem to be based on paper theories rather than knowledge of the dynamics of the town centre. Therefore I object to the intended increase in convenience food-store floorspace as it is based on phoney logic.

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to: . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and

infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development

Please use this space to explain your answer above. Please be as precise as possible.

I see that the numerical details in 8.13 have now been deleted . The only evidence base left in favour of the great expansion in food convenience stores in the plan for Stone is now " the study (January 2011).....identified that certain facilities are trading much better than expected, suggesting a need for greater competition and choice". I would say this does not meet the criterion of "objectively assessed development and infrastructure requirements". It is barely more than anecdote. The fact that other stores are trading less well than "expected" has also been omitted so the statement, though true, is misleading.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

I would not increase the figure from 1400 to 1700 square metres. I would even say that 1400 could be excessive now that a Heron Food Store has opened in the High Street. Rather more of consequence for the town centre shops is the location of any convenience store. Will they help to sustain business in the High Street? That question is neither addressed let alone answered in the plan.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr Tom Kelt
Comment ID	45
Response Date	17/03/14 15:45
Consultation Point	8.1 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? Stone Town Centre

Do you wish to support or object to this Main Modification? Object

Please explain your answer

The amendment raises the convenience store requirement from 1400 to 1700 sq m. The original report used for evidence a population sample heavily weighted to Stone town and then extrapolated the surveyed shopping preferences across a large area distant from Stone town centre to prove a need for more convenience shopping in Stone itself. The inspector found that this need was not proven and this is true even more so with the increase in size of requirement.

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to: . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development

Please use this space to explain your answer above. Please be as precise as possible.

The survey on which the item was based was not representative of the population of the whole of zone 2 of which Stone was the main centre of population.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

There is likely to be a growing requirement for more convenience and comparison retailing around the Stone and Stafford area. This size and positioning of this additional retailing will be reviewed based on the size and location of additional housing in Stafford, Stone and the surrounding rural areas.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

The argument is based on statistics and can only be put across adequately by discussion allowing questions to be answered in person.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr Tom Kelt
Comment ID	46
Response Date	17/03/14 16:19
Consultation Point	8.9 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	Stone Town Key Diagram
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

A section of Westbridge park has been changed from green infrastructure in the previous diagram to become part of the Stone Urban Area. This should not be allowed to happen.

Do you consider this Main Modification is legally compliant? No

Please use this space to explain your answer above. Please be as precise as possible.

There have been several versions of the plan which have attempted to either change the designation of Westbridge Park to be mixed use and to extend the town boundary to incorporate Westbridge Park. These approaches were rejected by the inspector and removed from the plan. This new attack on Westbridge Park is a backdoor means of achieving what has already been rejected is an underhand way of getting round the inspector's requests in the hope that the public will not notice, i.e. there is no description of the change in the text of the plan. The council may use the pretext that the site was once developed and that the area currently has leisure areas on hard standing but this is entirely within the definitions of green infrastructure and so no changes are required.

Please set out what change(s) you consider necessary to make the Main Modification legally compliant and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The whole of the area between the canal and the River Trent to the south of the B5026 down to the A51 should be retained as green infrastructure.

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to: . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

The council attempted to make changes to the designation of Westbridge Park to enable future developments of a retail store on the park. The inspector rejected these changes for various reasons: the retail need was not proven, there was no need to allocate the park for retail development at this stage, the park has for many years been designated as green infrastructure, the park is a destination park providing historic views of Stone town, the area is part of the river Trent floodplain and sequential tests regarding flooding had not been applied. Now the borough council are trying to circumvent the inspector's findings by adopting a different approach by changing the status from green infrastructure to Stone Urban Area, in an attempt to facilitate the allocation of the area for retail development at some future time.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The whole of the area between the canal and the River Trent to the south of the B5026 down to the A51 should be retained as green infrastructure.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Because I feel strongly that the council has made several attempts to get this through despite the fact that they have been rejected at every stage and only personal participation can indicate the strength of opposition to these plans.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	47
Response Date	18/03/14 11:03
Consultation Point	5.1 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM6
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

Support BUT with concerns: - Creswell Parish Council notes the addition of the following to criterion q. : - The Borough's villages will have 'avoided development in flood risk areas' Errata: This is actually now criterion 'u' The huge (2,100 houses) development within (part of) the Northern SDL could well be determined as a (new) 'Village': ? and, whilst the some of the low lying land upon which it is to be built may not, of itself, be regarded as a flood risk area, the water it discharges along the Marston Brook, which then emerges above ground at Sandon Road junction with Crooked Bridge Road, on the edge of town, will impact upon a known flood risk area.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?	Written representation
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Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	48
Response Date	18/03/14 11:15
Consultation Point	5.2 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM7
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

See the main body of our Parish Council response attached to MM29. 1: We have acute concerns regarding the Northern Access Improvements. We note this is no longer classified as a 'scheme' but merely appears as a Concept Diagram (plus an indication of possible route on the Stafford Area Inset map). Insufficient detail provided within the (revised) Local Plan to enable any objective analysis and therefore provides no realistic option that could enable the Parish Council to offer the scheme its support. No public consultation on these radically new highway infrastructure proposals. Being new and having such a fundamental impact on the nature, shape and form of the two residential developments within the Northern SDL and both on the A34 and A513 Beaconside ? as well as neighbouring Parkside housing estate - any previous Public Consultations on the likely nature, extent and design of this SDL must be regarded as 'Null & Void'. 2: Our reservations about the abandonment of the EDR (Eastern Distributor Road) ? as expressed in some detail at the Examination nonetheless remain. We are also deeply concerned that the Borough has (still) afforded no publicity whatsoever to the deletion of this long term, historical and previously 'protected route' proposal.

Do you consider this Main Modification is legally compliant? No

Please use this space to explain your answer above. Please be as precise as possible.

Failure to (re-)engage in any Community Consultation process with ant direct public involvement / interaction despite the significant nature of the Modification being proposed.

Please set out what change(s) you consider necessary to make the Main Modification legally compliant and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Change to the Borough Council's approach - it SHOULD have held proper, open public consultation on these matters and not just rely on a purely written consultation which most ordinary residents would have been unaware of ... and certainly unaware of the details and implications.

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

See the main body of our Parish Council response attached to MM29. 1: We have acute concerns regarding the Northern Access Improvements. We note this is no longer classified as a 'scheme' but merely appears as a Concept Diagram (plus an indication of possible route on the Stafford Area Inset map). Insufficient detail provided within the (revised) Local Plan to enable any objective analysis and therefore provides no realistic option that could enable the Parish Council to offer the scheme its support. No public consultation on these radically new highway infrastructure proposals. Being new and having such a fundamental impact on the nature, shape and form of the two residential developments within the Northern SDL and both on the A34 and A513 Beaconside - as well as neighbouring Parkside housing estate - any previous Public Consultations on the likely nature, extent and design of this SDL must be regarded as 'Null & Void'. 2: Our reservations about the abandonment of the EDR (Eastern Distributor Road) - as expressed in some detail at the Examination nonetheless remain. We are also deeply concerned that the Borough has (still) afforded no publicity whatsoever to the deletion of this long term, historical and previously 'protected route' proposal.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Insufficient detail provided within the (revised) Local Plan to enable any objective analysis.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Based on experience at the Examination, this is likely to be an "evolving" and dynamic issue and therefore we need to be involved at all stages.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	49
Response Date	18/03/14 11:23
Consultation Point	7.1 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM17
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

The (revised / modified) Local Plan is silent as to whether the ?additional provision {of new housing stock} for Ministry of Defence personnel? will be wholly contained within the current boundaries of MOD land. If not, the potential impact on the surrounding areas could be enormous. MM19 deletes another reference, in its entirety, to MOD housing stock provision (for up to 400 Service Family Accommodation units.

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development

Please use this space to explain your answer above. Please be as precise as possible.

Requires clarity as to the location of any future MOD Accommodation units.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Clarify whether the MOD accommodation will or will not be within the confines of current MOD land holdings.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	50
Response Date	18/03/14 11:42
Consultation Point	7 Stafford (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM18
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

Please note: Having added a comment re. MM17 (policy 1, within Paragraph 7.1 this system will not permit the adding of a second comment - and yet MM18 is ALSO within paragraph 7.1. We also wish to comment on MM19 - but for the same reasons are obliged to enter this against Paragraph 7.2 !!! PLEASE NOTE AND REFERENCE OUR COMMENTS AGAINST THE CORRECT SECTION.

MM18: See the main body of our Parish Council response attached to MM29. 1: We have acute concerns regarding the Northern Access Improvements. We note this is no longer classified as a 'scheme' but merely appears as a Concept Diagram (plus an indication of possible route on the Stafford Area Inset map). Insufficient detail provided within the (revised) Local Plan to enable any objective analysis and therefore provides no realistic option that could enable the Parish Council to offer the scheme its support. No public consultation on these radically new highway infrastructure proposals. Being new and having such a fundamental impact on the nature, shape and form of the two residential developments within the Northern SDL and on both the A34 and A513 Beaconside as well as neighbouring Parkside housing estate - any previous Public Consultations on the likely nature, extent and design of this SDL must be regarded as 'Null & Void'. 2: Reference to the Eastern Access Improvements now only referred to as extending as far as St. Thomas Lane. The (revised / modified) Local Plan is disturbingly 'silent' as to what is to happen between St Thomas Lane and the Baswich Lane road bridges and thence onwards to Baswich lane itself. In response to a question tabled by Creswell Parish Council to the Borough Council's February 'Planning Forum for Parish Councils' it is interesting to record and note their written reply: - 'The Council will ... only include that length from Weston Road to Cornwall Drive that could be delivered. Cornwall Drive is beyond the bridges and is situated at the end of Baswich Lane. The County Council have produced an Integrated Transport Strategy for Stafford Borough which identifies transport solutions for areas east of Stafford including the stretch of road from St Thomas Lane over the four bridges to Baswich Lane (examination Document reference J15, Appendix 2, figure3). So why does modification MM18 contradict this, by

clearly terminating the access improvements at St Thomas? Lane only ?? ? Deleting the reference to the four bridges. ? Removing the reference / transport link to Baswich Lane. These are wholly inconsistent statements from the Borough Council. This is an issue that remains unresolved during and since the Examination in October 2013.

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

. It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
. It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

Insufficient detail provided within the (revised) Local Plan to enable any objective analysis and therefore provides no realistic option that could enable the Parish Council to offer the scheme its support. No public consultation on these radically new highway infrastructure proposals.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Address the above issues.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

The Parish Council and others need to be given much more meaningful information and detail of this proposed new highway infrastructure such that a proper and objective assessment - to date not possible - can be achieved. Even then that is very late in the day ! Based on experience at the Examination, this is likely to be an "evolving" and dynamic issue and therefore we need to be involved at all stages.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	51
Response Date	18/03/14 11:58
Consultation Point	7.2 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM19
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

Please note: Having added a comment re. MM17 (policy 1, within Paragraph 7.1 this system will not permit the adding of any additional comments despite there being more than one Main Modification contained within this section - specifically MM19 which is ALSO within paragraph 7.1. We have also commented on MM17 - but for the same reasons are obliged to enter this against Paragraph 7 itself !!! PLEASE NOTE AND REFERENCE OUR COMMENTS AGAINST THE CORRECT SECTION.

MM19 This change deletes, in its entirety, of any reference to MOD housing stock provision (for up to 400 Service Family Accommodation units. The (revised / modified) Local Plan is silent as to whether the ?additional provision (of new housing stock) for Ministry of Defence personnel? will be wholly contained within the current boundaries of MOD land. If not, the potential impact on the area could be enormous. See also MM17. {Which, because of the restrictions of this online system, we have been obliged to record against Paragraph 7}. We also wish to comment on MM22 and MM23 - but will have to enter those now against paragraphs 7.2 and 7.3 as the next available 'slots' !!

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to: . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet

requirements from neighbouring authorities
where it is reasonable to do so and consistent
with achieving sustainable development

Please use this space to explain your answer above. Please be as precise as possible.

Requires clarity as to the location of any future MOD Accommodation units.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Clarify whether the MOD accommodation will or will not be within the confines of current MOD land holdings.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	52
Response Date	18/03/14 12:13
Consultation Point	7.3 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? MM22 re. Policy 1

Do you wish to support or object to this Main Modification? Object

Please explain your answer

Please note: Having added a comment re. MM17 (policy 1, within Paragraph 7.1 this system will not permit the adding of any additional comments despite there being more than one Main Modification contained within this section - specifically MM22 which is ALSO within paragraph 7.1. We have also commented on MM17 and MM19 - but for the same reasons are obliged to enter this against alternative / adjacent paragraphs !!! PLEASE NOTE AND REFERENCE OUR COMMENTS AGAINST THE CORRECT SECTION.

MM22 Refers to the Western Access route emerging onto the A34 Foregate Street but remains completely silent on what impact that will have on the A34 at that point and yet, during the Examination last year it became clear that the A34 Foregate Street, to the north of this new junction was a 'pinch point' and already had quite severe traffic congestion issues. The amended Local Plan, whilst confirming this junction with the Western Access Route, has nothing to say and no plans to alleviate the impact this new Access Route will have on this major A Road route (the A34 Foregate Street and Stone Road) in / out and through Stafford Town. That is totally unacceptable. How can this be a 'sound' proposal when its impact on surrounding roads and infrastructure is simply ignored?

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development

Please use this space to explain your answer above. Please be as precise as possible.

Cannot just construct a new and busy roadway and then ignore the impact this will have on the existing road network onto which it will join - particularly when it is know how busy and congested that existing part of the highway infrastructure is already.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Proper and wider impact analysis and details of the mitigation / improvement measures that will be implemented in respect of the existing highway(s).

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Based on experience at the Examination, this is likely to be an "evolving" and dynamic issue and therefore we need to be involved at all stages.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	53
Response Date	18/03/14 12:20
Consultation Point	7.4 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? MM23 re. Policy Stafford 1

Do you wish to support or object to this Main Modification? Object

Please explain your answer

Please note: Having added a comment re. MM17 (policy 1, within Paragraph 7.1 this system will not permit the adding of any additional comments despite there being more than one Main Modification contained within this section - specifically MM23 which is ALSO within paragraph 7.1. We have also commented on MM17,MM19 and MM22 - but for the same reasons are obliged to enter this against alternative / adjacent paragraphs !!! PLEASE NOTE AND REFERENCE OUR COMMENTS AGAINST THE CORRECT SECTION.

MM23 Policy 1 ? Environment Additional criterion to read: - ?v. Ensuring that new development does not harm but enhances watercourses in the town.? There remains enormous public concern about the impact, downstream of additional discharge of water into Marston Brook from the Northern SDL. Marston Brook regularly overflows and floods areas of Sandon Road around Crooked Bridge Road on the outer edge of Stafford Town centre. Work is about to start outside the Taylor Wimpey development at Parkside (Marston Gate) to pipe all its surface water outflow directly into Marston Brook (at the Marston Lane / Common Road junction) from whence it flows directly into Stafford Town ? partially (piped) underground, but emerging into the open periodically and most pertinently at Crooked Bridge road. Discussed at the Examination, this issue does not appear to have yet been fully investigated or addressed. Certainly there is no public information to the contrary.

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development

Please use this space to explain your answer above. Please be as precise as possible.

There remains enormous public concern about the impact, downstream of additional discharge of water into Marston Brook from the Northern SDL. Discussed at the Examination, this issue does not appear to have yet been fully investigated or addressed. Certainly there is no public information to the contrary.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

More information about the downstream impact - and mitigation measures to be undertaken (with commitments) to alleviate these problems.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	54
Response Date	18/03/14 12:30
Consultation Point	7.8 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM25
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

See the main body of our Parish Council response attached to MM29. 1: We have acute concerns regarding the Northern Access Improvements. 2: The County Council's 'Plan for Stafford Borough' 'Transport Evidence to Support a Northern Direction of Growth' has not been updated to reference the revised / enlarged geographical now being proposed as the North Stafford Strategic Development Location area. 3: The highway infrastructure being promoted by the Borough Council via these latest Main Modifications does not accord with the County Council's highway options. 4: These new Highway Proposals have not been publicised and NO public information sessions have been held. They completely invalidate any previous Outline / Concept Design Consultations held for the two main residential developments since no 'through road / new internal highway infrastructure' was envisaged at that time. We find it reprehensible that the Borough Council has remained so totally silent on such a major change of Policy / Plan. The 6-week Consultation period, within and to which the Parish Council has hereby replied, has taken place with NO PRIOR INFORMATION being provided to either ourselves nor to the public as a whole. It has become an entirely 'paper exercise' to which only those already within 'the Local Plan loop' will have any awareness of what is being proposed. Quite how that accords with the requirements of 'Community Involvement' is a complete mystery. This surely cannot be regarded as a 'SOUND' approach. Furthermore, and as we have stated within our main response (at MM29): - 'One of the immediate problems Creswell Parish Council itself faced in responding was finding where exactly within this schedule of Main Modifications was the appropriate place to respond ... which Modification contained sufficient detail upon which to register our response.'

Do you consider this Main Modification is legally compliant? No

Please use this space to explain your answer above. Please be as precise as possible.

Can such "concept" proposals, not subject to any community scrutiny or consultation, really be regarded as "Compliant" in terms of a properly prepared Local Plan?

Please set out what change(s) you consider necessary to make the Main Modification legally compliant and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Change to the Borough Council's approach - it SHOULD have held proper, open public consultation on these matters and not just rely on a purely written consultation which most ordinary residents would have been unaware of ... and certainly unaware of the details and implications. It would appear that these new highway proposals have been "derived" by the Borough Council, behind closed doors, and until released for this brief period of "written consultation" no-one knew what they had in mind and their proposals have NOT been subject to any valid form of scrutiny - nor backed by accurate, objective data.

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

Insufficient detail provided within the (revised) Local Plan to enable any objective analysis.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The Parish Council and others need to be given much more meaningful information and detail of this proposed new highway infrastructure such that a proper and objective assessment - to date not possible - can be achieved. Even then that is very late in the day !

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Based on experience at the Examination, this is likely to be an "evolving" and dynamic issue and therefore we need to be involved at all stages.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	55
Response Date	18/03/14 12:44
Consultation Point	7.24 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM27
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

Our Chairman, representing this Council at the Examination last year, was vocal in expressing our concerns at the lack of production of Area-wide, SDL-wide Master Plans, particularly where there is more than one Developer involved ? whether working in a consortium or, more disturbingly, working in isolation, with only the loosest of ?cooperation and commonality? being undertaken with fellow developers. How, in the case of the Northern SDL, are we to see / get an agreed, defined and definitive new highway infrastructure scheme that traverse the entire SDL if each part of the site is left to take its own stance, determine its own part of the route Have things since progressed? NO. To make matters WORSE, the Borough Council is effectively downgrading the need for these area/ SDL wide Master Plans. As per MM27, and elsewhere, the Local Plan policy is now put forward such that: - ?Any application for development on a part of the area should be consistent with a master plan for the whole Strategic Development Location.? No longer required that it ?must be preceded? ... This might not be too bad IF there were a joint-developer, SDL-wide Master Plan for the entire area ? BUT THERE IS NOT. The best we get is a combined ?indicative design? proposal such as one might get with / prior to an Outline Planning Application. That, of course, commits no one to anything ! To quote the Borough (Parish Planning Forum, Feb. 2014 ? written response?: - ?The Council is seeking a new indicative Master Plan to be produced by the developers for this area ...? ... going on to refer to delivering the ?requirements of Policy Stafford 2? but nothing about actual concrete details of new highway infrastructure, etc. This simply does not address nor answer the questions that need answering. The same ?modification? goes on to downgrade the need for SDL-wide master Plans: - ?The master plan for the whole site should be produced by all developers involved in the development ...?. So each developer, for their part of the site, ?should? provide a localised master plan that ?it would be nice if? it happened to dovetail and agree / be in accord with some undefined Master Plan for the whole site ... but if not, so be it !! The Borough Council then wonders why those of us, such as Creswell Parish Council, gets so frustrated when no one can actually tell us what is actually going to be built in terms of joint highway infrastructure across these sites. To quote the Borough?s own words, in their written

response to our question on this matter, tabled ahead of the February Planning Forum for Parish Council? - ?As the exact route and means of delivery has yet to be defined, the Borough Council cannot give the assurances that are being sought.? And there we were thinking that this is a strategic plan for the future development of the area. If we were to give our backing to this Plan, in this regard, it feels more like ?signing a blank cheque.? As a responsible Local Council, representing our residents, we are simply not prepared to do that.

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development

Please use this space to explain your answer above. Please be as precise as possible.

The Borough Council is effectively downgrading the need for these area / SDL wide Master Plans. This is supposed to be the definitive and STRATEGIC Local Plan for Stafford Borough - but shies away from actually defining that strategy and committing the desired outcomes to paper. It seems increasingly unlikely that these SDL-wide Master Plans will ever actually be produced, rather that development will proceed on an ad hoc basis with everyone's fingers crossed that the end result might just be what was to be desired at the outset.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

A proper, SDL-wide strategic Master Plan that clearly and conclusively (and unambiguously) defines the underlying infrastructure across the whole site, such that a comprehensive and integrated SDL-wide development - which everyone understands - can be effectively permitted and ultimately built.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Based on experience at the Examination, this is likely to be an "evolving" and dynamic issue and therefore we need to be involved at all stages.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	56
Response Date	18/03/14 12:48
Consultation Point	7.28 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM28
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

We are not aware that there has been any direct Consultation or engagement, by the Borough Council, with the local Parish Councils ? ourselves included (ref. Taylor Wimpey), others re. Maximus ? regarding the extension of the boundaries of the North Stafford SDL. Indeed the likes of Marston Parish keep coming to us to ask what we know and to try and find out what is going on. Hardly ?sound? Community Involvement? in the evolution of a Borough-wide Local Plan!

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development

Please use this space to explain your answer above. Please be as precise as possible.

We are not aware that there has been any direct Consultation or engagement, by the Borough Council, with the local Parish Councils ? ourselves included (ref. Taylor Wimpey), others re. Maximus ? regarding the extension of the boundaries of the North Stafford SDL.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Proper Consultation before this revised Local Plan is re-presented to the Inspector ... such that the residents of Stafford are given an informed and effective voice in their future.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Based on experience at the Examination, this is likely to be an "evolving" and dynamic issue and therefore we need to be involved at all stages.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	57
Response Date	18/03/14 14:39
Consultation Point	7.27 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.2
To which Main Modification does your comment relate?	MM29
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

This online system has done it to us again !! We wish to comment on both MM28 and MM29 - BOTH contained within Paragraph 7.28 but are only allowed to input a single comment. The rapidly approaching deadline does not afford us the luxury of waiting 24 hours (until the final morning of the Consultation Period) to see if, just maybe, we can register a second comment after the first has been accepted. A FUNDAMENTAL FLAW IN THIS CONSULTATION PORTAL. Multiple Modifications within the same paragraph require the ability to submit MULTIPLE, separate / discrete responses TO EACH MODIFICATION. The Response below is for MM29 (Paragraph 7.28). PLEASE ENSURE THAT IT IS CORRECTLY REFERENCED AND RECORDED CORRECTLY. Thank you. Please also note that this (MM29) is our MAJOR Response to this entire Consultation. Given the problems encountered re. MM17, 18, 19 and 22 and here re. MM28 and MM29 we will also be emailing our Responses to you as Word documents.

MM29 reference Paragraph 7.28 The main area of the Stafford Local Plan that concerns Creswell Parish Council revolves around issues connected to the North of Stafford Town Strategic Development Area. Changes within the listed main Modifications, specific to the Northern SDL are: - 1: Proposed changes to its geographical boundaries: ? extending the overall SDL site area northwards (along two boundaries) and also to the east. 2: The suggested provision of new highway infrastructure through the entire site: - through land to be developed by two separate building consortia. Whilst item 1 is the direct result of debates which took place during the 2013 Examination before the independent Inspector and were therefore to be anticipated, the changes now included within this latest (and revised) schedule of main modifications with regard to (new / additional) highway infrastructure provision ? whilst discussed in general terms during the above Examination ? actually now propose something which we hold to be quite radically different. Despite an almost total lack of Consultation on these matters, interested members of the public and public parties such as this Parish Council are expected to comment and potentially lend support to something that is ?vague in the extreme?. Indeed one of the immediate

problems Creswell Parish Council faced in responding was finding where exactly within this schedule of Main Modifications was the appropriate place to respond ... which Modification contained sufficient detail upon which to register our response. First reference: MM18 : merely changes / deletes one word from: - ?.... highway and transport improvements through the Northern Access improvement scheme? For that single sentence to now read: - ?.... highway and transport improvements through the Northern Access improvements? Seemingly insufficient content to comment upon ! Whilst here at MM29 all we actually have is a revised Concept Diagram. Later in the Schedule, at MM79 we read that : - ?the Northern Access improvements scheme to include highway capacity improvements to address pressures on A513 Beaconside (North Stafford SDL) ...? No details to endorse this statement! Then, at MM82 we find perhaps the most detailed ?explanation of intent? ? albeit without detail ? and, with three possible options outlined, it remains completely and totally vague and imprecise: - ?Highway capacity improvements either through or around the perimeter of the site or along Beaconside will be required North of Stafford. Enhanced bus services ...? This is hardly the precise definition of a proposed solution upon which we might meaningfully comment ... a route that might go through or around the (northern) perimeter or along the (southern) route along Beaconside (the existing A513 itself). It tells us nothing ? other than the fact that something, as yet undefined, might subsequently proposed and might, at some stage possibly occur ... in a form yet to be decided. Hardly a ?Sound? proposal ... nor now that the Parish Council could reasonably endorse (at least at this time). Finally, at MM108 we are informed that the Stafford Area inset map has been amended to : - ? Amend site boundary of North Stafford Strategic Development Location ? Add Northern Access Improvement And that is it ! That, apparently, is a detailed strategic proposal / amendment upon which the public and the Parish Council are supposed to comment and endorse with a view as to its ?SOUNDNESS?. What proposal is that then ??? And so, as the ?least worst? option, we begin our main Response here at MM29. Parish Council Response ? to the Consultation Exercise and Documentation Available A: Other than releasing the fact that this Schedule of main Modifications is online, there has been NO EFFORT whatsoever by the Borough Council to engage members of the public or bodies such as the local Parish Council(s) and Community Groups (for example Action Parkside, Marston Parish Meeting, etc.) in considering the merits (or otherwise) of these latest policy proposals. No exhibition of these (significantly) revised proposals, no opportunity to engage in face-to-face dialogue, nothing of substance or specific in nature in any local press or other media ... NOTHING. Unless you were already an interested party or otherwise ?in the loop? then you would have absolutely no idea what is happening here or being proposed (as the final and definitive Local Plan solution). B: The Borough Council did hold a ?Planning Forum for Parish Councils? on 5th February and even invited questions in advance ... but the published Agenda subsequently quickly made it clear this was a presentation of Community Plans and little else. Four Parish Councils, including Creswell, submitted questions in advance ? we trust the Inspector will receive copies of these Questions and the Borough Council?s responses. On arrival a document was handed out to all attendees detailing the questions and the Borough?s response and was then not even referred to by the Officers and Councillors running the meeting. They might just as well have posted the back out to the relevant Parish Councils. When, towards the end of the meeting Creswell attempted to force the issue and refer to these questions we were (a) told that we had already put these concerns to the Examination and (b) that other than the written response given, the Borough had nothing else to add. When pressed, as our Chairman did ? stating that we were still awaiting satisfactory answers to the issues that most concerned both ourselves and other local residents and neighbouring Parish Councils ? the senior Officer became defensive to the point of virtually condemning our representative from pursuing matters that they (the Borough) considered had already been dealt with and were, in his view, therefore closed. Such was the nature of this retort that after the meeting senior Borough Councillors present in the audience sought out our Chairman to apologise for the manner in which our, perfectly polite and valid questions had been dealt with! When, a little later, a Parish Councillor from another Parish spoke to enquire that she knew her Parish Council had submitted questions and so enquired and wished to know when those questions would be dealt with ? it transpired she (along with others) had not been handed the printed response on arrival ? her enquiry was also quashed and she was simply informed that she would be given a copy of the printed response. End of discussion! We regret having to include this incident within our Response but feel it important that the Inspector be aware of how these genuine Consultation enquiries from a number of local Parish Councils were (mis)handled. [There were three members of Creswell Parish Council, two Councillors and our Clerk present at this meeting and so heard how these matters were dealt with]. We would also add that the three questions submitted by Creswell Parish Council were significantly edited and reduced, by our Council, from the original NINE detailed questions to do with current and outstanding Local Plan issues and concerns that the Parish Council would have wished to raise, had this been an open ?Local Plan? Consultation

evening. [Having seen the Agenda for the meeting we realised that we could not ask all of the questions we had identified as that was clearly not the purpose of the meeting]. Since Neighbourhood Plans are not a relevant option for Creswell P.C., given that our Parish is subsumed within the Local Plan, we have to record that we learnt precious little from attending this 'Planning Forum for Parish Councils' ... held at a significant point in the six-week Local Plan Consultation period. Given the response on the night Creswell Parish Council saw little point in submitting its other questions thereafter. C: Having examined and discussed the revised Concept Diagram (MM29) our Chairman was asked, by the Parish Council, to approach the Forward Planning department to seek additional information, preferably via a face-to-face meeting, to assist in our deliberations. In a subsequent phone call made by our Chairman, he was informed that the Concept Diagram and the associated, revised Stafford Area Inset Plan was all the information that existed and consequently, with no more information to impart, there would be no purpose served by any such meeting. As our Chairman pressed further clarification he learnt the following brief facts: - 'That the modification and the newly proposed highway infrastructure (route) was shown on the Stafford Area inset diagram (this in addition to the Concept Plan) 'That this was the first time this (or any such) route had been shown on this (or any) map 'This was the (new) 'Policies Map' for the Local Plan 'This was to be a 'single road option' 'i.e. for the entire route from the A34 to Sandon Road North 'That the exact route 'would be subject to topography constraints and (final) design issues' 'This new, single route included a north-south spur in the midst of its length down to the A513 Beaconside but that this was a new stretch of roadway and was not to be concurrent with (i.e. would not run along) the existing Marston Lane 'That it would emerge onto the A513 as a new, separate junction roughly opposite the Tollgate Employment Park 'as a new junction o Not aligning with either Common Road junction or Marston Lane (junction). 'That this 'spur' would of necessity traverse across privately owned farm land {owned by Mr. Lockley} ... land not presently and definitely not previously within the compass of the SDL (or the Local Plan site allocations) Finally our Chair asked what was the County Council's stance on (and consequent backing for) this new proposed single road option and route, to be told: - 'The County Council's support for such a route was as per the submission document D25 - as presented to and discussed at the Examination in October; namely 'The Plan for Stafford Borough : Transport Evidence to Support a Northern Direction of Growth' {Published May/June 2013}. There was no further information to be had from the Borough (or, by implication, the County Council). The proposal was 'as seen'. Creswell Parish Council then met again to consider the issue of this new highway and to receive the information listed above. It is in the light of those discussions that Creswell Parish Council submits its response to this matter. D: Our detailed comments on the information provided for this Consultation: 1: Stafford North Concept Diagram (a) New roadways apart, this Diagram mysteriously introduces two new and additional 'grey circles' which the legend tells us represent 'Local Centre and New Schools' Where did these proposals come from? What do they represent? Schools 'Primary or Secondary or ... 'Local Centre 'Shops, Health Centre, Doctors Surgery, Chemist, Community Meeting Room, Religious Premises ... 'No supporting information. (b) It shows the SDL as a single, contiguous and continuous area 'ignoring land ownership issues (Lockley's Farm) and areas of Common Land to the immediate north of the A513 (adjacent to Marston Lane. (c) The proposed new highway is shown with its junction with A34 much further south than previously indicated 'here it is now shown in alignment with the newly created access to the Employment Park opposite (across the A34). We will refer to this again in connection with the Stafford Area Inset Map and County Transport Assessment, but its position is now shown in a location contrary to any previous indication / alignment. (d) The north-south spur, at the mid-point of the east-west highway is a completely new suggestion. (e) Along the A513 Beaconside, for the Taylor Wimpey (Marston Gate) development, we note the addition of a third 'access link' (grey arrow) to the extreme west of the Taylor Wimpey site ... this is also new. (f) Two previously shown 'access links' onto the Maximus development 'one off the A513 and one off Sandon Road north - have both, mysteriously disappeared. (g) The Ministry of Defence land (red hatching on white background) within the Maximus site has seemingly shrunk in size with the compensating appearance of 'new green infrastructure' around its (reduced) perimeter. NO explanation of this potential crucial change of land use / designation. (h) The one, previously existing, 'Local Centre and New Schools' site 'previously to the eastern edge of the Maximus site 'has suddenly (i) reduced in size and (ii) been transported / re-located into a significantly different location. In the absence of an SDL-wide 'Area Master Plan' all that we are presented with is this much-changed 'Concept Plan' which, in effect, tells us nothing. We have referred to the absence of Area Master Plans and their down-graded status from 'must precede development' to 'should' be provided ... The Borough Council appear increasingly frustrated and annoyed with the Parish Council when we raise anything to do with such Master Plans ... instead we are presented with this essentially meaningless Concept Plan ... certainly a document that holds no Planning weight, no

Developer commitment nor any enforcement capabilities. 2: Stafford Area Inset Map { MM108 } (a) Appears to confirm the new junction on the A34 is indeed further south than previously indicated or discussed and in alignment with the entrance to the Redhill Employment Park. {Cross-reference to item (c) above with regard to the Concept Plan}. (b) The newly increased area for the Northern SDL as a whole ? shaded in red ? clearly includes the (invalid) inclusion a significant area of Common Land to the north of the A513, adjacent to Marston Lane. This land, as Common Land, cannot be included within the Local Plan land allocation. (c) Similarly, this enlarged area includes privately owned farmland to the east of Marston Lane. Land which to the best of our knowledge remains in the private ownership of Mr. Lockley, and that, to the best of our knowledge, said landowner has not agreed to accept or be party to any development plans for this (his) land. (d) The new north-south spur clearly compromises this private land-holding. It also confirms that this new spur is entirely separate(d) from Marston Lane and requires a brand new junction on the A513. A new junction that will be only metres away from the existing Common Road junction and only a comparatively short distance from the existing Marston Road junction. Three junctions within 50 ? 100 metres of each other !!! As the Borough themselves confirm, this is the very first time that this new highway (East to West plus North-South spur) has ever been shown on any map within the Local Plan ? and yet there has been no public consultation (no exhibition, no public discussion or involvement) whatsoever ? but it is now proposed to be included, ?de facto?, into the final version of the Local Plan !! How can such radical and fundamentally new proposals possibly be judged ?Sound? or indeed meet any of the required approval criteria for the adoption of the Local Plan? We must also ask the question ? unanswered in the Schedule of Modifications: - To what extent, if any, have the Developers committed to these new highway proposals? Particularly with regard to Maximus who now have not one, but TWO roads to construct within their site. Is the Borough truly able to include the Lockley farmland within the allocated land for this SDL? In the absence of such information how can these highway proposals be considered ?Sound?? (e) From this map we also note that the proposed north-south spur, running alongside and near its proposed junction with the A513 Beaconside, runs through an area designated on the Staffordshire Environmental Register (HER) as an ancient water meadow.

3: Sustainability Appraisal Having noted that the Schedule of main Modifications had been subject to Sustainability Appraisal, we turned to the S.A. Addendum document, hoping for additional information / clarification. We found none. With reference to the proposed new Concept Plan, MM29, we were disappointed to find: - ?No change to SA findings ...? ?The proposed new road has now been added to the Concept diagram to provide additional context. [Our emphasis ? Bold and underlining] ?Context? !! How does this give any assurance or backing that what we have before us is a ?Sound? policy proposal - when the core information is officially assessed as ?contextual? only?.

4: SCC: Transport Evidence to Support Northern Direction of Growth? Examination Document D25 Finally therefore, and as directed by the Borough Forward Planning Department, we turned to this document as the only source of any substantiating / endorsing documentation and/or statistics. This document and the research it contains, has NOT been updated or revised in light of, or in order to support, these Main Modifications It consequently FAILS to provide any such backing to this proposal: - ? Its opening premise, as per Policy 2 (on page 5 of this document , subsection xiii of Policy 2) contains the ambiguous / all-encompassing statement: - ?Highway capacity improvements, either through or around the perimeter of the site, or along Beaconside, will be required North of Stafford. [Our emphasis ? Bold and underlining] ? Even before reaching this point, on page 3, it contains the original (smaller than the now enlarged area proposed) outline area for the Northern SDL. Previously allocated SDL now replaced under MM28 ? as a significantly enlarged area. ? It contains sub-paragraph xi of Policy 2 ? which MM27 has deleted. ? Its opening paragraph contains the un-amended wording that ?Any application for development on a part or whole of this site must be preceded by, and consistent with, a Master Plan for the whole Strategic Development Location ... ? A statement which has been amended (downgraded) via MM27 to read ?should be prepared ...?. [Our emphasis ? Bold and underlining] Furthermore, as the subsequent bullet points will clearly show, this assessment by the County Council does not include or reference a road structure anything like that now being put forward for inclusion in the definitive Local Plan ... it includes NO MENTION WHATSOEVER of a north-south spur onto Beaconside, via a new junction onto the A513. ? Section 6, commencing on page 16, under the ?do minimum? scenario, fourth bullet point at the bottom specifically refers to a road design that is built around: - ?A new three arm roundabout on the A34 to provide access ... This is currently expected to be approximately 200m north of the proposed new signalled access to Redhill Business Park ...? What the Borough is now proposing is fundamentally different ? A combined junction ? Possibly a complex four-way traffic signal controlled junction ? Or, a new four-arm roundabout ? Replacing the newly installed three-way traffic light controlled junction

o Reference: Figure 6.1 on page 18 of this County document. Note also that this does not show any

north-south spur into the Maximus estate. Furthermore, the sixth bullet point in this same section, the County clearly proposed (and assessed): - Site access to 70% of the 2,000 new dwellings {Maximus} at Common Road / Beaconside junction in the form of a four arm signal controlled junction ...? This is not in accord with the latest MM29 proposal(s) This does not accord with any north-south spur connecting with an east-west highway crossing through both development sites. Section 7.3, on page 29, referring to a Local Distributor Road does not equate to and therefore cannot be seen to endorse the current Borough proposals: - Different A34 junction / junction location ? Different alignment (much further north within the sites ? No north-south spur ? Different point of connection onto Sandon Road North ? SCC proposal is further eastward ? the Stafford Inset Map makes this quite clear. ? Site access opposite Common Road o Reference: Figure 7.6 on page 30 of this County document. ? Section 7.4, on page 34, referring to a Shortened Local Distributor Road? does not equate to and therefore cannot be seen to endorse the current Borough proposals: - Different A34 junction / junction location ? Different alignment (much further north within the Taylor Wimpey site ? New access / egress at Common Road o Reference: Figure 7.11 on page 35 of this County document. ? In its conclusion, the County opts, at Section 8.2, on page 42, supported by Figure 8.1 on page 43, for the longer of its two options ? a road direct from the A34 to Sandon Road north BUT on a different alignment and WITHOUT a north-south spur. The Borough Council is now, via MM29, proposing a significantly different highway solution that did not and does not form part of this County Assessment and so CANNOT be endorsed or supported by it. It remains therefore a pure hypothesis, unsupported by any factual evidence or detailed assessment, not subject to any ?public? consultation and appears to have simply been ?invented? by the Borough since the close of the Inspector?s Examination into the original Local Plan. That cannot be the basis for a ?Sound? proposal nor the solution to an agreed (by both Borough and County and others) traffic issue along the A513 Beaconside. Problems and issues which will be enormously exacerbated by this development ... indeed without a robust and ?sound? highway infrastructure solution this whole SDL, as proposed, cannot itself be regarded as sound. ? Indeed, and to emphasise that last point, the County concludes at the bottom of page 44 of its Transport Assessment that: - ?It is considered vital that there is a comprehensive Master Plan covering all 3,100 dwellings to ensure that connectivity is maximised between the development sites and to adjacent communities.? Concluding with the final sentence: - ?This potentially extensive expansion to the urban area will change the boundary f Stafford and cannot be planned in a piecemeal manner.? Adding a whole new highway infrastructure system via a single Concept Diagram, assessed under Sustainability Appraisal, as merely ?contextual?, cannot be a ?Sound? Local Plan policy proposal. Almost 5 months after the (initial) Examination concluded that is all we have before us. It is not enough. It has no basis upon which it can be regarded as ?sound?. Such a major section of the Local Plan cannot be approved with such a hole in its makeup. 5: Before leaving document D25, may we draw attention to Figure 7.7 (page 32) and Figure 7.12 (page 37) which, along with other Figures within this same document, clearly show the Peak Hour traffic expected along any such access road through these new residential developments to be 5113 vehicle / vehicle movements in each single a.m. and p.m. Peak Hour traffic flow period. 6: Finally, with regard to where we are at this point in time ? Main Modifications, March 2014: - It is our considered view, such are the potential ramifications of the proposed new highway infrastructure proposals, not just on the two individual development sites but on the whole area surrounding them ? along the A513 Beaconside, the A34, Redhill Island, Parkside residential estate and the local Business Parks ? that any and all previous Public Consultations including Exhibitions of Outline Development proposals are now rendered null and void. The very concept and nature of these new residential developments is being fundamentally altered by the (late) inclusion of new highway infrastructure(s) through the middle of the entire SDL development area(s). We are dismayed that no such Public Consultation or Design Exhibition(s) have taken place within the last 5 months, neither prior to nor during this extended Local Plan ?Consultation? period. This surely flies in the face of / is contrary to the requirements of effective Community Involvement ? without which these major changes to / the Local Plan as a whole is surely flawed and fails to meet its ?Legally Compliant? criteria? E: Our detailed comments on the proposed new highway infrastructure itself: In order to be sure that we have dealt with this proposal fully and thoroughly and with an open mind, Creswell Parish Council considered these new highway infrastructure proposals under three distinct headings: 1. As a solution to the increasing Traffic Volumes and Flows along the whole of the A513 Beaconside 2. As the ?Northern Access Improvement? to the developments in question 3. As simply internal estate roads serving and to the benefit of the residents of these new housing developments. In relation to point (1): - Since this proposal only removes traffic from a short stretch of the A513 before either (a) Returning to the A34 and, in turn, feeding back onto the Redhill roundabout at the western end of the A513 (b) Returning traffic directly onto the A513 eastbound for the duration of its enter remaining length

to the A518 Weston Road Our conclusion was that it was ineffective; and did not address the bigger picture?. In relation to point (2): - For reasons very similar to those for point (1) above, we were unable to give the proposal credence as an 'Access Improvement' road. In relation to point (3): - The Parish Council is greatly concerned that a new residential estate should be 'blighted' by the huge volume of traffic the County Council's own figures estimate will travel through its very heart, twice a day at Peak Flow times ... estimated at 5113 vehicles / vehicle movements in each of the morning and evening peak hours. This being the very same time of the day when school children and mothers with prams and toddlers, etc., will be on their way to / from school. Hardly conducive to the sustainable aim of encouraging cycling and walking. Similar issues for other pedestrians and cyclists on their way to / from work. It is not only 'not desirable'; but we regard the very idea of such a busy highway as a fundamental design error for the safe and secure environment of two large housing developments. We acknowledge that there are and will be increasing road traffic issues in this area and that a practical solution must be found. If, therefore, we must have new highway infrastructure and, in principle, we would encourage and support such an idea then it cannot be a 'cut-through' route (a modern, bespoke 'rat run') but must divert traffic away from the main residential area(s). It must, therefore, be positioned to go around the estates, as part of the perimeter of such estates and therefore taking traffic out of and away from these residential areas. Certainly NOT creating a highway infrastructure designed to bring additional traffic into these residential areas. The proposal being put forward by the Borough Council is for a road system whose very essence is to suck additional, external, through-route traffic into and through the very midst of these residential areas. Furthermore building a new highway infrastructure around the (northern) edge of these new developments themselves the new northern extension to the Stafford Urban Area would create a new natural urban boundary. Creating a new development / built up area boundary for the town. Replacing the function until now the A513 itself fulfilled. Indeed the Concept Diagram already shows a perimeter of natural green space along the entire northern perimeter of the SDL. In essence, the space is already there to incorporate a new perimeter (bypass) road. IF significant, new 'through roads' have to be incorporated into these developments, then they should, from the outset / by design include: - o Weight restrictions ... NO HGVs o Speed restrictions and associated speed control measures Such road design might then begin to attract local support including, potentially, that of this Parish Council. We have commented above on the lack of public involvement / consultation in these proposals. Creswell Parish Council is of the opinion that additional highway infrastructure provision is required to make the Northern SDL a practical proposition, but is unable to support the current proposals. Creswell Parish Council is unanimous in its view that the information provided to date is too vague to warrant / merit support. Creswell Parish Council has unanimously resolved to record that it cannot support a main road through the middle of these residential estates. It further recorded that it would be prepared to consider and discuss other options in particular proposals for a northern boundary (perimeter) road network. In conclusion: Creswell Parish Council is resolved that it is simply not possible to support these current proposals on the basis of the wholly inadequate information provided. In the light of which it considers that the Main Modification(s) which refer to such new infrastructure can only be considered 'UNSOUND'.

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

For all of the reasons given above.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

A brand new highway structure which has such an impact of a major new development MUST be subject to proper, open, constructive consultation and dialogue with local residents and other interested (and statutory) parties. It cannot just be inserted into the final draft of the Local Plan at the eleventh hour ... and done so with such skeleton information. No one would allow this on an 'ordinary' Planning Application so how can it possibly be allowed on THE major Strategic Plan for Stafford Borough (for the next 15+ years). It is simple unacceptable practice and must not be permitted.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

The Parish Council and others need to be given much more meaningful information and detail of this proposed new highway infrastructure such that a proper and objective assessment - to date not possible - can be achieved. Even then that is very late in the day ! Based on experience at the Examination, this is likely to be an "evolving" and dynamic issue and therefore we need to be involved at all stages.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	58
Response Date	18/03/14 14:43
Consultation Point	7.32 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM36
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

We note, with some concern, the removal of obligations for those developers working on sites to the East of Stafford to undertake ?improvements to the traffic capacity along the A518 Weston Road ..? Is the implication here that the substantial new residential developments proposed will have no impact on this major thoroughfare to/from Stafford and to/from the M6 and along the A34 North?

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? Yes

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	59
Response Date	18/03/14 14:48
Consultation Point	7.33 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM37
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

We wish to comment on both MM36 and MM37- BOTH contained within Policy 4 (paragraph 7.32 above) but are only allowed to input a single comment. The Response below is for MM37 (Paragraph 7.32). PLEASE ENSURE THAT IT IS CORRECTLY REFERENCED AND RECORDED CORRECTLY. Thank you.

MM37 We have commented earlier on the deletion of all references for traffic (improvement) measures from the end of St Thomas? Lane to Baswich Lane: ? Baswich Lane now to become the ?de facto route of the old EDR ? confirmed by the Borough when question on this last point.

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? Yes

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	60
Response Date	18/03/14 14:52
Consultation Point	10.5 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? MM61

Do you wish to support or object to this Main Modification? Object

Please explain your answer

Fine sentiments expressed regarding improvements required between St Thomas? Lane and Baswich Lane / Cornwall Road ? but having removed all equivalent references from the Stafford East SDL, exactly how will this be achieved? Where will the funding come from? What is the actual commitment ... and to what timescale? Sometime in the next 15+ years !!

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to: . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development

Please use this space to explain your answer above. Please be as precise as possible.

A very vague, open-ended statement that involves little if any actual commitment.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Some positive commitment to what, how and when.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	61
Response Date	18/03/14 14:56
Consultation Point	12.1 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? MM70

Do you wish to support or object to this Main Modification? Support

Please explain your answer

Minimum impact on external water courses.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	62
Response Date	18/03/14 14:58
Consultation Point	12.32 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? MM74

Do you wish to support or object to this Main Modification? Support

Please explain your answer

Sensible.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by Stan Robinson (Stafford) Ltd ()

Comment ID 63

Response Date 18/03/14 14:59

Consultation Point 9.15 Paragraph ([View](#))

Status Processed

Submission Type Web

Version 0.1

To which Main Modification does your comment relate? E4 and 9.18

Do you wish to support or object to this Main Modification? Support

Please explain your answer

The company support the proposed modifications to Policy E4 which are broadly consistent with past representations made on the company?s behalf to this policy.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	64
Response Date	18/03/14 15:03
Consultation Point	12.37 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? MM75

Do you wish to support or object to this Main Modification? Support

Please explain your answer

Sensible caveat.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	65
Response Date	18/03/14 15:15
Consultation Point	13.23 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM79
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

?The Northern Access improvements to include highway capacity improvements to address traffic pressures on A513 Beaconside (north Stafford SDL).? What exactly is this / does this mean? [See reference to MM80 and MM82 below] If it only refers to the Borough?s proposed new roadways through the middle of the SDL development, then HOW does that ?address traffic pressures on the A513 Beaconside? when it only covers less than one quarter of the entire length of the A513 Beaconside? What is being done to ?address the traffic pressures? on the other three quarters of the A513 Beaconside? Nothing ! A proposal that merely siphons off part of the traffic at one end of the A513, only for that same traffic to then rejoin the A513 less than mile further along hardly solves the A513?s problems. East-bound that is exactly what happens as any traffic from the A34 roundabout is re-directed along the new internal SDL road only to rejoin the A513 at Sandon Road (north) ? and since that involves a much busier junction onto the A513, that is likely to exacerbate problems at that location, not improve them. West-bound the traffic has already travelled three quarters of the entire length of the A513 Beaconside only to then be re-directed ? via a difficult right turn onto the Sandon Road followed by a left turn onto the new internal SDL road ? a short distance off the A513 and if it is M6-bound it then has to turn south along the A34 (via either a four-way set of traffic Lights or a four-arm roundabout ? to get back to the Redhill roundabout where it was heading in the first place! Hardly a convincing solution. How can that be judged a ?sound? proposal. Especially since, as we have clearly outlined in our full(er) response to MM29, the suggested new roadway does not accord with the County?s traffic assessment ? different junctions, different alignment, midpoint north-south spur, etc. ... The proposed MM79 modification is at best inadequate ? giving no tangible details ? or, at worst simply misleading. With reference to MM80: No work along the A513, not even the creation of a new highway infrastructure through the Northern SDL is featured within the (revised) list of ?critical infrastructure? needs of the Local Plan. With reference to MM82: Modification specifically deletes the following: - ?Package of improvements along A513 Beaconside? !!! MM79 would have us believe

improvements to the A513 are in, whilst MM82 specifically takes them out. !!! Incredible ... or should that be ?lacking all credibility??

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development

It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

Incomplete solution to the problems along the whole of the A513 Beaconside, so rendering the proposal ineffective and the traffic issues arising from the SDL developments have not been adequately addressed. A solution for just one end of a road does not solve the problems for the road as a whole. Conflict between MM79 and MM82.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Resolve the conflict between MM79 and MM82. Include a total solution for the whole of the A513.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

The Parish Council and others need to be given much more meaningful information and detail as to how problems along the whole of the A513 Beaconside are to be tackled and improved ?then, and only then, can these proposals be subject of a proper and objective assessment Based on experience at the Examination, this is likely to be an "evolving" and dynamic issue and therefore we need to be involved at all stages.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	66
Response Date	18/03/14 15:19
Consultation Point	13.24 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM80
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

Despite what might be claimed at MM79 above, or elsewhere in this Schedule of Modifications / the revised Local Plan, the amended list of critical infrastructure for the revised Local Plan ? to make it ?Sound? ? does not even mention (by name) either the Northern or Eastern Access Improvements. Is that an omission? Or, more likely, is this actually an admission that these other two Access Improvements are of significantly low(er) priority? Yet elsewhere we are told that the North SDL development cannot be achieved without its own new highway infrastructure. Does that not make it a ?critical? requirement of the Local Plan?

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against

the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

Inconsistent. Lacking credibility. UNSOUND.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Inclusion of all highway infrastructure proposals related to the Northern SDL and to the A513 Beaconside, as a whole, to be included within the schedule of "critical infrastructure" requirements.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Based on experience at the Examination, this is likely to be an "evolving" and dynamic issue and therefore we need to be involved at all stages.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	67
Response Date	18/03/14 15:23
Consultation Point	19 Appendix D- Infrastructure (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? MM82

Do you wish to support or object to this Main Modification? Object

Please explain your answer

Despite the assurances of MM79 above, this clearly deletes: - ?Package of improvements along A513 Beaconside? !!! Unbelievable.

Do you consider this Main Modification is legally compliant? No

Please use this space to explain your answer above. Please be as precise as possible.

Conflict between the two Modifications.

Please set out what change(s) you consider necessary to make the Main Modification legally compliant and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Resolution of above conflict

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities

where it is reasonable to do so and consistent with achieving sustainable development

Please use this space to explain your answer above. Please be as precise as possible.

Conflict between the two Modifications

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Resolution of above conflict

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	68
Response Date	18/03/14 15:27
Consultation Point	19 Appendix D- Infrastructure (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM83
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

See earlier comments against MM22. The amended Local Plan, whilst confirming the junction with the Western Access Route with the A34 at Foregate Street, has nothing to say and no plans to alleviate the impact this new Access Route will have on this major A Road route (the A34 Foregate Street and Stone Road) in / out and through Stafford Town.

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to: . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development

Please use this space to explain your answer above. Please be as precise as possible.

As above. Cannot just construct a new and busy roadway and then ignore the impact this will have on the existing road network onto which it will join - particularly when it is know how busy and congested that existing part of the highway infrastructure is already.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Proper and wider impact analysis and details of the mitigation / improvement measures that will be implemented in respect of the existing highway(s).

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Based on experience at the Examination, this is likely to be an "evolving" and dynamic issue and therefore we need to be involved at all stages.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	69
Response Date	18/03/14 15:31
Consultation Point	19 Appendix D- Infrastructure (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? MM84

Do you wish to support or object to this Main Modification? Object

Please explain your answer

Deleting reference to ?potential capacity and safety improvements to Baswich Lane ...? Everything stops and the extra traffic apparently mysteriously disappears at the end of St Thomas? Lane ??

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to: . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development

Please use this space to explain your answer above. Please be as precise as possible.

As above

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Comprehensive solution that follows the traffic (issues) through from St Thomas's Lane into Baswich Lane itself.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Creswell Parish Council (Mrs Lisa Horritt)
Comment ID	70
Response Date	18/03/14 15:41
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM108
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

Unable to find a specific reference within this document to MM108 - re. Stafford Area Inset map - we have include our comments here : MM108: See detailed and comprehensive comments at MM29 regarding perceived changes to the Stafford Area Inset Map; which includes the following short extract with regard to the proposed new highway infrastructure running through the middle of the entire Northern SDL: - A new junction onto the A513 that will be only metres away from the existing Common Road junction and only a comparatively short distance from the existing Marston Road junction. Three junctions within 50 ? 100 metres of each other !!! As the Borough themselves confirm, this is the very first time that this new highway (East to West plus North-South spur through the SDL) has ever been shown on any map within the Local Plan ? and yet there has been no public consultation (no exhibition, no public discussion or involvement) whatsoever ? but it is now proposed to be included, ?de facto?, into the final version of the Local Plan !! How can such radical and fundamentally new proposals possibly be judged ?Sound? or indeed meet any of the required approval criteria for the adoption of the Local Plan?

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to: . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and

infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development

Please use this space to explain your answer above. Please be as precise as possible.

As the Borough themselves confirm, this is the very first time that this new highway (East to West plus North-South spur through the Northern SDL) has ever been shown on any map within the Local Plan ? and yet there has been no public consultation (no exhibition, no public discussion or involvement) whatsoever ? but it is now proposed to be included, ?de facto?, into the final version of the Local Plan !! How can such radical and fundamentally new proposals possibly be judged ?Sound? or indeed meet any of the required approval criteria for the adoption of the Local Plan?

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Proper consultation with genuine public engagement.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Based on experience at the Examination, this is likely to be an "evolving" and dynamic issue and therefore we need to be involved at all stages.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Allan Skerratt Skerratt
Comment ID	71
Response Date	18/03/14 16:49
Consultation Point	8.4 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? MM43 MM48

Do you wish to support or object to this Main Modification? Object

Please explain your answer

I was shocked the Plan for Stafford Borough still includes the need for a medium sized store in the near future as The WYG report proved inconclusive regarding the specific retail need for Stone. At the hearing comments were made to this effect and since there has been no change to this position in the above Main Modification 43 & 48 there remains no reason or justification for further provision in Stone. For this reason this proposal remain unsound. The evidence was that Morrison was 'doing well' . The evidence did not consider under trading by many of the stores and the impact of new food retailers Heron Supermarket on the high street.

Do you consider this Main Modification is legally compliant? No

Please use this space to explain your answer above. Please be as precise as possible.

Based on inconclusive WYG report. The report itself was statistically not significant with limited telephone polling and limited sampling of shoppers in Morrisons

Please set out what change(s) you consider necessary to make the Main Modification legally compliant and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Remove plans to build supermarket on Westbridge park. The need has not been proven

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development

It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

Not appropriate strategy. No need demonstrated

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Allan Skerratt Skerratt
Comment ID	72
Response Date	18/03/14 17:05
Consultation Point	8.12 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM109A MM47
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

?With regards to:MM109 A and MM47 Amend boundary of green infrastructure (GI) to remove land at Westbridge Park which is not GI To ?amend boundary of green infrastructure (GI) to remove land at Westbridge Park The recent interventions of Stafford Borough Council in this area, the subsequent lack of clarity and uncertainty in defining this new boundary makes the proposal unclear and therefore unsound. The statement ?to remove land at Westbridge Park which is not GI ?is inaccurate because all Westbridge Park is part of the Green Infrastructure of Stone and was defined as such in the previous 2001 Stafford Borough Plan and remains as Green Infrastructure in the current plan. It is so implicit within the various green documents in the library, You cannot simply amend a map as a result of this the proposal is unsound. A change to GI boundary of the Westbridge Park, is not a requested outcome from the hearing and therefore has no place as a ?Major Modification?. It?s a new proposal in reply to an old proposal which has been found to be unsound. Instead of abandoning the principle of building on the Park, which I would suggest has been found unsound, SBC continue to contrive the planning process in order to introduce building on the park at a later stage. The removal of part of the park?s GI status is designed to add to the lack of coherence in the Plan and its support documentation. Such apparent disregard is tantamount to antithesis of the planning process. As a result I would suggest that whilst there is contradiction and ambiguity in the plan, there is no justification or reason as to why the park should lose its GI status and as a result this part of the plan remains unsound.

Do you consider this Main Modification is legally compliant? No

Please use this space to explain your answer above. Please be as precise as possible.

see above

Please set out what change(s) you consider necessary to make the Main Modification legally compliant and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Remove: 'Amend boundary of green infrastructure (GI) to remove land at Westbridge Park which is not GI' from the borough plan

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

. It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
. It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

Its a manipulation of the planning process to alter the designation of Westbridge park from GI so it can be built on

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Remove: 'Amend boundary of green infrastructure (GI) to remove land at Westbridge Park which is not GI' from the borough plan

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr Iain Simpson
Comment ID	73
Response Date	18/03/14 17:36
Consultation Point	7.29 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate?	MM30 Stafford 3
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Do you wish to support or object to this Main Modification?	Support
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Please explain your answer

It is imperative that the area between Doxey and the Castle/Castlefields is developed as a whole. The recent attempt to develop the area by Doxey (Rd) was completely premature and ill-considered. Doxey needs the additional facilities implicit in the plan. In my opinion there needs to be a road link between Doxey and the main development, not as a major link but as a standby in the event of one of the (only 2) roads to Stafford or Derrington/Seighford becoming blocked or unusable.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mrs Jane Thompson-Hill
Comment ID	74
Response Date	19/03/14 17:54
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? MM30 Policy Stafford 3

Do you wish to support or object to this Main Modification? Support

Please explain your answer

Plan for strategic development West of Stafford needs strengthening.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr Brian Ball
Comment ID	75
Response Date	19/03/14 19:43
Consultation Point	8.1 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

To which Main Modification does your comment relate? Map 10 (MM47)

Do you wish to support or object to this Main Modification? Object

Please explain your answer

I object to the extension of the Stone Urban Area to the south of the Trent & Mersey canal to incorporate part of Westbridge Park. The proposal in Map 10 Stone Town Key Diagram (MM47) is inconsistent with the comments in 8.6 regarding the environment. It is important that the whole of Westbridge Park is retained as part of the Green Infrastructure for the benefit of its many users.

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to: . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

The existing facilities in Westbridge Park are all community and recreational orientated. They bring considerable benefits to the local population and it is important that the designation as Green Infrastructure is not lost so that the whole of Westbridge Park can be protected from inappropriate development. The Kit Campbell Associates report on Open Space, Sport & Recreation Facilities produced for Stafford BC in March 2009 commented on the "huge significance of Westbridge Park" and the land adjacent to it along the river and canal. The Kit Campbell Associates Assessment

recommended enhancing the area close to the fitness centre in order to make it more park-like and attractive for informal activities. The proposed modification to designate part of Westbridge Park as part of the Stone Urban Area therefore goes against the advice provided to the Council by their Consultants.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Map 10 Stone Town Key Diagram (MM47) should be amended to remove the encroachment of the Stone Urban Area into Westbridge Park

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Trent Vision Trust (Mr Oliver Dyke)
Comment ID	76
Response Date	20/03/14 06:21
Consultation Point	8.1 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM40
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

The modification is consistent with the Representor's representations on the Submitted Plan and evidence to the Examination

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Trent Vision Trust (Mr Oliver Dyke)
Comment ID	77
Response Date	20/03/14 06:25
Consultation Point	8.2 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM41
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

The Modification is in accordance with the Representor's representations on the Submitted Plan and evidence to the Examination

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by Trent Vision Trust (Mr Oliver Dyke)

Comment ID 78

Response Date 20/03/14 06:32

Consultation Point 8.3 Paragraph ([View](#))

Status Processed

Submission Type Web

Version 0.1

To which Main Modification does your comment relate? MM42

Do you wish to support or object to this Main Modification? Support

Please explain your answer

The Modification is consistent with the Representor's representations on the Submitted Plan and evidence to the Examination

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Trent Vision Trust (Mr Oliver Dyke)
Comment ID	79
Response Date	20/03/14 06:33
Consultation Point	8 Stone (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM43
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

The Modification is consistent with the Representor's representations on the Submitted Plan and evidence to the Examination

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	McDyre and Co Ltd on behalf of Raleigh Hall Properties Ltd
Comment ID	80
Response Date	20/03/14 09:05
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 80 Raleigh Hall Properties.pdf
To which Main Modification does your comment relate?	MM57
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

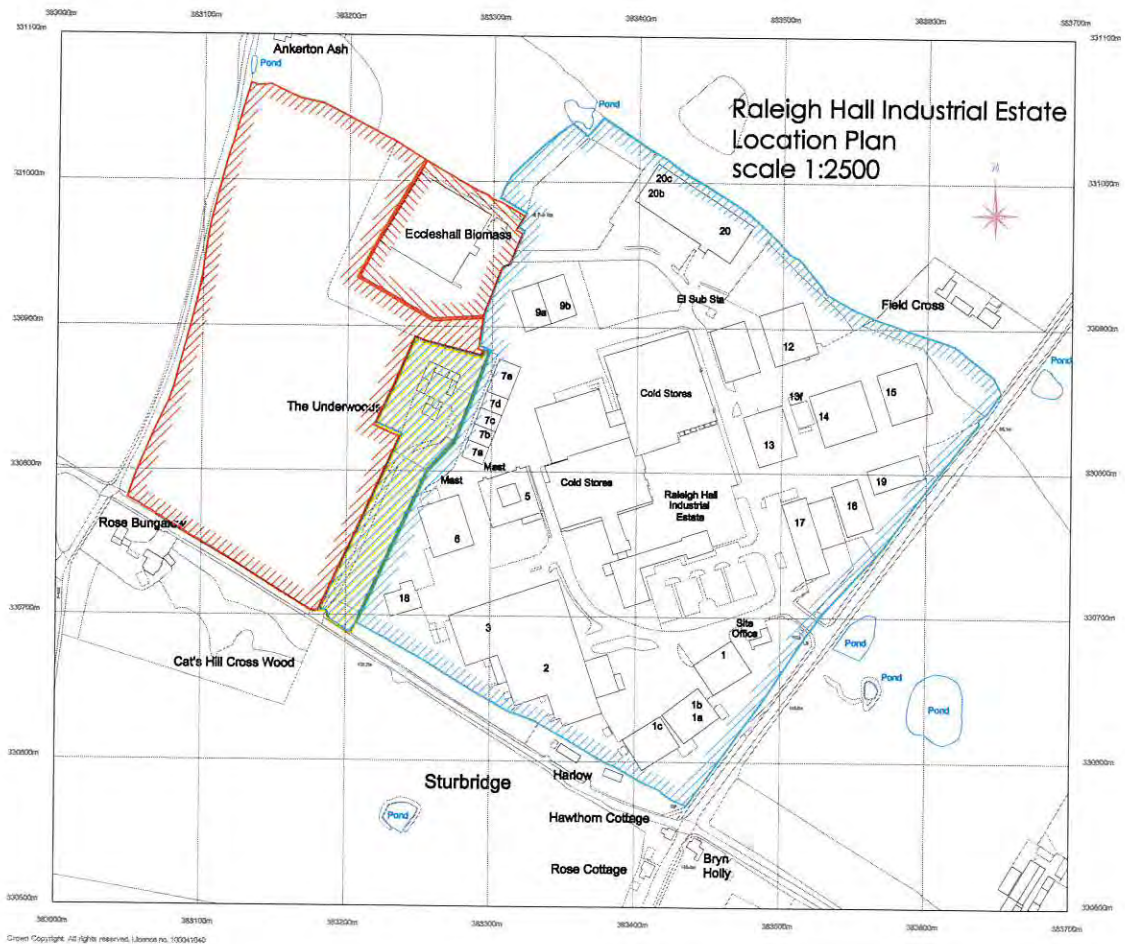
The modification to Policy E4 (page78) is supported in that the actual size of land available is 4.02 hectares. For total clarification (see attached plan) this excludes Underwood Farm and the Biomass Unit to the east and north.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

If required, to totally re-affirm the developability, viability and deliverability of the proposed new employment land at Raleigh Hall industrial estate, including appropriate infrastructure requirements.



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Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	McDyre and Co Ltd on behalf of Raleigh Hall Properties Ltd
Comment ID	81
Response Date	20/03/14 09:10
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 80 Raleigh Hall Properties.pdf
To which Main Modification does your comment relate?	MM58
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

The modification to Policy E4 (page78) is supported in that the actual size of land available is 4.02 hectares. For total clarification (see attached plan) this excludes Underwood Farm and the Biomass Unit to the east and north.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

If required, to totally re-affirm the developability, viability and deliverability of the proposed new employment land at Raleigh Hall industrial estate, including appropriate infrastructure requirements.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	John Price
Comment ID	82
Response Date	20/03/14 09:12
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM11
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	No

Please use this space to explain your answer above. Please be as precise as possible.

Proposed Housing Requirement for Stafford Borough of 10,000 does not represent an objective assessment of needs for the area, it is an attempt to roll forward the housing allocation from the revoked West Midlands Regional Spatial Strategy. The constrained housing policy and guidelines PPS3 under which housing figures within the RSS were complied were expressly replaced by the NPPF and there is no provision to use housing figures from the revoked RSS within the NPPF, indeed it is wrong in law to base future projections of need on figures from a revoked regional strategy (see Hunston v St.Albans). Stafford's Local Plan must no longer have regard to the policies of the RSS. A figure of 10,000 is neither justified, effective nor consistent with national policy. Guidance on the NPPF says 'plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance infrastructure or environmental constraints.' (ID 2a-004-130729). Stafford's own 5 year supply statement from 2013 identifies an annual requirement of 893 dwellings during the period 2013-2018 which would add up to 13,395 over a 15 year plan period. Stafford's SHMA 2012 identifies an annual net shortfall of 210 affordable dwellings during the plan period up to 2031 and a current backlog of 1,013 dwellings. Para A.12 says 'On general assumption that this backlog is cleared over a 5 year period, this would result in an annual requirement of between 680 and 1120'. Stafford has not met the legal requirements of the Duty to Co-operate over unmet housing and infrastructure requirements. The plan has not been positively prepared and says nothing about provision beyond its boundary or unmet housing needs in neighbouring districts. The note N2.8 in the Document Library identifies several authorities replying upon housing figures from the revoked RSS which are well below the housing levels identified in recent SHMA, these RSS derived figures have not been tested against guidance within the NPPF and the

related plan making decisions are out of date. Telford for instance has revealed that its 5 year housing supply has dropped from 18 years to 2.5 years, South Staffordshire have published a SHMA which reveals an annual shortfall of 388 affordable homes, and existing backlog of 1261 affordable homes and a 0 (zero) commitment to meet these requirements. On top of that their draft Housing Strategy identifies a requirement for 368 extra care units over the next three years, which again their RSS derived Core Strategy makes no provision to meet. The 338 annual shortfall adds up to 5,070 over a 15 year plan period, Stafford Borough need to identify how, where and when this shortfall is going to be met. Birmingham City Council is currently proposing to place some 30-50,000 houses which cannot be built within their own boundary into the West Midlands Green Belt. The Black Country Joint Core Strategy was compiled under restrictive RSS housing policies which are now out of date, recent SHMA and other statements reveal large annual shortfalls of affordable housing and large backlogs too. Walsall's recent SHMA identifies an annual shortfall of 1005 affordable homes, Sandwell identifies an annual shortfall of 758 affordable homes, Dudley identifies an annual shortfall of 421 affordable homes and Wolverhampton identifies a need for 621 affordable homes per annum but says the RSS allows them to build just 115. The NPPF is a new start which requires the LPA to meet their objectively assessed needs in full, including unmet needs in their neighbouring districts, irrespective of constraint and boost significantly the availability of housing. Stafford must exhaustively assess potential housing sites, irrespective of constraint, including sites in neighbouring authorities. South Staffordshire's SHLAA 2013 identifies 16,705 potential housing plots, but the LPA currently proposes to keep the out of date RSS housing allocation and build just 175 new homes per annum. Sites in South Staffordshire must be reviewed without constraint and the outcome of co-operation must be justified and effective. The Duty to Co-operate is ongoing and the Council should demonstrate that constructive engagement has taken place and the outcome of co- operation has been effective. South Staffordshire's letter to the EiP (N4A) confirms that cross border sites were not considered without constraint and there is no evidence of constructive engagement since the revocation of the RSS on 20 th May 2013. That approach is neither justified, effective nor consistent with national policy. Stafford should commission a Joint Strategic Housing Market Assessment and a full Green Belt Review. South Staffs SHMA can be seen here: <http://www.sstaffs.gov.uk/pdf/40344-South%20Staffs%20Final%20Report.pdf>

Please set out what change(s) you consider necessary to make the Main Modification legally compliant and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Stafford should produce realistic interim housing figures which meet household and population projections for all types of housing, including affordable housing and commission a Joint Strategic Housing Market Assessment with a commitment to meet its objectively assessed housing needs in full, irrespective of constraint even if this means identifying sites in South Staffordshire. Stafford should commit to positive planning for housing and economic growth, engaging constructively, actively and on an ongoing basis with neighbouring authorities and boost significantly the supply of housing.

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

The figure of 10,000 doesn't meet the objectively assessed housing needs for the area, it ignores the shortfalls and backlogs identified in the SHMA 2012, it ignores cross boundary sites and it ignores unmet needs in neighbouring authorities. It is an attempt to roll forward figures from a revoked spatial strategy and the figure does not accord with the Government's intention to significantly boost the availability of housing and it fails the Duty to Co-operate test.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The figure of 10,000 should be increased to a minimum interim target of 13,395 which takes account of calculations of requirements in the 5 year supply, but a full Joint Strategic Housing Market Assessment is the only sound method of calculating housing need for the area. The backlog and shortfall within South Staffordshire also needs to be dealt with, either through co-operation with South Staffordshire to identify housing sites in their own district or for Stafford Borough to identify sites within Stafford district. There should be firmer commitment under the Duty to Co-operate to identify cross boundary sites in South Staffordshire, irrespective of constraint. Several Core Strategies have been found to be unsound for the very same reasons of unmet housing needs and failure to co-operate with cross boundary developments. These include Mid Sussex <http://www.midsussex.gov.uk/media/ID-16DTCOConclusion.pdf> and also Aylesbury (see App B Vale of Aylesbury Plan Report). <http://committees.aylesburyvaledc.gov.uk/committees/committees.aspx?commid=77&meetid=1594> The Hunston v. St.Albans Judicial review confirms that the local authority must meet its objectively assessed housing needs in full. <http://www.bailii.org/ew/cases/EWHC/Admin/2013/2678.html> There is also a useful article on the Planning Officers Society web site about RSS derived Core Strategies being out of date. An issue which directly affects South Staffordshire. http://www.planningofficers.org.uk/Planning-Officers-Society-News/POS-Wams-LPAs-With-Out-of-Date-Local-Plan_271.htm

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	mr ken lancaster
Comment ID	83
Response Date	20/03/14 09:22
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Letter
Version	0.6
Files	Comment ID - 83 Ken Lancaster.pdf
To which Main Modification does your comment relate?	MM33
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

On behalf of the residents of Maylock Crescent and Lara Close, Castlefields whose properties border this development we support the modification which shows a transitional area between the Castlefields estate and Burleyfields. Please see attached letter signed by the residents which indicates the rationale for our support and our proposals as to the nature of the transitional area. Please note that our position is supported by the Residents Association of Castlefields and that we have the support in writing of our two Borough Councillors, our County Councillor and Stafford MP, Jeremy Lefroy. 9 signatures on letter.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?	Written representation
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18/03/2014

Dear Sir or Madam,

As residents of Mayock Crescent and Lara Drive on the Castlefields estate whose properties immediately border the proposed development, our support for this main modification is based on it being of lesser detriment to our aspect and our environment than the original Borough Plan. We believe, however, that our submission following the developers' consultation in August 2013 is entirely consistent with the concept of a transitional area and that such an area should incorporate the following:

the opportunity to extend the small gardens to the rear of our existing properties;

those gardens should then back on to a significant hedgerow and an area of open land adopted and maintained by the council and similar to those which already exist on parts of Castlefields.

Beyond that there should be low density **single storey properties** which do not overlook our houses.

Yours sincerely,

Ker & Jen Lancaster	20 Mayock Crescent
Mike and Trish Nunnally	24 Mayock Crescent
Rob & Anita Tcha	37 Mayock Crescent
Carly & Graham Thomas	35 Mayock Crescent
Kevin Rhodes	22 Mayock Crescent
J. Jasey	22 Mayock Crescent
H & C Mackrell	39 Mayock Crescent
Vicki Allan	10 Lara Close
GUSH & BAC LOTAY	17 LARA CLOSE

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr Robert Jones
Comment ID	84
Response Date	20/03/14 09:38
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 84 Robert Jones.pdf
To which Main Modification does your comment relate?	MM47 ,MM109,MM43
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	Yes
Do you consider this Main Modification is sound?	No
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	<ul style="list-style-type: none">. It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence. It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

I have grouped MM43, MM47 and MM109 together as I believe they refer to the same issue. MM43: Why is an increase in retail space from 1400 to 1700m an amendment? If 1400 was deemed sufficient in the original submission where has this new figure been plucked from and where will it be located?

Insufficient evidence is given. Where is the justification? How positively has this been prepared inasmuch impact assessment is lacking. MM109 states 'remove land at Westbridge Park which is not GI'. I believe this to be a rather loaded statement. All of Westbridge Park was judged to be GI in the initial submission. No evidence is given on why this land has at this late stage been allocated as 'not GI'. Is this modification in keeping with National Policy? National Policy as outlined in the Natural Environment White Paper 2011 defines Green Infrastructure in part as a 'term...often used in an urban context to cover benefits provided by trees, parks, gardens, road verges...rivers wetlands...'. If the original plan included this as GI, why has the situation changed from the initial submitted plan? The 'part' of Westbridge Park appears to mirror the site of a proposed supermarket. Here there are leisure facilities, trees, grassland which would be regarded as GI. In fact MM3 Para 5.1-Spatial Vision does suggest a provision of 'new green infrastructure/biodiversity enhancement schemes'...not a reduction of new GI. Furthermore, another park in Stone, Stonefield Park is included as GI (see Stone Area Inset Map). Why has Westbridge Park been treated in a different way? Figure A shows the 'part' of Westbridge allocated as 'not GI' by amendment MM109 whereas Figure B shows Stonefield Park, Stone as GI. Please explain the contradiction. Can this be justified? (see attachment) Regarding MM47 Stone Town Key Diagram 66. It is unclear where 'part' of Westbridge Park is located and what area it is. By superimposing a square over the map there is confusion as to whether GI has been removed in the Stone inset map. There is NO green infrastructure shading on the Town Centre insert. This may be an oversight. There also appears to be little justification in why SBC is suggesting an amendment. The case is not argued and residents of Stone have had little consultation on this major change. Much has also been stated about the flood risk to this 'part'. In fact MM6 Para 5.1-Spatial Vision 17 makes an additional criterion to avoid 'development in flood risk areas'. By keeping ALL of Westbridge Park as GI then additional flood risk hazards are avoided. The Inspector has stated that inclusion of mixed use on the GI of Westbridge Park was unsound. Surely by this logic removing Green Infrastructure is also unsound since this would open up the 'part' of Westbridge Park to mixed use.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

I suggest that amending the boundary of green infrastructure in Westbridge Park should be deleted. The Inspector has already ruled that mixed use is unsound (this includes the 'part') and any amendment could ultimately create 'mixed use' on the 'part' of Westbridge Park.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

The public (apart from this submission) has not had a chance to discuss an important modification to the District Plan. As a resident of Stone I would like a chance to put forward a measured response.

Figure A area deemed as “part” of Westbridge Park and not GI?



Figure B GI at Stonefield Park, Stone



Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Grasscroft Home and Property Limited ()
Comment ID	85
Response Date	20/03/14 10:27
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.6
Files	Comment ID - 85 Grasscroft Home and Property Ltd.pdf Comment ID - 85b Grasscroft Home and Property Ltd.pdf Comment ID - 85a Grasscroft Home and Property Ltd.pdf
To which Main Modification does your comment relate?	MM104
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is sound?	No
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	<ul style="list-style-type: none">. It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence. It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities. It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

Hourigan Connolly is instructed by Grasscroft Homes & Property Limited in respect of an appeal against refusal of outline planning permission by Stafford Borough Council for a development of up to 55 dwellings on land at Knightly Road, Gnosall. That appeal was originally intended to be dealt with by way of a Hearing scheduled to commence on the 18 March 2014. However the Hearing was cancelled on 6 March 2014 and the appeal will now be dealt with by way of a Public Inquiry the dates of which have yet to be fixed. One of the reasons why the appeal has been elevated to an Inquiry relates to housing land supply issues. In this respect it is notable that when the application was determined in November 2013 the Council accepted that it did not have a 5 year supply of deliverable dwellings as required by Paragraph 47 of the Framework. However during discussions on the draft Statement of Common Ground for the appeal the Council introduced a housing land supply argument to the case on 13 February 2014 to the effect that it now claims to have 5.09 year supply of deliverable dwellings as of the 31 January 2013. On first reading the Council's latest supply document it was evident that on its best case it has barely scraped over the minimum requirement to maintain a 5 year supply plus buffer (20% as put forward by the Council) as set out in Paragraph 47 of the Framework. To put that in context (and on the Council's preferred methodology for calculating the requirement element of the supply equation) 5 years supply (plus 20% buffer) equates to 3,629 dwellings. The Council identified 3,697 dwellings as being deliverable in the context of our client's appeal. A 4.99 year supply would equate to 3,623 dwellings. So clearly the Council's case that it has a 5 year supply of deliverable dwellings (plus buffer) hinges on just 74 dwellings. However what is remarkable about the position adopted by the Council in our client's appeal is that it is different to the 5 year housing land supply position set out in MM104 which identifies 3,561 dwellings for completion during the 5 year period 1 April 2014 - 31 March 2019. Even that figure does not result in a five year supply when the Council's preferred annual requirement (725 dwellings which takes account of backlog since 2011 and uses the Sedgefield method for dealing with the backlog) is utilised. In that case the supply position is 4.9 years (3,561/725). Moreover the figures attributed to the constituent parts of the housing trajectory in MM104 do not match those produced by the Council in the 5 year housing land supply document produced for our client's appeal (see our enclosed Hearing Statement which includes a copy of that document). In response to the Council's position (5.09 years adopted in our client's appeal) the Appellant had no choice but to instruct us to interrogate the housing land supply position in the Borough. The results of that exercise are presented herewith in our Hearing Statement and separately bound appendices (which include the Council's latest position statement on the 5 year housing land supply position). We are also including a copy of the national report this Practice has recently completed regarding the delivery of Urban Extensions which is referred to in our Hearing Statement. Our Hearing Statement clearly shows that the Council's position on the 5 year deliverable supply is without foundation; there are serious discrepancies with the Council's approach which have hitherto not been considered by the Local Plan Inspector. Importantly the council has failed to adduce the evidence necessary to demonstrate that all of the sites upon which it now relies in defence of its new position have a realistic prospect of being delivered within the five year period. That is a fundamental requirement of Footnote 11 of the Framework and the recently published NPPG (Reference ID 3-031-20140306) which the Council has failed to address properly. The results of our assessment of the Council's claimed deliverable supply of dwellings (even using the Council's preferred requirement and methodology on backlog and buffer) indicates that the deliverable supply position is at best 2,397 dwellings equating to a 3.3 year supply and significantly below the minimum requirement set out in Paragraph 47 of the Framework. As a consequence of the above if the Local Plan were to proceed to adoption on the basis of the sites upon which the Council now relies in our clients appeal or those in the trajectory at MM104 then the Local Plan would be immediately out-of-date as the Council is unable to demonstrate a 5 year supply of deliverable dwellings. It should be noted that the recently published NPPG states that Local Planning Authorities should have an identified five-year housing supply at all points during the Plan period (Reference ID: 3-030-20140306). We have produced evidence which the Local Plan Inspector should now consider which shows that the 5 year deliverable supply is significantly less than that advocated by the Council. Consequently the Plan is unsound because: -It is not positively prepared in that it is not prepared on a strategy which meets objectively assessed development requirements for the 5 year period 1 April 2014 - 31 March 2019 taking into account backlog and buffer. On adoption the Local Plan would be immediately out-of-date. -It is not justified in that it is not the most appropriate strategy when in the alternative further land for housing could be released to provide a 5 year supply of deliverable dwellings for the 5 year period 1 April 2014 - 31 March 2019. -It is not effective because it fails to deliver sufficient housing over the 5 year period 1 April 2014 - 31 March 2019. -It is not consistent with national policy because it fails to deliver sufficient housing over the 5 year period 1

April 2014 - 31 March 2019 contrary to Paragraph 47 of the Framework and the NPPG (Reference ID: 3-030-20140306).

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

In this case we are unable to put forward any suggestions that would make the Plan sound; put simply further land needs to be released for housing to enable the Council to demonstrate a 5 year supply of deliverable dwellings as required by Paragraph 47 of the Framework.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

the matters raised in this case are complex and should be considered at an Examination Hearing.

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPEAL BY GRASSCROFT HOMES & PROPERTY LTD

**AGAINST THE REFUSAL OF OUTLINE PLANNING PERMISSION BY
STAFFORD BOROUGH COUNCIL FOR A RESIDENTIAL DEVELOPMENT OF
LAND AT KNIGHTLEY ROAD, GNOSALL, STAFFORD**

**APPENDICES TO THE
HEARING STATEMENT RELATING TO HOUSING LAND SUPPLY ISSUES**

PINS REFERENCE: APP/Y3425/A/14/2210911

28 FEBRUARY 2014

APPENDICES

- APPENDIX 1 MARC HOURIGAN BA (HONS) BPL MRTPI – RELEVANT EXPERIENCE.
- APPENDIX 2 CORRESPONDENCE BETWEEN HOURIGAN CONNOLLY AND STAFFORD BOROUGH COUNCIL REGARDING THE STATEMENT OF COMMON GROUND AND HOUSING LAND SUPPLY MATTERS.
- APPENDIX 3 STAFFORD BOROUGH COUNCIL – 5 YEAR HOUSING LAND STATEMENT (2013).
- APPENDIX 4 STAFFORD BOROUGH COUNCIL – 5 YEAR HOUSING LAND STATEMENT (2014).
- APPENDIX 5 APPEAL DECISION - FORMER CASTLEWORKS, CASTLE STREET, STAFFORD ST16 2ET.
- APPENDIX 6 HOURIGAN CONNOLLY – CRITICAL ASSESSMENT OF STAFFORD BOROUGH COUNCIL'S SMALL DELIVERABLE SITES.
- APPENDIX 7 HOURIGAN CONNOLLY – CRITICAL ASSESSMENT OF STAFFORD BOROUGH COUNCIL'S LARGE DELIVERABLE SITES.
- APPENDIX 8 LETTER FROM FIRST CITY TO HOURIGAN CONNOLLY – 25 FEBRUARY 2014.
- APPENDIX 9 HOURIGAN CONNOLLY – CRITICAL ASSESSMENT OF STAFFORD BOROUGH COUNCIL'S STRATEGIC DEVELOPMENT LOCATIONS SITES.

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APPENDIX 1

MARC HOURIGAN BA (HONS) BPL MRTPI - RELEVANT EXPERIENCE & QUALIFICATIONS

- 1.1 I am a Chartered Town Planner and have 16 years professional experience in the planning and development industry.
- 1.2 I have held senior positions in a number of property consultancies including CB Richard Ellis (Associate Director) and Colliers International (Director).
- 1.3 Part of my career has been spent client side where I was the Group Planning Manager for David McLean. This position involved playing an active part in the Group's development business across the UK and gave me a valuable insight into how commercial developers and volume house builders operate across all departments.
- 1.4 I have been involved with the acquisition of numerous house builders across the UK including Sharman Homes (operating in the South West of England), Egerton Estates (operating in Cheshire and South Manchester and Jennings Homes (operating in the Midlands).
- 1.5 I have also dealt with developments ranging from just a few houses to significant urban extensions of 1,000+ dwellings as applications, appeals and promotion through the Development Plan process; some examples are listed below:
 - Land at Clayton-le-Woods, Chorley, Lancashire – a greenfield urban extension.
 - Land at Forge Works, Chinley, Derbyshire – a mixed use scheme including up to 182 dwellings in the High Peak.
 - Otter Controls, Buxton, Derbyshire – a care related scheme in the High Peak.
 - Land at Carr Road, Buxton – a residential scheme to the south west of the town.
 - Land off Queens Drive, Nantwich, Cheshire East – a residential development of up to 270 dwellings and associated works.
 - Land off Warmingham Drive, Middlewich, Cheshire East – a residential development of up to 194 dwellings and associated works.
 - Loachbrook Farm, Congleton – a development to the west of Congleton in the Borough of Cheshire East comprising up to 200 dwellings.

- Padgbury Lane, Congleton – a development of up to 300 dwellings, a medical centre and associated works.
- Holmes Chapel Road, Congleton – a development of up to 70 dwellings and associated works.
- Cronkinson Farm, Nantwich, Cheshire East – a large urban extension to the south of Nantwich in the Borough of Cheshire East.
- Chapelford Urban Village, Warrington.
- Leighton West, Crewe – an urban extension to the north west of Crewe in the Borough of Cheshire East.
- Mixed uses schemes including apartments located at Sefton Street, Liverpool, Trafford Road, Salford, Eagley Brook Way Bolton and Ludgate Hill, Manchester.

1.6 I am a Director of Hourigan Connolly a firm of Chartered Town Planners. One of our specialisms is the production of housing land supply assessments. Our work has been used to support planning applications, appeals and statutory challenges across the UK. In this respect the Practice has undertaken housing land supply work in the following local authority areas:

- Blaby.
- Blackburn with Darwen.
- Castle Point.
- Central Bedfordshire.
- Cherwell.
- Cheshire East.
- Cheshire West & Chester.
- Chorley.
- Cotswold District.
- Fylde.
- Gwynedd.
- High Peak.
- Hereford.

- Leicester.
- Newcastle-under-Lyme.
- Preston.
- Ribble Valley.
- Rossendale.
- Ryedale.
- Shropshire.
- South Gloucestershire.
- Stafford.
- Tameside.
- Telford & The Wrekin.
- Vale of Aylesbury.
- Vale of White Horse.
- West Northamptonshire.
- Wiltshire.
- Wrexham.

1.7 We have also recently completed a national study in respect of issues and timescales associated with the delivery of major urban extensions.

APPENDIX 2

Marc Hourigan

From: Marc Hourigan
Sent: 21 February 2014 23:33
To: 'John Holmes'
Cc: mike@grasscroftproperty.com; Richard Lomas; Rachel Jones; Daniel Connolly
Subject: RE: Knightly Road, Gnosall - Appeal - Statement of Common Ground & Housing Land Supply Evidence

Importance: High

Dear John

Thanks for the email. I confirm safe receipt of the signed SoCG.

Thanks also for the response below but I don't really think it responds to my request for the evidence that supports the delivery rates. Most LPAs we deal with on such matters have a proforma for each site with the delivery evidence set out therein; especially for the large sites.

I'm also confused as to where the evidence for the SDLs (906 dwellings listed separately in the table on Page 4) is because a number of SDLs are listed in the Large Sites commitments table with dwellings for the 5 year period attributable therein. Please clarify which sites the 906 dwellings listed in the table on Page 4 of the Supply Statement relate to and please provide a breakdown of dwellings per site anticipated to be delivered in the 5 year period.

Many thanks in anticipation of your assistance.

**Marc Hourigan BA(Hons) BPI MRTPI
Director**

**Hourigan Connolly
7 Swan Square
15 Swan Street
Manchester
United Kingdom
M4 5JJ**

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Web Site: www.houriganconnolly.com



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From: John Holmes [mailto:jholmes@staffordbc.gov.uk]
Sent: 21 February 2014 15:27
To: Marc Hourigan
Cc: Wood, Simon
Subject: RE: Knightly Road, Gnosall - Appeal - Statement of Common Ground & Housing land Supply Evidence

Dear Marc,

Thank you for your email. I confirm that I do have the SoCG and have printed it off with a view to reading through, signing, scanning and returning to you. I have just returned from this morning's Planning Committee meeting, and will aim to deal with it in the remainder of this afternoon.

In relation to your question about the evidence to support the housing supply, the Council prepared a 5 year Housing Land Statement document which was published in Summer 2013. That gave the position as at 31 March 2013, and in April and May 2013 the Council contacted applicants by telephone to ascertain how many of the houses they considered were deliverable in 5 years, and that figure is used in the document.

To produce the document that you have recently been provided with the Council has updated the schedule of planning permissions and kept the deliverable number given by applicants in 2013. To ensure the deliverable numbers are up to date, the Council has contacted the applicants of all major developments to ascertain whether the number they provided us with last year is still relevant. I understand that some responses from applicants have been received.

Regards

John Holmes
Development Manager
Planning & Regeneration
Stafford Borough Council
01785 619302
jholmes@staffordbc.gov.uk

From: Marc Hourigan [mailto:marc.hourigan@houriganconnolly.com]
Sent: 20 February 2014 14:17
To: John Holmes
Cc: Belinda Dawson; Richard Lomas; Rachel Jones; File; Daniel Connolly; Wood, Simon
Subject: RE: Knightly Road, Gnosall - Appeal - Statement of Common Ground & Housing land Supply Evidence
Importance: High

Dear John

Further to my email of 18 February 2014 I'd be grateful if you would confirm that the Council will be signing the SoCG sent across yesterday.

With regard to the evidence that supports the Council's latest position on housing land supply issues I note that this has not been provided. This is the fourth time I have asked for the evidence and I'd be obliged if it would be provided by return or should I assume that it doesn't exist which is why your colleague Henry Lewis in the Council's Forward Planning Team is calling various parties to ascertain delivery rates on various sites for the 5 year period?

I look forward to your response.

Yours sincerely

**Marc Hourigan BA(Hons) BPI MRTPI
Director**

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From: Marc Hourigan
Sent: 18 February 2014 14:45
To: 'Wood, Simon'
Cc: Belinda Dawson; jholmes@staffordbc.gov.uk; Richard Lomas; Rachel Jones; File; Daniel Connolly
Subject: RE: Knightly Road, Gnosall - Appeal - Statement of Common Ground
Importance: High

Simon

I trust that the attached meets with your requirements. Please confirm that the Council will now sign the SoCG and please return a counter signed copy to me.

John I called earlier to discuss this case as I was unable to make contact with Simon. I was chasing the evidence behind the claimed delivery as this is required to test the supply. There is no need to call back if you can provide the evidence by return email.

Yours sincerely

**Marc Hourigan BA(Hons) BPI MRTPI
Director**

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From: Wood, Simon [<mailto:simon.wood@urbanvision.org.uk>]
Sent: 18 February 2014 13:50
To: Marc Hourigan
Cc: Belinda Dawson; jholmes@staffordbc.gov.uk; Richard Lomas; Rachel Jones; File; Daniel Connolly
Subject: RE: Knightly Road, Gnosall - Appeal - Statement of Common Ground

Marc

You will note from the 5 yr housing supply document that the housing supply figure is now considered to be 5.09 years. Are you able to reissue the SoCG.

Regards

Simon

**Simon Wood BA (Hons) BTP MRTPI
Regional Planning and Building Control Manager
Urban Vision Partnership Ltd.**

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From: Marc Hourigan [<mailto:marc.hourigan@houriganconnolly.com>]
Sent: 18 February 2014 13:37
To: Wood, Simon
Cc: Belinda Dawson; jholmes@staffordbc.gov.uk; Richard Lomas; Rachel Jones; File; Daniel Connolly

Subject: Knightly Road, Gnosall - Appeal - Statement of Common Ground
Importance: High

Dear Simon

If that is how the Council wishes to proceed then so be it. However I will require the evidence that sits behind the delivery rates in the schedule to the report. As previously requested please provide that evidence by return as it must be readily available as it will have been used to prepare the schedule.

In the circumstances I am now returning the Statement of Common Ground in what I believe the agreed format and which reflects the parties' position on housing land supply. I assume in your absence John or one of his team will sign it for the LPA and return to me a countersigned copy.

Yours sincerely.

Marc Hourigan BA(Hons) BPI MRTPI
Director

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From: Wood, Simon [<mailto:simon.wood@urbanvision.org.uk>]
Sent: 18 February 2014 09:56
To: Marc Hourigan
Cc: Belinda Dawson; jholmes@staffordbc.gov.uk; File
Subject: RE: Knightly Road, Gnosall - Appeal - Statement of Common Ground

Dear Marc

Thank you for your e-mail below.

Please find attached a statement in respect of the five year housing land supply. The contents are self-explanatory and the Council will be relying on it at the Hearing.

I would argue with your assertion that the Council is introducing this at a late stage. As you know the Inspector will be looking at this proposal as new and it is incumbent on the Council to assist the Inspector in establishing the basis for his decision. The five year housing land supply will form a central part of that and was produced in response to the Statement of Common Ground having regard to the growing weight of the Emerging Local Plan. It is therefore perfectly reasonable to provide the Inspector with this most up to date information.

I am on leave from the end of today until Monday 24th so if you have any further queries please deal directly with John Holmes.

Yours sincerely

Simon

Simon Wood BA (Hons) BTP MRTPI
Regional Planning and Building Control Manager
Urban Vision Partnership Ltd.

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Fax Number: 0161-779 6002
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From: Marc Hourigan [<mailto:marc.hourigan@houriganconnolly.com>]
Sent: 16 February 2014 20:34
To: Wood, Simon
Cc: Belinda Dawson; jholmes@staffordbc.gov.uk; File
Subject: RE: Knightly Road, Gnosall - Appeal - Statement of Common Ground
Importance: High

Dear Simon

I refer to your email of 13 February 2014 enclosing the travelling draft SoCG.

I have discussed your proposed amendments with my client and would respond as follows:

Housing Land Supply

In the first instance I note that the Council now wishes to introduce a housing land supply argument to this appeal. You will be aware that when the Council determined my client's planning application in November 2013 it accepted it could not demonstrate a 5 year supply of deliverable dwellings. Needless to say at this late stage in the appeal process the Appellant objects in the strongest possible terms to the introduction of a housing land supply argument to this appeal. The Council has had the draft SoCG since 20 December 2013 and it is frankly unacceptable that nearly 2 months later and 8 working days before exchange of Hearing Statements that the Council has decided to introduce this matter. Moreover the decision to introduce a housing land supply argument at this time is totally inconsistent with the advice Officers of the Council are providing to Members. In this respect I refer to the following:

- Planning Committee on 15 January 2014 – Application 13/19001/FUL – Land at Wooton Drive Stafford where Officers advise in their report under the heading Principle of Development that the Council still has a shortfall of deliverable dwellings against the Framework requirements.
- Planning Committee on 19 February 2014 – Application 13/19249/OUT – Land adjacent to New Road, Hixon for 81 dwellings. Again under the heading Principle of Development the Officer states that the Castle Works appeal is still the most relevant to this case in terms of housing land supply, there is a shortfall and that Paragraph 49 of the Framework is engaged.

I'm sure we are just scratching the surface with the above but it amply illustrates the point I seek to make and that is that the Council simply can't determine planning applications on the basis of an absence of a 5 year supply and yet try and tell the Secretary of State's Inspector something totally different.

I'd be grateful if your client would reconsider its position on this matter within the next 24 hours. If the Council does wish to pursue the housing land supply case I will require the following by return:

- The base date from which the LPA is calculating the supply position.
- The requirement being used for the calculation.
- The approach to backlog.
- The buffer adopted.
- Site specific details for every site in the five year supply including address, planning application reference number (where appropriate), SHLAA reference number (where appropriate), Local Plan reference number (where appropriate), the number of dwellings anticipated to be delivered per year over the 5 year period and the evidence that supports the delivery rates.

If having reconsidered the matter the Council does wish to run a supply case the Appellant would require extra time to respond in its Hearing Statement and in this respect I would be asking PINS to extend the time for submission of our Hearing Statements to 28 February 2014. Moreover I would also be asking PINS to allocate 2 days for dealing with the Hearing starting on 18 March 2014. Furthermore I would be requesting that we deal with the housing land supply aspect via a round table session. Needless to say if comes to it I will also be making the Inspector fully aware of the inconsistent way in which the Council is dealing with applications and our client's appeal.

Other Aspects of the Draft SoCG

Notwithstanding the above in terms of other aspects of the draft SoCG I have been instructed to accept all of your suggested amendments save for the following:

- The weight to be attached to the emerging Local Plan. Your suggestion is not agreed. The parties will need to deal with this point in the Hearing Statements.
- Conditions. The Appellant agrees to all of the Council's proposed Conditions save for those relating to the timing of reserved matters applications and implementation. The PINS Model conditions are put forward by the Appellant in this respect and the appropriate Chapter of the SoCG amended accordingly.

Any other amendments I have made are simply to the formatting of the document and remedying typos. I have also taken out reference to Core Documents as this is not now an Inquiry case. I have also placed the reference to the emerging Local Plan in the Other Material Considerations chapter as this is where it belongs until it is adopted.

Please consider the attached document and confirm by the **close of business on Tuesday 18 February 2014 at the latest** what your client intends to do regarding the housing land supply case. I have copied the Council in on this email to ensure that the matter is dealt with swiftly.

Yours sincerely

Marc Hourigan BA(Hons) BPI MRTPI

Director

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From: Wood, Simon [<mailto:simon.wood@urbanvision.org.uk>]
Sent: 13 February 2014 14:15
To: Marc Hourigan
Subject: Gnosall Appeal

Marc

Please find tracked changes on SoCG. I am around tomorrow until 3pm on either number below to discuss.

Kind regards

Simon

**Simon Wood BA (Hons) BTP MRTPI
Regional Planning and Building Control Manager
Urban Vision Partnership Ltd.**

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APPENDIX 3

Stafford Borough Council 5- year Housing Land Statement 2013

Table of Contents

Introduction..... 2

Local Housing Requirements..... 3

What is the Five Year housing land requirement?..... 3

Calculating the Five year requirement 4

Identifying a Five Year Housing Supply 4

Site Deliverability 5

(a) Small sites with Planning Permission 5

(b) Large sites with Planning Permission 5

(c) Unallocated Sites without Permission 6

5 Year Land Supply Calculation 6

Conclusion 6

Monitoring the Five Year Supply..... 7

Appendix A 8

Stafford Borough Council

Statement of five year supply of Housing Land (as at 31 March 2013)

Introduction

- 1.1 The National Planning Policy Framework (NPPF) was published in March 2012 and therefore supersedes previous Government guidance set out in Planning Policy Statement 3 (PPS3) published in November 2010. The NPPF seeks to ensure that the planning system delivers a flexible, responsive supply of housing development land to meet objectively assessed needs. It requires that Local Planning Authorities identify sufficient specific deliverable sites to deliver the next five years of housing provision.
- 1.2 This document addresses the following key questions:
- What is the 5 year housing land requirement?
 - How much deliverable housing land is in Stafford Borough?
 - How many years of housing land supply exists?
- 1.3 This 5 year supply of housing land statement sets out Stafford Borough Council's residential land supply position as at 31st March 2013, and considers the likelihood of that supply constituting a five year supply of housing land. The identified supply includes sites already under construction but not yet complete, those with planning permission but where work is yet to commence, and sites that have potential to come forward for development based on a realistic expectation that development will occur within the next five years.

NPPF Requirements

- 1.3 The NPPF states that Local Plans are required to set out the policies and strategies for delivering housing provision. The NPPF specifies that authorities should identify suitable 'deliverable sites' to deliver housing in the next five years, with a further supply of specific, developable sites for years 6-10 and, where possible for years 11-15.
- 1.4 Local Planning Authorities need to demonstrate an up-to-date five year supply of "deliverable" sites and an additional buffer of 5%. Where authorities cannot demonstrate adequate housing delivery, NPPF states that local planning authorities should increase this buffer to 20%, to provide a realistic prospect of achieving the required supply and to ensure adequate market choice and competition for land.
- 1.5 For sites to be considered deliverable, NPPF states they should be:-
- available - the site is available now
 - suitable - the site offers a suitable location for development now
 - achievable - there is a reasonable prospect that housing will be delivered on the site within five years.

- 1.6 Sites with planning permission should be considered deliverable until permission expires or unless there is clear evidence that schemes will not be implemented within five years.

What is the 5 year housing land requirements?

- 1.8 The introduction of the NPPF in 2012 has resulted in a greater emphasis being placed on Local Authorities to determine their own housing requirements using the most up to date evidence base. In the case of Stafford Borough, it is considered that 11,000 new houses over the Plan period 2006 – 2026 (550 dwellings per annum) should be taken as the most up-to-date housing requirement as this provision was tested through the West Midlands Regional Spatial Strategy – Phase Two Revision Examination and published in the Panel Report (September 2009). However, since September 2009, household projection figures have been produced, which will be considered through the new Local Plan Examination process later this year. The outcome of the Local Plan Examination may result in a different annual housing target. It should be noted that in May 2013 the West Midlands Regional Spatial Strategy was formally abolished, which had identified housing provision for Stafford Borough of 5,602 homes for the period 2001-2021.

<p>Annual Target (RSS Phase II Revision Panel Report) = 550 dwellings per annum</p>
<ul style="list-style-type: none">• 2006 - 2013 requirement = 3,850 Dwellings• Net Completions 2006 - 2013 = 2,692 Dwellings
<p>Shortfall (2006 – 2013) 3,850 - 2,692 = 1,158 Dwellings</p>

Five Year Land Supply Buffer

- 1.9 The NPPF requires that Local Authorities apply an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. It further states that 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. The table below sets out the total completions for the past 7 years. Given the current economic climate, the levels of completions have decreased significantly relative to the target of 550 dwellings per annum. Therefore, it is considered that given the historic rates of under delivery of housing, it is necessary to apply a 20% buffer.

Year	Completions	Target	Shortfall
2006/07	449	550	101
2007/08	581	550	-31
2008/09	518	550	32
2009/10	193	550	357
2010/11	220	550	330
2011/12	425	550	125
2012/13	306	550	244
Total	2,692	3,850	1,158
Average	385	550	165

Calculating the Five year Requirement of Deliverable Housing

1.10 There are two principal methods used to derive the 5 year housing land supply position. The Sedgefield method of calculating land supply involves adding any shortfall of housing from previous years within the first 5 years, whereas the Liverpool method spreads the shortfall over the whole Plan period. The Sedgefield method is set out below, based on the Plan period 2006 – 2026 in accordance with the West Midlands RSS – Phase Two Revision.

Dwelling Requirement (Sedgefield method)	
Local Housing Target 2013 – 2018 (@550 DPA)	2,750
Local Housing Target 2013 – 2018 (with 20% buffer applied)	3,300
Housing Shortfall (2006 - 2013)	1,158
Total Housing Requirement 2013 -2018	4,458 (3,300 + 1,158)
Housing shortfall spread across the first 5 years (2013 - 2018)	232 (1,158 / 5 years)
Annualised total Housing Requirement 2013 -2018	892 (550 + 20%buffer + 232)

How much deliverable housing land exists in Stafford Borough?

1.11 The Borough Council updates and publishes, on an annual basis, a Housing Land Availability monitor entitled “Land for New Homes”. This sets out details of all sites with planning permission within Appendix A to that document, whilst Appendix B lists the status of all the residential allocations included within the adopted Stafford Borough Local Plan. It is the 2013 Land for New Homes Monitor that constitutes the statistical database insofar as establishing the number of planning permissions in the Borough as at 31st March 2013 is concerned, and reference should be made to that document for details of the committed residential land supply. The 2013 Land for New Homes Monitor indicates the following information concerning planning permissions for residential units that are available:-

<i>Outline Planning Permission</i>	1,712
<i>Full Planning Permission</i>	938
<i>Extensions of Time</i>	94
<i>In-principle approvals (Subject to S106 Agreements)</i>	37
Total	2,781
<i>Unimplemented residential allocations in Stafford Borough Local Plan</i>	659
Overall Total	3,440

Site Deliverability

1.12 This section considers the extent - if any - of adjustments that need to be made to the above figures having analysed the “deliverability” of the various components of the residential land supply. The 3,440 houses with planning permission is broken down into 621 units on smaller sites of less than 10 units, 2,160 units on sites of greater than 10 dwellings, and 659 units from unimplemented allocations in the Stafford Borough Local Plan, 2001. As detailed below the actual number of residential consents is anticipated to deliver 1,991 new houses in the next five years. Therefore when compared to the total housing requirement for 2013 – 2018 of 4,458 dwellings the number of unconsented shortfall is 2,467 new houses (i.e. 4,458 – 1,991).

(a) Small sites with Planning Permission

These are sites where there are less than 10 dwellings, which the Council considers are deliverable in the next five years as they have the benefit of residential consent. The full list of all sites with planning permission are included at the back of the Land for New Homes 2013 Monitor.

A 10% “lapse rate” is quite commonly applied to smaller sites to reflect the likelihood that some of the sites will not come forward during the five year period.

Accordingly the committed figure regarding smaller sites of **621** units is consequently reduced by **62** units to give a revised total of **559** units.

(b) Large sites with Planning Permission

These are sites where there are more than 10 dwellings, which the Council considers are deliverable in the next five years as they have the benefit of residential consent. The full list of all sites of greater than

10 dwellings with planning permission are included within Appendix 1 of this document.

To assess the deliverability of these larger sites, the Council has contacted the relevant developers to determine the progress of each site and when it is likely to be delivered. Following these discussions, the committed figure from larger development sites of **2,160** units is consequently reduced to **1,432** units.

(c) Unallocated Sites without Permission

It is considered that the housing allocations without planning permission in the Stafford Borough Local Plan 2001 will not be considered as delivering housing within a 5 year period, until planning permission is secured.

How many years of housing land exists?

5 Year Land Supply Calculation (Sedgefield)

Small Sites with Planning Permission –	559 Dwellings
Large Sites with Planning Permission –	1,432 Dwellings
Total Deliverable sites (2013-18)	1,991 Dwellings
<i>Total annualised Housing Requirement (2013 – 18) including 20% buffer</i>	892 Dwellings
Total 5 year supply	2.23 Years

Conclusion

1.13 Based on the Sedgefield approach the Borough Council has demonstrated the following calculations of residential land supply to meet objectively assessed need as required by the National Planning Policy Framework:-

- Based on Deliverable Supply: **2.23** years

The Borough Council considers that the necessary annual average level of housing completions (892 per year) for the duration of the five year period under consideration (i.e. up to 31st March 2018) will not be met through current deliverable planning permissions and allocated sites. However, the new Plan for Stafford Borough has recently been published and is subject to Examination in Autumn 2013 which promotes development in sustainable locations.

Monitoring the Five Year Supply

- 1.14 New residential planning permissions and any amendments to consents are recorded on an ongoing basis, whilst dwelling completions are recorded annually. In this respect, the Borough Council is particularly mindful of the need to closely monitor the “expiry date” of residential planning approvals given that both outline and full planning permissions currently have a three year life. Together this information is published in the annual housing monitor entitled “Land for New Homes”. The Borough Council is committed to monitoring the five year supply of deliverable sites on an annual basis, linked both to the publication each year of the Land for New Homes monitor and also to the Annual Monitoring Report. However, this position statement may be updated in the intervening period to take account of any significant changes.
- 1.15 The Borough Council is committed to adopting the use of good practice examples of Five Year Land Supply studies, in endeavouring to achieve the best possible information concerning the availability and deliverability of sites. With this in mind, the Borough Council has been in dialogue with local developers and other stakeholders who are key to the deliverability of large scale housing developments, as part of the move towards the overall implementation and monitoring of the Local Plan.

Appendix A

Address	Proposal	Application Number	Capacity	Remaining Capacity	Deliverable build capacity within 5 years (2013-2018)
18 - 20A BROWNING STREET	DEMOLITION OF EXISTING BUILDINGS AND REBUILD OF TWO STOREY BLOCK OF FLATS	05/04389/OUT	10	10	0
WHARF ROAD SURGERY, WHARF ROAD, GNOSALL	PART DEMOLITION, EXTENSION AND CONVERSION CREATE 10 RETIREMENT FLATS	11/15509/EXTF	10	10	10
LAND AT THE VINE INN OULTON ROAD STONE	DEMOLITION OF THE VINE INN & CONSTRUCTION OF 10 NEW HOUSES	12/17530/FUL	10	10	10
ABBAYLANDS, STAFFORD ROAD, WESTON, STAFFORD.	TEN, TWO- AND THREE-BEDROOMED DWELLINGS; ACCESS DRIVE; PARKING SPACE	09/12049/FUL	10	10	4
LAND AT 299 STONE ROAD, STAFFORD, STAFFORDSHIRE, ST16 1LB	DEMOLITION OF EXISTING BUILDINGS; CONSTRUCT TWO BUILDINGS CONTAINING 10 FLATS; VEHICULAR ACCESS; CAR PARKING	11/16313/FUL	10	10	10
16 & 17 LICHFIELD ROAD, STAFFORD	CONVERSION TO FIVE APARTMENTS & ERECTION OF SIX NEW APARTMENTS	10/14787/EXT	11	11	11
MONSOON RESTAURANT, UTTOXETER ROAD, BLYTHE BRIDGE.	DEMOLITION OF EXISTING RESTAURANT AND CONSTRUCT 11 DWELLINGS	11/15378/FUL	11	1	1

Address	Proposal	Application Number	Capacity	Remaining Capacity	Deliverable build capacity within 5 years (2013-2018)
LAND AT RETAIL DELIVERY DEPOT STONE ROAD STAFFORD STAFFORDSHIRE	DEMOLITION OF EXISTING BUILDINGS	12/16667/OUT	11	11	11
LAND AT STONE RD/MARSH ST, STAFFORD	REMOVAL OF REDUNDANT INDUSTRIAL BUILDINGS AND ERECTION OF ELEVEN TWO STOREY HOUSES	12/17724/FUL	11	11	11
WESTHORPE AND THE LAURELS, ROWLEY AVENUE, STAFFORD	RESIDENTIAL DEVELOPMENT	11/15799/EXTO	12	12	12
LAND AT NEWCASTLE ROAD STONE STAFFORDSHIRE	TWELVE DWELLINGS, GARAGES AND ACCESS ROADS. DEMOLITION OF BUILDING NO. 93 NEWCASTLE ROAD WITHIN CONSERVATION AREA.	10/14329/FUL	12	1	1
LAND AT THE WINGHOUSE, TITTENSOR, STOKE ON TRENT	DEMOLITION OF PUBLIC HOUSE; CONSTRUCT 13 HOUSES (OUTLINE)	12/17172/OUT	13	13	13
20 SANDON ROAD, STAFFORD, ST16 3ES	CONVERSION INTO 14 APARTMENTS, EXTERNAL STAIRCASES, PARKING SPACES	12/16840/FUL	14	14	14
LAND OFF PRIORY ROAD, STONE	ERECTION OF 14 NEW BUILD AFFORDABLE APARTMENTS	12/18129/FUL	14	14	14
30 CASTLE STREET, ECCLESHALL	NEW FIFTEEN APARTMENT BUILDING	09/13100/FUL	15	4	4

Address	Proposal	Application Number	Capacity	Remaining Capacity	Deliverable build capacity within 5 years (2013-2018)
THE FORMER BED CENTRE, ROWLEY STREET, STAFFORD	RESIDENTIAL DEVELOPMENT	06/06910/FUL	15	15	0
P E HINES & SONS LIMITED, WHITEBRIDGE LANE, STONE	RESIDENTIAL DEVELOPMENT	10/13514/EXT	16	16	0
LAND AT PANACHE RESTAURANT STONE ROAD	DEMOLITION OF EXISTING RESTAURANT; RESIDENTIAL DEVELOPMENT CONSISTING OF TWO STOREY DWELLINGS (OUTLINE)	10/14090/OUT	16	16	0
88 WOLVERHAMPTON ROAD, FOREBRIDGE	DEMOLISH GARAGES AND REBUILD TWO STOREY APARTMENTS	06/06067/OUT	18	18	0
LAND OFF EARLY LANE, SWYNNERTON	RESIDENTIAL DEVELOPMENT	04/03141/FUL	22	22	22
COLD NORTON FARM, ECCLESHALL ROAD, COLD NORTON	RESIDENTIAL DEVELOPMENT	09/12790/REM	22	22	22
ST THOMAS PRIORY, BASWICH LANE, BASWICH	CONVERT TWO FARM BUILDINGS INTO FIVE DWELLINGS AND BUILD 20 NEW DWELLINGS	04/02841/FUL	25	3	3
SANDON ROAD MOTORS, SANDON ROAD, ST16 3ES	RESIDENTIAL REDEVELOPMENT WITH APARTMENTS (OUTLINE)	08/11170/OUT	25	25	10

Address	Proposal	Application Number	Capacity	Remaining Capacity	Deliverable build capacity within 5 years (2013-2018)
LAND AT LOWFIELD LANE, STAFFORD ROAD GNOSALL	30 HOUSES, VEHICULAR ACCESS	12/17041/FUL	30	30	30
LAND TO EAST OF STONE ROAD, SOUTH OF COOPERATIVE STREET AND WEST OF MARSTON ROAD, STAFFORD	NEW DWELLINGS INCLUDING SUPPORTED HOUSING.	12/17900/FUL	36	36	36
FORMER LIBRARY HEADQUARTERS & CAR PARK, FRIARS TERRACE, STAFFORD	RESIDENTIAL DEVELOPMENT FOR 40-45 DWELLINGS	12/18013/EXTO	45	45	0
TILLING DRIVE, WALTON,STONE	RESIDENTIAL DEVELOPMENT OF 73 DWELLINGS	12/16981/OUT	73	73	73
FORMER CASTLEWORKS, CASTLE STREET, STAFFORD, STAFFORDSHIRE	RESIDENTIAL DEVELOPMENT, PUBLIC OPEN SPACE, PARKING	11/15998/OUT	80	80	80
BISHOP LONSDALE SCHOOL, SHAWS LANE, ECCLESHALL.	OUTLINE PLANNING APPLICATION FOR EIGHTY TWO HOUSES	10/14168/OUT	82	82	30
BIBBY SCIENTIFIC LTD/SCILABWARE/STERILIN LTD DRIVE/BEACON ROAD/ WALTON	OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT	10/14117/OUT	125	125	125
UCM GROUP PLC, DOXEY ROAD, DOXEY, STAFFORD	RESIDENTIAL DEVELOPMENT	10/13470/REM	145	57	57

Address	Proposal	Application Number	Capacity	Remaining Capacity	Deliverable build capacity within 5 years (2013-2018)
POLICE HEADQUARTERS, CANNOCK ROAD, STAFFORD	RESIDENTIAL REDEVELOPMENT	09/12369/OUT	191	191	90
FORMER ST GEORGES HOSPITAL, CORPORATION STREET, STAFFORD	REUSE OF FORMER HOSPITAL TO FORM 254 DWELLINGS	10/13692/REM	254	183	183
AREVA AND ADJOINING LAND, FAIRWAY, STAFFORD	MIXED USE DEVELOPMENT	09/12207/OUT	270	270	0
YARNFIELD PARK, YARNFIELD, ST15 0NL	REDEVELOPMENT PROVIDING UP TO 300 NEW HOMES (CURRENT CONFERENCE FACILITIES TO REMAIN)	09/12911/OUT	300	300	136
LAND TO NORTH OF A513 (BEACONSIDE), AND EAST OF A34 (STONE ROAD)	RESIDENTIAL DEVELOPMENT - 409 DWELLINGS (OUTLINE)	10/13362/OUT	409	409	409
Totals			2373	2160	1432

APPENDIX 4

Stafford Borough Council

Statement of Five Year Housing Land Supply (at 31 January 2014)

1. Introduction

This five year supply of housing land supply statement sets out Stafford Borough Council's residential land supply position as at 31st January 2014, and considers the likelihood of that supply constituting a five year supply of housing land.

The National Planning Policy Framework (NPPF) seeks to ensure that the planning system delivers a flexible, responsive supply of housing development land to meet objectively assessed needs. It requires that Local Planning Authorities identify sufficient specific deliverable sites to deliver the next five years of housing provision.

This document addresses the following key questions:

- What is the five-year housing land requirement?
- How much deliverable housing land is there in Stafford Borough?
- How many years of housing land supply exist?

2. Five Year Requirement

The introduction of the NPPF in 2012 has resulted in a greater emphasis being placed on Local Authorities to determine their own housing requirements using the most up to date evidence base.

Objectively assessed need

In producing the Plan for Stafford Borough an extensive amount of work has been carried out to establish the objectively assessed housing needs of the borough. The Council now has an up to date Strategic Housing Market Assessment (SHMA) and Strategic Housing Land Availability Assessment (SHLAA).

The Plan for Stafford Borough sets out a requirement for 500 dwellings per annum to be delivered over the Plan period. The Inspector's Recommendations for Further Main Modifications Report states that the Inspector is "*satisfied that the proposed level of housing provision proposed in Spatial Principle 2 (500 dwellings/year; 10,000 dwellings 2011-2031) is sufficient to meet the objective assessment of market and affordable housing requirements for Stafford Borough, based on recent household projections and other evidence*".

It is considered that a requirement of 500 dwellings per annum is the most up to date, objectively assessed, independently examined figure available.

Buffer

The NPPF requires that Local Authorities apply 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 required supply and to ensure adequate market choice and competition for land.

The table below sets out the total completions for the past 3 years. Given the current economic climate, the levels of completions have decreased relative to the target of 500 dwellings per annum. Therefore, it is considered that given the historic rates of under delivery of housing, it is necessary to apply a 20% buffer.

Year	Completions	Target	Shortfall
2011/12	425	500	75
2012/13	306	500	194
2013/14	140*	500	360
Total	871	1,500	629

* The 2013/14 figures are based on 10 months completions that have been extrapolated forward to 31st March 2014. The total completions for the 10 months of this period were divided to create a monthly average over the period

- Actual completions April 2013 - January 2014 = 117
- Monthly average (117/10) = 11.7
- Projection for February and March 2014 = 23.4

Shortfall

The Plan for Stafford Borough and the associated SHMA has objectively assessed housing need across the borough. As stated in the Draft National Planning Practice Guidance “*Objective current assessments of need will reflect the consequences of past under or over delivery of housing and should therefore address the question of how to deal with past delivery rates*”. Therefore the Council considers that only shortfall accrued since 2011, the start of the Plan for Stafford Borough should be considered.

Requirement per annum	500
Requirement 2011 - 2014	1,500
Net Completions 2011 – 2014	871
Shortfall 2011 – 2014	629

Housing Land Requirements

The Draft National Planning Practice Guidance states that local planning authorities should aim to deal with any undersupply of housing within the first five years of the plan period where possible. This approach has been adopted below.

Housing Target 2014 - 2019 (500 dwellings p/a)	2,500
Housing Target 2014 - 2019 (20% buffer applied)	3,000
Housing Shortfall (2011 - 2014)	629
Shortfall spread across first 5 years (2014 - 2019)	125 (629 / 5 years)
Total Housing Requirement 2014 - 2019	3,629 (3,000 + 629)
Annualised Housing Requirement 2014 - 2019	725 (500 + 20% buffer + 125)

3. Housing Land Supply

The Council has a range of sites that are considered deliverable for housing these are detailed below:

Sites with Planning Permission

Sites with planning permission should be considered deliverable until permission expires or unless there is clear evidence that schemes will not be implemented within five years.

- Small sites with Planning Permission - These are sites where there are less than 10 dwellings, which the Council considers are deliverable in the next five years as they have the benefit of residential consent. A 10% “lapse rate” is quite commonly applied to smaller sites to reflect the likelihood that some of the sites will not come forward during the five year period.

Therefore the committed figure of 639 units is reduced by 64 units, to give a revised total of 575 committed units.

- Large sites with Planning Permission - These are sites of 10 or more dwellings, which the Council considers are deliverable in the next five years as they have the benefit of residential consent. To assess the deliverability of these larger sites, the Council has contacted the relevant developers to determine the progress of each site and when it is likely to be delivered.

Following these discussions, the committed figure from larger development sites is 2,216 units.

Allocated sites

It is considered that the Strategic Development Locations identified in the Plan for Stafford Borough are deliverable. The Inspector’s Recommendations for Further Main Modifications Report states that *“as amended [by the Main Modifications] the Development strategy, including the principle of the key Strategic Development Locations around Stafford and Stone, seems sound, deliverable, viable, effective and fully justified with robust and comprehensive evidence”*.

The number of houses that will be delivered on SDLs in the five year period will be 906.

Un-built housing allocations that were previously listed in the Stafford Borough Local Plan 2001 are not considered deliverable, unless they have planning permission and would then be counted above.

Windfalls

No allowance has been made for windfalls in the calculation of the five-year supply. However, it is expected that small and large windfalls will continue to make a contribution to the housing supply. These sites will be counted in the supply as and when permission is received and they will be counted under sites with planning permission.

4. Comparing requirements with supply – Five Year supply summary

The Borough Council has used the Sedgfield method to demonstrate calculations of residential land supply to meet objectively assessed need as required by the National Planning Policy Framework.

The information in this report shows that the Council has a total supply of **5.09** year's deliverable housing land available.

Annualised housing requirement	Total annual housing requirement (2014 - 19) including 20% buffer and meeting shortfall in first five years	725
Total five year supply breakdown	Small Sites with Planning Permission	575
	Large Sites with Planning Permission	2,216
	Strategic Development Locations	906
	Total Deliverable sites (2014-19)	3,697
Total five year supply	Supply/Requirement (3,643/725)	5.09

Small sites (less than 10 Dwellings)

Site Address	Settlement	Planning Application No.	Capacity of Site	Total Remaining Capacity	Deliverable within 5 years
144 DOXEY	STAFFORD	09/13081/FUL	1	1	1
WALK MILL FARM	BISHOPS OFFLEY	06/06218/FUL	1	1	1
PERSHALL HALL FARMHOUSE, CHESTER ROAD	PERSHALL	02/42580/FUL	1	1	1
RICKERSCOTE HALL FARM, RICKERSCOTE LANE	STAFFORD	02/42913/FUL	1	1	1
RICKERSCOTE HALL FARM, RICKERSCOTE LANE	STAFFORD	02/43030/FUL	1	1	1
WINDSEND FARM	GARMELOW	02/43262/FUL	1	1	1
SCARBOROUGH FARM, STAFFORD BROOK ROAD	ETCHING HILL	11/15518/EXTF	1	1	1
108 OULTON ROAD	STONE	02/43395/FUL	1	1	1
BARN ADJ TO OULTON FIRS	OULTON	03/01068/FUL	1	1	1
LAND AT CASTLE FARM, GARSHALL GREEN	MILWICH	04/03277/FUL	1	1	1
4 GAOL BUTTS	ECCLESHALL	13/19145/FUL	1	0	0
MANOR FARM, SCANNEL LANE	CHEBSEY	03/00239/REM	1	1	1
1 & 2 CARETAKERS COTTAGES, THE GREEN	BARLASTON	04/02191/FUL	1	1	1
CHURCH BANK COTTAGE, KENALL LANE	MODDERSHALL	04/02575/FUL	1	1	1
LAND AT SCHOOL FARM, BARTON LANE	BRADLEY	04/02778/FUL	1	1	1
MORETON FARM, BISHTON LANE	WOLSELEY BRIDGE	04/02784/FUL	1	1	1
UPPER WOOD, CORNER FARM, DOLEY ROAD	ADBASTON	04/02998/FUL	1	1	1
LAND SITUATED OFF BUTT HOUSE LANE, BOWERS	STANDON	04/03603/FUL	1	1	1
YEW TREE FARM, PUDDLE HILL	HIXON	11/15174/FUL	1	1	1
RANTON ABBEY	LAWNHEAD	10/14368/EXT	1	1	1
WALK MILL FARM	WALK MILL	04/03322/FUL	1	1	1
WHITEHOUSE FARM	BRADLEY	05/04727/FUL	1	1	1
COTES FIELD FARM	PERSHALL	05/05636/REM	1	1	1
LAND AT COMMON LANE	MEIR HEATH	05/05634/FUL	1	1	1
No 1 COTTAGE, IDLEROCKS	MODDERSHALL	06/05755/FUL	1	1	1
WASTE BARN COTTAGE, HARTWELL LANE	BARLASTON	10/13681/FUL	1	1	1
THE OUTWOODS FARM	OUTWOODS	05/04240/FUL	1	1	1

COTON COTTAGE FARM	COTON	05/04314/FUL	1	1	1
PARKSIDE SELLMAN STREET	GNOSALL	05/04588/FUL	1	1	1
BANK FARM HOUSE	SUGNALL	10/14099/FUL	1	1	1
LAND ADJ TO 4 UTTOXETER ROAD	STONE	11/15308/FUL	1	1	1
LAND ADJ TO PARK HILL, PINGLE LANE	STONE	04/02915/FUL	1	1	1
THE GARDEN COTTAGE, THE COACH HOUSE, HALL LANE	HILDERSTONE	04/01762/COU	1	1	1
ADJ TO LAURENTIAN, RADFORD RISE	STAFFORD	11/16360/FUL	1	1	1
CHATCULL HALL, CHATCULL	CHATCULL	06/06895/FUL	1	1	1
PLOUGH INN, NEWPORT ROAD	WOODSEAVES	11/15627/FUL	1	1	1
LAND OFF WALTON LANE	BROCTON	05/03906/FUL	1	1	1
HARTWELL FARM, HARTWELL LANE	HARTWELL	08/10056/FUL	1	1	1
15 MEADOW RIDGE	STAFFORD	09/11570/REM	1	1	1
BROADACRE, COTON RISE	BARLASTON	09/12239/FUL	1	1	1
JESMONDE, SANDON ROAD	HILDERSTONE	10/14363/FUL	1	1	1
ADJACENT TO 30 SCHOOL LANE, RICKERSCOTE	STAFFORD	11/15990/EXTF	1	1	1
LAND ADJ TO 19 BERKERLEY STREET	STONE	13/18603/FUL	1	1	1
SUNNYSIDE	BURSTON	10/13152/EXT	1	1	1
FORMER BT PREMISES, CLAREMONT ROAD	ECCLESHALL	07/08185/FUL	1	1	1
BROCKTON VILLA, HIGH LANE	BROCKTON	07/08596/FUL	1	1	1
LAND AT CHURCH LANE, OULTON	OULTON	07/08405/FUL	1	1	1
124 STALLINGTON ROAD	BLYTHE BRIDGE	07/08915/FUL	1	1	1
PLOT 1, HIGHFIELD DRIVE	LITTLE HAYWOOD	08/10730/FUL	1	1	1
14 BISHOPS COURT	ECCLESHALL	08/11231/FUL	1	0	0
LAND ADJ TO 13 GREENSOME LANE, DOXEY	STAFFORD	10/14202/EXT	1	1	1
BARN AT CASTLE VIEW FARM, OFF BILLINGTON BANK	BILLINGTON	12/16700/EXTF	1	1	1
PLOT ADJ TO GLEBE, 106 LONGTON ROAD	BARLASTON	13/18492/REM	1	1	1
LAND AT 32 ADAMTHWAITE DRIVE	BLYTHE BRIDGE	11/16284/EXTO	1	1	1
LAND TO THE NORTH OF THE FARM, STONE ROAD	TITTENSOR	11/16266/EXTO	1	1	1
LAND AT WALTON WAY	STONE	11/15223/EXT	1	1	1

LAKE VIEW BARN, MITTON ROAD	BRADLEY	07/09115/FUL	1	1	1
SIEGHFORD BARN, CLANFORD ROAD	SEIGHFORD	08/09853/FUL	1	1	1
GEORGE SAXTON COTTAGE, CROXTON BANK	CROXTON	12/17096/FUL	1	1	1
9 RADFORD STREET	STONE	08/11425/FUL	1	1	1
ST THOMAS MILL FARM, BASWICH LANE	STAFFORD	08/10150/FUL	1	1	1
THE HOMESTEAD, BEECHCLIFFE LANE	TITTENSOR	10/14214/FUL	1	1	1
LAND TO THE REAR OF BRADLEY NURSERIES & GARDEN CENTRE, OAK LANE	BRADLEY	11/14832/REM	1	1	1
74 AUDMORE ROAD	GNOSALL	12/16972/FUL	1	1	1
2 SAWPIT LANE	BROCTON	12/17603/FUL	1	1	1
HARTWELL COTTAGE, HARTWELL LANE	BARLASTON	13/18143/EXTF	1	1	1
337 STONE ROAD	STAFFORD	12/17304/EXTO	1	1	1
THE VILLA FARM	SLINDON	09/11714/FUL	1	1	1
THE OLD COTTAGE	BRADLEY	09/11559/FUL	1	1	1
BUILDINGS ADJ PARK FARM	CHURCH EATON	09/12337/FUL	1	0	0
THE CROWN INN STAFFORD ROAD (A34)	ASTON BY STONE	11/15086/FUL	1	1	1
VILLA FARM, HORSLEY LANE	ECCLESHALL	09/12459/FUL	1	1	1
OUTLANDS COTTAGE, OUTLANDS LANE	BISHOPS OFFLEY	09/12176/FUL	1	1	1
SOUTHERNDOWN, PLOT 1, HARTWELL LANE	ROUGH CLOSE	12/17715/FUL	1	0	0
LAND AND BUILDINGS, NEW ROAD	CHURCH EATON	09/13103/FUL	1	1	1
BEACON FARM, BEACONSIDE	STAFFORD	12/16729/FUL	1	1	1
NO. 55 HOLDING, YARLET LANE	MARSTON	10/13471/FUL	1	1	1
LAND AT FORMER CHAPEL, TITTENSOR ROAD	TITTENSOR	10/14537/FUL	1	1	1
3 WALTON HOUSE BARN, COMMON LANE	STONE	11/14892/FUL	1	1	1
LAND AT SHELMORE FARM, RADMORE LANE	GNOSALL	10/14807/FUL	1	1	1
LAND AT BLURTON ROAD	BARLASTON	09/12125/FUL	1	1	1
THE PADDOCK, TO THE REAR OF OLD HALL & OLD HALL COTTAGE OUTBUILDINGS, OFF BILLINGTON LANE	DERRINGTON	13/18631/EXTO	1	1	1
LAND AT CEDAR RISE, NEWPORT ROAD	WOODSEAVES	13/18353/FUL	1	1	1
SPRING FARM, AMERTON LANE	SHIRLEYWICH	10/13077/FUL	1	1	1

11 HEATHER CLOSE	BROCTON	11/16507/FUL	1	1	1
FORMER TELEPHONE EXCHANGE, ADJACENT TO 21 FILLEYBROOKS	STONE	10/14125/FUL	1	1	1
1 THE FLASHES GNOSALL	GNOSALL	07/08159/FUL	1	1	1
JESMONDE SANDON ROAD HILDERSTONE	STONE	10/14363/FUL	1	1	1
THE MOUNT STAFFORD ROAD	ECCLESHALL	10/14342/FUL	1	1	1
OUTBUILDINGS AT GREEN FARM LOWER ROAD KNIGHTLEY	KNIGHTLEY	11/15667/FUL	1	1	1
LAND AT THE FARM	WALTON ON THE HILL	13/18560/REM	1	1	1
ADBASTON PRIMARY SCHOOL	ADBASTON	01/41544/FUL	1	1	1
6 SUTTON COURT SUTTON LANE	SUTTON	10/14342/FUL	1	1	1
PERFECT PIZZA, 6 NORTH WALLS	STAFFORD	11/15579/COU	1	1	1
LAND TO REAR OF 126 SILKMORE LANE	STAFFORD	11/15641/FUL	1	1	1
LAND AT WOLSELEY GARDEN PARK ORCHARD LANE	WOLSELEY BRIDGE	13/18883/FUL	1	1	1
160 MARSTON ROAD	STAFFORD	11/16337/COU	1	1	1
LAND AT FULFORD MANOR FARM	FULFORD	11/15765/FUL	1	1	1
LAND AT DRUMBLE MILL	STONE	11/16153/FUL	1	1	1
5A HIGH STREET	ECCLESHALL	11/15761/COU	1	1	1
14A HIGH STREET	ECCLESHALL	12/16691/FUL	1	1	1
LAND AT ORCHARD HOUSE HIGHLOWS LANE	SEIGHFORD	11/16433/EXTF	1	1	1
LAND ADJ TO 54 AUDMORE ROAD	GNOSALL	12/16736/EXTF	1	1	1
LAND ADJ TO 75 LONGTON ROAD	BARLASTON	12/17659/FUL	1	1	1
OAK FARM 2 HOLDING ENSON LANE	MARSTON	12/16873/FUL	1	0	0
FOXLEY FARM BARN ASPLEY LANE	CHATCULL	12/16902/FUL	1	1	1
LAND AT FORMER ACTON MEWS MOSS PIT	STAFFORD	11/16461/FUL	1	1	1
LAND AT MARSTON LANE	STAFFORD	11/15661/FUL	1	1	1
LAND AT MIDDLE BANK	STAFFORD	12/16680/FUL	1	1	1
LAND AT HILL FARM	BRADLEY	12/16994/FUL	1	1	1
LAND AT MERTON HOUSE	GNOSALL	12/17248/FUL	1	1	1

LAND AT LITTLE SUGNALL FARM	SUGNALL	11/15099/FUL	1	1	1
ARANJUEZ	SHARPLEY HEATH	12/17151/FUL	1	1	1
THE DALE	ECCLESHALL	12/17349/FUL	1	1	1
19 CHERRY TREE CRESCENT	GREAT BRIDGEFORD	12/17401/FUL	1	1	1
THE LIMES, 30 EASTGATE STREET	STAFFORD	12/17007/FUL	1	1	1
92 CAMBRIDGE STREET	STAFFORD	12/17338/COU	1	1	1
LAND AT FIELD HOUSE FARM	ASTON BY STONE	12/17356/FUL	1	1	1
LAND AT HOLLY BANK	GNOSALL	12/17073/FUL	1	1	1
1 FRIARS TERRACE	STAFFORD	12/17136/COU	1	1	1
LAND AT THE GREEN	KNIGHTLEY	12/17525/FUL	1	1	1
FOX EARTHS NURSING HOME	SPOT ACRE	12/17250/FUL	1	1	1
REAR OF 232 ECCLESHALL ROAD	STAFFORD	12/17684/FUL	1	1	1
LAND AT 33 STONE ROAD	ECCLESHALL	12/17742/FUL	1	1	1
107 HILDERSTONE ROAD	MEIR HEATH	12/17624/FUL	1	1	1
LAND AT SHUSHIONS MANOR	CHURCH EATON	12/17894/FUL	1	1	1
1 & 2 HORSESHOE COTTAGES	HILDERSTONE	12/17920/FUL	1	1	1
PLOT ADJ 4 THE MOUNT	CRESWELL	12/18063/FUL	1	1	1
THE OLD VICARAGE	WALTON ON THE HILL	13/18814/FUL	1	1	1
LAND ADJ TO 2 LAKEWOOD DRIVE	BARLASTON	12/17975/FUL	1	1	1
LAND BETWEEN 11 & 15 MAIN ROAD	MILFORD	12/18108/FUL	1	1	1
LINDORE HALL FARM	GNOSALL	12/18106/FUL	1	1	1
LAND ADJACENT 12 LEIGH CLOSE	STAFFORD	12/18107/FUL	1	1	1
THE FLUTE, A519	MILL MEECE	12/17611/FUL	1	1	1
SURVEY DIGITAL, 53 HIGH STREET	ECCLESHALL	12/17896/COU	1	1	1
103 SANDON ROAD	STAFFORD	13/18219/FUL	1	1	1
LAND ADJACENT, 1 ROTHERWOOD DRIVE	STAFFORD	12/16857/FUL	1	1	1
LAND ADJ TO 10 TENBY DRIVE	STAFFORD	11/16134/OUT	1	1	1
LAND TO REAR OF THE GABLES	GREAT BRIDGEFORD	11/15586/OUT	1	1	1

LAND AT IVY COTTAGE	SALT	12/17291/OUT	1	1	1
HUNTERS MOON	FULFORD	12/18016/OUT	1	1	1
LINDOW, 27 OLD ROAD	BARLASTON	13/19697/REM	1	1	1
LAND ADJ TO 25 SPRINGWOOD DRIVE	STONE	12/16771/FUL	1	0	0
HOME FARM BUILDINGS MAIN STREET	SWYNNERTON	12/16697/FUL	1	1	1
93 WOLVERHAMPTON ROAD	STAFFORD	12/17984/FUL	1	1	1
4 AIRDALE ROAD	STONE	13/18211/FUL	1	1	1
LAND REAR OF 47 STONE ROAD	ECCLESHALL	13/18217/FUL	1	1	1
51 ALEXANDRA ROAD	STAFFORD	13/18251/FUL	1	1	1
2 FRIARS TERRACE	STAFFORD	13/18250/COU	1	1	1
PROSPECT HOUSE, GNOSALL ROAD	KNIGHTLEY	13/18381/LDC	1	0	0
PLOT 1 THE OUTWOODS FARM, OUTWOODS FARM ROAD	OUTWOODS	13/18448/COU	1	1	1
PLOT AT YELD BANK FARM, GRANGE ROAD	KNIGHTLEY	13/18495/FUL	1	1	1
LOWER BRIDGE FARM	HOPTON	13/18493/FUL	1	1	1
BLACKLAKE FARM, STALLINGTON ROAD	MEIR HEATH	13/18516/FUL	1	0	0
SMALL FARM, GRINDLEY LANE	GRINDLEY	13/18428/FUL	1	1	1
LAND ADJACENT 8 RADFORD BANK	STAFFORD	13/18651/OUT	1	1	1
12 CRAB LANE	STAFFORD	13/18657/OUT	1	1	1
LAKESIDE BARN, PRIORY FARM, MITTON ROAD	BRADLEY	13/18468/COU	1	1	1
361 SANDON ROAD	MEIR HEATH	13/18759/FUL	1	1	1
11 LONGTON ROAD	BARLASTON	13/18813/COU	1	1	1
LAND AT OUTWOODS FARM, STONE ROAD	ROUGH CLOSE	13/18409/FUL	1	1	1
LAND ADJACENT TO TIXALL COURT	TIXALL	13/18414/COU	1	1	1
GROVE FARM, STONE ROAD	YARLET	13/18299/FUL	1	1	1
GOLDENHILL FARM, MOSS LANE	FAIR OAK	13/19096/LDC	1	0	0
LAND REAR OF 73 WEEPING CROSS	STAFFORD	11/16382/FUL	1	0	0
ELFORD HILL FARM	ECCLESHALL	13/18295/FUL	1	1	1
WHITEHOUSE FARM	BRADLEY	13/19102/FUL	1	1	1
LAND ADJACENT 186 MAIN ROAD	MILFORD	13/19183/OUT	1	1	1
HANCHURCH MEWS	SWYNNERTON	13/18770/FUL	1	1	1

GLAZELEY FIELDS, BARLASTON ROAD	COCKNAGE	13/19259/FUL	1	1	1
PLOT AT MEADOWS FARM, BROCTON GATE	BROCTON	13/19043/FUL	1	1	1
RIVERSIDE, 54 TITTENSOR ROAD	TITTENSOR	13/19447/LDC	1	0	0
LITTLE FIELDS, FULFORD ROAD	SPOT ACRE	13/18164/FUL	1	1	1
WHITE EAVES, STONE ROAD	ECCLESHALL	13/19463/FUL	1	1	1
ADJACENT TO 35 PITT STREET	STAFFORD	13/19160/FUL	1	1	1
WARREN HOUSE FARM, STONE ROAD	MEAFORD	13/19375/FUL	1	1	1
LAND TO REAR OF THE CEDARS, RADFORD RISE	STAFFORD	13/18293/OUT	1	1	1
OLDFIELDS HOUSE, SCHOOL LANE	STAFFORD	13/18827/FUL	1	1	1
CONVERSION OF BARN TO FORM DWELLING	SWYNNERTON	11/16407/FUL	1	1	1
SPRING FARM	BRADLEY	11/15907/FUL	2	2	2
THE MILL HOUSE & THE WARDEN HOUSE	GREAT BRIDGEFORD	04/01855/COU	2	1	1
HEATH FARM, NEW ROAD	HIXON	11/16314/FUL	2	2	2
PALINS FARM	KNIGHTON	02/41933/FUL	2	1	1
RICKERSCOTE HALL FARM, RICKERSCOTE LANE	STAFFORD	02/43088/FUL	2	2	2
1 SHREWSBURY ROAD	STAFFORD	12/17695/EXTF	2	2	2
FORMERLY KNOWN AS THE FARTHINGS, LAND FRONTING CORNER OF ASTON LODGE PARKWAY AND MERCER AVENUE	STONE	13/18733/FUL	2	2	2
ADBASTON GRANGE, ADBASTON	ADBASTON	02/42976/FUL	2	1	1
HEATHYARDS FARM	FRADSWELL HEATH	03/00197/FUL	2	1	1
HOUGH FARM, CHURCH EATON ROAD	HAUGHTON	04/03359/FUL	2	2	2
PAGEFIELDS FARM	MILWICH HEATH	04/03573/FUL	2	2	2
ELMHURST FARM, GREEN LANE	WHITGREAVE	11/15021/FUL	2	2	2
FIR TOPS, YARNFIELD LANE	YARNFIELD	05/04773/REM	2	0	0
BOWGAGE FARM, UTTOXETER ROAD	GRINDLEY	05/04698/FUL	2	1	1
HOME FARM, CRESWELL ROAD	HILDERSTONE	05/05590/FUL	2	2	2
BANK FARM	CROXTON	05/04184/FUL	2	2	2
INGLEWOOD, HARGREAVES LANE	STAFFORD	13/19632/FUL	2	2	2

THE OLD HALL, NEWPORT ROAD	HAUGHTON	06/06453/FUL	2	1	1
REAR GARDEN OF 4 MANOR SQUARE	STAFFORD	09/11683/REM	2	0	0
SHAW LODGE FARM, STONE ROAD	COTON HAYES	11/14858/EXT	2	2	2
THE LAUNDRY HOUSE, 47-49 POOL LANE	BROCTON	11/16218/EXTF	2	2	2
THE LAUNDRY HOUSE, 47-49 POOL LANE	BROCTON	11/16218/EXTF	2	2	2
24 CHARLES COTTON STREET	STAFFORD	13/18982/EXTF	2	2	2
HALFWAY HOUSE BARN	CROXTON	11/14857/FUL	2	2	2
REAR GARDEN OF 77 SILKMORE CRESCENT	STAFFORD	13/18160/FUL	2	2	2
PODMORE HOUSE FARM, PODMORE	PODMORE	08/11468/FUL	2	2	2
HAIR, NAIL SALONS & JOINERY SHOP, NEWPORT ROAD	GNOSALL	13/18268/FUL	2	2	2
159 CANNOCK ROAD	STAFFORD	10/14712/EXT	2	2	2
9 FIELD CLOSE	BLYTHE BRIDGE	13/19004/FUL	2	2	2
BLACKLAKE FARM, HILDERSTONE ROAD	MEIR HEATH	08/09628/FUL	2	2	2
1 & 2 WARTON GRANGE COTTAGE	WARTON	11/15996/FUL	2	2	2
LAND ADJTO THE NESBITT ARMS PUBLIC HOUSE, MORTON ROAD	STAFFORD	11/16187/EXTO	2	2	2
SUTTON BANK GARAGE	SUTTON	12/17691/EXTO	2	2	2
WOODHOUSE FARM, YARLET LANE	YARLET	09/11691/FUL	2	2	2
LAND OFF MEADOW ROAD, QUEENSVILLE	STAFFORD	10/13147/FUL	2	2	2
BUILDINGS AT OAK FARM, ENSON LANE	YARLET	10/14506/FUL	2	2	2
PARK HOUSE VETERINARY CENTRE, 5 PARK STREET, FOREBRIDGE	STAFFORD	10/13616/FUL	2	2	2
LAND AT BANK FARM, WESTON JONES LANE	WESTON JONES	10/14713/FUL	2	1	1
25C SMALLHOLDING, BARLASTON ROAD	ROUGH CLOSE	10/14007/FUL	2	2	2
LAND ADJACENT TO 59 VICTORIA TERRACE	STAFFORD	11/15329/FUL	2	2	2
BISHTON HALL FARM BELLAMOUR LANE WOLSELEY BRIDGE	WOLSELEY BRIDGE	11/15510/FUL	2	2	2
LAND AT 47 GRINDLEY LANE	MEIR HEATH	11/16035/OUT	2	2	2
LAND TO REAR OF 150 RICKERSCOTE ROAD	STAFFORD	11/16416/OUT	2	2	2
FIRST FLOOR OFFICE AT 92 WOLVERHAMPTON	STAFFORD	11/15368/FUL	2	2	2

ROAD					
LOWER COOKSLAND FARM	GREAT BRIDGEFORD	12/17115/FUL	2	2	2
2 AIRDALE ROAD	STONE	12/17141/FUL	2	2	2
PLOT ADJ 111 FRIARS AVENUE	STONE	13/19398/FUL	2	2	2
LAND AT UPPER FARM	DROINTON	12/17613/FUL	2	2	2
LAND BETWEEN KINGSWAY & THE HOLLIES	STAFFORD	12/17373/FUL	2	2	2
LAND AT 34 NEWPORT ROAD	ECCLESHALL	12/17939/FUL	2	2	2
LAND AT GRANARY COTTAGE, 1 CHARTLEY MANOR MEWS	CHARTLEY	12/17864/FUL	2	2	2
34 TILLINGTON STREET	STAFFORD	12/18100/FUL	2	2	2
LAND OPP THE GREEN	SEIGHFORD	12/17192/EXTF	2	2	2
MANLEY HOUSE	STONE	12/17156/FUL	2	2	2
HIGH ONN FARM	HIGH ONN	13/18376/FUL	2	2	2
17 STATION ROAD	STONE	13/18528/FUL	2	2	2
18 SALTER STREET	STAFFORD	13/18536/FUL	2	2	2
2 MEYRICK ROAD	STAFFORD	13/18911/FUL	2	2	2
255 OXFORD GARDENS	STAFFORD	13/18889/FUL	2	2	2
HANCHURCH MANOR	SWYNNERTON	13/18768/FUL	2	2	2
PROSPECT FARM, MEADOW LANE	MILLMEECE	08/09748/FUL	3	3	3
LAND ADJ TO FAIRVIEW, NEWPORT ROAD	HAUGHTON	04/02119/FUL	3	1	1
SPOT FARM	SPOT ACRE	04/02648/FUL	3	3	3
CHURCH FARM, CHURCH LANE	BRADLEY	04/02381/FUL	3	2	2
NORTH PIREHILL FARM, PIREHILL LANE	STONE	04/03595/FUL	3	2	2
GREAT BRIDGEFORD GARAGE	GREAT BRIDGEFORD	05/04990/FUL	3	1	1
MANOR FARM, HILDERSTONE ROAD	SPOT ACRE	09/12281/FUL	3	3	3
1 HARGREAVES LANE	STAFFORD	09/12904/EXT	3	3	3
LAND ADJ TO 7 GREEN CLOSE	BLYTHE BRIDGE	13/19050/FUL	3	3	3
RED BARN FARM	FRADSWELL	07/08675/FUL	3	3	3
ALEXANDRA JOINERY YARD, 82 ALEXANDRA ROAD	STAFFORD	11/15215/FUL	3	3	3

LAND AT WALTON WAY, WALTON	STONE	13/19274/FUL	3	3	3
LAND TO THE REAR OF RICKERSCOTE AVENUE	STAFFORD	11/15467/EXTF	3	3	3
SHINGLES, WALTON LANE	BROCTON	12/16795/EXTF	3	3	3
NEW BUILDINGS, WOOD EATON ROAD	CHURCH EATON	07/09492/FUL	3	3	3
170 ECCLESHALL ROAD	STAFFORD	10/13315/FUL	3	0	0
COTON WOOD FARM, RADMORE LANE	GNOSALL	13/18721/EXTF	3	3	3
LAND AT WALTONHURST FARM, WALTON HURST LANE	ECCLESHALL	10/14723/FUL	3	2	2
RED HOUSE FARM LITTLE ONN LANE	LITTLE ONN	10/14351/FUL	3	3	3
LAND AT LODGE FARM LODGE FARM LANE ELLENHALL	ELLENHALL	10/14757/FUL	3	3	3
24A & 25 WOLVERHAMPTON ROAD	STAFFORD	11/16007/FUL	3	3	3
THE ALBION PH MARSTON ROAD	STAFFORD	11/15619/FUL	3	3	3
LAND AT HIGHFIELDS, STAFFORD ROAD	WOODSEAVES	11/15144/OUT	3	3	3
5 GOLBORN AVENUE	MEIR HEATH	10/13440/OUT	3	3	3
MANOR HOUSE FARM	MODDERSHALL	12/17561/FUL	3	3	3
HILL & SWIFT WAREHOUSE	STONE	12/17205/FUL	3	3	3
LAND AT KNENHALL HOUSE FARM	KNENHALL	12/18096/FUL	3	3	3
LAND AT 51 ALEXANDRA STREET	STONE	12/17310/OUT	3	3	3
LAND AT THE OLD RECTORY	TIXALL	12/17876/FUL	3	3	3
LAND AT MOUNT FARM, STOWE LANE	HIXON	13/18866/OUT	3	3	3
MANOR FARM, MARSTON	CHURCH EATON	13/19100/FUL	3	3	3
HAND & CLEAVER INN	RANTON	13/19088/FUL	3	3	3
LAND AT 9A GLEBE LANE	GNOSALL	13/19451/OUT	3	3	3
RANTON HOUSE FARM, LONG COMPTON LANE	RANTON	02/43259/FUL	4	2	2
ASPLEY FARM	SLINDON	04/03334/FUL	4	4	4
THE HOUGH	PERSHALL	05/04185/FUL	4	3	3
HOOKS GREEN FARM, OLD ROAD	OULTON HEATH	06/07477/FUL	4	3	3
SHIRLEYWICH FARM, LONDON ROAD	SHIRLEYWICH	07/08945/FUL	4	4	4
SHREDICOTE FARM, SHREDICOTE LANE	BRADLEY	10/14503/EXT	4	4	4
LAND SITUATED OFF BEECHCROFT AVENUE	STAFFORD	10/14738/EXT	4	4	4

110 OULTON ROAD	STONE	08/11166/FUL	4	4	4
SEVEN STARS INN, SANDON ROAD	STAFFORD	09/12805/FUL	4	4	4
THE OLD FARMHOUSE, BEACON FARM, BEACONSIDE	STAFFORD	10/14784/FUL	4	4	4
SHREDICOTE HALL FARM, SHREDICOTE LANE	SHREDICOTE	10/13153/EXT	4	4	4
LAND AT WOODSIDE FARM	GNOSALL	11/14905/FUL	4	4	4
LAND AT BROOKSIDE	STAFFORD	11/14983/COU	4	4	4
STONE DAY CENTRE	STONE	12/16890/FUL	4	4	4
YEW TREE RESTAURANT	RANTON	12/17993/COU	4	4	4
UPPER FLOORS 21-22 GREENGATE STREET	STAFFORD	12/16812/FUL	4	4	4
LAND ADJ ABBEYLANDS, STAFFORD ROAD	WESTON	12/17152/FUL	4	4	4
LAND AT ALSTONE FARM, ALSTONE LANE	HAUGHTON	12/16586/FUL	4	4	4
FOX & HOUNDS, MAIN ROAD	GREAT HAYWOOD	13/18478/FUL	4	4	4
POOL HOUSE FARM	WESTON JONES	07/08427/FUL	5	1	1
162 & 164 OULTON ROAD	STONE	06/06874/FUL	5	2	2
176 SANDON ROAD	STAFFORD	08/10111/REM	5	2	2
100 NEWCASTLE ROAD	STONE	12/17784/EXTF	5	5	5
LITTLE CROFT, BROOK LANE	BROCTON	12/17173/FUL	5	5	5
THE GRANARY, TELEGRAPH STREET	STAFFORD	12/16913/FUL	5	5	5
ASPLEY HOUSE FARM, ASPLEY LANE	SLINDON	13/19291/EXTF	5	5	5
ELMHURST, 160 OULTON ROAD	STONE	11/15789/FUL	5	2	2
5 EDWARD STREET	STONE	13/19488/FUL	5	5	5
MORETON HALL FARM	MORETON	05/05024/FUL	5	5	5
BILLINGTON FARM	BILLINGTON	05/4603/FUL	5	5	5
HILL & SWIFT WAREHOUSE	STONE	12/17205/FUL	5	5	5
LAND REAR OF 222 STONE ROAD, STAFFORD (FORMERLY CO-OP DAIRY)	STAFFORD	13/18310/FUL	5	4	4
118 NEWPORT ROAD	STAFFORD	12/16634/FUL	5	0	0
BILLINGTON FARM, BILLINGTON BANK	STAFFORD	05/04603/FUL	5	5	5
WORKS UNIT, CHAPEL STREET	STAFFORD	13/18705/FUL	5	5	5
FOXLEY FARM, ASPLEY LANE, CHATCULL	CROXTON	01/40256/FUL	6	4	4

FRADSWELL HALL FARM	FRADSWELL	03/00746/COU	6	3	3
LAND AT CHURCH STREET	STONE	11/15781/FUL	6	6	6
FORMER ADMINISTRATION BLOCK, LITTLE ONN AIRFIELD	LITTLE ONN	05/05032/FUL	6	6	6
KNIGHTLEY HALL FARM, GNOSALL ROAD	RANTON	09/11719/FUL	6	6	6
BIRD IN HAND PH, CRESWELL ROAD	HILDERSTONE	09/11677/FUL	6	6	6
LAND AT 16-18 PARK AVENUE	STAFFORD	12/17928/OUT	6	6	6
ELLERTON GRANGE FARM	ELLERTON	05/04358/FUL	6	6	6
WALTON FARM	ECCLESHALL	05/04627/FUL	7	7	7
FORMER ST GEORGES HOSPITAL, CORPORATION STREET	STAFFORD	11/15581/EXTF	7	7	7
WALFORD FARM	STANDON	12/17394/FUL	7	2	2
178 DOXEY	STAFFORD	11/15418/FUL	7	7	7
THE BONNIE GEM, 57 PIREHILL LANE	STONE	13/18762/FUL	7	7	7
BROCKTON HALL	BROCKTON	10/14377/EXT	8	8	8
31 FRIARS TERRACE	STAFFORD	10/13672/OUT	8	8	8
LAND AT 22 THE CRESCENT	DOXEY	12/17703/FUL	8	8	8
LAND OFF LOVELACE CLOSE	STAFFORD	09/12477/OUT	8	8	8
LAND AT WALTON GARAGE CAR PARK, MILFORD ROAD	WALTON ON THE HILL	12/17747/OUT	8	8	8
ST FRANCIS VICARAGE, SANDON ROAD	MEIR HEATH	11/15650/EXTF	9	9	9
LAND AT WARTON GRANGE	WARTON	11/14957/FUL	9	9	9
LAND ADJOINING REFORM HOUSE	WOODSEAVES	11/15533/OUT	9	9	9
Total			704	639	639

Large sites (greater than 10 Dwellings)

Site Address	Settlement	Planning Application No.	Capacity of Site	Total Remaining Capacity	Deliverable within 5 years
18 - 20A BROWNING STREET	STAFFORD	05/04389/OUT	10	10	0
WHARF ROAD SURGERY, WHARF ROAD	GNOSALL	11/15509/EXTF	10	10	10
LAND AT THE VINE INN OULTON ROAD	STONE	12/17530/FUL	10	4	4
LAND AT 299 STONE ROAD, STAFFORD	STAFFORD	11/16313/FUL	10	10	10
WALNUT TREE FARM, ASH LANE	YARNFIELD	13/19226/OUT	10	10	10
16 & 17 LICHFIELD ROAD	STAFFORD	10/14787/EXT	11	11	11
LAND AT THE WINGHOUSE	TITTENSOR	13/19616/REM	11	11	11
LAND AT STONE ROAD/MARSH STREET	STAFFORD	12/17724/FUL	11	11	11
LAND ADJACENT TO THE RECTORY	HAUGHTON	13/19305/OUT	11	11	11
WESTHORPE AND THE LAURELS, ROWLEY AVENUE	STAFFORD	12/17776/REM	27	27	27
LAND AT NEWCASTLE ROAD	STONE	10/14329/FUL	12	0	0
20 SANDON ROAD	STAFFORD	13/19177/FUL	12	12	12
LAND BETWEEN GREEN FARM & WHITE COTTAGE	SEIGHFORD	12/17768/FUL	12	12	12
FORMER ST CHADS UNIT, ST GEORGES HOSPITAL	STAFFORD	13/18805/FUL	12	12	12
LAND AT THE OLD VICARAGE, RADFORD STREET	STONE	12/18095/FUL	13	13	13
LAND OFF PRIORY ROAD	STONE	12/18129/FUL	14	14	14
38 GAOLGATE STREET	STAFFORD	13/18298/FUL	14	14	14
30 CASTLE STREET	ECCLESHALL	09/13100/FUL	15	4	4
THE FORMER BED CENTRE, ROWLEY STREET	STAFFORD	06/06910/FUL	15	15	0
LAND AT PANACHE RESTAURANT STONE ROAD	STAFFORD	10/14090/OUT	16	16	0
88 WOLVERHAMPTON ROAD, FOREBRIDGE	STAFFORD	06/06067/OUT	18	18	0
LAND AT FORMER OUR LADY'S CATHOLIC PRIMARY SCHOOL	SWYNNERTON	13/19233/FUL	19	19	19

LAND OFF EARLY LANE	SWYNNERTON	04/03141/FUL	22	22	22
COLD NORTON FARM, ECCLESHALL ROAD	COLD NORTON	09/12790/REM	22	22	22
LAND AT UK BOXER PROPCO, TILLING DRIVE	STONE	13/18283/OUT	22	22	22
ST THOMAS PRIORY, BASWICH LANE	BASWICH	04/02841/FUL	25	3	3
SANDON ROAD MOTORS SANDON ROAD	STAFFORD	08/11170/OUT	25	25	10
LAND ADJ GREENACRES, MAIN ROAD	GREAT HAYWOOD	13/18382/OUT	28	28	28
LAND AT LOWFIELD LANE	GNOSALL	12/17041/FUL	30	0	0
LAND AT STONE ROAD, SOUTH OF CO-OPERATIVE STREET	STAFFORD	12/17900/FUL	36	36	36
FORMER LIBRARY HEADQUARTERS & CAR PARK	STAFFORD	12/18013/EXTO	45	45	43
FORMER STONE RUGBY CLUB	STONE	12/16981/OUT	73	73	73
LAND - SITE 2 ADJACENT TO LAND OFF LOWFIELD LANE	GNOSALL	13/18821/OUT	75	75	75
FORMER CASTLEWORKS , CASTLE STREET	STAFFORD	11/15998/OUT	80	80	Part of SDL
BISHOP LONSDALE SCHOOL, SHAWS LANE	ECCLESHALL	10/14168/OUT	82	82	50
BIBBY SCIENTIFIC LTD, STAFFORD ROAD, WALTON	STONE	10/14117/OUT	125	125	125
UCM GROUP PLC, DOXEY ROAD, DOXEY	STAFFORD	10/13470/REM	145	28	28
POLICE HEADQUARTERS, STAFFORD ROAD	STAFFORD	09/12369/OUT	191	191	100
YARNFIELD PARK	YARNFIELD	13/19196/REM	250	250	136
FORMER ST GEORGES HOSPITAL, CORPORATION STREET	STAFFORD	10/13692/REM	254	157	157
LAND NORTH OF BEACONSIDE	STAFFORD	13/18533/REM	257	257	257
LAND SOUTH OF TIXALL ROAD	STAFFORD	13/18697/OUT	261	261	261
AREVA, FAIRWAY	STAFFORD	09/12207/OUT	270	270	0
LAND NORTH OF TIXALL ROAD	STAFFORD	13/18698/OUT	373	373	373
STONE SDL, WALTON HILL	STONE	13/19002/OUT	500	500	160
Total			3484	3189	2216

APPENDIX 5



Appeal Decision

Inquiry held on 9, 10, 11 and 19 October 2012

Site visit made on 11 October 2012

by Julia Gregory BSc (Hons) BTP MRTPI MCI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 19 December 2012

Appeal Ref: APP/Y3425/A/12/2172968

Former Castleworks, Castle Street, Stafford ST16 2ET

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by St Modwen Developments Ltd against the decision of Stafford Borough Council.
 - The application Ref 11/15998/OUT, dated 18 August 2011, was refused by notice dated 16 February 2012.
 - The development proposed is residential development, public open space, access, parking and landscaping (outline with all matters reserved except access).
-

Preliminary matters

1. The appeal site comprises some 2.8ha of vacant industrial land and buildings located towards the dead end of Castle Street. The buildings are falling into a state of dereliction. The appellant also controls undeveloped land adjacent to the site to the south west. The development would comprise up to 80 new homes. Only the access is to be considered at this stage, with all other matters reserved for future determination.
2. At the Inquiry an engrossed S106 agreement dated 19 October 2012 was submitted. This would ensure the provision of affordable housing, a payment for primary education facilities, a payment for off-site open space and its maintenance, the provision and maintenance of on-site open space, the provision of a travel plan and the provision for a residents parking scheme.
3. All of the provisions of the S106 agreement were discussed at the Inquiry. I have considered these against Community Infrastructure Levy Regulation 122. Affordable housing provision is required by the development plan. There would be a need to increase capacity at Doxey Primary school as a result of these proposals. The open space contributions are based on the Council's open space strategy and are linked to the cost of provision to cope with increased population in the area.
4. The travel plan provisions are justified in the interests of securing sustainable development. The residents parking scheme provisions are justified in the interests of future residents living conditions. I am satisfied from all of the information provided that the provisions are necessary, directly related to and fairly and reasonably related to the development proposed. I have taken this agreement into account in my determination of the appeal.

Decision

5. The appeal is allowed and planning permission is granted for residential development, public open space, access, parking and landscaping (outline with all matters reserved except access) at Former Castleworks, Castle Street, Stafford

ST16 2ET in accordance with the terms of the application, Ref 11/15998/OUT, dated 18 August 2011, subject to the conditions in annex A.

Main Issues

6. Having considered all the evidence, the main issues are whether the development would comply with local and national planning policy in respect of housing land supply and the effect on Cannock Chase Special Area of Conservation.

Reasons

Housing land supply

7. The development plan comprises the Regional Spatial Strategy for the West Midlands (RSS), the Staffordshire and Stoke on Trent Structure Plan (SP) and the Stafford Borough Local Plan 2001(LP).
8. The dwellings would be sited on land outside the Residential Development Boundary (RDB) set in the LP. LP policy HOU3 specifies that outside the RDB new residential development will not be acceptable.
9. The LP advises that the RDB may perform different functions, but their principle function is to indicate where residential development will and will not be acceptable. In Stafford, the boundary serves to define predominantly residential areas, to exclude predominantly industrial areas and those significantly undeveloped areas which it is intended should be retained as part of the "Green network".
10. The character of the area is previously developed and urban. Whilst the site is edge of settlement, it is not rural or countryside in character, having been developed as a factory many years ago. The policy also has to be considered in the context of LP policy EMP1 which seeks to protect and retain employment uses. The text accompanying that policy identifies that in some instances an environmental benefit may accrue if a particular industrial or commercial use ceases to operate. In such cases, an alternative use may be more appropriate.
11. The Council has not sought to protect the employment land for its own sake and has not argued that the development should be opposed under policy EMP1. The buildings are in a poor condition and there is some local support for their demolition because they have fallen into disrepair.
12. The Council officers had recommended planning permission for redevelopment of another industrial site, the Areva, Fairway site that is also outside the RDB. The West Midlands Regional Assembly had not opposed the housing proposals in principle.
13. The National Planning Policy Framework (the Framework) encourages the re-use of brownfield land. It is common ground that in principle there is no practical impediment and that the site could be developed for housing, subject to control by planning conditions and a legal agreement. It is also agreed that a significant number of new homes, including up to 19 affordable homes would be provided within a sustainable urban location.
14. The Council is considering allocating the site for housing as part of a wider "Western Stafford" housing land allocation in a forthcoming Local Plan. That plan is at an early stage and cannot be attributed any significant weight. Although it is an indication that the Council may in time allocate the site for housing, the boundaries of the Western Stafford policy area and the nature of policies that

- might apply to the appeal site are by no means settled. The area allocated is also divided into several areas which have their own individual characters.
15. The site is not integral to the delivery of other land for future housing and it could be delivered as a stand alone site. The site would not represent piecemeal development as it would be an estate of significant size that could have its own character. Nevertheless, it would not be so substantial that its development would prejudice the overall strategy of an emerging plan. There are no credible proposals for alternative uses on the site that would preclude the housing proposal.
 16. The site is not well related to the other land parcels within the proposed allocation. To the north is railway sidings and railway line. Land to the south is in the appellants control and its development is constrained by flooding issues. It is well separated from other parts of the proposed allocation.
 17. It was argued that the grant of planning permission would prejudice the release of other areas of land. However, the appeal has not drawn objections from promoters of other land within the Western Stafford area who would have likely been aware of the proposal via a working group, as it was noted at one of their meetings.
 18. The access is not opposed by the Highway Authority because the housing would have less impact on the highway network locally than the lawful use, because there would be less heavy goods vehicle movements. The western distributor road does not pass through the site and its implementation or otherwise would not have implications for the layout or access to the proposed development. Another part of the Western development area, in Doxey has already been granted planning permission for housing.
 19. Although the Council may introduce specific developer contributions relevant to the development of all of the policy area, this again is not settled. *The Planning System: General Planning Principles* indicates that there may be circumstances where it is justifiable to refuse planning permission on the grounds of prematurity. However the LP has no early prospect of submission for examination. There are outstanding objections in relation to the proposed Core Policy 5. For these reasons, it would not be justified to oppose the development on prematurity grounds as it would delay determining the future use of land.
 20. Given these findings about the status of the appeal in relation to housing provision, the 5 year housing land supply position is not pivotal to my decision. Nevertheless, I have considered all the evidence put to me. The housing land supply situation was a matter of dispute between the parties. The RSS sets housing targets 2001 to 2021 of 5602 dwellings. Against this the Council has performed well and would have a five year housing land supply including a 5% buffer as set by the Framework.
 21. However, the Council has conceded that an over supply of housing would not prevent housing being granted planning permission in the urban area. The Council has allowed the redevelopment of another industrial site for housing where it was outside the RDB as detailed above.
 22. The Government considers it to be highly desirable that local planning authorities should have an up to date plan in place. Furthermore, the Framework identifies that Councils 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.

23. Both the LP and SP plan periods for housing provision expired in 2011. They are therefore not up to date. The RSS is based on 1996 household projections, some 16 years old. It was accepted by the Council that the proposed local plan housing allocations would not be based on the RSS figures, because there were more recent relevant housing projections. The implications of the Framework paragraph 214 is that in respect of policies of both the RSS and LP, that due weight should be given to their degree of consistency with the Framework. I give significant weight to the fact that the RSS is not based on up to date evidence.
24. The Phase II revision of the RSS does not form part of the development plan because it has not been approved and will not progress further. Nevertheless, it has been examined and has been the subject of a panel report submitted to the Secretary of State in 2009. These are the most recent objectively assessed figures available. It specifies that Stafford would be one of several *settlements of significant development* where development should be concentrated *in and adjacent to towns which are capable of balanced and sustained growth*. For Stafford it identifies a requirement 2006 to 2026 of 11,000 dwellings.
25. As the housing figures have been properly examined and the Government seeks to boost significantly the supply of housing, they are of significant weight in consideration of housing land supply.
26. The Council has also not used the 2008 based sub-national household projections covering the period 2008 to 2033. These suggest an increase of some 12,000 households 2008 to 2033 or 480 homes per annum. Instead, the Council itself identified a housing need expressed in the Council's Option 1 submission to the RSS of some 10,100 2006 to 2026.
27. The Council are proposing 500 dwellings per annum for the period 2011 to 2031 in its forthcoming plan that is being drafted and is not sticking with the RSS figure. The Council will not be using the RSS figure for its Annual Monitoring Report from next year. These factors indicate that the RSS figures should not be used and that the Phase II revision would be more robust at this time, in advance of any up to date examined and adopted local plan.
28. Using these figures would give a requirement of 550 dwellings per year. In the 6 years since 2006, an accumulated shortfall would have been created of some 914 dwellings. To be consistent with *Planning for Growth* and paragraph 47 of the Framework, I consider that it would not be reasonable to ignore any shortfall already created.
29. Also it would be preferable to meet the shortfall sooner rather than later, by adding it to the 5 year requirement, giving a 5 year requirement of 3664. The Council has not demonstrated that this could be achieved, even if their supply figures were adopted, over which there is some question as to their robustness, and therefore even without the addition of buffers, the Council does not have a five year land supply.
30. I acknowledge and have sympathy with the Council's position that the phase II RSS was not examined until 2009 and will never be adopted by the Government. It is therefore not part of the development plan. Nevertheless, its contents are based on Government housing projections and are the best examined figures that they have for housing. In only one of the last six years have completions exceeded the 550 dwellings per annum figure set in that document.
31. This therefore represents persistent under delivery as set out in paragraph 47 of the Framework. A 20% buffer in the five year housing land supply would therefore

be required. The Council has not demonstrated that they can deliver 4397 new homes within the five year period.

32. In respect of the housing land requirement and supply, the approach that I have taken is broadly consistent with that taken by Inspectors elsewhere in the other recent appeals presented to the Inquiry. In addition, the development would make provision for affordable housing in accordance with the Council's standard requirements against a background of under delivery against the 2007 Strategic Housing Market Assessment. All these matters add substantial weight to the argument that planning permission should be granted for housing on the appeal site.

Cannock Chase SAC

33. At the Inquiry it became apparent that the Council had failed to notify Natural England (NE) on either the planning application or on the appeal. Notification was necessary because of the proximity of the site to Cannock Chase which is a Special Area of Conservation (SAC). At its nearest it would be some 6.2km distant.
34. The appellant became aware of this oversight whilst preparing for the appeal and provided a report in respect of the implications of the development in that regard. This, along with the application details were supplied to NE.
35. The particular issue is whether provision should be made for Suitable Accessible Natural Greenspace (SANG) to relieve any pressure on Cannock Chase from visitors. Road traffic emissions would not be significant enough to require action in that regard. NE refers in their response to an unpublished study, but the advice of NE is that residential development over 50 dwellings would have an impact on Cannock Chase that would need to be mitigated.
36. NE are considering the location of four SANGS close to the SAC to which contributions would be sought. It is clear to me that evidence is evolving. Nevertheless, NE has recommended that the 2ha of SANG should be made available and that a suitable ecological management plan should be provided for its future maintenance.
37. Although they do not consider that it is justified, the appellants would be willing to provide the 2ha area of SANG adjacent to the dwellings on land within their control. This would amount to some 10.5ha per 1000 population which would be more than the 8ha per 1000 used elsewhere in England, but less than the 16ha per 1000 that NE may seek to adopt locally.
38. There is a public footpath running through the site which the mowing of a suggested circular route for dog walking along with appropriate signage would augment. Since there is already public access to this land, the value of the mown path would be less significant.
39. Nevertheless, I consider that it would provide a benefit for residents of the new dwellings. It would help to encourage the better use and management of local greenspace, and to minimise any increase in the use of Cannock Chase. It would contribute to conserving and enhancing the natural environment in accordance with the core planning principles in the Framework. Given the relatively close proximity to Cannock Chase, and in the absence of any detailed proposals for alternative SANGS, I consider the provision would be justified on a precautionary basis. I consider the proposed provision would be proportionate to the scale of the development and the current circumstances.

Conclusions

40. Given my earlier reasoning, the test in the Framework to be applied to the consideration of this case is that which applies where the development plan is absent, silent or relevant policies are out of date. Planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. Having carried out that balancing exercise, I am satisfied, for the reasons given above, that the appeal should be allowed.

Conditions

41. I have considered the list of conditions that have been submitted by the main parties at the Inquiry against the tests in Circular 11/95, *The Use of Conditions in Planning Permissions*. Development should be in accordance with the approved plans in the interests of the proper planning of the area and for the avoidance of doubt.
42. Details of reserved matters are to be submitted within the standard time period, and the development is to be implemented according to the standard time period. The details submitted should reflect the design and access statement as this has been used to support the application, and the highway details that were part of the application. Additional highway construction details are required in the interests of highway safety.
43. As the site has been used for industrial purposes, contamination should be properly investigated to ensure adequate remediation. Details of slab levels should be provided to control the effect on the character and appearance of the area.
44. A construction method statement is required to protect the living conditions of nearby residents during construction. All of the buildings need to be demolished before the development is commenced in order to protect the living conditions of future residents. A noise mitigation scheme and boundary treatment to prevent access to the railway is necessary to protect the living conditions of future residents.
45. Conditions are necessary to ensure adequate and sustainable surface water drainage, and to comply with the flood risk assessment. Compliance with badger mitigation measures is required to ensure their protection. Provision of suitably managed SANG is necessary to mitigate possible impact on Cannock Chase. The buildings are to be recorded because of their industrial significance.

Julia Gregory

INSPECTOR

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Wayne Beglan	Of Counsel
He called	
Alex Yendole BA (Hons) Dip TP MRTPI	Planning Policy Manager, Stafford Borough Council
Mark Alford MSc (Hons) MRTPI	Planning Policy Manager, Stafford Borough Council
Andrew Marsden PGDip	County Commissioner for Access for Learning, Staffordshire County Council

FOR THE APPELLANT:

Christopher Young	
He called	
Jason Tait BA (Hons), Dip TP, MRTPI	Planning Prospects Ltd
Timothy J Goodwin BSc (Hons) MSc, MIEnvSc, MIEEM, MIALE	Ecology Solutions Ltd

INTERESTED PERSONS:

Rod Bristow	Castlefields Residents Association
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DOCUMENTS SUBMITTED AT THE INQUIRY

- 1 Notification of inquiry letter dated 31 May 2012
- 2 Notification of inquiry letter dated 17 September 2012
- 3 Opening by Mr Beglan
- 4 List of Council witnesses
- 5 Statement of common ground
- 6 Report in respect of ecology and nature conservation by Timothy J Goodwin, Ecology Solutions Ltd
- 7 Plans and appendices to Document 6
- 8 Proof of evidence of Andrew Marsden
- 9 Rebuttal proof of evidence of Mark Nettleton, Phil Jones Associates Ltd
- 10 Rebuttal note from Halcrow dated 4 October 2012
- 11 Amendment to Jason Tait's appendix 22
- 12 Draft S106 agreement
- 13 Statement of five year supply of housing land as at 31 March 2012
- 14 Adopted Staffordshire and Stoke on Trent Structure Plan 1996-2011 policy E2
- 15 Amendment to Jason Tait's appendix 23
- 16 Housing sites pending S106 agreements
- 17 Details of additional housing permissions
- 18 Details of recent permissions for 131 homes
- 19 Details of housing completions for post April 2012 permissions
- 20 Further details of recent completions of those homes granted planning permission 2011-2012
- 21 Extract from the Town and Country Planning (Development Management Procedure) (England) Order 2010

- 22 Agreed list of conditions
- 23 Map showing public footpath on adjacent land
- 24 Email from Natural England to Karl Goodburn and Mark Alford dated 11 October 2012
- 25 S106 agreement dated 5 October 2012
- 26 S106 agreement dated 19 October 2012
- 27 Letter from Natural England to Inspector dated 19 October 2012
- 28 Closing Statement on behalf of the Council
- 29 Closing submissions on behalf of the appellant

ANNEX A - CONDITIONS

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans: CWS/010, 13741OGL Rev 0, CWS/020, and PSBCWS 013 Rev B.
- 2) Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
- 3) Applications for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 4) The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
- 5) Applications for the approval of reserved matters shall be in accordance with the principles and parameters broadly described and illustratively indicated in the submitted "Design and Access Statement". Any reserved matter application shall include a statement providing an explanation as to how the design of the development responds to the Design and Access Statement.
- 6) The development shall not commence until the site has been subject to a detailed scheme for investigation and recording of contamination of the land and risks to the development, its future uses and surrounding environment. A detailed written report on the findings including proposals and a programme for the remediation of any contaminated areas and protective measures to be incorporated into the buildings shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include proposals for the disposal of surface water during remediation. The remediation works shall be carried out and a validation report shall be submitted to and approved in writing by the Local Planning Authority in accordance with the approved proposals and programme. If during the course of the development further evidence of any type relating to other contamination is revealed, work at the location will cease until such contamination is investigated and remediation measures, approved in writing by the Local Planning Authority, have been implemented.
- 7) No development shall be carried out unless and until details of existing and proposed ground levels on the site and of ground floor slab levels of buildings have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only be constructed in accordance with the approved details.
- 8) The development hereby permitted shall only be carried out in accordance with the submitted Flood Risk Assessment and Drainage Strategy Version 2.0 dated 23/05/11 and its submitted Addendum Revision B dated 24/11/11 including the mitigation measure that finished ground floor levels will be set at a minimum of 76.12m AOD.
- 9) No development shall be commenced unless and until a surface water drainage scheme for the site based on sustainable drainage (SUDS) principles and an assessment of the hydrological and hydro-geological context of the development has been submitted to and approved in writing by the Local Planning Authority. It shall include a limited surface water

discharge from the site of 5L/s/ha; a minimum of two SUDS treatment trains; and details to show that all surface water generated on the site will remain within the proposed drainage system for all events up to and including the 100 year event plus a 30% allowance for climate change. Thereafter, the approved scheme shall be implemented or constructed before any dwelling is first occupied and it shall be retained.

- 10) The proposed new access junction onto Castle Street and associated highway works shall be constructed in accordance with drawing no. PS BCWS-013 Rev B before any dwelling is first occupied.
- 11) No development shall be commenced unless and until details of the road layout, vehicle parking and turning space and their drainage and construction phasing; road construction including longitudinal sections; and street lighting have been submitted to and approved in writing by the Local Planning Authority. Thereafter no dwelling shall be occupied until these works have been carried out and completed in accordance with the approved details.
- 12) No development shall commence until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - the parking of vehicles of site operatives and visitors
 - loading and unloading of plant and materials
 - storage of plant and materials used in constructing the development
 - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - wheel washing facilities
 - measures to control the emission of dust and dirt during construction
 - a scheme for recycling/disposing of waste resulting from construction works.
- 13) Notwithstanding any information in the application, no development shall commence unless and until a programme for the carrying out of the badger habitat mitigation measures, as detailed in the submitted Halcrow Ecological Appraisal and Protected Species Surveys report dated May 2011, in relation to the construction of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only be carried out in accordance with the approved programme.
- 14) No development shall be commenced until the existing buildings have been demolished.
- 15) No development shall commence until a noise mitigation scheme designed to minimise the impact from railway traffic such that the noise levels within the dwellings do not exceed the recommendations set out in BS8223:1999 Sound Insulation and Noise Reduction for Buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
- 16) The development shall not commence until drainage plans and information for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

- 17) The development shall not commence until details of the boundary treatment to the site, including the boundary with the railway line, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
- 18) The development shall not be commenced until such time as a scheme for the provision of suitable alternative natural greenspace (SANG) generally in accordance with plan ECO3, and an ecological management plan for that area has been submitted to and has been approved in writing by the local planning authority. The development shall only be carried out in accordance with such a scheme of SANG which shall be provided before any dwelling is occupied and thereafter maintained for public access in accordance with the scheme.
- 19) No development shall take place until the applicant has secured an archaeological desk-based assessment and building recording survey of the buildings on the site which shall be submitted to the local planning authority.

APPENDIX 6

STAFFORD BOROUGH COUNCIL 5 YEAR HLS AS OF 31 JANUARY 2014						HC Assessment						
Site Address	Settlement	Planning Application No.	Capacity of Site	Total Remaining Capacity	Deliverable within 5 years	Date Planning Application Received	Date Resolved to Approve	Date Planning Permission Issued	Date Planning Permission Expires	Permission Expired? Yes/No	HC Total for 5 Year Period	Comments
144 DOXEY	STAFFORD	09/13081/FUL	1	1	1	04/01/2010	26/02/2010	01/03/2010	01/03/2013	No	2	Amenment app granted 27/04/11, expires same 2014, some conds discharged
WALK MILL FARM	BISHOPS OFFLEY	06/06218/FUL	1	1	1	18/04/2006	28/06/2006	08/06/2006	08/06/2009	Yes	0	no update
PERSHALL HALL FARMHOUSE, CHESTER ROAD	PERSHALL	02/42580/FUL	1	1	1	25/06/2002	Delegated	25/09/2002	25/09/2007	Yes	0	no update
RICKERSCOTE HALL FARM, RICKERSCOTE LANE	STAFFORD	02/42913/FUL	1	1	1	05/09/2002	08/01/2003	11/12/2002	11/12/2007	Yes	0	no update
RICKERSCOTE HALL FARM, RICKERSCOTE LANE	STAFFORD	02/43030/FUL	1	1	1	03/10/2002	08/01/2003	11/12/2002	11/12/2007	Yes	0	no update
WINDSEND FARM	GARMELOW	02/43262/FUL	1	1	1	19/11/2002	29/01/2003	07/01/2003	07/01/2008	Yes	0	no update
SCARBOROUGH FARM, STAFFORD BROOK ROAD	ETCHING HILL	11/15518/EXTF	1	1	1	25/05/2011	Delegated	14/09/2011	14/09/2014	No	1	extant
108 OULTON ROAD	STONE	02/43395/FUL	1	1	1	20/12/2002	Delegated	14/05/2003	14/03/2008	Yes	0	replacement dwelling
BARN ADJ TO OULTON FIRS	OULTON	03/01068/FUL	1	1	1	19/08/2003	28/01/2004	23/12/2003	23/12/2008	No	1	conditions discharged 2009 - presume extant, could be complete!
LAND AT CASTLE FARM, GARSHALL GREEN	MILWICH	04/03277/FUL	1	1	1	26/10/2004	Delegated			Yes	0	decision pending since 2004 - no PP
4 GAOL BUTTS	ECCLESHALL	13/19145/FUL	1	0	0	21/10/2013	Delegated	23/01/2014	23/01/2017	No	1	extant
MANOR FARM, SCAMMEL LANE	CHEBSEY	03/00239/REM	1	1	1	27/03/2003	Delegated	23/04/2004	23/04/2006	Yes	0	no update
1 & 2 CARETAKERS COTTAGES, THE GREEN	BARLASTON	04/02191/FUL	1	1	1	30/03/2004	Delegated	12/05/2004	12/05/2009	Yes	0	replacement dwelling
CHURCH BANK COTTAGE, KNEALL LANE	MODDERSHALL	04/02575/FUL	1	1	1	11/06/2004	Delegated	20/07/2004	20/07/2009	Yes	0	replacement dwelling
LAND AT SCHOOL FARM, BARTON LANE	BRADLEY	04/02778/FUL	1	1	1	07/07/2004	Delegated	13/08/2004	13/08/2009	No	1	conditions discharged 2009
MORETON FARM, BISHTON LANE	WOLSELEY BRIDGE	04/02784/FUL	1	1	1	27/07/2004	Delegated	21/09/2004	21/09/2009	Yes	0	no update
UPPER WOOD, CORNER FARM, DOLEY ROAD	ADBASTON	04/02998/FUL	1	1	1	01/10/2004	Delegated	08/11/2004	08/11/2009	No	1	conditions discharged 2010
LAND SITUATED OFF BUTT HOUSE LANE, BOWERS	STANDON	04/03603/FUL	1	1	1	30/11/2004	Delegated	14/01/2005	14/01/2010	Yes	0	no update
YEW TREE FARM, PUDDLE HILL	HIXON	11/15174/FUL	1	1	1	01/04/2011	Delegated	06/07/2011	06/07/2014	No	1	no update
RANTON ABBEY	LAWNHEAD	10/14368/EXT	1	1	1	22/09/2010	Delegated	20/04/2011	20/04/2014	No	1	no update
WALK MILL FARM	WALK MILL	04/03322/FUL	1	1	1	13/10/2004	Delegated	06/08/2005	06/08/2005	Yes	0	for 3 dwellings. No update
WHITEHOUSE FARM	BRADLEY	05/04727/FUL	1	1	1	04/07/2005	31/08/2005	31/08/2005	31/08/2010	Yes	0	replacement dwelling
COTES FIELD FARM	PERSHALL	05/05636/REM	1	1	1	14/12/2005	02/02/2006	03/02/2006	03/02/2011	Yes	0	letter on public access file from Council to applicant confirms PP has expired
LAND AT COMMON LANE	MEIR HEATH	05/05634/FUL	1	1	1	14/12/2005	07/02/2006	08/02/2006	08/02/2011	Yes	0	no update
No 1 COTTAGE, IDLEROCKS	MODDERSHALL	06/05755/FUL	1	1	1	16/01/2006	02/03/2006	03/03/2006	03/03/2009	Yes	0	no update
WASTE BARN COTTAGE, HARTWELL LANE	BARLASTON	10/13681/FUL	1	1	1	01/06/2010	23/07/2010	26/07/2010	26/07/2013	Yes	0	replacement dwelling
THE OUTWOODS FARM	OUTWOODS	05/04240/FUL	1	1	1	01/04/2005	17/05/2005	18/05/2005	18/05/2010	Yes	0	no update
COTON COTTAGE FARM	COTON	05/04314/FUL	1	1	1	21/04/2005	02/06/2005	03/06/2005	03/06/2010	Yes	0	no update
PARKSIDE SELLMAN STREET	GNOSALL	05/04588/FUL	1	1	1	07/06/2005	25/07/2005	28/07/2005	28/07/2010	Yes	0	no update
BANK FARM HOUSE	SUGNALL	10/14099/FUL	1	1	1	06/08/2010	Delegated	01/10/2010	01/10/2013	No	1	letter on public access file from applicant confirms commencement on 8th October 2013
LAND ADJ TO 4 UTTOXETER ROAD	STONE	11/15308/FUL	1	1	1	18/04/2011	Delegated	05/08/2011	05/08/2014	No	1	conditions discharged January 2012
LAND ADJ TO PARK HILL, PINGLE LANE	STONE	04/02915/FUL	1	1	1	05/04/2004	03/11/2004	04/11/2004	04/11/2009	Yes	0	doesn't relate to a dwelling
THE GARDEN COTTAGE, THE COACH HOUSE, HALL LANE	HILDERSTONE	04/01762/COU	1	1	1	30/01/2004	13/04/2006	18/04/2006	18/04/2011	Yes	0	no update
ADJ TO LAURENTIAN, RADFORD RISE	STAFFORD	11/16360/FUL	1	1	1	29/11/2011	Delegated	19/01/2012	19/01/2015	No	1	Similar application submitted in 2009 at the same address, ref: 09/11584/FUL. Subsequent application has seen changes to dwelling scale and layout.
CHATCULL HALL, CHATCULL	CHATCULL	06/06895/FUL	1	1	1	09/08/2006	Delegated	14/09/2006	14/09/2009	Yes	0	No update
FLOUGH INN, NEWPORT ROAD	WOODSEAVES	11/15627/FUL	1	1	1	27/06/2011	Delegated	14/10/2011	14/10/2014	No	1	no update
LAND OFF WALTON LANE	BROCTON	05/03908/FUL	1	1	1	07/01/2005	Appeal	25/01/2007	25/01/2012	Yes	0	Conditions discharged 22/12/2011. Assumed complete.
HARTWELL FARM, HARTWELL LANE	HARTWELL	08/10056/FUL	1	1	1	16/11/2005	Delegated	26/06/2006	26/06/2009	Yes	0	No update
15 MEADOW RIDGE	STAFFORD	09/11570/REM	1	1	1	02/02/2009	Delegated	25/03/2009	25/03/2009	Yes	0	2 years from approval of last RM application following outline app in 2006 ref: 06/07282/OUT.
BROADACRE, COTON RISE	BARLASTON	09/12239/FUL	1	1	1	17/06/2009	Delegated	07/09/2009	07/09/2012	Yes	0	Conditions discharged 08/06/2010. Assumed complete.
JESMONDE, SANDON ROAD	HILDERSTONE	10/14363/FUL	1	1	1	14/09/2010	Appeal	26/09/2011	26/09/2014	No	1	Planning application 10/13631/FUL refused on 21/06/2010 for a similar application.
ADJACENT TO 30 SCHOOL LANE, RICKERSCOTE	STAFFORD	11/15990/EXTF	1	1	1	18/08/2011	Delegated	11/10/2011	11/10/2014	No	1	Conditions discharged 14/10/2013 (ref:13/19212/DCON)
LAND ADJ TO 19 BERKERLEY STREET	STONE	13/18603/FUL	1	1	1	23/04/2013	Delegated	17/06/2013	17/06/2016	No	1	
SUNNYSIDE	BURSTON	10/13152/EXT	1	1	1	12/01/2010	Delegated	09/03/2010	09/03/2013	Yes	0	Application for an extension of time on application 06/07546/FUL decided on 19/02/2007.
FORMER BT PREMISES, CLAREMONT ROAD	ECCLESHALL	07/08185/FUL	1	1	1	15/05/2007	Delegated	19/06/2007	19/06/2010	Yes	0	Application is a revision to a previously approved plan ref: 06/07273/FUL decided on 27/02/2007

STAFFORD BOROUGH COUNCIL 5 YEAR HLS AS OF 31 JANUARY 2014						HC Assessment						
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BROCKTON VILLA, HIGH LANE	BROCKTON	07/08596/FUL	1	1	1	02/07/2007	Delegated	14/08/2007	assume 14/08/2010	Yes	0	No decision notice on public access. No update Previous application for similar development was refused on 11/05/2007 app ref: 07/08007/FUL.
LAND AT CHURCH LANE, OULTON	OULTON	07/08405/FUL	1	1	1	27/06/2007	Delegated	20/09/2007	assume 20/09/2010	Yes	0	No decision notice on public access. No update.
124 STALLINGTON ROAD	BLYTHE BRIDGE	07/08915/FUL	1	1	1	23/08/2007	Delegated	11/10/2007	11/10/2010	Yes	0	No update
PLOT 1, HIGHFIELD DRIVE	LITTLE HAYWOOD	08/10730/FUL	1	1	1	14/08/2008	Delegated	03/11/2008	03/11/2011	Yes	0	No update
14 BISHOPS COURT	ECCLESHALL	08/11231/FUL	1	0	0	19/11/2008	Delegated	13/11/2009	13/11/2012	Yes	0	Conditions discharged on 12/07/2013 ref: 12/17789/DCON
LAND ADJ TO 13 GREENSOME LANE, DOXEY	STAFFORD	10/14202/EXT	1	1	1	23/08/2010	Delegated	15/10/2010	15/10/2013	Yes	0	Application for an extension of time on application 07/08922/FUL decided on 20/11/2007.
BARN AT CASTLE VIEW FARM, OFF BILLINGTON BANK	BILLINGTON	12/16700/EXTF	1	1	1	01/02/2012	Delegated	28/03/2012	28/03/2015	No	1	Application for an extension of time on application 08/11400/FUL decided on 06/02/2009
PLOT ADJ TO GLEBE, 106 LONGTON ROAD	BARLASTON	13/18492/REM	1	1	1	11/04/2013	Delegated	25/07/2013	19/12/2015	No	1	RM application following outline app in 2012 ref: 12/17884/OUT.
LAND AT 32 ADAMTHWAITE DRIVE	BLYTHE BRIDGE	11/16284/EXTO	1	1	1					Yes	0	Outline application found only, ref 08/10572/OUT. App ref supplied does not correspond to public access.
LAND TO THE NORTH OF THE FARM, STONE ROAD	TITTENSOR	11/16266/EXTO	1	1	1	20/10/2011	Delegated	14/12/2011	14/12/2014	No	1	Application for an extension of time on application 08/10245/OUT decided on 17/11/2008.
LAND AT WALTON WAY	STONE	11/15223/EXT	1	1	1	29/03/2011	Delegated	05/08/2011	05/08/2014	No	1	Application for an extension of time on application 08/10160/OUT decided on 10/12/2008
LAKE VIEW BARN, MITTON ROAD	BRADLEY	07/09115/FUL	1	1	1	10/10/2007	Delegated	21/04/2008		Yes	0	No decision notice on public access. No update
SIEGHFORD BARN, CLANFORD ROAD	SEIGHFORD	08/09853/FUL	1	1	1	25/02/2008	Delegated	15/08/2008	assume 15/08/2011	Yes	0	No decision notice on public access. Discharge of a condition on 08/07/2011.
GEORGE SAXTON COTTAGE, CROXTON BANK	CROXTON	12/17096/FUL	1	1	1	16/05/2012	Delegated	09/07/2012	09/07/2015	No	1	Conditions discharged on 25/03/2013. ref: 13/18240/DCON
9 RADFORD STREET	STONE	08/11425/FUL	1	1	1	12/12/2008	Delegated	13/02/2009	13/02/2012	Yes	0	No update
ST THOMAS MILL FARM, BASWICH LANE	STAFFORD	08/10150/FUL	1	1	1	19/08/2008	Delegated	30/03/2009	30/03/2012	Yes	0	No update
THE HOMESTEAD, BEECHCLIFFE LANE	TITTENSOR	10/14214/FUL	1	1	1	23/08/2010	Delegated	15/10/2010	15/10/2013	Yes	0	No update
LAND TO THE REAR OF BRADLEY NURSERIES & GARDEN CENTRE, OAK	BRADLEY	11/14832/REM	1	1	1	20/01/2011	Delegated	17/03/2011	17/03/2013	Yes	0	RM application following outline application in 2008 ref: 08/10326/OUT
74 AUDMORE ROAD	GNOSALL	12/16972/FUL	1	1	1	03/05/2012	Delegated	28/06/2012	28/06/2015	No	1	
2 SAWPIT LANE	BROXTON	12/17603/FUL	1	1	1	11/09/2012	Delegated	06/11/2012	06/11/2015	No	1	
HARTWELL COTTAGE, HARTWELL LANE	BARLASTON	13/18143/EXTF	1	1	1	11/01/2013	Delegated	07/03/2013	07/03/2016	No	1	Application for extension of time on application 09/12201/FUL decided on 12/01/2010
337 STONE ROAD	STAFFORD	12/17304/EXTO	1	1	1	15/06/2012	Delegated	20/02/2013	RM application to be submitted within 3 years	No	1	Application for an extension of time on application 09/11506/OUT decided on 08/07/2009
THE VILLA FARM	SLINDON	09/11714/FUL	1	1	1	19/02/2009	Delegated	15/04/2009	15/04/2012	Yes	0	Renewal of application 04/02588/FUL. No updates
THE OLD COTTAGE	BRADLEY	09/11559/FUL	1	1	1	20/01/2009	Delegated	14/05/2009	14/05/2012	Yes	0	No update
BUILDINGS ADJ PARK FARM	CHURCH EATON	09/12337/FUL	1	0	0	26/06/2009	Delegated	21/10/2009	21/10/2012	Yes	0	No update
THE CROWN INN STAFFORD ROAD (A34)	ASTON BY STONE	11/15086/FUL	1	1	1	24/03/2011	Delegated	19/05/2011	19/05/2014	No	1	
VILLA FARM, HORSLEY LANE	ECCLESHALL	09/12459/FUL	1	1	1	05/08/2009	Delegated	25/11/2009	25/11/2012	No - assumption PP implemented	1	No. of conditions discharged on 30/03/2012 (reference 12/16739/DCON). Building control application (reference 12/04613/OTHFPD) for barn conversion & car port. Status - building work started & plans conditionally approved no date). Assumption PP has been implemented
OUTLANDS COTTAGE, OUTLANDS LANE	BISHOPS OFFLEY	09/12176/FUL	1	1	1	27/05/2009	Delegated	23/12/2009	23/12/2012	No - implemented	1	No. of conditions discharged (reference 11/15666/DCON & 11/16094/DCON) 12/07/2012. An application to extend the time limit on 09/12176/FUL was submitted (reference 12/17867/EXTF), but withdrawn on 07/06/2013 when the LPA agreed that PP had been lawfully implemented - agreed that both 09/12176/FUL and a later PP 11/16832/FUL (which were identical save for one minor element).
SOUTHERNDOWN, PLOT 1, HARTWELL LANE	ROUGH CLOSE	12/17715/FUL	1	0	0	01/10/2012	Delegated	26/11/2012	26/11/2015	No	1	No. of conditions discharged 11/03/2013 (reference 13/18186/DCON)
LAND AND BUILDINGS, NEW ROAD	CHURCH EATON	09/13103/FUL	1	1	1	23/12/2009	Delegated	15/02/2010	15/02/2013	YES	0	No further applications submitted to LPA
BEACON FARM, BEACONSIDE	STAFFORD	12/16729/FUL	1	1	1	23/03/2012	Delegated	17/05/2012	17/05/2015	No	1	Comprised a minor amendment to a previous approved PP
NO. 55 HOLDING, YARLET LANE	MARSTON	10/13471/FUL	1	1	1	22/03/2010	Delegated	13/05/2010	13/05/2013	YES	0	Comprised a resubmission of earlier withdrawn PP reference 09/13099/FUL. Application to discharge conditions (reference 10/14066/DCON) approved 06/09/2010.
LAND AT FORMER CHAPEL, TITTENSOR ROAD	TITTENSOR	10/14537/FUL	1	1	1	23/11/2010	Delegated	17/01/2011	17/01/2014	YES	0	No. of conditions discharged 29/02/12 (12/16753/DCON)
3 WALTON HOUSE BARN, COMMON LANE	STONE	11/14892/FUL	1	1	1	24/01/2011	Delegated	21/03/2011	21/03/2014	No	1	No further applications/information found on public access

STAFFORD BOROUGH COUNCIL 5 YEAR HLS AS OF 31 JANUARY 2014						HC Assessment						
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LAND AT SHELMORE FARM, RADMORE LANE	GNOSALL	10/14807/FUL	1	1	1	06/01/2011	Delegated	24/03/2011	24/03/2014	No	0	Agricultural workers dwelling. No. of conditions discharged 01/06/2011 (reference 11/15480/DCON)
LAND AT BLURTON ROAD	BARLASTON	09/12125/FUL	1	1	1	14/05/2009	Delegated	30/03/2011	30/03/2014	No	1	Resubmission following earlier refusal (08/09578/FUL)
THE PADDOCK, TO THE REAR OF OLD HALL & OLD HALL COTTAGE OUT	DERRINGTON	13/18631/EXTO	1	1	1	29/04/2013	Delegated	24/06/2013	24/06/2018	No	1	Extension of time application (on original reference 09/13010/OUT)
LAND AT CEDAR RISE, NEWPORT ROAD	WOODSEAVES	13/18353/FUL	1	1	1	25/02/2013	Delegated	30/04/2013	30/04/2016	No	1	PP comprises FULL PP following earlier OUT PP (reference 10/14304/OUT granted 02/11/2010).
SPRING FARM, AMERTON LANE	SHIRLEYWICH	10/13077/FUL	1	1	1	08/01/2010	Delegated	20/04/2010	20/04/2013	No	1	No. of conditions discharged (reference 11/15984) on 28/11/2011. In addition, revised application 11/16164/FUL approved 06/01/2012 (amendments to originally approved scheme), so date planning permission expires is in fact 06/01/2015
11 HEATHER CLOSE	BROCTON	11/16507/FUL	1	1	1	19/12/2011	Delegated	19/04/2012	19/04/2015	No	1	Comprises a FUL application following previous approval of OUT (at appeal) and RM applications - comprises revision to earlier approved OUT & RM scheme
FORMER TELEPHONE EXCHANGE, ADJACENT TO 21 FILLEYBROOKS	STONE	10/14125/FUL	1	1	1	05/08/2010	Delegated	29/10/2010	29/10/2013	YES	0	No further applications/information found on public access
1 THE FLASHES GNOSALL	GNOSALL	07/08159/FUL	1	1	1	04/04/2007	Cmte - 10/08/2011	10/08/2011	10/08/2014	No	1	No further applications/information found on public access
JESMONDE SANDON ROAD HILDERSTONE	STONE	10/14363/FUL	1	1	1	20/10/2010	Delegated - refused. APPEAL	26/09/2011	26/09/2014	No	1	PP was refused. Allowed on appeal 26/09/2011. No further applications/information found on public access
THE MOUNT STAFFORD ROAD	ECCLESHALL	10/14342/FUL	1	1	1	15/09/2010	Cmte - refused. APPEAL	24/06/2011	24/06/2014	No	1	PP was refused. Allowed on appeal 24/06/2011. no. of conditions discharged 12/12/11 (reference 11/15983/DCON)
OUTBUILDINGS AT GREEN FARM LOWER ROAD KNIGHTLEY	KNIGHTLEY	11/15667/FUL	1	1	1	25/08/2011	Delegated	23/12/2011	23/12/2014	No	1	No further applications/information found on public access
LAND AT THE FARM	WALTON ON THE HILL	13/18560/REM	1	1	1	12/04/2013	Delegated	31/07/2013	31/07/2015	No	1	RM application pursuant to 11/16272/OUT (approved 03/02/2012)
ADBASTON PRIMARY SCHOOL	ADBASTON	01/41544/FUL	1	1	1	16/11/2001	Delegated	11/01/2002	11/01/2007	YES	0	
6 SUTTON COURT SUTTON LANE	SUTTON	10/14342/FUL	1	1	1					N/A	0	Incorrect app reference - correct reference for this address is 10/14242/FUL, and this relates to a PP for solar panels. Ref 10/14342/FUL is already listed above.
PERFECT PIZZA, 6 NORTH WALLS	STAFFORD	11/15579/COU	1	1	1	10/06/2011	Delegated	05/09/2011	05/09/2014	No	1	No further applications/information found on public access
LAND TO REAR OF 126 SILKMORE LANE	STAFFORD	11/15641/FUL	1	1	1	28/06/2011	Delegated	12/10/2011	12/10/2014	No	1	No. of conditions discharged 27/03/2012 (ref 12/16841/DCON)
LAND AT WOLSELEY GARDEN PARK ORCHARD LANE	WOLSELEY BRIDGE	13/18883/FUL	1	1	1	12/07/2013	Delegated	06/09/2013	06/09/2016	No	1	
160 MARSTON ROAD	STAFFORD	11/16337/COU	1	1	1	16/11/2011	Delegated	11/01/2012	11/01/2015	No	1	No further applications/information found on public access
LAND AT FULFORD MANOR FARM	FULFORD	11/15765/FUL	1	1	1	11/08/2011	Delegated	12/02/2012	12/02/2015	No	1	No further applications/information found on public access
LAND AT DRUMBLE MILL	STONE	11/16153/FUL	1	1	1	28/09/2011	Cmte - 07/03/2012	22/03/2012	22/03/2015	No	0	Correspondence on file confirms initial site clearance started - (eml dated 10/04/2012). Assume complete.
5A HIGH STREET	ECCLESHALL	11/15761/COU	1	1	1	21/02/2012	Delegated	09/04/2012	09/04/2015	No	1	
14A HIGH STREET	ECCLESHALL	12/16691/FUL	1	1	1	10/02/2012	Delegated	05/04/2012	05/04/2015	No	1	
LAND AT ORCHARD HOUSE HIGHLOWS LANE	SEIGHFORD	11/16433/EXTF	1	1	1	06/11/2011	Delegated	04/05/2012	04/05/2015	No	1	Extension of time application (on original reference 08/10933/FUL)
LAND ADJ TO 54 AUDMORE ROAD	GNOSALL	12/16736/EXTF	1	1	1	07/03/2012	Delegated	30/05/2012	30/05/2015	No	1	Extension of time application (on original reference 09/11632/FUL)
LAND ADJ TO 75 LONGTON ROAD	BARLASTON	12/17659/FUL	1	1	1	25/09/2012	Delegated	20/11/2012	20/11/2015	No	0	No. of conditions discharged 08/03/2013 (ref 13/18238/DCON)
OAK FARM 2 HOLDING ENSON LANE	MARSTON	12/16873/FUL	1	0	0						0	PROPOSAL: Demolish existing house; replacement house
FOXLEY FARM BARN ASPLEY LANE	CHATCULL	12/16902/FUL	1	1	1	27/03/2012	Delegated	21/05/2012	21/05/2015	No	1	No further applications/information found on public access
LAND AT FORMER ACTON MEWS MOSS PIT	STAFFORD	11/16461/FUL	1	1	1	21/12/2011	Delegated	13/05/2012	13/05/2015	No	1	No further applications/information found on public access
LAND AT MARSTON LANE	STAFFORD	11/15861/FUL	1	1	1	28/06/2011	Delegated	20/07/2012	20/07/2015	No	1	No further applications/information found on public access
LAND AT MIDDLE BANK	STAFFORD	12/16680/FUL	1	1	1	24/02/2012	Delegated	20/07/2012	20/07/2015	No	1	No time limit condition attached to PP - prescribed time limit is 3 years
LAND AT HILL FARM	BRADLEY	12/16994/FUL	1	1	1	10/04/2012	Delegated	12/07/2012	12/07/2015	No	1	No further applications/information found on public access

STAFFORD BOROUGH COUNCIL 5 YEAR HLS AS OF 31 JANUARY 2014						HC Assessment						
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LAND AT MERTON HOUSE	GNOSALL	12/17248/FUL	1	1	1	01/06/2012	Delegated	27/07/2012	27/07/2015	No	1	No further applications/information found on public access
LAND AT LITTLE SUGNALL FARM	SUGNALL	11/15099/FUL	1	1	1	02/07/2012	Delegated	23/08/2012	23/08/2015	No	1	
ARANJUEZ	SHARPLEY HEATH	12/17151/FUL	1	1	1	27/06/2012	Delegated	22/08/2012	22/08/2015	No	0	Application for a replacement dwelling
THE DALE	ECCLESHALL	12/17349/FUL	1	1	1	25/06/2012	Delegated	20/08/2012	20/08/2015	No	0	Application for a replacement dwelling
19 CHERRY TREE CRESCENT	GREAT BRIDGEFORD	12/17401/FUL	1	1	1	09/07/2012	Delegated	31/08/2012	31/08/2015	No	1	
THE LIMES, 30 EASTGATE STREET	STAFFORD	12/17007/FUL	1	1	1	23/07/2012	Delegated	19/09/2012	19/09/2015	No	1	
92 CAMBRIDGE STREET	STAFFORD	12/17338/COU	1	1	1	30/07/2012	Delegated	21/09/2012	21/09/2015	No	1	
LAND AT FIELD HOUSE FARM	ASTON BY STONE	12/17356/FUL	1	1	1	27/07/2012	Delegated	21/09/2012	21/09/2015	No	1	
LAND AT HOLLY BANK	GNOSALL	12/17073/FUL	1	1	1	29/05/2012	Delegated	04/10/2012	04/12/2015	No	1	
1 FRIARS TERRACE	STAFFORD	12/17136/COU	1	1	1	17/08/2012	Delegated	12/10/2012	12/10/2015	No	1	
LAND AT THE GREEN	KNIGHTLEY	12/17525/FUL	1	1	1	29/08/2012	Delegated	24/10/2012	24/10/2015	No	0	Application for a replacement dwelling
FOX EARTHS NURSING HOME	SPOT ACRE	12/17250/FUL	1	1	1	18/06/2012	Delegated	18/11/2012	24/10/2015	No	1	
REAR OF 232 ECCLESHALL ROAD	STAFFORD	12/17684/FUL	1	1	1	11/10/2012	Delegated	06/12/2012	06/12/2015	No	1	
LAND AT 33 STONE ROAD	ECCLESHALL	12/17742/FUL	1	1	1	30/10/2012	Delegated	19/12/2012	19/12/2016	No	1	
107 HILDERSTONE ROAD	MEIR HEATH	12/17624/FUL	1	1	1	20/11/2012	Delegated	15/01/2013	15/01/2016	No	0	Application for a replacement dwelling
LAND AT SHUSHIONS MANOR	CHURCH EATON	12/17894/FUL	1	1	1	13/11/2012	Delegated	08/01/2013	08/01/2016	No	1	
1 & 2 HORSESHOE COTTAGES	HILDERSTONE	12/17920/FUL	1	1	1	06/11/2012	Delegated	08/01/2013	08/01/2016	No	1	
PLOT ADJ 4 THE MOUNT	CRESWELL	12/18063/FUL	1	1	1	06/12/2012	Delegated	31/01/2013	31/01/2016	No	1	
THE OLD VICARAGE	WALTON ON THE HILL	13/18814/FUL	1	1	1	12/06/2013	Delegated	07/08/2013	07/08/2013	No	1	
LAND ADJ TO 2 LAKEWOOD DRIVE	BARLASTON	12/17975/FUL	1	1	1	14/12/2012	Delegated	22/02/2013	22/02/2016	No	1	
LAND BETWEEN 11 & 15 MAIN ROAD	MILFORD	12/18108/FUL	1	1	1	18/12/2012	Delegated	12/02/2013	12/02/2016	No	1	
LINDORE HALL FARM	GNOSALL	12/18106/FUL	1	1	1	02/01/2013	Delegated	27/02/2013	27/02/2016	No	1	
LAND ADJACENT 12 LEIGH CLOSE	STAFFORD	12/18107/FUL	1	1	1	03/01/2013	Delegated	28/02/2013	28/02/2016	No	1	
THE FLUTE, A519	MILL MEECE	12/17611/FUL	1	1	1	07/11/2012	Delegated	11/03/2013	11/03/2016	No	1	
SURVEY DIGITAL, 53 HIGH STREET	ECCLESHALL	12/17896/COU	1	1	1	18/01/2013	Delegated	13/03/2013	13/03/2016	No	1	
103 SANDON ROAD	STAFFORD	13/18219/FUL	1	1	1	23/01/2013	Delegated	20/03/2013	assume 20/03/2016	No	1	Decision notice not on public access
LAND ADJACENT, 1 ROTHERWOOD DRIVE	STAFFORD	12/16857/FUL	1	1	1	08/03/2012	Appeal	17/12/2012	17/12/2015	No	1	Application went to appeal with ref APP/Y3425/A/12/2181381/NWF
LAND ADJ TO 10 TENBY DRIVE	STAFFORD	11/16134/OUT	1	1	1	24/02/2012	Delegated	20/04/2012	20/04/2015	No	1	
LAND TO REAR OF THE GABLES	GREAT BRIDGEFORD	11/15586/OUT	1	1	1	02/09/2011	Delegated	16/05/2012	16/05/2015	No	1	
LAND AT IVY COTTAGE	SALT	12/17291/OUT	1	1	1	19/07/2012	Delegated	13/09/2012	13/09/2015	No	1	
HUNTERS MOON	FULFORD	12/18016/OUT	1	1	1	26/11/2012	Delegated	21/01/2013	21/01/2016	No	1	
LINDOW, 27 OLD ROAD	BARLASTON	13/19697/REM	1	1	1	18/09/2012	Delegated	22/11/2012	22/11/2015	No	1	No expiration date on reserved matters application, so used dates on outline application app ref: 12/17365/OUT
LAND ADJ TO 25 SPRINGWOOD DRIVE	STONE	12/16771/FUL	1	0	0							
HOME FARM BUILDINGS MAIN STREET	SWYNNERTON	12/16697/FUL	1	1	1	09/02/2012	Delegated	29/06/2012	29/06/2015	No	1	
93 WOLVERHAMPTON ROAD	STAFFORD	12/17984/FUL	1	1	1	12/12/2012	Delegated	06/02/2013	06/02/2016	No	1	
4 AIRDALE ROAD	STONE	13/18211/FUL	1	1	1	08/02/2013	Delegated	26/04/2013	26/04/2016	No	0	Application for a replacement dwelling
LAND REAR OF 47 STONE ROAD	ECCLESHALL	13/18217/FUL	1	1	1	23/01/2013	Delegated	30/05/2013	30/05/2016	No	1	
51 ALEXANDRA ROAD	STAFFORD	13/18251/FUL	1	1	1	12/03/2013	Delegated	16/05/2013	16/05/2016	No	1	
2 FRIARS TERRACE	STAFFORD	13/18250/COU	1	1	1	13/03/2013	Delegated	08/05/2013	08/05/2016	No	1	Incorrect application reference 2 Friars Terrace actual application reference: 13/18264/COU
PROSPECT HOUSE, GNOSALL ROAD	KNIGHTLEY	13/18381/LDC	1	0	0						0	
PLOT 1 THE OUTWOODS FARM, OUTWOODS FARM ROAD	OUTWOODS	13/18448/COU	1	1	1	04/04/2013	Delegated	28/05/2013	28/05/2016	No	1	
PLOT AT YELD BANK FARM, GRANGE ROAD	KNIGHTLEY	13/18495/FUL	1	1	1	22/03/2013	Delegated	17/05/2013	17/05/2016	No	1	
LOWER BRIDGE FARM	HOPTON	13/18493/FUL	1	1	1	15/04/2013	Delegated	10/06/2013	10/06/2016	No	1	
BLACKLAKE FARM, STALLINGTON ROAD	MEIR HEATH	13/18516/FUL	1	0	0						0	
SMALL FARM, GRINDLEY LANE	GRINDLEY	13/18428/FUL	1	1	1	19/03/2013	Delegated	18/06/2013	18/06/2016	No	0	Application for a replacement dwelling
LAND ADJACENT 8 RADFORD BANK	STAFFORD	13/18651/OUT	1	1	1	03/05/2013	Delegated	26/06/2013	2 years from approval of last RM	No	1	
12 CRAB LANE	STAFFORD	13/18657/OUT	1	1	1	03/05/2013	Delegated	26/06/2013	26/02/2016	No	1	
LAKESIDE BARN, PRIORY FARM, MITTON ROAD	BRADLEY	13/18468/COU	1	1	1	08/05/2013	Delegated	02/07/2013	02/07/2016	No	1	

STAFFORD BOROUGH COUNCIL 5 YEAR HLS AS OF 31 JANUARY 2014						HC Assessment						
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361 SANDON ROAD	MEIR HEATH	13/18759/FUL	1	1	1	28/05/2013	Delegated	22/06/2013	22/06/2016	No	0	Application for a replacement dwelling
11 LONGTON ROAD	BARLASTON	13/18813/COU	1	1	1	07/06/2013	Delegated	01/08/2013	01/08/2016	No	1	
LAND AT OUTWOODS FARM, STONE ROAD	ROUGH CLOSE	13/18409/FUL	1	1	1	14/06/2013	Delegated	06/08/2013	06/08/2016	No	1	
LAND ADJACENT TO TIXALL COURT	TIXALL	13/18414/COU	1	1	1	12/03/2013	Delegated	16/09/2013	16/09/2016	No	1	
GROVE FARM, STONE ROAD	YARLET	13/18299/FUL	1	1	1	23/07/2013	Delegated	21/09/2013	21/09/2016	No	1	
GOLDENHILL FARM, MOSS LANE	FAIR OAK	13/19096/LDC	1	0	0						0	
LAND REAR OF 73 WEEPING CROSS	STAFFORD	11/16382/FUL	1	0	0						0	
ELFORD HILL FARM	ECCLESHALL	13/18295/FUL	1	1	1	20/06/2013	Delegated	10/10/2013	10/10/2016	No	0	Application for a replacement dwelling
WHITEHOUSE FARM	BRADLEY	13/19102/FUL	1	1	1	21/08/2013	Delegated	15/10/2013	15/10/2016	No	1	
LAND ADJACENT 186 MAIN ROAD	MILFORD	13/19183/OUT	1	1	1	23/08/2013	Delegated	17/10/2013	17/10/2016	No	1	
HANCHURCH MEWS	SWYNNERTON	13/18770/FUL	1	1	1	21/06/2013	Delegated	30/10/2013	30/10/2016	No	1	
GLAZELEY FIELDS, BARLASTON ROAD	COCKNAGE	13/19259/FUL	1	1	1	10/09/2013	Delegated	30/10/2013	30/10/2016	No	0	Application for a replacement dwelling
PLOT AT MEADOWS FARM, BROCTON GATE	BROCTON	13/19043/FUL	1	1	1	22/08/2013	Delegated	19/11/2013	19/11/2016	No	1	
RIVERSIDE, 54 TITTENSOR ROAD	TITTENSOR	13/19447/LDC	1	0	0						0	
LITTLE FIELDS, FULFORD ROAD	SPOT ACRE	13/18164/FUL	1	1	1	09/09/2013	Delegated	11/12/2013	11/12/2016	No	1	
WHITE EAVES, STONE ROAD	ECCLESHALL	13/19463/FUL	1	1	1	16/10/2013	Delegated	11/12/2013	11/12/2016	No	1	
ADJACENT TO 35 PITT STREET	STAFFORD	13/19160/FUL	1	1	1	30/08/2013	Delegated	13/12/2013	13/12/2016	No	1	
WARREN HOUSE FARM, STONE ROAD	MEAFORD	13/19375/FUL	1	1	1	23/10/2013	Delegated	18/12/2013	18/12/2016	No	1	
LAND TO REAR OF THE CEDARS, RADFORD RISE	STAFFORD	13/18293/OUT	1	1	1	17/05/2013	Delegated	17/01/2014	17/01/2016	No	1	
OLDFIELDS HOUSE, SCHOOL LANE	STAFFORD	13/18827/FUL	1	1	1	14/06/2013	Delegated	13/01/2014	13/01/2017	No	1	
CONVERSION OF BARN TO FORM DWELLING	SWYNNERTON	11/16407/FUL	1	1	1	28/11/2011	Delegated	23/01/2012	23/01/2015	No	1	
SPRING FARM	BRADLEY	11/15907/FUL	2	2	2	16/08/2011	Delegated	11/10/2011	11/10/2014	No	2	
THE MILL HOUSE & THE WARDEN HOUSE	GREAT BRIDGEFORD	04/01855/COU	2	1	1	12/02/2004	Delegated	18/03/2004	18/03/2009	Yes	0	
HEATH FARM, NEW ROAD	HIXON	11/16314/FUL	2	2	2	14/11/2011	Delegated	06/01/2012	06/01/2015	No	2	
PALINS FARM	KNIGHTON	02/41933/FUL	2	1	1	18/02/2002	Delegated	01/10/2002	01/10/2007	Yes	0	Decision notice couldn't be found although the site appears in Stafford Borough Planning and Regeneration Service Land for New Homes 2013 as a rural site. At the date of publication in 2013 there were no completions.
RICKERSCOTE HALL FARM, RICKERSCOTE LANE	STAFFORD	02/43088/FUL	2	2	2	15/10/2002	Delegated	13/12/2002	13/12/2007	Yes	1	Decision notice couldn't be found although the site appears in Stafford Borough Planning and Regeneration Service Land for New Homes 2011 as a rural site that has had development begun. At the date of publication in 2013 there was 1 dwelling complete.
1 SHREWSBURY ROAD	STAFFORD	12/17695/EXTF	2	2	2	01/10/2012	Delegated	31/10/2012	31/10/2015	No	2	
FORMERLY KNOWN AS THE FARTHINGS, LAND FRONTING CORNER OF	STONE	13/18733/FUL	2	2	2	31/05/2013	Delegated	26/07/2013	26/07/2016	No	2	
ADBASTON GRANGE, ADBASTON	ADBASTON	02/42976/FUL	2	1	1	20/09/2002	Delegated	10/04/2003	10/04/2008	Yes	1	Decision notice couldn't be found although the site appears in Stafford Borough Planning and Regeneration Service Land for New Homes 2013 as a rural site that has had development begun. At the date of publication in 2013 there was 1 dwelling complete.
HEATHYARDS FARM	FRADSWELL HEATH	03/001977/FUL	2	1	1	19/03/2003	Delegated	22/08/2003	22/08/2008	Yes	1	Decision notice couldn't be found although the site appears in Stafford Borough Planning and Regeneration Service Land for New Homes 2012 as a rural site that has had development begun. At the date of publication in 2012 there was 1 dwelling complete.
HOUGH FARM, CHURCH EATON ROAD	HAUGHTON	04/03359/FUL	2	2	2	19/10/2004	Delegated	03/12/2004	03/12/2009	Yes	0	No update
PAGEFIELDS FARM	MILWICH HEATH	04/03573/FUL	2	2	2	24/11/2004	Delegated	28/01/2005	28/01/2010	Yes	0	No update
ELMHURST FARM, GREEN LANE	WHITGREAVE	11/15021/FUL	2	2	2	17/05/2011	Delegated	11/07/2011	11/07/2014	No	2	
FIR TOPS, YARNFIELD LANE	YARNFIELD	05/04773/REM	2	0	0	05/07/2005	Delegated	08/08/2005	09/03/2010	Yes	0	No update
BOWGAGE FARM, UTTOXETER ROAD	GRINDLEY	05/04698/FUL	2	1	1	04/07/2005	Delegated	29/09/2005	29/09/2010	Yes	0	No update
HOME FARM, CRESWELL ROAD	HILDERSTONE	05/05590/FUL	2	2	2	02/12/2005	Delegated	17/02/2006	17/02/2009	Yes	0	No update

STAFFORD BOROUGH COUNCIL 5 YEAR HLS AS OF 31 JANUARY 2014						HC Assessment						
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BANK FARM	CROXTON	05/04184/FUL	2	2	2	23/03/2005	Delegated	27/04/2005	27/04/2010	Yes	0	Decision notice couldn't be found although the site appears in Stafford Borough Planning and Regeneration Service Land for New Homes 2011 as a rural site. At the date of publication in 2011 there were no completions.
INGLEWOOD, HARGREAVES LANE	STAFFORD	13/19632/FUL	2	2	2	25/11/2013	Delegated	20/01/2014	20/01/2017	No	2	
THE OLD HALL, NEWPORT ROAD	HAUGHTON	06/06453/FUL	2	1	1	01/06/2006	Delegated	08/08/2006	08/08/2009	Yes	1	No update
REAR GARDEN OF 4 MANOR SQUARE	STAFFORD	09/11683/REM	2	0	0	20/02/2009	07/10/2009	23/03/2010	23/03/2012	Yes	0	Reserved matters application went to appeal and permitted on 23/03/2010 (APP/A/09/2116494)
SHAW LODGE FARM, STONE ROAD	COTON HAYES	11/14858/EXT	2	2	2	19/01/2011	Delegated	25/05/2011	25/05/2014	No	2	No update
THE LAUNDRY HOUSE, 47-49 POOL LANE	BROCTON	11/16218/EXTF	2	2	2					No	0	Same application as below!
THE LAUNDRY HOUSE, 47-49 POOL LANE	BROCTON	11/16218/EXTF	2	2	2	26/10/2011	Delegated	30/06/2012	30/06/2015	No	2	
24 CHARLES COTTON STREET	STAFFORD	13/18982/EXTF	2	2	2	11/07/2013	Delegated	05/09/2013	05/09/2016	No	2	
HALFWAY HOUSE BARN	CROXTON	11/14857/FUL	2	2	2	10/01/2011	Delegated	24/02/2011	24/02/2014	No	2	No update
REAR GARDEN OF 77 SILKMORE CRESCENT	STAFFORD	13/18160/FUL	2	2	2	12/03/2013	Delegated	07/05/2013	07/05/2016	No	2	
PODMORE HOUSE FARM, PODMORE	PODMORE	08/11468/FUL	2	2	2	13/02/2009	Delegated	02/06/2009	02/06/2012	Yes	0	Decision notice couldn't be found although the site appears in Stafford Borough Planning and Regeneration Service Land for New Homes 2011 as a rural site. At the date of publication in 2011 there were no completions.
HAIR, NAIL SALONS & JOINERY SHOP, NEWPORT ROAD	GNOSALL	13/18268/FUL	2	2	2	11/01/2011	Delegated	08/03/2011	08/03/2014	No	2	No update
159 CANNOCK ROAD	STAFFORD	10/14712/EXT	2	2	2	02/08/2013	Delegated	02/12/2013	02/12/2016	No	2	
9 FIELD CLOSE	BLYTHE BRIDGE	13/19004/FUL	2	2	2	29/01/2008	Delegated	17/06/2008	17/06/2011	Yes	2	Variation of conditions application submitted on 28/05/2010 and approved on 23/07/2010 (app ref. 10/13776/FUL)
BLACKLAKE FARM, HILDERSTONE ROAD	MEIR HEATH	08/09628/FUL	2	2	2	15/09/2011	Delegated	01/11/2011	01/11/2014	No	2	
1 & 2 WARTON GRANGE COTTAGE	WARTON	11/15996/FUL	2	2	2	05/10/2011	Delegated	28/11/2011	28/11/2014	No	2	
LAND ADJTO THE NESBITT ARMS PUBLIC HOUSE, MORTON ROAD	STAFFORD	11/16187/EXTO	2	2	2	18/09/2012	Delegated	31/10/2012	31/10/2015	No	2	
SUTTON BANK GARAGE	SUTTON	12/17691/EXTO	2	2	2	16/02/2009	Delegated	29/09/2009	29/09/2012	Yes	0	Decision notice couldn't be found although the site appears in Stafford Borough Planning and Regeneration Service Land for New Homes 2013 as a rural site. At the date of publication in 2013 there were no completions.
WOODHOUSE FARM, YARLET LANE	YARLET	09/11691/FUL	2	2	2	21/01/2010	Delegated	17/03/2010	17/03/2013	Yes	0	
LAND OFF MEADOW ROAD, QUEENSVILLE	STAFFORD	10/13147/FUL	2	2	2	25/10/2010	Delegated	20/12/2010	20/12/2013	Yes	0	Decision notice couldn't be found although the site appears in Stafford Borough Planning and Regeneration Service Land for New Homes 2013 as a rural site. At the date of publication in 2013 there were no completions.
BUILDINGS AT OAK FARM, ENSON LANE	YARLET	10/14506/FUL	2	2	2	27/04/2010	Delegated	21/06/2010	21/06/2013	Yes	0	No update
PARK HOUSE VETERINARY CENTRE, 5 PARK STREET, FOREBRIDGE	STAFFORD	10/13616/FUL	2	2	2	03/12/2010	Delegated	12/01/2011	12/01/2014	Yes	0	Decision notice couldn't be found although the site appears in Stafford Borough Planning and Regeneration Service Land for New Homes 2013 as a rural site. At the date of publication in 2013 there were no completions.
LAND AT BANK FARM, WESTON JONES LANE	WESTON JONES	10/14713/FUL	2	1	1	03/12/2010	Delegated	12/01/2011	12/01/2014	Yes	0	Decision notice couldn't be found although the site appears in Stafford Borough Planning and Regeneration Service Land for New Homes 2013 as a rural site that has had development begun. At the date of publication in 2013 there was 1 dwelling complete.
25C SMALLHOLDING, BARLSTON ROAD	ROUGH CLOSE	10/14007/FUL	2	2	2	02/07/2010	Delegated	01/02/2011	01/02/2014	Yes	0	
LAND ADJACENT TO 59 VICTORIA TERRACE	STAFFORD	11/15329/FUL	2	2	2	05/05/2011	Delegated	15/07/2011	15/07/2014	No	2	
BISHTON HALL FARM BELLAMOUR LANE WOLSELEY BRIDGE	WOLSELEY BRIDGE	11/15510/FUL	2	2	2	06/06/2011	Delegated	25/08/2011	25/08/2014	No	2	
LAND AT 47 GRINDLEY LANE	MEIR HEATH	11/16035/OUT	2	2	2	22/09/2011	Delegated	20/01/2012	20/01/2015	No	2	
LAND TO REAR OF 150 RICKERSCOTE ROAD	STAFFORD	11/16416/OUT	2	2	2	31/01/2012	Delegated	27/03/2012	27/03/2015	No	2	
FIRST FLOOR OFFICE AT 92 WOLVERHAMPTON ROAD	STAFFORD	11/15368/FUL	2	2	2	28/06/2011	Delegated	12/08/2011	12/08/2014	No	2	
LOWER COOKSLAND FARM	GREAT BRIDGEFORD	12/17115/FUL	2	2	2	03/07/2012	Delegated	28/08/2012	28/08/2015	No	2	
2 AIRDALE ROAD	STONE	12/17141/FUL	2	2	2	19/06/2012	Delegated	14/08/2012	14/08/2015	No	2	
PLOT ADJ 111 FRIARS AVENUE	STONE	13/19398/FUL	2	2	2	03/10/2013	Delegated	28/11/2013	28/11/2016	No	2	
LAND AT UPPER FARM	DROINTON	12/17613/FUL	2	2	2	12/09/2012	Delegated	06/11/2012	06/11/2015	No	2	
LAND BETWEEN KINGSWAY & THE HOLLIES	STAFFORD	12/17373/FUL	2	2	2	05/07/2012	Delegated	14/01/2013	14/01/2016	No	2	
LAND AT 34 NEWPORT ROAD	ECCLSHALL	12/17939/FUL	2	2	2	19/11/2012	Delegated	14/01/2013	14/01/2016	No	2	
LAND AT GRANARY COTTAGE, 1 CHARTLEY MANOR MEWS	CHARTLEY	12/17864/FUL	2	2	2	31/01/2013	Delegated	27/03/2013	27/03/2016	No	2	
34 TILLINGTON STREET	STAFFORD	12/18100/FUL	2	2	2	10/01/2013	Delegated	07/03/2013	07/03/2016	No	2	
LAND OPP THE GREEN	SEIGHFORD	12/17192/EXTF	2	2	2	21/05/2012	Delegated	21/12/2012	21/12/2015	No	2	
MANLEY HOUSE	STONE	12/17156/FUL	2	2	2	21/06/2012	Delegated	31/08/2012	31/08/2015	No	2	
HIGH ONN FARM	HIGH ONN	13/18376/FUL	2	2	2	28/02/2013	Delegated	24/04/2013	24/04/2016	No	2	
17 STATION ROAD	STONE	13/18528/FUL	2	2	2	12/04/2013	Delegated	06/06/2013	06/06/2016	No	2	
18 SALTER STREET	STAFFORD	13/18536/FUL	2	2	2	13/05/2013	Delegated	08/07/2013	08/07/2016	No	2	
2 MEYRICK ROAD	STAFFORD	13/18911/FUL	2	2	2	15/07/2013	Delegated	09/10/2013	09/10/2016	No	2	
255 OXFORD GARDENS	STAFFORD	13/18889/FUL	2	2	2	14/08/2013	Delegated	09/10/2013	09/10/2016	No	2	
HANCHURCH MANOR	SWYNNERTON	13/18768/FUL	2	2	2	21/06/2013	Delegated	30/10/2013	30/10/2016	No	2	

STAFFORD BOROUGH COUNCIL 5 YEAR HLS AS OF 31 JANUARY 2014						HC Assessment						
Site Address	Settlement	Planning Application No.	Capacity of Site	Total Remaining Capacity	Deliverable within 5 years	Date Planning Application Received	Date Resolved to Approve	Date Planning Permission Issued	Date Planning Permission Expires	Permission Expired? Yes/No	HC Total for 5 Year Period	Comments
PROSPECT FARM, MEADOW LANE	MILLMEECE	08/09748/FUL	3	3	3	18/02/2008	Delegated	09/10/2009	09/10/2012	Yes	0	Decision notice couldn't be found although the site appears in Stafford Borough Planning and Regeneration Service Land for New Homes 2013 as a rural site. At the date of publication in 2013 there were no completions.
LAND ADJ TO FAIRVIEW, NEWPORT ROAD	HAUGHTON	04/02119/FUL	3	1	1	16/04/2004	Delegated	24/06/2004	09/06/2006	Yes	1	No update
SPOT FARM	SPOT ACRE	04/02648/FUL	3	3	3	15/06/2004	Delegated	30/07/2004	30/07/2009	Yes	3	No update
CHURCH FARM, CHURCH LANE	BRADLEY	04/02381/FUL	3	2	2	13/05/2004	Delegated	02/09/2004	02/09/2009	Yes	0	Decision notice couldn't be found although the site appears in Stafford Borough Planning and Regeneration Service Land for New Homes 2011 as a rural site that has had development begun. At the date of publication in 2011 there was 1 dwelling complete.
NORTH PIREHILL FARM, PIREHILL LANE	STONE	04/03595/FUL	3	2	2	30/11/2005	Delegated	10/01/2005	10/01/2010	Yes	0	No update
GREAT BRIDGEFORD GARAGE	GREAT BRIDGEFORD	05/04990/FUL	3	1	1	17/08/2005	Delegated	10/10/2005			1	Decision notice couldn't be found although the site appears in Stafford Borough Planning and Regeneration Service Land for New Homes 2012 as a rural site that has had development begun. At the date of publication in 2012 there was 1 dwelling being built.
MANOR FARM, HILDERSTONE ROAD	SPOT ACRE	09/12281/FUL	3	3	3	22/06/2009	Delegated	06/08/2009	06/08/2012	Yes	0	No subsequent applications found. Planning application submitted is for a single dwelling only.
1 HARGREAVES LANE	STAFFORD	09/12904/EXT	3	3	3	10/11/2009	Delegated	05/01/2010	05/01/2013	Yes	0	Decision notice couldn't be found although the site appears in Stafford Borough Planning and Regeneration Service Land for New Homes 2013 as a rural site. At the date of publication in 2013 there were no completions.
LAND ADJ TO 7 GREEN CLOSE	BLYTHE BRIDGE	13/19050/FUL	3	3	3	01/08/2013	Delegated	09/12/2013	09/12/2016	No	3	
RED BARN FARM	FRADSWELL	07/08675/FUL	3	3	3	06/07/2007	Delegated	20/08/2007		Yes	0	Decision notice couldn't be found although the site appears in Stafford Borough Planning and Regeneration Service Land for New Homes 2012 as a rural site. At the date of publication in 2012 there were no completions.
ALEXANDRA JOINERY YARD, 82 ALEXANDRA ROAD	STAFFORD	11/15215/FUL	3	3	3	04/04/2011	Delegated	16/06/2011	16/06/2014	No	3	
LAND AT WALTON WAY, WALTON	STONE	13/19274/FUL	3	3	3	09/09/2013	Delegated	04/11/2013	04/11/2016	No	3	
LAND TO THE REAR OF RICKERSCOTE AVENUE	STAFFORD	11/15467/EXT	3	3	3	20/05/2011	Delegated	16/09/2011	16/09/2014	No	3	
SHINGLES, WALTON LANE	BROCTON	12/16795/EXT	3	3	3	01/03/2012	Delegated	17/04/2012	17/04/2015	No	3	
NEW BUILDINGS, WOOD EATON ROAD	CHURCH EATON	07/09492/FUL	3	3	3	02/01/2008	Delegated	25/04/2008	25/04/2011	Yes	0	Extension application submitted in 2010 (app ref: 10/14379/EXT) has since been withdrawn.
170 ECCLESHALL ROAD	STAFFORD	10/13315/FUL	3	0	0	18/02/2010	Delegated	30/11/2010	30/11/2013	Yes	0	No update
COTON WOOD FARM, RADMORE LANE	GNOSALL	13/18721/EXT	3	3	3	11/06/2013	Delegated	06/08/2013	06/08/2016	No	3	
LAND AT WALTONHURST FARM, WALTON HURST LANE	ECCLESHALL	10/14723/FUL	3	2	2	14/12/2010	Delegated	21/01/2011	21/01/2014	Yes	0	No update
RED HOUSE FARM LITTLE ONN LANE	LITTLE ONN	10/14351/FUL	3	3	3	29/09/2010	Delegated	12/05/2011	12/05/2014	No	3	
LAND AT LODGE FARM LODGE FARM LANE ELLENHALL	ELLENHALL	10/14757/FUL	3	3	3	14/12/2010	Delegated	12/05/2011	12/05/2014	No	3	
24A & 25 WOLVERHAMPTON ROAD	STAFFORD	11/16007/FUL	3	3	3	24/08/2011	Delegated	18/10/2011	18/10/2014	No	3	
THE ALBION PH MARSTON ROAD	STAFFORD	11/15619/FUL	3	3	3	29/07/2011	Delegated	07/11/2011	07/11/2014	No	3	
LAND AT HIGHFIELDS, STAFFORD ROAD	WOODSEAVES	11/15144/OUT	3	3	3	13/04/2011	02/08/2011	16/05/2012	16/05/2015	No	3	
5 GOLBORN AVENUE	MEIR HEATH	10/13440/OUT	3	3	3	18/03/2010	Appeal	19/05/2011	19/05/2014	No	3	
MANOR HOUSE FARM	MODDERSHALL	12/17561/FUL	3	3	3	17/08/2012	Delegated	28/11/2012	28/11/2015	No	3	
HILL & SWIFT WAREHOUSE	STONE	12/17205/FUL	3	3	3						0	Same application as below where they claimed 5 dwellings for a development of 2 shops and 3 apartments
LAND AT KNENHALL HOUSE FARM	KNENHALL	12/18096/FUL	3	3	3	02/01/2013	Delegated	20/02/2013	20/02/2016	No	3	
LAND AT 51 ALEXANDRA STREET	STONE	12/17310/OUT	3	3	3	19/06/2012	Delegated	16/11/2012	16/11/2015	No	3	
LAND AT THE OLD RECTORY	TIXALL	12/17876/FUL	3	3	3	08/01/2013	Delegated	23/04/2013	23/04/2016	No	3	
LAND AT MOUNT FARM, STOWE LANE	HIXON	13/18866/OUT	3	3	3	18/06/2013	Delegated	26/09/2013	26/09/2016	No	3	
MANOR FARM, MARSTON	CHURCH EATON	13/19100/FUL	3	3	3	09/08/2013	Delegated	04/10/2013	04/10/2016	No	3	
HAND & CLEAVER INN	RANTON	13/19088/FUL	3	3	3	20/08/2013	Delegated	21/11/2013	21/11/2016	No	3	
LAND AT 9A GLEBE LANE	GNOSALL	13/19451/OUT	3	3	3	14/11/2013	Delegated	08/01/2014	08/01/2017	No	3	
RANTON HOUSE FARM, LONG COMPTON LANE	RANTON	02/43259/FUL	4	2	2	19/11/2002	Delegated	17/01/2003	17/01/2008	Yes	0	Decision notice couldn't be found although the site appears in Stafford Borough Planning and Regeneration Service Land for New Homes 2013 as a rural site that has had development begun. At the date of publication in 2013 there was 2 dwellings being built.
ASPLEY FARM	SLINDON	04/03334/FUL	4	4	4	14/10/2004	Delegated	24/11/2004	24/11/2009	Yes	0	No update
THE HOUGH	PERSHALL	05/04185/FUL	4	3	3	23/03/2005	Delegated	02/09/2005	02/09/2010	Yes	0	No update
HOOKS GREEN FARM, OLD ROAD	OULTON HEATH	06/07477/FUL	4	3	3	19/12/2006	Delegated	20/04/2007	20/04/2010	Yes	0	Decision notice couldn't be found although the site appears in Stafford Borough Planning and Regeneration Service Land for New Homes 2010 as a rural site. At the date of publication in 2010 there were no completions.
SHIRLEYWICH FARM, LONDON ROAD	SHIRLEYWICH	07/08945/FUL	4	4	4	30/08/2007	Delegated	12/11/2007	12/11/2010	Yes	0	No update
SHREDICOTE FARM, SHREDICOTE LANE	BRADLEY	10/14503/EXT	4	4	4	07/12/2010	Delegated	14/02/2011	14/02/2014	Yes	0	Decision notice couldn't be found although the site appears in Stafford Borough Planning and Regeneration Service Land for New Homes 2011 as a rural site. At the date of publication in 2011 there were no completions.
LAND SITUATED OFF BEECHCROFT AVENUE	STAFFORD	10/14738/EXT	4	4	4	09/02/2011	Delegated	06/02/2012	06/02/2015	No	4	
110 OULTON ROAD	STONE	08/11166/FUL	4	4	4	24/10/2008	Delegated	10/12/2008	10/12/2011	Yes	0	No update
SEVEN STARS INN, SANDON ROAD	STAFFORD	09/12805/FUL	4	4	4	20/10/2009	Delegated	18/12/2009	18/12/2012	Yes	0	Decision notice couldn't be found although the site appears in Stafford Borough Planning and Regeneration Service Land for New Homes 2013 as a rural site. At the date of publication in 2013 there were no completions.
THE OLD FARMHOUSE, BEACON FARM, BEACONSIDE	STAFFORD	10/14784/FUL	4	4	4	10/01/2011	Delegated	07/03/2011	07/03/2014	No	4	
SHREDICOTE HALL FARM, SHREDICOTE LANE	SHREDICOTE	10/13153/EXT	4	4	4	12/01/2010	Delegated	19/04/2010	19/04/2013	Yes	0	Decision notice couldn't be found although the site appears in Stafford Borough Planning and Regeneration Service Land for New Homes 2013 as a rural site. At the date of publication in 2013 there were no completions.

STAFFORD BOROUGH COUNCIL 5 YEAR HLS AS OF 31 JANUARY 2014						HC Assessment						
Site Address	Settlement	Planning Application No.	Capacity of Site	Total Remaining Capacity	Deliverable within 5 years	Date Planning Application Received	Date Resolved to Approve	Date Planning Permission Issued	Date Planning Permission Expires	Permission Expired? Yes/No	HC Total for 5 Year Period	Comments
LAND AT WOODSIDE FARM	GNOSALL	11/14905/FUL	4	4	4	31/01/2011	Delegated	26/05/2011	26/05/2014	No	4	
LAND AT BROOKSIDE	STAFFORD	11/14983/COU	4	4	4	25/05/2011	Delegated	30/09/2011	30/09/2014	No	4	
STONE DAY CENTRE	STONE	12/16890/FUL	4	4	4	29/03/2012	Delegated	17/05/2012	17/05/2015	No	4	
YEW TREE RESTAURANT	RANTON	12/17993/COU	4	4	4	19/12/2012	Delegated	14/03/2013	14/03/2016	No	4	
UPPER FLOORS 21-22 GREENGATE STREET	STAFFORD	12/16812/FUL	4	4	4	05/06/2012	Delegated	19/10/2012	19/10/2015	No	4	
LAND ADJ ABBEYLANDS, STAFFORD ROAD	WESTON	12/17152/FUL	4	4	4	24/05/2012	Delegated	10/06/2013	10/06/2016	No	4	
LAND AT ALSTONE FARM, ALSTONE LANE	HAUGHTON	12/16586/FUL	4	4	4	19/01/2012	Delegated	17/06/2013	17/06/2016	No	4	
FOX & HOUNDS, MAIN ROAD	GREAT HAYWOOD	13/18478/FUL	4	4	4	18/04/2013	Delegated	04/11/2013	04/11/2016	No	4	
POOL HOUSE FARM	WESTON JONES	07/08427/FUL	5	1	1	18/05/2007	Delegated	18/07/2007	18/07/2010	Yes	0	No update
162 & 164 OULTON ROAD	STONE	06/06874/FUL	5	2	2	21/08/2006	Delegated	16/10/2006	16/10/2009	Yes	0	No update
176 SANDON ROAD	STAFFORD	08/10111/REM	5	2	2	23/04/2008	Delegated	20/10/2008	29/06/2009	Yes	0	No reference to lapse of permission on reserved matters application (referenced app) but referred to conditions on outline application (app ref. 05/05266/OUT) on which permission lapsed mid 2009.
100 NEWCASTLE ROAD	STONE	12/17784/EXTF	5	5	5	30/10/2012	Delegated	16/12/2012	16/12/2015	No	5	
LITTLE CROFT, BROOK LANE	BROCTON	12/17173/FUL	5	5	5	01/06/2012	Delegated	26/07/2012	26/07/2015	No	5	
THE GRANARY, TELEGRAPH STREET	STAFFORD	12/16913/FUL	5	5	5	17/04/2012	Delegated	11/06/2012	11/06/2015	No	5	
ASPLEY HOUSE FARM, ASPLEY LANE	SLINDON	13/19291/EXTF	5	5	5	11/09/2013	Delegated	31/10/2013	31/10/2016	No	5	
ELMHURST, 160 OULTON ROAD	STONE	11/15789/FUL	5	2	2	30/08/2011	Delegated	15/12/2011	15/12/2014	No	5	
5 EDWARD STREET	STONE	13/19488/FUL	5	5	5	22/10/2013	Delegated	03/12/2013	03/12/2016	No	5	
MORETON HALL FARM	MORETON	05/05024/FUL	5	5	5	17/08/2005	Delegated	11/11/2005	11/11/2010	Yes	0	No update
BILLINGTON FARM	BILLINGTON	05/4603/FUL	5	5	5					N/A	0	Same application as 4 below!
HILL & SWIFT WAREHOUSE	STONE	12/17205/FUL	5	5	5	21/11/2012	Delegated	15/02/2013	15/02/2016	No	3	Actually 2 shops and 3 apartments
LAND REAR OF 222 STONE ROAD, STAFFORD (FORMERLY CO-OP DAIRY)	STAFFORD	13/18310/FUL	5	4	4	19/02/2013	Delegated	16/04/2013	16/04/2016	No	4	
118 NEWPORT ROAD	STAFFORD	12/16634/FUL	5	0	0	17/02/2012	Delegated	12/06/2012	12/06/2015	No	0	
BILLINGTON FARM, BILLINGTON BANK	STAFFORD	05/04603/FUL	5	5	5	06/06/2005	Delegated	24/11/2005	24/11/2010	Yes	0	No update
WORKS UNIT, CHAPEL STREET	STAFFORD	13/18705/FUL	5	5	5	14/05/2013	Delegated	09/06/2013	09/06/2016	No	5	
FOXLEY FARM, ASPLEY LANE, CHATCULL	CROXTON	01/40256/FUL	6	4	4	29/01/2001	Delegated	22/06/2001			4	No info available on public access or similar applications submitted. Is included in the Stafford Borough Planning and Regeneration Service Land for New Homes 2011 document published in 2011 as a rural development site. At publication in 2011 2 of 6 dwellings were completed.
FRADSWELL HALL FARM	FRADSWELL	03/00746/COU	6	3	3	16/07/2003	Delegated	07/07/2004			0	Planning app 12/17235/FUL submitted in 28/08/2012 following original application however was withdrawn on 19/10/2012 with the intention to submit a fresh application. New app was not found on public access.
LAND AT CHURCH STREET	STONE	11/15781/FUL	6	6	6	09/08/2011	Delegated	18/01/2012	18/01/2015	No	6	
FORMER ADMINISTRATION BLOCK, LITTLE ONN AIRFIELD	LITTLE ONN	05/05032/FUL	6	6	6	25/08/2005	Delegated	10/10/2005		Yes	0	No update
KNIGHTLEY HALL FARM, GNOSALL ROAD	RANTON	09/11719/FUL	6	6	6	20/02/2009	Delegated	17/08/2009	17/08/2012	Yes	0	No update
BIRD IN HAND PH, CRESWELL ROAD	HILDERSTONE	09/11677/FUL	6	6	6	13/03/2009	Delegated	29/04/2010	29/04/2013	Yes	0	No update
LAND AT 16-18 PARK AVENUE	STAFFORD	12/17928/OUT	6	6	6	28/02/2013	Delegated	22/04/2013	22/04/2016	No	6	
ELLERTON GRANGE FARM	ELLERTON	05/04358/FUL	6	6	6	18/07/2005	Delegated	14/09/2005		Yes	0	No info available on public access or similar applications submitted. Is included in the Stafford Borough Planning and Regeneration Service Land for New Homes document published in 2011 as a site with expired planning permission
WALTON FARM	ECCLESHALL	05/04627/FUL	7	7	7	21/06/2005	Delegated	10/03/2006			0	No info available on public access or similar applications submitted. Is included in the Stafford Borough Planning and Regeneration Service Land for New Homes document published in 2011 as a rural development site. At the date of publication there were no completions.
FORMER ST GEORGES HOSPITAL, CORPORATION STREET	STAFFORD	11/15581/EXTF	7	7	7	06/06/2011	Delegated	13/09/2011	13/09/2014	No	7	
WALFORD FARM	STANDON	12/17394/FUL	7	2	2	13/07/2012	Delegated	31/08/2012	31/08/2015	No	2	
178 DOXEY	STAFFORD	11/15418/FUL	7	7	7	09/09/2011	Delegated	30/05/2012	02/08/2015	No	7	
THE BONNIE GEM, 57 PIREHILL LANE	STONE	13/18762/FUL	7	7	7	07/06/2013	Delegated	02/08/2013	02/08/2016	No	7	
BROCKTON HALL	BROCKTON	10/14377/EXT	8	8	8	22/09/2010	Delegated	19/12/2011	19/12/2014	No	8	
31 FRIARS TERRACE	STAFFORD	10/13672/OUT	8	8	8	21/06/2010	Delegated	22/09/2011	22/09/2014	No	8	
LAND AT 22 THE CRESCENT	DOXEY	12/17703/FUL	8	8	8	21/09/2012	Delegated	20/02/2013	20/02/2016	No	8	
LAND OFF LOVELACE CLOSE	STAFFORD	09/12477/OUT	8	8	8	29/06/2009	Delegated	13/08/2012	13/08/2015	No	8	
LAND AT WALTON GARAGE CAR PARK, MILFORD ROAD	WALTON ON THE HILL	12/17747/OUT	8	8	8	17/10/2013	Pending decision				0	
ST FRANCIS VICARAGE, SANDON ROAD	MEIR HEATH	11/15650/EXTF	9	9	9	23/06/2011	Delegated	18/08/2011	18/08/2014	No	9	
LAND AT WARTON GRANGE	WARTON	11/14957/FUL	9	9	9	05/04/2011	Delegated	08/08/2012	08/08/2015	No	9	
LAND ADJOINING REFORM HOUSE	WOODSEAVES	11/15533/OUT	9	9	9	15/06/2011	Delegated	25/01/2013	25/01/2016	No	9	
Total			704	639	639						380	

APPENDIX 7

SBC Information Taken From The Statement of Five Year Housing Land Supply (At 31 January 2014) - Larger Sites (Greater than 10 Dwellings)						HC Assessment						
Site Address	Settlement	Planning Application No.	Capacity of Site	Total Remaining Capacity	Deliverable within 5 years	Date Planning Application Registered	Date Resolved to Approve	Date Planning Permission Issued	Date Planning Permission Expires	Permission Expired? Yes/No	HC Total for 5 Year Period	Comments
18 - 20A BROWNING STREET	STAFFORD	05/04389/OUT	10	10	0	N/A	N/A	N/A	N/A	N/A	0	Not considered by HC as not included in the supply.
WHARF ROAD SURGERY, WHARF ROAD	GNOSALL	11/15509/EXTF	10	10	10	13/05/2011	07/10/2011	12/09/2011	12/09/2014	NO	10	David Bostock (Agent) confirmed on 18/02/2014 that the site is well underway and should be completed shortly. Development started approximately a year ago. The Council's figures can be accepted.
LAND AT THE VINE INN OULTON ROAD	STONE	12/17530/FUL	10	4	4	17/08/2012	delegated	21/03/2013	21/03/2016	NO	4	Unable to contact Agent, Stephen Needle at S&S Architecture or Applicant, David Baker. The Council's figures can be accepted.
LAND AT 299 STONE ROAD, STAFFORD	STAFFORD	11/16313/FUL	10	10	10	01/11/2011	27/09/2012	27/09/2012 at appeal	27/09/2015	NO	10	This detailed application was refused on 29/02/2012 and subsequently appealed. The appeal was allowed and planning permission granted on 09/03/2012. Frazer Hickling (Agent, Design Director) confirmed on 18/02/2014 that he understood there was the intention to develop the site and if it had not started it would do so imminently. He further commented that all the conditions had been discharged. The Council's figures can be accepted.
WALNUT TREE FARM, ASH LANE	YARNFIELD	13/19226/OUT	10	10	10	12/09/2013	13/12/2013	12/12/2013	12/12/2016	NO	10	Unable to contact Applicant or Agent. The Council's figures can be accepted.
16 & 17 LICHFIELD ROAD	STAFFORD	10/14787/EXT	11	11	11	02/12/2010	delegated	15/02/2011	15/02/2014	YES	0	This is an extension of time of permission of 07/08974/FUL for the conversion of 16 and 17 Lichfield Road to provide 11 apartments. Planning permission has expired. Unable to contact Applicant/Agent.
LAND AT THE WINGHOUSE	TITTENSOR	13/19616/REM	11	11	11						11	Unable to contact Applicant or Agent. The Council's figures can be accepted.
LAND AT STONE ROAD/MARSH STREET	STAFFORD	12/17724/FUL	11	11	11						11	Unable to contact Applicant or Agent. The Council's figures can be accepted.
LAND ADJACENT TO THE RECTORY	HAUGHTON	13/19305/OUT	11	11	11						11	Unable to contact Applicant or Agent. The Council's figures can be accepted.
WESTHORPE AND THE LAURELS, ROWLEY AVENUE	STAFFORD	12/17776/REM	27	27	27		30/07/2013 at appeal	30/07/2013 at appeal	?	NO	27	Taylor Wimpey website has details of 'Sheridan Grange' which corresponds with the plans for this application. The Council's figures can be accepted.
LAND AT NEWCASTLE ROAD	STONE	10/14329/FUL	12	0	0	N/A	N/A	N/A	N/A	N/A	0	Not considered by HC as not included in the supply.
20 SANDON ROAD	STAFFORD	13/19177/FUL	12	12	12	16/08/2013	delegated	13/11/2013	13/11/2016	NO	12	Unable to contact Applicant or Agent. The Council's figures can be accepted.
LAND BETWEEN GREEN FARM & WHITE COTTAGE	SEIGHFORD	12/17768/FUL	12	12	12	17/10/2012	delegated	18/09/2013	18/09/2016	NO	12	Unable to contact Applicant or Agent. The Council's figures can be accepted.
FORMER ST CHADS UNIT, ST GEORGES HOSPITAL	STAFFORD	13/18805/FUL	12	12	12	19/06/2013	delegated	18/09/2013	18/09/2016	NO	12	Andrew Edge (Design Manager at Bovis Homes, Applicant) confirmed on 21/02/2014 that the Council are currently considering their discharge of conditions application. They are ready to start the demolition on site. He further commented that this site will be completed this year. The Council's figures can be accepted.
LAND AT THE OLD VICARAGE, RADFORD STREET	STONE	12/18095/FUL	13	13	13	17/12/2012	delegated	16/05/2013	16/05/2016	NO	13	Unable to contact Applicant or Agent. The Council's figures can be accepted.
LAND OFF PRIORY ROAD	STONE	12/18129/FUL	14	14	14	04/01/2013	22/02/2013	25/02/2013	25/02/2016	NO	14	Unable to contact Applicant or Agent. The Council's figures can be accepted.
38 GAOLGATE STREET	STAFFORD	13/18298/FUL	14	14	14	19/02/2013	delegated	23/04/2013	23/04/2016	NO	0	John Westward at County Providence (Applicant) confirmed on 21/02/2014 that development of the 14 units started last year and were all completed before the end of January 2014. The Council's figures can be discounted as the dwellings will have been included in the Council's completions data.
30 CASTLE STREET	ECCLESHALL	09/13100/FUL	15	4	4	23/05/2008	delegated	18/09/2008	18/09/2011	YES	0	09/13100/FUL comprised a variation of Condition 2 of 08/10313/FUL to amend the plans thereby generating a new permission. 08/10313/FUL was for the erection of a 15 apartments. The dates in this row are associated with the first application and not the variation of conditions. Christopher Mosiuk (Architectural Technician at Barnett Radcliffe Partnership, Agent) confirmed on 21/02/2014 that the site was completed about 2 or 3 years ago and there were no units left to complete on site. The Council's figures can be discounted as the dwellings will have already been counted as completions.
THE FORMER BED CENTRE, ROWLEY STREET	STAFFORD	06/06910/FUL	15	15	0	N/A	N/A	N/A	N/A	N/A	0	Not considered by HC as not included in the supply.
LAND AT PANACHE RESTAURANT STONE ROAD	STAFFORD	10/14090/OUT	16	16	0	N/A	N/A	N/A	N/A	N/A	0	Not considered by HC as not included in the supply.
88 WOLVERHAMPTON ROAD, FOREBRIDGE	STAFFORD	06/06067/OUT	18	18	0	N/A	N/A	N/A	N/A	N/A	0	Not considered by HC as not included in the supply.

SBC Information Taken From The Statement of Five Year Housing Land Supply (At 31 January 2014) - Larger Sites (Greater than 10 Dwellings)						HC Assessment						
Site Address	Settlement	Planning Application No.	Capacity of Site	Total Remaining Capacity	Deliverable within 5 years	Date Planning Application Registered	Date Resolved to Approve	Date Planning Permission Issued	Date Planning Permission Expires	Permission Expired? Yes/No	HC Total for 5 Year Period	Comments
LAND AT FORMER OUR LADY'S CATHOLIC PRIMARY SCHOOL	SWYNNERTON	13/19233/FUL	19	19	19	12/09/2013	delegated	12/12/2013	12/12/2016	NO	19	Stuart Lymer (Director at Stuart Radcliffe Partnership, Agent) confirmed on 20/02/2014 that discussions were currently being held with the contractors and they expect to be on site within a few months. The Council's figures can be accepted.
LAND OFF EARLY LANE	SWYNNERTON	04/03141/FUL	22	22	22	08/09/2004	30/08/2006	25/06/2008	25/06/2013	YES	0	The site has been completed and must have formed part of the Council's earlier completions data - discount.
COLD NORTON FARM, ECCLESHALL ROAD	COLD NORTON	09/12790/REM	22	22	22	09/10/2009	delegated	26/11/2009	Doesn't State and Outline Application does not have Decision Notice available online.	NO	16	Louise Morrey (Jaram Development, the Applicant) confirmed on 20/02/2014 that Phase 1 for 6 units was completed a while ago and can be discounted from the Council's figures. The remaining 16 units (Phase 2 and 3) are to be developed. The Council's figures should have 6 units discounted on this basis.
LAND AT UK BOXER PROP CO, TILLING DRIVE	STONE	13/18283/OUT	22	22	22	26/02/2013	delegated	28/05/2013	28/05/2016	NO	22	John Williams (Agent at PlanIT Planning & Development) is currently on leave. Sent email. No contact information for Applicant - UK Boxer Propco. Accept Council's figures.
ST THOMAS PRIORY, BASWICH LANE	BASWICH	04/02841/FUL	25	3	3	22/09/2004	10/08/2005	24/10/2006	24/10/2011	NO	0	Adrian Mathias (Agent at Brownhill Haywood Brown) confirmed on 21/02/2014 that the remaining dwellings will not be built as the developer went into receivership. On this basis the Council's figures can be discounted.
SANDON ROAD MOTORS SANDON ROAD	STAFFORD	08/11170/OUT	25	25	10	10/11/2008	delegated	14/09/2011	14/09/2014	NO	0	Robert Gasch (Applicant) would not divulge any information. The Agent, Phil Bryan at Hoxley Huber Architects confirmed on 20/02/2014 that the applicant was originally going to develop the site himself or sell it to a developer. However as far as the Agent is aware nothing has come about and everything has gone quiet. No reserved matters application has been submitted. Phil Bryan commented that the Council contacted him last year for an update and he made a guess that 10 units could be delivered, hence the Council's claimed supply. This figure however was plucked from thin air. On this basis, the Council's figures should be discounted as not representing realistic evidence of delivery.
LAND ADJ GREENACRES, MAIN ROAD	GREAT HAYWOOD	13/18382/OUT	28	28	28	04/03/2013		03/06/2013	03/06/2015	NO	28	Robert Wickham (Senior Partner at Howard Sharp & Partners, Agent) confirmed on 20/02/2014 that the intention was to sell the site with the benefit of the outline planning permission - they already have a developer lined up. He expects development could start at the end of 2014 and be delivered within the 5 year period. The Council's figures can be accepted.
LAND AT LOWFIELD LANE	GNOSALL	12/17041/FUL	30	0	0	N/A	N/A	N/A	N/A	N/A	0	Not considered by HC as not included in the supply.
LAND AT STONE ROAD, SOUTH OF CO-OPERATIVE STREET	STAFFORD	12/17900/FUL	36	36	36	06/11/2012		04/02/2013	04/02/2016	NO	36	This development is understood to be underway.
FORMER LIBRARY HEADQUARTERS & CAR PARK	STAFFORD	12/18013/EXTO	45	45	43	20/12/2012		12/03/2013	12/03/2016	NO	0	Jonathan Bloor (formerly of Stafford County Council) commented on 20/02/2014 that the site was unviable and unavailable as it has not come forward (the permission in place is for an extension of time). Kevin Danks at SCC Estates Team (Applicant) confirmed on 20/02/2014 that the site was not being marketed and the scheme may now not come forward. Discount as no realistic prospect of delivery.
FORMER STONE RUGBY CLUB	STONE	12/16981/OUT	73	73	73	02/05/2012	10/05/2013	10/04/2013	10/04/2016	NO	73	James Hollyman from Harris Lamb Ltd said the site is now dealt with by an ex-colleague, John Williams who has set up his own practice; PlanIT Planning and Development. He is away on holiday until 28/02/2014. Unable to make any contact. The Council's figures can be accepted.
LAND - SITE 2 ADJACENT TO LAND OFF LOWFIELD LANE	GNOSALL	13/18821/OUT	75	75	75	14/06/2013		29/11/2013	29/11/2016	NO	75	Tom Hutchinson (Associate Planner at Howard Sharp, Agent) confirmed on 19/02/2014 that the landowner is looking to sell the site with the benefit of outline planning permission and it is currently being marketed. He expects the numbers could be slightly lower than the permission allows although this will be dependent upon the developer. The Council's figures can be accepted.
FORMER CASTLEWORKS, CASTLE STREET	STAFFORD	11/15998/OUT	80	80	0 (Included In SDL Total)	26/11/2011	N/A - Refused	19/12/2012 - On Appeal	19/12/2015	SDL	Part of SDL	Demolition works have been undertaken and the owner St Modwen has signalled an intention to bring forward a reserved matters application with a national house builder. 80 units can be accepted. However the Council's data does not include the 80 units as part of the large sites data rather it forms part of the SDL total (906 dwellings).
BISHOP LONSDALE SCHOOL, SHAWS LANE	ECCLESHALL	10/14168/OUT	82	82	50	02/09/2010	29/06/2011	25/05/2013	25/05/2016	NO	50	Taylor Wimpey have acquired the site and held a public consultation on 06/02/2014. Pete Oakley at Taylor Wimpey (Applicant, Senior Land Manager) confirmed on 19/02/2014 that the reserved matters application should be submitted within the next 3 months and they should then be on site shortly after reserved matters approval has been granted. The Council's figures can be accepted.

SBC Information Taken From The Statement of Five Year Housing Land Supply (At 31 January 2014) - Larger Sites (Greater than 10 Dwellings)						HC Assessment						
Site Address	Settlement	Planning Application No.	Capacity of Site	Total Remaining Capacity	Deliverable within 5 years	Date Planning Application Registered	Date Resolved to Approve	Date Planning Permission Issued	Date Planning Permission Expires	Permission Expired? Yes/No	HC Total for 5 Year Period	Comments
BIBBY SCIENTIFIC LTD, STAFFORD ROAD, WALTON	STONE	10/14117/OUT	125	125	125	27/08/2010	24/11/2010	17/06/2011	17/06/2014	NO	125	James Hollyman (Agent at Harris Lamb Ltd) confirmed on 21/02/2014 that the site has recently been sold to a national house builder who will submit a reserved matters application later this year. The Council's figures can be accepted.
UCM GROUP PLC, DOXEY ROAD, DOXEY	STAFFORD	10/13470/REM	145	28	28	12/04/2010	30/06/2010	16/06/2010	12/04/2013	NO	0	Pippa Deamer at Redrow Homes, Midlands (Applicant) confirmed on 20/02/2014 that they started development back in September 2010 and are due to be off site in May 2014. All of the dwellings will have been completed by 31 March 2014. On this basis 28 units should be discounted from the Council's supply as they will be accounted for in the Council's completions data up to the base date of the supply calculation.
POLICE HEADQUARTERS, STAFFORD ROAD	STAFFORD	09/12369/OUT	191	191	100	06/07/2009	02/12/2009	15/08/2011	15/08/2014	NO	100	This site has a long history having been under offer first to Taylor Wimpey whose main board rejected a purchase and more recently Bellway whose main board also rejected a purchase. Jeremy Fryer Estates & Facilities Manager at Staffordshire Police confirmed on 24/02/14 that GVA has been appointed to bring the site back to market during March 2014. With regard to the telecoms mast on the site which has hitherto affected completion of a sale we understand that of the 6 operators 3 have agreed to vacate, 1 has vacated and the Police & Crime Commissioner is pursuing removal of the other 2 operators through the Courts. That process is due to be concluded over the Summer of 2014 and the owner is confident that the mast will then be able to be removed. In terms of a future scheme this is highly likely to be a much lower density than that previously anticipated according to Jeremy Fryer and hence the Council's 100 dwellings can be accepted.
YARNFIELD PARK	YARNFIELD	13/19196/REM	250	250	136	11/10/2012	08/05/2013	13/06/2013	13/06/2015	NO	136	Barratt Homes and Bovis Homes are due to start on site shortly. The Council's figures can be accepted.
FORMER ST GEORGES HOSPITAL, CORPORATION STREET	STAFFORD	10/13692/REM	254	157	157	09/06/2010	03/11/2010	07/12/2010	?		157	Andrew Edge (Design Manager at Bovis Homes, Applicant) has confirmed development has started. The Council's 157 dwellings can be accepted.
LAND NORTH OF BEACONSIDE	STAFFORD	13/18533/REM	257	257	257	20/05/2013	01/08/2013	19/08/2013	19/08/2015	NO	257	This site is part of the Northern SDL it is unclear why the Council has included it in the Large Sites category when separate provision has been made in the 5 year supply document for SDL sites. Caroline Wild (Design and Planning Executive) at Taylor Wimpey (Applicant) confirmed on 19/02/2014 that development started on site in November 2013. She would expect legal completions to start in July 2014 however she was unsure on the build out rates per annum. She did confirm that the site should be delivered within the next 5 years. The Council's figures can be accepted.
LAND SOUTH OF TIXALL ROAD	STAFFORD	13/18697/OUT	261	261	261	13/05/2013	25/07/2013	12/08/2013	12/08/2016	NO	261	This site is part of the Eastern SDL it is unclear why the Council has included it in the Large Sites category when separate provision has been made in the 5 year supply document for SDL sites. MH spoke to Sarah Wozencroft (Associate Director at Indigo Planning, Agent) on 21/02/2014 who confirmed the Council's figures can be accepted. There is likely to be 2 developers on the site.
AREVA, FAIRWAY	STAFFORD	09/12207/OUT	270	270	0	N/A	N/A	N/A	N/A	N/A	0	Not considered by HC as not included in the supply.
LAND NORTH OF TIXALL ROAD	STAFFORD	13/18698/OUT	373	373	373	21/05/2013	25/07/2013	20/08/2013	20/08/2016	NO	360	This site is part of the Eastern SDL it is unclear why the Council has included it in the Large Sites category when separate provision has been made in the 5 year supply document for SDL sites. Graham Fergus (Planning Consultant at First City Ltd, Agent) confirmed on 19/02/2014 that Bovis Homes and DWH would be submitting either an overarching RM application or separate RM applications around May 2014 and would hope to be on site by the end of the year. Andrew Edge (Design Manager at Bovis Homes, Applicant) confirmed on 21/02/2014 that they are the lead developer on this site but it will be split equally with 180 units for themselves and 180 units for DWH to complete. He further commented that he would expect completions of 40-45 units pa on their site and the overall figure of 360 units will be delivered.
STONE SDL, WALTON HILL	STONE	13/19002/OUT	500	500	160	25/07/2013	07/01/2014	N/A	N/A	N/A	145	This site is the Stone SDL site but it is unclear why the Council has included it in the Large Sites category when separate provision has been made in the 5 year supply document for SDL sites. Paul Burton (North Midlands Director of Hallam Land) (Applicant) confirmed on 19/02/2014 that he would expect the S106 to be signed by the end of April 2014. Davidsons are the landowner and it has been decided that the site will be sold, possibly to 2 developers. Further surveys will be completed by the end of the Summer 2014 and the land will then be marketed by the end of 2014, a reserved matters could be expected in the Summer of 2015 and developers could be on site in early 2016. It was suggested that 25 units could be delivered in 2016 and 60 in subsequent years on the basis of 2 developers which appears reasonable.
TOTAL (SBC TOTAL SET OUT IN 5 YEAR SUPPLY STATEMENT ADJUSTED TO ACCOUNT FOR ERRORS IN THE TOTAL FIGURE)			3484	3189	2186						2017	This is the total HC figure for large sites after deductions have been made for non-deliverable sites.

APPENDIX 8

Mr M Hourigan
Hourigan Connolly
7 Swan Square
15 Swan Street
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M4 5JJ

Our Ref: PM/IAB/3693

25th February 2014

Dear Mr Hourigan

3693 : STAFFORD HOUSING LAND SUPPLY

Further to our recent conversation and your email dated 21st February 2014 containing Hourigan Connolly's analysis of the above Land Supply Statement published by Stafford Borough Council, I have now had the opportunity to review this document and your analysis. As you are aware, First City is either directly involved or has informal knowledge of many of these sites. In summary, I agree with your findings and have no additional comments to make in terms of the deliverability or otherwise of the various sites identified.

As you are aware Stafford Borough a middle market district within the West Midlands and I would therefore expect build completion rates to reflect the national average. According to most house builders' recent results, build completions - which tend to mirror sales rates - are currently running at circa 30 dwellings per site per annum. I expect that Stafford Borough would reflect this national average.

I trust the above is helpful but please contact me if you require any other market information.

Yours sincerely



PHILIP McCONNACHIE MA (Hons) MLE MRICS
DEVELOPMENT LAND AGENT

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APPENDIX 9

Strategic Development Locations													
SBC Information Taken From The Statement of Five Year Housing Land Supply (At 31 January 2014) - Larger Sites (Greater than 10 Dwellings)							HC Assessment						
Sites Specifically Identified In Stafford Borough Council's 5 Year Housing Land Supply Statement (January 2013)													
SDL	Site Address	Settlement	Planning Application No.	Capacity of Site	Total Remaining Capacity	Deliverable within 5 years	Date Planning Application Registered	Date Resolved to Approve	Date Planning Permission Issued	Date Planning Permission Expires	Permission Expired? Yes/No	HC Total for 5 Year Period Out of the 906 Dwellings Identified On Page 4 of the Council's 5 Year Housing Land Supply Document (January 2013)	Comments
West	FORMER CASTLEWORKS , CASTLE STREET	STAFFORD	11/15998/OUT	80	80	80	26/11/2011	N/A - Refused	19/12/2012 On Appeal	19/12/2015	No	0	Demolition works have been undertaken however the owner St Modwen has signalled to the Council in an email dated 25.02.14 (via its agent Planning Prospects) that the site is unviable and should be removed from the deliverable supply at this time.
West	ASSUMED DELIVERY FROM THE REMINDER OF THE SDL FOR THE 5 YEAR PERIOD 1 APRIL 2014 - 31 MARCH 2019	STAFFORD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	The consultation web site: http://www.weststaffordconsultation.co.uk/ confirms the timescales for preparation and submission of an outline planning application and a subsequent start on site and the delivery of the first dwellings which are expected in Spring 2016. If those timescales were accepted and a delivery rate of 30 dpa per developer (Taylor Wimpey and Bellway) adopted thereafter the best the site could achieve for the five year period would be 180 dwellings. However the access required to deliver the full Stafford West SDL is ransomed by St Modwen, Network Rail and Saint Gobain. We understand that there is no agreement with the parties with regard to realising the ransom and as far as we are aware the Council has not resolved to use CPO powers. Clearly whilst being suitable for development this site is not deliverable at this time. We also understand that the developers are about to submit a planning application for 170 homes on this site and have consulted local residents accordingly. However it is unclear whether this application pre-judges approval of a site wide masterplan
North	LAND NORTH OF BEACONSIDE	STAFFORD	13/18533/REM	N/A	N/A	N/A	20/05/2013	01/08/2013	19/08/2013	19/08/2015	NO	0	The 906 dwellings total for SDL sites included in the table that appears on Page 4 of the Council's Housing Land Supply Statement (January 2013) does not include any dwellings from the Northern SDL because reference to the trajectory that appears in Main Modification 104 only assumes 255 dwellings deriving from the Northern SDL in the 5 year period. This must be 255 of the 257 dwellings which Taylor Wimpey have permission for and have started building and which are accounted for in the Large Sites schedule. No dwellings are included here to avoid double counting.
North	ASSUMED DELIVERY FROM THE REMINDER OF THE SDL FOR THE 5 YEAR PERIOD 1 APRIL 2014 - 31 MARCH 2019	STAFFORD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	David Steniford at Pegasus (owner's agent) confirmed on 24/02/2014 that a Screening Opinion Request for a development of 300 dwellings is currently before the LPA and that an outline planning application for 300 dwellings is currently being prepared and that this will be deposited with the LPA before Easter. However the application is being prepared in the absence of the site wide masterplan for the SDL which is a requirement of Main Modification 27. At this point there can be no certainty that this planning application will be approved by the Council and hence it should be discounted from the deliverable supply at this time.
East	LAND SOUTH OF TIXALL ROAD	STAFFORD	13/18697/OUT	N/A	N/A	N/A	13/05/2013	25/07/2013	12/08/2013	12/08/2016	NO	0	The 906 dwellings total for SDL sites included in the table that appears on Page 4 of the Council's Housing Land Supply Statement (January 2013) does not include the 261 dwellings for this site as they are included in the Large Sites schedule. Accordingly no dwellings are included here to avoid double counting.
East	LAND NORTH OF TIXALL ROAD	STAFFORD	13/18698/OUT	N/A	N/A	N/A	21/05/2013	25/07/2013	20/08/2013	20/08/2016	NO	0	The 906 dwellings included in the table that appears on Page 4 of the Council's Housing Land Supply Statement (January 2013) does not include the 373 dwellings for this site which are shown in the Large Sites schedule. No dwellings are included here to avoid double counting.
Stone	STONE SDL, WALTON HILL	STONE	13/19002/OUT	N/A	N/A	N/A	25/07/2013	07/01/2014	N/A	N/A	N/A	0	The 906 dwellings included in the table that appears on Page 4 of the Council's Housing Land Supply Statement (January 2013) does not include the 160 dwellings for this site which are shown in the Large Sites schedule. No dwellings are included here to avoid double counting.
TOTAL FOR SDL SITES AS SET OUT IN 5 YEAR SUPPLY STATEMENT						906						0	Hourigan Connolly Total for SDL Sites for the five year period 1 April 2014 - 31 March 2019

**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

APPENDICES BOUND SEPERATELY

Appendix 1	Study Sites.
Appendix 2	Standard Proforma.
Appendix 3	Completed Proformas – England – North West.
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

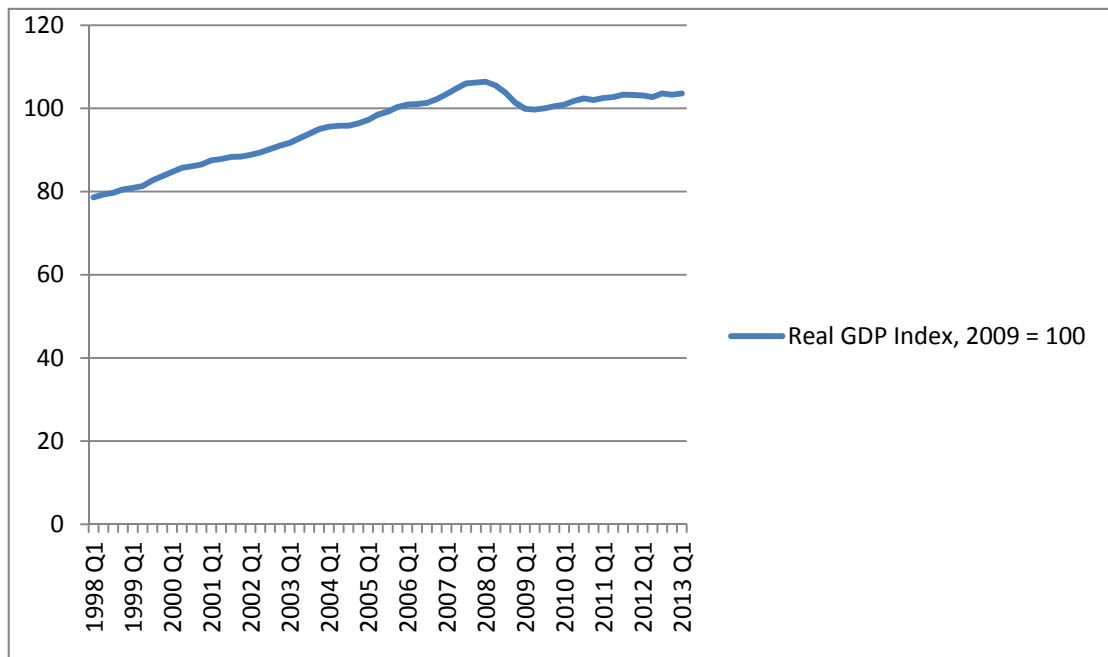
3.12 Given current market conditions consideration has also been given to the appropriate time periods upon which to base this Study.

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

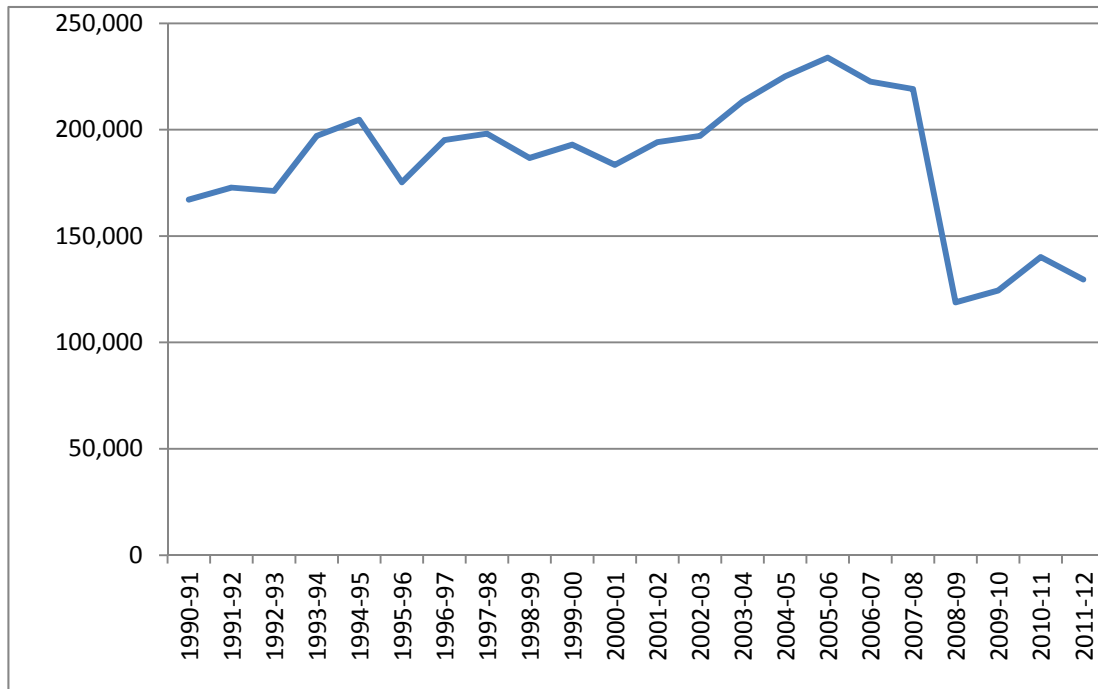


Source: ONS

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.

GADES 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 if 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**.
- Hopfield, Midlothian – submitted January 2001, granted August 2003 – **31 months**.
- Ravenscraig, North Lanarkshire – submitted 2001, granted May 2005 – **48 months**.
- Heartlands, Polkemmet, West Lothian – submitted 2002, granted 2006 – **48 months**.
- Wester Inch, West Lothian – submitted 2001, granted 2003 – **24 months**.
- Winchburgh, West Lothian – submitted 2005, granted 2012 – **84 months**.
- Calderwood, West Lothian – submitted 2009, granted 2013 – **48 months**.
- Sharp Lane, Leeds – submitted 2001, granted 2005 – **48 months**.
- Lawley Village, Telford & Wrekin – submitted 2004, granted 2005 – **12 months**
- Branston, East Staffordshire – submitted 2011, granted 2013 – **24 months**.
- Farndon Road, Harborough – submitted 2001, granted 2006 – **60 months**.
- Melton Road, Rushcliffe – submitted April 2008, granted July 2009 – **15 months**.

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

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

LEGAL AGREEMENTS

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

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

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

- Witney (Northbridge), West Oxfordshire granted a resolution to approve March 2013 – **8 months**.
- North of Bronham Road, Bedford granted a resolution to approve 2003 – **120 months**.
- Ladygrove East, South Oxfordshire granted a resolution to approve 2006 – **96 months**.
- Weldon Park, Corby granted a resolution to approve 2010 – **48 months**.

15.16 The delay associated with such agreements is similar when looking at the proformas returned from Scottish Authorities where two permissions are pending s75 agreements:

- Shawfair, Midlothian granted a resolution to approve in 2005 – **96 months**.
- South East Ayr, South Ayrshire granted a resolution to approve in 2009 – **48 months**.

15.17 The above sites relate to those permissions which remain outstanding whilst planning obligations are negotiated. There are however, further examples of sites where decisions have been issued, where Local Authorities have provided information on s106/s75 matters, which serve to provide an indication of the timescales for s106/s75 negotiations after a resolution to grant has been issued;

- Great Denham (Bedford) gained a resolution in September 2005, decision issued March 2007 on the signing of s106 – **18 months**.
- West of Kempston (Bedford) gained a resolution in 2005, decision issued in 2007 on the signing of s106 – **24 months**.
- North East Bridgewater gained a resolution in September 2009, decision issued in July 2010 on the signing of s106. – **10 months**.
- Cranbrook (East Devon) gained a resolution in 2005, decision issued in 2010 on the signing of s106 – **60 months**.
- Knockroon (Cumnock) gained a resolution in December 2011, decision issued in November 2012 on the signing of s75 – **11 months**.
- Ravenscraig (North Lanarkshire) gained a resolution in 2003, decision issued May 2005 on the signing of s75 – **24 months**.
- Heartlands, Polkemmet (West Lothian) – gained resolution in 2003, decision issued 2006 on the signing of s75 – **36 months**.
- Winchburgh (West Lothian) – gained resolution in 2010, decision issued 2012 on the signing of s75 – **24 months**.
- Woodilee Lenzie (East Dumbartonshire) – gained resolution in 2005, decision issued March 2007 on the signing of s75 – **24 months**.

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

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

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

RESERVED MATTERS

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

DELIVERY RATES

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

OFF SITE INFRASTRUCTURE

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

INDICATIVE DELIVERY TRAJECTORY

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

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

Table 1: Indicative Urban Extension Development Trajectory

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

SUMMARY

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

16. CONCLUSIONS

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

Hourigan Connolly

February 2014

Appendix 1

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

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

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

Appendix 2

Site Name

LPA

Region



Question															
1	How was the site originally conceived?														
2	What were the Total number of units identified?														
3	How was the site brought forward?														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?														
5	Was an appeal necessary?														
6	Was the scheme celled-in for determination by central government?														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?														
8	What factors were material in the timescales for resolving the Section 106 Agreement?														
9	Were any statutory challenges brought and did this effect timescales?														
10	How long did it take form the grant outline planning permission to completion of the sale of the site to a developer?														
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?														
12	How long did it take for the first reserved matters application to be approved?														
13	What major off-site infrastrusture provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?														
14	When did development begin on site?														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?														
17	In what year were the first houses delivered? 1996														
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>														
	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i>														
20	How has competition between multiple developers on the site affected completion rates?														

Appendix 3

Appendix 4

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



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

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
	1998 @ 17	1999 @ 22	2000 @ 55	2001 @ 103	2002 @ 165	2003 @ 93	2004 @ 54	2005 @ 20							

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



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

Appendix 5

Site Name

LPA


Region

Site Image



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

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

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

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

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

Appendix 6

Site Name

LPA

Region

Site Image



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

Site Name


LPA

Region

Site Image



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

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

Site Name

LPA

Region

Site Image



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

Site Name

Site Image

LPA

Region

Application number: 10/00559/OUT

Case officer Andrea Baxter

dd: o1159148227



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

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

Site Name

LPA

Region

Site Image



Question		
1	How was the site originally conceived?	Allocated Housing site: Land East of Farndon Road. (Policy MH/3) in Harborough District Local Plan 2001 which was later saved in 2007.
2	What were the Total number of units identified?	Allocated for 400 in Harborough District Local Plan 2007 (saved) however permission has been granted for 658 (see below).
3	How was the site brought forward?	01/00181/OUT – Outline planning application was submitted February 2001 for land west of Farndon Road. The application was taken to appeal in October 2004 following non determination. The application was recovered by the SoS and following public inquiry October 2005, the appeal was allowed 29 March 2006. Extensive pre-application discussions through a working group formed by developers and officers and members of the District and County councils which met during the period June 2006 - February 2007.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	
5	Was an appeal necessary?	Yes - The outline application submitted by David Wilson Estates Ltd February 2001 was taken to appeal on grounds of non determination.
6	Was the scheme called-in for determination by central government?	Yes - The application was recovered by the SoS and following public inquiry October 2005, the appeal was allowed 29 March 2006
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	07/00360/REM - Reserved Matter for 629 units was submitted March 2007 with a resolution to grant reserved matters, October 2008. RM permission was approved December 2008
8	What factors were material in the timescales for resolving the Section 106 Agreement?	
9	Were any statutory challenges brought and did this effect timescales?	
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	All brought forward by David Wilson Homes.
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	1 year - March 2006 - March 2007.
12	How long did it take for the first reserved matters application to be approved?	21 months. March 2007 - December 2008.
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	Subject to the 2005 S106 agreement, prior to the first dwelling occupation, new roundabout junction as site access and 2.5m wide footpath/cycleway. Prior to the 50th dwelling occupation signalisation of Farndon Road/Coventry Road junction (including replacement toucan crossing). Construct remainder of 2.5m wide cycleway/footpath and further toucan crossing over Farndon Road. Traffic calming contribution (£288,400 - October 2005) towards traffic calming scheme on southern estates. Proposal provides a site and S106 has a mechanism on which the county can call on an 'option' to purchase. Affordable housing making upto 29.6% of total units
14	When did development begin on site?	2010. Further applications (RM and substitute house types (FUL)) were held in abeyance for a lengthy period pending the resolution of land acquisition issues.
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	Currently three developers have planning permission on the site. Two developers have provided the build out rates listed below.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	
17	In what year were the first houses delivered?	2010
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>	5
		Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>	(2008-09) @ 0 (2009-10) @ 0 (2010-11) @ 5 (2011-12) @ 45 (2012-13) @ 64
20	How has competition between multiple developers on the site affected completion rates?	N.B. Figures above aren't total figures as 3rd developer has not yet provided build out rates.

Site Name


LPA

Region

Site Image



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

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

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

Site Name

LPA

Region

Site Image



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

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

Site Name

LPA

Region

Site Image



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

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

Site Name

LPA

Region



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

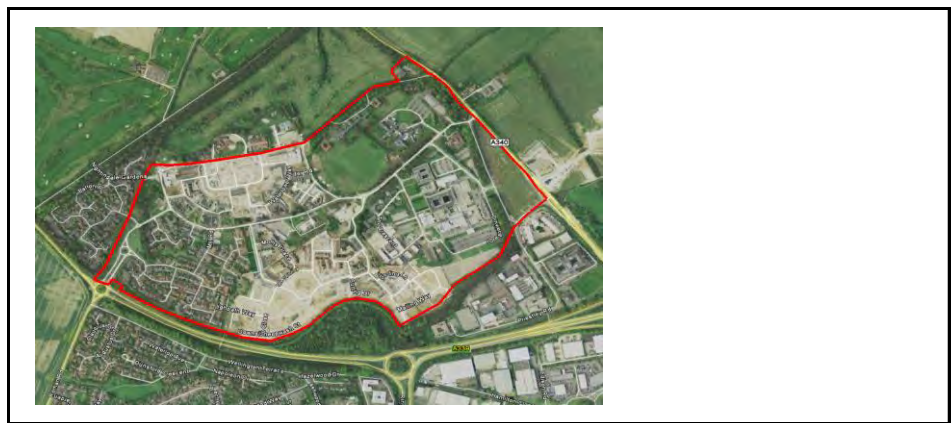
Appendix 7

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



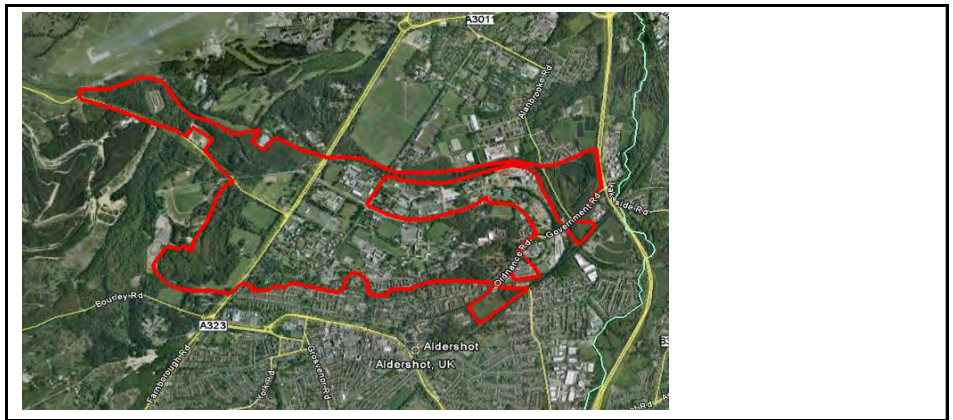
Question	
1	How was the site originally conceived? Local Plan allocation
2	What were the Total number of units identified? 700 dwellings
3	How was the site brought forward? Through Local Plan allocation. The site has been developed by different developers. However Croudace being the main developer (75%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

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



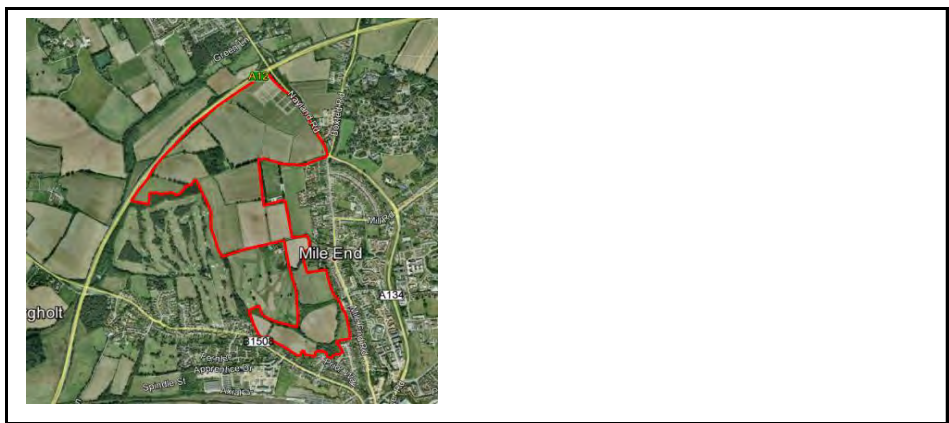
Question																
1	How was the site originally conceived?	Chelmsford Town Centre Area Action Plan (CTCAAP)														
2	What were the Total number of units identified?	507 dwellings														
3	How was the site brought forward?	Allocated within CTCAAP														
4	If there was a twin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

Site Name

LPA

Region

Site Image



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

Site Name

LPA


Region


Site Image



Completed by RJ.

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

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

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

Site Name

LPA

Region

Site Image



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

Site Name
 LPA
 Region

Site Image



Question	
1	How was the site originally conceived? As part of the Bedfordshire Structure Plan
2	What were the Total number of units identified? At the time of the Local Plan 2002 - 730
3	How was the site brought forward? Through the Local Plan
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?
5	Was an appeal necessary? No
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?
8	What factors were material in the timescales for resolving the Section 106 Agreement? Main issue was that there were three landowners and a raft of other legal agreements also needed to make sure the western bypass delivery was secured - 40 in total
9	Were any statutory challenges brought and did this effect timescales? No
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? 26.09.2005 until 20.3.2007
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? 4 years
12	How long did it take for the first reserved matters application to be approved? 1 year
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?
14	When did development begin on site? Oct 2009
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. There is a lead developer but that developer has subsequently sold some parcels to other volume housebuilders.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? housing started October 2009, first occupations 2010
17	In what year were the first houses delivered? 2010
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> 24.00
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i> 24.00 61.00 135.00
20	How has competition between multiple developers on the site affected completion rates? Hard to say, but the fact that there are a number of volume housebuilders on site may have increased choice

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



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

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

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

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

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

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

Site Name
 LPA
 Region

Site Image



This Pro Forma refers to Taylor Wimpey owned land, for 450 units as part of West of Waterlooville development. Remaining land owned by Grainger, who sell plots off to individual house builders.

Question	
1	How was the site originally conceived? Hampshire County Structure Plan Review 1996 - 2011 superseded by RSS May 2009
2	What were the Total number of units identified? 450
3	How was the site brought forward? Allocated in Winchester District Local Plan Review 2006 and Winchester Core Strategy March 2013, application submitted by developer
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? Allocated as major development area
5	Was an appeal necessary? No
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Outline approved: 11/06 S106 Signed: 12/07 Outline for Taylor Wimpey 450 Dwellings Phase 1 - 2008
8	What factors were material in the timescales for resolving the Section 106 Agreement? 3 Local Authorities (Winchester CC Havant BC and Hampshire CC) so availability of key staff an issue
9	Were any statutory challenges brought and did this effect timescales? No
10	Who owns the land? Taylor Wimpey own the land and are building out.
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? From Jan 2008 - Feb 2008 (Infrastructure for whole site) and Feb 2008 Phase 1 residential
12	How long did it take for the first reserved matters application to be approved? Approved at First Committee Meeting
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? N/A
14	When did development begin on site? April 2009
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Taylor Wimpey building out whole site
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? approx July 2009 - Infrastructure pre cursor - roads, utilities
17	In what year were the first houses delivered? 2009
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> 38
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i> 38 71 30 82
20	How has competition between multiple developers on the site affected completion rates? N/A

Taylor Wimpey have sold the majority of their units off plan and are preparing to submit for a further phase (103 units) which is not part of the original outline consent for 450

	2009/	2010/	2011/1:	2012/13		
0188	Old Park Farm (Winchester)	22	71	28	14	135
0233a	Old Park Farm (Havant)	16	0	2	68	86
0190	Grainger site (Winchester)	0	0	0	0	0
0233b	Grainger site (Havant)	0	0	0	0	0
		38	71	30	82	221

Site Name
 LPA
 Region

Site Image



Question																																		
1	<p>How was the site originally conceived?</p> <p>Surrey Structure Plan (Dec 2004) POLICY LO6/Housing Provision: Provision will be made for 35,400 (net) dwellings within Surrey between April 2001 and March 2016. Guildford was allocated 4,750 dwellings as part of this growth. The site was proposed for housing development in the Deposit Draft of the Guildford Borough Local Plan, Feb 2009- Policy 99H2. In July 1999, Guildford BC approved a development brief for Queen Elizabeth Barracks and 8 Map, and Chart Depot setting out the Councils requirements. Queen Elizabeth Park is now referred to in Local Plan Policy H2- Housing Proposal in the Guildford Local Plan (Jan 2003).</p>																																	
2	<p>What were the Total number of units identified?</p> <p>A maximum of 450 units was envisaged in the development brief for Queen Elizabeth Park.</p>																																	
3	<p>How was the site brought forward?</p> <p>First Application Submitted: 99/P/01956 received 13/12/99 from Defence Estates South East & Germany. Outline application for redevelopment to provide a range of uses comprising up to 500 residential units, mixed use local centre of 2.4 hectares comprising employment use (up to 9,000 square metres), retail, leisure and social uses to serve the local community and small residential units, together with 6 hectares of open space and landscaping, access, infrastructure and car parking. This application was withdrawn. Outline Application 01/P/00881 submitted May 2001 by Laing and Linden Homes for Outline applications for redevelopment to provide 525 dwellings, employment, nursing home, community facilities, retail, health and fitness centre, open space and associated roads.</p>																																	
4	<p>If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?</p> <p>N/A</p>																																	
5	<p>Was an appeal necessary?</p> <p>No</p>																																	
6	<p>Was the scheme called-in for determination by central government?</p> <p>No</p>																																	
7	<p>If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?</p> <p>Resolved to approve 01/10/2001. Approved 30/10/2001</p>																																	
8	<p>What factors were material in the timescales for resolving the Section 106 Agreement?</p>																																	
9	<p>Were any statutory challenges brought and did this effect timescales?</p>																																	
10	<p>How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?</p> <p>Outline application by Laing South West Thames/Linden Homes approved October 2001</p>																																	
11	<p>How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?</p> <p>Outline Planning Application reference: 01/P/00881 Decision Date: 30/10/2001 First Reserved Matters Application ref: 01/P/02488 First Reserved Matters Application validation: 07/12/2001</p>																																	
12	<p>How long did it take for the first reserved matters application to be approved?</p> <p>First Reserved Matters Application ref: 01/P/02488 Decision Date: 19/02/2002 - 4 months between outline approval and RM submission</p>																																	
13	<p>What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?</p> <p>Relate to pre-occupation: Various Junction / highway improvements. Notes: £53,454 - towards construction of a pedestrian footbridge across the main London to Portsmouth Railway line; £253, 700 for (a) A bus lane on A320 Woking Road (southbound) between Stoughton Road and A25 immediately south of A3; (b) A bus lane on A322 from Wooden Bridge, along Middleton road and over the river way to the A246 York Road.</p>																																	
14	<p>When did development begin on site?</p> <p>Approx 2002</p>																																	
15	<p>How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.</p> <p>Outline application by Laing South West Thames/Linden Homes</p>																																	
16	<p>How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?</p> <p>Condition 12: No development was to take place prior to a Written Programme of Archeological Work had been implemented and approved by LPA. Condition 20: No development is to be commenced prior of a detailed investigation to ascertain whether the site is contaminated and together with any remediation scheme required as a result shall be submitted to the LPA. Condition 21: Before development commences, the construction of the site drainage system shall be carried out in accordance with a scheme and method statement to be approved by the LPA. First dwelling was approx 29/11/02- 20/12/02</p>																																	
17	<p>In what year were the first houses delivered?</p> <p>29/11/02- 20/12/02</p>																																	
18	<p>How many dwellings were completed in the first year? Comment on any differences between multiple phases.</p> <p>6 units</p>																																	
19	<table border="1"> <thead> <tr> <th></th> <th>Year 1</th> <th>Year 2</th> <th>Year 3</th> <th>Year 4</th> <th>Year 5</th> <th>Year 6</th> <th>Year 7</th> <th>Year 8</th> <th>Year 9</th> <th>Year 10</th> <th>Year 11</th> <th>Year 12</th> <th>Year 13</th> <th>Year 14</th> <th>Year 15</th> </tr> </thead> <tbody> <tr> <td>How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</td> <td>6 units (29/11/02-20/12/02)</td> <td>206 units (10/01/03-23/12/03)</td> <td>126 units (12/01/04-16/12/04)</td> <td>55 units (20/01/05-20/12/05)</td> <td>90 units (14/01/06-18/12/06)</td> <td>39 units (23/01/07-02/10/07)</td> <td>3 units (20/03/08)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?	6 units (29/11/02-20/12/02)	206 units (10/01/03-23/12/03)	126 units (12/01/04-16/12/04)	55 units (20/01/05-20/12/05)	90 units (14/01/06-18/12/06)	39 units (23/01/07-02/10/07)	3 units (20/03/08)									
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20	<p>How has competition between multiple developers on the site affected completion rates?</p>																																	

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

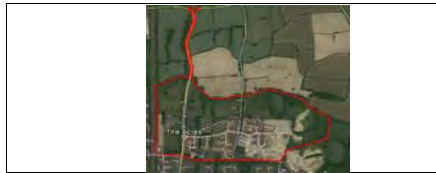
Contact Log: Contacted Mary Pryor by Tel (see email corres)- Seemed willing to assist for s106 matters where relevant and pass me on to any other relevant colleagues.

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

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

Site Name
 LPA
 Region

Site Image



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

Contact Information

Elizabeth - Monitoring / Implementator
 DD: 01737 276 208
 PP: 01737 276000
 Tel Con: 10.58am 06/11/13 - provided build out rates

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

Site Name	Berryfields	Site Image 
LPA	Aylesbury Vale District Council	
Region	South East	
Question		
1	How was the site originally conceived?	The Buckinghamshire Structure Plan identifies a requirement of 17,000 for the period 2001-2011. The Buckinghamshire Structure Plan identifies Milton Keynes, Aylesbury and High Wycombe as urban centres to receive the majority of new development, both housing and employment. In the same period, the level of new housing for Aylesbury Vale District is 8,600 dwellings. Specifically in relation to Aylesbury the Structure Plan states: "A minimum of 3,000 new homes will be provided within and/or adjoining the built-up limits of the settlement, including part of neighbouring parishes contiguous with that area".
2	What were the Total number of units identified?	3,000 units & mixed uses (1,850 units are only to be built out up to 2011 with the remainder to be brought forward post Aylesbury Vale District Local Plan (2004) plan period.
3	How was the site brought forward?	Aylesbury District Local Plan (adopted Jan 2004) strategy identifies 2,700 housing is to be delivered in Aylesbury through Major Development Areas. Berryfields is classified as a Major Development Area and was brought forward via Berryfields Development Brief-adopted as supplementary planning guidance. Planning application 03/02386/AOP for: 3000 dwellings, employment (Classes B1, B2 and B8), district centre (comprising a mix of Classes A1, A2, A3, A4 and A5, B1, C3, D1 and D2), two combined schools, a secondary school, public open space and recreation facilities, park and ride and accesses.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	
5	Was an appeal necessary?	
6	Was the scheme called-in for determination by central government?	
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	
8	What factors were material in the timescales for resolving the Section 106 Agreement?	
9	Were any statutory challenges brought and did this effect timescales?	
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	Outline application validated October 2003; resolved to approve December 2006; approved November 2007
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	Outline Permission Reference: 03/02386/AOP Outline Application validated: 09/10/2003. Committee date 07/12/2006 - outline planning permission granted 14/11/2007 First Reserved Matters Application Validated: 04/01/2007 (reference 07/00052/ADP) submitted PRIOR to outline approval
12	How long did it take for the first reserved matters application to be approved?	First Reserved Matters Application Validated: 04/01/2007 First Reserved Matters Application Decision Notice date: 14/10/2008
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	As part of the proposals a new link road is to be provided, the Western Link Road (WLR) that will link the A41 (Bicester Road) and the A413 (Buckingham Road). The WLR will link the Berryfields, and Weedon Hill major development areas and its delivery will be the joint responsibility of the respective developers who have control of the relevant land. The WLR (where it is outside of the MDAs) is the subject of a separate planning application and EIA. The proposals include an extensive scheme of works to the A41 most notably to improve this routes status as a public transport corridor.
14	When did development begin on site?	Construction on site commenced approx July 2010. 25 dwellings were under construction at end September 2010.
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	The Berryfields Consortium is a body established to represent both the owners and developers of land allocated for development at Berryfields. The Consortium comprises: <ul style="list-style-type: none"> • George Wimpey UK Limited; • Martin Grant Homes Limited; • Kier Land Limited; and • Banner Homes Limited.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	Condition 1: Approval of the details of the siting, design and external appearance of the buildings, and the landscaping of each phase or sub-phase of the site (hereby after called reserved matters) shall be obtained in writing from the LPA before development of that phase or sub-phase is commenced. Condition 10: The development in relation to each phase or sub-phase of the development shall not be commenced until or unless the trees and hedgerows shown for retention on an approved scheme of landscaping and tree planting in relation to that phase or sub phase of the development have been protected by fencing constructed in accordance with BS 5837: 2005. Condition 15: No building shall be occupied until swerage infrastructure is in place that is adequate to receive all foul water discharges from that building. Each phase or sub-phase of the development shall include details of compensatory flood storage works if required in relation to that phase or sub-phase of the development. Condition 16: Before development of a phase or sub-phase surface water drainage works/surface water control measures incorporating sustainable drainage principles in relation to each phase or sub-phase of the development shall be carried out in accordance with details approved by the LPA. Condition 22: No development shall take place within any phase or sub-phase of the development until the implementation of a programme of archeological works has been secured in relation to that phase or sub-phase of the development. Condition 23: The development shall be served by means of adoptable estate roads and no dwelling shall be occupied until the estate roads which provide access to it from the existing highways have been laid out in accordance with details approved by the LPA. Condition 30: No other part of the development shall begin until details of the design, location and extent of hoardings to be placed where necessary in the absence of existing boundary screening on or adjacent to the boundaries of land in residential use enclosed by the application site area but excluded from it have been approved by the LPA. No construction work shall take place within 200m of any such boundary until the hoardings to protect that boundary have been erected in accordance with the approved details. No hoarding shall be removed until all construction work within 200m of the boundary on or adjacent to which that hoarding is located. Condition 31: The details to be submitted in relation to each phase or sub-phase of the development for the approval in writing by the LPA in accordance with condition 1 shall include a contaminated land assessment and where appropriate an associated remedial strategy incorporating a timetable of works.

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

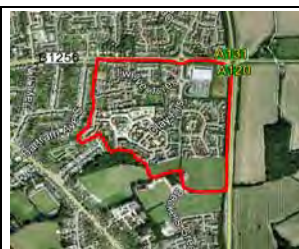
Contact Information:
 Tel Conv: Default planning policy - Amanda Johnson
 Note (date 06/11/2013): Was Informed that Roger Newell (planning officer role) has worked on both Berryfields and Weedon Hill - and Andrew Kirkham (project Manager role) could be also be able to assist.
 Roger Newell DD: 01296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

Site Name

LPA

Region

Site Image



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

Historical site Allocation

Historical site Allocation and planning application

Outline planning application (reference 88/02485/P) for 1,000 units submitted December 1988; approved 15/08/1989

No

No

S106 signed 15/08/1989 - same date as approval. It took 8 months for the application to be determined

NB: a number of deeds of variation to the S106 have been agreed - in 1990, 1996, 1998 & 2001

No

2 years approx

RM application (reference 90/01013/PRBN) was submitted June 1990 for 46 units on Phase 2 and approved 1 month later - July 1990. Many RM applications were submitted subsequently.
NB: Application reference 01/01538/FUL was submitted to vary condition 1 on outline permission 88/02485/P to enable RM applications to be submitted after 15/08/02 for 3 years. Approved 14 November 2001. This therefore varied the 1989 permission. Subsequently, application reference 04/02107/FUL submitted 19/11/04 submitted to vary condition 1 on permission 88/02485/P to enable RM applications to be submitted after 05/08/05 for further 3 years. Approved 10 December 2004. This therefore further varied the 1989 permission.

N/A

Sewerage and roads

1989

Bovis Homes have submitted the variation applications. Plot basis.

Sewerage and roads

1991 approx

Not known 143 completed upto March 1996, no data before then.

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
143.00	169.00	150.00	155.00	243.00	138.00	55.00	55.00	70.00	4.00	41.00	94.00	12.00	0.00	0.00

Not known

Site Name

LPA

Region

Site Image



Question																															
1	How was the site originally conceived? Historic site allocation and subject of a Development Brief (Dec 1999) which was adopted as an SPG																														
2	What were the Total number of units identified? Total of 1100. An application for the erection of 800 dwellings, a business park, primary school, neighbourhood centre and associated community facilities (app ref: 91/01563/OUT) was validated on 30.12.91. Outline planning permission was granted 08.08.00 with the S106 being signed 08/08/2000; supplementary S106 agreement was signed 01/12/2004. A masterplan (for the same development description) was validated November 2000 and approved 28/06/01 (app ref: 00/01764/OUT).																														
3	How was the site brought forward? Site Allocation/Planning Permission																														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? Unknown																														
5	Was an appeal necessary? No																														
6	Was the scheme called-in for determination by central government? No																														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Unknown																														
8	What factors were material in the timescales for resolving the Section 106 Agreement? Unknown																														
9	Were any statutory challenges brought and did this effect timescales? No																														
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? Not completed yet																														
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? Granted 1991 variation agreed 2000 commenced 2001																														
12	How long did it take for the first reserved matters application to be approved? 1 year																														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? Link road and school																														
14	When did development begin on site? 2001																														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Separate developers developing separate plots with overall development of scheme.																														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? Unknown																														
17	In what year were the first houses delivered? 2002																														
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> 72.00																														
	<table border="1"> <thead> <tr> <th>Year</th> <th>Year 2</th> <th>Year 3</th> <th>Year 4</th> <th>Year 5</th> <th>Year 6</th> <th>Year 7</th> <th>Year 8</th> <th>Year 9</th> <th>Year 10</th> <th>Year 11</th> <th>Year 12</th> <th>Year 13</th> <th>Year 14</th> <th>Year 15</th> </tr> </thead> <tbody> <tr> <td>72.00</td> <td>206.00</td> <td>222.00</td> <td>119.00</td> <td>65.00</td> <td>85.00</td> <td>25.00</td> <td>0.00</td> <td>55.00</td> <td>0.00</td> <td>0.00</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	72.00	206.00	222.00	119.00	65.00	85.00	25.00	0.00	55.00	0.00	0.00				
Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15																	
72.00	206.00	222.00	119.00	65.00	85.00	25.00	0.00	55.00	0.00	0.00																					
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i>																														
20	How has competition between multiple developers on the site affected completion rates? Unknown																														

Site Name


LPA


Region

Site Image



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

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

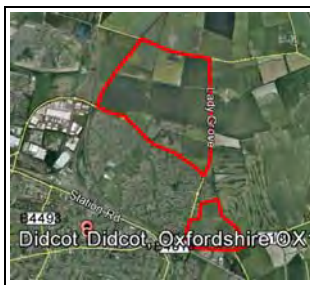
Site Name	North East Carterton	Site Image															
LPA	West Oxfordshire																
Region	South East																
Question																	
1	How was the site originally conceived?	Consideration of major expansion of Carterton first arose following public consultation on Deposit Version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

Site Name Ladygrove East - Ladygrove Parcel IV, Land north of Wallingford Road, Didcot

LPA South Oxfordshire District Council

Region South East

Site Image



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

South Oxfordshire Local Plan 2011 (adopted in 2006) - Policy DID3. Included in subsequent Core Strategy (adopted Dec 2012) - as aprt of proposed housing supply in Didcot. Allocated as existing housing allocation with planning permission

642

South Oxfordshire Local Plan 2011 (adopted in 2006) - Policy DID3. Included in subsequent Core Strategy (adopted Dec 2012) - as aprt of proposed housing supply in Didcot. Allocated as existing housing allocation with planning permission

Planning application submitted before allocation

N/a

N/a

Original outline application submitted Sept 1997 (P97/W0721/O) - REMAINS PENDING. Subsequent outline application submitted in July 2000 (P00/W0626/0) which includes strip of land for future school - REMAINS PENDING. There was a resolution to grant outline permission in July 2006, however the Section 106 remains unsigned. The April 2013 AMR confirms: *'The Local Plan allocation at Ladygrove East for 642 homes has experienced significant delays. Whilst the agents for the site anticipate that housing completions will occur on the site over the next five years, given the issues to date with bringing the site forward we have not included it in the supply of deliverable sites. However proactive discussions are continuing with the applicant's planning agent to unlock barriers to site delivery and to reach a position where the planning permission can be issued. This being the case, an additional element of supply at Didcot could be provided in the short term. It is anticipated that the subsequent delivery of homes on this site will be able to progress quickly after this'*

N/a - outline permission yet to be granted

N/a - outline permission yet to be granted

N/a - outline permission yet to be granted

N/a - outline permission yet to be granted

N/a - outline permission yet to be granted

N/a - outline permission yet to be granted

N/a - outline permission yet to be granted

N/a - outline permission yet to be granted

N/a - outline permission yet to be granted

Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

N/a - outline permission yet to be granted

Site Name

LPA

Region

Site Image



Question																																
1	How was the site originally conceived?	Strategic allocation in Local Plan 2011 (2006)																														
2	What were the Total number of units identified?	Approximately 3,200 although 3,300 were permitted as a mixed use urban extension (app ref: P02/W0848/O).																														
3	How was the site brought forward?	Developers promoted it through the Local Plan process																														
4	Local	The planning applications (dual) was submitted before the site was confirmed in the Local Plan																														
5	Was an appeal necessary?	Appeal lodged (on dual application) due to none determination but subsequently withdrawn - when permission was issued and the withdrawal was an obligation in the S106 agreement.																														
6	Was the scheme called-in for determination by central government?	No																														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	(GWP) were submitted in October 2002: two to South Oxfordshire District Council (SODC) and two to the Vale of the White Horse District Council (VWHDC). In November 2004 an appeal was lodged on the duplicate application																														
8	What factors were material in the timescales for resolving the Section 106 Agreement?	Whilst heads of terms were agreed the detail of the wording was still to be agreed. Also the developers slowed down as the recession kicked in.																														
9	Were any statutory challenges brought and did this effect timescales?	None																														
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	Outline application received 22nd October 2002. Revised submission on 6th December 2005. Outline permission granted 18th July 2008																														
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	First RM application (reference P10/W0372/RM) submitted March 2010																														
12	How long did it take for the first reserved matters application to be approved?	RM approval (P10/W0372/RM) issued June 2010 - 3 months later																														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	New signalised access and lanes on A4130. This did not have a major impact on timescales - the effect of the recession on Taylor Wimpey more of a factor.																														
14	When did development begin on site?	June 2010. LPA's Assessment of 5 year housing land supply (April 2013) confirms that: 'the early difficulties in bringing forward the Great Western Park scheme have now been resolved and the development is building out with 204 completions last year (2012/13) and 110 the year before (2011/12)'																														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	Taylor Wimpey is the lead developer and David Wilson Homes has a small share (9.9%). Taylor Wimpey has also sold serviced plots to Persimmon.																														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	Access and landscaping works (phase 1a) undertaken before first dwelling completed. First dwelling was completed and occupied Dec 2011.																														
17	In what year were the first houses delivered?	2011																														
18	How many dwellings were completed in the first year? Comment on any differences between multiple phases.	46																														
19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?	<table border="1"> <thead> <tr> <th>Year 1 (2011)</th> <th>Year 2 (2012)</th> <th>Year 3 (Aug 2013)</th> <th>Year 4</th> <th>Year 5</th> <th>Year 6</th> <th>Year 7</th> <th>Year 8</th> <th>Year 9</th> <th>Year 10</th> <th>Year 11</th> <th>Year 12</th> <th>Year 13</th> <th>Year 14</th> <th>Year 15</th> </tr> </thead> <tbody> <tr> <td>46</td> <td>200</td> <td>140</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Year 1 (2011)	Year 2 (2012)	Year 3 (Aug 2013)	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	46	200	140												
Year 1 (2011)	Year 2 (2012)	Year 3 (Aug 2013)	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15																		
46	200	140																														
20	How has competition between multiple developers on the site affected completion rates?	Total no. units 386. Multiple developers offers more choice and increases the capacity for delivery. A robust structure with a master developer is necessary to manage the overall site																														

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

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

Appendix 8

Site Name

LPA

Region

Site Image



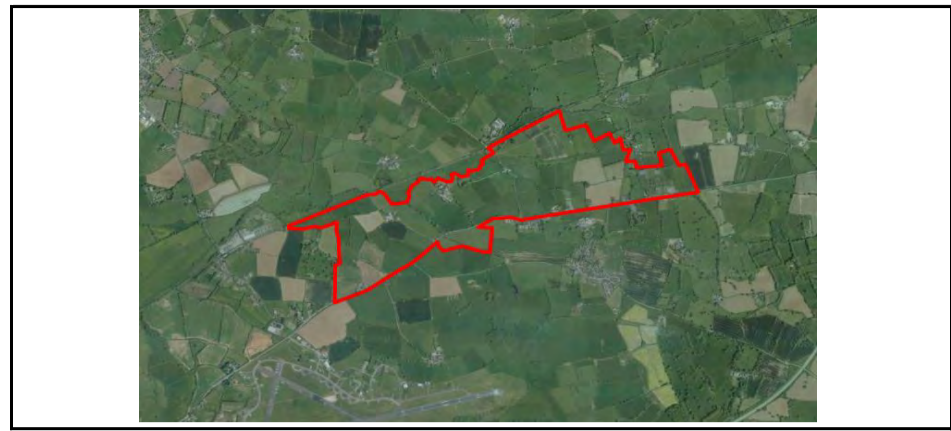
Question																																	
1	How was the site originally conceived? The northern part of the site had previously been promoted for employment and Morrisons had a requirement for a regional distribution centre in the south west. The southern section was a previous factory site that became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

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



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

Previous local plan in master planning - 2005

1750

Application just before local plan adoption

Called in

Yes

Slighly delayed - big delay on call in

No

18 months

No at this stage. Highways later

2008-09

N/A

2010

2010

N/A

Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	

No numbers available on phasing - 300-400 built since 2008

N/A

Site Name
 LPA
 Region

Site Image



Question																																							
1	How was the site originally conceived? Promoted as a much needed urban extension for Dorchester.																																						
2	What were the Total number of units identified? 2,200 dwellings are expected to be built by 2025.																																						
3	How was the site brought forward? The site was originally conceived in the late 1980s with the first application submitted for a mixed use development in Jan 1989 (LPA Ref: 1/E/89/15). The site has been brought forward in the 1998 adopted Local Plan and the 2006 Local Plan and the new Local Plan. The Poundbury Development Brief was also adopted in 2006 to guide decision-making for the development.																																						
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? No this was not a twin track approach.																																						
5	Was an appeal necessary? No																																						
6	Was the scheme called-in for determination by central government? No																																						
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Phase 1 - No s106 agreement Phase 2 - negotiations took approximately 2 years Phase 3 & 4 - negotiations took approximately 6 months																																						
8	What factors were material in the timescales for resolving the Section 106 Agreement? Ensuring contributions for all off-site amenities.																																						
9	Were any statutory challenges brought and did this effect timescales? No																																						
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? The first outline permission for residential development was granted in June 1989, however it is unknown how long it took to complete the sale of the site to the developer at that time.																																						
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? The first planning application for residential development was granted in 1989 and the first reserved matters application was submitted in early 1995.																																						
12	How long did it take for the first reserved matters application to be approved? The first reserved matters application (LPA Ref: 1/E/95/000255) was approved on 2nd August 1995.																																						
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? There were two applications submitted in 1991 that were approved to construct estate roads, infrastructure works and a roundabout (LPA Ref: 1/E/91/655 & LPA Ref: 1/E/91/656).																																						
14	When did development begin on site? Construction started on the site in October 1993.																																						
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. There have been three main developers at Poundbury; C.G.Fry & Son Ltd, Morrish Builders and Persimmon Homes. C.G.Fry & Son Ltd and Morrish Builders are now working in partnership on the latter stages of development.																																						
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? Approximately one year, the main works included implementing the highway infrastructure for phase one.																																						
17	In what year were the first houses delivered? 1994																																						
18	How many dwellings were completed in the first year? Comment on any differences between multiple phases. 38.00																																						
19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc? <table border="1"> <thead> <tr> <th>Year 1 (84/85)</th> <th>Year 2</th> <th>Year 3</th> <th>Year 4</th> <th>Year 5</th> <th>Year 6</th> <th>Year 7</th> <th>Year 8</th> <th>Year 9</th> <th>Year 10</th> <th>Year 11</th> <th>Year 12</th> <th>Year 13</th> <th>Year 14</th> <th>Year 15</th> <th>Year 16</th> <th>Year 17</th> <th>Year 18</th> <th>Year 19</th> </tr> </thead> <tbody> <tr> <td>38.00</td> <td>31.00</td> <td>38.00</td> <td>28.00</td> <td>47.00</td> <td>34.00</td> <td>16.00</td> <td>64.00</td> <td>57.00</td> <td>63.00</td> <td>108.00</td> <td>137.00</td> <td>97.00</td> <td>78.00</td> <td>74.00</td> <td>64.00</td> <td>75.00</td> <td>187.00</td> <td>27.00</td> </tr> </tbody> </table>	Year 1 (84/85)	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	38.00	31.00	38.00	28.00	47.00	34.00	16.00	64.00	57.00	63.00	108.00	137.00	97.00	78.00	74.00	64.00	75.00	187.00	27.00
Year 1 (84/85)	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19																					
38.00	31.00	38.00	28.00	47.00	34.00	16.00	64.00	57.00	63.00	108.00	137.00	97.00	78.00	74.00	64.00	75.00	187.00	27.00																					
20	How has competition between multiple developers on the site affected completion rates? Total of 1,723 units. All of the contractors have worked together and their relationship hasn't affected completion rates. C.G.Fry & Son Ltd and Morrish Builders have worked in partnership to ensure that the two companies are not competing with similar builds and designs at the same time.																																						

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image




Question	
1	How was the site originally conceived? Allocation in Local Plan 1991-2011 (2006)
2	What were the Total number of units identified? 717
3	How was the site brought forward? South Somerset Local Plan's (SSLP) Lyde Road Key Site proposed allocation - (Proposal KS/YEWI/1 - Land East of Lyde Road). The application site is allocated in the South Somerset Local Plan Deposit Draft 1998 (as amended by Proposed Modifications February 2004 and Further Proposed Modifications December 2004 and June 2005) as a housing site for approximately 717 residential units (taken from committee report for outline application which confirmed: 'On 16th March
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? No
5	Was an appeal necessary? No
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Outline planning permission (LPA Ref: 06/01050) was submitted in March 2006. It was resolved to be approved at committee in April 2007, being approved on 23rd January 2008 - the s106 agreement was signed on 18th January 2008.
8	What factors were material in the timescales for resolving the Section 106 Agreement? Highways and infrastructure works - financing off-site highway infrastructure costs and the provision of footpath / cycleway links. Off-site contributions to sport and leisure and contributions towards the provision of improved education facilities
9	Were any statutory challenges brought and did this effect timescales? No
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? Outline planning permission was granted on 23rd January 2008 for housing, associated infrastructure and a primary school. The application was submitted by Yeovil Developments and the site was then bought by Barratts David Wilson.
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? Outline planning permission was granted on 23rd January 2008 and the first reserved matters application (LPA ref: 08/04443/REM) was submitted on 26th September 2008.
12	How long did it take for the first reserved matters application to be approved? The first reserved matters application was approved on 10th August 2009.
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? An application was submitted alongside the outline proposal in November 2006 (LPA Ref: 06/04332) for the construction of a roundabout and road. This was not approved until 18th May 2007.
14	When did development begin on site? 2010
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Barratt Homes were the lead officer, part of site sold to Bloor Homes, otherwise phases undertaken by Barratt Homes and its sister organisation David Wilson Homes.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? It took approximately one year to complete the first dwellings.
17	In what year were the first houses delivered? 2010
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> 226 - this was a high completion rate because the majority of these dwellings were affordable homes and had to be completed within the financial year because of issues with government funding.
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i> 226.00 89.00 78.00
20	How has competition between multiple developers on the site affected completion rates? Total of 393 units. Increased competition between the developers has helped build rates by providing a competitive range of properties.

Site Name	Thorne Lane, Yeovil
LPA	South Somerset
Region	South West

Site Image



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

Site Name	Cades Farm / Jurston	Site Image	
LPA	Taunton Deane		
Region	South West		

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

Site Name

LPA

Region

Site Image



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

Site Name

LPA


Region

Site Image



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

Appendix 9

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

Site Name


LPA

Region

Site Image



Question																																															
1	How was the site originally conceived? The site was allocated in the Local Plan (2004) for housing led mixed use - originally taken out of green belt for commercial uses. Core Strategy was adopted 2007 and the Site Specifics DPD was adopted 2010 - Orchard Park is addressed in Policy SP/1 in this DPD (Cambridge Northern Fringe West (Orchard Park)).																																														
2	What were the Total number of units identified? Originally in Local Plan for 990 (with potential for an additional 220 - 1210). The Site Specifics DPD refers to the appropriateness of the Orchard Park site being able to accommodate around a further 220 dwellings over and above the stated number of 900 dwellings expressed within the Policy.																																														
3	How was the site brought forward? In 2000, Lands Improvement acquired the 55 acre greenfield site from J Sainsburys in a 50:50 JointVenture with JJ Gallagher and promoted the land as a sustainable urban extension in as part of the Local Plan (2004).																																														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? Orchard Park is addressed in Policy SP/1 of the Site Specific Policies DPD (2010). Policy SP/1 carries forward proposals from the earlier South Cambridgeshire Local Plan 2004 for a sustainable housing-led urban extension to Cambridge providing minimum 900 dwellings, employment provision and supporting community facilities and open space. In addition, the Council adopted the Orchard Park Design Guidance SPD (8 March 2011). Outline planning application was submitted 17 December 2001, with outline planning permission being granted 14 June 2005 (App ref: S/2379/01/O). This included approval of the Orchard Park Development Framework Plan.																																														
5	Was an appeal necessary? No																																														
6	Was the scheme called-in for determination by central government? Not called in																																														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Resolution to grant on 03/12/2003 - Section 106 signed 14/06/2005 and decision issued the same date - 18 months for negotiations. A mixed outline and full application (App ref: S/2559/11) was submitted January 2012 for additional units on adjacent land (as per the Policy referred to above); outline & full planning permission was granted 8 Feb 2013 for 112 units, retail & 1/B2 use.																																														
8	What factors were material in the timescales for resolving the Section 106 Agreement? Affordable housing allocations ,Parish Council Contributions																																														
9	Were any statutory challenges brought and did this effect timescales? No																																														
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? Owned by Gallagher estates prior to issuing consent and subsequently sold off to housebuilders as and when plots brought forward .First plots affordable housing.																																														
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? First RM application submitted August 2005 (2 months after OUT approval) for 6no AH (reference S/1651/05/RM) - refused 06/12/05. Second RM application was submitted October 2005 (reference S/1966/05) for 25 AH - w/d 17/11/05. Third RM application submitted December 2005 (reference S/2318/05) for 51 units - w/d 03/03/06. Fourth RM application submitted Nov 2005 (reference S/2319/05) for 61 units - approved 06/03/06.																																														
12	How long did it take for the first reserved matters application to be approved? The first approved RM application was dated March 2006 - 9 months after outline approval																																														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? Improvements to linking junction B1059/A14																																														
14	When did development begin on site? 2006																																														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Lead developer (Gallagher Estates & Land Improvements) selling serviced plots to Persimmon Homes																																														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? One year .Infrastructure works considerable and involved major underground drainage works																																														
17	In what year were the first houses delivered? 2006																																														
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> 81.00																																														
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>																																														
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Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year																																
2006	2007	2008	2009	2010	2011	2012	2013	9	10	11	12	13	14	15																																	
81	141	154	205	145	74	32	20																																								
20	How has competition between multiple developers on the site affected completion rates? Land Appears to have been sold largely to Persimmon Homes, with some retained by the joint venture which is currently coming forward. This is has been steady with the downturn in the market beginning compensated by affordable homes completions. We have two applications we are processing and outline permissions are in place for a further 140 which started on site September 2013 (App ref: S/2559/11).																																														

Site Name	Loves Farm	Site Image														
LPA	Huntingdonshire DC															
Region	East of England															
Question																
1	How was the site originally conceived?	Development Brief for the site was adopted as SPG in October 2000. The St Neots Eastern Expansion Urban Design Framework (2010) further set out how a further expansion (Known as the Love's Farm East Expansion) would deliver additional units - 'Excluding the existing Love's Farm development, the sustainable urban extension has the capacity to provide land for the development of some 3,500 new dwellings'														
2	What were the Total number of units identified?	Original outline permission for Love's Farm was granted for 1,250 (in 2006). Subsequently increased through Section 73 Application (2007) to total of 1,352, approved 18 December 2008. An application for the east extension (1,200 units - reference 1300388OUT) was submitted March 2013 and is PENDING consideration														
3	How was the site brought forward?	Site brought forward by Gallagher Estates, Allocation and then application.														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	The outline planning application was submitted in line with the SPG in July 2001 (reference 01015500UT), the site was not allocated for residential development until the Huntingdonshire Local Plan Alteration was adopted in December 2002.														
5	Was an appeal necessary?	No														
6	Was the scheme called-in for determination by central government?	No														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	Development Control Panel (committee) resolved to approve the original application on 17/05/2004. Decision notice was issued on 03/04/2006 - 23 months later														
8	What factors were material in the timescales for resolving the Section 106 Agreement?	Officer not involved so unaware.														
9	Were any statutory challenges brought and did this effect timescales?	No														
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer?	Unknown														
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	Following a reserved matters approval for the primary infrastructure and strategic landscaping in June 2006 the required physical infrastructure requirements were delivered.														
12	How long did it take for the first reserved matters application to be approved?	First Reserved Matters Submitted: Jan 2005 (reference 0500215REM), Decision Made: 19 June 2006 - 1 year 5-6 months.														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	The S106 required a pedestrian bridge over the railway but the terms of the agreement did not prevent building commencing before the bridge was built. In fact the bridge is now partially constructed and due to open towards the end of this year – not sure of exact date														
14	When did development begin on site?	Construction of the residential development commenced on the site in 2007 and as of 31st March 2011, 348 privately owned houses and 355 affordable houses were occupied on site.														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	Lead Developer (Gallagher Estates) selling serviced plots: Land in Phase 1, 2 and 3 has been sold to national house builders1 and Bedfordshire Pilgrims Housing Association (David Wilson Homes, Persimmon Homes, Miller Homes, Redrow, Barretts and Abbey Developments)														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	First Completions 2007-2008, physical infrastructure reserved matters application necessary.														
17	In what year were the first houses delivered?	2008														
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>	As at Feb 2013 (1261 Dwellings Completed). 2007-2008 (60) 2008-2009 (164) 2009-2010 (252) 2010-2011 (258), 2011-2012 (216), 2012-2013 (80) (Figures from AMRs).														
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc.?</i>	60	164	252	258	216	80									
20	How has competition between multiple developers on the site affected completion rates?	Unknown														

Site Name

LPA

Region

Site Image



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

Site Name

Site Image



LPA

Region

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

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

Site Name **Newcastle Great Park (previously known as the Northern Development Area)**

LPA **Newcastle City Council**


Region **North East**

Site Image



Question	Answer																														
1 How was the site originally conceived?	Strategic Land and Planning secured the site under an Option Agreement in the 1980's and promoted it through the planning process. The Council issued a Planning Brief for the NDA in April 1998 and invited prospective developers to submit draft proposals for inclusion in a Master Plan. A consortium of developers submitted draft proposals in May 1998 and these were subject to widespread public consultation. Strategic Land & Planning secured approval for the first Masterplan in 1999 and adoption of a Design Code by the Council in November 2000. Prior to this there were also two withdrawn planning applications for the Great Park before the 1999 submission (reference 1997/1717 was for development of 498ha for residential, business, industrial, retail, educational, community, recreational and countryside uses with associated highways and landscaping being w/d 10th September 1999 and a subsequent application submitted in 1998 reference 1998/1200 was w/d on the same date																														
2 What were the Total number of units identified?	2500 to be delivered in six different cells (D to I).																														
3 How was the site brought forward?	The site was first proposed for development in the City Council's first draft Unitary Development Plan (UDP). The UDP was the 15 year land use and transportation plan that each local authority was required to produce as a requirement of the TCPA 1990. A second draft UDP was published in 1993. There were objections to the proposals, many on the grounds that the Council should not be encouraging development on new land. A public inquiry was held in 1994/95, as required by the Planning Act. The independent Inspector reported in late 1996 and supported the NDA, leading to adoption of the plan in January 1998.																														
4 If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	The planning policy which designated for 'Newcastle Great Park' was established in the 1998 Newcastle Upon Tyne Unitary Development Plan. The plan identified the site as a major site for growth outside the built-up metropolitan area. UDP Policy IM2 focused on the development and preparation of masterplans and development briefs - SPG (adopted). The masterplan for the NDA did not form part of the UDP and instead has status of supplementary planning guidance. The UDP was adopted in January 1998 following a public inquiry in 1995 and the submission to the Inspector in 1997. Outline application 1999/1300/01/OUT was submitted August 1998 for mixed use, including 2,500 dwellings.																														
5 Was an appeal necessary?	No																														
6 Was the scheme called-in for determination by central government?	The Council were minded to approve app 1999/1300/01/OUT at the end of 1998, and the developers renewed the land options. The scheme was called in by the Secretary of State on the 14th February 1999. SoS formally allowed the development on the 8th June 2000 and planning permission was granted 6 October 2000.																														
7 If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	In the autumn of 1998 the skeleton Section 106 agreement had been agreed within 6 weeks, and by October 1998 the total sum of the S106 had been agreed.																														
8 What factors were material in the timescales for resolving the Section 106 Agreement?	A single point of contact for decision making within the local authority significantly contributed to reducing the length of the S106 process. Thus, a package of £23,840,000, including infrastructure, landscaping, the country park, public transport contribution, contribution to non-car initiatives, and affordable housing was established within six weeks. An application was submitted in 2006 seeking to vary conditions attached to original outline. This resulted in the submission of a new Planning permission 1999/1300/121/RVC and a new S106 agreement completed in 2010.																														
9 Were any statutory challenges brought and did this effect timescales?	No statutory challenges.																														
10 How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	Between 1989 and 1993, NedaCin Limited purchased or secured long-term options over land with the objective of it being identified for development within the emerging Newcastle upon Tyne UDP. Independently, NCC had been considering a similar concept since 1988 in the context of the Regional Planning Guidance (RPG) for the North East that had just been published.																														
11 How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	The first reserved matters application (REF: 1999/1300/03/RES) was received 10th October 2000 regarding highways works at North Brunton Interchange and Brunton Lane, as well as construction of a new highway west of the A1 and associated landscape, earthworks and drainage - the same month as the outline approval. The first RM application relating to residential development (reference 1999/1300/07/RES) was validated on the 21st August 2001, regarding the details of siting, design, access, external appearance and landscaping for the first 500 dwellings of the Great Park, along with associated mixed use facilities. This was granted conditional permission on the 28th March 2002.																														
12 How long did it take for the first reserved matters application to be approved?	The first RM took 3 months to be approved (relating to highways and access) and the first residential RM took 7 months.																														
13 What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	The traffic impact of the development proposals for the Great Park were assessed in the UDP. It was estimated that the scale, type and location of development proposed could be accommodated within the NDA without prejudicing the operation of existing transport infrastructure, provided that some additional transport capacity was provided.																														
14 When did development begin on site?	The first activity started on site in 2001.																														
15 How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	The scheme is being developed by the Great Park Consortium, which includes the house builders Persimmon Homes, and Taylor Wimpey. Parts of the development have also been built by Barratt. The release of the land for housing was originally governed by UDP policy H1.2 and the terms of the S106 legal agreement that sat alongside the outline planning permission. Three phases have been defined for this purpose, of 800, 800 and 900 houses respectively. Each reserved matters application for the next housing development cell has triggered the need for the Council to formally release the second phase under policy H1.2. This was incorporated into policy NGP7 which stated that development of housing within NGP will proceed in three phases of 800, 800 and 900 houses. "The first phase shall consist of 800 houses solely within development cells F, G, H and I." Policy NDA6 stated that development of the private housing for sale shall proceed at a maximum rate of 250 units completed per year. Delivery rates have never reached this limit however.																														
16 How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	The first dwelling was delivered in 2001, after normal access road, water and sewerage links.																														
17 In what year were the first houses delivered?	The first 4 houses were delivered in 2001 (Cell H), approval of the RM application 22 January 2001 (reference 1999/1300/03/RES).																														
18 How many dwellings were completed in the first year? Comment on any differences between multiple phases.	In the first year, Persimmon Homes delivered 38 homes on the Elmfield Park phase of the development, before embarking on the Melbury "village" phase of the development.																														
19 How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?	<table border="1"> <thead> <tr> <th>Year 1</th> <th>Year 2</th> <th>Year 3</th> <th>Year 4</th> <th>Year 5</th> <th>Year 6</th> <th>Year 7</th> <th>Year 8</th> <th>Year 9</th> <th>Year 10</th> <th>Year 11</th> <th>Year 12</th> <th>Year 13</th> <th>Year 14</th> <th>Year 15</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>118</td> <td>194</td> <td>99</td> <td>77</td> <td>54</td> <td>106</td> <td>62</td> <td>181</td> <td>119</td> <td>140</td> <td>108</td> <td>130</td> <td>n/a</td> <td>n/a</td> </tr> </tbody> </table>	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	4	118	194	99	77	54	106	62	181	119	140	108	130	n/a	n/a
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15																	
4	118	194	99	77	54	106	62	181	119	140	108	130	n/a	n/a																	
20 How has competition between multiple developers on the site affected completion rates?	There has been a relatively low completion rate during the life of the SUE, and Billy Browell (Newcastle City Council Senior Planning Officer 0191 211 5635) believes the developers have had it fairly easy due to the economic climate, and therefore competition has not affected completion rates.																														

Appendix 11

Site Name	Croes Atti	Site Image	
LPA	Flintshire		
Region	Wales		
Question			
1	How was the site originally conceived?	The site was originally conceived through the North Flintshire Local Plan where it was approved by the council for development control decisions in November 1998. Policy H2 of the North Flintshire Local Plan indicated that the site should come forward in accordance with the Development Brief that was produced in December 1999. The site has since then carried forward into the Flintshire Unitary Development Plan where it was placed on deposit in September 2003. Policy HSG2 of the UDP stated that new housing will only be permitted on site as part of a mixed use development, subject to the criteria that it provides a mix of house types, including an appropriate proportion of affordable housing, it is developed in phases during the plan period and it represents exemplar development in terms of its quality, design, layout, form and function. The UDP was adopted in September 2011 and the wording of Policy HSG2 has not changed since its adoption.	
2	What were the Total number of units identified?	North Flintshire Local Plan Policy H1 allocated the site for 477 houses.	
3	How was the site brought forward?	See q1	
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	The development was originally allocated within the North Flintshire Local Plan, which subsequently fed into the current Flintshire Unitary Development Plan (adopted Sept 2011). Anwyl Construction Ltd submitted an outline application (reference 035575) in March 2003 - approved 11 July 2006 to be phased over the plan period.	
5	Was an appeal necessary?	Appeal was not necessary for the Outline Application - approved July 2006.	
6	Was the scheme called-in for determination by central government?	Outline application was not called in for determination by the Welsh Assembly, but the Welsh Assembly was called in re. the RM application (see below)	
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	Ref: 035575 - Outline application - reported to committee on 19.7.2004 & resolved to approve subject to a Section 106 Agreement. Agreement was signed & permission granted 11.7.06 - two years later	
8	What factors were material in the timescales for resolving the Section 106 Agreement?	The outline planning permission granted on 11.07.06 (035575) required the development to fully conform with the Croes Atti Development Brief. The S106 which accompanied the outline application included a clause 2 obligation not to develop the land (or permit it to be developed) other than in general conformity with the revised Development Brief & Plan. The 2005 Development Brief was therefore tied to the planning permission by virtue of this condition. With regards to the access component of the Croes Atti development this was subject to extensive negotiations between the applicant and the LPA. It was stated in the Development Brief that the larger part of the site is to be served from 3 points of vehicular access and the other 2 points of access shall be from Prince of Wales Avenue and Coed Onn Road. It is clear from condition 19 that the intention of extending Prince of Wales Av to be extended to serve the site. Due to the large scale nature of the site, Anwyl Construction Ltd submitted a separate application for the proposals of highways improvements, street lighting and other associated works which was approved 23.04.08 (reference 044035). Majority of this application outlined the conditions for highways and access. Negotiations between the applicant and the LPA have slowed down the construction proposals of the development.	
9	Were any statutory challenges brought and did this effect timescales?	N/A	
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	Anwyl Homes Ltd have stated, that the sale of the site has current yet to go through.	
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	Ref: 044033 - RM application for 189 no. dwellings, public open space, new roundabout and all associated works - submitted 25.09.07 - 14 months after grant of outline permission. Second RM application for 132 no. dwellings was submitted 13.08.09 and approved 19.01.12 (RM ref 046595)	
12	How long did it take for the first reserved matters application to be approved?	The first RM application took 10 months to be approved -Approval date: 11.07.08. In Feb 2012, the applicant sought to vary condition 15 on RM permission 046595 (condition 15 prohibited access to Prince of Wales Avenue from the development by provision of a barrier, but would allow access through to emergency vehicles, contrary to the recommendations from officers). No restriction was ever placed on the Outline permission. The variation application (reference 049425) was refused 11.09.12. Applicant appealed. The Planning Inspector found the removal of the condition was justified on the grounds that it was unreasonably imposed in the first place. Following a call-in by the Welsh Assembly, the appeal was allowed 15.03.13. In addition to this, a separate appeal was made against the Council's non-determination of an application to vary 3 on the outline, to allow 7 years (instead of 5) for the submission of all RM (app reference 049154). As part of the appeal, the council requested the inspector to allow the conditions subject to appropriate conditions and the completion of a satisfaction section 106 obligation. The appeal was allowed 10/10/12.	
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	The Section 278 agreement required roadway improvement works to the existing highways that would serve as the access point through a distributor road to the site. This was to be achieved via the construction of a new roundabout to reduce future levels of vehicular traffic generated by the proposed development. The developer invested £2.1 million for off-site sewer works which included improvements to an existing pumping station in addition to catering for the Croes Atti Development and will also improve drainage in the area overall (this was not a requirement prior to development commencing). Majority of the provisions were subject to on site provisions as laid out by the S106 agreement i.e. Setting aside 1.5ha of land and its transfer for a school site and an extension to the school site of not less than 1ha, setting aside land for a shop site, setting aside 0.45ha for a health community, 0.25ha of land for a	
14	When did development begin on site?	Development began October 2013.	
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	The site is being brought forward by Anwyl Homes Ltd being the leader developer involved with the proposed development with Goodwin Planning Services acting as agents regarding the application. A small percentage of the land is being sold to Persimmon Homes at an estimated figure of 50 plots on site.	
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	N/A - First dwelling has yet to be completed	
17	In what year were the first houses delivered?	First dwelling has yet to be completed, anticipated completion of 29 dwellings by 2013.	
18	How many dwellings were completed in the first year? Comment on any differences between multiple phases.	N/A	
		Year 1	Year 2
		Year 3	Year 4
		Year 5	Year 6
		Year 7	Year 8
		Year 9	Year 10
		Year 11	Year 12
		Year 13	Year 14
		Year 15	
19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc.?		
20	How has competition between multiple developers on the site affected completion rates?	N/A	

Site Name
 LPA
 Region



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

Appendix 12

Site Name

LPA

Region



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

Site Name

LPA

Region

Site Image



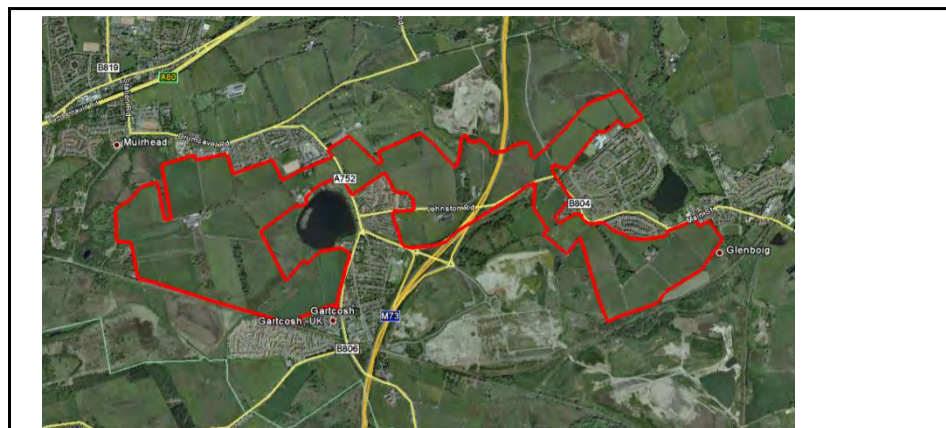
Question	
1	How was the site originally conceived? Put forward in 1994 Midlothian Structure Plan - Adopted 1997 - Then in Adopted Shawfair Local Plan (2003) - Incorporated into Midlothian Local Plan.
2	What were the Total number of units identified? 4000
3	How was the site brought forward? See Q1
4	If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

Site Name


LPA

Region

Site Image



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

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

Site Name

LPA

Region

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

Site Name

LPA

Region

Question																															
1	How was the site originally conceived? Redevelopment of a former Steel Works site.																														
2	What were the Total number of units identified? 3500																														
3	How was the site brought forward? Through the submission of an outline planning application with Masterplan																														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? Yes																														
5	Was an appeal necessary? No																														
6	Was the scheme called-in for determination by central government? No																														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? The application was submitted in June 2001 and minded to grant by NLC in 2003. Decision notice issued in May 2005 following Court of Session court case which caused significant delays.																														
8	What factors were material in the timescales for resolving the Section 106 Agreement? Complex decisions and multiple signatures required.																														
9	Were any statutory challenges brought and did this effect timescales? Yes																														
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer? N/A Local Authority does not own the site																														
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? 2 years 2 months																														
12	How long did it take for the first reserved matters application to be approved? 11 months																														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? This is a 20 year proposal where off site infrastructure is required for the new town centre but the housing development has proceeded.																														
14	When did development begin on site? 2007																														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Lead developer sells off plots																														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? N/A																														
17	In what year were the first houses delivered? 2010																														
18	How many dwellings were completed in the first year? 55																														
19	Comment on any differences between multiple phases. How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?																														
	<table border="1"> <thead> <tr> <th>Year 1</th> <th>Year 2</th> <th>Year 3</th> <th>Year 4</th> <th>Year 5</th> <th>Year 6</th> <th>Year 7</th> <th>Year 8</th> <th>Year 9</th> <th>Year 10</th> <th>Year 11</th> <th>Year 12</th> <th>Year 13</th> <th>Year 14</th> <th>Year 15</th> </tr> </thead> <tbody> <tr> <td>55</td> <td>20</td> <td>41</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	55	20	41												
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15																	
55	20	41																													
20	How has competition between multiple developers on the site affected completion rates? only 1 developer to date.																														

Site Name

LPA

Region

Site Image



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

Site Name


LPA


Region


Site Image



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

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

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

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

Site Name

LPA

Region

Site Image



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

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Taylor Wimpey/Bellway ()
Comment ID	86
Response Date	20/03/14 10:28
Consultation Point	19 Appendix D- Infrastructure (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM83
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

MM83 deals with Stafford Town West infrastructure requirements. The proposed change inserts potential before upgrade to the railway bridge. In our representations and at the Examination we sought amendments to the plan which referred to development at Stafford West as delivering the link from Doxey Road to Martin Drive (ie Section C). Staffordshire County Council's Transport Evidence to Support a Western Direction of Growth concludes that Section C of the Western Access Route between Martin Drive, Castlefields, and Doxey Road to provide a second means of access to the Castlefields and Burleyfields, together with an agreed package of sustainable transport interventions enables the delivery of the full urban extension. MM83 is not consistent with the agreed position set out in the Statement of Common Ground submitted to the Examination where under Transport it was agreed that The development will support delivery of the Western Access Improvement Scheme and associated transport improvements specifically providing phase 1 from Martin Drive to Doxey Road; Amend first paragraph to read: Link from Martin Drive spine road to Doxey Road, together with new or enhanced bus routes as well as cycling & walking links to existing routes to the town centre and other key destinations. The remainder of the Appendix remains confusing. This section purports to deal with Stafford Town West's requirements, but includes town wide requirements. There is therefore potential for users of the plan to be confused as to the requirements from the development and what is required for town wide growth. The local plan's evidence base is clear. Staffordshire County Council's strategic assessment Transport Evidence to Support a Western Direction of Growth (D26) concludes that construction of Section C of the Western Access Route between Martin Drive, Castlefields, and Doxey Road to provide a second means of access to the Castlefields and Burleyfields, together with an agreed package of sustainable transport Interventions enables the delivery of the full urban extension (final paragraph of the conclusions). The whole of the Stafford Western Access is required to facilitate the growth strategy as a whole, rather than being a requirement related to Stafford West ? see, for example, Executive Summary to the Major Business Case (E32) which identifies that the SWA and complementary sustainable transport measures will form part of a wider sustainable integrated transport strategy for

Stafford for the period up to 2026 and will assist in the delivery of the Stafford growth agenda. It is also worth noting that the proposal for the SWA pre-dates the strategic allocation and its purpose is to unlock wider benefits rather than simply facilitate development of the western SDL.

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities
- It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

The Appendix is unclear and confusing.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Amend that part of Appendix D dealing with Stafford West to solely refer to infrastructure required for the urban extension. Amend first paragraph to read: "Link from Martin Drive spine road to Doxey Road, together with new or enhanced bus routes as well as cycling & walking links to existing routes to the town centre and other key destinations." Delete all remaining references to the Stafford West Access Scheme and update all references to costs and references accordingly.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Taylor Wimpey and Bellway control the majority of land with Stafford West. the change has significant implications for their interests.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Taylor Wimpey/Bellway ()
Comment ID	87
Response Date	20/03/14 10:29
Consultation Point	12.10 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM72
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

MM72 deletes the wording regarding the Code for Sustainable Homes and replaces it with text which states all new residential development will be expected to incorporate sustainable design and construction activity to achieve zero carbon development through a combination of fabric, energy efficiency, carbon compliance and allow resolutions in line with Government policy. We welcome the intention to delete wording in relation to the Code. However, the policy now appears to be seeking higher standards and to bring forward zero carbon standards to now. The final part of MM72 requires a statement be submitted to demonstrate how zero carbon standards will be addressed. It requires that if unviable there is need to provide evidence from an independent viability assessment. That is completely at odds with the NPPF which requires the Council to demonstrate that its policies are viable. In addition, as we set out at the Examination the approach is with the inconsistent with the Housing Standards Review. Following the Government's consultation on the Housing Standards Review last autumn, Building Regulations Minister Stephen Williams MP made a Written Ministerial Statement to parliament on 13 March 2014 setting out the Government's response to the consultation. http://www.parliament.uk/documents/commons-vote-office/March_2014/13%20March/4.DCLG-Building-regs.pdf That statement is supported by a note which sets out how each of the themes covered in the Housing Standards Review consultation are to be taken forward. https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/291796/140313_Building_Regulations.pdf On energy, it states that Government has concluded that there should be a Building Regulations only approach, with no optional additional local standards in excess of the provisions set out in Part L... Accordingly the requirements should be deleted.

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

The policy appears to be seeking higher standards and to bring forward zero carbon standards to now. The final part of MM72 requires a statement be submitted to demonstrate how zero carbon standards will be addressed. It requires that if unviable there is need to provide evidence from an independent viability assessment. That is completely at odds with the NPPF which requires the Council to demonstrate that its policies are viable. Following the Government's consultation on the Housing Standards Review last autumn, Building Regulations Minister Stephen Williams MP made a Written Ministerial Statement to parliament on 13 March setting out the Government's response to the consultation. On energy, it states that Government has concluded that there should be a Building Regulations only approach, with no optional additional local standards in excess of the provisions set out in Part L...

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The whole section on sustainable construction needs to be revisited in the light of the announcement on 13th March 2014.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Taylor Wimpey and Bellway control the majority of land within Stafford West. the policy has significant implications for those interests.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Taylor Wimpey/Bellway ()
Comment ID	88
Response Date	20/03/14 10:31
Consultation Point	7.29 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM32
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

MM32 deals with the link from Martin Drive to Doxey Road. The proposed change inserts potential before upgrade to the railway bridge. In our representations and at the Examination we sought amendments to the plan which referred to development at Stafford West as delivering the link from Doxey Road to Martin Drive (ie Section C). Staffordshire County Council's Transport Evidence to Support a Western Direction of Growth concludes that 'Section C of the Western Access Route between Martin Drive, Castlefields, and Doxey Road to provide a second means of access to the Castlefields and Burleyfields, together with an agreed package of sustainable transport interventions' enables the delivery of the full urban extension. MM32 is not consistent with the agreed position set out in the Statement of Common Ground submitted to the Examination where under Transport it was agreed that the development will support delivery of the Western Access Improvement Scheme and associated transport improvements specifically providing phase 1 from Martin Drive to Doxey Road; Criterion xvi of the Submission plan should be amended as per our original suggestions and the Statement of Common Ground to read Link from Martin Drive spine road to Doxey Road required for the development west of Stafford as part of the Stafford Western Access Improvements, together with new or enhanced bus routes as well as cycling & walking links to existing routes to the town centre and other key destinations;

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

. It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

. It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities

Please use this space to explain your answer above. Please be as precise as possible.

The change is not supported by the evidence base and is not consistent with the Statement of Common Ground

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Criterion xvi of the Submission plan should be amended as per our original suggestions and the Statement of Common Ground to read Link from Martin Drive spine road to Doxey Road required for the development west of Stafford as part of the Stafford Western Access Improvements, together with new or enhanced bus routes as well as cycling & walking links to existing routes to the town centre and other key destinations;

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Taylor Wimpey and Bellway control the majority of land with Stafford West. the change has significant implications for their interests.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Taylor Wimpey/Bellway ()
Comment ID	89
Response Date	20/03/14 10:33
Consultation Point	7.31 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1
To which Main Modification does your comment relate?	MM30
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

MM30 amends the requirements for masterplanning of land to the West of Stafford ahead of receipt of an application. We made representations to the Submission Draft Local Plan and appeared at the Examination on this issue. We are concerned by the changes proposed. It is unclear what the process is for agreeing a masterplan, what its status would be ahead of planning applications and what is required to be included within a masterplan. We are concerned that this requirement could delay the delivery of the strategic allocations and is less flexible than the approach in the Submission Local Plan. With regards to Stafford West, part of the proposed allocation already benefits from an allocation in the adopted local plan, planning permission has been granted on part of the site for a public house and on another part for residential development, and an early application is required in order to facilitate the relocation of the rugby club. We request that Policy Stafford 3 be amended to read as follows as follows: Within the area West of Stafford identified on the Policies Map a sustainable, well designed mixed use development will be delivered by 2031. Any application for a component of the allocation should not prejudice the delivery of the wider Strategic Development Location. Development should deliver the following key requirements:

Do you consider this Main Modification is legally compliant? Yes

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to: . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and

- infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities
- It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

The role of the local plan is to facilitate delivery. The proposed wording could result in delays the delivery of the SDLs which have already been shown to be sustainable locations for development.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

We request that Policy Stafford 3 be amended to read as follows as follows: Within the area West of Stafford identified on the Policies Map a sustainable, well designed mixed use development will be delivered by 2031. Any application for a component of the allocation should not prejudice the delivery of the wider Strategic Development Location. Development should deliver the following key requirements:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

The change has significant implications for Taylor Wimpey and Bellway who control the majority of land within the SDL.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Vickie Middleton
Comment ID	90
Response Date	20/03/14 10:37
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I approve the modifications and ask that the Local Plan for Gnosall be approved without delay. Parishes did have the right to take part in EIP and hope that there will be no further hold ups in this procedure.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mrs Gail Gregory
Comment ID	91
Response Date	20/03/14 11:10
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I have noted your modifications to the LP and would like you to record that I am in favour of them and of the LP being approved. I hope that is acceptable to use the email system instead of the portal to make comment? I would be grateful if you would let me know if this is not the case. Having read comment on the site, I am disconcerted to note that one respondent says parish councils were not given the opportunity to participate in the Examination in Public. This is not so. They WERE given this opportunity though few did so. That is not the fault of SBC and it should not impede approval of the plan at this stage. I most certainly would not agree that a further EIP is necessary re Neighbourhood Plans or anything else. There are other mechanisms by which concerns around that process may be managed and I am confident that the Borough is supporting local parishes in their development of NP for their locations.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Nina Geraghty
Comment ID	92
Response Date	20/03/14 11:12
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I am responding to the consultation on the modifications to our local plan . I wish to confirm that I approve the modifications and feel that this plan should now be approved without further delay. I understand that parishes did have the opportunity to take part in the Examination in Public therefore feel there would be no benefit in having a second EIP. To conclude I support the modifications and urge this plan now be adopted.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr Richard Preece
Comment ID	93
Response Date	20/03/14 11:16
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

In response to the modification of the Local Plan (LP), I whole heartedly agree and approve of the mods and strongly recommend the LP be formalised/approved immediately. Thanks to the Inspector and/or Stafford Borough Council, all parishes had the right to take part in the Examination In Public (EIP), though few parishes did take the opportunity, being no fault of the aforementioned.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Natural England (Hayley Pankhurst)
Comment ID	94
Response Date	20/03/14 11:18
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 94 Natural England.pdf

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Date: 19 March 2014
Our ref: 112084
Your ref: None given



Stafford Borough Council
forwardplanning@staffordbc.gov.uk

BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Sir/Madam

The Plan for Stafford Borough: Main modifications

Thank you for your consultation on the above dated 06 February 2014 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England supports the amendments to policy N6 under MM76. We have no further comments to make on the main modifications.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Hayley Fleming on 0300 060 1594. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Hayley Fleming
Land Use Operations (Development Plans Network)
hayley.fleming@naturalengland.org.uk

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr Stephen Woodward
Comment ID	95
Response Date	20/03/14 11:32
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I am writing to you reference the consultation on the modifications to the Local Plan. I approve the modifications and urge approval of the Local Plan ASAP. Parishes did have the right to take part in the EIP if only a few number did this is no fault of the Inspector or the Stafford Borough Council.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr J Sanders
Comment ID	96
Response Date	20/03/14 11:39
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I am a resident in Gnosall, Staffordshire and am writing in response to the consultation on the modifications to the Local Plan. I can confirm that I approve the modifications and support approval of the Local Plan. I understand that parishes did have the right to take part in the Examination in Public (EIP) and if few did, that is not the fault of the Inspector or Stafford Borough Council, as the opportunity was available.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Felicity Potter
Comment ID	97
Response Date	20/03/14 11:40
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

In response to the consultation on the modifications to the Local Plan, this is to say that as a resident of Gnosall village I approve of the modifications to the Local Plan, and would very much like you to approve it. I'm not aware of there having been any problem about participating in the Examination in Public.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr Mike Woolford
Comment ID	98
Response Date	20/03/14 11:44
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I am responding to the consultation on the modifications to the Local Plan. I approve of the modifications and strongly urge approval of the Local Plan I understand that there has been a query over whether parishes were given a chance to respond to the Local Plan. The fact is that all parishes were given a chance to respond to the Plan but whether they chose to or not is a matter for themselves ? it is not the fault of either the Inspector or of Stafford Borough Council. The Local Plan needs to be approved as soon as possible to avoid the continuing fracas that is occurring in villages like Gnosall where developers are riding rough-shod over the desires and concerns of the local populace. Let?s just get on with it can we?

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mrs Linda Sullivan
Comment ID	99
Response Date	20/03/14 11:48
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

Having read and digested the latest plan modifications I would like to add our comments that we are in favour of the plan in it's revised state and would wish to see it approved in due course as it stands, by the inspectorate. We note with interest several comments, and that one individual in particular states he feels that Parish councils were not given full opportunity to participate in the EIP which we are certain is not the case. Parishes were invited to make their observations and comment on the Plan, though not all took the opportunity to do so at the time, and therefore another public examination at this late stage of the process should neither be required or necessary. The Borough has, for some time now been working hard with local parishes including our own here in Gnosall in helping us understand and formulate our own Neighbourhood plans and this process is well underway here and in several other Parishes.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Gill Renshaw
Comment ID	100
Response Date	20/03/14 11:53
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I am writing in support of the Local Plan for Gnosall and approve the modifications to the plan and am keen for the Local Plan to be adopted as is. The Parish Councils did have the opportunity to take part in the EIP, and if they failed to do so, it is neither the fault of the Inspector or Stafford Borough Council

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Cannock Chase AONB Partnership (Ruth Hytch)
Comment ID	101
Response Date	20/03/14 11:55
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM77
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

Thank you for consulting the Cannock Chase AONB Partnership on the modifications to the Local Plan for Stafford Borough. The Partnership has no formal comments on the modifications. However the proposed modification to MM 77 is welcomed and supported.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Geoff Renshaw
Comment ID	102
Response Date	20/03/14 11:56
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

That the Parish Councils had the opportunity to take part in the EIP, and failed to do so, is neither the fault of the Inspector or Stafford Borough Council, Therefore I am writing in support of the Local Plan for Gnosall and approve the modifications to the plan and am keen for the Local Plan to be adopted forthwith.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Steve & Doreen Lister
Comment ID	103
Response Date	20/03/14 12:01
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

We are responding to the consultation on the modifications to the Local Plan. We approve of it and urge you to give it your approval. We understand that one respondent has said that local parish councils were not given a chance to participate in the EIP when in fact they were, and did have the right to take part and if not many of them did, then this is not the fault of the Inspector or of Stafford Borough Council as the opportunity was there

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Rebecca Goodall
Comment ID	104
Response Date	20/03/14 12:04
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Letter
Version	0.2

Please explain your answer

I am responding to the consultation on the modifications to the Local Plan. I approve the modifications that have been made to the Local Plan and urge it's approval. I would like you to note that parishes DID have the right to take part in the EIP and if few did, that is not the fault of the Inspector or Stafford Borough Council. The opportunity was there. Please do not delay adoption of the local plan as we need to work with this as soon as possible.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Hallam Land Management and Davidsons ()
Comment ID	105
Response Date	20/03/14 12:07
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

To which Main Modification does your comment relate? MM96

Do you wish to support or object to this Main Modification? Object

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

Hallam Land Management/Davidsons Developments are bringing forward development of up to 500 houses at Walton Hill and received a resolution to grant approval subject to legal agreement in January 2014. There is no agreement to any affordable housing mix where this should be realistic and flexible according to precise circumstances and should only be effectively used as a starting point for effective negotiation. This matter has a high impact on viability and should therefore be dealt with flexibly and

with a review mechanism. There is no agreement to the 40% affordable housing or to the 80/20% mix as this should be realistic and flexible according to precise circumstances. A more realistic 30% affordable housing figure was set out in Para 3.10 of EiP Hearing Statement M5/8a. The 2012 SHMA may provide Borough-wide evidence but clearly does not give specific enough background to justify a blanket 40% policy. There is no demonstrable evidence base to support the higher figure

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Retain the 30% affordable housing provision? until further demonstrable evidence supports any change including full and proper context on an individual site, and cross-reference to Policy C2.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To totally re-affirm the required position to effectively deliver the Stone Strategic Development location at Walton Hill (see EiP Hearing Statement M5/8a).

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Hallam Land Management and Davidsons ()
Comment ID	106
Response Date	20/03/14 12:12
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

To which Main Modification does your comment relate? MM98

Do you wish to support or object to this Main Modification? Object

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

Hallam Land Management/Davidsons Developments are bringing forward development of up to 500 houses at Walton Hill and received a resolution to grant approval subject to legal agreement in January 2014. There is no agreement to any affordable housing mix where this should be realistic and flexible according to precise circumstances and should only be effectively used as a starting point for effective

negotiation. This matter has a high impact on viability and should therefore be dealt with flexibly and with a review mechanism.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The affordable housing mix targets should accept the appropriate need for flexibility and review, and should not be seen as anything more than a starting point for scheme negotiations

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To totally re-affirm the required position to effectively deliver the Stone Strategic Development location at Walton Hill (see EiP Hearing Statement M5/8a).

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Hallam Land Management and Davidsons ()
Comment ID	107
Response Date	20/03/14 12:15
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

To which Main Modification does your comment relate? MM104

Do you wish to support or object to this Main Modification? Object

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

Hallam Land Management/Davidsons Developments are bringing forward development of up to 500 houses at Walton Hill and received a resolution to grant approval subject to legal agreement in January 2014. There is no agreement to the revised Housing Trajectory in that it is not consistent with information submitted to the EiP as M5/8a Para 3.15 in respect of the ?Western SDL (Stone)?

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The 'Western SDL (Stone)' trajectory should be revised to a proposed build programme of 50 to 70 dwellings per annum, between 2015/16 and 2022/2023 or 2025/26

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To totally re-affirm the required position to effectively deliver the Stone Strategic Development location at Walton Hill (see EiP Hearing Statement M5/8a).

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Trine Developments ()
Comment ID	108
Response Date	20/03/14 12:20
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM9
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	No

Please use this space to explain your answer above. Please be as precise as possible.

The proposed modification flies in the face of the Council's consistent policy objective, derived after much analysis, to the effect that Stafford Town should accomodate 72% (7,200 dwellings) of the Borough's housing needs. To simply amend that to 70% on the basis of expediency negates sound planning and ignores evidence of the past several years.

Please set out what change(s) you consider necessary to make the Main Modification legally compliant and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Leave the percentages as submitted

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities

where it is reasonable to do so and consistent with achieving sustainable development

Please use this space to explain your answer above. Please be as precise as possible.

See above

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

see above

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Wardell Armstrong (Baden Hall Enterprises and JT & DC Goucher)
Comment ID	109
Response Date	20/03/14 12:28
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM2
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is sound?	No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

Support the introduction of Criteria(i) and the brownfield re-use and land not of high environmental value. The presumption for development is supported in the context of the developability of the representee's land at Coldmeece near Eccleshall. However, it is arbitrary to define sustainability solely

on Stafford, Stone and selected villages as the rural area may satisfy relevant NPPF sustainability considerations

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The MM2 - Plan 5.1 - Spatial Vision should be amended to read ??Stone, the Borough?s Key Service Villages and the rural areas subject to appropriately satisfying sustainability criteria?

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

In order to be satisfied that an appropriate promotive policy framework is set to support delivery of an exemplar sustainable development, sustainable consumption, climate change and energy, natural resources and sustainable communities.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr David Bowers
Comment ID	110
Response Date	20/03/14 12:37
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM47
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	No

Please use this space to explain your answer above. Please be as precise as possible.

Inclusion of the sentence beginning 'Remove green infrastructure designation from part of Westbridge Park' is not supported by the evidence, does not accurately reflect the discussion during the Examination, and would appear to be a breach of natural justice. As such, it may be open to judicial review. The proposed amendment in the MM is not consistent with the evidence base and is an unacceptably partial reading of a discussion during the Examination. Dr Bell was present when an officer made a passing allusion to a different interpretation of green infrastructure in a way which would evidently seek another route to giving the Council's own land a softer run for retail. However, it was not openly discussed. Dr Bell went that evening to the Inquiry Library to re-read all the green infrastructure reports. The attempt to remove the land turns on a contested reading of a most debateable element in a report. If there are to be amendments the whole issue of definition, aims and boundaries of green infrastructure at Stone must be re-opened. Removing the GI designation from part of Westbridge Park would also be premature, since the evidence is that the flood risk would make the site unsuitable for development. It would also appear to be a breach of natural justice favouring an appearance of a continuing strategy by the Council to deny the document deals with a retail application (because it makes no allocation so other sites cannot be considered) yet to pave the way for their own land.

Please set out what change(s) you consider necessary to make the Main Modification legally compliant and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Delete the sentence beginning ?Remove green infrastructure designation from part of Westbridge Park??

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to: . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

Policy Stone 2 states that within the area west and south of Stone on the Policies Map there will be a (sustainable, well-designed) mixed use development. However, this is not followed through to make it clear that each SDL will comprise more than one use. The solution to this is in part to alter the Key Diagram and Policies Map to clarify the position, making it much clearer that the Plan envisages a mixture of development types including uses other than manufacturing and offices.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Amend the Stone Town Key Diagram so that the Stone SDLs are described as: a) Proposed New Strategic Mixed Use Development Site, Predominantly for Housing (west of Stone); b) Proposed New Strategic Mixed Use Development Site, Predominantly for Employment (south of Stone). Reasons Policy Stone 2 states that within the area west and south of Stone on the Policies Map there will be a (sustainable, well-designed) mixed use development. However, this is not followed through to make it clear that each SDL will comprise more than one use. The solution to this is in part to alter the Key Diagram and Policies Map to clarify the position, making it much clearer that the Plan envisages a mixture of development types including uses other than housing or manufacturing and offices respectively. This is an approach supported in the NPPF (paragraph 17) and the recently-finalised online National Planning Practice Guidance, which recognises the benefits of mixing residential, employment, schools, shops and so forth within a small area.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To provide an opportunity to explain our representations if required, in order to assist the Inspector, and to explore the Council's reasoning should it decide not to accept our proposed changes.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Trine Developments ()
Comment ID	112
Response Date	19/03/14 19:08
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Letter
Version	0.9
To which Main Modification does your comment relate?	MM11
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	No

Please use this space to explain your answer above. Please be as precise as possible.

The proposed modification flies in the face of the Council's consistent objective, derived after much analysis, to the effect that Stafford Town should accommodate 72% (7,200) of the Borough's housing needs. To simply amend that to 70% on the basis of expediency negates sound planning and ignores the evidence of the past several years.

Please set out what change(s) you consider necessary to make the Main Modification legally compliant and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Stafford Town should remain at a total requirement of 7,200 units leaving a New Provision of 5,433 units

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities

where it is reasonable to do so and consistent with achieving sustainable development

Please use this space to explain your answer above. Please be as precise as possible.

Please see response above

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Stafford Town should remain at a total requirement of 7,200 units leaving a New Provision of 5,433 units

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr David Bowers
Comment ID	113
Response Date	20/03/14 12:46
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM52
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	Yes
Do you consider this Main Modification is sound?	No
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence. There is inconsistency between the intention to permit mixed use development and the detail of the policy and allocation.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Change required: amend the Boundary Map to make it clear that the SDL to the west of Stone is for Predominantly Housing uses and that the SDL to the south of Stone is for Predominantly Employment uses. Reasons MM49 amends Policy Stone 2. It states that within the area west and south of Stone on the Policies Map there will be a (sustainable, well-designed) mixed use development, and that there

will be a need for developers to come together to prepare a master plan for the site(s) and submit it to the Council. This is an approach supported in the NPPF (paragraph 17) and the recently-finalised online National Planning Practice Guidance, which recognises the benefits of mixing residential, employment, schools, shops and so forth within a small area. This is followed through in MM52, which changes the relevant map but shows two distinct land allocations: the area to the west for housing and the area to the south for employment. The solution to this is in part to alter the Boundary Map to clarify the position, making it much more explicit that the Plan envisages a mixture of development types including: a) uses other than residential in the SDL to the west; and b) uses other than employment in the SDL to the south. Making these changes to the MM and related map would provide helpful guidance to developers, landowners and the public at large; changing the description of the land in this way could open the way for some interesting development proposals, and this would be consistent with the label Mixed Use Development.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To provide an opportunity to explain our representations if required, in order to assist the Inspector, and to explore the Council's reasoning should it decide not to accept our proposed changes.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr David Bowers
Comment ID	114
Response Date	20/03/14 12:50
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM109
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	No

Please use this space to explain your answer above. Please be as precise as possible.

Inclusion of the sentence beginning 'Remove green infrastructure designation from part of Westbridge Park' is not supported by the evidence, does not accurately reflect the discussion during the Examination, and would appear to be a breach of natural justice. As such, it may be open to judicial review. The proposed amendment in the MM is not consistent with the evidence base and is an unacceptably partial reading of a discussion during the Examination. Dr Bell was present when an officer made a passing allusion to a different interpretation of green infrastructure in a way which would evidently seek another route to giving the Council's own land a softer run for retail. However, it was not openly discussed. Dr Bell went that evening to the Inquiry Library to re-read all the green infrastructure reports. The attempt to remove the land turns on a contested reading of a most debateable element in a report. If there are to be amendments the whole issue of definition, aims and boundaries of green infrastructure at Stone must be re-opened. Removing the GI designation from part of Westbridge Park would also be premature, since the evidence is that the flood risk would make the site unsuitable for development. It would also appear to be a breach of natural justice favouring an appearance of a continuing strategy by the Council to deny the document deals with a retail application (because it makes no allocation so other sites cannot be considered) yet to pave the way for their own land.

Please set out what change(s) you consider necessary to make the Main Modification legally compliant and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Delete the sentence that reads: ?Amend the boundary of green infrastructure (GI) to remove land at Westbridge Park, which is not GI.?

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to: . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

There is a mismatch between the stated intention of the policy, which is to encourage mixed use development, and its detail and the land allocations shown on the map. Furthermore, there is a factual error in the description of the Bowers family land.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Change required Amend the relevant sentence to read: Amend the boundary of the Proposed New Strategic Mixed Use Development Site, Predominantly for Employment south of Stone to incorporate Bowers family land parcels 0182 and 1085 and to reduce the overall size to 20ha. Reasons The proposed amendment is consistent with our representation in relation to MM47 and more accurately describes the mixed use approach intended by relevant policies. It will be necessary to correct the related inset map, which wrongly describes parcel 0182 as 0382. This is a factual error: the map of Bowers land approved by the Government's Rural Payments Agency shows the parcel as 0182.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To provide an opportunity to explain our representations if required, in order to assist the Inspector, and to explore the Council's reasoning should it decide not to accept our proposed changes.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Trine Developments ()
Comment ID	115
Response Date	19/03/14 19:08
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Letter
Version	0.5
To which Main Modification does your comment relate?	MM13
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

The issue of settlement boundaries for all settlements for all settlements has to be determined following a further review of potential sites and the site allocations Development Plan Document; to do otherwise at this stage would prejudge potential housing and employment sites.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?	Written representation
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Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Trine Developments ()
Comment ID	116
Response Date	19/03/14 19:08
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Letter
Version	0.4
To which Main Modification does your comment relate?	MM17
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	No

Please use this space to explain your answer above. Please be as precise as possible.

Whilst it is recognised that the figure should be increased it is considered that the total must be 7,200 units as well as additional provision for MoD personnel. This reflects the original assessed % requirement for Stafford which is based upon a thorough appraisal of the most suitable spread of new development across the Borough.

Please set out what change(s) you consider necessary to make the Main Modification legally compliant and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

See answer to above.

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities

where it is reasonable to do so and consistent with achieving sustainable development

Please use this space to explain your answer above. Please be as precise as possible.

Please see response to above

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Stafford Town top provide a total of &,200 new dwellings in addition to 350 dwellings for MoD personnel.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mrs Valerie Groves
Comment ID	117
Response Date	20/03/14 13:00
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I am responding to the consultations to the modifications to the Local Plan. I approve the modifications and urge the approval of the Local Plan, the Parish di have the right to take part in the EIP and it is not the fault of the Stafford Borough Council or the inspector that so few did.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Trine Developments ()
Comment ID	118
Response Date	19/03/14 19:08
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Letter
Version	0.4
To which Main Modification does your comment relate?	MM104
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	No

Please use this space to explain your answer above. Please be as precise as possible.

It is considered that the housing trajectory is wholly unrealistic in that it relies upon commitments coming forward with no loss or slippage PLUS a wholly unfeasible contribution from the SDL sites - these are not going to come forward for a considerable period. The lead in period for such sites to come forward, in both planning and infrastructure terms, is such that the here sites will not deliver houses for some considerable period. By way of example the Northern SDL is expected to start delivering houses next year and to deliver 2,600 homes within 15 years- this is a poor housing market and where there are still competing sites in the vicinity (Western and Eastern SDL). The area of Dickens Heath, south of Solihull had a lead in time of 5/6 years prior to development commencing then it took a further 15 years for approximately 1,500 houses to be delivered- at a time when there was the strongest and most sustained housing market for a generation plus there was no competing sites to dilute the housing market.

Please set out what change(s) you consider necessary to make the Main Modification legally compliant and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The contribution form commitments should be reduced by a further 10% at least with the SDL sites deferred by at least 3 years after which the quantum of delivery should be circa 300pa in total - across all three sites in Stafford

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development

Please use this space to explain your answer above. Please be as precise as possible.

Please see response above

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see response above

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Akzo Nobel UK Ltd c/o Jones Lang LaSalle (Mr Frazer Sandwith)
Comment ID	119
Response Date	20/03/14 13:19
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3
To which Main Modification does your comment relate?	MM82
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

Akzo Nobel UK Limited has no further comments to make on the legal compliance of MM82 at this time. Akzo Nobel UK Limited notes the Stafford Town North transport infrastructure requirements listed in MM82, including the requirement for highway capacity improvements, either through or around the perimeter of the site, or along Beaconside. This is consistent with Policy Stafford 2. Akzo Nobel UK Limited has already submitted evidence (Examination Library Ref M4/5b) to show how its landholding could be delivered as part of the Strategic Development Location in north Stafford, including (if deemed necessary) phase 1 of a northern link road between the A34 and Marston Lane and a secondary link (Included in Staffordshire County Council the Transport Evidence to Support the Northern Direction of Growth Examination Library Ref: D25.) into the site from Beaconside (between the HP13 (Planning permission 10/13362/OUT) site accesses and Marston Lane). Akzo Nobel UK Limited has no further comments to make on MM82 at this time.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Akzo Nobel UK Limited's land to the north of Beaconside, Stafford includes part of the Strategic Development Location for housing to the north of Stafford. It is therefore in Akzo Nobel UK Limited's interest to ensure that the Plan is legally compliant and sound. Akzo Nobel UK Limited reserves the right to attend the examination to contribute to the debate on the issues raised. Akzo Nobel UK Limited also reserves the right to supplement these representations.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Akzo Nobel UK Ltd c/o Jones Lang LaSalle (Mr Frazer Sandwith)
Comment ID	120
Response Date	20/03/14 13:24
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3
To which Main Modification does your comment relate?	MM9
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

Akzo Nobel UK Limited has no further comments to make on the legal compliance of MM9 at this time. Stafford Town is the largest settlement in the Borough and has the greatest level of services and facilities, jobs and transport links. The proposed change to the percentage split appears to be minor and continues to focus the majority of development to Stafford Town. MM9 does not alter the proposed key Strategic Development Location to the north of Stafford (subject to Modifications ? see separate representations). Accordingly, Akzo Nobel UK Limited has no further comments to make on this Modification.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?	Participate in an Examination in Public
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If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Akzo Nobel UK Limited's land to the north of Beaconside, Stafford includes part of the Strategic Development Location for housing to the north of Stafford. It is therefore in Akzo Nobel UK Limited's

interest to ensure that the Plan is legally compliant and sound. Akzo Nobel UK Limited reserves the right to attend the examination to contribute to the debate on the issues raised. Akzo Nobel UK Limited also reserves the right to supplement these representations.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Akzo Nobel UK Ltd c/o Jones Lang LaSalle (Mr Frazer Sandwith)
Comment ID	121
Response Date	20/03/14 13:26
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM17
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	Yes
Do you consider this Main Modification is sound?	No
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	<ul style="list-style-type: none">. It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence. It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities. It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

Akzo Nobel UK Limited consider that the housing target should be expressed as a minimum, to ensure that the Plan can robustly deal with changing circumstances, for example as new information on demographic trends and objectively assessed need is prepared over the lifetime of the Plan. Akzo Nobel UK Limited note that Policy Stafford 1 has been amended to clarify that provision for Ministry of Defence personnel will be in addition to new housing at Stafford. Akzo Nobel UK Limited supports this clarification.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The Plan For Stafford Borough housing targets should be expressed as minimum not maximum.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To contribute to the debate on the issues, which are raised.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Akzo Nobel UK Ltd c/o Jones Lang LaSalle (Mr Frazer Sandwith)
Comment ID	122
Response Date	20/03/14 13:28
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3
To which Main Modification does your comment relate?	MM18
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

Akzo Nobel UK Limited has no further comments to make on the legal compliance of MM18, so far as it relates to the Northern Access Improvements. Akzo Nobel UK Limited has no objection to MM18, so far as it relates to the removal of the word 'scheme' in relation to the Northern Access Improvements. This is purely a terminology change. Akzo Nobel UK Limited note that the indicative route of a northern link road has now been added to the Stafford Area Inset Map (MM108) labelled 'Northern Access Improvement'. The road is also identified on the Stafford North Concept Diagram (MM29) and the Stafford Town Key Diagram (MM25). It is understood that the inclusion of the northern link road reflects the aspiration presented by Staffordshire County Council in the Transport Evidence to Support the Northern Direction of Growth (Examination Library Ref: D25). However, it is not clear if this is now a Policy requirement or an aspiration, given that Policy Stafford 2 provides flexibility, inter alia, for highways capacity improvements to be either through or around the perimeter of the site, or along Beaconside. Notwithstanding the above, Akzo Nobel UK Limited has already submitted evidence (Examination Library Ref M4/5b) to show how its landholding could be delivered as part of the Strategic Development Location in north Stafford, including (if deemed necessary) phase 1 of a northern link road between the A34 and Marston Lane and a secondary link (Also included in the Transport Evidence to Support the Northern Direction of Growth) into the site from Beaconside (between the HP13 (Planning permission 10/13362/OUT) site accesses and Marston Lane). The secondary link and HP13 site accesses are now identified as 'Access Links' on Concept Diagram (MM29). However, for the avoidance of any doubt, we consider that the 'Access Links' should also be identified on the Stafford Area Inset Map (see separate representations).

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Akzo Nobel UK Limited's land to the north of Beaconside, Stafford includes part of the Strategic Development Location for housing to the north of Stafford. It is therefore in Akzo Nobel UK Limited's interest to ensure that the Plan is legally compliant and sound. Akzo Nobel UK Limited reserves the right to attend the examination to contribute to the debate on the issues raised. Akzo Nobel UK Limited also reserves the right to supplement these representations.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Akzo Nobel UK Ltd c/o Jones Lang LaSalle (Mr Frazer Sandwith)
Comment ID	123
Response Date	20/03/14 13:32
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3
To which Main Modification does your comment relate?	MM22
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

Akzo Nobel UK Limited has no further comments to make on the legal compliance of MM22, so far as it relates to the Northern Access Improvements. Akzo Nobel UK Limited has no objection to MM22 so far as it relates to the removal of the word 'scheme' in relation to the Northern Access Improvements. This is purely a terminology change. Akzo Nobel UK Limited note that the indicative route of a northern link road has now been added to the Stafford Area Inset Map (MM108) labelled 'Northern Access Improvement'. The road is also identified on the Stafford North Concept Diagram (MM29) and the Stafford Town Key Diagram (MM25). It is understood that the inclusion of the northern link road reflects the aspiration presented by Staffordshire County Council in the Transport Evidence to Support the Northern Direction of Growth (Examination Library Ref: D25). However, it is not clear if this is now a Policy requirement or an aspiration, given that Policy Stafford 2 provides flexibility, inter alia, for highways capacity improvements to be either through or around the perimeter of the site, or along Beaconside. Notwithstanding the above, Akzo Nobel UK Limited has already submitted evidence (Examination Library Ref M4/5b) to show how its landholding could be delivered as part of the Strategic Development Location in north Stafford, including (if deemed necessary) phase 1 of a northern link road between the A34 and Marston Lane and a secondary link (Also included in the Transport Evidence to Support the Northern Direction of Growth) into the site from Beaconside (between the HP13 (Planning permissions 10/13362/OUT) site accesses and Marston Lane). The secondary link and HP13 site accesses are now identified as 'Access Links' on Concept Diagram (MM29). However, for the avoidance of any doubt, we consider that the 'Access Links' should also be identified on the Stafford Area Inset Map (see separate representations).

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Akzo Nobel UK Limited's land to the north of Beaconside, Stafford includes part of the Strategic Development Location for housing to the north of Stafford. It is therefore in Akzo Nobel UK Limited's interest to ensure that the Plan is legally compliant and sound. Akzo Nobel UK Limited reserves the right to attend the examination to contribute to the debate on the issues raised. Akzo Nobel UK Limited also reserves the right to supplement these representations.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Akzo Nobel UK Ltd c/o Jones Lang LaSalle (Mr Frazer Sandwith)
Comment ID	124
Response Date	20/03/14 13:36
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM24
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	Yes
Do you consider this Main Modification is sound?	No
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	<ul style="list-style-type: none">. It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence. It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities. It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

Akzo Nobel UK Limited consider that the housing target should be expressed as a minimum, to ensure that the Plan can robustly deal with changing circumstances, for example as new information on demographic trends and objectively assessed need is prepared over the lifetime of the Plan. Akzo Nobel UK Limited note that Paragraph 7.4 has been amended to clarify that provision for Ministry of Defence personnel will be in addition to new housing at Stafford. Akzo Nobel UK Limited supports this clarification.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The Plan For Stafford Borough housing targets should be expressed as minimum not maximum.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To contribute to the debate on the issues, which are raised.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Akzo Nobel UK Ltd c/o Jones Lang LaSalle (Mr Frazer Sandwith)
Comment ID	125
Response Date	20/03/14 13:37
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM25
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	Yes
Do you consider this Main Modification is sound?	No
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	<ul style="list-style-type: none">. It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence. It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities. It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

Akzo Nobel UK Limited supports the amended North Stafford Strategic Development Location (SDL) boundary, so far as it relates to its landholding. However, the Stafford Town Key Diagram is inconsistent with the Stafford North Concept Diagram (MM29), Map 4 Development North of Stafford Town (MM 28) and the Stafford Area Inset Map (MM108), because it indicates that Akzo Nobel UK Limited's land is the northern most part of the SDL. The Stafford Town Key Diagram should be amended accordingly. Akzo Nobel UK Limited note that the indicative route of a northern link road (labelled 'Proposed New Roads') has now been added to Stafford Town Key Diagram. The road is also identified on the Stafford North Concept Diagram (MM29) and the Stafford Area Inset Map - labelled 'Northern Access Improvement' (MM108). It is understood that the inclusion of the northern link road reflects the aspiration presented by Staffordshire County Council in the Transport Evidence to Support the Northern Direction of Growth (Examination Library Ref: D25). However, it is not clear if this is now a Policy requirement or an aspiration, given that Policy Stafford 2 provides flexibility, inter alia, for highways capacity improvements to be either through or around the perimeter of the site, or along Beaconside. Notwithstanding the above, Akzo Nobel UK Limited has already submitted evidence (Examination Library Ref M4/5b) to show how its landholding could be delivered as part of the Strategic Development Location in north Stafford, including (if deemed necessary) phase 1 of a northern link road between the A34 and Marston Lane and a secondary link (also included in the Transport Evidence to Support the Northern Direction of Growth) into the site from Beaconside (between the HP13 (Planning permission 10/13362/OUT) site accesses and Marston Lane). The secondary link and HP13 site accesses are identified as 'Access Links' on Concept Diagram (MM29). However, for the avoidance of any doubt, we consider that the 'Access Links' should also be identified on the Stafford Town Key Diagram and the Stafford Area Inset Map. Akzo Nobel UK Limited has no further comments to make on MM25 at this time.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The Stafford Town Key Diagram should be amended so that the boundaries of the North Stafford SDL are consistent with the Stafford North Concept Diagram (MM29), Map 4 Development North of Stafford Town (MM 28) and the Stafford Area Inset Map (MM108). The 'Access Links' into the North Stafford SDL on Concept Diagram (MM29) should be identified on the Stafford Town Key Diagram.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Akzo Nobel UK Limited's land to the north of Beaconside, Stafford includes part of the Strategic Development Location for housing to the north of Stafford. It is therefore in Akzo Nobel UK Limited's interest to ensure that the Plan is legally compliant and sound. Akzo Nobel UK Limited reserves the right to attend the examination to contribute to the debate on the issues raised. Akzo Nobel UK Limited also reserves the right to supplement these representations.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Akzo Nobel UK Ltd c/o Jones Lang LaSalle (Mr Frazer Sandwith)
Comment ID	126
Response Date	20/03/14 13:48
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3
To which Main Modification does your comment relate?	MM27
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	Yes
Do you consider this Main Modification is sound?	No
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	<ul style="list-style-type: none">. It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence. It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities. It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

Akzo Nobel UK Limited and Maximus (as developers/landowners within the SDL) have already carried out an extensive consultation exercise on a master plan for the North Stafford Strategic Development Location (SDL). Akzo Nobel UK Limited subsequently submitted evidence (Examination Library Ref M4/5b) to show how its landholding could be delivered as part of the Strategic Development Location in north Stafford, including providing the first section of a northern link road, from the A34 in the west up to Marston Lane in the east. Akzo Nobel UK Limited considers that its landholding can be developed in accordance with the amended North Stafford Strategic Development Location (SDL) boundary (MM28) and Concept Diagram (MM29 subject to separate representations) and the other relevant requirements of Policy Stafford 2. Akzo Nobel UK Limited will continue to engage with the Council and adjacent landowners/developers on the preparation and agreement of a masterplan for the whole of the SDL. However, Akzo Nobel UK Limited is concerned that policy compliant development on its land could be unnecessarily delayed by MM27. Accordingly, it is considered that MM27 should be amended to provide greater flexibility.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

MM27 should be redrafted to provide greater flexibility for development which accords with the North Stafford Strategic Development Location (SDL) boundary (MM28), the Concept Diagram (MM29) and the other relevant requirements of Policy Stafford 2 to be brought forward, provided it does not prejudice the development of the wider SDL.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Akzo Nobel UK Limited's land to the north of Beaconside, Stafford includes part of the Strategic Development Location for housing to the north of Stafford. It is therefore in Akzo Nobel UK Limited's interest to ensure that the Plan is legally compliant and sound. Akzo Nobel UK Limited reserves the right to attend the examination to contribute to the debate on the issues raised. Akzo Nobel UK Limited also reserves the right to supplement these representations.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Akzo Nobel UK Ltd c/o Jones Lang LaSalle (Mr Frazer Sandwith)
Comment ID	127
Response Date	20/03/14 13:52
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM28
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

Akzo Nobel UK Limited has no further comments to make on the legal compliance of MM28 at this time. Akzo Nobel UK Limited supports the amended North Stafford Strategic Development Location (SDL) boundary (MM28), so far as it relates to its landholding. Akzo Nobel UK Limited considers that the amended boundary is sound, deliverable, viable and fully justified. Akzo Nobel UK Limited has no further comments to make on MM28 at this time.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?	Participate in an Examination in Public
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If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Akzo Nobel UK Limited's land to the north of Beaconside, Stafford includes part of the Strategic Development Location for housing to the north of Stafford. It is therefore in Akzo Nobel UK Limited's interest to ensure that the Plan is legally compliant and sound. Akzo Nobel UK Limited reserves the

right to attend the examination to contribute to the debate on the issues raised. Akzo Nobel UK Limited also reserves the right to supplement these representations.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Akzo Nobel UK Ltd c/o Jones Lang LaSalle (Mr Frazer Sandwith)
Comment ID	128
Response Date	20/03/14 13:53
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3
To which Main Modification does your comment relate?	MM29
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

Akzo Nobel UK Limited has no further comments to make on the legal compliance of MM29 at this time. Akzo Nobel UK Limited supports the amended North Stafford Strategic Development Location (SDL) Concept Diagram (MM29), so far as it relates to its landholding. Akzo Nobel UK Limited considers that the amended boundary of the SDL is sound, deliverable, viable and fully justified. Akzo Nobel UK Limited note that the indicative route of a northern link road (labelled 'Proposed New Road?') has been added to the Stafford North Concept Diagram. It is understood that the inclusion of the northern link road reflects the aspiration presented by Staffordshire County Council in the Transport Evidence to Support the Northern Direction of Growth (Examination Library Ref: D25). However, it is not clear if this is now a Policy requirement or an aspiration, given that Policy Stafford 2 provides flexibility, inter alia, for highways capacity improvements to be either through or around the perimeter of the site, or along Beaconside. Notwithstanding the above, Akzo Nobel UK Limited has already submitted evidence (Examination Library Ref M4/5b) to show how its landholding could be delivered as part of the Strategic Development Location in north Stafford, including (if deemed necessary) phase 1 of a northern link road between the A34 and Marston Lane and a secondary link (Also included in the Transport Evidence to Support a Northern Direction of Growth) into the site from Beaconside (between the HP13 (Planning permission 10/13362/OUT) site accesses and Marston Lane). Akzo Nobel UK Limited supports the identification of the secondary link and HP13 site accesses (identified as 'Access Links?') on the amended Concept Diagram (MM29). Akzo Nobel UK Limited notes the location of a 'Local Centre and New School?' on its landholding should this be necessary / required. The location of the 'Local Centre and New School?' is consistent with the evidence which has been submitted by Akzo Nobel UK Limited (Examination Library Ref M4/5b). Akzo Nobel UK Limited has no further comments to make on MM29 at this time.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Akzo Nobel UK Limited's land to the north of Beaconside, Stafford includes part of the Strategic Development Location for housing to the north of Stafford. It is therefore in Akzo Nobel UK Limited's interest to ensure that the Plan is legally compliant and sound. Akzo Nobel UK Limited reserves the right to attend the examination to contribute to the debate on the issues raised. Akzo Nobel UK Limited also reserves the right to supplement these representations.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Akzo Nobel UK Ltd c/o Jones Lang LaSalle (Mr Frazer Sandwith)
Comment ID	129
Response Date	20/03/14 13:57
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM72
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	Yes
Do you consider this Main Modification is sound?	No
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	<ul style="list-style-type: none">. It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence. It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities. It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

Akzo Nobel UK Limited notes the requirement for all new residential development to incorporate sustainable design and construction methods to achieve zero carbon development through a combination of fabric energy efficiency, carbon compliance and allowable solutions in line with Government policy. Akzo Nobel UK Limited considers that MM72 is inconsistent with the National Planning Policy Framework (NPPF). NPPF, paragraph 95 supports a move to a low carbon future, but does not introduce a requirement for the delivery of zero carbon homes. Akzo Nobel UK Limited considers that the level of detail which would be required to establish whether the provision of zero carbon homes is viable/ unviable could place unnecessary and onerous requirements on applicants at outline planning application stage. Akzo Nobel UK Limited considers that MM72 should be redrafted to remove the requirement for all new residential development to be zero carbon development. Akzo Nobel UK Limited considers that MM72 should be redrafted to support a move towards zero carbon homes in line with the NPPF and Government policy.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Akzo Nobel UK Limited considers that MM72 should be redrafted to remove the requirement for all new residential development to be zero carbon development. Akzo Nobel UK Limited considers that MM72 should be redrafted to support a move towards zero carbon homes in line with the NPPF and Government policy.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Akzo Nobel UK Limited's land to the north of Beaconside, Stafford includes part of the Strategic Development Location for housing to the north of Stafford. It is therefore in Akzo Nobel UK Limited's interest to ensure that the Plan is legally compliant and sound. Akzo Nobel UK Limited reserves the right to attend the examination to contribute to the debate on the issues raised. Akzo Nobel UK Limited also reserves the right to supplement these representations.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Akzo Nobel UK Ltd c/o Jones Lang LaSalle (Mr Frazer Sandwith)
Comment ID	130
Response Date	20/03/14 13:59
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM108
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	Yes
Do you consider this Main Modification is sound?	No
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	<ul style="list-style-type: none">It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidenceIt is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities

Please use this space to explain your answer above. Please be as precise as possible.

Akzo Nobel UK Limited supports the amended North Stafford Strategic Development Location (SDL) boundary on the Stafford Area Inset (MM108), so far as it relates to its landholding. Akzo Nobel UK Limited considers that the amended boundary of the SDL is sound, deliverable, viable and fully justified. Akzo Nobel UK Limited note that the indicative route of a northern link road has now been added to the Stafford Area Inset Map (MM108) labelled 'Northern Access Improvement'. The road is also identified on the Stafford North Concept Diagram (MM29) and the Stafford Town Key Diagram (MM25). It is understood that the inclusion of the northern link road reflects the aspiration presented by Staffordshire County Council in the Transport Evidence to Support the Northern Direction of Growth

(Examination Library Ref: D25). However, it is not clear if this is now a Policy requirement or an aspiration, given that Policy Stafford 2 provides flexibility, inter alia, for highways capacity improvements to be either through or around the perimeter of the site, or along Beaconside. Notwithstanding the above, Akzo Nobel UK Limited has already submitted evidence (Examination Library Ref M4/5b) to show how its landholding could be delivered as part of the Strategic Development Location in north Stafford, including (if deemed necessary) phase 1 of a northern link road between the A34 and Marston Lane and a secondary link (Also included in the Transport Evidence to Support a Northern Direction of Growth) into the site from Beaconside (between the HP13 (Planning permission 10/13362/OUT) site accesses and Marston Lane). The secondary link and HP13 site accesses are identified as ?Access Links? on Concept Diagram (MM29). However, for the avoidance of any doubt, we consider that the ?Access Links? should also be identified on the Stafford Area Inset Map.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The ?Access Links? on Concept Diagram (MM29) should also be identified on the Stafford Area Inset Map.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

Akzo Nobel UK Limited's land to the north of Beaconside, Stafford includes part of the Strategic Development Location for housing to the north of Stafford. It is therefore in Akzo Nobel UK Limited's interest to ensure that the Plan is legally compliant and sound. Akzo Nobel UK Limited reserves the right to attend the examination to contribute to the debate on the issues raised. Akzo Nobel UK Limited also reserves the right to supplement these representations.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr Michael Corfield
Comment ID	131
Response Date	20/03/14 14:26
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I understand that there has been a complaint has been made that that parish council were not given the opportunity to participate in the Examination in Public , and that the complainant is calling for a further EiP. I understand that all Parish Councils were aware of the EiP, and as far as I am aware most did attend. It is no fault of either the Inspector or the Borough Council that they chose not to attend. As far as I am concerned the modifications asked for by the Inspector are entirely reasonable and I see no reason for further obfuscation. The Plan should be adopted forthwith so that we can all benefit from its guidance.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Hilary Lee
Comment ID	132
Response Date	20/03/14 14:36
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I am responding to the consultation on the modifications to the Local Plan. I approve the modifications and urge approval of the Local Plan. I would say that parishes DID have the right to take part in the EIP and if only a few did so it is not the fault of the Inspector or Stafford Borough Council

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr Andrew Marsden
Comment ID	133
Response Date	20/03/14 10:15
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Letter
Version	0.5
To which Main Modification does your comment relate?	MM9, MM11 & MM50
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	Yes
Do you consider this Main Modification is sound?	No
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development

Please use this space to explain your answer above. Please be as precise as possible.

It is noted that the proportional distribution of new dwellings in Stafford and Stone have been revised to 70% and 10% respectively (MM9 & MM11) on the basis that this distribution better reflects the current and likely future provision of housing developments at Stone and the longer term nature of some of the housing development at the SDLs around Stafford. The increase in the proportion of dwellings in Stone will further impact on the education infrastructure In relation to Policy Stone 2 and the increase in the number of homes proposed in Stone above and beyond the SDL site it is necessary to enlarge the local school, Manor Hill First, to mitigate the impact on education infrastructure. In order to expand the school additional land is required, which has been identified in the master plan of the site. However, in order to mitigate the additional homes now allocated for Stone, it may be necessary

to further increase places at the same school, which in turn may require additional land above and beyond what has already been master planned dependant on the location of the additional homes. This should now be reflected in Policy.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

In order to accommodate the changes set out in MM9 and MM11 it is necessary to amend Policy Stone 2. MM50 provides for additions to Policy Stone 2 in order to address other changes in the Plan. Therefore, it is felt necessary to make the plan sound that within the Infrastructure section criteria xviii needs to be amended to read as follows: Delete existing "xviii. Additional primary and middle school provision required as well as extensions to the existing secondary school to accommodate projected growth in pupils" and replace with; Additional education provision required across all phases of education (First, Middle and Secondary) to increase the number of school places to accommodate projected growth in pupils, including new land for school expansion at Manor Hill First School within the Stone West SDL;

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Andrew Lee
Comment ID	134
Response Date	20/03/14 14:39
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I am responding to the consultation on the modifications to the Local Plan. I approve the modifications and urge approval of the Local Plan. I would say that parishes DID have the right to take part in the EIP and if only a few did it is not the fault of the Inspector or Stafford Borough Council.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr J R Prichard
Comment ID	135
Response Date	20/03/14 14:42
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I am writing to express my support for the Stafford Borough Council Local Plan which I consider to be sound and sustainable. In particular, I accept the Inspector's comments and modifications and support Stafford Borough Council's proposed amendments and urge approval of them. I do not agree with some of the comments on the Consultation Portal and consider that it would be a major retrograde step to have a further Examination in Public of the Borough's Local Plan and its proposed Modifications. In fact, it would be a huge step forward if the Local Plan was approved without delay and it would enable our parishes to prepare and finalise their Neighbourhood Plans as they wish them to be and without being undermined or hindered by developers. Any comments or criticisms entered on the Consultation Portal would be best dealt with separately in other ways. I would add that parish councils had the opportunity to attend the Examination in Public in October 2013 but I understand very few did. This being so, they missed their opportunity to comment on the Plan which is no fault of the Inspector or the Borough Council.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	David G Barnfather
Comment ID	136
Response Date	20/03/14 14:46
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3

Please explain your answer

In response to the consultation on the modifications to the Local Plan, I whole heartedly approve of these modifications and strongly urge their approval. Parishes did have the right to take part in the Examination in Public, and if few did so, then it is not the fault of the Inspector or Stafford Borough Council. They all had the opportunity.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Jayne Watson
Comment ID	137
Response Date	20/03/14 14:48
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I would like to respond to the consultations on the modifications to the Local Plan. I understand that there have been complaints that some parishes were not able to take part in the 'Examination In Public' but I am reliably informed that this is definitely not the case and that they were able to. As they did not have taken advantage of this opportunity to play a part in the future of their local environs, then it is clearly not the fault of the Inspector or indeed Stafford Borough Council. I therefore would like to state my own personal approval of the modifications and would urge that approval is given to the Local Plan.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr James Chadwick
Comment ID	138
Response Date	20/03/14 10:15
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Letter
Version	0.4
To which Main Modification does your comment relate?	MM81
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	Yes
Do you consider this Main Modification is sound?	No
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	<ul style="list-style-type: none">It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidenceIt is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

The submission Local Plan originally referred to the parking standards as maximums, which was the standard position in the past in relation to parking. The proposed modification is supposed to address the fact that this position has now changed. However, the modification goes a step too far creating an opposite of what had gone before and does nothing to reflect the reasoning behind the changing of parking standards nationally. Also by replacing maximum for minimum one could assume that the presumption would be in favour of parking provision over and above the standard. This would do nothing to address sustainable transport matters and could lead to unnecessary hard surfacing of land that could have provided landscaping or other appropriate uses. The purpose of the parking standards should be to provide a general guide against which proposals should be addressed. Therefore it would be more appropriate to refer to the standard generally as opposed maximum or minimum. This would allow developers to provide parking at the levels set out in the standard without issue. However, if they

wished to provide over or under the standard they would need to submit evidence to support their case, without any notional presumption in favour of over or under provision. This should result in more appropriate provision that is tailored to the locality and circumstances of the development in question.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Appendix B ? Car Parking Standards First paragraph Amend the first sentence of the paragraph to read as follows: ?The car parking standards detailed below should generally be taken as the requirement for new development. However, the Borough Council will judge the individual circumstances of each proposed development. For example, a proposal to change the use of an existing building on a restricted site may not be able to meet the standard for the new use. Even in these cases, it will be a basic requirement that no traffic hazard or nuisance should be caused. Any under or over provision of parking will need to be justified by clear material evidence.?

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr James Chadwick
Comment ID	139
Response Date	20/03/14 10:15
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Letter
Version	0.4
To which Main Modification does your comment relate?	MM82 & MM85
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

Whilst we are content that the modifications 82 and 85 are sound there are some changes necessary to correct a typo in MM82 and for accuracy in MM85. The housing site in policy Stone 2 now has the benefit of planning permission subject to the completion of a S106 agreement and contributions have been sought towards transport infrastructure. Therefore the funding column of the infrastructure table in Appendix D may need updating to reflect this. Suggested typographical changes MM82 remove - ";? MM85 remove - "None committed, but"

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?	Written representation
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Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Dr E. Anne Robotham
Comment ID	141
Response Date	20/03/14 14:55
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I am responding to the consultation on the modifications to the Local Plan. I approve the modifications and I approve the Local Plan. Despite the concern expressed by one respondent, it would appear that all parish councils did have the chance to participate in the Examination in Public. It would appear that several parish councils chose not to take up this Examination in Public opportunity, for their own reasons. This does not mean that the Inspector or Stafford Borough Council should be penalised by further delays.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Robert Cannell
Comment ID	142
Response Date	20/03/14 15:01
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I believe the Main Modifications to be acceptable and therefore urge acceptance of the modified Local Plan. I understand that a respondent has said that local parish councils were not given chance to participate in the Examination in Public. I believe that to be incorrect - but that many councils did not take up the opportunity to take part. It is important that the plan is in place as soon as possible and that further delay should be avoided.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Kevan Humphreys
Comment ID	143
Response Date	20/03/14 15:04
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I've been informed that there are proposed modifications to consultation on the Local Plan as affects Gnosall. I'd like to request the earliest approval of the Local Plan, as further delays will only leave the area prone to more and more new development proposals. From what I can gather here has been adequate opportunity for all interested parties to take part in the Examination in Public, so the fact that some parishes chose not to should not delay approval of the Local Plan!

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Steve Latimer
Comment ID	144
Response Date	19/03/14 20:24
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

As a long standing resident of Gnosall village, I am contacting you in respect to the Local Plan Modifications that I understand is under consultation. As a resident of the village I can confirm that I was given full and ample opportunity to comment on the EIP by Gnosall Parish Council, and consider residents had ample opportunity to comment if they wished to, I do not consider it is the fault of Gnosall Parish Council nor Stafford Council if people failed to respond at the time ample opportunity was given to all. I urge that the Local Plan be adopted forth with

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	CP Emsley
Comment ID	145
Response Date	19/03/14 20:24
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Letter
Version	0.3

Please explain your answer

I understand that the Local Plan is now approaching the end of its long journey and hopefully the sound and sustainable objectives within the plan can be fully accepted. I was surprised to learn from some comments on the Consultation Portal that some people wish a further Examination in Public when everyone was given the opportunity of making comments at consultation events in October and November last year. Most local villages are progressing with their own Neighbourhood Plans which, of course, cannot be completed prior to the adoption of the Borough Local Plan. To delay this process any further at this stage would, I believe, be counter productive and undemocratic. I hope therefore that the Borough Plan can be approved without further delay.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	T.V. Ryman
Comment ID	146
Response Date	20/03/14 15:06
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I AM RESPONDING TO THE CONSULTATION ON THE MODIFICATIONS TO THE LOCAL PLAN . I APPROVE OF THE MODIFICATIONS AND URGE APPROVAL OF THE LOCAL PLAN.. ALSO PARISHES DID HAVE THE RIGHT TO TAKE PART IN THE EXAMINATION IN PUBLIC, AND IF ONLY A FEW DID, THAT IS NOT THE FAULT OF THE INSPECTOR OR STAFFORD BOROUGH COUNCIL.. THE OPPORTUNITY WAS THERE

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	M.F. Ryman
Comment ID	147
Response Date	20/03/14 15:11
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I AM RESPONDING TO THE CONSULTATION ON THE MODIFICATIONS TO THE LOCAL PLAN. I APPROVE OF THE MODIFICATIONS AND URGE APPROVAL OF THE LOCAL PLAN .. ALSO PARISHES DID HAVE THE RIGHT TO TAKE PART IN THE EXAMINATION IN PUBLIC, AND IF ONLY A FEW DID ,THAT IS NOT THE FAULT OF THE INSPECTOR OR THE STAFFORD BOROUGH COUNCIL .. THE OPPORTUNITY WAS THERE

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mrs MBL Booth
Comment ID	148
Response Date	19/03/14 20:42
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Letter
Version	0.6
Files	Comment ID - 148 MBL Booth.pdf

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Alex Yendole
Planning Policy Manager
Stafford Borough Council
Civic Offices
Riverside
STAFFORD
ST16 3AQ

Your ref PFSB-M/AY/LC

19th March 2014

Dear Alex,

THE PLAN FOR STAFFORD BOROUGH – Main Modifications

Thank you for your letter dated 6. February 2014 regarding the above matter. These are my representations regarding the Inspector's 'Recommendations for Further Main Modifications' following the Examination in Public of the Plan for Stafford Borough.

I have considered the Inspector's report and fully support his recommendations for modifications to the Plan. I also support the Borough Council's Schedule of Additional Amendments, which are minor in nature. I am in favour of early adoption of the Plan, in view of its soundness.

I have read the comments on the planning portal and do not support the requests from certain individuals and a parish council for there to be another Examination in Public. With reference to the comment re paragraph 3.14 that parish councils were not given the chance to participate in the EiP and there should therefore be another one, with particular reference to Neighbourhood Plans, this proposal is misguided. I know from my personal experience that parish and town councils in the Borough were all given the opportunity to participate in the EiP on the Plan for Stafford Borough. If they did not do so, it is not the fault of the Inspector or the Borough Council. There should not be further delay on this.

With reference to some of the other objections to the Modifications, in my opinion they would be better dealt with in other ways than with an Examination in Public. I urge the Inspector to take action to move forward to the next stage regarding adoption of the Plan.

Thank you for giving me the opportunity to comment. I would appreciate an acknowledgment of this representation.

Yours sincerely,

Mary B L Booth

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Robin Grime
Comment ID	149
Response Date	19/03/14 21:01
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Letter
Version	0.4

Please explain your answer

I am responding to the consultation on the modifications to the Local Plan and wish to approve the modification and urge acceptance of the Local Plan.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr Douglas Webb
Comment ID	150
Response Date	20/03/14 15:18
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I am writing to you to express my support for the Stafford Borough Council Local Plan. The plan according to the Examination in Public, held last October found the plan to be both sound and sustainable, following the injection of the Inspector's comments and suggested modifications. I also support the Stafford Borough Council's amendment proposals and I urge you to approve them. I cannot agree with some of the comments on the Consultation Portal and in my opinion it would be an enormous backward step to hold yet another Examination in Public of the Plan and the proposed amendments. However it would be a major step to the good if the plan were to be approved forthwith as it would enable the parishes to fully develop their own Neighbourhood Plans without the unwanted pressure of avaricious developers and indiscriminate and unsustainable housing developments. Any comments or criticisms entered on the Consultation Portal would be best dealt with separately in other ways. I attended the last Examination in Public and the Parish Councils all had the opportunity to attend and I was dismayed to see that very few took up the opportunity. This is unfortunate for them but to say that they did NOT have the chance to voice their opinions would be false. This cannot be viewed as the fault of the Inspector or the Borough Councillor.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Phil and Janet Newey
Comment ID	151
Response Date	20/03/14 15:29
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

We approve the modifications and request that they are adopted. All Parishes had the opportunity to take part and if they did not it is not the fault of Stafford Borough Council or the Inspectorate. The plan should be adopted so it can be implemented as soon as possible

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Norman Hailes
Comment ID	152
Response Date	20/03/14 15:31
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I am writing to contribute to the consultation on the modifications to the Local plan. I should like to congratulate the council on producing some clear and concise documentation with many useful links on the web site. The documents clarify the key aspects of the development strategy and I can find no reason to disagree with the main modifications proposed and therefore support the approval of the Local Plan. I should also like to thank the council for the opportunity to comment on the process and the final amendments look sound. Although I do not have any major criticism it seems important to demonstrate support for the strategy and the process.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	St Modwen Developments ()
Comment ID	153
Response Date	20/03/14 15:33
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM20
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	Yes
Do you consider this Main Modification is sound?	No
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	<ul style="list-style-type: none">It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable developmentIt is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

This Main Modification to the Plan makes significant changes to the proposed level of retail floorspace proposed to encourage the development and expansion of Stafford Town Centre, reducing the proposed increase in comparison floorspace from 34,000 sq m to 14,000 sq m. Forecasts of retail expenditure and the associated need for new retail floorspace are dynamic and subject to change. This has been particularly evident in recent years through challenging circumstances in the wider economy, and the

associated shift from strong forecast growth to a more pessimistic outlook. However, projections based on long term trends remain relatively positive, and it is likely that as the economy recovers, actual growth in the retail market will revert to a level closer to the historic trend. For these reasons, it will be important to monitor the situation closely and ensure the Plan is able to respond positively to the recovery, accommodating the associated need for new floorspace.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Given the extent of floorspace change proposed, the Plan should highlight that changes in the need for retail floorspace should be closely monitored to ensure that the full requirement is accommodated over the Plan period.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

The change here in the Main Modifications is a significant change which should be fully explored at the examination such that the full implications of the change are understood.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Derek Tweed
Comment ID	154
Response Date	20/03/14 15:37
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I am responding to the consultation on modifications to the Local Plan. I approve of the modifications, and urge the Local Plan's approval. I understand that individual Parishes were given the right to respond to the Examination in Public, but that not all parishes did so.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	John Wardle
Comment ID	155
Response Date	20/03/14 15:40
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I would like to respond to the consultations on the modifications to the Local Plan. I understand that there have been complaints that some parishes were not able to take part in the 'Examination In Public' but I am reliably informed that this is definitely not the case and that they were able to. As they did not have taken advantage of this opportunity to play a part in the future of their local environs, then it is clearly not the fault of the Inspector or indeed Stafford Borough Council. I therefore would like to state my own personal approval of the modifications and would urge that approval is given to the Local Plan.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	P.J. O'Leary
Comment ID	156
Response Date	20/03/14 15:42
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I confirm that I approve the the modifications and urge approval of the LP.The parishes did have the right to take part in the EIP and if few attended it was not the fault of the Inspector or the Stafford Borough Council.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Richard Pigott
Comment ID	157
Response Date	20/03/14 15:54
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM13 and MM14
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

I support these modifications as they will provide the necessary flexibility to allow some of the smaller settlements not identified in the Sustainable Settlement Hierarchy defined in Spatial Principle SP3 to accommodate a modest amount of growth in accordance with Policy C5. This will ensure that the local planning authority can remain responsive to local circumstances and reflect local needs, particularly affordable housing, where clear evidence is provided. This will ensure the sustainability of rural settlements in the long term and is consistent with national policy, as clearly set out in the core planning principles, the section on supporting a prosperous rural economy and the section on housing in the National Planning Policy Framework.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?	Written representation
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Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Taylor Wimpey UK Ltd - Interests at Stone ()
Comment ID	158
Response Date	20/03/14 15:57
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM72
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is legally compliant?	Yes
Do you consider this Main Modification is sound?	No
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence

Please use this space to explain your answer above. Please be as precise as possible.

The effect of the Main Modification appears to remove reference to the Code for Sustainable Homes in favour of a Policy which now requires all new residential development to achieve zero carbon development. Paragraph 95 of the NPPF states specifically with regard to setting local requirements for building sustainability that LPA?s should do so in a way that is consistent with the Governments zero carbon building policy and ?adopt nationally described standards?. The policy appears now to go well beyond national standards. In setting local standards that depart from the national approach, evidence must be produced to test its viability or implications for output. We see no consideration within the evidence base for the effect of the standard set out in the policy and which will have implications for delivery of development. Future changes to the Building Regulations will in effect enforce CSH 4 and upwards. In so doing, the Code will be wrapped up in the Building Regulations which are universally applied at the national level. The Building Regulations are a more logical and appropriate mechanism to control sustainable construction, particularly in the circumstances here

where the localised standards have not been justified, nor their implications on viability and ultimately delivery understood. Whilst the policy allows for submissions on viability to off set such requirements, there is no part of the Plans evidence base which explains how the level of environmental standards proposed in the policy are viable for most developments. The NPPF states at paragraph 173 that ?sustainable development requires careful attention to viability and costs in plan making?. The cumulative impact of all policy requirements needs to be fully understood.

Please set out what change(s) you consider necessary to make the Main Modification sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The Policy needs to more accurately reflect national policy.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

The full implications of this Main Modification need to be fully explored as they could have a significant impact on the soundness of the plan and delivery of housing.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Rachel Woodward
Comment ID	159
Response Date	20/03/14 16:00
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I am writing in response to the consultation on the modifications to the Local Plan for Gnosall. Please note that I approve the modifications and urge approval of the Local Plan as soon as possible. It is my understanding that parishes did have the right to take part in the Examination in Public and if few did that is not the fault of the Inspector or Stafford Borough Council as the opportunity to do so was there.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	National Federation of Gypsy Liaison Groups (Mr A YARWOOD)
Comment ID	160
Response Date	20/03/14 16:07
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM66, MM67, MM89, MM101
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

The National Federation of Gypsy Liaison Groups supports the proposed modifications listed as MM66, MM67, MM68, MM89 and MM101.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mrs Pamela Macdonald
Comment ID	161
Response Date	20/03/14 16:09
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

Concerning the consultation on the modifications to the Local Plan: I approve, and I urge your approval of the LP as soon as possible. The parish councils had the right to take part in the EIP; if they chose not to do so, this was not the fault of the Inspector or of Stafford Borough Council.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Fiona and Tim Collisson
Comment ID	162
Response Date	20/03/14 16:11
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I am responding to the consultation on the modification of the local plan . I would like to approve the modifications and urge approval of the local plan as soon as possible.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Roger Greatrex
Comment ID	163
Response Date	20/03/14 16:13
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I wish to point out that in the Local Plan all were given the opportunity to respond either in writing or personally to the Inspector during the Examination in Public. All Parish Councils were given adequate opportunity to respond with their views, and were given the chance to partake in the Examination in Public. Therefore there is no need for a further Examination in Public like has been suggested. I support the Inspector's modifications to the Plan and would request that you urge approval, so that Parish Councils that are in the process of completing a Neighbourhood Plan can go forward in the knowledge that the Borough Plan has been adopted and will support their Neighbourhood Plan.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Maximus Strategic
Comment ID	164
Response Date	20/03/14 16:36
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 164 Maximus Strategic.pdf
To which Main Modification does your comment relate?	MM27
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

See attached

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

019/MD/BIR.2908

19 March 2014

Forward Planning Section
Stafford Borough Council
Civic Centre
Riverside
Stafford
ST16 3AQ

Dear Sir/Madam,

The Plan for Stafford Borough – Modifications

I write on behalf of my client, Maximus Strategic Land (Maximus), who are the promoters of land north of Beaconside, Stafford which is identified as part of the northern Strategic Development Location (SDL).

Whilst in general terms we are supportive of The Plan for Stafford, and in particular the endorsement of a sustainable urban extension to the north of Stafford that includes Maximus's land, we wish to register our objection to Main Modifications reference MM25, MM27 and MM29.

Main Modification: MM27

MM27 proposes an alteration to the opening paragraph of Policy Stafford 2. The policy is now proposed to be amended as follows:

*"Within the area North of Stafford identified on the Policies Map a sustainable, well designed mixed use development will be delivered by 2031. Any application for development on a part or the whole of the this area **should be** ~~must be preceded by,~~ and consistent with, a master plan for the whole Strategic Development Location. **The master plan for the whole site should be produced by all developers involved in the development of the site and agreed by the Council prior to applications being submitted. Any application for a component of the whole site must be accompanied by a specific master plan which shows the relationship of the application area to the wider Strategic Development Location. The design of the application should not prejudice the delivery or design of the wider Strategic Development Location.** ~~which has been submitted and agreed by the Council.~~ Development must deliver the following key requirements:"*

The policy as drafted goes on to list the various requirements the SDL would be expected to deliver and Maximus has no objection to these 'key requirements'.

This is not a Main Modification proposed at the Examination hearings by the Council and on which the Inspector therefore commented in his Recommendations for Further Main Modifications, dated 17th December 2013, at paragraph 6. The fact that the wording was not previously discussed at the hearings is unhelpful.

Our main concern is the need for a 'master plan' for the whole SDL to be prepared by all developers, and agreed with the Council before any application for 'development' (notably the policy does not distinguish between type or scale of development to which the master plan process would apply) can be made.

It is our belief that MM27 would impose an unnecessary obstacle that has the potential to risk the expeditious delivery of new housing on the SDLs. The amended policy adds an encumbrance on the SDLs that other housing sites across the Borough would not have to contend with in order for a planning application to be processed by the Council. In our view this is not the positive approach the NPPF requires Councils to adopt.

There is also no guarantee that all developers would wish to take part in a master planning process, particularly in circumstances where developers are at a more advanced stage, such as the Taylor Wimpey site (Adopted Local Plan allocation HP13) and the Staffordshire County Council employment site west of the A34. In this situation there is clearly a risk that a developer will be unable to secure a multilateral agreement on the content of a comprehensive master plan.

In any event, the agreement of any developer to a masterplan could not bind them to participate in a prescribed way or, indeed, at all, nor would it prevent them from pursuing matters independently if they so wished.

The Publication [Pre-Submission] version of the Plan (considered at the hearing sessions) included the following wording:

"Any application for development on a part or the whole of this area must be preceded by, and consistent with, a Master Plan for the whole Strategic Development Location which has been submitted and agreed by the Council."

During the hearing sessions (October/November 2013) concerns were raised regarding the wording of policies Stafford 2, 3 and 4 and Stone 2 and the requirement for developers of the SDLs to agree master plans upfront.

Given the concerns raised by participants the Inspector invited the Council to review the SDL policies as 'homework' (See document N2.2, page 3) with a view to relaxing the requirements for and processes of agreeing masterplans to ensure that housing delivery is not impeded by the wording of these policies.

The Main Modifications now proposed by the Council are, unfortunately, more onerous than the Pre-Submission version. Consequently we are concerned that Main Modification MM27 could act as an impediment to the delivery of the SDLs and impact upon the effectiveness of the spatial strategy as a whole.

We therefore consider MM27 to be unsound as it is evidently contrary to the NPPF and in particular paragraph 157. It is unnecessary to make the Plan sound to revise Policy Stafford 2 in this way. Such a change is not justified and does not represent a plan that has been positively prepared. We believe that the requirement for a comprehensive master plan should be omitted altogether and the opening paragraph of the Policy read as follows:

"Within the area North of Stafford identified on the Policies Map a sustainable, well designed mixed use development will be delivered by 2031. Development must deliver the following key requirements:"

However, in the event the Inspector does not agree with our proposal, we strongly recommend the pre-Submission version of the opening paragraph of Policy Stafford 2 is retained without modification.

Main Modifications: MM29 & MM25

Main Modification MM29 relates to Map 5, Stafford North Concept Diagram from the pre-Submission version of the Plan. On 20th November 2013, after the hearing sessions had concluded, the Council published on its web site an amended Stafford North Concept Diagram (document N2.46h), appended to this letter, as a proposed Main Modification. This amended diagram had been discussed and agreed with Maximus and Akzo Nobel following consideration of the matter during the relevant hearing session. However, a different version of this Concept Diagram is now subject to consultation as Main Modification MM29.

Notably, MM29 as now drawn introduces a 'Proposed New Road' stretching from the Stone Road (A34) in the west, to Sandon Road (B5066) in the east, with a spur route that would create a new junction with Beaconside (A513) and Common Road. We believe that the addition of this 'New Road' is unnecessary to make the Plan sound. The Inspector was quite clear in his initial findings (17th December 2013) that:

"As amended, the development strategy, including the principle of the key SDLs around Stafford and Stone, seems sound, deliverable, viable, effective and fully justified with robust comprehensive evidence including the required highway improvements and other infrastructure". [Emphasis added]

It is clear that the Inspector considered the amended concept diagram (document N2.46h) to be sound and has made no recommendations for further Main Modifications with additional changes to the diagram.

On this basis there is no pretext for the Borough Council to amend further the Stafford North Concept Diagram in this way. Furthermore, the new road indicated is not a proposal that has previously appeared in any version of the Plan to date and only appeared as an option in evidence submitted with the Plan for examination. We consider, therefore, that introducing the new road proposal at this stage is procedurally inappropriate and could place the progress of the Plan in some difficulties.

We recall that at the hearing session where Policy Stafford 2 was considered, the Inspector did not want any further clarification from those representing the County Council as to its position with regard to road proposals. We have no doubt that this was the correct position for him to take. The Examination process is about considering whether the Plan as submitted is sound, and the Inspector has clearly indicated that, subject to the modification of Map 5 as proposed by the Council in November 2013 (N2.46h, appended to this letter), the development strategy, including the SDLs is sound.

We also believe that the road proposal in MM29 is unnecessary given that Part xii of Policy Stafford 2 provides the flexibility for highway capacity improvements to be made, "**either through or around the perimeter of the site, or along Beaconside**". This wording is also reflected in the infrastructure requirements set out in Appendix D. It is clear that the policy allows the required highway capacity improvements to be identified at the development control stage, supported by an appropriate Transport Assessment, which we believe is the correct approach to take.

Including a road proposal which has not been subject to consultation in Main Modification MM29, is unsound. It is not justified and it is unclear without appropriate evidence whether such a proposal represents sustainable development.

Main Modification MM29 should be amended so as to revert to the proposed modification produced by the Council in November 2013 (N2.46h, appended to this letter).

Consequent upon our conclusions with regard to Main Modification MM29, Main Modification MM25 should also be amended so as to remove the reference to a new road in the northern SDL.

Conclusion

With regard to the Main Modifications, we respectfully ask the Inspector to conclude in his Report to the Council following the Examination of The Plan for Stafford, the following:

- 1. Main Modification MM27** should be amended such that the opening paragraph of Policy Stafford 2 makes no reference to the need for pre-approval of a masterplan; or, in the alternative, the first paragraph to Policy Stafford 2 in the pre-submission version of the Plan should be retained without modification.
- 2. Main Modifications MM25 and MM29** should be amended in accordance with the main modification proposed by the Council in November 2013, examination document ref. N2.46h, so as to exclude reference to a proposed new road.

Yours faithfully,



MARK DAUNCEY
Principal Planner

mark.dauncey@pegasuspg.co.uk

Enc.

c.c. Jon Hickton – Maximus Strategic Land

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Maximus Strategic
Comment ID	165
Response Date	20/03/14 16:39
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 164 Maximus Strategic.pdf
To which Main Modification does your comment relate?	MM29 and MM25
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

See attached

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Seddon Homes ()
Comment ID	166
Response Date	21/03/14 08:47
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3
Files	Comment ID - 166 Seddon Homes.pdf
To which Main Modification does your comment relate?	MM9
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

SHL supports the principle of increasing the housing proportion for Stone under Policy SP4. Whilst an increase in the apportionment from 8% to 10% is supported in principle, the level of development to be directed towards Stone should be even greater to meet local requirements. Stone is a sustainable location for housing; this is noted by the Inspector at paragraph 13 of their Recommendations for Future Main Modifications. Since 2001, 17% of new housing in Stafford has been delivered in Stone (paragraph 6.43 of The Plan for Stafford Borough ? Publication). This reflects the fact that Stone is a popular and sustainable location for new housing. The NPPF states that ?planning should operate to encourage and not act as an impediment to sustainable growth?. With this in mind, the apportionment for Stone should be increased to at least 17% to reflect Stone?s continuing growth and its status as the Borough?s second settlement. The Council is relying heavily on a large proportion of future development (20%) coming forward in the key service villages and rural area. These are less sustainable locations for new housing, which in some cases are removed from key services and public transport. The overall apportionment for the key service villages and rural area should be reduced to focus growth in Stafford and Stone, which are the most suitable and sustainable locations for new growth. Stafford already has an apportionment of 70% therefore any redistribution from key service villages and rural areas should be directed to Stone.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public



Head of Planning and Regeneration Services
Stafford Borough Council
Civic Centre
Riverside
Stafford
ST16 3AQ

20 March 2014

By email and post
forwardplanning@staffordbc.gov.uk
let.092.AJ.AY.04030024

Dear Sir/Madam

THE PLAN FOR STAFFORD BOROUGH – MODIFICATIONS CONSULTATION

We write on behalf of Seddon Homes Limited (SHL) in response to consultation on the Plan for Stafford Borough Modifications.

SHL has land interests in the Borough, with sites in Stafford and Stone currently being promoted for housing. It is against this context that SHL's comments are made.

This letter should be read alongside previous representations submitted on behalf of SHL to the Draft Publication consultation (19 October 2011); the Strategic Policy consultation (9 July 2012); and the Plan for Stafford Pre-Submission consultation (28 February 2013).

Overall, SHL welcomes the proposed modifications to the Local Plan, but further proposed changes are required to ensure that the Plan can be found sound in accordance with the tests of soundness outlined in the National Planning Policy Framework (NPPF). These representations therefore focus on four key areas:

- Apportionment of residential development – SHL supports the increased level of housing in Stone, but seeks that this figure is increased further;
- Settlement Boundaries – SHL supports the removal of the settlement boundary of Stone, but requests clarification on policy wording;
- Housing Moratorium – SHL supports the deletion of the housing moratorium in relation to Stone; and
- Affordable Housing – SHL objects to the proposed increase to level of affordable housing in Stone.

Apportionment of Residential Development

MM9

SHL supports the principle of increasing the housing proportion for Stone under Policy SP4. Whilst an increase in the apportionment from 8% to 10% is supported in principle, the level of development to be directed towards Stone should be even greater to meet local requirements.

Stone is a sustainable location for housing; this is noted by the Inspector at paragraph 13 of their Recommendations for Future Main Modifications.

Since 2001, 17% of new housing in Stafford has been delivered in Stone (paragraph 6.43 of The Plan for Stafford Borough – Publication). This reflects the fact that Stone is a popular and sustainable location for new housing.

The NPPF states that “*planning should operate to encourage and not act as an impediment to sustainable growth*”. With this in mind, the apportionment for Stone should be increased to at least 17% to reflect Stone’s continuing growth and its status as the Borough’s second settlement.

The Council is relying heavily on a large proportion of future development (20%) coming forward in the key service villages and rural area. These are less sustainable locations for new housing, which in some cases are removed from key services and public transport.

The overall apportionment for the key service villages and rural area should be reduced to focus growth in Stafford and Stone, which are the most suitable and sustainable locations for new growth. Stafford already has an apportionment of 70% therefore any redistribution from key service villages and rural areas should be directed to Stone.

MM11

SHL supports the principle of increasing the number of dwellings to be delivered in Stone over the plan period from 800 to 1,000. This reflects the increased apportionment of housing in Stone in Policy SP4. As noted above, it is considered that this figure should be higher than 10% to align with the wider Spatial Vision for the Borough.

MM40

SHL supports amendments to the wording of Policy Stone 1 to reflect the increased apportionment of housing in Stone in Policy SP4. As noted above it is considered that this figure should be higher than 10% to align with the wider Spatial Vision for the Borough.

MM90, MM91 and MM96

SHL supports amendments to the wording of Appendix E to reflect the increased apportionment of housing in Stone in Policy SP4. As noted above it is considered that this figure should be higher than 10% to align with the wider Spatial Vision for the Borough.

Residential Development Boundaries

MM109

SHL supports the removal of the settlement boundaries around Stafford and Stone. It is accepted by the Council that there is insufficient land within Stone to accommodate the identified housing requirement and, therefore, it is logical that sites outside existing settlement boundaries will be required to meet housing need.

The existing settlement boundaries were adopted in the Stafford Borough Local Plan 2001. These boundaries were based on identified housing needs over 15 years ago. These settlement boundaries are therefore out of date. To avoid conflict between these out of date boundaries and new housing policies, which acknowledge housing will be required outside the settlement boundaries, the settlement boundaries around Stafford and Stone should be deleted.

MM12

MM12 relates to supporting text (paragraph 6.63) to Policy SP7 and states that new settlement boundaries will be established through the Site Allocations Development Plan Document (DPD).

The supporting text does not include a timeframe for when settlement boundaries will be updated or how settlement boundary policies will be administered in the interim. SHL requests further clarification on these matters and requests the supporting text is amended accordingly.

MM13

MM13 relates to supporting text (paragraph 6.64) to Policy SP7. Contrary to MM12, this modification suggests settlement boundaries will be established through the neighbourhood planning process or, where not forthcoming, the Site Allocations DPD.

It is critical that the Council either deletes settlement boundaries for Stafford and Stone altogether or commits to establishing new settlement boundaries as part of the Site Allocations DPD, which it is responsible for, and not through neighbourhood planning, which it has no responsibility for and cannot guarantee will take place. How settlement boundary policies will be administered in the interim is not clear.

SHL requests further clarification on these matters and requests that the

supporting text is amended accordingly.

MM14

MM14 relates to Policy SP7. The policy still refers to development being supported within the Settlement Boundaries.

As set out under MM109, existing settlement boundaries around Stafford and Stone are to be deleted. In order to avoid conflict between policies, Policy SP7 needs to either delete reference to settlement boundaries altogether or clearly indicate the timescales, and process, as to when and how settlement boundaries will be defined.

The supporting text at paragraph 6.65 refers to settlement boundaries and the consideration of development proposals. It is not proposed as part of the Modifications to amend this text. However, as currently drafted it does not accord with the principle of removing the current settlement boundaries around Stafford and Stone. Paragraph 6.65 needs to be amended, along with all supporting text, to delete reference to settlement boundaries altogether or clearly indicate the process for defining the future settlement boundaries.

Housing Moratorium in Stone

MM8

Under Policy SP3, SHL supports the removal part of paragraph 6.24, which sought to phase back development in Stone to post 2021 due to fears it would impact upon the regeneration initiatives for North Staffordshire. There is no clear evidence to justify the imposition of a housing moratorium. Furthermore, such an approach would be contrary to the NPPF and is unnecessary as additional housing is required in the short term to meet current demand and assist the Borough in meeting its housing delivery targets.

MM10

SHL supports the deletion of paragraph 6.49 which sought to impose a housing moratorium once a specific level of development had been reached.

There is no evidence provided that demonstrates if a moratorium was imposed that this would result in housing being re-directed towards Strategic Development Locations. Such a strategy would be inconsistent with national policy, making the Plan unsound.

Affordable Housing

MM96 and AM84

SHL objects to the increased level of affordable housing that will be sought as part of residential schemes within Stone, increasing from 30% to 40%.

There is no clear evidence to support a blanket approach of requiring 40% affordable housing on all sites in Stone will be achievable or viable.

An increase in the affordable housing requirements was not identified in the Inspector's recommendations for future modifications and imposing an increased blanket approach across all sites in Stone is not justified.

If the Council proposes to increase affordable housing, the oral part of the examination should re-open to hear further evidence on this issue.

Other

MM98

MM98 seeks to amend a typo in the Spatial Principle/Core Policy column in the Performance Indicators and Targets table (appendix E). There are some inconsistencies in policy titles and also the locations they are referring to. For consistency, Policy Stone 1 should refer to Stone Town and Policy Stone 2 to West and South of Stone.

Conclusions

Overall, SHL supports, in principle, a number of the proposed modifications to the Plan. However, SHL considers that a number of these modifications need to be amended before the Plan can be found sound in accordance with the tests of soundness outlined in the NPPF. The key changes sought are:

- Increasing the apportionment of future development and overall number of dwellings to be delivering in Stone to 17%;
- Clarity on the policy wording and mechanisms for dealing with defining settlement boundaries;
- Removal of the proposed increase of affordable housing provision to sites within Stone from 30% to 40% and ensure flexibility that scheme viability will be taken into account.

We trust that these comments will be taken into account as the Plan is finalised and look forward to receiving further updates on its progress. Can you also please ensure we are on the mailing list to receive notification of any other consultations.

Once you have had an opportunity to consider these representations, please do not hesitate to contact me should you wish to discuss.

indigo

Yours faithfully

A handwritten signature in black ink, appearing to read 'Amy James', written in a cursive style.

Amy James

Enc: Completed Representations Form
cc: Seddon Homes Ltd

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Seddon Homes ()
Comment ID	167
Response Date	21/03/14 09:00
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.4
Files	Comment ID - 166 Seddon Homes.pdf
To which Main Modification does your comment relate?	MM11
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

SHL supports the principle of increasing the number of dwellings to be delivered in Stone over the plan period from 800 to 1,000. This reflects the increased apportionment of housing in Stone in Policy SP4. As noted above, it is considered that this figure should be higher than 10% to align with the wider Spatial Vision for the Borough.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Participate in an Examination in Public

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Seddon Homes ()
Comment ID	168
Response Date	21/03/14 09:02
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.4
Files	Comment ID - 166 Seddon Homes.pdf
To which Main Modification does your comment relate?	MM40
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

SHL supports amendments to the wording of Policy Stone 1 to reflect the increased apportionment of housing in Stone in Policy SP4. As noted above it is considered that this figure should be higher than 10% to align with the wider Spatial Vision for the Borough.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Participate in an Examination in Public

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Seddon Homes ()
Comment ID	169
Response Date	21/03/14 09:03
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3
Files	Comment ID - 166 Seddon Homes.pdf
To which Main Modification does your comment relate?	MM90, MM91 and MM96
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

SHL supports amendments to the wording of Appendix E to reflect the increased apportionment of housing in Stone in Policy SP4. As noted above it is considered that this figure should be higher than 10% to align with the wider Spatial Vision for the Borough.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Participate in an Examination in Public

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Seddon Homes ()
Comment ID	170
Response Date	21/03/14 09:06
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 166 Seddon Homes.pdf
To which Main Modification does your comment relate?	MM109
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

SHL supports the removal of the settlement boundaries around Stafford and Stone. It is accepted by the Council that there is insufficient land within Stone to accommodate the identified housing requirement and, therefore, it is logical that sites outside existing settlement boundaries will be required to meet housing need. The existing settlement boundaries were adopted in the Stafford Borough Local Plan 2001. These boundaries were based on identified housing needs over 15 years ago. These settlement boundaries are therefore out of date. To avoid conflict between these out of date boundaries and new housing policies, which acknowledge housing will be required outside the settlement boundaries, the settlement boundaries around Stafford and Stone should be deleted.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?	Participate in an Examination in Public
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Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Seddon Homes ()
Comment ID	171
Response Date	21/03/14 09:08
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 166 Seddon Homes.pdf
To which Main Modification does your comment relate?	MM12

Please explain your answer

MM12 relates to supporting text (paragraph 6.63) to Policy SP7 and states that new settlement boundaries will be established through the Site Allocations Development Plan Document (DPD). The supporting text does not include a timeframe for when settlement boundaries will be updated or how settlement boundary policies will be administered in the interim. SHL requests further clarification on these matters and requests the supporting text is amended accordingly.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Seddon Homes ()
Comment ID	172
Response Date	21/03/14 09:09
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 166 Seddon Homes.pdf
To which Main Modification does your comment relate?	MM13

Please explain your answer

MM13 relates to supporting text (paragraph 6.64) to Policy SP7. Contrary to MM12, this modification suggests settlement boundaries will be established through the neighbourhood planning process or, where not forthcoming, the Site Allocations DPD. It is critical that the Council either deletes settlement boundaries for Stafford and Stone altogether or commits to establishing new settlement boundaries as part of the Site Allocations DPD, which it is responsible for, and not through neighbourhood planning, which it has no responsibility for and cannot guarantee will take place. How settlement boundary policies will be administered in the interim is not clear. SHL requests further clarification on these matters and requests that the supporting text is amended accordingly.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Seddon Homes ()
Comment ID	173
Response Date	21/03/14 09:11
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 166 Seddon Homes.pdf
To which Main Modification does your comment relate?	MM14

Please explain your answer

MM14 relates to Policy SP7. The policy still refers to development being supported within the Settlement Boundaries. As set out under MM109, existing settlement boundaries around Stafford and Stone are to be deleted. In order to avoid conflict between policies, Policy SP7 needs to either delete reference to settlement boundaries altogether or clearly indicate the timescales, and process, as to when and how settlement boundaries will be defined. The supporting text at paragraph 6.65 refers to settlement boundaries and the consideration of development proposals. It is not proposed as part of the Modifications to amend this text. However, as currently drafted it does not accord with the principle of removing the current settlement boundaries around Stafford and Stone. Paragraph 6.65 needs to be amended, along with all supporting text, to delete reference to settlement boundaries altogether or clearly indicate the process for defining the future settlement boundaries.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Seddon Homes ()
Comment ID	174
Response Date	21/03/14 09:13
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3
Files	Comment ID - 166 Seddon Homes.pdf
To which Main Modification does your comment relate?	MM8

Please explain your answer

Under Policy SP3, SHL supports the removal part of paragraph 6.24, which sought to phase back development in Stone to post 2021 due to fears it would impact upon the regeneration initiatives for North Staffordshire. There is no clear evidence to justify the imposition of a housing moratorium. Furthermore, such an approach would be contrary to the NPPF and is unnecessary as additional housing is required in the short term to meet current demand and assist the Borough in meeting its housing delivery targets.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Seddon Homes ()
Comment ID	175
Response Date	21/03/14 09:14
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 166 Seddon Homes.pdf
To which Main Modification does your comment relate?	MM10
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

SHL supports the deletion of paragraph 6.49 which sought to impose a housing moratorium once a specific level of development had been reached. There is no evidence provided that demonstrates if a moratorium was imposed that this would result in housing being re-directed towards Strategic Development Locations. Such a strategy would be inconsistent with national policy, making the Plan unsound.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Participate in an Examination in Public

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Seddon Homes ()
Comment ID	176
Response Date	21/03/14 09:21
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3
Files	Comment ID - 166 Seddon Homes.pdf
To which Main Modification does your comment relate?	MM96 and AM84
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

SHL objects to the increased level of affordable housing that will be sought as part of residential schemes within Stone, increasing from 30% to 40%. There is no clear evidence to support a blanket approach of requiring 40% affordable housing on all sites in Stone will be achievable or viable. An increase in the affordable housing requirements was not identified in the Inspector's recommendations for future modifications and imposing an increased blanket approach across all sites in Stone is not justified. If the Council proposes to increase affordable housing, the oral part of the examination should re-open to hear further evidence on this issue.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Participate in an Examination in Public

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Seddon Homes ()
Comment ID	177
Response Date	21/03/14 09:24
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3
Files	Comment ID - 166 Seddon Homes.pdf
To which Main Modification does your comment relate?	MM98

Please explain your answer

MM98 seeks to amend a typo in the Spatial Principle/Core Policy column in the Performance Indicators and Targets table (appendix E). There are some inconsistencies in policy titles and also the locations they are referring to. For consistency, Policy Stone 1 should refer to Stone Town and Policy Stone 2 to West and South of Stone.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Milwood Ltd (Mr Kev Ryder)
Comment ID	178
Response Date	21/03/14 09:28
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM2
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is sound?	No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

This text is ambiguous and lacks clarity, and requires either re-drafting or amending accordingly to include the entire Borough. What are the Borough's 'Selected Villages'? One would assume this to mean the Settlement Hierarchy identified in Chapter 6 'SP3, being the Key Service Villages. This being the case, SBC are stating that development is restricted to, and will come 'only' via Stafford, Stone, and the Key Service Villages, which is therefore in direct conflict with Chapter 6 'SP4, which allows for development not only in the above locations, but also makes a percentage allowance of some 8% of the minimum numbers for development across the rest of the Borough. Furthermore, as worded, this does not make allowance or provision for Windfall development, which could come

anywhere in the Borough, not only via those settlements listed in SP3. Aside from this document being in conflict with itself, as stated, this seeks to restrict development, and to restrict it to a selected number of locations, which is contrary to the NPPF. This conflicts with the matter of flexibility, which is a key test of soundness. Windfalls are not even provided for within the Council's first five years of this Plan, as evidenced by their recently produced 5 Year Housing Land supply Statement 2014. In addition, this text provides no allowance for Neighbourhood Plans. Whilst some may come forward in and around the settlements identified in SP3, given the make up of the Borough, it is almost certain that a number will come forward outside of those locations, and this text, as worded, denies that opportunity. Again this is in clear conflict with existing legislation and guidance.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To be able to communicate our view and fully assess soundness.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Milwood Ltd (Mr Kev Ryder)
Comment ID	179
Response Date	21/03/14 09:33
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM5
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is sound?	No
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	<ul style="list-style-type: none">. It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence. It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

Again, this text is ambiguous and lacks clarity and requires either re-drafting or amending accordingly to include the rest of the Borough. What are the Borough's ?Selected Villages?? One would assume this to mean the Settlement Hierarchy identified in Chapter 6 ? SP3, being the Key Service Villages. This being the case, SBC are stating that development is restricted to, and will come ?only? via Stafford, Stone, and the Key Service Villages, which is therefore in direct conflict with Chapter 6 ? SP4, which allows for development not only in the above locations, but also makes a percentage allowance of some 8% of the total for development across the rest of the Borough. Furthermore, as worded, this does not make allowance or provision for Windfall development, which could come anywhere in the

Borough, not only via those settlements listed in SP3. Aside from this document being in conflict with itself, as stated, this seeks to restrict development, and to restrict it to a selected number of locations, which is contrary to the NPPF. This conflicts with the matter of flexibility, which is a key test of soundness. Windfalls are not even provided for within the Council's first five years of this Plan, as evidenced by their recently produced 5 Year Housing Land supply Statement 2014. In addition, this text provides no allowance for Neighbourhood Plans. Whilst some may come forward in and around the settlements identified in SP3, given the make up of the Borough, it is almost certain that a number will come forward outside of those locations, and this text, as worded, denies that opportunity. Again this is in clear conflict with existing legislation and guidance. On the basis that this does include the rest of the Borough, which it should, it has replaced the 'local' with 'objectively assessed'. Proposed Policy C5, by virtue of the inclusion of the rest of the Borough, would apply, states the requirement for a 'Parish based Housing Local Needs Assessment'. Firstly, this text (proposed modification MM65) should also be amended to read 'Objective Assessment'. Secondly, notwithstanding the above sentence, the Council claim to have conducted a 'comprehensive and robust' Objective Assessment of Need covering the entire Borough, which includes all areas, whether inside or outside of their proposed Settlement Hierarchy, for the Plan period, supporting the whole magnitude of development proposed over that time, which is significant, and includes a Ward based SHMA. This being the case, if such evidence already covers the entire Borough, and is sufficient for the enormity of development proposed, including all those amounts listed within SP4, to require what is nothing more than duplication of this work already done by themselves and showing justification, in A2 of C5 is unnecessary and restrictive on the Council's part, which certainly does not accord with the provisions of the NPPF. It is therefore unsound.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To be able to communicate our view and fully assess soundness.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Milwood Ltd (Mr Kev Ryder)
Comment ID	180
Response Date	21/03/14 09:37
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

To which Main Modification does your comment relate? MM11

Do you wish to support or object to this Main Modification? Object

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

This Modification proposes amendment to the Housing Provision requirement in response to the presiding Inspector's comments within his Recommendations for Further Main Modifications Statement of the 17th December 2013. However, this figure of 500 dwellings per annum over the Plan period is not sufficient to meet the Objective Assessment of housing requirements for Stafford Borough, as the evidence base has not been 'objectively assessed'. It is a statutory requirement that any household projection assessment of housing need should take account of past under delivery, and is reflected in an Inspector decision within Planning Appeal APP/Y3425/A/12/2172968 of 19th December 2012, that previous under delivery from 2006 should be applied and met sooner than later via the 5 Year

Housing Land requirement. As is evidenced via the Council's recently produced % Year Housing land Supply Statement 2014, previous under-delivery from 2006 to 2011 has been erased. Therefore, a full 'objective assessment' has not been conducted and this figure is not an accurate reflection of such requirement, and as such, is unsound

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To be able to communicate our view and fully assess soundness.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Milwood Ltd (Mr Kev Ryder)
Comment ID	181
Response Date	21/03/14 09:39
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM14
Do you wish to support or object to this Main Modification?	Object
Do you consider this Main Modification is sound?	No
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	<ul style="list-style-type: none">. It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence. It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

This text is completely at conflict with itself, and requires either re-drafting or amending accordingly. The modification states in the first paragraph that housing should be consistent with the proportions set out in SP2. SP3 and SP4 in respect of areas with settlement boundaries. It then states in Paragraph 2 that it should also be consistent with C5 in respect of the rest of the Borough. This is unsatisfactory and unsound. SP4 includes provision for the 'rest of the Borough', being areas outside of the Hierarchy in SP3, so this is therefore not solely relevant to just areas with settlement boundaries. Part A1 of C5 states that new housing proposals will need to demonstrate that provision cannot be accommodated with such SP3 Hierarchy, and in A2, is justified by a needs assessment. It is clearly stating that if there

is potential accommodation within the SP3 Hierarchy, then development will not be acceptable elsewhere, and even if it is, will require a local needs survey to justify it. Firstly, as stated in the above response to MM5, this text proposed modification MM65) should also be amended to read 'Objective Assessment?'. Secondly, notwithstanding the above sentence, the Council claim to have conducted a 'comprehensive and robust' Objective Assessment of Need covering the entire Borough, which includes all areas, whether inside or outside of their proposed Settlement Hierarchy, for the Plan period, supporting the whole magnitude of development proposed over that time, which is significant, which includes a Ward based SHMA. This being the case, if such evidence already covers the entire Borough, and is sufficient for the enormity of development proposed, including all those amounts listed within SP4, to require what is nothing more than duplication of work already done by themselves and showing justification, in A2 of C5, is unnecessary and restrictive. SP3 states 'the majority?', not 'all?', and SP4 supports development outside the SP3 Hierarchy. These proposed modifications do not relate to each other correctly, and are in any event, designed to restrict development, which is not only in conflict with itself, the Soundness matter of flexibility, and also contrary to the NPPF. In addition, this does show no accommodation for relevant matters such as Neighbourhood Planning proposals, which is in conflict with current legislation and guidance.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To be able to communicate our view and fully assess soundness.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Milwood Ltd (Mr Kev Ryder)
Comment ID	182
Response Date	21/03/14 09:43
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

To which Main Modification does your comment relate? MM17

Do you wish to support or object to this Main Modification? Object

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

Chapter 6 ? Development Strategy ? Para 6.54 ? Page 30 ? Modification MM11, shows this revised provision total for Stafford Town of 7000 houses, with a revised new provision requirement of 5233 over the Plan period. SBC have a stated projection from the Northern, Western and Eastern SDL?s of some 5900. This being the case, there is no provision for windfall development through the Plan period, which is a key component of flexibility, and as such, a core matter of Soundness. In fact, within

Chapter 6 ?Development Strategy, there is no section to appropriately deal with windfall development, which is a key breach of soundness. On a wider note, there is no such provision in the Council?s own recently produced 5 Year Housing Land Supply Statement of January 2014. The Council via their extensive 8 page N2.15 submission to the EIP, sought to introduce and substantiate a Moratorium in the Borough, which was rejected by the Inspector, and is now proposed to be removed from text. The Inspector stated that ?there is no guarantee that imposing a moratorium would necessarily support or divert development to the preferred locations (including the SDLs around Stafford Town).? Having assessed all of the documentation and monitored recent planning decisions in the Borough, it is clear that, following the proposed removal of the moratorium option from the Plan, SBC are now simply seeking to introduce a moratorium by another means, providing no allowance for Windfalls and refusing applications outside of their preferred locations. This is restrictive and against Government Policy and Guidance and requires change to meet the tests of soundness. Furthermore, the above proposed planning policy represents an inflexible plan approach. The supporting text of the plan should be amended to recognise the housing requirement figures outlined in page 30 of the Stafford Plan as housing forecasts, as opposed to a housing projection and that policy considerations such as the need to boost significantly the supply of housing land and the delivery of sustainable development will remain the dominant factors in considering planning applications. A plan, monitor and manage policy approach to the delivery of new homes should be applied within the plan with regard to housing provision. We recommend that any policy amendments by Stafford Borough Council which specify housing need figures as a total or maximum be removed. The housing need figures proposed should not be seen as a ceiling, and should be seen, in light of the NPPF presumption toward significantly boosting the supply of housing, to be a minimum (MM11 / MM17 / MM24 / MM92)).

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To be able to communicate our view and fully assess soundness.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Milwood Ltd (Mr Kev Ryder)
Comment ID	183
Response Date	21/03/14 09:45
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

To which Main Modification does your comment relate? MM22

Do you wish to support or object to this Main Modification? Object

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

The 'full' Western Access Improvements are crucial and fundamental to the delivery of the Western SDL, This crucial infrastructure necessary to both itself and this SDL has 'not' to date been proven to be either viable or deliverable, as demonstrated at the EIP. Robust evidence demonstrating both viability and deliverability of this Scheme is further needed to properly assess soundness, and for this modification to state 'delivery of the full' scheme is both inaccurate and misleading, as there is no

evidence to support such a statement. There is a distinct lack of clear, robust evidence to display otherwise, nor any formal agreement or commitment in place to date, financial or otherwise, between ?all? of the relevant parties involved and necessary for its implementation and success, with little likelihood that such agreements, in all regards, will be in place in the foreseeable future.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To be able to communicate our view and fully assess soundness.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Milwood Ltd (Mr Kev Ryder)
Comment ID	184
Response Date	21/03/14 09:47
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

To which Main Modification does your comment relate? MM54

Do you wish to support or object to this Main Modification? Object

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

This is unnecessary as this is already covered within the proposed Policy Item 1V. Notwithstanding this, this proposed Modification and its counterpart at 1V are restrictive and not sound. Part A1 of C5 states that new housing proposals will need to demonstrate that provision cannot be accommodated with such SP3 Hierarchy, and in A2, is justified by a needs assessment. It is clearly stating that if there is potential accommodation within the SP3 Hierarchy, then development will not be acceptable elsewhere, and even if it is, will require appropriate further justification. Firstly, as stated in the above response to MM5 and MM14, this text (under the proposed modification MM65)(yet is also applicable here)should also be amended to read ? Objective Assessment?, replacing local need, which is

unsubstantiated. Secondly, notwithstanding the above sentence, the Council claim to have conducted a 'comprehensive and robust' Objective Assessment of Need covering the entire Borough, which includes all areas, whether inside or outside of their proposed Settlement Hierarchy, for the Plan period, supporting the whole magnitude of development proposed over that time, which is significant, and includes a Ward based SHMA. This being the case, if such evidence already covers the entire Borough, and is sufficient for the enormity of development proposed, including all those amounts listed within SP4, to require what is nothing more than duplication of work already done by themselves and showing justification, in A2 of C5, is unnecessary and restrictive. SP3 states 'the majority?', not 'all?', and SP4 supports development outside the SP3 Hierarchy. These proposed modifications do not relate to each other correctly, and are in any event, designed to restrict development, which is not only in conflict with itself, the Soundness matter of flexibility, and also contrary to the NPPF. In addition, this does show no accommodation for relevant matters such as Neighbourhood Planning proposals, which is in conflict with current legislation and guidance and shows a lack of flexibility, required for soundness.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To be able to communicate our view and fully assess soundness.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Milwood Ltd (Mr Kev Ryder)
Comment ID	185
Response Date	21/03/14 09:50
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

To which Main Modification does your comment relate? MM65

Do you wish to support or object to this Main Modification? Object

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

Firstly, as stated in the above responses to MM5 and MM14, this text should also be amended to read 'Objective Assessment?', replacing local need, which is unsubstantiated. Secondly, notwithstanding the above sentence, the Council claim to have conducted a 'comprehensive and robust' Objective Assessment of Need covering the entire Borough, which includes all areas, whether inside or outside of their proposed Settlement Hierarchy, for the Plan period, supporting the whole magnitude of development proposed over that time, which is significant, and includes a Ward based SHMA. This being the case, if such evidence already covers the entire Borough, and is sufficient for the enormity of development proposed, including all those amounts listed within SP4, to require what is nothing

more than duplication of work already done by themselves and showing justification, in A2 of C5, is unnecessary and restrictive. SP3 states 'the majority?', not 'all?', and SP4 supports development outside the SP3 Hierarchy. These proposed modifications do not relate to each other correctly, and are in any event, designed to restrict development, which is not only in conflict with itself, the Soundness matter of flexibility, and also contrary to the NPPF. In addition, this does show no accommodation for relevant matters such as Neighbourhood Planning proposals, which is in conflict with current legislation and guidance, and shows a lack of flexibility, required for soundness.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To be able to communicate our view and fully assess soundness.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Milwood Ltd (Mr Kev Ryder)
Comment ID	186
Response Date	21/03/14 09:52
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

To which Main Modification does your comment relate? MM80

Do you wish to support or object to this Main Modification? Object

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

The proposed modification presents a text written summary and overview of each of the deemed 'critical infrastructure required to deliver the Plan', replacing the previous Table which was an extract from the Council's own Infrastructure Development Plan of July 2012. Whilst the previous Table provided a greater degree of detail, given that it was in effect a snapshot in time, and requires updating by consultation at regular intervals, and also that more information, in effect the Table repeated, is

provided within Appendix D, this modification does make sense in the context of this document. However, the opening sentence states that this "critical infrastructure" will be kept under review, yet I can find no evidence of this. The IDP is dated July 2012, almost some two years old, and has not been updated or reviewed. Either way, this text is then both inaccurate and misleading. On this basis, there are wider implications here, which raise serious concerns about the viability and deliverability of this "critical infrastructure", and therefore about the soundness of the Plan overall. The IDP of July 2012 identified the potential issues and applied costings/estimations of costs to these etc, yet was vague at best, and is full of unknowns and overly optimistic assumptions, providing no substance overall in support of the viability and deliverability of the same. Table 8.4 "Estimated Capital Costs of Infrastructure" - of the IDP states; Total Capital Costs 2011-2031 = 122.5 million + Capital Costs 2011 " 2016 = 19.55 million + Committed Funding = 6 million The scale of such assumptions is overwhelming, and one would have expected that, given the magnitude of importance to quantify that the proposals within the Plan can actually be delivered, that over the last two years,, significant advances would have been made to determine such implications, thus producing a robust evidence base in support of the same. On this basis, and the distinct lack of a robust up to date IDP, it is clear that the deliverability and viability is uncertain and certainly not proven, and requires a significant amount of work, clarification and justification before being fit for purpose. This strikes at the heart of soundness of the Plan overall, which it fails to achieve.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To be able to communicate our view and fully assess soundness.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Milwood Ltd (Mr Kev Ryder)
Comment ID	187
Response Date	21/03/14 09:55
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

To which Main Modification does your comment relate? MM82, MM83 and MM84

Do you wish to support or object to this Main Modification? Object

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

The IDP is dated July 2012, almost some two years old, and has not been updated or reviewed. This raises serious concerns about the viability and deliverability of this ?critical infrastructure?, and therefore about the soundness of the Plan overall. The IDP of July 2012 identified the potential issues and applied costings/estimations of costs to these etc, yet was vague at best, and is full of unknowns and overly optimistic assumptions, providing no substance overall in support of the viability and deliverability

of the same. Table 8.4 ? Estimated Capital Costs of Infrastructure - of the IDP states; Total Capital Costs 2011-2031 = 122.5 million + Capital Costs 2011 ? 2016 = 19.55 million + Committed Funding = 6 million The scale of such assumptions is overwhelming, and one would have expected that, given the magnitude of importance to quantify that the proposals within the Plan can actually be delivered, that over the last two years,, significant advances would have been made to determine such implications, thus producing a robust evidence base in support of the same. On this basis, and the distinct lack of a robust up to date IDP, it is clear that the deliverability and viability is uncertain and certainly not proven, and requires a significant amount of work, clarification and justification before being fit for purpose. The most recent Viability and Deliverability reports of 2103 still raise a number of serious concerns. This strikes at the heart of soundness of the Plan overall, which it fails to achieve.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To be able to communicate our view and fully assess soundness.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Milwood Ltd (Mr Kev Ryder)
Comment ID	188
Response Date	21/03/14 09:57
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3

To which Main Modification does your comment relate? MM104

Do you wish to support or object to this Main Modification? Object

Do you consider this Main Modification is sound? No

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

- . It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development
- . It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence
- . It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities
- . It is not consistent with national policy

Please use this space to explain your answer above. Please be as precise as possible.

The accompanying text to the Trajectories states that they are a 'broad' estimate showing potential delivery rates and timescales over the Plan period, with Delivery timescales for the Western and Eastern SDLs at Stafford primarily being based on information provided through detailed discussions with the developers, whilst build rates for the Northern SDL at Stafford and the Western SDL at Stone have been estimated by the Council. Having looked over these trajectories, they are indeed, very

broad, and also very optimistic in their projections, with little degree of accuracy. SBC states that delivery timescales for the Western/Eastern SDLs are 'primarily' based on detailed discussion with the developers, yet SBC have not provided any detailed evidence base to both support and substantiate this statement. CEG in respect of the Eastern SDL, via their M4/12a submission have submitted no delivery timescale, and have actually submitted a projected schedule for the Western and Northern SDL's. The Western SDL is principally made up of St Modwen, Bellway and Wimpey. Wimpey and Bellway via their M4/9a submission have submitted a delivery timescale, which differs from the SBC trajectory and also is submitted on the basis of 5 number assumptions, 3 of which are already time expired, so said schedule in reality will produce less. St Modwen, the remaining principal developer has robustly stated, via their M4/7a submission amongst others that no agreements are in place for a whole host of required and fundamental matters and that they have grave doubts as to the viability and deliverability of both this SDL and the soundness of the Plan overall, very serious indeed. This clearly displays that this SDL alone has serious shortcomings in terms of deliverability and viability which does fundamentally question its overall soundness, and requires further analysis. It goes on to state that the delivery timescales for the Northern SDL have been 'estimated' by SBC. On what basis, and where is the robust evidence to support these estimations and assumptions? Only some 257 of the proposed 3100 houses are in the hands of an 'actual' developer, being Wimpey, so such projection is nigh on impossible to determine at this time. In conclusion, the proposed trajectory constitutes nothing more than a best guess scenario, which, is not accurate in any regard. This should be strongly evidence based, and we should expect it to have a respectable degree of accuracy. The research to inform this, on an accurate basis, should have been already conducted by SBC, yet, their projections clearly display that little or no evidence gathering has taken place at all. This should be removed, and replaced with a reasonably accurate trajectory, based on comprehensive, accurate research and evidence gathering accordingly. To simply hash together a collection of guesswork and unsubstantiated numbers in order to produce a seemingly positive set of figures to both promote itself in respect of this EIP and to support an inaccurate 5 Year Housing Land Supply document and position to stave off Planning Applications is fundamentally flawed. This trajectory is inextricably linked to the recently produced 5 year Housing Land Supply document 2014 and vice versa, both of which are equally inaccurate and misrepresentative. Taking, for example, the Total Commitments for 2013/14. The Council project a delivery return of 322 units from those sites with Planning Permission, whilst their own recently produced 2014 Housing Land Supply document states that the number of completions across this period is actually some 140 (extrapolated in part), being in fact only 43.5% of their projected number, being significantly inaccurate and an insight into the accuracy and the real intent of the document overall. It also highlights the persistent and historic under delivery. Bearing in mind, this trajectory was submitted to the Inspector on the 29th January 2014, and the 2014 Housing Land Supply document produced on the 31st January 2014, this misleading inaccuracy both in respect of this trajectory and the Housing Land Supply document is self evident. The above representations highlight that this document overall is rushed, ill prepared, pepper potted with inaccuracy, assumption and uncertainty, and is not fit for purpose at this time. Appreciating the weight and significance this document will have over all aspects of the evolution of the Borough for the next 17 years once adopted, we respectfully request that the presiding Inspector does consider this carefully before determining the next stage.

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

If you wish to participate in an examination hearing session, please outline why you consider this to be necessary.

To be able to communicate our view and fully assess soundness.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	West Midlands HARPS ()
Comment ID	189
Response Date	21/03/14 10:20
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 189 West Midlands HARPS.pdf
To which Main Modification does your comment relate?	MM5

Please explain your answer

We are unhappy with the insertion of the word 'selected' before villages in criterion q of the Spatial Vision. This is inconsistent with Plan policies which allow new housing to be developed at all villages whether identified as Key Service Villages in the settlement hierarchy, or as the Rest of Rural Area to which SP4 allocates approximately 8% of housing growth. This is underpinned by the provisions for exception schemes in rural areas under C5 and E2 and has been endorsed by the Inspector as 'a sustainable spatial distribution for the Borough' (paragraph 7 of his letter setting out Recommendations for Further Main Modifications, 17 December 2013). We would like the original wording to be reinstated so as not to indicate that the Plan might preclude development in any of the Borough's settlements.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:



Head of Planning and Regeneration Services
Stafford Borough Council
Civic Centre
Riverside
Stafford
ST16 3AQ

Date: 20 March 2014

Our Ref: EB/CB M3/0608-22

By email only:
forwardplanning@staffordbc.gov.uk

Dear Sir or Madam

RE: PROPOSED MAIN MODIFICATIONS TO THE LOCAL PLAN

We represent the **West Midlands HARP** Planning Consortium which includes all the leading Housing Association and Registered Providers (HARPs) across the West Midlands. Our clients' principal concerns are to optimise the provision of affordable housing and to ensure the evolution and preparation of consistent policies throughout the region. Our representations are as follows:

MM5

We are unhappy with the insertion of the word "*selected*" before villages in criterion q of the Spatial Vision.

This is inconsistent with Plan policies which allow new housing to be developed at all villages whether identified as Key Service Villages in the settlement hierarchy, or as the Rest of Rural Area to which SP4 allocates approximately 8% of housing growth. This is underpinned by the provisions for exception schemes in rural areas under C5 and E2 and has been endorsed by the Inspector as "*a sustainable spatial distribution for the Borough*" (paragraph 7 of his letter setting out Recommendations for Further Main Modifications, 17 December 2013).

We would like the original wording to be reinstated so as not to indicate that the Plan might preclude development in any of the Borough's settlements.

MM65

We note the proposed changes to C5. We remain of the view that rural housing delivery would benefit from allowing of a small element of cross subsidy on exception sites facilitated via an enhanced policy and the Inspector's comments thus far do not appear to rule this out. Please refer to our previous representation on this matter of 19 February 2013 (JAS/MR/HM M3/0608-21).

MM63

We query the purpose of the inserted text encouraging "*a minimum of three habitable rooms to be provided in new homes*". A habitable room can include a lounge area or bedroom. Is the Council's intention for all new homes to have at least one lounge and two bedrooms as a means of preventing any more one bed houses/flats being built? And, if so, what is the basis for this?

It is questionable whether such a policy would be in the interest of sustainable long term use as claimed. There is plenty of recent documentation about households in social rented accommodation struggling with the implications of the under occupancy charge; forcing through homes with three habitable rooms when the occupier can only afford one or two is not sensible and would incur problems for our clients. Moreover, it would be perverse to prevent older people being able to downsize from family homes to smaller units.

Notwithstanding the above comment, the inclusion of a minimum standard is far too prescriptive and should be removed.

Further Modifications

Paragraph 6.49 of the Pre-Submission Plan advocates a moratorium period for housing if a substantially greater proportion is developed over a sustained period in the rural areas.

In view of the fact that, in paragraph 10 of his letter, the Inspector concludes that there is "*little in the NPPF which supports this approach*" we are surprised that this provision has been retained without modification.

We agree with the Inspector that there remains "*insufficient evidence to justify the imposition of a housing moratorium, which involves complex calculations and assumptions about delivery, and so SBC should reconsider this unsound element of the submitted Plan*". We therefore request the removal of the proposed moratorium from the Plan.

We trust these points will be considered in the finalisation of the Plan.

Yours faithfully



CHRIS BURTON MPLAN
ASSISTANT PLANNER
For and On Behalf Of
TETLOW KING PLANNING

christopher.burton@tetlow-king.co.uk

Enc: Comment form

Cc: Accord Housing Association
Aspire Group
Bromford Housing Group
Midland Heart Limited
WM Housing Group

Alex Yendole – Housing Officer

For Office Use Only:		
Date		
Ref		

Stafford Borough Council

Main Modifications to the Plan for Stafford Borough

Response Form

Stafford Borough Council is seeking representations on the proposed Main Modifications to the Plan for Stafford Borough. The changes are proposed by the Council to address issues of legal compliance and soundness, and we are only able to accept representations on these matters. Further guidance on completing this form can be downloaded at <http://www.staffordbc.gov.uk/modifications>.

This form has two parts:

Part A - Personal Details

Part B - Your representation(s). Please fill in a separate Part B form for each comment you wish to make, and attach to Part A.

REPRESENTATIONS SHOULD ONLY RELATE TO THE MAIN MODIFICATIONS. THIS CONSULTATION IS NOT AN OPPORTUNITY TO REPEAT OR RAISE FURTHER REPRESENTATIONS ABOUT THE PUBLISHED PLAN OR TO SEEK FURTHER CHANGES TO THE PLAN.

PART A: PERSONAL CONTACT DETAILS

1. YOUR DETAILS		2. AGENT DETAILS (*if applicable)
Title		Mr
Forename		Christopher
Surname		Burton
Job Title		Assistant Town Planner
Organisation	West Midland HARPs	Tetlow King Planning
Address		Unit 2 Eclipse Office Park, High Street,
		Staple Hill, Bristol
Postcode		BS16 5EL
Email address		christopher.burton@tetlow-king.co.uk
Telephone No.		01179561916
Mobile No.		

Which is your preferred method of contact?	Email	<input checked="" type="checkbox"/>	Post	<input type="checkbox"/>
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How we will use your personal information: *The information you provide will be used by the Council to help prepare the Plan for Stafford Borough and will be shared with other employees or agencies (such as the Planning Inspectorate) who may be involved with the examination of the Plan. Please note that the Council is obliged to make representations available for public inspection, this means that with the exception of telephone numbers, email addresses and signatures, your comments and other personal details that you provide will be publicly available for inspection at the Council's principle offices and will also be published on the internet. Should you have any further queries please contact Stafford Borough Council on 01785 619000 and ask for Forward Plans.*

PART B: YOUR REPRESENTATION

Name	Christopher Burton	Organisation	Tetlow King Planning
-------------	--------------------	---------------------	----------------------

Please fill in the questions below and clearly explain your comments in the relevant sections. Use one form per comment. Further sheets are available to download and you may use as many additional sheets as necessary.

Q1. To which part of the Main Modifications does your comment relate?

Main Modification Number	Please see attached letter
--------------------------	----------------------------

Q2. Do you wish to support or object to this Main Modification?

Support		Object	
---------	--	--------	--

Q3a. Do you consider this Main Modification is:

Legally Compliant?	Yes		No	
--------------------	-----	--	----	--

Q3b. Please use this space to explain your answers above. Please be as precise as possible.

Please see attached letter

Q3c. Please set out what change(s) you consider necessary to make the Main Modification legally compliant and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see attached letter

--

Q4a. Do you consider this Main Modification is:

Sound?	Yes		No	
--------	-----	--	----	--

Q4b. If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to by placing a cross by the appropriate box.

Please select	Test of Soundness
<input type="checkbox"/>	It is not positively prepared in that it is not prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
<input type="checkbox"/>	It is not justified in that it is not the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence.
<input type="checkbox"/>	It is not effective in that it is not deliverable over its period and based on effective joint working on cross boundary strategic priorities.
<input type="checkbox"/>	It is not consistent with national policy .

Q4c. Please use this space to explain your answer to Q4a above. Please be as precise as possible.

Please see attached letter

Q4d. If you consider the Main Modification unsound, please set out what change(s) you consider necessary to make it sound and give your reasons. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see attached letter

--

Please note: Your representation should cover all information succinctly and include all the information, evidence and supporting information necessary to support / justify the representation and suggested change.

Please note: Representations should only relate to the Main Modifications. This consultation is not an opportunity to repeat or raise further representations about the published Plan for Stafford Borough or seek changes to the Plan. If the Inspector considers new issues or matters are raised as a result of these representations, he may decide to resume the hearings to enable these points to be discussed.

Q5. Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?				
Written representations	x	Participate at the Examination in Public		
Q5. If you wish to participate at an examination hearing, please outline why you consider this to be necessary:				
Are you attaching any additional sheets that relate to this representation?			Yes	No. of sheets
				2
Signed:	Chris Burton	Date:	20/03/14	

All representations must be received at the email or postal address given on this form by 12 noon on Thursday 20th March 2014. Late representations cannot be accepted.

Completed Forms should be sent to the Forward Plans team at:

Email: forwardplanning@staffordbc.gov.uk

Post: **Head of Planning & Regeneration
Stafford Borough Council
Civic Centre
Riverside
Stafford**

ST16 3AQ

<p>Please tick this box if you DO NOT wish to be notified of publication of the Inspector's Report, adoption of the Plan for Stafford Borough or be involved in the preparation of future plans and policies.</p>	
--	--

Additional copies of this form can be accessed from the Council's website at www.staffordbc.gov.uk/modifications If you have any further queries, please contact the Forward Plans team on 01785 619000.

Thank you for taking the time to complete this representation.

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	West Midlands HARPS ()
Comment ID	190
Response Date	21/03/14 10:23
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 189 West Midlands HARPS.pdf
To which Main Modification does your comment relate?	MM65

Please explain your answer

We note the proposed changes to C5. We remain of the view that rural housing delivery would benefit from allowing of a small element of cross subsidy on exception sites facilitated via an enhanced policy and the Inspector's comments thus far do not appear to rule this out. Please refer to our previous representation on this matter of 19 February 2013 (JAS/MR/HM M3/0608-21).

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	West Midlands HARPS ()
Comment ID	191
Response Date	21/03/14 10:24
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 189 West Midlands HARPS.pdf
To which Main Modification does your comment relate?	MM63

Please explain your answer

We query the purpose of the inserted text encouraging 'a minimum of three habitable rooms to be provided in new homes'. A habitable room can include a lounge area or bedroom. Is the Council's intention for all new homes to have at least one lounge and two bedrooms as a means of preventing any more one bed houses/flats being built? And, if so, what is the basis for this? It is questionable whether such a policy would be in the interest of sustainable long term use as claimed. There is plenty of recent documentation about households in social rented accommodation struggling with the implications of the under occupancy charge; forcing through homes with three habitable rooms when the occupier can only afford one or two is not sensible and would incur problems for our clients. Moreover, it would be perverse to prevent older people being able to downsize from family homes to smaller units. Notwithstanding the above comment, the inclusion of a minimum standard is far too prescriptive and should be removed.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	West Midlands HARPS ()
Comment ID	192
Response Date	21/03/14 10:27
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 189 West Midlands HARPS.pdf

Please explain your answer

Paragraph 6.49 of the Pre-Submission Plan advocates a moratorium period for housing if a substantially greater proportion is developed over a sustained period in the rural areas. In view of the fact that, in paragraph 10 of his letter, the Inspector concludes that there is 'little in the NPPF which supports this approach' we are surprised that this provision has been retained without modification. We agree with the Inspector that there remains 'insufficient evidence to justify the imposition of a housing moratorium, which involves complex calculations and assumptions about delivery, and so SBC should reconsider this unsound element of the submitted Plan'. We therefore request the removal of the proposed moratorium from the Plan.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Stafford University ()
Comment ID	193
Response Date	21/03/14 10:29
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM2
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

The Spatial Vision has been modified to include a new criterion that relates to development utilising previously developed land within sustainable locations. This modification is consistent with the Guidance constrained within the National Planning Policy Framework (NPPF) (paragraph 17) and is supported. The University owns four parcels of land that comprise the Beaconside Campus, totalling 52 acres. One of those parcels has been identified within the Plan as being suitable for housing development (land south west of the A518/A513 roundabout) and the University can confirm that this land is suitable, available and achievable for residential use. The remaining three land parcels are not identified within the Plan as allocations, however they are located at the heart of the Strategic Development Area (SDA) for East Stafford, and as previously development land, represent an opportunity in future for delivery of development that could extend the proposed residential area, or comprise a mixed use scheme. This would provide for flexibility and comprehensiveness in the delivery of the Plan, and the SDA. The location of East Stafford is sustainable ? supported by the Council?s decision to allocate sites here that comprise the SDA. We acknowledge that should the University seek to bring forward additional previously developed land for development, that this will be assessed against the Plan and within the context of the NPPF. Paragraph 197 of the NPPF states ?In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.? Paragraph 14 of the NPPF expands on applying the presumption in favour of development, further: ?For decision-taking this means: - approving development proposals that accord with the development plan without delay; and - where the development plan is absent, silent or relevant policies are out?of?date, granting permission unless: ?any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or ? specific policies in this Framework indicate development should be restricted.? Given that redevelopment of land within East Stafford, such as the land at Beaconside owned by the University, could contribute positively to the aims of East Stafford SDA in terms of

providing for new, high quality development and investment, we are not aware of any adverse impacts that in doing so, would significantly and demonstrably outweigh the benefits.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Stafford University ()
Comment ID	194
Response Date	21/03/14 10:35
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM17
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

The University supports the increase in the number of homes required within Stafford Town, from 5,500 to 7,000 dwellings. Taking account of permissions and completions, this equates to a further 5,233 dwellings being required on new sites. We continue to support the allocation of the approximately 600 dwellings within the East Stafford SDA, and consider that there are opportunities for additional land to come forward within East Stafford, should this be required. The Eastern Access Improvements are certainly opening up this part of the town for future development, and facilitating growth. The land holdings of the university, notably to the south of Weston Road, could provide for a more comprehensive development of land identified to the south of the campus and fire station, for housing. The University Sports Centre for example, could form part of a package of facilities delivered as part of the allocated housing land, coupled with additional land taken from within the campus, and redeveloped, once the University move and consolidate to their other site.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Stafford University ()
Comment ID	195
Response Date	21/03/14 10:39
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
To which Main Modification does your comment relate?	MM34, MM37 and MM38
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

The proposed Modification to the Policy, includes reference to a master plan for the whole of East Stafford SDA. However, we are aware that the majority of land within that SDA has over the course of the Plan's development, come forward. Therefore a master plan may not be required. However, the University wish to express their support for both the allocation of their land (south west of the A518/A513 roundabout, and confirm their commitment to the strategic and comprehensive planning of land within their control. The position of the University Campus within the SDA in our view creates a unique opportunity to link and bring together the component land parcels within the SDA, and facilitate a redevelopment of land, that is connected, planned, and deliverable within the Plan period.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Indigo Planning on behalf of Commercial Estates Group
Comment ID	196
Response Date	21/03/14 10:44
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3
Files	Comment ID - 196 Commercial Estates Group.pdf
To which Main Modification does your comment relate?	MM7 and MM18
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

CEG supports the updated references to the scheme of highway/access works required at Stafford East (i.e. reference to ?Eastern Access Improvements?). When read alongside additional updated references in the draft plan, this change ensures consistency and clarity as to the extent of measures being provided in this location.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Participate in an Examination in Public



Head of Planning and Regeneration Services
Stafford Borough Council
Civic Centre
Riverside
Stafford
Staffordshire
ST16 3AQ

By email and post
forwardplanning@staffordbc.gov.uk
let.017.SW.AY.01920164

20 March 2014

Dear Sirs

**THE PLAN FOR STAFFORD BOROUGH:
MAIN MODIFICATIONS CONSULTATION (FEBRUARY/MARCH 2014)**

We write on behalf of Commercial Estates Group (CEG) in response to consultation on the Main Modifications to the Plan for Stafford Borough, published 6 February 2014.

We welcome the opportunity to comment on the proposed changes and set out our response below, with reference to the relevant Main Modification (MM) or accompanying Additional Modification (AM) as necessary.

Main Modifications

**MM7 (Para 5.2 Key Objective 11)
MM18 / MM22 (Policy Stafford 1)**

CEG supports the updated references to the scheme of highway/access works required at Stafford East (i.e. reference to 'Eastern Access Improvements'). When read alongside additional updated references in the draft plan, this change ensures consistency and clarity as to the extent of measures being provided in this location.

MM9 (Spatial Principle 4)

CEG objects to the proposed revision to the percentage split of housing being afforded to Stafford. The main modification reduces the figure from 72% to 70%, with the difference being afforded to Stone as the second tier settlement.

Whilst CEG supports the principle of an increased allocation to Stone, this should not be at the expense of reducing the amount of development afforded to Stafford which is the principal market town in the Borough and the primary focus for economic growth.

The Council's evidence at the Examination was predicated on ensuring that delivery of the proposed Strategic Development Locations (SDL's) around

Stafford was not undermined by focusing growth elsewhere. Yet the Council is now seeking to reduce the allocation to Stafford, despite evidence being put forward which demonstrated that delivery of the SDL's in full in the plan period is already at risk.

CEG supports the principle of focusing new growth and development in Stafford but its evidence has sought a reduction in the amount of development to the rural area (currently 20% but split 12/8 into the 'Key Service Villages' and 'Rest of Rural Area') in seeking to increase the allocation to Stone, and in order to ensure a more sustainable pattern of development Boroughwide.

It is CEG's view that the apportionment to Stafford Town should remain at 72% in order to deliver new housing development where there is the greatest need and where growth will be sustainable, building on existing and new planned infrastructure provision. The allocation to the rural area should be reduced (proportionately) instead, thereby still recognising that Stone needs growth and that locating new development in Stone is more sustainable than dispersing housing amongst the rural area, a pattern of development the Council is largely seeking to avoid (as per its own written evidence and oral submissions at the Examination).

MM11 (Para 6.54)

On the basis that CEG objects to MM9, it follows that the proposed revisions to paragraph 6.54 (the housing provision table) are also not agreed. Rather, the figures should reflect a continued 72% apportionment to Stafford Town.

MM12 ((Para 6.63)

MM108 and MM109 seek to remove the existing settlement boundaries defined on the currently adopted proposals maps for Stafford and Stone (2001).

On this basis, CEG supports the proposed change to paragraph 6.63 which is subject to MM12, i.e. clarification that settlement boundaries for Stafford, Stone and the Key Service Villages defined in Spatial Principle SP3 will be established at the Site Allocations DPD stage.

Notwithstanding, this change does raise a conflict for the Key Service Villages in so far as it would appear that their settlement boundaries (as currently defined in the Stafford Borough Local Plan 2001) will remain. On this basis, the plan needs to be clear that where development of the Key Service Villages is in question, their boundaries will be 'reviewed' rather than 'established' through the Site Allocations DPD.

MM14 (Spatial Principle 7)

In the absence of settlement boundaries being established for Stafford, Stone or the Key Service Villages, through the Site Allocations DPD, it is intended that the amended wording of Spatial Principle 7 will be used to determine the suitability or otherwise of proposals for new development.

Whilst MM14 has clarified the linkages between Spatial Principle 7 and its linked policies, there is still inconsistency in terms of references to Settlement Boundaries and in particular, how proposals will be determined in their absence.

It is CEG's view that MM14 should be amended further, as follows:

"Prior to the establishment of the actual boundaries, development proposals will be determined in accordance with Spatial Principle 1 (Presumption in Favour of Sustainable Development). These principles will be used to assess the acceptability of individual proposals at the Settlements".

This will ensure consistency with other draft policies of the plan and that development is brought forward in the most suitable and sustainable locations, in accordance with the overarching settlement hierarchy and spatial strategy.

MM17 (Policy Stafford 1)

Based on evidence presented on behalf of CEG both in advance of and during the Examination, it is CEG's view that the housing figure for the Borough should be increased to circa 13,000 to 14,000 dwellings. Using the suggested apportionment in Spatial Principle SP4 this equates to 10,000 new homes (not taking into account commitments) for Stafford Town (72% of the total being directed towards Stafford Town).

As set out above in response to MM9 and MM11, CEG objects to the proposed reduction in the apportionment of housing to Stafford Town and therefore it follows that the numerical changes to Policy Stafford 1 are also not agreed.

When taken together, MM9, MM11 and MM17 undermine the proposed growth of Stafford Town, including the need for delivery of the proposed SDL's, and will lead to the objectively assessed housing requirement for Stafford not being met, contrary to the guidance contained within the National Planning Policy Framework (NPPF).

MM24 (Para. 7.4)

MM92 (Policy Stafford 1 – Stafford Town, page 161)

Subject to the Inspector taking on board our comments in respect of the proposed apportionment of housing to Stafford Town (as noted above, respectively), the proposed numerical changes to paragraph 7.4 and the table on page 161 would also need updating. In line with our comments above, CEG currently objects to these proposed changes. The residual requirement for Stafford Town should be based on a minimum requirement of 7,200 dwellings.

MM34 – MM38 (Policy Stafford 4 and Para. 7.35)

CEG support's the proposed wording changes to Policy Stafford 4 and paragraph 7.35.

MM61 (Para. 10.5)

MM82 (Stafford Town North Infrastructure Requirements – Transport)

MM83 (Stafford Town West Infrastructure Requirements – Transport)

MM84 (Stafford Town East Infrastructure Requirements – Transport)

In relation to MM61 and MM84 the opportunity to deliver highway capacity improvements on Baswich Lane between St Thomas' Lane and Cornwall Drive as part of the current Stafford East SUE has passed, as developments within the defined SUE have been granted consent without the need to contribute towards these wider improvements. However, these developments are delivering the referred to Stafford East Access Improvements between Beaconside and St Thomas' Lane.

The need for further improvements on Baswich Lane between St Thomas Lane and Cornwall Drive is supported in principle, but it is considered these further Stafford Eastern Access Improvements could only (our emphasis) be delivered through a significantly larger allocation of land to the east of Stafford for housing.

We note that MM82 and MM83 take a similar approach.

CEG therefore objects to these policies on the basis that it has not been properly demonstrated that funding will be available for these critical improvements required to deliver the three SDL's and therefore the plan cannot demonstrably be sound, contrary to the requirements of NPPF.

MM104 (Stafford Borough Housing Trajectory)

CEG objects to the proposed housing trajectory as it fails to significantly boost housing in accordance with the NPPF in adopting a back loading policy. The approach as a matter of law fails to meet the approach set out in the Hunston case.

Additional Modifications

AM43 (Para. 7.3)

AM56 (Policy Stafford 4)

AM81 (Para. 10.5)

CEG support's the proposed wording changes which are consistent with those changes put forward as Main Modifications.

Next Steps

We trust that these comments will be taken into account and look forward to hearing from the Council shortly with updates on the progress of the plan.

indigo

Yours faithfully

A handwritten signature in black ink, appearing to read 'Sarah Wozencroft', written in a cursive style.

Sarah Wozencroft

cc: Commercial Estates Group
Mr D Walton, Walton & Co

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Indigo Planning on behalf of Commercial Estates Group
Comment ID	197
Response Date	21/03/14 10:50
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3
Files	Comment ID - 196 Commercial Estates Group.pdf
To which Main Modification does your comment relate?	MM9
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

CEG objects to the proposed revision to the percentage split of housing being afforded to Stafford. The main modification reduces the figure from 72% to 70%, with the difference being afforded to Stone as the second tier settlement. Whilst CEG supports the principle of an increased allocation to Stone, this should not be at the expense of reducing the amount of development afforded to Stafford which is the principal market town in the Borough and the primary focus for economic growth. The Council's evidence at the Examination was predicated on ensuring that delivery of the proposed Strategic Development Locations (SDL's) around Stafford was not undermined by focusing growth elsewhere. Yet the Council is now seeking to reduce the allocation to Stafford, despite evidence being put forward which demonstrated that delivery of the SDL's in full in the plan period is already at risk. CEG supports the principle of focusing new growth and development in Stafford but its evidence has sought a reduction in the amount of development to the rural area (currently 20% but split 12/8 into the 'Key Service Villages' and 'Rest of Rural Area') in seeking to increase the allocation to Stone, and in order to ensure a more sustainable pattern of development Boroughwide. It is CEG's view that the apportionment to Stafford Town should remain at 72% in order to deliver new housing development where there is the greatest need and where growth will be sustainable, building on existing and new planned infrastructure provision. The allocation to the rural area should be reduced (proportionately) instead, thereby still recognising that Stone needs growth and that locating new development in Stone is more sustainable than dispersing housing amongst the rural area, a pattern of development the Council is largely seeking to avoid (as per its own written evidence and oral submissions at the Examination).

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Indigo Planning on behalf of Commercial Estates Group
Comment ID	198
Response Date	21/03/14 10:52
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 196 Commercial Estates Group.pdf
To which Main Modification does your comment relate?	MM11
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

On the basis that CEG objects to MM9, it follows that the proposed revisions to paragraph 6.54 (the housing provision table) are also not agreed. Rather, the figures should reflect a continued 72% apportionment to Stafford Town.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Participate in an Examination in Public

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Indigo Planning on behalf of Commercial Estates Group
Comment ID	199
Response Date	21/03/14 10:53
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 196 Commercial Estates Group.pdf
To which Main Modification does your comment relate?	MM12
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

MM108 and MM109 seek to remove the existing settlement boundaries defined on the currently adopted proposals maps for Stafford and Stone (2001). On this basis, CEG supports the proposed change to paragraph 6.63 which is subject to MM12, i.e. clarification that settlement boundaries for Stafford, Stone and the Key Service Villages defined in Spatial Principle SP3 will be established at the Site Allocations DPD stage. Notwithstanding, this change does raise a conflict for the Key Service Villages in so far as it would appear that their settlement boundaries (as currently defined in the Stafford Borough Local Plan 2001) will remain. On this basis, the plan needs to be clear that where development of the Key Service Villages is in question, their boundaries will be ?reviewed? rather than ?established? through the Site Allocations DPD.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Indigo Planning on behalf of Commercial Estates Group
Comment ID	200
Response Date	21/03/14 10:55
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3
Files	Comment ID - 196 Commercial Estates Group.pdf
To which Main Modification does your comment relate?	MM14

Please explain your answer

In the absence of settlement boundaries being established for Stafford, Stone or the Key Service Villages, through the Site Allocations DPD, it is intended that the amended wording of Spatial Principle 7 will be used to determine the suitability or otherwise of proposals for new development. Whilst MM14 has clarified the linkages between Spatial Principle 7 and its linked policies, there is still inconsistency in terms of references to Settlement Boundaries and in particular, how proposals will be determined in their absence. It is CEG's view that MM14 should be amended further, as follows: "Prior to the establishment of the actual boundaries, development proposals will be determined in accordance with Spatial Principle 1 (Presumption in Favour of Sustainable Development). " Delete " These principles will be used to assess the acceptability of individual proposals at the Settlements?. This will ensure consistency with other draft policies of the plan and that development is brought forward in the most suitable and sustainable locations, in accordance with the overarching settlement hierarchy and spatial strategy.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Indigo Planning on behalf of Commercial Estates Group
Comment ID	201
Response Date	21/03/14 10:58
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 196 Commercial Estates Group.pdf
To which Main Modification does your comment relate?	MM17
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

Based on evidence presented on behalf of CEG both in advance of and during the Examination, it is CEG's view that the housing figure for the Borough should be increased to circa 13,000 to 14,000 dwellings. Using the suggested apportionment in Spatial Principle SP4 this equates to 10,000 new homes (not taking into account commitments) for Stafford Town (72% of the total being directed towards Stafford Town). As set out above in response to MM9 and MM11, CEG objects to the proposed reduction in the apportionment of housing to Stafford Town and therefore it follows that the numerical changes to Policy Stafford 1 are also not agreed. When taken together, MM9, MM11 and MM17 undermine the proposed growth of Stafford Town, including the need for delivery of the proposed SDL's, and will lead to the objectively assessed housing requirement for Stafford not being met, contrary to the guidance contained within the National Planning Policy Framework (NPPF).

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?	Participate in an Examination in Public
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Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Indigo Planning on behalf of Commercial Estates Group
Comment ID	202
Response Date	21/03/14 11:00
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 196 Commercial Estates Group.pdf
To which Main Modification does your comment relate?	MM24 and MM92
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

Subject to the Inspector taking on board our comments in respect of the proposed apportionment of housing to Stafford Town (as noted above, respectively), the proposed numerical changes to paragraph 7.4 and the table on page 161 would also need updating. In line with our comments above, CEG currently objects to these proposed changes. The residual requirement for Stafford Town should be based on a minimum requirement of 7,200 dwellings.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Participate in an Examination in Public

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Indigo Planning on behalf of Commercial Estates Group
Comment ID	203
Response Date	21/03/14 11:02
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 196 Commercial Estates Group.pdf
To which Main Modification does your comment relate?	MM34 - MM38
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

CEG support's the proposed wording changes to Policy Stafford 4 and paragraph 7.35.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?

Participate in an Examination in Public

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Indigo Planning on behalf of Commercial Estates Group
Comment ID	204
Response Date	21/03/14 11:11
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2
Files	Comment ID - 196 Commercial Estates Group.pdf
To which Main Modification does your comment relate?	MM61, MM82, MM83 and MM84
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

In relation to MM61 and MM84 the opportunity to deliver highway capacity improvements on Baswich Lane between St Thomas? Lane and Cornwall Drive as part of the current Stafford East SUE has passed, as developments within the defined SUE have been granted consent without the need to contribute towards these wider improvements. However, these developments are delivering the referred to Stafford East Access Improvements between Beaconside and St Thomas? Lane. The need for further improvements on Baswich Lane between St Thomas Lane and Cornwall Drive is supported in principle, but it is considered these further Stafford Eastern Access Improvements could only (our emphasis) be delivered through a significantly larger allocation of land to the east of Stafford for housing. We note that MM82 and MM83 take a similar approach. CEG therefore objects to these policies on the basis that it has not been properly demonstrated that funding will be available for these critical improvements required to deliver the three SDL?s and therefore the plan cannot demonstrably be sound, contrary to the requirements of NPPF.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you Participate in an Examination in Public

consider it necessary to participate in person at an examination hearing?

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Indigo Planning on behalf of Commercial Estates Group
Comment ID	205
Response Date	21/03/14 11:14
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3
Files	Comment ID - 196 Commercial Estates Group.pdf
To which Main Modification does your comment relate?	MM104
Do you wish to support or object to this Main Modification?	Object

Please explain your answer

CEG objects to the proposed housing trajectory as it fails to significantly boost housing in accordance with the NPPF in adopting a back loading policy. The approach as a matter of law fails to meet the approach set out in the Hunston case.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing? Participate in an Examination in Public

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	English Heritage (Kezia Taylerson)
Comment ID	206
Response Date	21/03/14 11:16
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3
Files	Comment ID - 206 English Heritage.pdf Comment ID - 206b English Heritage SCG.pdf Comment ID - 206a English Heritage SCG.pdf

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:



ENGLISH HERITAGE

WEST MIDLANDS

Stafford Borough Council
Email response

Our ref: 0989
Your ref:
Telephone: 0121 625 6851
Email: kezia.taylorson@english-heritage.org.uk

20 March 2013

Dear Sir/Madam,

Stafford Local Plan – Proposed Main Modifications consultation

Thank you for consulting English Heritage on the proposed modifications. Our following comments relate to a serious concern that previous Statements of Common Ground to help resolve our previous objection to the Soundness of the Plan have not been applied.

Stafford West Urban Extension Policy 3

English Heritage is concerned that the essential *Place Making Principles* as agreed within the signed Statement of Common Ground, attached for your information, are neither reflected in the proposed modifications to the text of the Local Plan nor the Stafford West Concept Plan. It should be noted that English Heritage as the Government adviser for the Historic Environment only agreed to withdraw its formal objection to the Plan and participation in the EIP on the basis of the Statement of Common Ground and the associated subsequent modifications.

English Heritage had strongly challenged the soundness of the Plan on the basis of the substantial harm to Stafford Castle as a result of the proposed urban extension as expressed in the Plan. Facilitated by ATLAS, extensive and constructive engagement was undertaken between the relevant key parties to resolve the matter affecting the setting of Stafford Castle, an iconic nationally important heritage asset. A series of essential *Place Making Principles* were subsequently agreed to reduce the degree of harm. As a consequence English Heritage agreed to withdraw further involvement in the Examination as our concerns had effectively been addressed.

English Heritage also notes that the signed Statement of Common Ground with English Heritage, Stafford Borough Council, Taylor Wimpey (UK) Ltd, Bellway Homes Ltd, Lord Stafford's Estate and St Gobain is not available to view on the Council's website and we seek clarification as to whether this has been given to the Planning Inspector for consideration.

In addition, English Heritage suggested four wording amendments at the Publication stage of the Local Plan to ensure conformity with the NPPF and had been assured that these had been accepted by the Council for inclusion in the Local Plan via modifications to follow a Statement of Common Ground. Again I attach a copy for information. English Heritage is therefore



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concerned that none of these four wording amendments appear in the proposed modifications, in either the Main or Additional Modifications schedules.

The four wording amendments that English Heritage suggested are as below:

Section	Summary of rep	Changes requested	Council Response
Para 8.9	Reference should be made to the Extensive Urban Survey for Stone to provide further information on heritage assets	Amend para 8.9 to make reference to the Extensive Urban Survey.	Evidence / report update for the EUS. Ask EH to provide.
Policy E1 criteria (f)	Make reference to heritage in the context of historic farmsteads which could be re-used through rural buildings.	Amend criteria (f) to read "... to the local environment, landscape, heritage or residents;"	Minor modification accepted.
Policy E2, second list, criteria (a)	Make reference to alternative uses contributing to heritage interests as rural buildings are re-used.	Amend criteria (a) to read "... or it is demonstrated that alternative uses are preferable for reasons of heritage interest. "	Minor modification accepted but added to the end of criteria (g).
Policy N1 criteria (h)	Make direct reference to heritage assets as part of design.	Amend criteria (h) to read "... local context, including heritage assets and historic views and sightlines, and should preserve enhance the character of the area, including the use of with locally distinctive materials."	Minor modification accepted.
Policy N9 criteria (viii)	Make reference to archaeological potential for consistency with national guidance (NPPF para 128)	Amend criteria (viii) to read "... archaeological remains and potential. "	Minor modification accepted.

We respectfully ask for our serious concerns to be drawn to the attention of the Planning Inspector and that the above essential amendments are undertaken to ensure the Plan accords with the provisions of the NPPF and other relevant statutory policy considerations.

English Heritage will need to formally engage with you to address these serious concerns. We look forward to hearing from you at your earliest convenience.

Yours faithfully,

Kezia Taylerson

Historic Environment Planning Adviser



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The Plan for Stafford Borough – Submission

Statement of Common Ground between Stafford Borough Council (SBC) and English Heritage (EH) – September 2013

1. Introduction

This Statement of Common Ground relates to:

- Representations PS383 and a late representation received from English Heritage.
- A meeting held between SBC and EH on 1st October 2013 regarding the representations made by EH to The Plan for Stafford Borough – Publication

Agreement to the contents herein does not prohibit EH or SBC from making further comments as part of The Plan for Stafford Borough – Examination

2. Background

- On 28th February EH submitted written representations to the Plan for Stafford Borough. EH objected to the Plan, in particular with regards to Policy Stafford 3 – West of Stafford due to the scale and extent of the development proposed for the strategic allocation due to its impact on the setting and significance of Stafford Castle, a scheduled monument and designated heritage asset.
- EH suggested that the extent of the strategic allocation is reduced to avoid harm to the setting of Stafford Castle and its significance. Furthermore the concept plan within the Plan for Stafford Borough should reflect how the setting of the Castle will be protected and enhanced through the layout of development at land west of Stafford.
- EH submitted further written representations to the Plan for Stafford Borough following the deadline of 12 noon on Thursday 28 February 2013 supporting aspects of the document which contribute positively to the historic resource.
- EH welcomes the Vision and Key Objectives. EH welcomes inclusion of environmental criteria in Spatial Principle 7.
- EH welcomes reference to town heritage assets in Policy Stafford 1 and Policy Stone 1. Reference should be made to the Extensive Urban Survey under paragraph 8.9 for Stone. EH welcomes encouraging rural diversification in Policy E1 but recommends that criteria (f) should refer to heritage regarding re-use of rural buildings.
- EH welcomes Policy E2 taking account of proposals for changes of use for rural buildings but recommends that criteria (a) should be amended in line with evidence by the West Midlands Farmsteads and Landscape Project. EH welcomes Policy E7 and reference to heritage assets.
- Policy N1 is welcomed by EH but recommends a change to criteria (h) to make direct reference to heritage assets and local materials. EH welcomes reference to heritage assets in Policy N2 and under criteria (a) of Policy N3 as well as through Policy N4. Policy N7 is welcomed with heritage interests of the Cannock Chase AONB as well as through Policy N8 contributing to landscape character and use of the Historic Landscape Characterisation and Historic Environment Character Assessments.
- EH welcomes the broad categories of infrastructure for the delivery through Policy I1 with opportunities for the historic environment. EH recommends that the Infrastructure Delivery Plan is further developed to specify investment in the historic environment arising from demands in the local area as well as delivery mechanisms through developer contributions including the Community Infrastructure Levy.

- EH welcomes and supports Policy N9 as setting out a positive strategy for conservation and enhancement of the Borough's historic environment alongside other topic and area based policies in the Plan for Stafford Borough, in line with the National Planning Policy Framework (NPPF). The local evidence base relevant to the Borough's historic environment and heritage assets, and its future sustainable management is also welcomed as clearly explained in the supporting text. EH recommends a minor wording change to criteria (viii) for consistency with national guidance (NPPF para 128).
- On 29th July 2013 EH sent a letter to SBC regarding the Duty to Co-operate protocol and checklist confirming EH as a prescribed body in the context of the Duty to Co-operate, confirming involvement in strategic planning matters affecting the historic environment. Rather than EH signing the Duty to Co-operate pro-forma, due to lack of clarity regarding certain strategic matters and the interests of EH, a letter was provided. EH confirms that the Council has consulted with and provided sufficient opportunities to engage at all formal stages of the Local Plan process together with evidence based work. Finally the letter confirms EH position regarding land west of Stafford but acknowledges engagement through the Environment Topic Group work.

3. Agreed modifications to address representations

In order to address the concerns of EH, the Council has taken the following action:

- Proposed several changes to the Plan, in particular to:
 - Paragraph 8.9
 - Policy E1 criteria (f)
 - Policy E2 criteria (a)
 - Policy N1 criteria (h)
 - Policy N9 criteria (viii)
- Produced this Statement of Common Ground to be signed by EH and SBC representing agreement on the suggested amendments. This Statement of Common Ground will be provided to the Inspector as part of the Examination process of the Plan for Stafford Borough.

A schedule of the suggested modification and EH representation to which they relate is below:

Rep No / Respondent	Section	Summary of rep	Changes requested	Council Response
Late Rep	Para 8.9	Reference should be made to the Extensive Urban Survey for Stone to provide further information on heritage assets	Amend para 8.9 to make reference to the Extensive Urban Survey.	Evidence / report update for the EUS. Ask EH to provide.
Late Rep	Policy E1 criteria (f)	Make reference to heritage in the context of historic farmsteads which could be re-used through rural buildings.	Amend criteria (f) to read "... to the local environment, landscape, <u>heritage</u> or residents;"	Minor modification accepted.

Late Rep	Policy E2, second list, criteria (a)	Make reference to alternative uses contributing to heritage interests as rural buildings are re-used.	Amend criteria (a) to read "... <u>or it is demonstrated that alternative uses are preferable for reasons of heritage interest.</u> "	Minor modification accepted but added to the end of criteria (g).
Late Rep	Policy N1 criteria (h)	Make direct reference to heritage assets as part of design.	Amend criteria (h) to read "... local context, including <u>heritage assets and</u> historic views and sightlines, and should preserve enhance the character of the area, <u>including the use of</u> with locally distinctive materials."	Minor modification accepted.
Late Rep	Policy N9 criteria (viii)	Make reference to archaeological potential for consistency with national guidance (NPPF para 128)	Amend criteria (viii) to read "... archaeological remains <u>and potential.</u> "	Minor modification accepted.

The English Heritage outstanding matter of concern relating to development of land to the west of Stafford Castle (Policy 3) remains unresolved. However English Heritage and the Local Authority have met and will be in further discussion with the land interests to seek to agree to the principle of the development, the strategic design parameters and essential heritage considerations to inform the location and form of development. The anticipated Statement of Common Ground derived will be issued separately to this statement.

In relation to Policy I1 as part of the late representations SBC has not agreed to a modification as details will be progressed through subsequent planning applications.

We, the undersigned, agree that the above statements and information truly represent the joint working that has taken place for this Statement of Common Ground.

Rohan Torkildsen
Historic Environment Planning adviser
for the South West and West Midlands

On behalf of English Heritage

On behalf of Stafford Borough Council

Statement of Common Ground

between

**Stafford Borough Council
English Heritage
Taylor Wimpey (UK) Ltd
Bellway Homes Ltd
Lord Stafford's Estate
St Gobain**

Plan for Stafford Borough

Policy 3: Western Strategic Development Location

Purpose

The purpose of this Statement of Common Ground is to establish the main areas of agreement, and identify any main areas of dispute / disagreement between the parties and Stafford Borough Council and the approach to taking development forward to the planning application stage.

Location:

Land West of Stafford (Burleyfields), Stafford.

Proposal:

Land west of Stafford is identified in the Submission Plan for Stafford Borough for a residential-led, mixed use new neighbourhood of approximately 2,200 homes.

The site lies to the west of Stafford and is a mix of greenfield and previously developed land.

To the south of the site lies Stafford Castle, a scheduled monument.

Joint working

Taylor Wimpey (UK) Ltd, Bellway Homes Ltd, Lord Stafford's estate and St Gobain have been working collaboratively with Stafford Borough Council and other partners in relation to the West Stafford SDL for a number of years.

Taylor Wimpey (UK) Ltd has an option over approximately 69.3 hectares owned by Lord Stafford's estate. Lord Stafford's estate owns a further 7.2 hectares of land comprising Stafford Rugby Club and training ground. Bellway has an option over approximately 19.5 hectares owned by St Gobain.

Taylor Wimpey and Bellway are two of the UK's leading housebuilders and are committed to the delivery of a high quality, mixed use new neighbourhood along with the supporting infrastructure and homes to make the scheme a sustainable urban extension to Stafford.

In order to deliver the SDL a Major Projects Team has been established, working with the support of the HCA's Advisory Team on Large Applications (ATLAS). The approach being taken follows the ATLAS model approach and establishes a series of working structures. The structures established includes a Project Steering Group comprising Stafford Borough Council, Staffordshire County Council and representatives of Taylor Wimpey (UK) Ltd, Bellway Homes Ltd, St Modwen Properties PLC, Lord Stafford's estate and St Gobain. The Steering Group oversees the management of the project and provides a forum for the resolution of issues.

Series of Project Working Groups have been established to take forward thematic work on elements of the scheme. These working groups are instructed by the Steering Group and undertake work on particular issues. The Groups feedback to the Steering Group and make recommendations. Work in relation to the historic environment has proceeded under the Environment Working Group, with the work on heritage issues begin closely linked to the work on green infrastructure.

The parties remain committed to partnership working to bring forward a planning application following the adoption of the Local Plan.

Evidence base

In 1991 the Archaeology Section of Stafford Borough Council (SBC) undertook an assessment of five landholdings that were being considered for allocation for residential and industrial development within the Stafford Borough Local Plan 2001 (*Local Plan Housing and Industrial Allocation: An Archaeological Assessment Archaeology Section Report 1, SBC 1991*).

The area west of Stafford was described within that report as Area 1. A zone of maximum archaeological constraint was defined in order to protect not only the physical remains of Stafford Castle, but also its setting and surrounding contemporary landscape.

In bringing forward these development proposals key stakeholders have met regularly, creating an Environment Working Group, to properly inform proposals and ensure proper consideration has been given to matters of heritage, open space, ecology and flood risk and drainage etc.

During discussion within the Environment Working Group, English Heritage advised of new guidance on assessing the setting of archaeological assets: *The setting of heritage assets: English Heritage guidance* (2011). It was agreed that further work would be commissioned to supplement the local plan evidence base.

EDP undertook further assessment in their report, *Burleyfields, Stafford, Historic Environment Assessment*, EDP, September 2013, of the setting of Stafford Castle in accordance with that 2011 guidance. That work has been submitted to Stafford Borough Council to supplement the local plan evidence base.

Through the process of compiling additional evidence on the setting of the Castle, a set of agreed principles have been developed.

Agreed Historic Environment Principles

The following place shaping principles are recommended to ensure development is appropriate to the setting and significance of Stafford Castle, taking advantage of the opportunities to enhance its appreciation as an important historic and cultural feature of the landscape.

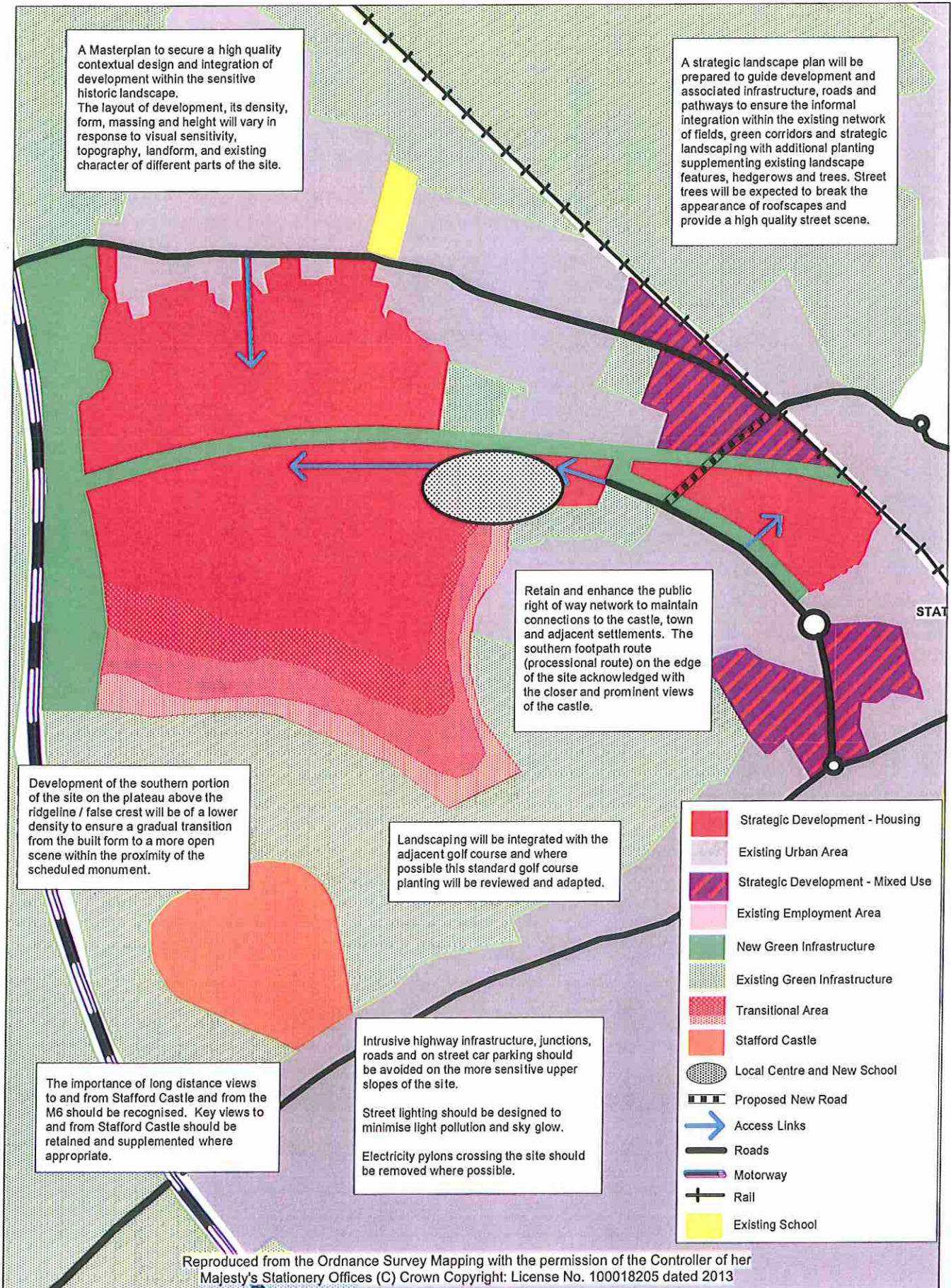
1. A masterplan, and subsequent development, will be informed by the Burley Fields Historic Environment Assessment (EDP, September 2013) to secure a high quality contextual design and the appropriate integration of development within the sensitive historic landscape.
2. The layout of development, its density, form, massing and height will vary in response to the visual sensitivity, topography, landform and existing character of different parts of the site allowing a balance between built and 'green areas' with a more permeable and lower density of development in the southern part of the site nearest to Stafford Castle.
3. Development of the southern portion of the site on the plateau above the ridgeline/false crest will be of a lower density. There will be a careful assimilation of development here to ensure a gradual transition from the built form to a more open scene within proximity of the scheduled monument.
4. A strategic landscape plan will be prepared to guide development and associated infrastructure, roads and pathways to ensure the informal integration within the existing network of fields, green corridors and strategic landscaping, with additional planting supplementing existing landscape features, hedgerows and trees. Street trees will be expected to break the appearance of roofscapes and provide a high quality street scene.
5. Landscaping will be integrated with the adjacent golf course and where possible this standard golf course planting will be reviewed and adapted to help secure a more coherent and comprehensive design.
6. Opportunities will be taken to retain and enhance the public right of way network to maintain connections to the castle, town and adjacent settlements. The historic significance of the southern footpath route (processional route) on the edge of the site should be acknowledged in conjunction with the closer and prominent views of the Castle from within the south eastern corner of the site.
7. The importance of long distance views to and from Stafford castle and from the M6 should be recognised. From within the site, vistas and glimpses of the castle may be of equal importance. Key views to and from Stafford Castle should be retained and supplemented where appropriate. Development in the south east corner of the site should ensure views are maintained from the Castle toward St Mary's Church.

8. Intrusive highway infrastructure, junctions, roads and on street car parking should be avoided on the more sensitive upper slopes of the site.
9. Street lighting should be designed to minimise light pollution and sky glow.
10. Electricity pylons crossing the site should be removed where possible.
11. As part of the development proposal a conservation management plan for the Castle should be prepared and where appropriate fund improvements including the management of the surrounding woodland. At key viewpoints and open spaces interpretive material/boards may be introduced to develop an appreciation of the cultural association of the castle and the wider historic landscape.

Alex Yendole for Stafford Borough Council	Rohan Torkildsen English Heritage	Colin Campbell (Savills) for Tylor Wimpey (UK) Ltd, Bellway Homes, Lord Stafford's Estate and St Gobain
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Stafford West Concept Diagram



Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Gladman Developments (Peter Dutton)
Comment ID	207
Response Date	21/03/14 11:32
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.3
Files	Comment ID - 207 Gladman Developments Ltd.pdf

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Gladman Developments Ltd

**Representations on
Stafford Borough Council
Plan for Stafford Borough – Modifications**



March 2014

1 INTRODUCTION

- 1.1.1 Gladman Developments specialise in the promotion of strategic land for residential development with associated community infrastructure. This submission provides Gladman’s representations on the Plan for Stafford Borough Modifications and follows our written statements and participation in the Plan Examination in Public (EiP) in October 2013.
- 1.1.2 Through our written submissions to the Examination in Public and previous representations provided during the preparation of the Plan, Gladman have strongly contested that the overall housing requirement set out through Spatial Principle 2 fails to meet the authority’s full, objectively assessed housing needs and is based on an out-of-date evidence base. We have questioned the distribution of housing across the borough, in particular the emphasis on Stafford, and submitted that if the level of housing directed to the town is not delivered the Plan will not be implemented and will not be effective. We have stated that there should be more emphasis on and potential for further growth in the Key Service Villages and the borough’s smaller settlements.
- 1.1.3 Whilst being mindful of the Inspector’s initial assessment as to the soundness of the Plan and its conformity with legal requirements, Gladman continue to assert that **there are fundamental issues that bring into question the soundness of the Plan for Stafford Borough and its consistency with the Framework**. We critically submit **that the overall quantum of housing set out in the Plan is too low to meet the borough’s full objectively assessed needs and will not be deliverable based on the Council’s spatial strategy**. There is a need to provide greater flexibility and plan for the release of further housing sites to ensure the borough’s housing needs can be met.
- 1.1.4 In light of our ongoing concerns over the serious shortcomings of the Council’s approach Gladman make the following submissions on the Council’s proposed modifications to the Plan and its soundness in its current form. To provide an audit trail of our representations a copy of our EiP written statements has been provided as Appendix A of this submission, with a report prepared by consultants Hourigan Connolly, referred to below, provided as Appendix B. Based on our representations, even as proposed to be modified Gladman submit that **the Plan for Stafford Borough cannot be considered sound in its current form**.

2 SPATIAL PRINCIPLE 2: STAFFORD BOROUGH HOUSING AND EMPLOYMENT REQUIREMENT

- 2.1.1 Based on the Inspector’s initial assessment as to the soundness of the Plan for Stafford Borough, the Council are continuing to progress an overall housing requirement of 10,000 dwellings over the Plan period 2011-2031, equating to 500 dpa. Taking our written submission to the Plan EiP into account, Gladman continue to assert that the overall quantum of housing proposed through the Plan for Stafford **is too low to meet the borough’s full objectively assessed needs and is founded on a deficient evidence base.**
- 2.1.2 As outlined by a report prepared by Development Economics in support of our EiP submissions, Gladman stress that the Council’s proposed housing target is founded on out-of-date economic forecasts, would fail to address authority’s the affordable housing needs and makes insufficient allowance for the historic undersupply of housing in the borough. Based on Development Economics assessment of demographic, economic and social drivers of housing need, **we continue to submit that a delivery target of between 600 and 650 dpa is required in the borough to meet its full, objectively assessed housing needs.**
- 2.1.3 The National Planning Policy Framework (The Framework) sets out a clear process that must be followed when identifying and meeting objectively assessed housing needs. The Council should begin by identifying its housing requirements taking up-to-date evidence on the economic prospects of the borough and its affordable housing needs into account, then show whether any adverse impacts would significantly and demonstrably outweigh the benefits of meeting these needs in full. Taking the Framework’s requirements and Development Economics’ findings into account, Gladman continue to assert that in a number of instances the Council’s housing requirement is not consistent with national policy. It has not been derived from a Framework compliant SHMA that takes account of the wider housing market area or acknowledge cross-boundary housing issues in the wider West Midlands conurbation.
- 2.1.4 Whilst understanding that the submission of the Plan pre-dates the publication of the Government’s final National Planning Practice Guidance (NPPG) on the Assessment of Housing and Economic Needs, **this now provides further guidance on how the requirements of the Framework should be interpreted when objectively assessing housing needs and further emphasises the inadequacy of the Council’s approach.** In particular the NPPG sets out that housing numbers should be aligned with

jobs growth, plan makers should assess the need for uplift in housing requirements taking account of market signals of housing demand and affordability, and that the total affordable housing need should be considered in the context of its delivery as a proportion of mixed market and affordable housing developments – an increase in the total housing figures should be considered where this would deliver the required number of affordable homes.

- 2.1.5 Whilst acknowledging the Inspector’s initial conclusions provided to the Council in December 2013, in light of the above **we strongly question the ability to find that the Council’s housing requirement is sound.**

3 SPATIAL PRINCIPLE 4: STAFFORD BOROUGH HOUSING GROWTH DISTRIBUTION

- 3.1.1 Main Modification MM9 retains the emphasis on meeting the majority of the Council’s housing needs through development in Stafford. It proposes minor adjustments to the proportion of housing directed to Stone (10%) and Stafford (70%) whilst maintaining the levels of housing development directed to the borough’s Key Service Villages (12%) and the Rest of the Borough (8%).
- 3.1.2 Gladman continue to affirm that the Council’s strategy of focussing the majority of housing development (7,000 dwellings) towards Stafford through the Strategic Development Locations (SDL) **cannot be delivered will result in a Plan that is not effective.** If just one of the Council’s SDLs fail to deliver and the housing numbers directed towards the town fail to come forward as expected **the Plan as a whole will not be delivered.** Whilst generally supporting the principle of such proposals, the large scale North and West Stafford SDLs (5,300 dwellings) will require significant masterplanning and technical work before development can come forward and are likely to be delayed by infrastructure, legal and other procedural issues.
- 3.1.3 Gladman recently commissioned consultants Hourigan Connolly to undertake 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. 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 this report is provided as Appendix B of this submission.

- 3.1.4 The Council's strategy to focus development towards Stafford **has consistently failed to yield the level of homes required to meet the delivery targets for the town.** As discussed in the supporting text for Policy SP4, development in Stafford has generally accounted for 48% of housing completions in the borough, compared to the Stafford Borough Local Plan 2001 strategy of delivering 78% of housing development in the town, and the 70% of housing growth now sought. Whilst acknowledging the principle of focusing development towards Stafford, the Plan needs to be realistic and take account of market signals on the levels housing that can and will be delivered in the town. **The Council should not focus development towards locations where people do not want to and will not live.**
- 3.1.5 It is further the case that the Council **will not be able to demonstrate a five-year housing land supply against their emerging Plan requirement.** Against the housing land supply position in the borough in January 2014, based on addressing the shortfall of housing already monitored since the start of the Plan period over the next five years and applying a 20% buffer for persistent under-delivery, the Council **will only be able to demonstrate a 4.9 year supply.** Given the uncertainty over likely completions coming forward on the identified SDLs in particular, the Council's actual five-year housing land supply **is likely to be lower than this position.** The Plan **cannot be found sound if there is not a deliverable supply of housing land in the borough at the time of the Plan's adoption.**
- 3.1.6 In light of the above Gladman therefore maintain **that there is a need to need to provide greater flexibility in the Plan and to direct a greater proportion of housing toward the borough's Key Service Villages and rural settlements** to ensure housing comes forward as anticipated. Providing further development in these locations would recognise their ability to support sustainable development and ensure their ongoing vitality. Critically it would provide housing on a range of small to medium-sized that could deliver in the short to medium term to maintain a continuous five-year housing land supply in the borough. We specifically submit that Eccleshall and Hixon would provide suitable and sustainable locations for further housing growth in this regard.
- 3.1.7 Gladman previously objected to the proposed moratorium on housing development set out in the supporting text to Policy SP4 and therefore welcome the decision to delete this negative policy tool in accordance with the Inspectors recommendations. A restrictive approach to housing delivery that would prevent proposals coming forward in sustainable

locations where demand exists would not to be consistent with the Framework objective of boosting the supply of housing. We further submit that the notion of a moratorium being necessary to deliver the Council's strategy, in particular as an intervention to guide development towards Stafford, **further emphasises the questions over the deliverability of the Plan and whether it provides the most appropriate strategy to meet the borough's housing needs.**

4 SPATIAL PRINCIPLE 7: SUPPORTING THE LOCATION OF NEW DEVELOPMENT

4.1.1 Through our previous representations Gladman have outlined our objection to the use of settlement boundaries, as proposed through the Policy SP7, if these would preclude otherwise sustainable development from coming forward on the edge of settlements, contrary to the Presumption in Favour of Sustainable Development. In this regard, modification MM14 should recognise that there will be instances where there is a need to provide further sustainable development in the borough's settlements, over and above the levels identified in Policy SP4, **to ensure the Council's housing requirements can be met.**

4.1.2 Gladman continue to oppose the strategy to release greenfield sites for development only when there is insufficient previously developed land available in sustainable locations to meet new development requirements. Whilst the principle of brownfield development is supported, in accordance with §111 of the Framework, Local Plans should encourage the effective use of land by re-using land that has previously been developed. **The Framework does not state that development on brownfield land should be prioritised.**

5 CONCLUSIONS

5.1.1 Whilst recognising the Inspector's initial assessment as to the soundness of the Plan for Stafford Borough, as demonstrated through these representations **Gladman maintain that there are fundamental issues that bring this conclusion into question.** In particular we continue to believe that the Council's housing requirement **is too low to meet the borough's housing needs and in a number of instances is not consistent with the Framework's requirements.**

- 5.1.2 Gladman further submit that there is significant risk that the Plan will not be deliverable and the proposed strategy will not be implemented. In particular the soundness of relying on Stafford to provide the majority of future housing growth when the town has consistently provided housing at a significantly lower level than sought through the Plan, is strongly questioned. If just one of the Strategic Development Locations proposed at the town fails to deliver as anticipated there will be a significant shortfall of housing in the borough. **The Plan needs to be realistic and take account of market signals on the levels housing that can and will be delivered in the town.**
- 5.1.3 Gladman maintain that there is a need to provide greater flexibility in the Plan and direct a greater proportion of housing towards the borough’s Key Service Villages and rural settlements to ensure housing comes forward as anticipated. Critically this could provide housing on small to medium-sized sites that could deliver in the short to medium term to maintain a continuous five-year housing land supply in the borough. There is a need to recognise that each of the borough’s settlements, whether large or small, will have housing needs that should be met. **The Council should not be pursuing an undeliverable strategy that overlooks the ability to achieve further sustainable development in the Key Service Villages and rural settlements.**
- 5.1.4 Based on our analysis and the above conclusions, Gladman therefore contend that even as proposed to be modified **the Plan for Stafford Borough cannot be considered sound in its current form.**

APPENDIX A

**Gladman Developments – Plan for Stafford Borough Examination in Public
Hearing Statement October 2013**

Gladman Developments Ltd

The Plan for Stafford Borough

EiP Hearing Statement

Issue 1 – Legal Requirements and Procedural Matters

Issue 3 – Development Strategy



October 2013

1 INTRODUCTION

- 1.1. Gladman Developments (Gladman) makes this submission to the Examination in Public (EiP) having previously made written representations on Stafford Borough Council’s Publication Local Plan in February 2013. This hearing statement provides the context for the evidence to be given by Gladman Developments (Nicole Penfold) and Development Economics (Steve Lucas) at the EiP.
- 1.2. Gladman has commissioned Development Economics to undertake a detailed assessment of the future housing requirements in Stafford. The conclusions of this report are included within this hearing statement and the full report is provided in Appendix 1.
- 1.3. These representations focus on the Council’s Duty to Co-operate requirement and Development Strategy. They are structured to follow the specific questions identified by the Inspector. The main issues to be addressed are as follows:

Has the Plan been prepared in accordance with the Duty to Co-operate and has the Council fully discharged its duty to co-operate, particularly with regard to strategic matters, including housing requirements and other cross boundary issues

Is the Development Strategy for Stafford Borough soundly based, effective, appropriate, locally distinctive and justified by robust, proportionate and credible evidence, particularly in terms of delivering the proposed amount of housing, employment and other development, and is it positively prepared and consistent with national policy

- 1.4. Gladman have significant concerns that the housing requirement currently proposed in the Stafford Local Plan is significantly less than the full, objectively assessed need for market and affordable housing in the housing market area. We submit that the Council has not based its requirement on an up-to-date evidence base. Taking account of three National Planning Policy Framework (NPPF) drivers of future housing needs – demographic, economic and social – Stafford’s housing requirement **is considered to be too low and unsound.**
- 1.5. Gladman’s submission to the EiP raises further concerns in response to the Inspector’s Matters and Issues on the Duty to Co-operate and Spatial Principles 3 – 7.

2 LEGAL COMPLIANCE – DUTY TO CO-OPERATE

Has the Plan been prepared in accordance with the Duty to Co-operate and has the Council fully discharged its duty to co-operate, particularly with regard to strategic matters, including housing requirements and other cross boundary issues.

- 2.1 In order to comply with the Duty-to-Cooperate Stafford Borough Council must be able to demonstrate that it has co-operated constructively, actively and on an on-going basis with its neighbouring local planning authorities on strategic matters, including the provision of housing.
- 2.2 The Council's Duty-to-Cooperate Statement sets out the measures the authority has undertaken to demonstrate compliance with its Duty-to-Cooperate requirement. Whilst noting the contents of this document Gladman consider that the Council has not fully acknowledged potential cross-boundary housing issues across the wider West Midlands conurbation.
- 2.3 Gladman understand that a number of local planning authorities in the West Midlands are setting out to under-provide against their former Regional Strategy requirements and the objective assessments of housing need identified in SHMAs. Therefore at this time it appears that there are unresolved issues on overall housing numbers and potential cross boundary implications across the West Midlands area. These issues could have implications for Stafford.
- 2.4 Gladman's concerns are more focused on the soundness of the Council's approach rather than the legal requirement to undertake the Duty-to-Cooperate, however the two elements of the process are clearly linked. Complying with the Duty-to-Cooperate should produce meaningful results on cross boundary housing issues in Stafford and the wider West Midlands area. If these issue are not addressed then the **Plan cannot be considered sound.**

3 DEVELOPMENT STRATEGY - SPATIAL PRINCIPLE 2

How has the Council undertaken an objective assessment of housing requirements for the relevant housing market area, and does the Plan fully meet the objectively assessed needs for market and affordable housing within

Stafford Borough, along with any unmet housing requirements from neighbouring authorities?

Have any levels of alternative housing development been considered, having regard to any significant and demonstrable adverse impacts of proposing increased levels of housing provision within Stafford Borough?

3.1 As outlined in detail in the Development Economics report (Appendix 1) **the Stafford Local Plan target for 10,000 dwellings, 500 dpa, is based on an out-of-date evidence base and would fail by a considerable margin to meet the full, objectively assessed need for housing over the Plan period.** In particular:

- The Council's proposed target appears to have been formulated based on evidence that includes out-of-date economic forecasts that anticipate a substantial and continuing decline in the area's employment base, and that this anticipated trend of decline is not supported by more up-to-date evidence;
- It is unsatisfactory that the Council's proposed target has remained unchanged despite the release of more recent information and data relevant to each of three drivers of housing requirements, and in particular the evidence that employment growth is returning to the Borough; the unwillingness of the Council to amend its housing requirement in light of up-to-date and relevant evidence is contrary to the requirements of the Framework;
- The proposed housing delivery target of just 500 dpa makes insufficient allowance for the need to house replacement workers for the proportion of the ageing local resident workforce who will reach retirement age over the period of the Plan;
- The proposed target would deal inadequately with the need for a substantial increase in affordable housing delivery in the area, as identified by the most recent affordability evidence that is available; and
- The Council has failed to assess the potential social, economic and sustainability implications of failing to address in full the objectively assessed need for additional housing supply in its area of responsibility.

3.2 Having undertaken an assessment of all three NPPF drivers of future housing needs - demographic, economic and social – **Stafford's future housing requirement of 10,000 is considered to be too low and is therefore unsound.**

3.3 As outlined in Development Economics' report, reviewing evidence for the Borough, the annual future housing needs suggested by each of the three NPPF-compliant approaches individually are as follows:

- **Demographic** – 464 dpa, based on a balanced review of the most recent household and population projections, as well as the 2006-based, 2008-based projections and the implications of the 2011 Census so far released
- **Economic** – 600-650 dpa, to allow for the expected net increase in employment anticipated to occur in Stafford Borough, as well as providing additional housing needed to accommodate additional workers to compensate for the anticipated decline in the relative numbers of working age residents that would otherwise occur; and
- **Affordable** – 234 affordable dpa, based on the findings of the 2012 SHMA. Assuming an average between 30% and 40% affordable housing achieved as a result of development (as per Policy C2), this implies a minimum overall target of between 585 and 780 dpa. An average of 35% affordable provision from development would imply an overall housing target of 683 dpa

3.4 Balancing the three drivers, **our assessment is that a housing delivery target of between 600 and 650 dpa** would provide a balance between fully meeting demographic and economic drivers of housing demand, as well as making a substantial contribution towards meeting both the newly arising need for affordable housing and making a significant contribution towards addressing backlog. On this basis, **the Council's proposed target of 500 dpa is revealed to be very likely inadequate to meet the area's future housing needs.**

3.5 Gladman **raise significant concerns** in relation to the process of arriving at the Council's proposed housing requirement and whether it is founded on an up-to-date understanding of the authority's housing needs. It is questionable whether the Council has followed the process for identifying and meeting objectively assessed housing needs, as set out in §47, §158, §159, §152 and §14 of the NPPF.

3.6 Gladman query whether the Council's most recent 2012 SHMA has been prepared in the context of the wider housing market area within which Stafford is located. Paragraph 159 of the NPPF sets out that local planning authorities should prepare a SHMA to assess their full housing needs, **working with neighbouring authorities where housing market areas cross administrative boundaries.** The failure to address this requirement is a further potential deficiency of the evidence base.

3.7 The Council should also take account of the backlog of housing against its West Midlands Regional Spatial Strategy requirement in its housing targets moving forward. The current undersupply of housing against the Regional Spatial Strategy Phase 2 Panel Report target of

550 dpa in Stafford equates to a shortfall of 1,158 dwellings for the period 2006-2013. Unmet need will not just disappear and therefore it is fundamental that the Local Plan includes an element to address this backlog.

3.8 Paragraph 14 of the NPPF explicitly provides local planning authorities, in executing their plan making functions, with the ability to reduce overall housing figures below the objectively assessed need where the adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

3.9 On the basis of the evidence provided Gladman submit that the Council **has not tested whether it is able to meet its full, objectively assessed needs or shown that adverse impacts would significantly and demonstrably outweigh the benefits of doing so.**

What is the current and future 5, 10 and 15-year housing land supply position, in terms of existing commitments, future proposed provision, allowance for windfalls, and provision identified in the latest SHLAA; and how will the proposed housing provision be effectively delivered in terms of Strategic Development Locations and other allocations?

3.10 The Council **cannot currently demonstrate** a five-year housing land supply. This is acknowledged in the Council's latest 5-year Housing Land Statement. Table 1 shows performance against the Council's West Midlands Regional Spatial Strategy Phase 2 Panel Report requirement of 550 dpa since 2006.

Table 1 Stafford Borough Housing Completions 2006-2013

Years	Delivery	RSS	Difference
2006/07	449	550	-101
2007/08	581	550	31
2008/09	518	550	-32
2009/10	193	550	-357
2010/11	220	550	-330
2011/12	425	550	-125
2012/13	306	550	-244
Total	2692	3850	-1,158

3.11 The current delivery shortfall against the Council's West Midlands Regional Spatial Strategy Phase 2 Panel Report between 2006 and 2013 equates to a shortfall of 1,158 dwellings.

Applying the Sedgefield approach to previous undersupply results in a total revised annual requirement of 892 dpa, with a 20% buffer for persistent under delivery. Against a supply of 1,991 deliverable sites this **provides a 2.23 year housing land supply**. This is the approach adopted by the Council in their five-year housing land supply calculation.

- 3.12 It is also the case that the Council cannot demonstrate a five-year housing land supply against their proposed Plan requirement, a situation that is exacerbated when factoring in previous undersupply addressed over five years and a 20% buffer for persistent under-delivery.
- 3.13 It is further unclear whether the Council can demonstrate a deliverable supply of housing to meet its five-year requirements taking account of additional deliverable sites that are not yet committed. The March 2013 SHLAA identifies an additional deliverable supply of just 672 units, with the Local Plan Background Statement also illustrating a potential shortfall. **It is therefore questionable whether the Council can demonstrate a deliverable supply of sites and sufficient land to meet its housing needs**. There is therefore a risk that the Plan **will effectively be out-of-date** as soon as it is adopted.
- 3.14 Gladman raise further concerns in relation to the Council's proposed Strategic Development Locations (SDL). A large proportion of the Council's proposed housing requirement is expected to be delivered through the Stafford and Stone Strategic Development Locations, equating to 6,400 dwellings in total. Whilst the principle of such sites is supported, we are concerned whether realistic delivery timescales and lead in times have been factored into the trajectory in relation to these sites.
- 3.15 Large scale developments, such as the North Stafford SDL that is earmarked for 3,100 homes are likely to require significant infrastructure prior to delivery and therefore significant lead-in times need to be factored into proposals. Placing too much emphasis on such sites could further exacerbate the under-supply of housing in the Borough. Gladman would therefore recommend that alongside these sites the Council should be proposing further growth through small/medium sized sites which often require fewer infrastructure improvements and therefore the potential to deliver over a shorter time period.
- 3.16 Just one of the Council's proposed SDLs failing to come forward would have a significant impact on the number of units that could come forward as a result of the Local Plan. In this sense Gladman have concerns in relation to the **effectiveness** of the Local Plan and its ability to deliver.

How does the Plan address the need for a 5/20% buffer to the 5-year housing land supply, as required by the NPPF to significantly boost housing supply and address past shortfalls in provision of housing?

- 3.17 As previously submitted in this statement it is the case that the Council cannot currently demonstrate a five-year housing land supply. The Council should factor a 20% buffer into its five-year housing land supply calculation to address persistent under-delivery. It is not clear whether the Plan provides sufficient deliverable land to meet its five-year housing land supply requirement.

4 SPATIAL PRINCIPLE 3

Does SP3 establish an appropriate, effective, sustainable and soundly based settlement hierarchy, reflecting the existing and future role of settlements, including the County Town of Stafford, Market town of Stone and Key Service Villages, and is this approach fully justified with relevant and up-to-date evidence?

- 4.1 Gladman are generally supportive of the Council's settlement hierarchy. Growth should be directed to key sustainable settlements with established sustainability credentials to create sustainable communities that have good access to a range of jobs, housing, community facilities and key services and infrastructure. However the Council's approach should not overlook the needs of lower order, but still sustainable settlements, which could also help to sustain existing facilities and services.
- 4.2 Gladman particularly agree with the identification of Eccleshall as a Key Service Village. The settlement benefits from a good range of services and facilities, particularly for a village of its size. Gladman therefore submit that Eccleshall provides a sustainable location for further development to meet the Borough's and the settlement's housing needs.
- 4.3 Whilst agreeing with the general principle of the Council's settlement hierarchy, Gladman raise concerns in relation to the level of housing directed to each of these settlements. This is discussed further in our response to Spatial Principle 4.

5 SPATIAL PRINCIPLE 4

Does SP4 establish an appropriate, effective, justified sustainable and soundly based distribution of housing growth within Stafford Borough, including the

target levels of housing and balance between Stafford (72%; 7,200), Stone (8%; 800), Key Service Villages (12%; 1,200) and other areas (8%; 800)?

4.1 Gladman are concerned that the distribution of housing proposed through Spatial Principle 4 **is not effective and will fail to meet the Borough’s housing needs.**

4.2 Table 2 sets out the distribution of housing across each tier of the settlement hierarchy. The Council claim that the distribution of growth has been determined to ensure that the distribution of development is delivered to reflect the level of services and facilities available through the sustainable settlement hierarchy. The distribution represents a return to the proportions intended by the previous Stafford Borough Plan 2001, but modified to reflect current circumstances and the growth aspirations for Stafford Town in particular.

Table 2 Spatial Distribution of Growth

	Proposals in Local Plan Publication Draft	2001 population distribution	Stafford Borough Local Plan 2001	Completions 2001-present
Stafford	72%	52%	78%	48%
Stone	8%	12%	17%	17%
Key Service Villages	12%	16%	5%	35%
Rest of the Borough	8%	20%		

4.3 Gladman submit that additional consideration needs to be given to the spatial distribution and that there is potential for further sustainable growth in the Key Service Villages and smaller settlements than is currently being proposed through Spatial Principle 4 in recognition of their services and facilities. This should also be seen as positive approach for some of the smaller sustainable settlements as this would help to sustain existing services and facilities and potentially bring new services to these areas. The amount of growth directed to each settlement should be viewed in the context of meeting Stafford’s full, objectively assessed housing needs.

4.4 Gladman particularly query whether an over-reliance is being placed on Stafford (72% of growth). If the housing numbers directed to Stafford do not deliver then the Plan as a whole **will not be implemented.** In relation to the tests of soundness outlined in paragraph 182 of the NPPF, in order to be effective **the Plan must be deliverable.** Developments within the Borough’s smaller settlements, as opposed to its Strategic

Development Locations, may help to deliver much needed housing in the short to medium term as well as providing housing to meet the specific needs of these individual areas.

- 4.5 Gladman would be **opposed to a moratorium** on future housing development in rural areas. Such an approach could be inconsistent with meeting the Borough’s housing needs and the Presumption in Favour of Sustainable Development. **This approach is therefore unsound.**

6 SPATIAL PRINCIPLE 6

How will SP6 help to achieve rural sustainability, including the re-use of redundant buildings, new employment, public transport and housing mix?

- 6.1 The distribution of housing growth across the rural area should reflect the principle of achieving sustainable development. The Local Plan should recognise that each settlement will have its own housing needs and that these should be met unless significant and adverse impacts indicate otherwise. The amount of growth deemed to be acceptable in each settlement should be based on the ability to achieve sustainable development, including the availability of services and infrastructure and the role that new housing development could have in ensuring their continued vitality.
- 6.2 Spatial Principle 6 should be more specific on the approach the Council will take to in achieving rural sustainability and in particular the delivery of housing in the rural area. Policy E2, referenced in Spatial Principle 6, refers to supporting development helping to meet local housing needs, in exceptional circumstances, with further links to Policy C5. The approach to Spatial Principle 6 and its links to further Plan policies would benefit from further explanation and clarity. The Council should not adopt an unnecessarily restrictive approach to sustainable development in the rural area.
- 6.3 The Council’s approach to determining housing mix should reflect the evidenced, up-to-date, full objectively assessed needs for the Borough. If this is not the case the right type of homes will not be provided to address Stafford’s housing requirements. Gladman raise further concerns in relation to the ability of the Council to deliver a 40% affordable housing requirement (as set out in Policy C2) in some settlements due to viability issues. **If the Local Plan is not deliverable it should not be found sound.**

7 SPATIAL PRINCIPLE 7

SP7 indicates that one of the key elements to deliver the proposed scale and distribution of housing and employment development is the establishment of Settlement Boundaries for each of the settlements in the Sustainable Settlement Hierarchy, either in the Plan (for Stafford and Stone) or in neighbourhood plans or the Site Allocations and Policies document (for Key Service Villages). Is this an effective, justified and soundly based way of delivering the scale and distribution of proposed development?

Are the criteria for establishing settlement boundaries appropriate, justified, effective, soundly based and consistent with national policy?

- 7.1 Gladman object to the principle of defining settlement boundaries if these would preclude appropriately sited and sustainable development to meet the Borough’s housing needs in accordance with the Presumption in Favour of Sustainable. The Presumption should also apply to sites within the boundary. Development that is sustainable should go ahead without delay. **An overly restrictive approach could result in a plan that is not positively prepared or effective.**
- 7.2 To a large degree the effectiveness and soundness of the Council’s approach will become evident when it assesses potential development sites and land for inclusion within settlement boundaries. In this regard Gladman reserve the right to comment on the Council’s assessment of sites against its settlement boundary criteria to ensure it is making robust and evidenced judgements.
- 7.3 Gladman would object to the principle of maximising the re-use of brownfield land if this would preclude development coming forward on sustainable, greenfield sites. The Council should not be arbitrarily preventing sustainable development by only allowing development on greenfield land when there is insufficient brownfield land available. Whilst the principle of brownfield development is supported, in accordance with §111 of the NPPF, Local Plans **should encourage** the effective use of land by re-using land that has been previously developed. The NPPF **does not state** the development on brownfield land **should be prioritised**.

8 CONCLUSIONS

8.1 Gladman’s overall conclusion is that Stafford’s proposed housing requirement of 10,000 dwellings is not based on a sound analysis of the available and relevant evidence, and nor does it reflect the full, objectively assessed need for housing over the Plan period. Consequently **the Stafford Local Plan is fundamentally unsound.**

8.2 To be found sound at Examination **the Local Plan needs to meet all four of the tests of soundness outlined within paragraph 182 of the Framework.**

“A local planning authority should submit a plan for Examination which they consider is ‘sound’ – namely that it is:

- **Positively prepared** – *the plan should be prepared based on a strategy which seeks to meet the objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;*
- **Justified** – *the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;*
- **Effective** – *the plan should be deliverable over its period and based on effective joint working on cross boundary strategic priorities; and*
- **Consistent with national policy** – *the plan should enable the delivery of sustainable development in accordance with policies in the Framework.”*

8.3 Gladman submit that the **Stafford Local Plan is not positively prepared** as it does not seek to meet the full, objectively assessed needs for the Borough. As discussed through these representations and the supporting report prepared by Development Economics (Appendix 1) the proposed housing requirement falls significantly short of this need and it is unclear whether the Council has considered the negative implications that this undersupply would result in. The plan does not accord with the process for determining housing need outlined through paragraphs 152,158, 159, 47 and 14 of the Framework.

8.4 To address these concerns, we recommend that the current proposed target for housing delivery be replaced by one that addresses all of the identified shortcomings. **A target of between 600 - 650 dpa** would provide a balance between fully meeting demographic and economic drivers of housing demand, as well as making a substantial contribution towards meeting both the newly arising need for affordable housing and making a significant contribution towards addressing backlog.

8.5 Gladman refers the Council to the recently released National Planning Practice Guidance, in particular the Assessment of Housing and Economic Development Needs. This document supports and provides further guidance on the process of undertaking such assessments as set out in the NPPF. Gladman highlight the following key points from this document:

- Demographics should be used as a **starting point** (our emphasis) in the assessment of need, but should not be the sole determining factor when setting housing requirements.
- The Guidance recognises the constraints associated with using trend based assumptions. Formation rates may have been suppressed historically by under supply and worsening affordability.
- Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development or historic under performance.
- If the historic rate of development shows that actual supply falls below planned supply, future supply should be increased to reflect the likelihood of under-delivery of a plan.
- Consideration should be given to migration figures, the supply of working age population and also indicators of overcrowding/concealed households.
- The housing need number suggested by the household projections (the starting point) should be adjusted to reflect appropriate market signals, including the demand for and supply of dwellings.

8.6 This National Planning Practice Guidance is a material consideration, and whilst limited weight can only be attached to it at this stage it is a clear indication of the Government's direction of travel to which the Council should pay due regard through its Plan.

APPENDIX 1

Assessment of Future Housing Requirements in Stafford

Report prepared by Development Economics

Assessment of Future Housing Requirements for Stafford

A report by Development Economics Ltd

October 2013

Contents

1: Introduction.....	2
2: Policy and Strategy Context.....	5
3: Demographic Drivers of Demand.....	11
4: Economic Drivers of Demand	17
5: Housing Affordability.....	25
6: The Adequacy of the Proposed Housing Target.....	28
7: Potential Consequences of Inadequate Provision.....	32
8: Summary, Conclusions and Implications.....	35

1: Introduction

1.1 Development Economics Limited was appointed by Gladman Developments in September 2013 to examine the future need for housing in the Stafford Borough planning area. The assessment is based on the drivers identified by the National Planning Policy Framework (NPPF), which are:

- the expected future demographic change in the local planning authority area, including the latest available datasets from the official population and household projections, and the data becoming available from the 2011 Census;
- economic conditions, such as the expected future changes in the numbers of jobs expected to be found in the local planning authority area; and
- the analysis of the affordability of housing in the area.

Context

1.2 Stafford Borough covers an area of just under 600 square kilometres and is located between the Birmingham-Black Country conurbation and the north Staffordshire conurbation of Stoke-on-Trent and Newcastle-under-Lyme. Although large parts of the Borough are rural in nature there are several important towns, principally Stafford and Stone.

1.3 The Borough currently provides homes for a resident population of over 131,000 people. The Borough also hosts over 4,500 businesses with a sufficient turnover to require VAT registration. Associated with these businesses, the Borough currently provides for around 66,000 jobs, of which over 52,000 are employee jobs and over 13,500 are self-employed jobs.

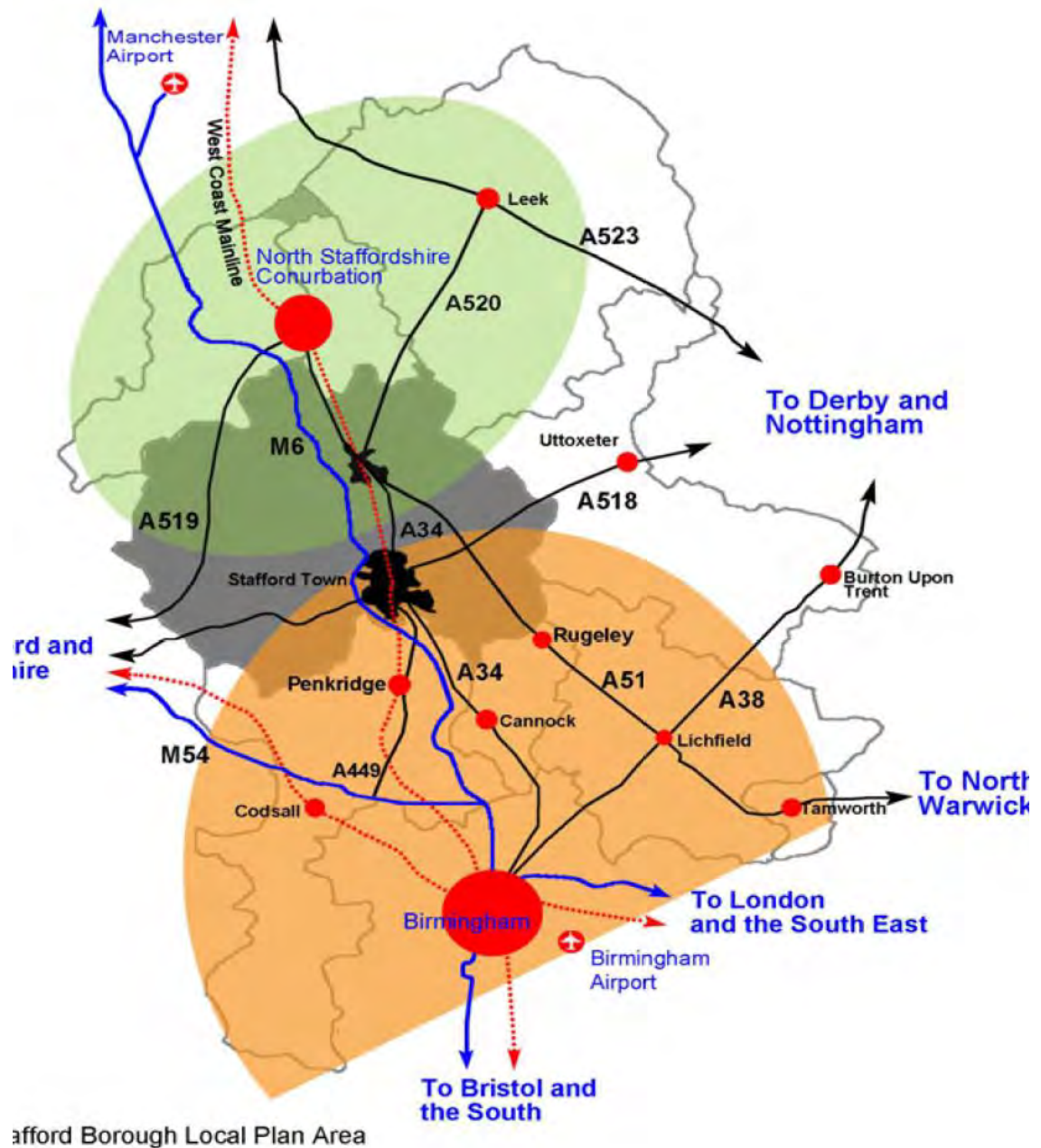
1.4 The area has been traditionally important for manufacturing, but the manufacturing business base has declined significantly in recent years as part of the national trend towards tertiarisation. One of the key strengths of the Borough is its exceptional location on both the main north-south motorway (M6) and one of the two principal north-south rail lines (i.e. the West Coast Main Line).

1.5 The availability of these transport connections means that the area has attracted investment from some of the main haulage and distribution companies as well as major retailers who have located logistics operation in the Borough.

1.6 Another implication of the transport connections is that residents of the Borough are able to travel beyond its boundaries into neighbouring areas in order to access employment opportunities. Important commuting destinations include Birmingham, the Black Country and the north Staffordshire conurbation, but commuting patterns also extend to other areas including Cheshire, Shropshire and Cannock.

1.7 The location of the Borough and its exceptional transport links are highlighted in the map below.

Figure 2.1: Stafford Borough: Regional Context



- 1.8 In terms of the provision for new housing, the original West Midlands Regional Strategy (2004) set an annualised figure of 2,900 net additional dwellings new houses for Staffordshire. The apportionment of this county figure to Stafford Borough amounted an annual average target of 280 dpa.
- 1.9 The Regional Spatial Strategy Preferred Option identified a higher level of provision for additional dwellings in the Borough over the 2006-2026 period, at an annual average of 505 dpa. Following that, the revised West Midlands RSS Phase 2 Panel Report, which went to Examination but was never adopted, identified a minimum allocation of 550 dpa for Stafford.

- 1.10 Following the announcement of the Government's intention to abolish regional strategies in 2010, the Borough Council has been working up a new draft Local Plan, and the Council has now submitted the new Local Plan for Stafford Borough to the Secretary of State (on the 20 August 2013). An Examination of this Plan is scheduled to commence on 23rd October 2013.
- 1.11 This new Local Plan includes a proposed housing target set at 500 dpa over the Plan period 2011-2031.

Structure of the Report

- 1.12 Having established this context, the report is structured in the following way:
- Chapter 2 provides a summary of some of the key planning policies and a review of other relevant strategy and policy documents that are relevant to the consideration of future housing requirements in Stafford Borough.
 - Chapter 3 assesses the available evidence on demographic trends in the Stafford area, including the most recent population and household projections and the data released so far from the 2011 Census.
 - Chapter 4 highlights some of the key economic characteristics of the Stafford Borough area, and also assesses the available evidence on potential future economic trends affecting the Borough.
 - Chapter 5 assesses the available evidence regarding the affordability of housing in Stafford Borough.
 - Chapter 6 assesses the current evidence on future housing requirements for Stafford Borough.
 - Chapter 7 discusses the potential impacts – in terms of the NPPF criteria – of a future housing target that is too low to meet the full and objectively assessed needs of Stafford.
 - Chapter 8 presents some final conclusions.
- 1.13 It is first necessary to explore the existing and emerging planning policy context for future housing provision in Stafford, in terms of the existing National Planning Policy Framework and the existing and emerging local planning policies. These policy drivers are introduced and discussed in the next Chapter of this report.

2: Policy and Strategy Context

National Policy Environment

2.1 The **National Planning Policy Framework (NPPF)** was published on 27 March 2012. The NPPF makes clear that the Government is committed to securing economic growth in creating jobs and delivering prosperity, and that the planning system should do everything it can to support sustainable economic growth.¹

2.2 Moreover, the NPPF created a presumption in favour of sustainable development, including for housing.² Paragraph 47 of the NPPF states that in order 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. (NPPF, paragraph 47, 1st bullet point, page 12)

2.3 Paragraph 152 of the NPPF states that local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development and achieve net gains across all three.

2.4 The NPPF also makes it clear that local planning authorities:

...should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals. (NPPF, paragraph 158, page 38)

2.5 The NPPF requires local planning authorities to significantly boost the supply of housing to deliver a wide choice of quality homes by:

- using their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the area, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- identifying and updating 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% to ensure choice and competition in the market for land; and
- identifying a supply of specific, developable sites or broad locations for growth for years 6-10 and where possible for years 11-15.

¹ NPPF paragraph 19 makes it clear that Government expects the planning system to “encourage and not act as an impediment to sustainable economic growth”.

² NPPF paragraph 49, page 13

- 2.6 It is also made clear in paragraph 159 that in the preparation of the SHMA, planning authorities need to take into account the scale and mix of housing and the range of tenures that the local population is likely to need, addressing:
- household and population projections, taking account of migration and demographic change;
 - the need for all types of housing, including affordable housing; and
 - housing demand, and the scale of housing supply necessary to meet this demand.
- 2.7 The NPPF makes it clear (e.g. in paragraphs 178-181) that public bodies have a continuing duty to co-operate on planning matters, including in situations where strategic priorities cross planning boundaries and in situations where travel-to-work areas span across such boundaries.
- 2.8 The overall thrust of the NPPF, therefore, is that although planning authorities have the responsibility to set their own targets, there is a much stronger requirement to meet the full identified need than existed under the previous policy regime.

Regional Policy Environment

- 2.9 The original West Midlands regional strategy (2004) set out housing requirements for the region, including an annualised figure of 2,900 new houses for Staffordshire County. The apportionment of this county figure to Stafford Borough amounted a target of 5,602 net dwellings to Stafford Borough over the 2001-2021 period, at an annual average of 280 dpa.³
- 2.10 The Regional Spatial Strategy Preferred Option identified the need for 10,100 net additional dwellings in Stafford Borough over the 2006-2026 period, at an annual average of 505 dpa.
- 2.11 The revised West Midlands Regional Spatial Strategy (RSS 2006 Phase 2 Panel Report), which went to Examination but was never adopted, identified an increase to a minimum of 11,000 dwellings over the 2006-2026 period (i.e. minimum allocation of 550 dpa).
- 2.12 The West Midlands RSS was revoked in May 2013. However, various planning inspectors have determined that the evidence base that underpinned the quantification of regional housing targets and their allocation to local planning authority areas is still a material consideration.

Local Policy Environment

Corporate Plan

- 2.13 The current (2012-2015) Borough Council Corporate Plan makes a number of references to strategic housing priorities as part of the key corporate themes of:
- **Prosperity:** including the enabling of *“future population growth through housing, employment and town centre development”*⁴
 - **Health and Wellbeing:** including assisting in providing *“a diverse housing provision that reflects local needs and future growth”*⁵

³ Stafford Borough Plan: Publication document, paragraph 6.4

⁴ Stafford Borough Corporate Plan 2012-2015 page 8

Community Action Plan

2.14 The provision of an adequate housing supply is a key theme identified within the Stafford Borough Community Action Plan (CAP), published in 2012. The CAP identifies that hard pressed families and groups such as first time buyers and older persons have particular housing needs.

2.15 The specific aim is stated as follows:

To ensure that the Borough has a housing provision that is of good quality - decent and safe, fit for purpose in terms of our population and affordable both to purchase/occupying and run⁶

2.16 The CAP envisages an output of 500 dwellings per annum and ‘affordable housing in line with the proposed LDF policy’.

Economic development objectives

2.17 The stated purpose of the Stafford Borough Economic Prosperity Strategy (May 2013 draft) is to:

To promote economic and social regeneration to improve the quality of life for our community⁷

2.18 The strategy makes it clear that Stafford is committed to economic development and housing growth. A number of housing issues are identified in the document, including the following statement on page 4:

*The disparity between urban and rural areas in terms of ease of access to employment and services and **in terms of housing affordability** needs to be addressed (emphasis added)*

2.19 It is also made clear (on page 19) that the provision of adequate supplies of good quality housing is important in helping the Borough compete for a share of high quality inward investment.

2.20 Specific needs for housing are identified as follows:

- Affordable housing, especially in rural areas
- Supported and specialist housing
- Aspirational housing to meet the growth of the Borough

Housing Strategy

2.21 The five strategic priorities of the Council with respect to housing are as follows:

- To improve the physical condition of the housing stock across all tenures

⁵ Stafford Borough Corporate Plan 2012-2015 page 8

⁶ Stafford Borough Community Action Plan, page 5

⁷ Economic Prosperity Strategy page 3

- To preventing homelessness
- To increase the supply of affordable housing
- To promoting independent living
- To work in partnership

2.22 In order to maximise the potential for delivery of affordable housing, the Council has stated its preferred approach as follows:

the Council would look at all the ways in which affordable homes can be developed (including those mentioned under option 2). The Council would work in partnership with house builders, private landlords and social landlords to meet the differing housing needs of current and future families in the Borough. The Council would also look at alternative ways of increasing the numbers of affordable homes, including homes in the private rented sector. The Council could also look at how affordable homes can be funded – and where such funding could come from. The Council could look at where affordable homes are built in urban areas. In rural areas, local parish needs surveys would add more detail to our Borough Housing Needs Survey⁸

Strategic Housing Market Assessment

- 2.23 A bespoke Strategic Housing Market Assessment (SHMA) was prepared for the Borough Council by consultants Arc4 in 2012. This report updated a previous SHMA produced on a sub-regional basis in 2008.
- 2.24 The key finding of the latest SHMA – which is discussed more fully in Chapter 5 of this report – is that Stafford Borough was estimated by Arc4 to have an annual need for affordable housing of around 234 households per year. In addition, they estimated that there is a current backlog of need in the Borough amounting to around 450 affordable dwellings.

Proposed Local Plan Policies

- 2.25 The submitted Local Plan document proposes (in policy SP2) an annual average provision for 500 dpa stated as follows:

Throughout the Borough, provision will be made for the development of 500 dwellings per year over the plan period, not including additional requirements for military housing, and provision for gypsies.⁹

- 2.26 The justification for this proposed policy appears to be ultimately based on CLG Household Projections, as the following extract from the Publication Local Plan makes clear:

With regards to the future demand for new housing in the Stafford Borough area, national statistics from the Government provide information on population growth forecasts and the number of new households likely to form. For Stafford Borough, the latest 2010 population projections show an increase of 19,900 residents from 126,100 to 146,000 people in 2035.

⁸ Housing Strategy 2008-2013 page 48

⁹ Spatial Principle 2, Publication Local Plan page 23

*These figures include natural change and migration from other areas. The latest 2008 household projections to 2033 show an increase of 11,523 households, from 52,999 to 64,522 households who will be looking for houses in our area. **This is an average of approximately 500 new houses per year.***

(Publication Local Plan, paragraph 6.11, page 24, emphasis added)

2.27 The Publication Local Plan goes on to justify further the proposed policy as follows:

*It should be noted that the household projection figure is made up of ‘**local need**’ (i.e. natural change: the balance of births over deaths and reduction in average household size) and ‘**in-migration**’ elements, with the split for Stafford Borough being approximately 30% local need and 70% in-migration mainly from surrounding areas, the majority being from Cannock Chase District, South Staffordshire District and the City of Stoke-on-Trent. Recently the Government, through the NPPF, has stated that local authorities should provide for the locally assessed requirements of their area. **Pressures for continued in-migration are likely to remain from neighbouring areas in the short to medium term. In light of meeting objectively assessed needs it is sensible to plan for these**, not least because it is consistent with the growth aspirations for Stafford town, and its developing sub-regional role, as set out in the Spatial Vision and Key Objectives earlier. This approach has also been supported by neighbouring local authorities through recent Duty to Co-operate cross-border meetings on the Plan for Stafford Borough: Strategic Policy Choices document.*

(Publication Local Plan, paragraph 6.12, page 24, emphases added)

2.28 These extracts establish the following principles in terms of the approach taken by the Council in developing a future housing target:

- the target is based on an assessment of likely future household formation as assessed by the CLG household projections; and
- the Council accept that future housing provision must take into account migration – and the role of Stafford within a sub-regional economy and labour market – as well as locally derived housing demand and need.

2.29 That the Council has embraced these principles is to be welcomed. Our concern, however, is that the target as proposed is likely to be insufficient to accommodate the level of demand that demographic and economic trends are likely to generate. This statement is based on two factors:

- the evidence that has emerged from the 2011 Census that has revealed stronger levels of population growth in Stafford than the recent ONS projections have assumed, including the 2008-based household projections upon which the proposed Stafford housing target (as set out in the Publication Local Plan) is predicated; and
- evidence (discussed in Chapter 4) which indicates that future levels of economic and employment growth are likely to be significantly higher than Stafford Council appears to be assuming in the preparation of its proposed housing target.

- 2.30 The basis of this more recent demographic and economic evidence is summarised in later Chapters of this report.
- 2.31 An additional concern regarding the setting of the proposed target is no allowance appears to be made for either existing affordable housing need backlog or newly arising need, as is required by the NPPF. This issue is also explored in a later Chapter of this report.
- 2.32 In Spatial Principle 4, the Council sets out its approach to the spatial distribution of its housing delivery target, as follows:¹⁰
- Stafford 72%
 - Stone 8%
 - Key service villages: 12%
 - Other rural: 8%
- 2.33 The affordable housing policies are set out under Policy C2. This identifies that 40% affordable housing should be provided on development located at Stone, Eccleshall, Gnosall, Woodseaves, Barlaston, Tittensor and Yarnfield on sites of over 0.4 hectares or capable of accommodating 12 dwellings or more. In Stafford town a target proportion of 30% affordable housing must be provided on such sites.
- 2.34 Developers will be expected to provide an independent economic viability assessment if a lower figure is being advocated. Affordable housing must be made available for people on lower incomes, unable to afford housing at the prevailing market price or who need to live within the area. As a general principle, there will be a presumption that affordable housing will be provided on the development site.

¹⁰ Spatial Principle 4, Publication Local Plan page 28

3: Demographic Drivers of Demand

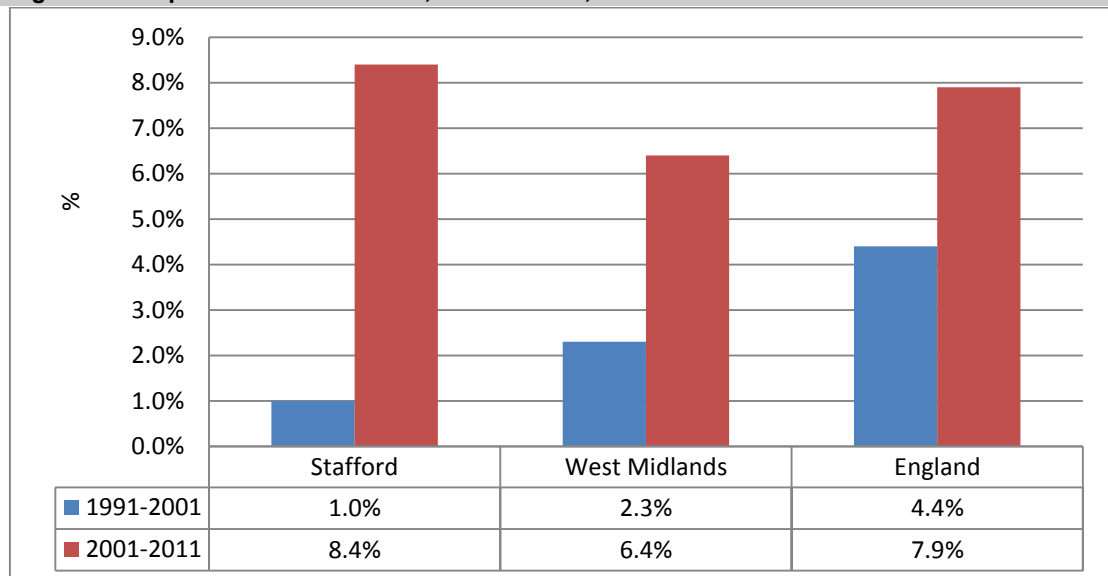
3.1 The NPPF requires that the assessment of future housing requirements takes into account the way that its population, economy and labour market is expected to change over the relevant Plan Period. In building a picture of what is likely to happen in the future, it is important to understand recent demographic changes in Stafford Borough relative to regional and national trends, and also to understand the implications of anticipated future demographic trends over the period 2011-2031.

Population Change

3.2 The published data from the 2011 Census shows that Stafford had a population of 130,879 at the time the Census was conducted. This represents a growth of 8.4% since 2001 which was a much greater rate of change than had occurred over the previous decade (1991-2001) when the population grew by only 1.0%.

3.3 A review of data for the last three Censuses reveals that the population growth rate for Stafford previously lagged regional and national benchmarks, but that this has been reversed in the past decade.

Figure 3.1: Population Growth Rates, Census 1991, 2001 and 2011

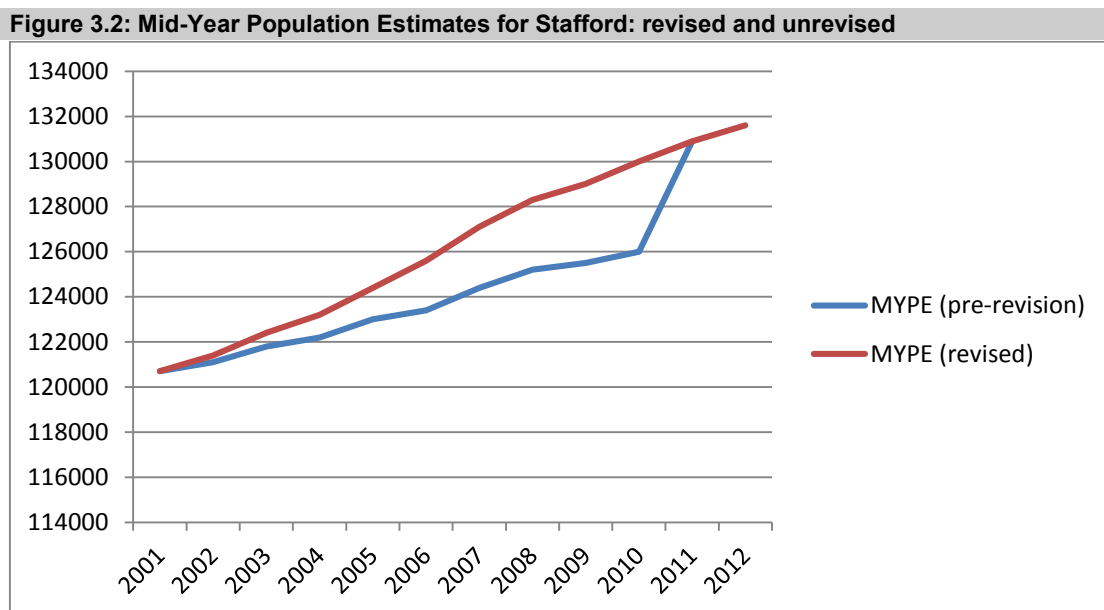


Source: Census 1991, 2001, 2011, ONS

3.4 The 2012 mid-year population estimate for Stafford published by ONS is for a population of 131,600. This estimate suggests that Stafford’s population has grown by approximately 700 additional persons since the time of the most recent Census (i.e. 2011).

3.5 The MYPE data series produced by ONS has now been revised to take account of the information generated by the Census. Prior to this revision, the MYPE had consistently underestimated the rate of population growth occurring in Stafford since 2001. It is useful to examine the scale of under-estimation of population growth occurring in Stafford over the 10 years from 2001-2011, as there is a danger that the extent of potential demographic change that

has occurred is still not fully appreciated by policy-makers. The chart below illustrates the two data series side-by-side (the revised data set also includes the 2012 estimate):¹¹



Source: MYPE series (ONS)

- 3.6 The key point is that the revision to the MYPE series now recognises that the average rate of population increase over the past decade in Stafford was around double the level that the ONS had been estimating until the recent census. It also means that the population projections that have been estimated by ONS over the past decade have almost certainly under-estimated the likely rate of future population increases for Stafford (see below).
- 3.7 The 2011 Census also revealed important changes occurring to the population structure of Stafford. In particular, although the number of working age people (16-64) grew in absolute terms (by around 5,260) in Stafford, as a proportion of the overall population this age grouping declined in percentage terms (from 65.9% to 64.8% of the total). In tandem, the number of people aged 65 and over in Stafford increased by around 4,800 over the past decade, and the overall representation of this group increased from 16.9% to 19.3%
- 3.8 The overall implication was that the median age of the population in Stafford increased (from 40 to 43) over the past decade. This ageing trend is expected to continue over the next decade and beyond: in the Chapter which follows this trend is examined in more detail, and the potential implications for future local economic competitiveness are explored.

Population Projections

- 3.9 The 2011-based Sub-national Population Projections produced by the Office for National Statistics are based on the latest population estimates data published in September 2012, which take into account results from the 2011 Census. However, these ‘interim’ figures only consider the period up to 2021, whereas the Plan period for Stafford Borough extends a further 10 years, to 2031. As such, the 2010-based projections remain of key importance as these are the most recent that provide a full picture over the entirety of the Plan period.

¹¹ i.e. the blue (lower) line in the chart is the pre-revision trajectory, with a ‘jump’ between 2010 and 2011 that reflects the recognition by the 2011 Census of the under-estimation of trend up to 2010

Table 3.1: ONS Population Projections for Stafford, 2011-2031 ('000s)

Projection	2011	2016	2021	2026	2031	2011-2031 Period Increase	Annual Average
2006-based	127.1	131.0	135.0	138.6	141.5	14.4	720
2008-based	127.6	131.4	135.3	138.9	141.9	14.3	715
2010-based	127.1	131.7	136.0	140.1	143.5	16.4	820
2011-based (interim)	130.9	134.9	138.4				750

Source: ONS Sub National Population Projections, 2006-2011 based

- 3.10 The 2010-based projections anticipated that the population of Stafford Borough would grow by 16,400 over the period 2011-2031, representing a 12.9% increase on the 2011 position and an annual average growth of 820 persons per annum.
- 3.11 The 2008-based projections on the other hand anticipated that the population would grow by 14,300 over the period 2011-2031, representing an overall 11.2% increase and an annual average growth of 715 persons per annum. The 2006-based projections were very similar to the 2008-based projections.
- 3.12 However, it is important to recognise that all of the projections that were produced prior to 2011 were based on very significant under-estimation of the rate of population growth occurring in Stafford since 2001. This under-estimation of growth, discussed above, led to the production of population projections that are likely to under-estimate future population growth potential in the Borough.
- 3.13 The more recent (but interim) 2011-based projections take on board the population growth revealed by the 2011 Census. This series – which only extends to 2021 – anticipates growth of 7,500 in population (5.7%) over the 10-year period 2011-2021 at an average rate of 750 persons per annum.
- 3.14 The key driver of recent (2001-2011) population change in Stafford Borough has been net UK migration flow (88.6%), with net international migration providing a further 8.7% and net natural change (i.e. births minus deaths) only 2.7%.

Household Numbers and Projections

- 3.15 The Census found that the number of households in Stafford grew by 11.4% over the past decade (to 55,700).
- 3.16 The higher rate of household formation relative to the rate of population growth (+8.4%) over the same period illustrates the role played by social and demographic trends (i.e. smaller households, ageing population) in driving household (and therefore dwelling) demand.
- 3.17 The 2011 population: household ratio was 2.35, slightly above the national average of 2.40. A closer examination of average household size shows that it has declined over time from 2.41 in 2001 to 2.35 in 2011, reflecting national trends towards smaller household sizes driven by shifts in the social composition of households leading to more single person households and smaller family units.

- 3.18 The latest projections for growth in the number of households for Stafford Borough are set out in the interim 2011-based household projections (published by CLG in April 2013) which are linked to the interim SNPP 2011-based population figures already discussed.
- 3.19 This source estimates that approximately 4,200 additional households will form in Stafford Borough between 2011 and 2021, at an average rate of 420 households per annum.
- 3.20 However, this series only extends to 2021 and does not cover the Plan period in its entirety. The table below compares the interim 2011-based series to previous full series: 2008-based and 2006-based (no 2010-based projections were ever published by CLG).

Table 3.2: CLG Household Projections for Stafford, 2011-2031 ('000s)

Projection	2011	2016	2021	2026	2031	2011-2031 Period Increase	Annual Average
2006-based	55	58	61	63	65	10	500
2008-based	55.4	57.0	59.6	61.8	63.8	9.4	472
2011-based (interim)	55.7	57.8	59.9				420

Source: CLG Household Projections, 2006-2011 based

- 3.21 As has already been pointed out, the 2011-based interim projections do not extend beyond 2021. But if the application of the average annual rate of 420 households per annum (from the interim 2011-based CLG household projections) is extrapolated over the entirety of the Plan Period, this suggests that an estimated total of 64,100 households might have formed by 2031. However, it should be highlighted that rates of household formation drive the need for housing, but of course these rates themselves will be constrained by any shortfalls in the availability of housing.
- 3.22 Given that the population growth in Stafford was badly underestimated between 2001 and 2011 and that the 2011-based projections are the first to take this growth on board, it may be surprising that the rate of household formation in the Borough anticipated by the interim 2011-based projections is lower than the previous 2008-based series. The reasons for this apparent contradiction is that in order to derive the 2011-based interim projections, CLG have applied headship rate assumptions that pre-date the 2011 Census information to the 2011 population data that was revealed by the Census. The use of pre-2011 demographic change assumptions is the principal reason why the 2011-based projections have been released on an interim basis: it is very likely that the full set of projections, when they are eventually released, will very likely show a much higher rate of household formation in Stafford.
- 3.23 Furthermore, it is also important to acknowledge that some of the limitations associated with the 2011-based interim population projections are necessarily carried forward into the derived 2011-based interim household projections. For example, the ONS set out a number of caveats with respect to the interim population projections, such as the assumptions regarding fertility and migration, which are based on estimated trends from the 2010-based population projections rather than being consistent with data from the 2011 Census.¹²

¹² According to the CLQ Quality Report (page 8) “The special circumstances of an interim set of sub-national population projections led to some modifications to the methodology and best trend data available”.

3.24 Furthermore, the special nature of the 2011-based interim projections – and in particular the changes in methodology from previous projections – means that direct comparisons with earlier sets of projections need to be undertaken with a considerable degree of caution.¹³ Ultimately, as CLG acknowledge, the considerable user-demand for a set of household projections that incorporated as much 2011 Census data as was possible meant that several “output quality trade-offs” had to be accepted in order for the interim series to be produced in an acceptable timescale. According to CLG:

“This had a detrimental effect in the comparability dimension as the projections are less comparable to previous projections and household formation effects are harder to disentangle”¹⁴

3.25 CLG also go on to say:

“DCLG had the option to wait until full data was released from Census 2011 to allow a projection using the existing methodology, allowing better comparison with past projections. However, this would have had a great detrimental effect on the timeliness of the projections and also led to having inconsistent population and household projections, so DCLG decided that producing the interim 2011-based projections was in the best interest for users”¹⁵

3.26 Moreover, other reasons why the 2011-based series should be regarded with caution are that the rate of change anticipated by these projections have been influenced by the unusual economic and market factors that were in place in the three years leading up to 2011, and in particular:

- the economic downturn from 2008-onwards; and
- post-2008 problems in the housing finance market meant that some households – particularly would-be first-time buyers – were not able to enter the market, leading to lower household formation rates and greater levels of “hidden households”.

3.27 There is a concern, therefore, that the CLG 2011-based household projections have been overly influenced by short-term issues affecting the economy and the housing market, and that when these factors ease or pass then the rate of household formation will return to a level much more like the pre-recession trajectory.

3.28 For all of these reasons, it is likely to be more robust to take a balanced view of the findings of the recent three series of household projections, rather than rely too heavily on the interim 2011-based ones.

¹³ CLG: 2011-based Interim Household Projections, Quality Report, April 2013, page 9

¹⁴ CLG: 2011-based Interim Household Projections, Quality Report, April 2013, page 13

¹⁵ CLG: 2011-based Interim Household Projections, Quality Report, April 2013, page 13

Key Conclusions

- The demography of an area is one of the principal long-term drivers of housing demand. Trends in overall population, household size and population age structure are all drivers of future requirements for market and affordable housing.
- Stafford Borough experienced population growth of 8.4% over the 2001-2011 period which was significantly in excess of regional and national benchmarks. This population growth rate was markedly higher from the preceding 10-year period (1991-2001) which was just 1.0% .
- Household growth in Stafford over the 2001-2011 period was even greater, at 11.4%. This implies that average household size has been falling, driven by an ageing population and societal trends that have resulted in more people living alone.
- Whilst rates of population growth and household formation drive the need for housing, these rates themselves can be constrained by any shortfalls in the availability of housing.
- There has been a pronounced ageing trend in Stafford, with the median age of the population increasing from 40 to 43 over the past decade. There has been a large increase since 2001 – of over 4,850 persons (23.8%) – in the numbers of people aged over 65 residing in the Borough. By 2011, the over-65 group accounted for 19.3% of the overall population, an increase from 16.9% in 2001.
- Ageing of the population and the declining proportion of working age residents pose a threat to the future economic competitiveness of the Borough and highlights the need to intervene to address the decline in young and working age groups to circumvent the impact on business competitiveness and long term prosperity. This includes measures to ensure the provision of adequate housing to support growth and pursuing options to align jobs, homes, services and facilities.
- The most recent forecast in the number of households (CLG 2011-based) implies the formation of an additional 4,200 households over the first 10 years of the 2011-2031 Local Plan period (i.e. 420 households per annum). This is lower than the previous, 2008-based set of projections, despite the fact that the Census has revealed a very significant degree of under-estimation in the level of population growth occurring in Stafford Borough over the 2002-2010 period (i.e. in the 2002 to 2010 MYPE series).
- The 2011-based household projections are interim, and have been produced using assumptions based on data that pre-date the 2011 Census which, for Stafford, implies a continued application of inaccurate assumptions about the scale and nature of demographic change that has been occurring locally. Also, the 2011-based series is likely to have been overly influenced by the short term downturn in the economy and housing markets.
- For these reasons we advise that the 2011-based interim projections should not be relied on in isolation. Instead, it would be more robust to take averages across recent series of population and household projections produced from 2006 onwards.

4: Economic Drivers of Demand

- 4.1 The NPPF states that local planning authorities should ensure that their Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics of their area.
- 4.2 The analysis in this chapter draws from the latest available economic, labour market and other relevant datasets from the Office for National Statistics and other sources. It also draws from data and analysis found in a number of documents and reports prepared by or on behalf of the local authority and its partners.

The Business Base and Enterprise

- 4.3 Stafford has a population of around 4,500 VAT registered businesses¹⁶, meaning that it has around 38 VAT registered businesses per 1,000 inhabitants. This places Stafford on the 43rd percentile of GB local authority areas on this measure (i.e. it performs better than 57% of other GB local authority areas).
- 4.4 An equally important measure of competitiveness is entrepreneurship: the rate at which new businesses are formed. The Government's preferred measure of entrepreneurship (new business formation) is the number of annual VAT registrations per 10,000 adult population. Stafford is a somewhat better than average performer on this measure, with about 34 registrations per 10,000 inhabitants, and thereby sitting on the 39th percentile of GB local authority areas on this measure.
- 4.5 However, only about 18.8% of all VAT registered businesses in Stafford qualify as being 'knowledge-intensive' based on the OECD definition. This means that Stafford lies on only the 50th percentile of Britain's local authority areas on this measure¹⁷.

Employment Base and Business Structure

- 4.6 According to the Annual Population Survey (April 2012-March 2013), there were approximately 68,100 economically active residents in Stafford. This implies a very high local economic activity rate (among working age residents) of 83.4%.¹⁸ This rate of economic activity is well above both the national average (77.1%) and the regional average for the West Midlands (75.2%).
- 4.7 Among the economically active residents, 66,500 (81.3% of working age residents) were in employment. This is a significantly greater proportion than the national average (70.9%) and the regional average (68.4%).
- 4.8 The number of employee jobs in Stafford grew over the period 2000-2007 and reached 62,000 by 2007. Since the onset of the recession of 2008, the number of employee jobs in the area has

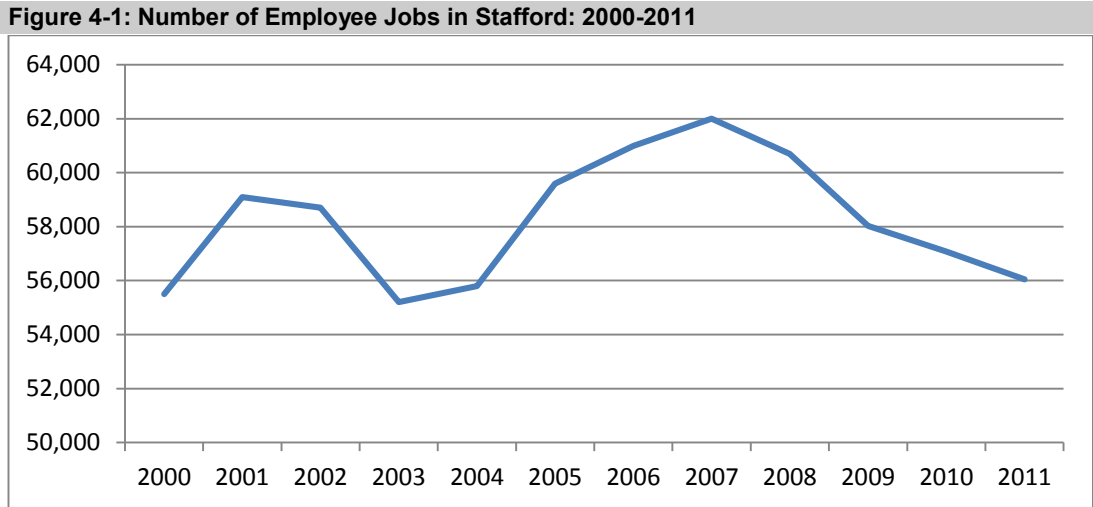
¹⁶ Nomis

¹⁷ Data on knowledge intensity is from the 2010 UK Competitiveness Index.

¹⁸ Source: NOMIS (data accessed 20th September 2013)

fallen by around 6,000, to 56,000.¹⁹ Manufacturing employment in Stafford was particularly hard hit by the economic downturn.

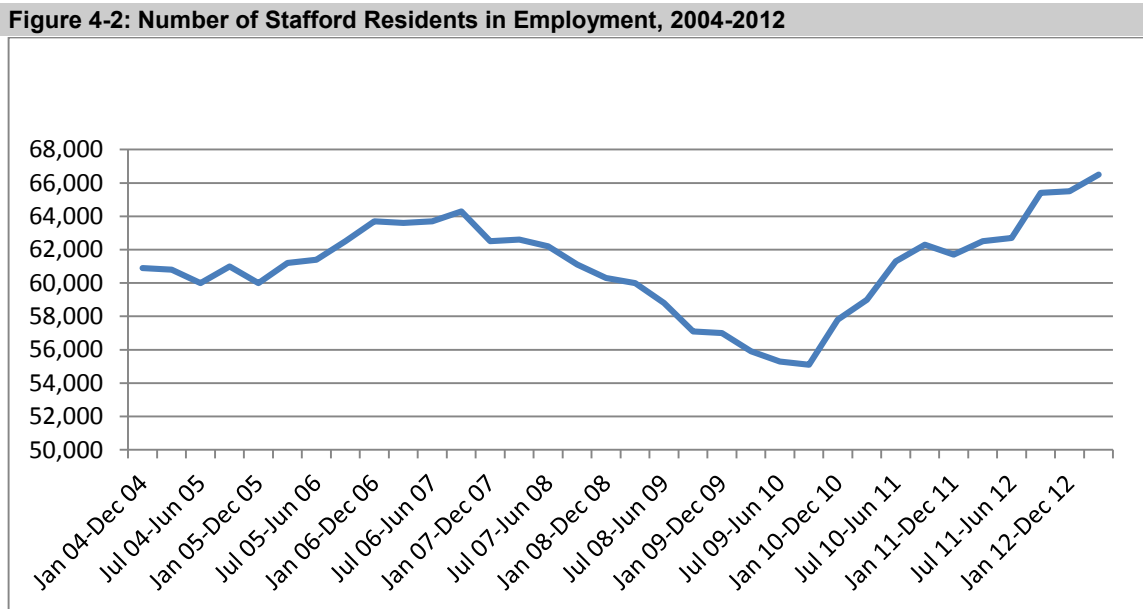
4.9 The overall trend for employee jobs in Stafford since 2000 is illustrated in the chart below.



Source: NOMIS

4.10 The chart above considers the numbers of employee jobs **located** in Stafford. An additional relevant consideration is the number of Stafford residents who are in employment, but who may work either within the area or in other local authority areas.

4.11 The trend for the overall number of residents in employment is shown in Figure 4.2 below.



Source: NOMIS

4.12 This second chart shows a steady increase over the period up to 2006, peaking at around 64,000 residents in employment, which was followed by a period of decline until the end of 2009, falling to a low point of 56,000 as the national recession affected the local area. Since then

¹⁹ Source: NOMIS (data accessed 20th September 2013)

there has been a period of strong recovery, with the number of residents in employment reaching 66,000 by 2012.

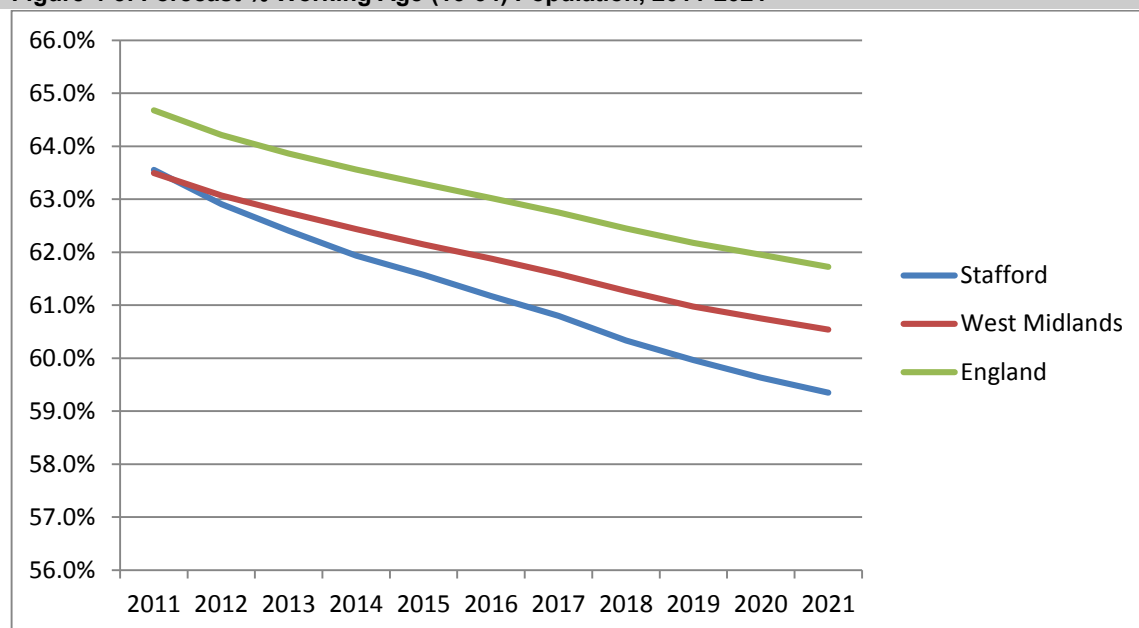
- 4.13 It appears, therefore, that the loss of employment opportunity locally has been more than compensated for by the increase in employment opportunity in neighbouring areas. The relationship between Stafford and neighbouring commuting destinations is considered later in this Chapter.
- 4.14 Analysis of the sectoral structure of employment in Stafford reveals that there are a number of sectors which are of absolute (in terms of the number of employees) and relative (the proportion of employees) importance, including:
- Significantly greater proportions of employment in public services (including health and education) compared to national and regional averages. Altogether, around 39.6% of jobs are in these sectors, compared to a regional average of 27.0% (which is the same as the national average).
 - Below average representation of manufacturing (10.8% of local jobs) compared to the regional average (13.8%)
 - Significantly below average representation of financial and professional services (13.4%) compared to regional (18.6%) and national (22.0%) averages
 - Proportions of employment in construction, transport and retail are at about or just below regional and national averages
- 4.15 Stafford's reliance on public sector jobs is something of a concern given the current and short term prospects for employment in this sector, given current pressures on public finances driven by the current Government policy of public spending 'austerity'.

Labour Force Characteristics

- 4.16 According to the 2011 Mid-year Population Estimates (MYPE), Stafford has a working age population (proxied by the age range 16-64) of approximately 82,900 persons, which is 63.0% of the total resident population. This proportion is exactly in line with the regional average, but is slightly lower than the national average (64.2%).
- 4.17 The size of the resident working age (16-64) population in Stafford increased in absolute terms by around 5,100 persons (6.3%) between 2001 and 2011, according to Census data. However, the proportion of people of working age compared with overall resident population has declined somewhat over the same period, from 64.7% to 63.6%.
- 4.18 Moreover, the recently released 2012 MYPE estimates indicate that the working age population in Stafford fell by 300 persons, to 63.0% of the overall population. This is indicative of an expected future ageing trend.
- 4.19 According to 2011-based interim population projections the proportion of residents of working age in Stafford is forecast to decline by around 1,050 persons from 2011 to 2021, and the proportion of 16-64 year olds compared to the population as a whole is expected to decline to just 59.3% by 2021. This is a national trend, linked to an ageing population and fewer workers

per household. However, the rate of decline in Stafford is expected to be faster than the regional and national benchmark areas.

Figure 4-3: Forecast % Working Age (16-64) Population, 2011-2021



Source: Sub-National Population Projections 2011-based

- 4.20 This decline in the proportion of people of working age could pose considerable longer term challenges to the competitiveness of the Stafford economy. The threat to the economic competitiveness of Stafford exists because business investment may increasingly be deterred if it becomes more difficult to recruit and retain workers. This will require the provision of extra housing in Stafford to accommodate an augmentation to the area’s working age population.
- 4.21 Data on skills and qualifications from the Annual Population Survey (December 2012) suggests that the proportion of the resident working age population of Stafford qualified at degree level or higher (33.5%) is significantly greater than the regional average (27.8%) but slightly lower than the national average (34.4%). Also the proportion qualified to NVQ level 3 or higher is greater than the equivalent proportions at regional and national level.
- 4.22 Meanwhile, the proportion of the resident population with no qualifications (7.7%) is below the national average of 9.7% and the regional average of 13.6%. Analysis of the occupation profile indicates that 44.6% of Stafford residents work in managerial and professional occupations, which is a level slightly above the national average (44.0%) but above the regional average of 39.5%. Overall, local residents in full time work are paid on average 11.1% more than the regional average, and around 2.6% more than the national average.²⁰
- 4.23 The relatively high level of qualifications among the local resident population, coupled with above average (compared to the national average) earnings levels, has a potential implication for future housing affordability trends in Stafford. This is because workers with higher levels of qualifications tend to enjoy above-average rates of earnings increases, meaning that their ability to participate in the housing market can improve relative to other households over time.

²⁰ Source: ONS Annual Survey of Hours and Earnings, 2012

Travel-to-work Patterns

- 4.24 Stafford possesses a jobs-to-economically active residents ratio of 0.85:1.00, indicating that there are fewer jobs than residents that are either in work or actively seeking work. There were an average of 56,000 jobs²¹ and 65,500²² economically active residents found in the area during 2011. Accessibility of employment opportunities in neighbouring areas is therefore important to the prosperity of the working age population in Stafford.
- 4.25 Updated detailed travel-to-work data from the 2011 Census are not expected to be released until after October 2013.²³ However, indications of the current trends in the strength and direction of commuting patterns can be obtained from the Annual Population Survey (APS).
- 4.26 APS Data from 2011 suggests that particularly important out-commuting destinations for Stafford residents include: Stoke-on-Trent (3,200 residents); Cannock Chase (2,400); Telford (1,900); Walsall (1,500); and Wolverhampton (1,050). Other important destinations include Birmingham, Newcastle-under-Lyme, Shropshire and Cheshire East (all between 750 and 1,000).
- 4.27 However, in-commuting is also important to the economy of Stafford, with important sources of workers originating from Stoke, Newcastle, Staffordshire Moorlands and South Staffordshire.

Future employment growth

- 4.28 The NPPF also states that planning authorities' assessments of and strategies for housing and employment uses should take full account of market and economic signals.²⁴
- 4.29 Unfortunately, there do not appear to have been any recent independent econometric forecasts produced on behalf of Stafford Council. Normally, such forecasts would be utilised as part of a CLG-compliant approach to employment land needs assessment, but the most recent such study – that produced for the Council as part of the 2012 employment land study – utilises economic forecasts (sourced from Cambridge Econometrics) that date from 2008
- 4.30 These forecasts appear to predict substantial losses in employment across Stafford Borough from 2006 to 2026 amounting to around 9,800 jobs. Moreover, the losses – according to these forecasts – are expected to occur at a fairly uniform rate across each of the five-year periods of the Plan.
- 4.31 In our view these 2008-based forecasts are overly conditioned by the outlook that prevailed when the 2007/8 recession had commenced and economic activity had declined steeply. As we have already noted, substantial job losses did occur in Stafford during the 2008-2011 period, but the data suggests that recovery is now taking place: it is difficult at this stage to foresee that

²¹ Source: BRES, 2011

²² Source: APS, Jan 2011-Dec 2011

²³ Based on a discussion with an ONS officer on 6th November 2012

²⁴ NPPF paragraph 158

very substantial job losses will continue to occur over the next five year period and beyond in Stafford.²⁵

4.32 We are not aware of any more recent forecasts commissioned or used by the Council, and in our view the 2008-based forecasts are too dated to be of much practical use at this stage, as they were overly conditioned by a recessionary outlook.

4.33 The key issue, however, is that the Submission Local Plan for Stafford appears to have been predicated on a view that employment opportunity in the Borough can be expected to diminish over the next 20 years. For example, in paragraph 6.16 of the Submission Local Plan it is stated that:

*However, the labour supply approach, which seeks to predict levels of land needed to serve predicted future growth in employment, provides a yield of only 25 hectares over the same period. This is because in the future the new economic sectors predicted to grow in the Stafford Borough area need less land and, in addition, **the number of employee jobs is anticipated to decrease over the next 20 years***

(Stafford Borough Submission Local Plan para 6.16, emphasis added)

4.34 In order to test the assumptions that the Council appear to have embraced regarding future economic prospects, we have accessed alternative economic forecasts for Stafford based on growth assumptions from an alternative source, namely Oxford Economics. Moreover, to illustrate the potential impact that the timing of the economic forecasts can potentially make, we have sourced forecasts from two different runs of the model:

- first, the results of the model run in mid-2011; and
- second, a more recent run of economic forecasts from the same source, but this time dating from September 2013

4.35 The May 2011 forecasts – which post-date the credit crunch and the worst impacts of the recession – predict reasonably strong employment growth in Stafford over the period relevant to the Submission Local Plan (i.e. to 2031). In summary, the forecasts anticipate:

- overall growth in the employment base (2011-2031) of just over 3,800, representing growth of about 6.8%;
- the forecasts take into account the potential vulnerability of Stafford to job losses in the public sector in the short-to-medium term; and
- the main source of employment growth is expected to be business and professional services.

4.36 The more recent forecasts indicate even stronger growth for Stafford Borough over the relevant period. These more recent forecasts anticipate that net growth of around 6,000 jobs can be expected across the Borough from 2011-2031 at an average rate of growth of 300 per annum.

²⁵ Unfortunately, the release of 2012 employment data by ONS (originally scheduled for 27th September 2013) has been delayed until later in October and wasn't available at the time of writing this report.

4.37 The sources of employment change identified by the latest forecasts are set out in the table below, broken down by broad sector and ranked from greatest expected increase to greatest expected decrease (loss):

Table 4-1: Stafford Borough: Expected Employment Change by Sector, 2011-2031

Sector	Expected Employment Change 2011-2031
Health	1,412
Business administration & support services	1,372
Professional, scientific & technical	1,190
Arts, entertainment, recreation & other services	975
Retail	839
Accommodation & food services	611
Construction	591
Transport & storage	461
Property	370
Wholesale	289
Motor trades	211
Information & communication	88
Education	67
Financial & insurance	45
Agriculture, forestry & fishing	-8
Mining, quarrying & utilities	-112
Public administration & defence	428
Manufacturing	-1,973
Column Total	6,001

Source: Development Economics Ltd based on OEF

- 4.38 The time elapse between the May 2011 forecasts and the September 2013 forecasts using the same model illustrate the generally much more positive national and regional economic outlook, and also reflect the resilience that the Stafford employment base has evinced over the past two years.
- 4.39 Both sets of forecasts, moreover, confirm that net overall employment growth is a realistic expectation for Stafford Borough over the period that is relevant to the Local Plan, and that economic (i.e. employment) growth will continue to underpin demand for housing in the area over the Local Plan Period.
- 4.40 It is therefore concerning that the currently proposed housing target put forward by the Council is one that (on the Council's own evidence) is predicated on a declining local employment base, to the extent that the Council appear to be expecting that 10,000 jobs will be lost by 2031.
- 4.41 This is a fundamental issue with respect to the economic development and housing policies contained in the Submission Local Plan, and it is a viewpoint that we consider is difficult for the Council to maintain given recent evidence regarding the performance of the local economy.

Key Conclusions

- The economy influences future housing demand through productivity, the supply of jobs and household income. The Local Plan needs to ensure that it can create and sustain quality places to live, work, visit and do business in Stafford Borough as a key economic objective.
- The Borough has a relatively diverse economy and the area also benefits from above average levels of entrepreneurship and significantly better than average skills and qualifications of its working age population. The Borough also has high levels of economic activity and employment.
- The number of residents in employment across the Borough declined sharply in the immediate aftermath of the 2007/08 recession, but has since recovered to a level that is greater than the level that existed before the onset of the most recent recession.
- The relatively high level of qualifications among the local resident population, coupled with above average earnings levels, has a potential implication for future housing affordability trends in Stafford. This is because workers with higher levels of qualifications tend to enjoy above-average rates of earnings increases, meaning that their ability to participate in the housing market can improve relative to other households over time.
- Looking forward, independent econometric forecasts suggest that net job growth of around 6,000 jobs can be expected between 2011 and 2031 which indicates that future economic growth will be a key driver of housing demand in the Local Plan period. This contrasts with the Council's view that the local employment base is destined to shrink markedly – by around 10,000 jobs – over the Plan period.
- A key area of concern is the trend towards an ageing population and fewer workers per household, leading to a declining proportion of residents of working age. Between 2011 and 2021 there is expected to be a net decline of 1,050 persons in the 16-64 age group. The implication of this demographic trend is that additional housing will be needed to accommodate replacements for existing working residents retiring from the workforce over the remainder of the Plan period. It also implies that additional housing will be needed to attract a workforce to the area so that businesses can recruit to both meet the net growth in job opportunities as well as the replacement of retiring workers.
- All of this underscores the point that, in order for the Development Plan policies to support the local economy and help achieve its growth potential (and thereby conform with the requirements of the NPPF), the Plan must provide for sufficient new housing to ensure that future availability of workers and their skills will not be a constraint to the local area's business base. The Council's current proposals are likely to deliver a shrinking local labour supply, rather than help accommodate the expected need for a growing local workforce.
- In particular, there is a significant risk that a failure to provide sufficient housing to accommodate the future requirements of the business base will make it increasingly difficult for local employers, inward investors and new start businesses to recruit and retain labour in the area.
- Moreover, any policy of restricting future housing delivery below the levels required to meet future needs would likely result in a constraint to future economic growth and prosperity, and would be in direct conflict with the sustainable development and economic growth objectives of the NPPF, as is specified in paragraph 19 of that document.²⁶

²⁶ The NPPF makes clear that the planning system “*should operate to encourage and not act as an impediment to economic growth*” (NPPF paragraph 19).

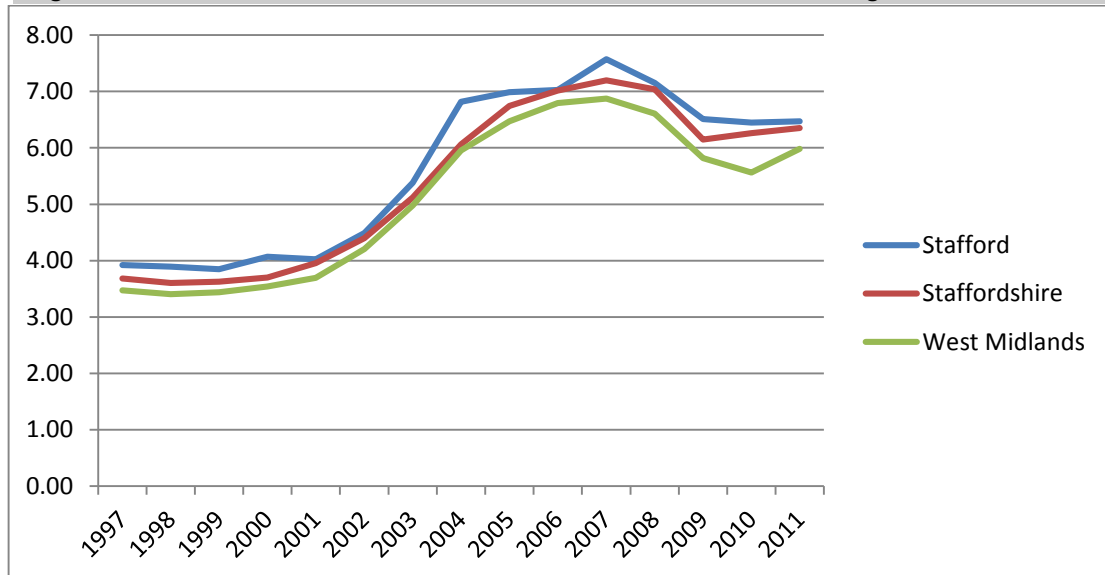
5: Housing Affordability

- 5.1 The NPPF states that local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends, and the needs of different groups in the community in order to deliver a wide choice of high quality homes, widen opportunities for home ownership, and create sustainable, inclusive and mixed communities.
- 5.2 This Chapter presents recent evidence on the need for and recent supply of affordable housing in Stafford Borough.

CLG Metrics of Relative Affordability

- 5.3 CLG data confirms that affordability remains a problem in Stafford despite the downward trend on house prices since the advent of the credit crunch and associated recession.
- 5.4 Revised data for 2011 indicates that the ratio of lower quartile house prices to lower quartile earnings is 6.47:1.00 in Stafford. This is the third highest ratio in Staffordshire (after South Staffordshire and Lichfield), and is greater than the average for the County (6.35). It is also significantly greater than the regional average of 5.98:1.00.
- 5.5 The ratio for Stafford has declined slightly over period since the onset of the 2007/2008 credit crunch and recessionary aftermath, but the long term trend is still upwards. The chart below illustrates the long term trends for the Borough and sub-regional and regional benchmarks.

Figure 5-2: Ratio of Lower Quartile House Prices to Lower Quartile Earnings



Source: CLG Live Table 576

- 5.6 Provisional data for 2012 indicates that ratios are increasing: the provisional ratio for Stafford for 2012 was 6.68:1.00.

Local authority housing waiting list data

- 5.7 According to CLG's Live Table 600²⁷, the number of households on the local authority's housing list increased from 1,688 in 2007 to 2,850 in 2011, representing an increase of 69%.
- 5.8 However, there has been a recent drop in the numbers: for 2012 the number of households on the list dropped to 1,512. This decrease is likely to reflect changes in the way that the list is managed (e.g. the introduction of Choice Based Lettings, which in many local authority areas has prompted a re-registration of applicants, and a temporary drop in applicants while the switchover happened).

SHMA assessment

- 5.9 A bespoke Stafford SHMA was produced for the Council by Arc4 in 2012. The key findings include the following:
- **Current Need:** the existing (2012) current housing need is estimated at 1,013 households
 - **Future households requiring affordable housing:** the 2012 SHMA update estimated the future rate of household formation to be 955 per year. Of these, the SHMA estimates that 234 households per year will require affordable housing, with an additional 19 households falling into need. Hence, future need is estimated to be 253 households per year.
 - **Annual supply of affordable housing:** is estimated to amount to 313 dpa.
 - **Backlog of need:** the total backlog of need is estimated to be 450 units.
 - **Net annual shortfall** Assuming reduction of backlog over 5 years, the annual net shortfall is estimated by Arc4 to be 210 dpa.
- 5.10 The delivery of affordable housing in Stafford Borough in recent years has been much lower than the levels of delivery identified by the 2007 SHMA and the 2012 update. The table below illustrates the trajectory of affordable housing provision in the Borough since 2001/02, using data produced by the Council in its annual monitoring reports.
- 5.11 As can be seen in the table, the total delivery of affordable dwellings in the Borough since 2006/07 has only amounted to 384 dwellings, which is less than a quarter of the provision that the two most recent SHMAs have estimated would be needed in Stafford. This amounts to a chronic failure to meet the affordable housing needs of the area and its population.
- 5.12 Long term failure to provide a sufficient supply of affordable housing can have very significant adverse consequences for social and community cohesion, as well as very negative impacts on the well-being of families and prospects for children: these potential consequences are considered in Chapter 7 of this report.

²⁷ Data accessed on 22nd September 2013

Table 5-1: Provision of affordable housing in Stafford since 2001/02

Year	Affordable dwellings	Affordable dwellings as a proportion of all completions
2001/2	80	12%
2002/3	33	6%
2003/4	126	21%
2004/5	85	26%
2005/6	10	2%
2006/7	0	0%
2007/8	42	7%
2008/9	100	19%
2009/10	46	24%
2010/11	65	30%
2011/12	83	20%
2012/13	48	16%
2001/2-2012/23	5,301	14%

Source: Stafford BC Annual Monitoring Reports (in particular, 2009/10 and 2012/13)

- 5.13 The 2012 SHMA also concludes that 350 households per annum will require market housing in Stafford borough. However, this estimation is based on a very simplistic approach, i.e. net increase in the number of households (from CLG projections) = 500 p.a. (and which is also the Council’s proposed housing delivery target) multiplied by the target proportion of non-affordable housing (65%) = 350 p.a.
- 5.14 The main weaknesses of the SHMA with respect to the approach to the assessment of future requirements for market housing is that the estimation is driven by the implications of the Council’s proposed affordable housing policy (in terms of the use of the 35% target), hence it is entirely policy driven rather than being evidence based, which is contrary to the requirements of the NPPF.

Key Conclusions

- Recent data from CLG confirms that housing affordability is a challenge for Stafford Borough, despite the downward trend on house prices since the advent of the credit crunch and associated recession.
- The 2012 SHMA estimates that 234 households per year will require affordable housing. However, the recent trajectory of affordable housing provision is much lower: a total of 384 affordable housing units have been provided since 2006/07, at an average rate of just 55 affordable dwellings per annum. On this basis, actual provision has been running at less than one-quarter of the rate identified as being necessary by the SHMA (the proportion of provision that is affordable over the period since 2001/02 is even lower, at just 14%).
- Long term failure to provide a sufficient supply of affordable housing can have very significant adverse consequences for social and community cohesion, as well as very negative impacts on the well-being of families and prospects for children.

6: The Adequacy of the Proposed Housing Target

- 6.1 The purpose of this Chapter is to analyse the available demographic, economic and housing affordability evidence in order to assess the adequacy of the currently proposed housing delivery target for Stafford Borough and, if determined to be inadequate, to provide comment on what a more appropriate future housing target for the Borough is likely to be. This assessment reflects the issues and drivers of future housing requirements as set out in the NPPF, and the evidence discussed in the previous Chapters of the report.

Demographic change

- 6.2 The NPPF requires that an authority's assessment of future housing requirements takes into account the way that its population, economy and labour market is expected to change over the relevant Plan period.
- 6.3 The most recent available household projections (2011-based) suggest that an average of 420 households per annum can be expected to form over the first half (2011-2021) of the Plan Period. This assessment takes into account anticipated population growth, plus other demographic trends that influence average household size.
- 6.4 This is a lower level of increase than identified by the previous, 2008-based set of projections (472 dpa), despite the fact that the Census has revealed a very significant degree of under-estimation in the level of population growth occurring in Stafford Borough over the 2002-2010 period (i.e. in the 2002 to 2010 MYPE series).
- 6.5 The 2011-based household projections are interim, and have been produced using demographic assumptions based on data that pre-dates the 2011 Census which, for Stafford, implies a continued application of inaccurate assumptions about the scale and nature of demographic change that has been occurring locally.
- 6.6 Therefore, we consider that caution is needed before the findings of the latest (2011-based) household projections are accepted at face value. This is because the 2011-based series have been overly influenced by short-term issues affecting the economy and the housing market, that are likely to have temporarily suppressed the rate of household formation to a level below its natural trajectory.
- 6.7 Also, in Chapter 3 we set out a number of caveats issued by CLG which underscore the interim nature of these projections and the difficulties of comparing their results with those from previous series.
- 6.8 On this basis, we consider that a blended average of the last three series of household projections (i.e. 2006-, 2008- and 2011-based) might provide a more realistic assessment of the likely future longer term trajectory of household formation in Stafford Borough. These are 500 dpa, 472 dpa and 420 dpa respectively. The average of these three trajectories is 464 dpa.

Economic Growth

- 6.9 The analysis provided in Chapter 4 of this report confirms that Stafford Borough benefits from average levels of entrepreneurship and a skills and qualification base that exceeds regional averages. Although jobs have been lost locally in the 2006-2011 period, the number of residents in employment has been growing strongly since 2010, seemingly as a result of greater levels of out-commuting to neighbouring centres of employment.
- 6.10 The most up-to-date source of employment forecasts used by the Council in their Plan preparation anticipate substantial net losses in employment across Stafford Borough from 2006 to 2026 amounting to around 9,800 jobs and which, moreover, are expected to be lost at a more-or-less uniform rate across each of the five-year periods of the Plan.
- 6.11 However, we are concerned that these forecasts are overly conditioned by a recessionary outlook, and although it is the case that substantial job losses did occur in Stafford during the 2008-2011 period, more recent data suggests that recovery is now taking place. It is therefore difficult at this stage to foresee that very substantial job losses will continue to occur over the next five year period and beyond in Stafford Borough.
- 6.12 As we discussed in Chapter 4, more recent forecasts indicate that employment in Stafford Borough is likely to grow by around 6,000 net jobs over the Plan Period (2011-31).
- 6.13 On this basis, we consider that the overall economically-driven requirement for housing – incorporating growth and the need to maintain the current labour force – is expected to imply a housing target for Stafford Borough in the range 600 to 650 dpa.

Affordability Needs

- 6.14 A third domain that needs to be taken into account is affordable housing need: that is, meeting the housing needs of those existing and future residents of Stafford Borough unable to afford to pay market prices for houses or rent.
- 6.15 Data from CLG confirms that the problems of housing affordability are acute in Stafford Borough. Revised data for 2011 shows that the ratio of lower quartile house prices to lower quartile residents' earnings in the area are at a ratio of 6.47:1.00. This is higher than the West Midlands regional ratio of 5.98:1.00 and is among the highest ratios of local authorities across Staffordshire.
- 6.16 The 2012 SHMA commissioned by the Council estimates that 234 households per year will require affordable housing. However, the recent trajectory of affordable housing provision is much lower: a total of 384 affordable housing units have been provided since 2006/07, at an average rate of just 55 affordable dwellings per annum.
- 6.17 On this basis, actual provision has been running at less than one-quarter of the rate identified as being necessary by the SHMA (the proportion of provision that is affordable over the period since 2001/02 is even lower, at just 14%).

Overall Assessment of Future Housing Needs

- 6.18 In summary, therefore, the annual future housing needs suggested by each of three NPPF-compliant approaches individually are as follows:
- **demographic:** 464 dpa, based on a balanced review of the most recent household and population projections, as well as the 2006-based, 2008-based projections and the implications of the 2011 Census findings so far released;
 - **economic:** 600-650 dpa, to allow for the expected net increase in employment anticipated to occur in Stafford Borough, as well as providing additional housing needed to accommodate additional workers to compensate for the anticipated decline in the relative numbers of working age residents that would otherwise occur; and
 - **affordable:** 234 affordable dwellings per annum, based on the findings of the 2012 SHMA. Assuming an average of between 30% and 40% affordable housing achieved as a result of development (as per Policy C2), this implies a minimum overall target of between 585 dpa and 780 dpa. An average of 35% affordable provision from development would imply an overall housing target of 683 dpa.
- 6.19 However, setting aside this caveat, balancing the three drivers, our assessment is that **a housing delivery target of between 600 dpa and 650 dpa** would provide a balance between fully meeting demographic and economic drivers of housing demand, as well as making a substantial contribution towards meeting both the newly arising need for affordable housing on the one hand, and making a significant contribution towards addressing backlog on the other.
- 6.20 On this basis, the Council's proposed target of 500 dpa is revealed to be inadequate to meet the area's future housing needs, as measured against the three key NPPF criteria (i.e. demographic and economic change, as well as the need to provide an adequate supply of affordable housing).

7: Potential Consequences of Inadequate Provision

- 7.1 The conclusion of the assessment undertaken in this report is that the Council's currently proposed target of 500 dpa for Stafford Borough would represent under-provision against the objectively assessed requirement for housing, in particular that driven by economic growth considerations and affordability needs.
- 7.2 Thus, there is a danger that unless the Council's proposed target is increased significantly, there is a consequential danger that the failure to deliver the required future supply of housing would generate a range of adverse consequences across a range of economic and equity considerations.
- 7.3 Paragraph 152 of the NPPF requires local planning authorities to seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development and achieve net gains across all three. The implication of the NPPF, however, is that where local planning authorities do not propose to provide for the full, objectively assessed need for housing in their area, they need to have tested any potential negative consequences of such policies and should have assessed how these could be avoided, mitigated or compensated for through an alternative approach to the delivery of the full, objectively assessed needs.
- 7.4 Nothing the Council has prepared thus far appears to amount to an assessment of the potential consequences of failing to address the full objectively assessed requirement for housing, as appears to be envisaged by the NPPF. The purpose of this chapter, therefore, is to assess further what might be the negative consequences for Stafford Borough – in social and economic terms – if the Council fails to propose a housing delivery target that would provide for the full, objectively assessed future need for housing across the Borough.

Potential Economic Consequences

- 7.5 We have assessed the scale of housing need driven by economic factors to amount to between 600 and 650 dpa. A key consequence of inadequate housing supply would be to hinder the efficient working of the local labour market and the local economy more generally.
- 7.6 An under-supply of housing – such as that associated with the Council's proposed delivery target of 500 dpa – can cause problems for the local labour market as it can reduce the mobility of labour, and make it more difficult for labour demand and labour supply to be adequately matched. Resulting labour and skills shortages can result in lost productive potential, reduced overall productivity and lower business profitability. The impact of such labour market difficulties might be to deter new business investment and, ultimately, to encourage existing local businesses to consider re-location.
- 7.7 This is because employers require adequate access to a workforce of various skill levels. The process of recruiting new workers and replacing workers who leave can be a significant cost to

many businesses, and an inability to fill vacancies is a key source of lost productive potential for both individual businesses and the local economy as a whole.²⁸

- 7.8 Any increase in difficulties of recruiting and retaining staff, such as might be caused by a shortage of housing would, in the medium term, potentially increase the burden of the constraint on the local supply of workers and skills and, as a consequence, serve to provide an upward pressure on the cost of labour. Moreover, increasing the difficulties of recruiting and retaining an appropriately skilled workforce and potentially increasing the direct cost of labour would serve to reduce the competitiveness of local businesses compared to their competitors located in places where labour supply is less constrained.
- 7.9 Moreover, an artificially constrained labour supply – imposed by a housing development constraint – would likely act as a significant and substantial deterrent to international and national businesses that might otherwise regard the Borough as a potential location to host a new branch or establishment. Failure to attract new investment would be detrimental to the long-term productive potential of the area and long-term competitiveness and prosperity.
- 7.10 A failure to provide sufficient housing to meet local needs can only exacerbate current housing shortages, leading to further upwards pressure on house prices and worsening affordability problems. This would likely have particular consequences for local employers, who would increasingly struggle to fill job vacancies from a rapidly ageing local population, with local young people increasingly forced to relocate to more affordable areas in order to access housing and resultant negative sustainability consequences linked to extended commuting patterns.
- 7.11 Furthermore, additional stimulation of house-building activity has considerable potential to stimulate additional local economic activity, through direct employment, supply chain activity and the induced expenditure resulting from this additional employment and procurement activity. Estimates produced by CLG and Offpat, for example, estimate that for each additional £1 million of housing investment around 20 additional construction sector and other jobs can be supported.

Potential Social and Equity Consequences

- 7.12 An obvious consequence of growing housing under-supply is rising house prices and housing rents in real terms, with consequential impacts on housing affordability. To an extent, the potential negative social consequences are recognised by the Council through the findings of the 2012 Strategic Housing Needs Assessment, which was discussed in Chapter 5 of this report.
- 7.13 Other research confirms that insufficient supply of affordable housing can result in significant adverse social consequences, including for health outcomes, children's educational performance and other metrics of societal well-being. For example, well-regarded research undertaken by Shelter has identified a clear link between over-crowded housing conditions or a lack of housing and a number of medical conditions, including the following:²⁹
- higher rates of cardio-vascular and respiratory diseases

²⁸ The impact of housing market under-supply on labour market efficiency was identified in the Interim Report of the Barker Review commissioned by HM Treasury in December 2003.

²⁹ Shelter: Living in Limbo (2004)

- higher numbers of accidents needing medical treatment
 - hypothermia
 - higher risk of meningitis
 - greater risk of substance misuse
- 7.14 Other research undertaken by Shelter has also highlighted the adverse impacts of poor housing on the life chances of children, including the following key findings:³⁰
- up to 25% higher risk of severe ill health throughout childhood and into early adulthood
 - greater risk of mental health problems and problems with behaviour
 - increased risk of meningitis, respiratory problems such as asthma, and slow-growth
 - poor health leads to greater incidence of missed schooling, with consequent problems for school attainment and achieving qualifications
 - poor health leading to missed opportunities to participate in sport and physical recreation, leading to longer term problems linked to inactivity, such as obesity
 - lower educational attainment, and greater likelihood of unemployment and poverty when reaching adulthood
- 7.15 One of the most visible aspects of an undersupply of housing is homelessness, although this results from a number of social as well as economic causes. If they are not able to afford housing, and cannot immediately be given a permanent dwelling in the social housing sector or be subsidised through Housing Benefit, then local authorities may be left with few options other than to house affected individuals or families in temporary dwellings, such as bed and breakfast accommodation, at considerable cost to the local taxpayer.
- 7.16 There are also wealth distribution implications associated with rising house prices and rents. Data from HMRC³¹ confirms that wealth inequalities have been increasing in the UK in line with rising house prices; one consequence is the long-term transfer of wealth in favour of home-owners and at the expense of non-owners of homes. The substantial increase in the average age of first time buyers over the past two decades is another cause of rising inequality and a symptom of inter-generational wealth transfer.
- 7.17 The net result over the longer term would be to further stimulate the trend of wealth transfer towards existing home owners from future entrants to the housing market, with negative consequences for social equity in the area.

³⁰ Shelter: Chances of a lifetime: the impact of poor housing on children's lives (2006)

³¹ HMRC Statistics on the Distribution of Personal Wealth

8: Summary, Conclusions and Implications

- 8.1 The overall thrust of the NPPF is that although local authorities have the responsibility to set their own targets, there is now a much more onerous requirement to meet the full identified need for housing than existed under the previous policy regime. This report has considered three key drivers of future housing requirements in Stafford Borough, based on the factors identified as important by the NPPF: demographic change; economic growth; and affordable housing need.

Policy Context

- 8.2 The emerging Local Plan for Stafford includes a proposed housing target set at 500 dpa over the Plan period 2011-2031. This compares to the West Midlands RSS Preferred Option target of 505 for the 2006-2026 period, and the revised West Midlands RSS Phase 2 Panel Report recommendation of 550 dpa for Stafford, also for 2006-2026.
- 8.3 A number of local strategies identify strategic housing priorities, including the Council's Corporate Plan, the Community Action Plan, the Housing Strategy and the Economic Prosperity Strategy. Particular themes include the need to provide for affordable housing and the need to provide housing to facilitate economic growth.
- 8.4 A Strategic Housing Market Assessment (SHMA) was prepared for the Borough Council by Arc4 in 2012, which updates the previous SHMA produced on a sub-regional basis in 2008. The key finding of the 2012 SHMA is that the Borough was estimated to have an annual need for affordable housing of around 234 households per year. In addition, a current backlog of need in the Borough amounting to around 450 affordable dwellings was also identified.

Demographic Drivers

- 8.5 The most recent available household projections (2011-based) suggest that an average of 420 households per annum can be expected to form over the first half (2011-2021) of the Plan Period. This is a lower level of increase than identified by the previous, 2008-based set of projections (472 dpa), despite the fact that the Census has revealed a very significant degree of under-estimation in the level of population growth occurring in Stafford Borough over the 2002-2010 period.
- 8.6 The 2011-based household projections are interim, and have been produced using demographic assumptions based on data that pre-dates the 2011 Census which, for Stafford, implies a continued application of inaccurate assumptions about the scale and nature of demographic change that has been occurring locally. This is because the 2011-based series have been overly influenced by short-term issues affecting the economy and the housing market, that are likely to have temporarily suppressed the rate of household formation to a level below its natural trajectory.
- 8.7 Moreover, the ONS set out a number of important caveats with respect to the interim population projections, such as the assumptions regarding fertility and migration, which are

based on estimated trends from the 2010-based population projections rather than being consistent with data from the 2011 Census.³²

- 8.8 The 2011-based projections are also likely to have been influenced by the economic markets downturn from 2008-onwards, which is likely to have led to a reduced ability to participate in the housing market (buy or rent) for many would-be households. In addition, post-2008 problems in the housing finance market meant that some households – particularly would-be first-time buyers – were not able to enter the market, leading to lower household formation rates and increased occurrence of “hidden households”.
- 8.9 For all these reasons we consider that a blended average of the last three series of household projections (i.e. 2006-, 2008- and 2011-based) provides a more realistic assessment of the likely future longer term trajectory of household formation in Stafford Borough. These are 500 dpa, 472 dpa and 420 dpa respectively. The average of these three trajectories is 464 dpa

Economic Drivers

- 8.10 Stafford Borough benefits from average levels of entrepreneurship and a skills and qualification base that exceeds regional averages. Although jobs have been lost locally in the 2006-2011 period, the number of residents in employment has been growing strongly since 2010, due in part to greater levels of out-commuting to neighbouring centres of employment.
- 8.11 Despite these economic attributes and strengths, the Council appears to be continuing to rely on economic forecasts that date from 2008 and which predict substantial net losses in employment to around 9,800 jobs between 2006 and 2026. Moreover, the losses – according to these forecasts – are expected to occur at a fairly uniform rate across each of the five-year periods of the Plan. This last point is important because it appears that the Plan is based on a scenario of on-going economic decline, not just a continuation of short-to-medium term difficulties that might be associated with the most recent recession.
- 8.12 These forecasts appear to be overly conditioned by a recessionary outlook, and recent data suggests that recovery is now taking place. It is therefore difficult at this stage to foresee that very substantial job losses will continue at the rate that the Council appears to be planning for (for example, paragraph 6.16 of the Submission Local Plan clearly states that the number of employee jobs is expected to decrease in Stafford over the next 20 years).
- 8.13 More recent (2013) forecasts produced for this report indicate that employment in Stafford Borough is likely to grow by around 6,000 net jobs over the Plan Period (2011-31).
- 8.14 A key area of concern for the economy of Stafford is the trend towards an ageing population and fewer workers per household, leading to a declining proportion of residents of working age. The latest (2011-based) population projections from ONS anticipate a net decline of 1,050 persons in the 16-64 age group between 2011 and 2021. The implication of this demographic trend is that additional housing will be needed to accommodate replacements for existing working residents retiring from the workforce over the remainder of the Plan period. It also implies that additional housing will be needed to attract a workforce to the area so that

³² According to the CLQ Quality Report (page 8) “The special circumstances of an interim set of sub-national population projections led to some modifications to the methodology and best trend data available”.

businesses can recruit to both meet the net growth in job opportunities as well as the replacement of retiring workers.

Housing Affordability

- 8.15 Data from CLG confirms that housing affordability remains a challenge in Stafford Borough. Revised data for 2011 shows that the ratio of lower quartile house prices to lower quartile residents' earnings in the area are at a ratio of 6.47:1.00. This is higher than the West Midlands regional ratio of 5.98:1.00 and is among the highest ratios of local authorities across Staffordshire.
- 8.16 The 2012 SHMA commissioned by the Council estimates that 234 households per year will require affordable housing. However, the recent trajectory of affordable housing provision is much lower: a total of 384 affordable housing units have been provided since 2006/07, at an average rate of just 55 affordable dwellings per annum.
- 8.17 On this basis, actual provision has been running at less than one-quarter of the rate identified as being necessary by the SHMA (the proportion of provision that is affordable over the period since 2001/02 is even lower, at just 14%).

Overall Assessment of Future Housing Needs

- 8.18 In our view, the annual future housing needs suggested by each of the three NPPF-compliant approaches individually are as follows:
- **demographic:** 464 dpa, based on a balanced review of the most recent household and population projections, as well as the 2006-based, 2008-based projections and the implications of the 2011 Census findings so far released;
 - **economic:** 600-650 dpa, to allow for the net increase in employment anticipated by more recent forecasts, as well as providing additional housing needed to accommodate additional workers to compensate for the anticipated decline in the relative numbers of working age residents that would otherwise occur; and
 - **affordable:** 234 affordable dwellings per annum, based on the findings of the 2012 SHMA. Assuming an average of between 30% and 40% affordable housing achieved as a result of development (as per Policy C2), this implies a minimum overall target of between 585 dpa and 780 dpa. An average of 35% affordable provision from development would imply an overall housing target of 683 dpa.
- 8.19 Our assessment is that a **housing delivery target of between 600 dpa and 650 dpa** would provide a balance between fully meeting demographic and economic drivers of housing demand, as well as making a substantial contribution towards meeting both the newly arising need for affordable housing on the one hand, and making a significant contribution towards addressing backlog on the other.
- 8.20 On this basis, the Council's proposed target of 500 dpa is revealed to be inadequate to meet the area's future housing needs, as measured against the three key NPPF criteria (i.e. demographic and economic change, as well as the need to provide an adequate supply of affordable housing).

Consequences of Inadequate Provision

- 8.21 Given that the Council's currently proposed target lies significantly below the level that – on currently available evidence – appears to be the full, objectively assessed need for the future delivery of housing across Stafford Borough, it is necessary to consider the potential consequences of seriously inadequate supply over the Plan Period as a whole.
- 8.22 From the perspective of **economic development and future prosperity**, a key consequence of an inadequate future housing supply in Stafford Borough would be to hinder the efficient working of the local labour market and the local economy more generally. This could be manifested in the following:
- difficulties for local employers in terms of recruitment and retention of appropriately skilled staff, especially given the expected trend towards further ageing of the area's population and, in particular, an expected decline in the number of working age residents over the Plan Period as anticipated by ONS population projections
 - upward pressures on the cost of labour, with potential adverse consequences for employers who are competing in national and/or international markets
 - a potential deterrent to new inward investment, given that the availability of an appropriately skilled workforce is a key location determinant of business location decisions
 - a potential deterrent effect on entrepreneurship and new business formation and growth
 - in the longer term, businesses already established in the area may look to relocate elsewhere so they can recruit sufficient supplies of appropriately skilled workers in order to remain competitive
 - a failure to secure direct and indirect local economic benefits in the construction sector and the wider economy that would be expected to occur if a higher level of house-building were to be planned for in Stafford Borough.
- 8.23 From the perspective of **social equity**, given that demand for housing is expected to remain strong, a reduction in supply would thereby serve to increase the cost of housing, and to reduce the affordability of that housing for both first time buyers and existing home-owners who need a larger house (e.g. for growing families). The result over the longer term would be to further stimulate the trend of wealth transfer towards existing home owners from future entrants to the housing market, with negative consequences for social equity in the Borough.
- 8.24 For example, a lack of supply of affordable housing can result in significant adverse social consequences, including for health outcomes, children's educational performance and other metrics of societal well-being. Research undertaken by the charity Shelter³³ has highlighted in particular the adverse impacts of poor housing on the life chances of children, including risks of: physical and mental ill-health; problems with behaviour; increased risk of meningitis, respiratory problems such as asthma, and slow-growth; poor educational performance of

³³ Shelter: Chances of a lifetime: the impact of poor housing on children's lives (2006)

children, with consequent problems for school attainment; poor health leading to missed opportunities to participate in sport and physical recreation, leading to longer term problems linked to inactivity, such as obesity; and lower educational attainment, and greater likelihood of unemployment and poverty when reaching adulthood.

Overall Conclusions on the Soundness of the Proposed Target

- 8.25 The overall conclusion is that the Council's currently proposed housing delivery target of 500 dpa would fail by some considerable margin to meet in full the objectively assessed need for housing. In particular, the proposed range provides insufficient supply to meet the additional demands required to accommodate replacement workers needs to offset the ageing trend in the area's working age population, and nor would it provide a sufficient boost to meeting the needs for affordable housing.
- 8.26 Moreover, our conclusion is also that the Council's currently proposed housing target is not based on a sound analysis of the available and relevant evidence, and nor does it reflect the full, objectively assessed need for housing over the Plan Period. In particular:
- the Council's proposed target appears to have been formulated based on evidence that includes badly out-of-date econometric forecasts that anticipate a substantial and continuing decline in the area's employment base, and that this anticipated trend of decline is not supported by more up-to-date evidence;
 - for related reasons, it is unsatisfactory that the Council's proposed target has remained unchanged despite the release of more recent information and data relevant to each of the three drivers of housing requirements, and in particular the evidence that employment growth is returning to the Borough; the 'stickiness' of the Council's proposed target is contrary to the expectations of the NPPF, which requires that the target be grounded in up-to-date and relevant evidence;
 - we are concerned that the proposed housing delivery target of just 500 dpa makes insufficient allowance for the need to house replacement workers for the proportion of the ageing local resident workforce who will reach retirement age over the period of the Plan;
 - the proposed target would deal inadequately with the need for a substantial increase in affordable housing delivery in the area, as identified by the most recent affordability evidence that is available; and moreover
 - the Council has failed to assess the potential social, economic and sustainability implications of failing to address in full the objectively assessed need for additional housing supply in its area of responsibility, as is required by the NPPF
- 8.27 Our recommendation is that a minimum housing delivery target of 600 to 650 dpa should be considered for adoption instead of the target of 500 dpa that has been proposed by the Council because, in our view, this range of provision is more reflective of the objectively assessed need of the Borough.

APPENDIX B

Hourigan Connolly – The Delivery of Urban Extensions

**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

APPENDICES BOUND SEPERATELY

Appendix 1	Study Sites.
Appendix 2	Standard Proforma.
Appendix 3	Completed Proformas – England – North West.
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

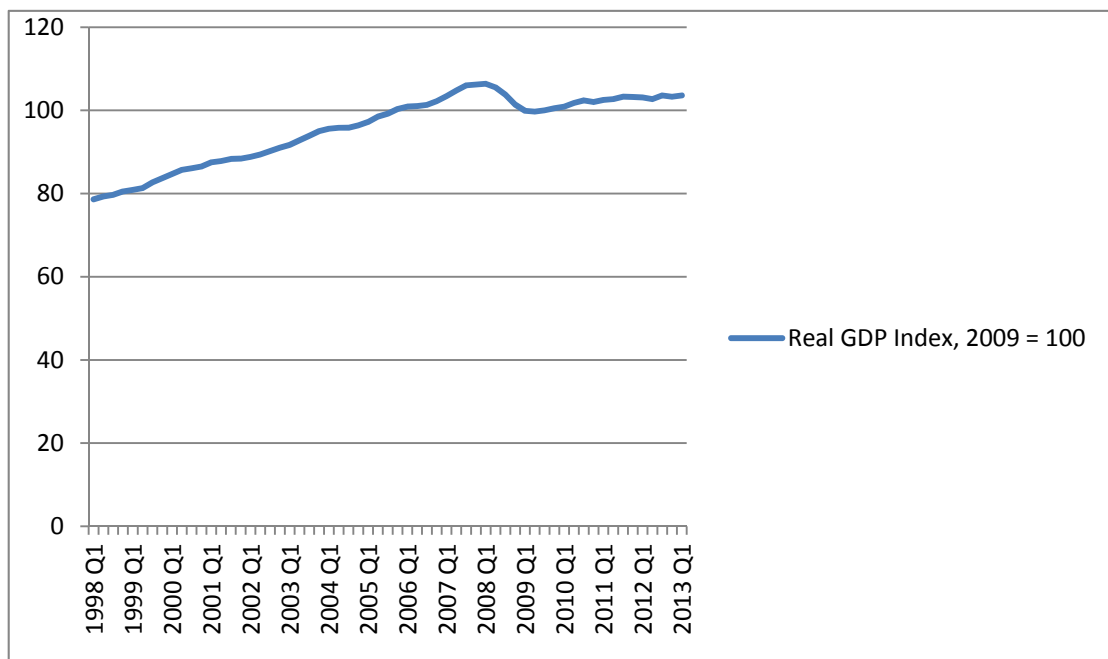
3.12 Given current market conditions consideration has also been given to the appropriate time periods upon which to base this Study.

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

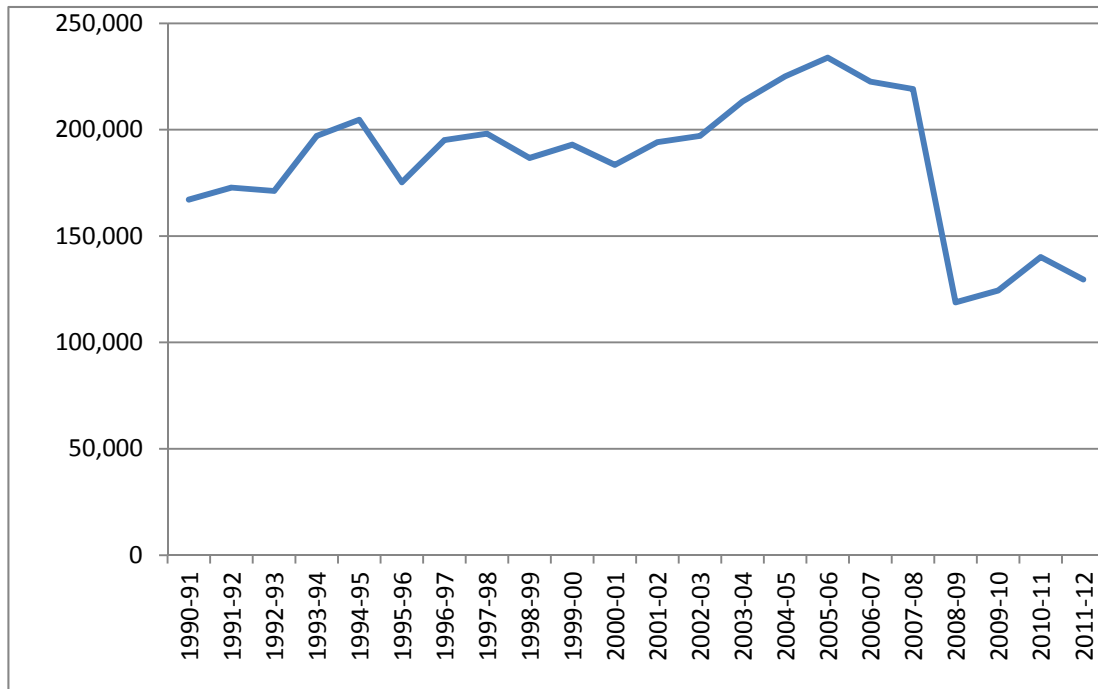


Source: ONS

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.

GADES 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 if 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**.
- Hopfield, Midlothian – submitted January 2001, granted August 2003 – **31 months**.
- Ravenscraig, North Lanarkshire – submitted 2001, granted May 2005 – **48 months**.
- Heartlands, Polkemmet, West Lothian – submitted 2002, granted 2006 – **48 months**.
- Wester Inch, West Lothian – submitted 2001, granted 2003 – **24 months**.
- Winchburgh, West Lothian – submitted 2005, granted 2012 – **84 months**.
- Calderwood, West Lothian – submitted 2009, granted 2013 – **48 months**.
- Sharp Lane, Leeds – submitted 2001, granted 2005 – **48 months**.
- Lawley Village, Telford & Wrekin – submitted 2004, granted 2005 – **12 months**
- Branston, East Staffordshire – submitted 2011, granted 2013 – **24 months**.
- Farndon Road, Harborough – submitted 2001, granted 2006 – **60 months**.
- Melton Road, Rushcliffe – submitted April 2008, granted July 2009 – **15 months**.

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

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

LEGAL AGREEMENTS

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

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

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

- Witney (Northbridge), West Oxfordshire granted a resolution to approve March 2013 – **8 months**.
- North of Bronham Road, Bedford granted a resolution to approve 2003 – **120 months**.
- Ladygrove East, South Oxfordshire granted a resolution to approve 2006 – **96 months**.
- Weldon Park, Corby granted a resolution to approve 2010 – **48 months**.

15.16 The delay associated with such agreements is similar when looking at the proformas returned from Scottish Authorities where two permissions are pending s75 agreements:

- Shawfair, Midlothian granted a resolution to approve in 2005 – **96 months**.
- South East Ayr, South Ayrshire granted a resolution to approve in 2009 – **48 months**.

15.17 The above sites relate to those permissions which remain outstanding whilst planning obligations are negotiated. There are however, further examples of sites where decisions have been issued, where Local Authorities have provided information on s106/s75 matters, which serve to provide an indication of the timescales for s106/s75 negotiations after a resolution to grant has been issued;

- Great Denham (Bedford) gained a resolution in September 2005, decision issued March 2007 on the signing of s106 – **18 months**.
- West of Kempston (Bedford) gained a resolution in 2005, decision issued in 2007 on the signing of s106 – **24 months**.
- North East Bridgewater gained a resolution in September 2009, decision issued in July 2010 on the signing of s106. – **10 months**.
- Cranbrook (East Devon) gained a resolution in 2005, decision issued in 2010 on the signing of s106 – **60 months**.
- Knockroon (Cumnock) gained a resolution in December 2011, decision issued in November 2012 on the signing of s75 – **11 months**.
- Ravenscraig (North Lanarkshire) gained a resolution in 2003, decision issued May 2005 on the signing of s75 – **24 months**.
- Heartlands, Polkemmet (West Lothian) – gained resolution in 2003, decision issued 2006 on the signing of s75 – **36 months**.
- Winchburgh (West Lothian) – gained resolution in 2010, decision issued 2012 on the signing of s75 – **24 months**.
- Woodilee Lenzie (East Dumbartonshire) – gained resolution in 2005, decision issued March 2007 on the signing of s75 – **24 months**.

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

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

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

RESERVED MATTERS

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

DELIVERY RATES

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

OFF SITE INFRASTRUCTURE

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

INDICATIVE DELIVERY TRAJECTORY

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

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

Table 1: Indicative Urban Extension Development Trajectory

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

SUMMARY

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

16. CONCLUSIONS

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

Hourigan Connolly

February 2014

Appendix 1

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

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

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

Appendix 2

Site Name

LPA

Region



Question															
1	How was the site originally conceived?														
2	What were the Total number of units identified?														
3	How was the site brought forward?														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?														
5	Was an appeal necessary?														
6	Was the scheme celled-in for determination by central government?														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?														
8	What factors were material in the timescales for resolving the Section 106 Agreement?														
9	Were any statutory challenges brought and did this effect timescales?														
10	How long did it take form the grant outline planning permission to completion of the sale of the site to a developer?														
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?														
12	How long did it take for the first reserved matters application to be approved?														
13	What major off-site infrastrusture provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?														
14	When did development begin on site?														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?														
17	In what year were the first houses delivered? 1996														
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>														
	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i>														
20	How has competition between multiple developers on the site affected completion rates?														

Appendix 3

Appendix 4

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



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

Appendix 5

Site Name


LPA


Region

Site Image



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

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

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

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

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

Appendix 6

Site Name

LPA

Region

Site Image



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

Site Name


LPA

Region

Site Image



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

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

Site Name

LPA

Region

Site Image



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

Site Name

Site Image

LPA

Region

Application number: 10/00559/OUT

Case officer Andrea Baxter

dd: o1159148227



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

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

Site Name

LPA

Region

Site Image



Question		
1	How was the site originally conceived?	Allocated Housing site: Land East of Farndon Road. (Policy MH/3) in Harborough District Local Plan 2001 which was later saved in 2007.
2	What were the Total number of units identified?	Allocated for 400 in Harborough District Local Plan 2007 (saved) however permission has been granted for 658 (see below).
3	How was the site brought forward?	01/00181/OUT – Outline planning application was submitted February 2001 for land west of Farndon Road. The application was taken to appeal in October 2004 following non determination. The application was recovered by the SoS and following public inquiry October 2005, the appeal was allowed 29 March 2006. Extensive pre-application discussions through a working group formed by developers and officers and members of the District and County councils which met during the period June 2006 - February 2007.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	
5	Was an appeal necessary?	Yes - The outline application submitted by David Wilson Estates Ltd February 2001 was taken to appeal on grounds of non determination.
6	Was the scheme called-in for determination by central government?	Yes - The application was recovered by the SoS and following public inquiry October 2005, the appeal was allowed 29 March 2006
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	07/00360/REM - Reserved Matter for 629 units was submitted March 2007 with a resolution to grant reserved matters, October 2008. RM permission was approved December 2008
8	What factors were material in the timescales for resolving the Section 106 Agreement?	
9	Were any statutory challenges brought and did this effect timescales?	
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	All brought forward by David Wilson Homes.
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	1 year - March 2006 - March 2007.
12	How long did it take for the first reserved matters application to be approved?	21 months. March 2007 - December 2008.
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	Subject to the 2005 S106 agreement, prior to the first dwelling occupation, new roundabout junction as site access and 2.5m wide footpath/cycleway. Prior to the 50th dwelling occupation signalisation of Farndon Road/Coventry Road junction (including replacement toucan crossing). Construct remainder of 2.5m wide cycleway/footpath and further toucan crossing over Farndon Road. Traffic calming contribution (£288,400 - October 2005) towards traffic calming scheme on southern estates. Proposal provides a site and S106 has a mechanism on which the county can call on an 'option' to purchase. Affordable housing making upto 29.6% of total units
14	When did development begin on site?	2010. Further applications (RM and substitute house types (FUL)) were held in abeyance for a lengthy period pending the resolution of land acquisition issues.
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	Currently three developers have planning permission on the site. Two developers have provided the build out rates listed below.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	
17	In what year were the first houses delivered?	2010
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>	5
		Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>	(2008-09) @ 0 (2009-10) @ 0 (2010-11) @ 5 (2011-12) @ 45 (2012-13) @ 64
20	How has competition between multiple developers on the site affected completion rates?	N.B. Figures above aren't total figures as 3rd developer has not yet provided build out rates.

Site Name

LPA

Region

Site Image



Application number: 08/00664/OUT
 Case officer Mathew Marshall
 dd: o1159148458

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

Site Name


LPA

Region

Site Image



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

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

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

Site Name

LPA

Region

Site Image



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

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

Site Name

LPA

Region

Site Image



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

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

Site Name

LPA

Region



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

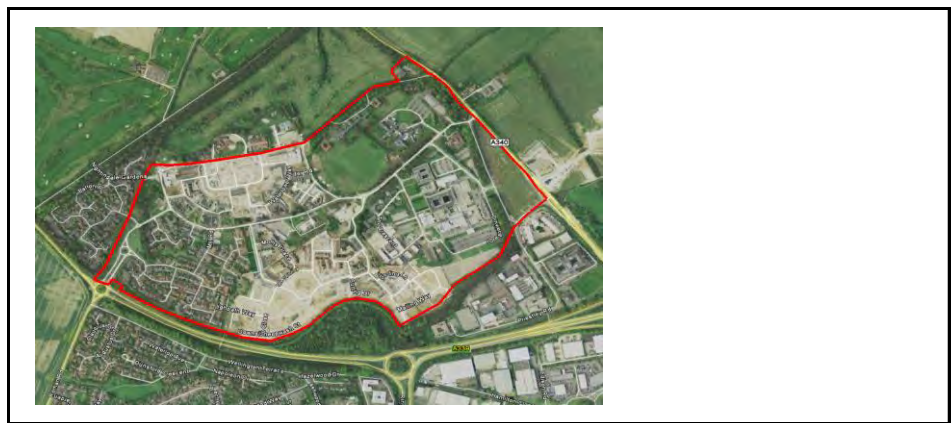
Appendix 7

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



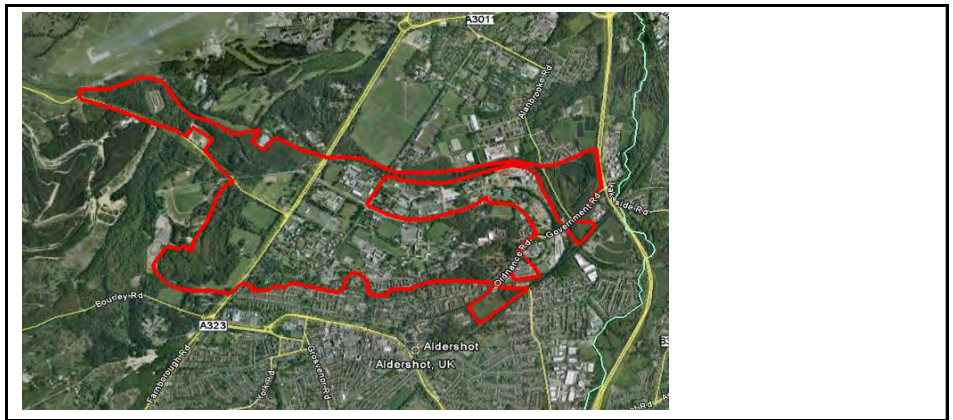
Question																																																				
1	How was the site originally conceived? Local Plan allocation																																																			
2	What were the Total number of units identified? 700 dwellings																																																			
3	How was the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

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



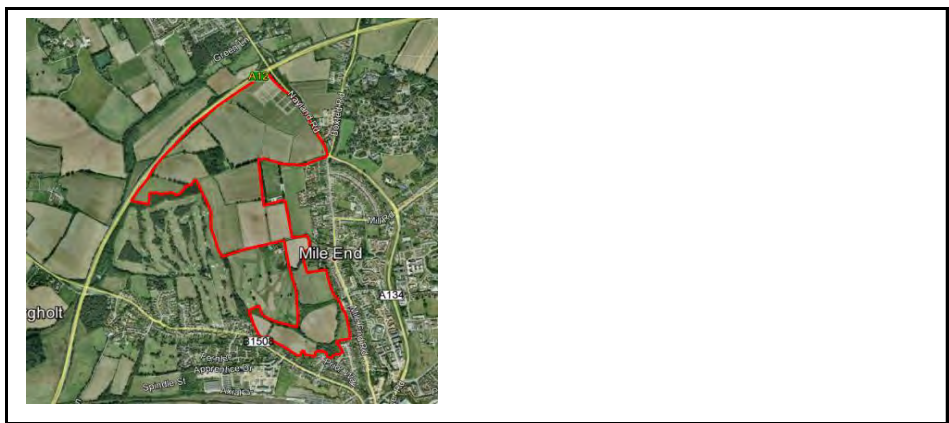
Question																
1	How was the site originally conceived?	Chelmsford Town Centre Area Action Plan (CTCAAP)														
2	What were the Total number of units identified?	507 dwellings														
3	How was the site brought forward?	Allocated within CTCAAP														
4	If there was a twin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

Site Name

LPA

Region

Site Image



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

Site Name

LPA


Region


Site Image



Completed by RJ.

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

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

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

Site Name

LPA

Region

Site Image



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

Site Name
 LPA
 Region

Site Image



Question	
1	How was the site originally conceived? As part of the Bedfordshire Structure Plan
2	What were the Total number of units identified? At the time of the Local Plan 2002 - 730
3	How was the site brought forward? Through the Local Plan
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?
5	Was an appeal necessary? No
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?
8	What factors were material in the timescales for resolving the Section 106 Agreement? Main issue was that there were three landowners and a raft of other legal agreements also needed to make sure the western bypass delivery was secured - 40 in total
9	Were any statutory challenges brought and did this effect timescales? No
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? 26.09.2005 until 20.3.2007
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? 4 years
12	How long did it take for the first reserved matters application to be approved? 1 year
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?
14	When did development begin on site? Oct 2009
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. There is a lead developer but that developer has subsequently sold some parcels to other volume housebuilders.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? housing started October 2009, first occupations 2010
17	In what year were the first houses delivered? 2010
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> 24.00
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i> 24.00 61.00 135.00
20	How has competition between multiple developers on the site affected completion rates? Hard to say, but the fact that there are a number of volume housebuilders on site may have increased choice

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



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

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

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

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

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

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

Site Name
 LPA
 Region

Site Image



This Pro Forma refers to Taylor Wimpey owned land, for 450 units as part of West of Waterlooville development. Remaining land owned by Grainger, who sell plots off to individual house builders.

Question	
1	How was the site originally conceived? Hampshire County Structure Plan Review 1996 - 2011 superseded by RSS May 2009
2	What were the Total number of units identified? 450
3	How was the site brought forward? Allocated in Winchester District Local Plan Review 2006 and Winchester Core Strategy March 2013, application submitted by developer
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? Allocated as major development area
5	Was an appeal necessary? No
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Outline approved: 11/06 S106 Signed: 12/07 Outline for Taylor Wimpey 450 Dwellings Phase 1 - 2008
8	What factors were material in the timescales for resolving the Section 106 Agreement? 3 Local Authorities (Winchester CC Havant BC and Hampshire CC) so availability of key staff an issue
9	Were any statutory challenges brought and did this effect timescales? No
10	Who owns the land? Taylor Wimpey own the land and are building out.
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? From Jan 2008 - Feb 2008 (Infrastructure for whole site) and Feb 2008 Phase 1 residential
12	How long did it take for the first reserved matters application to be approved? Approved at First Committee Meeting
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? N/A
14	When did development begin on site? April 2009
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Taylor Wimpey building out whole site
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? approx July 2009 - Infrastructure pre cursor - roads, utilities
17	In what year were the first houses delivered? 2009
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> 38
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i> 38 71 30 82
20	How has competition between multiple developers on the site affected completion rates? N/A

Taylor Wimpey have sold the majority of their units off plan and are preparing to submit for a further phase (103 units) which is not part of the original outline consent for 450

	2009/	2010/	2011/1:	2012/13	
0188	22	71	28	14	135
0233a	16	0	2	68	86
0190	0	0	0	0	0
0233b	0	0	0	0	0
	38	71	30	82	221

Site Name
 LPA
 Region

Site Image



Question																																		
1	<p>How was the site originally conceived?</p> <p>Surrey Structure Plan (Dec 2004) POLICY LO6/Housing Provision: Provision will be made for 35,400 (net) dwellings within Surrey between April 2001 and March 2016. Guildford was allocated 4,750 dwellings as part of this growth. The site was proposed for housing development in the Deposit Draft of the Guildford Borough Local Plan, Feb 2009- Policy 99H2. In July 1999, Guildford BC approved a development brief for Queen Elizabeth Barracks and 8 Map, and Chart Depot setting out the Councils requirements. Queen Elizabeth Park is now referred to in Local Plan Policy H2- Housing Proposal in the Guildford Local Plan (Jan 2003).</p>																																	
2	<p>What were the Total number of units identified?</p> <p>A maximum of 450 units was envisaged in the development brief for Queen Elizabeth Park.</p>																																	
3	<p>How was the site brought forward?</p> <p>First Application Submitted: 99/P/01956 received 13/12/99 from Defence Estates South East & Germany. Outline application for redevelopment to provide a range of uses comprising up to 500 residential units, mixed use local centre of 2.4 hectares comprising employment use (up to 9,000 square metres), retail, leisure and social uses to serve the local community and small residential units, together with 6 hectares of open space and landscaping, access, infrastructure and car parking. This application was withdrawn. Outline Application 01/P/00881 submitted May 2001 by Laing and Linden Homes for Outline applications for redevelopment to provide 525 dwellings, employment, nursing home, community facilities, retail, health and fitness centre, open space and associated roads.</p>																																	
4	<p>If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?</p> <p>N/A</p>																																	
5	<p>Was an appeal necessary?</p> <p>No</p>																																	
6	<p>Was the scheme called-in for determination by central government?</p> <p>No</p>																																	
7	<p>If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?</p> <p>Resolved to approve 01/10/2001. Approved 30/10/2001</p>																																	
8	<p>What factors were material in the timescales for resolving the Section 106 Agreement?</p>																																	
9	<p>Were any statutory challenges brought and did this effect timescales?</p>																																	
10	<p>How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?</p> <p>Outline application by Laing South West Thames/Linden Homes approved October 2001</p>																																	
11	<p>How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?</p> <p>Outline Planning Application reference: 01/P/00881 Decision Date: 30/10/2001 First Reserved Matters Application ref: 01/P/02488 First Reserved Matters Application validation: 07/12/2001</p>																																	
12	<p>How long did it take for the first reserved matters application to be approved?</p> <p>First Reserved Matters Application ref: 01/P/02488 Decision Date: 19/02/2002 - 4 months between outline approval and RM submission</p>																																	
13	<p>What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?</p> <p>Relate to pre-occupation: Various Junction / highway improvements. Notes: £53,454 - towards construction of a pedestrian footbridge across the main London to Portsmouth Railway line; £253, 700 for (a) A bus lane on A320 Woking Road (southbound) between Stoughton Road and A25 immediately south of A3; (b) A bus lane on A322 from Wooden Bridge, along Middleton road and over the river way to the A246 York Road.</p>																																	
14	<p>When did development begin on site?</p> <p>Approx 2002</p>																																	
15	<p>How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.</p> <p>Outline application by Laing South West Thames/Linden Homes</p>																																	
16	<p>How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?</p> <p>Condition 12: No development was to take place prior to a Written Programme of Archeological Work had been implemented and approved by LPA. Condition 20: No development is to be commenced prior of a detailed investigation to ascertain whether the site is contaminated and together with any remediation scheme required as a result shall be submitted to the LPA. Condition 21: Before development commences, the construction of the site drainage system shall be carried out in accordance with a scheme and method statement to be approved by the LPA. First dwelling was approx 29/11/02- 20/12/02</p>																																	
17	<p>In what year were the first houses delivered?</p> <p>29/11/02- 20/12/02</p>																																	
18	<p>How many dwellings were completed in the first year? Comment on any differences between multiple phases.</p> <p>6 units</p>																																	
19	<table border="1"> <thead> <tr> <th></th> <th>Year 1</th> <th>Year 2</th> <th>Year 3</th> <th>Year 4</th> <th>Year 5</th> <th>Year 6</th> <th>Year 7</th> <th>Year 8</th> <th>Year 9</th> <th>Year 10</th> <th>Year 11</th> <th>Year 12</th> <th>Year 13</th> <th>Year 14</th> <th>Year 15</th> </tr> </thead> <tbody> <tr> <td>How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</td> <td>6 units (29/11/02-20/12/02)</td> <td>206 units (10/01/03-23/12/03)</td> <td>126 units (12/01/04-16/12/04)</td> <td>55 units (20/01/05-20/12/05)</td> <td>90 units (14/01/06-18/12/06)</td> <td>39 units (23/01/07-02/10/07)</td> <td>3 units (20/03/08)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?	6 units (29/11/02-20/12/02)	206 units (10/01/03-23/12/03)	126 units (12/01/04-16/12/04)	55 units (20/01/05-20/12/05)	90 units (14/01/06-18/12/06)	39 units (23/01/07-02/10/07)	3 units (20/03/08)									
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15																			
How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?	6 units (29/11/02-20/12/02)	206 units (10/01/03-23/12/03)	126 units (12/01/04-16/12/04)	55 units (20/01/05-20/12/05)	90 units (14/01/06-18/12/06)	39 units (23/01/07-02/10/07)	3 units (20/03/08)																											
20	<p>How has competition between multiple developers on the site affected completion rates?</p>																																	

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

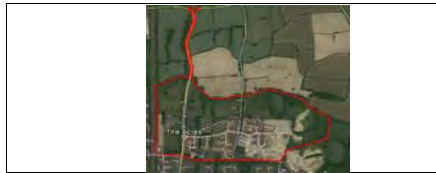
Contact Log: Contacted Mary Pryor by Tel (see email corres)- Seemed willing to assist for s106 matters where relevant and pass me on to any other relevant colleagues.

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

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

Site Name
 LPA
 Region

Site Image



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

Contact Information

Elizabeth - Monitoring / Implementator
 DD: 01737 276 208
 PP: 01737 276000
 Tel Con: 10.58am 06/11/13 - provided build out rates

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

Site Name	Berryfields	Site Image 
LPA	Aylesbury Vale District Council	
Region	South East	
Question		
1	How was the site originally conceived?	The Buckinghamshire Structure Plan identifies a requirement of 17,000 for the period 2001-2011. The Buckinghamshire Structure Plan identifies Milton Keynes, Aylesbury and High Wycombe as urban centres to receive the majority of new development, both housing and employment. In the same period, the level of new housing for Aylesbury Vale District is 8,600 dwellings. Specifically in relation to Aylesbury the Structure Plan states: "A minimum of 3,000 new homes will be provided within and/or adjoining the built-up limits of the settlement, including part of neighbouring parishes contiguous with that area".
2	What were the Total number of units identified?	3,000 units & mixed uses (1,850 units are only to be built out up to 2011 with the remainder to be brought forward post Aylesbury Vale District Local Plan (2004) plan period.
3	How was the site brought forward?	Aylesbury District Local Plan (adopted Jan 2004) strategy identifies 2,700 housing is to be delivered in Aylesbury through Major Development Areas. Berryfields is classified as a Major Development Area and was brought forward via Berryfields Development Brief-adopted as supplementary planning guidance. Planning application 03/02386/AOP for: 3000 dwellings, employment (Classes B1, B2 and B8), district centre (comprising a mix of Classes A1, A2, A3, A4 and A5, B1, C3, D1 and D2), two combined schools, a secondary school, public open space and recreation facilities, park and ride and accesses.
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	
5	Was an appeal necessary?	
6	Was the scheme called-in for determination by central government?	
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	
8	What factors were material in the timescales for resolving the Section 106 Agreement?	
9	Were any statutory challenges brought and did this effect timescales?	
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	Outline application validated October 2003; resolved to approve December 2006; approved November 2007
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	Outline Permission Reference: 03/02386/AOP Outline Application validated: 09/10/2003. Committee date 07/12/2006 - outline planning permission granted 14/11/2007 First Reserved Matters Application Validated: 04/01/2007 (reference 07/00052/ADP) submitted PRIOR to outline approval
12	How long did it take for the first reserved matters application to be approved?	First Reserved Matters Application Validated: 04/01/2007 First Reserved Matters Application Decision Notice date: 14/10/2008
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	As part of the proposals a new link road is to be provided, the Western Link Road (WLR) that will link the A41 (Bicester Road) and the A413 (Buckingham Road). The WLR will link the Berryfields, and Weedon Hill major development areas and its delivery will be the joint responsibility of the respective developers who have control of the relevant land. The WLR (where it is outside of the MDAs) is the subject of a separate planning application and EIA. The proposals include an extensive scheme of works to the A41 most notably to improve this routes status as a public transport corridor.
14	When did development begin on site?	Construction on site commenced approx July 2010. 25 dwellings were under construction at end September 2010.
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	The Berryfields Consortium is a body established to represent both the owners and developers of land allocated for development at Berryfields. The Consortium comprises: <ul style="list-style-type: none"> • George Wimpey UK Limited; • Martin Grant Homes Limited; • Kier Land Limited; and • Banner Homes Limited.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	Condition 1: Approval of the details of the siting, design and external appearance of the buildings, and the landscaping of each phase or sub-phase of the site (hereby after called reserved matters) shall be obtained in writing from the LPA before development of that phase or sub-phase is commenced. Condition 10: The development in relation to each phase or sub-phase of the development shall not be commenced until or unless the trees and hedgerows shown for retention on an approved scheme of landscaping and tree planting in relation to that phase or sub phase of the development have been protected by fencing constructed in accordance with BS 5837: 2005. Condition 15: No building shall be occupied until swerage infrastructure is in place that is adequate to receive all foul water discharges from that building. Each phase or sub-phase of the development shall include details of compensatory flood storage works if required in relation to that phase or sub-phase of the development. Condition 16: Before development of a phase or sub-phase surface water drainage works/surface water control measures incorporating sustainable drainage principles in relation to each phase or sub-phase of the development shall be carried out in accordance with details approved by the LPA. Condition 22: No development shall take place within any phase or sub-phase of the development until the implementation of a programme of archeological works has been secured in relation to that phase or sub-phase of the development. Condition 23: The development shall be served by means of adoptable estate roads and no dwelling shall be occupied until the estate roads which provide access to it from the existing highways have been laid out in accordance with details approved by the LPA. Condition 30: No other part of the development shall begin until details of the design, location and extent of hoardings to be placed where necessary in the absence of existing boundary screening on or adjacent to the boundaries of land in residential use enclosed by the application site area but excluded from it have been approved by the LPA. No construction work shall take place within 200m of any such boundary until the hoardings to protect that boundary have been erected in accordance with the approved details. No hoarding shall be removed until all construction work within 200m of the boundary on or adjacent to which that hoarding is located. Condition 31: The details to be submitted in relation to each phase or sub-phase of the development for the approval in writing by the LPA in accordance with condition 1 shall include a contaminated land assessment and where appropriate an associated remedial strategy incorporating a timetable of works.

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

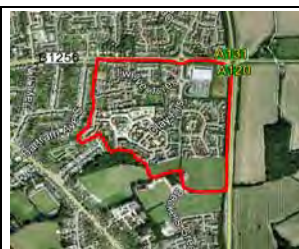
Contact Information:
 Tel Conv: Default planning policy - Amanda Johnson
 Note (date 06/11/2013): Was Informed that Roger Newell (planning officer role) has worked on both Berryfields and Weedon Hill - and Andrew Kirkham (project Manager role) could be also be able to assist.
 Roger Newell DD: 01296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

Site Name

LPA

Region

Site Image



Question		
1	How was the site originally conceived?	Historical site Allocation
2	What were the Total number of units identified?	
3	How was the site brought forward?	Historical site Allocation and planning application
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	Outline planning application (reference 88/02485/P) for 1,000 units submitted December 1988; approved 15/08/1989
5	Was an appeal necessary?	No
6	Was the scheme called-in for determination by central government?	No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	S106 signed 15/08/1989 - same date as approval. It took 8 months for the application to be determined
8	What factors were material in the timescales for resolving the Section 106 Agreement?	NB: a number of deeds of variation to the S106 have been agreed - in 1990, 1996, 1998 & 2001
9	Were any statutory challenges brought and did this effect timescales?	No
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	2 years approx
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	RM application (reference 90/01013/PRBN) was submitted June 1990 for 46 units on Phase 2 and approved 1 month later - July 1990. Many RM applications were submitted subsequently. NB: Application reference 01/01538/FUL was submitted to vary condition 1 on outline permission 88/02485/P to enable RM applications to be submitted after 15/08/02 for 3 years. Approved 14 November 2001. This therefore varied the 1989 permission. Subsequently, application reference 04/02107/FUL submitted 19/11/04 submitted to vary condition 1 on permission 88/02485/P to enable RM applications to be submitted after 05/08/05 for further 3 years. Approved 10 December 2004. This therefore further varied the 1989 permission.
12	How long did it take for the first reserved matters application to be approved?	N/A
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	Sewerage and roads
14	When did development begin on site?	1989
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	Bovis Homes have submitted the variation applications. Plot basis.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	Sewerage and roads
17	In what year were the first houses delivered?	1991 approx
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>	Not known 143 completed upto March 1996, no data before then.
		Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i>	143.00 169.00 150.00 155.00 243.00 138.00 55.00 55.00 70.00 4.00 41.00 94.00 12.00 0.00 0.00
20	How has competition between multiple developers on the site affected completion rates?	Not known

Site Name

LPA

Region

Site Image



Question	
1	How was the site originally conceived?
	Historic site allocation and subject of a Development Brief (Dec 1999) which was adopted as an SPG
2	What were the Total number of units identified?
	Total of 1100. An application for the erection of 800 dwellings, a business park, primary school, neighbourhood centre and associated community facilities (app ref: 91/01563/OUT) was validated on 30.12.91. Outline planning permission was granted 08.08.00 with the S106 being signed 08/08/2000; supplementary S106 agreement was signed 01/12/2004. A masterplan (for the same development description) was validated November 2000 and approved 28/06/01 (app ref: 00/01764/OUT).
3	How was the site brought forward?
	Site Allocation/Planning Permission
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?
	Unknown
5	Was an appeal necessary?
	No
6	Was the scheme called-in for determination by central government?
	No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?
	Unknown
8	What factors were material in the timescales for resolving the Section 106 Agreement?
	Unknown
9	Were any statutory challenges brought and did this effect timescales?
	No
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?
	Not completed yet
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?
	Granted 1991 variation agreed 2000 commenced 2001
12	How long did it take for the first reserved matters application to be approved?
	1 year
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?
	Link road and school
14	When did development begin on site?
	2001
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.
	Separate developers developing separate plots with overall development of scheme.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?
	Unknown
17	In what year were the first houses delivered?
	2002
18	How many dwellings were completed in the first year? Comment on any differences between multiple phases.
	72.00
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?
	72.00 206.00 222.00 119.00 65.00 85.00 25.00 0.00 55.00 0.00 0.00
20	How has competition between multiple developers on the site affected completion rates?
	Unknown

Site Name


LPA


Region

Site Image



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

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

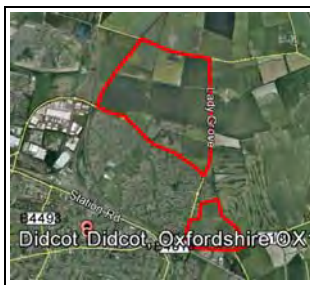
Site Name	North East Carterton	Site Image															
LPA	West Oxfordshire																
Region	South East																
Question																	
1	How was the site originally conceived?	Consideration of major expansion of Carterton first arose following public consultation on Deposit Version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

Site Name Ladygrove East - Ladygrove Parcel IV, Land north of Wallingford Road, Didcot

LPA South Oxfordshire District Council

Region South East

Site Image



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

South Oxfordshire Local Plan 2011 (adopted in 2006) - Policy DID3. Included in subsequent Core Strategy (adopted Dec 2012) - as aprt of proposed housing supply in Didcot. Allocated as existing housing allocation with planning permission

642

South Oxfordshire Local Plan 2011 (adopted in 2006) - Policy DID3. Included in subsequent Core Strategy (adopted Dec 2012) - as aprt of proposed housing supply in Didcot. Allocated as existing housing allocation with planning permission

Planning application submitted before allocation

N/a

N/a

Original outline application submitted Sept 1997 (P97/W0721/O) - REMAINS PENDING. Subsequent outline application submitted in July 2000 (P00/W0626/O) which includes strip of land for future school - REMAINS PENDING. There was a resolution to grant outline permission in July 2006, however the Section 106 remains unsigned. The April 2013 AMR confirms: *'The Local Plan allocation at Ladygrove East for 642 homes has experienced significant delays. Whilst the agents for the site anticipate that housing completions will occur on the site over the next five years, given the issues to date with bringing the site forward we have not included it in the supply of deliverable sites. However proactive discussions are continuing with the applicant's planning agent to unlock barriers to site delivery and to reach a position where the planning permission can be issued. This being the case, an additional element of supply at Didcot could be provided in the short term. It is anticipated that the subsequent delivery of homes on this site will be able to progress quickly after this'*

N/a - outline permission yet to be granted

N/a - outline permission yet to be granted

N/a - outline permission yet to be granted

N/a - outline permission yet to be granted

N/a - outline permission yet to be granted

N/a - outline permission yet to be granted

N/a - outline permission yet to be granted

N/a - outline permission yet to be granted

N/a - outline permission yet to be granted

Site Name

LPA

Region

Site Image



Question		
1	How was the site originally conceived?	Strategic allocation in Local Plan 2011 (2006)
2	What were the Total number of units identified?	Approximately 3,200 although 3,300 were permitted as a mixed use urban extension (app ref: P02/W0848/O).
3	How was the site brought forward?	Developers promoted it through the Local Plan process
4	Local	The planning applications (dual) was submitted before the site was confirmed in the Local Plan
5	Was an appeal necessary?	Appeal lodged (on dual application) due to none determination but subsequently withdrawn - when permission was issued and the withdrawal was an obligation in the S106 agreement.
6	Was the scheme called-in for determination by central government?	No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	(GWP) were submitted in October 2002: two to South Oxfordshire District Council (SODC) and two to the Vale of the White Horse District Council (VWHDC). In November 2004 an appeal was lodged on the duplicate application
8	What factors were material in the timescales for resolving the Section 106 Agreement?	Whilst heads of terms were agreed the detail of the wording was still to be agreed. Also the developers slowed down as the recession kicked in.
9	Were any statutory challenges brought and did this effect timescales?	None
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	Outline application received 22nd October 2002. Revised submission on 6th December 2005. Outline permission granted 18th July 2008
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	First RM application (reference P10/W0372/RM) submitted March 2010
12	How long did it take for the first reserved matters application to be approved?	RM approval (P10/W0372/RM) issued June 2010 - 3 months later
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	New signalised access and lanes on A4130. This did not have a major impact on timescales - the effect of the recession on Taylor Wimpey more of a factor.
14	When did development begin on site?	June 2010. LPA's Assessment of 5 year housing land supply (April 2013) confirms that: 'the early difficulties in bringing forward the Great Western Park scheme have now been resolved and the development is building out with 204 completions last year (2012/13) and 110 the year before (2011/12)'
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	Taylor Wimpey is the lead developer and David Wilson Homes has a small share (9.9%). Taylor Wimpey has also sold serviced plots to Persimmon.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	Access and landscaping works (phase 1a) undertaken before first dwelling completed. First dwelling was completed and occupied Dec 2011.
17	In what year were the first houses delivered?	2011
18	How many dwellings were completed in the first year? Comment on any differences between multiple phases.	46
		Year 1 (2011) Year 2 (2012) Year 3 (Aug 2013) 4 5 6 7 8 9 10 11 12 13 14 15
19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?	46 200 140
20	How has competition between multiple developers on the site affected completion rates?	Total no. units 386. Multiple developers offers more choice and increases the capacity for delivery. A robust structure with a master developer is necessary to manage the overall site

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

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

Appendix 8

Site Name

LPA

Region

Site Image



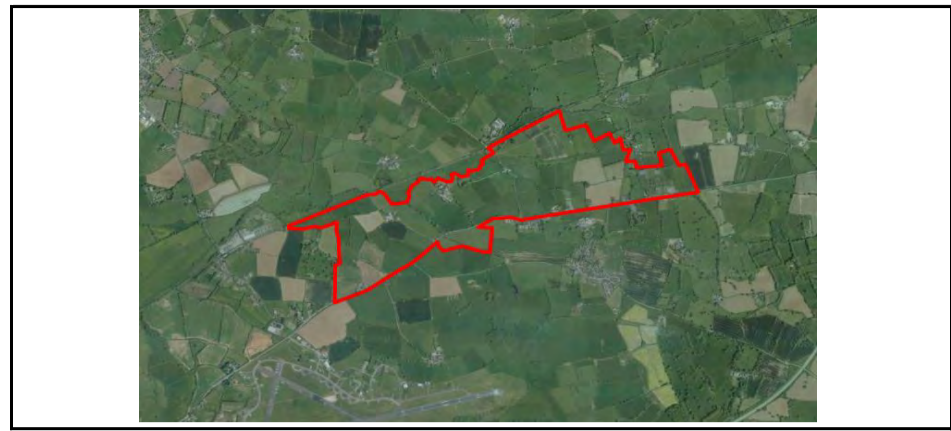
Question																																	
1	How was the site originally conceived? The northern part of the site had previously been promoted for employment and Morrisons had a requirement for a regional distribution centre in the south west. The southern section was a previous factory site that became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

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



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

Site Name

LPA

Region

Site Image



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

Previous local plan in master planning - 2005

1750

Application just before local plan adoption

Called in

Yes

Slighly delayed - big delay on call in

No

2008-09

N/A

2010

2010

N/A

Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	

No numbers available on phasing - 300-400 built since 2008

N/A

Site Name
 LPA
 Region

Site Image



Question																																							
1	How was the site originally conceived? Promoted as a much needed urban extension for Dorchester.																																						
2	What were the Total number of units identified? 2,200 dwellings are expected to be built by 2025.																																						
3	How was the site brought forward? The site was originally conceived in the late 1980s with the first application submitted for a mixed use development in Jan 1989 (LPA Ref: 1/E/89/15). The site has been brought forward in the 1998 adopted Local Plan and the 2006 Local Plan and the new Local Plan. The Poundbury Development Brief was also adopted in 2006 to guide decision-making for the development.																																						
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? No this was not a twin track approach.																																						
5	Was an appeal necessary? No																																						
6	Was the scheme called-in for determination by central government? No																																						
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Phase 1 - No s106 agreement Phase 2 - negotiations took approximately 2 years Phase 3 & 4 - negotiations took approximately 6 months																																						
8	What factors were material in the timescales for resolving the Section 106 Agreement? Ensuring contributions for all off-site amenities.																																						
9	Were any statutory challenges brought and did this effect timescales? No																																						
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? The first outline permission for residential development was granted in June 1989, however it is unknown how long it took to complete the sale of the site to the developer at that time.																																						
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? The first planning application for residential development was granted in 1989 and the first reserved matters application was submitted in early 1995.																																						
12	How long did it take for the first reserved matters application to be approved? The first reserved matters application (LPA Ref: 1/E/95/000255) was approved on 2nd August 1995.																																						
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? There were two applications submitted in 1991 that were approved to construct estate roads, infrastructure works and a roundabout (LPA Ref: 1/E/91/655 & LPA Ref: 1/E/91/656).																																						
14	When did development begin on site? Construction started on the site in October 1993.																																						
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. There have been three main developers at Poundbury; C.G.Fry & Son Ltd, Morrish Builders and Persimmon Homes. C.G.Fry & Son Ltd and Morrish Builders are now working in partnership on the latter stages of development.																																						
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? Approximately one year, the main works included implementing the highway infrastructure for phase one.																																						
17	In what year were the first houses delivered? 1994																																						
18	How many dwellings were completed in the first year? Comment on any differences between multiple phases. 38.00																																						
19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc? <table border="1"> <thead> <tr> <th>Year 1 (84/85)</th> <th>Year 2</th> <th>Year 3</th> <th>Year 4</th> <th>Year 5</th> <th>Year 6</th> <th>Year 7</th> <th>Year 8</th> <th>Year 9</th> <th>Year 10</th> <th>Year 11</th> <th>Year 12</th> <th>Year 13</th> <th>Year 14</th> <th>Year 15</th> <th>Year 16</th> <th>Year 17</th> <th>Year 18</th> <th>Year 19</th> </tr> </thead> <tbody> <tr> <td>38.00</td> <td>31.00</td> <td>38.00</td> <td>28.00</td> <td>47.00</td> <td>34.00</td> <td>16.00</td> <td>64.00</td> <td>57.00</td> <td>63.00</td> <td>108.00</td> <td>137.00</td> <td>97.00</td> <td>78.00</td> <td>74.00</td> <td>64.00</td> <td>75.00</td> <td>187.00</td> <td>27.00</td> </tr> </tbody> </table>	Year 1 (84/85)	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	38.00	31.00	38.00	28.00	47.00	34.00	16.00	64.00	57.00	63.00	108.00	137.00	97.00	78.00	74.00	64.00	75.00	187.00	27.00
Year 1 (84/85)	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19																					
38.00	31.00	38.00	28.00	47.00	34.00	16.00	64.00	57.00	63.00	108.00	137.00	97.00	78.00	74.00	64.00	75.00	187.00	27.00																					
20	How has competition between multiple developers on the site affected completion rates? Total of 1,723 units. All of the contractors have worked together and their relationship hasn't affected completion rates. C.G.Fry & Son Ltd and Morrish Builders have worked in partnership to ensure that the two companies are not competing with similar builds and designs at the same time.																																						

Site Name

LPA

Region

Site Image



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

Site Name	Lyde Road, Yeovil
LPA	South Somerset
Region	South West

Site Image




Question	
1	How was the site originally conceived? Allocation in Local Plan 1991-2011 (2006)
2	What were the Total number of units identified? 717
3	How was the site brought forward? South Somerset Local Plan's (SSLP) Lyde Road Key Site proposed allocation - (Proposal KS/YEWI/1 - Land East of Lyde Road). The application site is allocated in the South Somerset Local Plan Deposit Draft 1998 (as amended by Proposed Modifications February 2004 and Further Proposed Modifications December 2004 and June 2005) as a housing site for approximately 717 residential units (taken from committee report for outline application which confirmed: 'On 16th March
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? No
5	Was an appeal necessary? No
6	Was the scheme called-in for determination by central government? No
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Outline planning permission (LPA Ref: 06/01050) was submitted in March 2006. It was resolved to be approved at committee in April 2007, being approved on 23rd January 2008 - the s106 agreement was signed on 18th January 2008.
8	What factors were material in the timescales for resolving the Section 106 Agreement? Highways and infrastructure works - financing off-site highway infrastructure costs and the provision of footpath / cycleway links. Off-site contributions to sport and leisure and contributions towards the provision of improved education facilities
9	Were any statutory challenges brought and did this effect timescales? No
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? Outline planning permission was granted on 23rd January 2008 for housing, associated infrastructure and a primary school. The application was submitted by Yeovil Developments and the site was then bought by Barratts David Wilson.
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? Outline planning permission was granted on 23rd January 2008 and the first reserved matters application (LPA ref: 08/04443/REM) was submitted on 26th September 2008.
12	How long did it take for the first reserved matters application to be approved? The first reserved matters application was approved on 10th August 2009.
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? An application was submitted alongside the outline proposal in November 2006 (LPA Ref: 06/04332) for the construction of a roundabout and road. This was not approved until 18th May 2007.
14	When did development begin on site? 2010
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Barratt Homes were the lead officer, part of site sold to Bloor Homes, otherwise phases undertaken by Barratt Homes and its sister organisation David Wilson Homes.
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? It took approximately one year to complete the first dwellings.
17	In what year were the first houses delivered? 2010
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> 226 - this was a high completion rate because the majority of these dwellings were affordable homes and had to be completed within the financial year because of issues with government funding.
	Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc?</i> 226.00 89.00 78.00
20	How has competition between multiple developers on the site affected completion rates? Total of 393 units. Increased competition between the developers has helped build rates by providing a competitive range of properties.

Site Name	Thorne Lane, Yeovil
LPA	South Somerset
Region	South West

Site Image



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

Site Name	Cades Farm / Jurston	Site Image	
LPA	Taunton Deane		
Region	South West		

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

Site Name

LPA

Region

Site Image



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

Site Name

LPA


Region

Site Image



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

Appendix 9

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

Site Name


LPA

Region

Site Image



Question																																															
1	How was the site originally conceived? The site was allocated in the Local Plan (2004) for housing led mixed use - originally taken out of green belt for commercial uses. Core Strategy was adopted 2007 and the Site Specifics DPD was adopted 2010 - Orchard Park is addressed in Policy SP/1 in this DPD (Cambridge Northern Fringe West (Orchard Park)).																																														
2	What were the Total number of units identified? Originally in Local Plan for 990 (with potential for an additional 220 - 1210). The Site Specifics DPD refers to the appropriateness of the Orchard Park site being able to accommodate around a further 220 dwellings over and above the stated number of 900 dwellings expressed within the Policy.																																														
3	How was the site brought forward? In 2000, Lands Improvement acquired the 55 acre greenfield site from J Sainsburys in a 50:50 JointVenture with JJ Gallagher and promoted the land as a sustainable urban extension in as part of the Local Plan (2004).																																														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? Orchard Park is addressed in Policy SP/1 of the Site Specific Policies DPD (2010). Policy SP/1 carries forward proposals from the earlier South Cambridgeshire Local Plan 2004 for a sustainable housing-led urban extension to Cambridge providing minimum 900 dwellings, employment provision and supporting community facilities and open space. In addition, the Council adopted the Orchard Park Design Guidance SPD (8 March 2011). Outline planning application was submitted 17 December 2001, with outline planning permission being granted 14 June 2005 (App ref: S/2379/01/O). This included approval of the Orchard Park Development Framework Plan.																																														
5	Was an appeal necessary? No																																														
6	Was the scheme called-in for determination by central government? Not called in																																														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? Resolution to grant on 03/12/2003 - Section 106 signed 14/06/2005 and decision issued the same date - 18 months for negotiations. A mixed outline and full application (App ref: S/2559/11) was submitted January 2012 for additional units on adjacent land (as per the Policy referred to above); outline & full planning permission was granted 8 Feb 2013 for 112 units, retail & 1/B2 use.																																														
8	What factors were material in the timescales for resolving the Section 106 Agreement? Affordable housing allocations ,Parish Council Contributions																																														
9	Were any statutory challenges brought and did this effect timescales? No																																														
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer? Owned by Gallagher estates prior to issuing consent and subsequently sold off to housebuilders as and when plots brought forward .First plots affordable housing.																																														
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? First RM application submitted August 2005 (2 months after OUT approval) for 6no AH (reference S/1651/05/RM) - refused 06/12/05. Second RM application was submitted October 2005 (reference S/1966/05) for 25 AH - w/d 17/11/05. Third RM application submitted December 2005 (reference S/2318/05) for 51 units - w/d 03/03/06. Fourth RM application submitted Nov 2005 (reference S/2319/05) for 61 units - approved 06/03/06.																																														
12	How long did it take for the first reserved matters application to be approved? The first approved RM application was dated March 2006 - 9 months after outline approval																																														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? Improvements to linking junction B1059/A14																																														
14	When did development begin on site? 2006																																														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Lead developer (Gallagher Estates & Land Improvements) selling serviced plots to Persimmon Homes																																														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? One year .Infrastructure works considerable and involved major underground drainage works																																														
17	In what year were the first houses delivered? 2006																																														
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i> 81.00																																														
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?</i>																																														
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2006	2007	2008	2009	2010	2011	2012	2013	9	10	11	12	13	14	15																																	
81	141	154	205	145	74	32	20																																								
20	How has competition between multiple developers on the site affected completion rates? Land Appears to have been sold largely to Persimmon Homes, with some retained by the joint venture which is currently coming forward. This is has been steady with the downturn in the market beginning compensated by affordable homes completions. We have two applications we are processing and outline permissions are in place for a further 140 which started on site September 2013 (App ref: S/2559/11).																																														

Site Name	Loves Farm	Site Image														
LPA	Huntingdonshire DC															
Region	East of England															
Question																
1	How was the site originally conceived?	Development Brief for the site was adopted as SPG in October 2000. The St Neots Eastern Expansion Urban Design Framework (2010) further set out how a further expansion (Known as the Love's Farm East Expansion) would deliver additional units - 'Excluding the existing Love's Farm development, the sustainable urban extension has the capacity to provide land for the development of some 3,500 new dwellings'														
2	What were the Total number of units identified?	Original outline permission for Love's Farm was granted for 1,250 (in 2006). Subsequently increased through Section 73 Application (2007) to total of 1,352, approved 18 December 2008. An application for the east extension (1,200 units - reference 1300388OUT) was submitted March 2013 and is PENDING consideration														
3	How was the site brought forward?	Site brought forward by Gallagher Estates, Allocation and then application.														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	The outline planning application was submitted in line with the SPG in July 2001 (reference 01015500UT), the site was not allocated for residential development until the Huntingdonshire Local Plan Alteration was adopted in December 2002.														
5	Was an appeal necessary?	No														
6	Was the scheme called-in for determination by central government?	No														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	Development Control Panel (committee) resolved to approve the original application on 17/05/2004. Decision notice was issued on 03/04/2006 - 23 months later														
8	What factors were material in the timescales for resolving the Section 106 Agreement?	Officer not involved so unaware.														
9	Were any statutory challenges brought and did this effect timescales?	No														
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer?	Unknown														
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	Following a reserved matters approval for the primary infrastructure and strategic landscaping in June 2006 the required physical infrastructure requirements were delivered.														
12	How long did it take for the first reserved matters application to be approved?	First Reserved Matters Submitted: Jan 2005 (reference 0500215REM), Decision Made: 19 June 2006 - 1 year 5-6 months.														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	The S106 required a pedestrian bridge over the railway but the terms of the agreement did not prevent building commencing before the bridge was built. In fact the bridge is now partially constructed and due to open towards the end of this year – not sure of exact date														
14	When did development begin on site?	Construction of the residential development commenced on the site in 2007 and as of 31st March 2011, 348 privately owned houses and 355 affordable houses were occupied on site.														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	Lead Developer (Gallagher Estates) selling serviced plots: Land in Phase 1, 2 and 3 has been sold to national house builders1 and Bedfordshire Pilgrims Housing Association (David Wilson Homes, Persimmon Homes, Miller Homes, Redrow, Barretts and Abbey Developments)														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	First Completions 2007-2008, physical infrastructure reserved matters application necessary.														
17	In what year were the first houses delivered?	2008														
18	How many dwellings were completed in the first year? <i>Comment on any differences between multiple phases.</i>	As at Feb 2013 (1261 Dwellings Completed). 2007-2008 (60) 2008-2009 (164) 2009-2010 (252) 2010-2011 (258), 2011-2012 (216), 2012-2013 (80) (Figures from AMRs).														
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
19	How many dwellings have been completed in subsequent years? <i>Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - newts etc.?</i>	60	164	252	258	216	80									
20	How has competition between multiple developers on the site affected completion rates?	Unknown														

Site Name

LPA

Region

Site Image



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

Site Name

Site Image



LPA

Region

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

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

Site Name **Newcastle Great Park (previously known as the Northern Development Area)**

LPA **Newcastle City Council**


Region **North East**

Site Image



Question	Answer																														
1 How was the site originally conceived?	Strategic Land and Planning secured the site under an Option Agreement in the 1980's and promoted it through the planning process. The Council issued a Planning Brief for the NDA in April 1998 and invited prospective developers to submit draft proposals for inclusion in a Master Plan. A consortium of developers submitted draft proposals in May 1998 and these were subject to widespread public consultation. Strategic Land & Planning secured approval for the first Masterplan in 1999 and adoption of a Design Code by the Council in November 2000. Prior to this there were also two withdrawn planning applications for the Great Park before the 1999 submission (reference 1997/1717 was for development of 498ha for residential, business, industrial, retail, educational, community, recreational and countryside uses with associated highways and landscaping being w/d 10th September 1999 and a subsequent application submitted in 1998 reference 1998/1200 was w/d on the same date																														
2 What were the Total number of units identified?	2500 to be delivered in six different cells (D to I).																														
3 How was the site brought forward?	The site was first proposed for development in the City Council's first draft Unitary Development Plan (UDP). The UDP was the 15 year land use and transportation plan that each local authority was required to produce as a requirement of the TCPA 1990. A second draft UDP was published in 1993. There were objections to the proposals, many on the grounds that the Council should not be encouraging development on new land. A public inquiry was held in 1994/95, as required by the Planning Act. The independent Inspector reported in late 1996 and supported the NDA, leading to adoption of the plan in January 1998.																														
4 If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	The planning policy which designated for 'Newcastle Great Park' was established in the 1998 Newcastle Upon Tyne Unitary Development Plan. The plan identified the site as a major site for growth outside the built-up metropolitan area. UDP Policy IM2 focused on the development and preparation of masterplans and development briefs - SPG (adopted). The masterplan for the NDA did not form part of the UDP and instead has status of supplementary planning guidance. The UDP was adopted in January 1998 following a public inquiry in 1995 and the submission to the Inspector in 1997. Outline application 1999/1300/01/OUT was submitted August 1998 for mixed use, including 2,500 dwellings.																														
5 Was an appeal necessary?	No																														
6 Was the scheme called-in for determination by central government?	The Council were minded to approve app 1999/1300/01/OUT at the end of 1998, and the developers renewed the land options. The scheme was called in by the Secretary of State on the 14th February 1999. SoS formally allowed the development on the 8th June 2000 and planning permission was granted 6 October 2000.																														
7 If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	In the autumn of 1998 the skeleton Section 106 agreement had been agreed within 6 weeks, and by October 1998 the total sum of the S106 had been agreed.																														
8 What factors were material in the timescales for resolving the Section 106 Agreement?	A single point of contact for decision making within the local authority significantly contributed to reducing the length of the S106 process. Thus, a package of £23,840,000, including infrastructure, landscaping, the country park, public transport contribution, contribution to non-car initiatives, and affordable housing was established within six weeks. An application was submitted in 2006 seeking to vary conditions attached to original outline. This resulted in the submission of a new Planning permission 1999/1300/121/RVC and a new S106 agreement completed in 2010.																														
9 Were any statutory challenges brought and did this effect timescales?	No statutory challenges.																														
10 How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	Between 1989 and 1993, NedaCin Limited purchased or secured long-term options over land with the objective of it being identified for development within the emerging Newcastle upon Tyne UDP. Independently, NCC had been considering a similar concept since 1988 in the context of the Regional Planning Guidance (RPG) for the North East that had just been published.																														
11 How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	The first reserved matters application (REF: 1999/1300/03/RES) was received 10th October 2000 regarding highways works at North Brunton Interchange and Brunton Lane, as well as construction of a new highway west of the A1 and associated landscape, earthworks and drainage - the same month as the outline approval. The first RM application relating to residential development (reference 1999/1300/07/RES) was validated on the 21st August 2001, regarding the details of siting, design, access, external appearance and landscaping for the first 500 dwellings of the Great Park, along with associated mixed use facilities. This was granted conditional permission on the 28th March 2002.																														
12 How long did it take for the first reserved matters application to be approved?	The first RM took 3 months to be approved (relating to highways and access) and the first residential RM took 7 months.																														
13 What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	The traffic impact of the development proposals for the Great Park were assessed in the UDP. It was estimated that the scale, type and location of development proposed could be accommodated within the NDA without prejudicing the operation of existing transport infrastructure, provided that some additional transport capacity was provided.																														
14 When did development begin on site?	The first activity started on site in 2001.																														
15 How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	The scheme is being developed by the Great Park Consortium, which includes the house builders Persimmon Homes, and Taylor Wimpey. Parts of the development have also been built by Barratt. The release of the land for housing was originally governed by UDP policy H1.2 and the terms of the S106 legal agreement that sat alongside the outline planning permission. Three phases have been defined for this purpose, of 800, 800 and 900 houses respectively. Each reserved matters application for the next housing development cell has triggered the need for the Council to formally release the second phase under policy H1.2. This was incorporated into policy NGP7 which stated that development of housing within NGP will proceed in three phases of 800, 800 and 900 houses. "The first phase shall consist of 800 houses solely within development cells F, G, H and I." Policy NDA6 stated that development of the private housing for sale shall proceed at a maximum rate of 250 units completed per year. Delivery rates have never reached this limit however.																														
16 How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	The first dwelling was delivered in 2001, after normal access road, water and sewerage links.																														
17 In what year were the first houses delivered?	The first 4 houses were delivered in 2001 (Cell H), approval of the RM application 22 January 2001 (reference 1999/1300/03/RES).																														
18 How many dwellings were completed in the first year? Comment on any differences between multiple phases.	In the first year, Persimmon Homes delivered 38 homes on the Elmfield Park phase of the development, before embarking on the Melbury "village" phase of the development.																														
19 How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?	<table border="1"> <thead> <tr> <th>Year 1</th> <th>Year 2</th> <th>Year 3</th> <th>Year 4</th> <th>Year 5</th> <th>Year 6</th> <th>Year 7</th> <th>Year 8</th> <th>Year 9</th> <th>Year 10</th> <th>Year 11</th> <th>Year 12</th> <th>Year 13</th> <th>Year 14</th> <th>Year 15</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>118</td> <td>194</td> <td>99</td> <td>77</td> <td>54</td> <td>106</td> <td>62</td> <td>181</td> <td>119</td> <td>140</td> <td>108</td> <td>130</td> <td>n/a</td> <td>n/a</td> </tr> </tbody> </table>	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	4	118	194	99	77	54	106	62	181	119	140	108	130	n/a	n/a
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15																	
4	118	194	99	77	54	106	62	181	119	140	108	130	n/a	n/a																	
20 How has competition between multiple developers on the site affected completion rates?	There has been a relatively low completion rate during the life of the SUE, and Billy Browell (Newcastle City Council Senior Planning Officer 0191 211 5635) believes the developers have had it fairly easy due to the economic climate, and therefore competition has not affected completion rates.																														

Appendix 11

Site Name	Croes Atti	Site Image	
LPA	Flintshire		
Region	Wales		
Question			
1	How was the site originally conceived?	The site was originally conceived through the North Flintshire Local Plan where it was approved by the council for development control decisions in November 1998. Policy H2 of the North Flintshire Local Plan indicated that the site should come forward in accordance with the Development Brief that was produced in December 1999. The site has since then carried forward into the Flintshire Unitary Development Plan where it was placed on deposit in September 2003. Policy HSG2 of the UDP stated that new housing will only be permitted on site as part of a mixed use development, subject to the criteria that it provides a mix of house types, including an appropriate proportion of affordable housing, it is developed in phases during the plan period and it represents exemplar development in terms of its quality, design, layout, form and function. The UDP was adopted in September 2011 and the wording of Policy HSG2 has not changed since its adoption.	
2	What were the Total number of units identified?	North Flintshire Local Plan Policy H1 allocated the site for 477 houses.	
3	How was the site brought forward?	See q1	
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan?	The development was originally allocated within the North Flintshire Local Plan, which subsequently fed into the current Flintshire Unitary Development Plan (adopted Sept 2011). Anwyl Construction Ltd submitted an outline application (reference 035575) in March 2003 - approved 11 July 2006 to be phased over the plan period.	
5	Was an appeal necessary?	Appeal was not necessary for the Outline Application - approved July 2006.	
6	Was the scheme called-in for determination by central government?	Outline application was not called in for determination by the Welsh Assembly, but the Welsh Assembly was called in re. the RM application (see below)	
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take?	Ref: 035575 - Outline application - reported to committee on 19.7.2004 & resolved to approve subject to a Section 106 Agreement. Agreement was signed & permission granted 11.7.06 - two years later	
8	What factors were material in the timescales for resolving the Section 106 Agreement?	The outline planning permission granted on 11.07.06 (035575) required the development to fully conform with the Croes Atti Development Brief. The S106 which accompanied the outline application included a clause 2 obligation not to develop the land (or permit it to be developed) other than in general conformity with the revised Development Brief & Plan. The 2005 Development Brief was therefore tied to the planning permission by virtue of this condition. With regards to the access component of the Croes Atti development this was subject to extensive negotiations between the applicant and the LPA. It was stated in the Development Brief that the larger part of the site is to be served from 3 points of vehicular access and the other 2 points of access shall be from Prince of Wales Avenue and Coed Onn Road. It is clear from condition 19 that the intention of extending Prince of Wales Av to be extended to serve the site. Due to the large scale nature of the site, Anwyl Construction Ltd submitted a separate application for the proposals of highways improvements, street lighting and other associated works which was approved 23.04.08 (reference 044035). Majority of this application outlined the conditions for highways and access. Negotiations between the applicant and the LPA have slowed down the construction proposals of the development.	
9	Were any statutory challenges brought and did this effect timescales?	N/A	
10	How long did it take from the grant of outline planning permission to completion of the sale of the site to a developer?	Anwyl Homes Ltd have stated, that the sale of the site has current yet to go through.	
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged?	Ref: 044033 - RM application for 189 no. dwellings, public open space, new roundabout and all associated works - submitted 25.09.07 - 14 months after grant of outline permission. Second RM application for 132 no. dwellings was submitted 13.08.09 and approved 19.01.12 (RM ref 046595)	
12	How long did it take for the first reserved matters application to be approved?	The first RM application took 10 months to be approved -Approval date: 11.07.08. In Feb 2012, the applicant sought to vary condition 15 on RM permission 046595 (condition 15 prohibited access to Prince of Wales Avenue from the development by provision of a barrier, but would allow access through to emergency vehicles, contrary to the recommendations from officers). No restriction was ever placed on the Outline permission. The variation application (reference 049425) was refused 11.09.12. Applicant appealed. The Planning Inspector found the removal of the condition was justified on the grounds that it was unreasonably imposed in the first place. Following a call-in by the Welsh Assembly, the appeal was allowed 15.03.13. In addition to this, a separate appeal was made against the Council's non-determination of an application to vary 3 on the outline, to allow 7 years (instead of 5) for the submission of all RM (app reference 049154). As part of the appeal, the council requested the inspector to allow the conditions subject to appropriate conditions and the completion of a satisfaction section 106 obligation. The appeal was allowed 10/10/12.	
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales?	The Section 278 agreement required roadway improvement works to the existing highways that would serve as the access point through a distributor road to the site. This was to be achieved via the construction of a new roundabout to reduce future levels of vehicular traffic generated by the proposed development. The developer invested £2.1 million for off-site sewer works which included improvements to an existing pumping station in addition to catering for the Croes Atti Development and will also improve drainage in the area overall (this was not a requirement prior to development commencing). Majority of the provisions were subject to on site provisions as laid out by the S106 agreement i.e. Setting aside 1.5ha of land and its transfer for a school site and an extension to the school site of not less than 1ha, setting aside land for a shop site, setting aside 0.45ha for a health community, 0.25ha of land for a	
14	When did development begin on site?	Development began October 2013.	
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc.	The site is being brought forward by Anwyl Homes Ltd being the leader developer involved with the proposed development with Goodwin Planning Services acting as agents regarding the application. A small percentage of the land is being sold to Persimmon Homes at an estimated figure of 50 plots on site.	
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed?	N/A - First dwelling has yet to be completed	
17	In what year were the first houses delivered?	First dwelling has yet to be completed, anticipated completion of 29 dwellings by 2013.	
18	How many dwellings were completed in the first year? Comment on any differences between multiple phases.	N/A	
		Year 1	Year 2
		Year 3	Year 4
		Year 5	Year 6
		Year 7	Year 8
		Year 9	Year 10
		Year 11	Year 12
		Year 13	Year 14
		Year 15	
19	How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc.?		
20	How has competition between multiple developers on the site affected completion rates?	N/A	

Site Name
 LPA
 Region



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

Appendix 12

Site Name

LPA

Region



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

Site Name

LPA

Region

Site Image



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

Site Name


LPA

Region

Site Image



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

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

Site Name

LPA

Region

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

Site Name

LPA

Region

Question																															
1	How was the site originally conceived? Redevelopment of a former Steel Works site.																														
2	What were the Total number of units identified? 3500																														
3	How was the site brought forward? Through the submission of an outline planning application with Masterplan																														
4	If there was a twin track approach to Development Plan promotion and planning application submitted before the allocation had been confirmed in the Development Plan? Yes																														
5	Was an appeal necessary? No																														
6	Was the scheme called-in for determination by central government? No																														
7	If the scheme was dealt with locally how long did it take from resolution to issuing the planning permission; in other words how long did negotiations on the section 106 Agreement take? The application was submitted in June 2001 and minded to grant by NLC in 2003. Decision notice issued in May 2005 following Court of Session court case which caused significant delays.																														
8	What factors were material in the timescales for resolving the Section 106 Agreement? Complex decisions and multiple signatures required.																														
9	Were any statutory challenges brought and did this effect timescales? Yes																														
10	How long did it take from granting outline planning permission to completion of the sale of the site to a developer? N/A Local Authority does not own the site																														
11	How long after outline planning permission was granted did it take for the first reserved matters application to be lodged? 2 years 2 months																														
12	How long did it take for the first reserved matters application to be approved? 11 months																														
13	What major off-site infrastructure provision/improvements were required before development could get under-way e.g. link road, by-pass, bridges etc. How did this have an effect on timescales? This is a 20 year proposal where off site infrastructure is required for the new town centre but the housing development has proceeded.																														
14	When did development begin on site? 2007																														
15	How has the site been developed e.g. lead developer selling serviced plots to other developers, single developer bringing forward the entire site, government agency etc. Lead developer sells off plots																														
16	How long did it take to complete the first dwelling and what scale of works were required before the first dwelling was completed? N/A																														
17	In what year were the first houses delivered? 2010																														
18	How many dwellings were completed in the first year? 55																														
19	Comment on any differences between multiple phases. How many dwellings have been completed in subsequent years? Comment on timescale implications of market conditions, re-plans in response to market conditions and any other factors such as unforeseen circumstances - news etc?																														
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Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15																	
55	20	41																													
20	How has competition between multiple developers on the site affected completion rates? only 1 developer to date.																														

Site Name

LPA

Region

Site Image



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

Site Name


LPA


Region

Site Image



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

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

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

Site Name

LPA

Region

Site Image



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

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Janet Dykes
Comment ID	208
Response Date	21/03/14 11:43
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

We are responding to the consultation on modifications to the Local Plan. We approve these modifications and urge approval of the Local Plan. We believe, contrary to one person's opinion, that the Parishes did have the right to take part in the EIP.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Geoff Brown
Comment ID	209
Response Date	21/03/14 11:44
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I am emailing regarding the consultation regarding the modifications to the Gnosall Local Plan. I approve of the modifications and therefore wish the Local Plan to be accepted. The parish did have the right to take part in the Examination in Public; the opportunity was there though not taken up. Gnosall needs to have the Plan in place as soon as possible as it provides a 'blueprint' as to how we want our village housing to proceed

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Richard Steel
Comment ID	210
Response Date	21/03/14 11:50
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

I am responding to the consultation with regards to the modification of the Local Plan. I am in favour of this and would like these modifications approved ,asap to allow for the village to be able to take some control of its own destiny

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr Peter Gillard
Comment ID	211
Response Date	21/03/14 11:52
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

My response to consultation on modifications to Local Plan. I approve of the modifications and urge approval of the Local Plan as modified. Parish Councils DID have the right to take part in discussions but few chose so to do--not the fault of the Inspector or Stafford Borough Council that these Parish Councils did not take their oppoirtunity tro attend.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr and Mrs Steve and Avis Hopkins
Comment ID	212
Response Date	21/03/14 12:02
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

It has been brought to my attention that the Borough Council is currently consulting on the modifications to the draft Local Plan being proposed as a result of the Inspector's report following the recent Examination in Public. I am writing to express my support for the modifications, which I believe enhance the draft and will provide a firm basis for the sustainable development of the Borough. The amendments to the policies proposed, when taken alongside the other policies which the Inspector found to be sound (for example the Key Service Village policy) will guide the growth of local communities in a feasible and appropriate way. Moreover, the opportunities that individuals and organisations (including parish councils) have had to participate in the development of these policies will ensure that the Plan has the necessary local support. I would ask that the modifications be approved, and that the Local Plan should proceed as speedily as possible to formal adoption

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mrs Franklin
Comment ID	213
Response Date	21/03/14 12:04
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

- I am responding to the consultation on the modifications to the Local Plan. - I approve the modifications and urge approval of the LP - I am concerned that parishes DID have the right to take part in the E=IP and if few did, that is not the fault of the Inspector or Stafford Borough Council. The opportunity was there.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Newcastle-under-Lyme Borough Council (Helen Beech)
Comment ID	214
Response Date	21/03/14 12:06
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.1
Files	Comment ID - 214 Newcastle under Lyme BC.pdf

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Our ref:
Your ref:
Date: 20March 2014

NEWCASTLE
UNDER LYME

Head of Planning and Regeneration
Stafford Borough Council
Civic Centre
Riverside
Stafford
ST16 3AQ

Sent by email only to:

Dear **Sir/Madam**

Consultation Response for 'The Plan for Stafford Borough – Main Modifications'

Further to your invitation to comment on the Main Modifications document prepared by Stafford Borough Council I am able to advise that Newcastle-under-Lyme Borough Council has no further formal comments to make in respect of 'The Plan for Stafford Borough'.

Newcastle-under-Lyme Borough Council continues to welcome the opportunity of discussing the preparation of a joint Gypsy and Traveller Accommodation Needs Assessment, as stated during the Gypsy and Traveller hearing session.

Yours faithfully

Helen Beech
Planning Policy Manager
Directorate of Regeneration and Development
Direct line 01782 742477
E-mail helen.beech@newcastle-staffs.gov.uk

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mrs Barbara Simpson
Comment ID	215
Response Date	21/03/14 14:12
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Letter
Version	0.2
To which Main Modification does your comment relate?	MM30
Do you wish to support or object to this Main Modification?	Support
If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:	
Can your representation seeking a change be considered by written representations or do you consider it necessary to participate in person at an examination hearing?	Written representation

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mr Amyas Stafford Northcote
Comment ID	216
Response Date	21/03/14 14:17
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Letter
Version	0.2
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

The Plan has been pronounced to be basically sound, and therefore should be implemented as soon as possible.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	CPRE (Mr Amyas Stafford Northcote)
Comment ID	217
Response Date	21/03/14 14:22
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Letter
Version	0.2
To which Main Modification does your comment relate?	All
Do you wish to support or object to this Main Modification?	Support

Please explain your answer

The Plan at Examination, and following report of the Inspector, the Plan was judged to be basically sound, the branch is satisfied.

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Mrs Jane Adcock
Comment ID	218
Response Date	25/03/14 13:05
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

Please accept this brief email as my agreement with the modifications suggested to the Local Plan

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	Susan Turner
Comment ID	219
Response Date	31/03/14 13:51
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Email
Version	0.2

Please explain your answer

In respect of the consultation on the modifications to the Local Plan I would like to register my approval of the modifications and would therefore urge approval of the Local Plan. It has been brought to my attention that some have asserted that local parish councils were not given the chance to participate in the Examination in Public. This is incorrect. Parishes did in fact have the right to take part but in seems few did, for which neither the Inspector nor Stafford Borough Council can be blamed. The opportunity was there!

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to:

Comments

The Plan for Stafford Borough - Modifications (06/02/14 to 20/03/14)

Comment by	House of Commons (Mr Jeremy Lefroy)
Comment ID	220
Response Date	31/03/14 14:01
Consultation Point	The Plan for Stafford Borough - Modifications (View)
Status	Processed
Submission Type	Letter
Version	0.2
Files	Comment ID - 220 Jeremy Lefroy.pdf

If you consider the Main Modification is unsound, please identify which test of soundness your representation relates to: