


#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	APS023
<b>Site Address</b>	<b>Land North of Towngate East and South of Northfield Road, Market Deeping</b>

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	Not yet in a contractual position.
<b>Signature(s)</b>	
<b>Date</b>	72/04/23
<b>Developer (where an option agreement is in place)</b>	Allison Homes- not yet in a contractual position

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>LV-H7 Main Road, Long Bennington (South) (50)</b>											
<i>Completions to 31<sup>st</sup> March 2023: 0</i>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	0	0	0	10	10	19	11	0	0	0	0	0
<i>Explanation: Local Plan allocation. Site has outline planning permission for 50 dwellings (S20/0775). S106 agreement was complete 13 May 2022. The site has no fundamental infrastructure constraints to be resolved. Site was removed from the supply in accordance with the Inspector’s report.</i>													

<b>Do you agree that the information provided in the above Council’s Projected Completions table is correct?</b>	Yes		No	X
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
		10	10	19	11								
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	LV – H7 Main Road, Long Bennington (South) 50
Site Address	Main Road, Long Bennington
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	X

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	X	No	
2	Have the landowners agreed to sell the land for development?	Yes		No	X
	If so, are there any restrictions included in the option /developer agreement	Site to be re-marketed summer 2023			
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Not known			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	To be re-marketed			
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline	Yes	S20/0775 - 13/05/2023
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	Following sale 2024?	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	-	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	Economic outlook	
<b>10</b>	When do you think that the affordable housing element will be delivered?	-	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	-	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	-	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	-	

### Section 3 – Infrastructure


Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	-
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	-
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	-

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	LV-H7 (50)
<b>Site Address</b>	Main Road Long Bennington

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	W H Ablewhite
<b>Signature(s)</b>	
<b>Date</b>	27 April 2023
<b>Developer (where an option agreement is in place)</b>	

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>LV-H10 Thistleton Lane and Mill Lane, South Witham (34)</b>											
		<b>Completions to 31<sup>st</sup> March 2023: 0</b>											
<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>	<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>2036 and beyond</b>
0	0	0	0	18	10	6	0	0	0	0	0	0	0
<i>Explanation: Local Plan allocation. Site was previously removed from the supply by the inspector (2022 APS). Part of site pending consideration for 18 dwellings – outline planning permission (S22/1241).</i>													

<b>Do you agree that the information provided in the above Council’s Projected Completions table is correct?</b>	Yes		No	<input checked="" type="checkbox"/>
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>	<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>2036 and beyond</b>
0	0	0	18	10	6								
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	LV-H10
Site Address	Land to the west of Thistleton lane, South Witham, NG33 5QE
Agent/Landowner	Landowner

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	Yes

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	<input checked="" type="checkbox"/>	No	
2	Have the landowners agreed to sell the land for development?	Yes		No	<input checked="" type="checkbox"/>
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Within the plan period.			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	We are currently discussing the site with our planning consultant.			
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	<u>N/A.</u>			

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	N/A.	
	Outline	N/A.	
	Reserved Matters	N/A.	
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	N/A.	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	Within the plan period.	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	<u>N/A</u>	
<b>10</b>	When do you think that the affordable housing element will be delivered?	To be agreed with the LPA and subject to viability.	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	To be agreed with the LPA	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	3-6 months.	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	Within the first 12-18 months.	

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	None to our knowledge, local services are available.
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	N/A.
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	No.




#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	LV-H10
<b>Site Address</b>	Land to the wet of Thistleton Lane, South Witham, NG33 5QE

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	Richard G Padley
<b>Signature(s)</b>	
<b>Date</b>	05/04/2022
<b>Developer (where an option agreement is in place)</b>	N/A

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council's Projected Completions</b>													
<b>Site Reference</b>		<b>LV-H10 Thistleton Lane and Mill Lane, South Witham (34)</b>											
<i>Completions to 31<sup>st</sup> March 2023: 0</i>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	0	0	18	10	6	0	0	0	0	0	0	0
<i>Explanation: Local Plan allocation. Site was previously removed from the supply by the inspector (2022 APS). Part of site pending consideration for 18 dwellings – outline planning permission (S22/1241).</i>													

Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?	Yes		No	✓
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
	4	7	7										
<b>Comments</b>													
We would only be looking to develop the northern part of the allocated site, which would contain approximately 18 houses. The land to the south is not within our ownership.													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	LV-H10
Site Address	Land off Mill Lane, South Witham, Lincolnshire
Agent/Landowner	Bullimores

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	✓

### Section 2 – Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Yes	✓ No
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the option /developer agreement	Yes	No  Not yet determined.
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.		
Timescales			
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	If OPP is granted in 2023 and a subsequent reserved matters approval is granted within the first half of 2024, then it is possible that the development could commence towards the very end of 2024.	
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	OPP Ref: S22/1241 is being considered currently.	
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	n/a	

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	X	
	Outline	X	See S22/1241 (ongoing)
	Reserved Matters	X	
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	<b>We cannot determine this until the OPP is granted</b>	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	<b>n/a</b>	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	<b>No</b>	
<b>10</b>	When do you think that the affordable housing element will be delivered?	<b>Not known at this stage.</b>	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	<b>See part A of this form</b>	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	<b>6-8 months</b>	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	<b>December 2025</b>	

### Section 3 – Infrastructure


Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	<b>An adoptable road with suitable turning facility. Pedestrian access into the village via Harold Road</b>
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	<b>Not at this stage</b>
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	<b>No</b>

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

Site Reference	LV-H10
Site Address	Land off Mill Lane, South Witham, Lincolnshire

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)	BULLIMORES
Signature(s)	
Date	21 . 4 . 2023
Developer (where an option agreement is in place)	

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>DEP1-H1 Towngate West, Market Deeping (73)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
0	0	0	0	0	23	50	0	0	0	0	0	0	0
<i>Explanation: Local Plan allocation. No planning permission has been submitted on site. Outline planning permission was expected to be submitted by the end of 2022. Council’s projections based on previous 2022 APS.</i>													

<b>Do you agree that the information provided in the above Council’s Projected Completions table is correct?</b>	Yes		No	✓
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
			30	50									
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	DEP1-H1	
Site Address	Land West of Peterborough Road (Towngate West), Market Deeping	
Agent/Landowner	The Rathbone Trust, c/o Mr Robert Love, Associate, Bidwells, [REDACTED]	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	✓

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	✓	No	
2	Have the landowners agreed to sell the land for development?	Yes	✓	No	
	If so, are there any restrictions included in the option /developer agreement	No.			
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Approximately 2026/27.			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	The intention is to prepare and submit an outline planning application by mid-2023.			
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	N/A			

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	No	
	Outline	No	
	Reserved Matters	No	
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	N/A	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	The intention is to prepare and submit an outline planning application by mid-2023.	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	Unknown.	
<b>10</b>	When do you think that the affordable housing element will be delivered?	Delivery of affordable housing to be confirmed.	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	No phasing.	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	To be confirmed.	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	Approximately 2026/27.	

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	To be confirmed.
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	To be confirmed.
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	To be confirmed.



#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	DEP1-H1
<b>Site Address</b>	Land West of Peterborough Road (Towngate West), Market Deeping

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	The Rathbone Trust, c/o Mr Robert Love, Associate, Bidwells, [REDACTED]
<b>Signature(s)</b>	[REDACTED]
<b>Date</b>	4 <sup>th</sup> May 2023
<b>Developer (where an option agreement is in place)</b>	N/A

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council's previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

Council's Projected Completions													
Site Reference		GR3-H2 Rectory Farm (Phase 2 North West Quadrant) (1150)											
		Completions to 31 <sup>st</sup> March 2023: 0											
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
28	80	110	110	100	120	120	120	120	105	85	52	0	0
Explanation: Full Planning permission for 428 units approved on site. Planning reference S16/2816 approved for 228 units. Planning reference S16/2819 approved for 220 units. A supplementary planning document (SPD) for the site was adopted at Full Council in October 2021.													

Do you agree that the information provided in the above Council's Projected Completions table is correct?	Yes	X	No	
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

Projected Completions													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
Comments													

**Part B: Deliverability**

**Section 1 – About the Site**

Site Reference	Local Plan Allocation GR3-H2
Site Address	Rectory Farm (Phase 2 North West Quadrant), Grantham.
Agent/Landowner	Landowner – The Jenkinson Family Agent Escritt Barrell Golding, [REDACTED] Contact Stephen G J Short – [REDACTED] [REDACTED]

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	x

**Section 2 – Deliverability**

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	x	No	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the option /developer agreement	Yes		No	
		There is ongoing dialogue with David Wilson Homes, developers of Poplar Farm. The landowner would dispose of the site on receipt of a satisfactory detailed planning consent. The land would be sold based on commercial considerations including obligations contained within the planning approval.			
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site. – Included				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Within the next 2/3 years			
5	If you do not have planning permission but completions are expected on site within 5 years,	The anticipated time scale is linked to the progression of development on			

	please provide evidence (e.g. progress towards detailed permission)	the adjoining Popular Farm development.	
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?		
<b>Site Delivery</b>			
7	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	No	
	Outline	No	
	Reserved Matters	No	
	<b>Part of GR3-H2 Rectory Farm Site has full planning permission. An application on the Jenkinson land will be submitted in due course</b>		
7a	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	N/A	
8	If you do not have planning permission, when do you intend to submit a planning application?	Within the next 12 to 18 months	
9	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	Not as far as our client is concerned.	
10	When do you think that the affordable housing element will be delivered?	Subject to planning permission it is anticipated that the affordable housing provision would be delivered on a proportionate basis alongside the delivery of market housing on the site.	
11	What is the planned phasing of delivery and are there any specific reasons for this?	Subject to planning permission and market requirements.	
12	If site is not under construction what time has been allowed for site preparation works?	A development timescale will be prepared on receipt of planning permission.	
13	If site is not under construction when do you expect to complete the first dwelling?	Subject to planning permission.	

### Section 3 – Infrastructure

#### Infrastructure Provision

14	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	The site is well located with access to local services, schools, employment and a good road network. Integration of the site with the current Poplar Farm development is important to ensure the delivery of a comprehensive scheme in this location, making the development attractive to future purchasers. The intention will be to deliver a scheme in general accordance with the Rectory Farm Planning Brief. This will help ensure that the Poplar Farm and Rectory Farm developments are effectively integrated.
15	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	No, this will be dependent on planning permission.
16	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	We are not aware of unsurmountable infrastructure matters that would delay development of the site.

**Section 4 – Signed Statement**

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

Site Reference	GR3:H2 Rectory Farm (Phase2 North West Quadrant). (SKLP134).
Site Address	Part of North West Quadrant – Rectory Farm, Barrowby Road, Grantham

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)	The Jenkinson Family	
Signature(s)	[Redacted]	S.G.J. SHORT AGENT FOR THE JENKINSON FAMILY
Date	27 APRIL 2023	
Potential Developer	Barratt David Wilson Homes - subject to contract.  Stephen Ward – Development Director [Redacted]	

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b><i>Council’s Projected Completions</i></b>													
<b><i>Site Reference</i></b>		<b>GR3-H3 Prince William of Gloucester Barracks (4000)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
0	0	0	50	125	125	135	135	135	135	135	135	135	2755
<i>Explanation: Local Plan allocation for 4000 dwellings. Council’s projections based on previous 2022 APS.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes	X	No	
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
			50	125	125	135	135	135	135	135	135	135	2355 - 2755
<b>Comments</b>													
Build out rate currently under review and will be informed by Masterplanning exercise, drawing upon constraints of the site and discussions with relevant stakeholders.													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	APS049
Site Address	Prince William of Gloucester Barracks Grantham
Agent/Landowner	Secretary of State for Defence

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	X utility provision and environmental considerations are being reviewed
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	X	No	
2	Have the landowners agreed to sell the land for development?	Yes	X	No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site. <b><u>One owner SoSD</u></b>				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	<b><u>2026 for first Phase</u></b>			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	<b><u>Yes planning allocation. Survey work for Outline Planning being undertaken.</u></b>			

<b>6</b>	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	<b><u>Phased development over long period</u></b>	
<b>Site Delivery</b>			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	<b><u>Subject to review but potentially 2023</u></b>	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	<b><u>Utility provision and environmental considerations</u></b>	
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	<b><u>Several phases commencing with former airfield. Tech site vacation will follow first phases.</u></b>	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	<b><u>2 years</u></b>	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	<b><u>2026</u></b>	

### Section 3 – Infrastructure

<b>Infrastructure Provision</b>			
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	<b><u>Utilities - Road access and sub-station</u></b>  <b><u>Infrastructure: New Schools; Employment Land at approx. 8ha; Neighbourhood Centre; and green infrastructure.</u></b>	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	<b><u>This is currently being look at by the Development Team</u></b>	



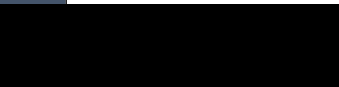
<b>16</b>	<p>Is the site dependent upon the provision of off-site infrastructure?</p> <p>If so, is delivery of this infrastructure likely to affect the delivery of development on your site?</p>	<b><u>Yes – see point 14 above</u></b>
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#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	<b><u>APS049</u></b>
<b>Site Address</b>	<b><u>Prince William of Gloucester Barracks Grantham</u></b>

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development. **Subject to viability, environmental considerations and Government sign off.**

<b>Landowner(s)</b>	James Ryley on behalf of SOS for Defence
<b>Signature(s)</b>	
<b>Date</b>	14/04/2023
<b>Developer (where an option agreement is in place)</b>	N/A

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council’s Projected Completions</b>													
<b>Site Reference</b>		<b>LV-H9 Folkingham Road, Morton (71)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	30	20	21	0	0	0	0	0	0	0	0	0
<i>Explanation: Site has outline planning permission – approved 2<sup>nd</sup> July 2021. No reserved matters have been submitted – landowner indicated that reserved matters application is being prepared and anticipated 12-24 months in previous 2022 APS. Council’s projections as set out in previous 2022 APS submission.</i>													

<b>Do you agree that the information provided in the above Council’s Projected Completions table is correct?</b>	Yes		No	X
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
				30	20	21							
<b>Comments</b>													
The site was previously sold subject to contract, however, the sale is not proceeding, therefore there will be a delay whilst the site is being remarketed.													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	APS054
Site Address	Land at Folkingham Road, Morton
Agent/Landowner	Kier Business Services Ltd (Agent) / Lincolnshire County Council (Owner)

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	Not aware

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes	X	No	
2	Have the landowners agreed to sell the land for development?	Yes		No	X
	If so, are there any restrictions included in the option /developer agreement	N/A			
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	It is unknown when development will commence. The site was previously sold subject to contract, however the sale is not proceeding at present and it is anticipated that the site will be remarketed in the near future.			
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	Phase II Ground Investigation surveys were completed on the site in December 2022 which will assist in the progress towards completions within the estimated time frames once the site is sold.			

<b>6</b>	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?	N/A	
<b>Site Delivery</b>			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline	Yes	<b>S19/1784. Decision date 2nd July 2021</b>
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	<b>As stated above, we are currently seeking to dispose of the land. We do not have a date for the proposed submission of a reserved matters application, however, it is anticipated that this will be within the next 12 to 24 months.</b>	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	N/A	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	<b>None that we are aware of.</b>	
<b>10</b>	When do you think that the affordable housing element will be delivered?	<b>Unknown at present.</b>	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	<b>Unknown at present.</b>	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	<b>Unknown at present.</b>	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	<b>Unknown at present.</b>	

### Section 3 – Infrastructure

<b>Infrastructure Provision</b>		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	<b>Unknown at present.</b>
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	<b>Unknown at present.</b>


<b>16</b>	<p>Is the site dependent upon the provision of off-site infrastructure?</p> <p>If so, is delivery of this infrastructure likely to affect the delivery of development on your site?</p>	<b>Unknown at present.</b>
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#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	<b>APS054</b>
<b>Site Address</b>	<b>Land east of Folkingham Road, Morton</b>

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	<b>Lincolnshire County Council</b>
<b>Signature(s)</b>	
<b>Date</b>	<b>On behalf of Lincolnshire County Council</b>
<b>Date</b>	28.04.2023
<b>Developer (where an option agreement is in place)</b>	N/A

**South Kesteven District Council Housing Deliverability Form**

**April 2023**

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b><i>Council’s Projected Completions</i></b>													
<b><i>Site Reference</i></b>		<b>STM1-H1 Stamford North, Stamford (1300)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
0	0	40	60	70	85	125	130	130	130	130	130	120	150
<i>Explanation: Outline planning permission for up to 1,350 residential units has been submitted (S23/0055). Planning application has been submitted for Quarry Farm development for site in Rutland County Council. Council’s projections as set out in the previous 2022 APS.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes		No	
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes		No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	



#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b><i>Council’s Projected Completions</i></b>													
<b><i>Site Reference</i></b>		<b>Quarry Farm, Rutland County Council (650)</b>											
		<i>Completions to 31<sup>st</sup> March 2023: 0</i>											
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
0	0	0	0	0	30	30	30	30	30	30	30	30	410
<i>Explanation: Site located in Rutland County Council (RCC) as part of wider Local Plan allocation – Stamford North. Outline planning permission has been submitted to RCC. Council’s projections based on previous 2022 APS.</i>													

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes		No	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>													
<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<b>Comments</b>													

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership					
1	Do all landowners with an interest in the site support the development of the site?	Yes		No	
2	Have the landowners agreed to sell the land for development?	Yes		No	
	If so, are there any restrictions included in the option /developer agreement				
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site.				
Timescales					
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>				
5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)				
6	If the site is not expected to be built within the next five years (i.e., by 2027/28) what are the reasons for this?				

Site Delivery			
<b>7</b>	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?		
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
<b>10</b>	When do you think that the affordable housing element will be delivered?		
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?		
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?		
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

Infrastructure Provision		
<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure?  If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

#### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	



## **Stamford North Sustainable Urban Extension**

### **Response to LPAs' 18<sup>th</sup> April 2023 letters**

May 2023

#### The Vision for Stamford North

Stamford North will deliver an innovative, integrated and high-quality addition to the town of Stamford. Acknowledging that Stamford is a special place in which to live, and work, and to visit, Stamford North will be a new chapter in its long history which is well-planned and founded upon strong principles of good quality urban design, environmental sustainability, and the creation of balanced, integrated communities<sup>1</sup>.

The proposed development brings with it the delivery of much needed major infrastructure for Stamford, providing additional route options and resilience on the highway network. The new infrastructure includes the new link road and associated pedestrian/cycle facilities that give east – west connectivity, enables new public transport routes and facilitates sustainable travel use.

In addition to this the development also delivers new infrastructure improvements from the site into Stamford along multiple routes, particularly for provision of active travel facilities (pedestrian & cycle provision), as well as the improvements to existing highways and junctions, that will help existing and new users. Delivery of this infrastructure will also give people better travel choice and help with encouraging people to use more sustainable modes of travel.

All of the objectives set out in the vision above and the specific benefits of the comprehensive development need to shape the delivery and phasing of the development. These specific key deliverables of the scheme also include: a new linear park through the developments linking the Gwash Meadow, Monarch Park Country Park and the Green Wheel; improved facilities and services to serve the needs of both existing and new residents to the area including local centres, health facilities and sports provision; improvements to the entrance to the town along Ryhall Road; wider connectivity improvements; a kick start and long term commitment to

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<sup>1</sup> Quote from the latest draft of the Development Brief prepared by South Kesteven and Rutland Councils along with Burghley House Preservation Trust and Allison Homes

improvements to active travel; and a range of housing types and tenures to help meet the local housing need.

### Primary objectives and required principles to deliver them

Following on from the Vision, the primary objectives of the development and the required principles to deliver them are:

- A coordinated understanding and delivery of transport measures within and off-site, with a focus on the promotion of sustainable, active travel;
- The early delivery of a range of housing types and tenures to help meet the local housing need;
- The comprehensive and timely delivery of facilities to serve the needs of both existing and new residents to the area, including green space and community facilities;
- To ensure that the agreed infrastructure measures and mechanisms enable Allison Homes and GummerLeathes/BHPT to then have control over delivery and roll out on their respective sites, and are not reliant on the actions of others; and
- Continued constructive, collaborative and flexible dialogue with all parties.

### Background – Planning policy, applications, housing supply and delivery

Short summaries of the Local Plans positions in relation to Stamford North, the current planning applications on the site, and housing supply and delivery is attached as Appendix B.

As the Stamford Local Plan Inspector concluded in his January 2020 report “The logical and most sustainable option for Stamford to make a significant and proportional contribution to meeting the District’s housing need would be the proposed urban extension at Stamford North. In combination with proposals on adjoining land at Quarry Farm in Rutland’s administrative area, there would be the capacity to deliver around 2,000 homes. This would create the critical mass and land availability necessary to deliver an east-west access road linking the A6121 Ryhall Road through to the former A1 Old Great North Road as well as other transport infrastructure to provide connectivity into Stamford, a new primary school and expansion at the adjacent secondary school.”

### Collaboration

As part of the GummerLeathes/BHPT application and as part of further information for the Allison Homes application, the parties prepared and submitted a joint Infrastructure Statement in December 2022. This followed previous collaboration, including the Councils, in preparing drafts of a Development Brief for the site from 2018 up to the point of the withdrawal of the Rutland Local Plan in September 2021.

To prepare the Infrastructure Statement, and in more recent months, there has been an increased and constant dialogue between Allison Homes and GummerLeathes/BHPT. This recognises that this is essential to expedite delivery and, critically, ensure that the agreed infrastructure measures and mechanisms can enable Allison Homes and GummerLeathes/BHPT to then have control over delivery and roll out on their respective sites, and are not reliant on the actions of others.

The joint Infrastructure Statement submitted by Allison Homes and GummerLeathes/BHPT – and attached as Appendix C to this response – sets out the infrastructure items considered common to both applications, namely the distributor road, education, junction improvements

and public transport. These and each site's own site specific elements as listed in paragraphs 26 and 27 of the Infrastructure Statement are all important to the success of the place.

The withdrawn Rutland Local Plan identified "In developing new Local Plans for both South Kesteven District Council and Rutland County Council, the two authorities have worked jointly to assess the need for, and suitability of land which spans the county boundary to the north of Stamford. This work has concluded that some land within Rutland will be needed as part of a larger urban extension to support the sustainable growth of the town and to facilitate an appropriate road connection and necessary infrastructure improvements to support the amount of growth proposed."

Continued collaboration to deliver these common items and a comprehensive development is planned, but any forced dependencies on each other or 3<sup>rd</sup> parties greatly enhances risk and could affect delivery rates, funding and therefore viability.

In short, both parts of the wider site need to come forward to make Stamford North the successful place that it needs to and can be. Infrastructure measures and mechanisms need to be agreed with the authorities that then enable Allison Homes and GummerLeathes/BHPT to coordinate delivery and roll out on their respective sites.

### Proposed Phasing

Allison Homes and GummerLeathes/BHPT are both working towards the earliest possible Committee date (with September 2023 continuing to be the target), completion of the S.106 agreements/issuing of the decisions (with December 2023 continuing to be the target), and accelerated scheme design to enable commencement on both sites in 2024/25.

GummerLeathes/BHPT have received comments from LCC Education including a suggestion that S.106 contributions are paid at the point of occupation of 675 units on that site. It will be important to ensure that the delivery of all infrastructure including the serviced land for the new primary school, the payment of education contributions, the provision of health facilities across the whole site (with comments on this still awaited) and transport matters (which may be influenced by the requested updated Transport Assessments) are all considered, discussed and agreed in the round.

To aid those discussions, Appendix A to this response sets out the detailed trajectories for each site expected at this time.

Based on these trajectories, and to relieve congestion at key points in the town at the earliest opportunity, it is anticipated that the section of the distributor road between Old Great North Road and Little Casterton Road will be completed in 2028/29, and the section between Little Casterton Road and Ryhall Road will also be completed in 2028/29. This is based on a physical start on site in 2024/2025. Any delay to commencing works on site will push back delivery of the link road.

### Transport

Both Allison Homes and GummerLeathes/BHPT are prepared to provide an updated transport assessment / interim assessment based on the new Stamford Transport Model as requested. The phasing will need to take account of the outcomes of that work.



We will continue to take actions to ensure we do all we can to ensure the requested 30<sup>th</sup> June deadline is met but, in order for us to do this to, the following is also needed:

- Confirmation of the details of the new model, including base data/traffic surveys used, calibration/validation and any baseline and forecast year assessments undertaken;
- Confirmation that the new model reflects current transport policy, with particular reference to the Government's Transport Decarbonisation Plan and the new DfT Circular 1/22; and
- Priority access to the model via LCC's consultants, in order to commission the relevant model scenario runs promptly.
- Prompt agreement from LCC/NH, RCC and SKDC of the detail of these model runs which we will scope.

Whilst we will undertake this additional work, it was previously agreed with the planning and highway authorities that this was not required. Within the transport assessment scoping stages for both the Stamford North planning applications, it was agreed that the transport modelling and assessment process would use the extant/previous Stamford Transport Model, and for consistency with earlier work undertaken to support the allocation of Stamford North in the South Kesteven Local Plan (and withdrawn Rutland Local Plan).

We understand the role of the new road. A cumulative 600 homes trigger limit (split 300 home on Allison Homes interests and 300 homes on BHPT land ownership) for the completion of the new distributor road was previously agreed. We will need to look at the new Stamford Transport Model and also look at the position in the round.

These transport-related issues are also, as set out above, set within the wider context of scheme delivery on Stamford North as a whole.

**Appendix A – Proposed Completions Trajectory**

Projected Completions – BHPT/GummerLeathes												
24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
40	60	70	85	125	130	130	130	130	130	120	120	80

Projected Completions – Allison Homes												
24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
	30	60	90	90	90	90	90	90	20			

Projected Completions – Combined												
24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
40	90	130	175	215	220	220	220	220	150	120	120	80

## **Appendix B – Short summaries of the Local Plans positions in relation to Stamford North, the current planning applications on the site, and housing supply and delivery**

### Local Plans

South Kesteven Local Plan 2019 Policy STM1-H1 allocates land at Stamford North for an indicative 1,300 units, a new primary school, a local centre and open space, and includes as a development principle “An East-West road to be provided through from Old Great North Road to Ryhall Road. This should offer mitigation to the town centre from the traffic generated as a result of this development.” An indicative route of an East-West road was shown on a contextual plan in the Local Plan which it is clear is purely for illustrative purposes. The Stamford Neighbourhood Plan 2022 also includes the allocation of site STM1-H1.

The Rutland Local Plan 2018-2036 included Policy H4 which allocated land at Quarry Farm for a development of no more than 650 homes, a country park and community infrastructure. The policy stated that the planning application was expected to include “a distributor road facilitating the connection of the Old Great North Road, Little Casterton Road and Ryhall Road and any associated junction improvements arising from this new road, including increasing capacity at the A1/A606 junction” and “The portion of land within Rutland is known as Quarry Farm and will only be brought forward for development in conjunction with the land in South Kesteven as part of a comprehensive mixed use scheme known as Stamford North”. At that time, the policy also stated that all of the development (in Rutland and South Kesteven) will contribute to meeting the SKDC housing need. In September 2021, the Council resolved to withdraw the draft Local Plan. Work on the preparation of a new Local Plan has begun with the Local Development Scheme January 2023 envisaging consultation on Preferred Options in August 2023, consultation on the Proposed Submission Local Plan in July 2024 and adoption in February 2026.

### Planning Applications

Allison Homes submitted an outline planning application to RCC for land at Quarry Farm, Old Great North Road Little Casterton Rutland (“The Quarry Farm site”) in February 2022 for the following proposed development: “*residential development (up to 650 dwellings) a local centre (up to 3000m<sup>2</sup> of gross floor space for uses within Class E (a-g) and F.2 (a) and F.2 (b)), open space including a country park, access, drainage and landscaping.*”

In January 2023 GummerLeathes/BHPT submitted an outline planning application with all matters reserved except means of access to SKDC and RCC on land to the north of Stamford for the: *construction of up to 1,350 residential units (use Classes C2 and C3); two form entry primary school (use class F.1); local centre uses (use classes E and F.2, public house, wine bar, or drinking establishment, drinking establishment with expanded food provision, hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises); road between Ryhall Road and Little Casterton Road; removal of existing bund; associated green infrastructure including provision of public open space, landscaping, formal and informal play areas; utilities (including drainage); and associated access, ancillary works and structures.*

### Housing Supply and Delivery

The presumption in favour of sustainable development as set out in the National Planning Policy Framework currently applies in Rutland as the Council's Local Plan is out-of-date.

South Kesteven's Annual Monitoring Statement 2022 demonstrates that the Council has a 5.2 year housing land supply, including anticipated completions on STM1-H1 from 2025/26.

Early and continuing delivery on both sites will enable more dwellings to meet needs to be delivered early.

## Appendix C – Infrastructure Statement



### **Stamford North Sustainable Urban Extension Infrastructure Statement**

December 2022

1. Stamford North will deliver an innovative, integrated and high-quality addition to the town of Stamford. Acknowledging that Stamford is a special place in which to live, and work, and to visit, Stamford North will be a new chapter in its long history which is well-planned and founded upon strong principles of good quality urban design, environmental sustainability, and the creation of balanced, integrated communities.
2. The landowners and promoters of the land that make up Stamford North Sustainable Urban Extension ("SUE") are committed to working together to ensure that the infrastructure required to support the development is provided in a comprehensive and timely fashion.
3. The purpose of this statement is to detail in summary terms the collaboration between the principal developers of the Stamford North Sustainable Urban Extension ("SUE"), namely Allison Homes, (land within Rutland County Council "RCC") and GummerLeathes ("GL") on behalf of the Burghley House Preservation Trust ("BHPT") (land within South Kesteven District Council "SKDC"). This includes setting out the approach to how the required infrastructure will be delivered across the SUE. This statement has been jointly produced by Freeths LLP and Savills/Farrer & Co on behalf of Allison Homes, GummerLeathes and the BHPT.
4. Allison Homes submitted an outline planning application to RCC for land at Quarry Farm, Old Great North Road Little Casterton Rutland ("The Quarry Farm site") in February 2022 for the following proposed development: *"residential development (up to 650 dwellings) a local centre (up to 3000m<sup>2</sup> of gross floor space for uses within Class E (a-g) and F.2 (a) and F.2 (b)), open space including a country park, access, drainage and landscaping."*
5. GummerLeathes/BHPT are submitting an outline planning application with all matters reserved except means of access to SKDC and RCC on land to the north of Stamford for the following proposed development: *construction of up to 1,350 residential units (use Classes C2 and C3); two form entry primary school (use class F.1); local centre*

*uses (use classes E and F.2, public house, wine bar, or drinking establishment, drinking establishment with expanded food provision, hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises); road between Ryhall Road and Little Casterton Road; removal of existing bund; associated green infrastructure including provision of public open space, landscaping, formal and informal play areas; utilities (including drainage); and associated access, ancillary works and structures.*

## **Background**

6. The collaboration in planning for the Stamford North SUE between landowners and developers began long before the submission of the above planning applications and has taken the following forms;

### Local Plan Promotion

7. Despite the withdrawal of the Rutland Local Plan in September 2021, the planning for this SUE has been 'plan led' through the promotion of the SUE through the Local Plans of SKDC and RCC. Both BHPT/GL and Allison Homes actively and constructively engaged in the promotion of their land through the respective Local Plan stages. However, both also equally engaged in the Local Plans covering the areas outside of their land interest to ensure continuity and comprehensive planning across the whole SUE.
8. Allison Homes (under the name of Larkfleet Homes) submitted representations to the Regulation 19 consultation on the SKDC Plan in July 2018, supporting allocation STM1-H1. Allison Homes also actively participated in the examination of the SKDC Plan, including, amongst others, submitting a hearing statement and participating in the hearing session on Matter 7 – Stamford – Housing Sites and Associated Infrastructure.
9. Similarly, BHPT submitted detailed comments to the RCC Regulation 19 consultation in November 2020 offering strong support for allocation H4 generally, with comments objecting to the inclusion of a requirement for a single application and explaining the commitment to key infrastructure delivery across the site.
10. RCC has undertaken both a 'call for sites' consultation (February 2022 – ongoing) and an Issues and Options consultation (June-September 2022) as part of the initial stages of their new Local Plan preparation, following the withdrawal of the previous Plan in September 2021. Allison Homes made representations to both these consultations, including promoting the Quarry Farm site, which is subject to the current application (2022/0227/MAO) as an allocation for residential development (650 dwellings).

### Development Brief

11. This document has a long history having first been drafted in advance of the SKDC Local Plan examination. Although its progress in the last couple of years has ceased following the withdrawal of the Rutland Local Plan, and the absence of an over-arching policy basis, Allison Homes and representatives of BHPT produced the principal work on the original draft Development Brief in 2018 and several iterations up to January 2020. Although the LPAs were actively involved in the drafting of the Brief during this period, they determined in January 2021 that they required significant changes to the Development Brief and took ownership of future drafting. Although disappointed by this, both Allison Homes and BHPT remained committed to the Brief and continued to

attend meetings with the LPAs on amended drafting up and until the withdrawal of the RCC Local Plan in September 2021. It is acknowledged that the LPAs were in the process of making changes to the Brief and that a working draft version was in circulation in June/July 2021 between the main parties. However, since the withdrawal of the RCC Local Plan dialogue from the LPAs has largely ceased on the Development Brief. The draft Development Brief has no weight in the decision making process. Notwithstanding this, both applications have had significant regard for the work undertaken as part of the drafting of the Development Brief and this is detailed in the individual applications.

### Masterplan

12. As part of the Development Brief, a high-level masterplan for the whole site was produced. This identifies the key principles for development including development areas, access, the green infrastructure network, including the position of the proposed Country Park, and the broad positions of community infrastructure such as the primary school and the two local centres. Although there has been significant discussion on the text of the Development Brief, the principles of the masterplan have been long established and therefore all parties should be able to move forward with confidence that this represents a strong framework for the development of the SUE. The opportunities have been explored and refined further as part of each application, but with the continuing aim to deliver a comprehensive and co-ordinated extension to the town. A masterplan showing the whole site is appended to this Statement and will be submitted as part of each application.

### SUE wide Transport Assessment

13. A joint Transport Assessment was commissioned, which analysed the transport impacts across the whole SUE and was produced on a collaborative basis between BWB (on behalf of Allison Homes) and Stantec (representing the BHPT). The submitted Allison Homes application and the (to be) submitted Stamford North application have holistically assessed traffic impacts of the wider scheme and identified suitable mitigation on this basis. The specific mitigation and how this is proposed to be delivered is set out further below within this statement.

### **Community Infrastructure Levy**

14. RCC is a CIL charging authority and SKDC is not. In their committee report (May 2022), which informed their representations to the Allison Homes planning application, SKDC advised that engagement is required to *“to ensure that an appropriate agreement is reached in relation to the application for relief / exemption of liability from the CIL charging schedule, as part of the current application to enable a SUE-wide Section 106 Agreement to be pursued. Alternatively, formal agreement is required from RCC that funds obtained under the CIL charging schedule will be used to fund infrastructure within South Kesteven, as per regulation 59(3) of the Community Infrastructure Levy Regulations 2010 (as amended).”*
15. The above is a matter for RCC and SKDC to determine. Allison Homes has made representations to RCC previously to consider CIL exemption for this site given the specific circumstances, but no further discussions appear to have taken place between authorities which advance this matter. Given that the proposed development will be CIL liable it is useful to set out the types of infrastructure that CIL would support (ie: the Infrastructure Funding Statement “IFS”) and an estimate of the contribution from

the proposed development. It should be noted that the estimate is indicative based on assumptions regarding housing mix and floor space and is therefore a guide only.

### The Infrastructure Funding Statement

16. RCC's adopted Charging Schedule (January 2016) advises that the Regulation 123 list is set in the Charging Schedule Background Paper. However, from December 2020 there was a requirement to replace regulation 123 lists, with IFS following the amendment to the Community Infrastructure Levy Regulations in 2019. RCC's 2020 IFS included an appendix of the list of infrastructure that was approved on 11 January 2016 under regulation 123 as part of the RCC CIL charging schedule. This largely reflected paragraph 3.3 of the Background Paper but for clarity is copied in full below:

<b>RUTLAND ESTIMATED INFRASTRUCTURE REQUIREMENTS TO 2026</b>				
<b>Infrastructure Element</b>	<b>Required Infrastructure Schemes</b>	<b>Infrastructure Cost (£)</b>	<b>Committed Funding (£)</b>	<b>Funding gap (£)</b>
<b>Highways, Transport and Waste</b>	<ul style="list-style-type: none"> <li>· Oakham Town Centre &amp; other town centre improvements</li> <li>· Car parking</li> <li>· Various public &amp; community transport initiatives</li> <li>· New recycling facility</li> </ul>	7,012,000	2,999,700	4,012,300
<b>Health and Social &amp; Care</b>	<ul style="list-style-type: none"> <li>· Disabled, residential care and youth facilities</li> <li>· New and expanded GP facilities</li> </ul>	971,000	385,800	585,200
<b>Education, Learning and Skills</b>	<ul style="list-style-type: none"> <li>· Additional places for early year/childcare</li> <li>· New build and expansion of existing Primary School facilities</li> <li>· Expansion of existing Secondary School facilities</li> <li>· Building infrastructure for additional post 16 needs</li> </ul>	9,506,100	4,100,000	5,406,100
<b>Emergency Services</b>	<ul style="list-style-type: none"> <li>· Enhanced policing &amp; community safety</li> </ul>	1,077,700	850,000	227,700
<b>Economic Development</b>	<ul style="list-style-type: none"> <li>· Oakham and Uppingham public realm improvements</li> <li>· Improved Broadband Connectivity</li> </ul>	960,000	415,000	545,000
<b>Culture and Leisure</b>	<ul style="list-style-type: none"> <li>· Improvements to library provision outside Oakham</li> <li>· Development of Heritage and Cultural facilities</li> <li>· Indoor and Outdoor Sports and Playing Fields</li> </ul>	5,308,400	4,119,700	1,188,700
<b>Total</b>		<b>24,835,200</b>	<b>12,870,200</b>	<b>11,965,000</b>

17. RCC's 2021 IFS advises "The 2020 IFS included in an appendix the list of infrastructure that was approved on 11 January 2016 by regulation 123 as part of the RCC CIL charging schedule. It was intended that this infrastructure would be reviewed as part of the process for adoption of a new local plan. However, in September 2021 Council determined to withdraw the submitted Local Plan and commence on the preparation of a new Local Plan for Rutland. An updated list of infrastructure projects will be prepared to coincide with the preparation of a new Local Plan...."



## The Projected CIL Contribution

18. For the purpose of this exercise, we have taken the 2022 annual CIL rate, which for residential is £122.06 per sqm. In practice CIL will be applied to the rate at the time of granting of detailed permission and so will vary in accordance with indexation. The table below contains assumptions on housing mix and floor space sizes but is designed to provide a broad estimate. Having regard to RCC's adopted charging schedule, no charge will be levied for any non-residential development.

Dwelling Type	Estimated Size (sq.m)	Number	CIL Contribution
1 bedroom	61	15	£111,685
2 bedroom	81	162	£1,601,671
3 bedroom	96	275	£3,222,384
4 bedroom	110	118	£1,584,268
5 bedroom	130	80	£1,269,360
		<b>Total</b>	<b>Total</b>
		<b>650</b>	<b>£7,789,368</b>

19. The above figure does not account for affordable housing which is exempt and therefore applying the proposed 30% affordable housing, this would provide an indicative CIL figure of **£5,452,558**. Note for the purpose of this exercise we have simply reduced the CIL figure by 30%.

## **Infrastructure for Stamford North SUE**

20. The following infrastructure requirements have either been identified through consultation responses under the Allison Homes application or through discussions with the LPAs as part of the Local Plan/Development Brief and pre-application process. We comment against each requirement as to how the infrastructure will be delivered:

- **Distributor Road (Old Great North to Ryhall Road)** - The distributor road will be constructed by the developer for each part of the SUE. Both Allison Homes and BHPT are committed to completing the extent of the distributor road within their sites prior to the completion of 300 dwellings within their respective sites, or an agreed timescale whichever is the sooner. Neither site can be restricted to the completion of dwellings on land outside of their control and therefore commercially are unable to have a limit imposed that relies on the completion of the distributor road within the other part of the SUE.
- **Education** – policy STM1-H1 of the SKDC Local Plan requires the provision of a primary school. Through discussion on the Development Brief this has been identified as being located within the BHPT land, close to the boundary with RCC. Discussions for the delivery of the primary school between Allison

Homes/BHPT and the LPAs at that time determined that an appropriate trigger for the transfer of land would be the completion of 100 dwellings, and we have continued to work on that basis. We look forward to receiving confirmation from the relevant authorities on whether this continues to be an appropriate trigger.

21. In respect of contributions towards education, Lincolnshire County Council, has in regard to the Allison Homes application, 2022/0227/MAO, requested contributions of £608,927 for primary school places; nil contribution for secondary places and £405,407 for sixth form places. This is based on capacity in the Stamford 'Planning Area' which is undefined but presumably excludes Rutland schools. It is not clear in these comments whether the projected capacity levels in Primary and Secondary in 2024/25 have all been assumed to be taken up by the Allison Homes application or whether, as is the Allison Homes and GL/BHPT position, this capacity should be assumed to be taken up by the Allison Homes and GL/BHPT applications on a proportionate basis. Notwithstanding this, education is an item covered by the CIL and therefore it is Allison Homes' position that they cannot be asked to pay a separate contribution. S.106 financial contributions towards education could be sought for the GL/BHPT application if they meet the statutory tests.

- **Junction Improvements** – The Allison Homes' Transport Assessment has identified that in isolation the only off-site highway junction improvement required to facilitate the development proposed under 2022/0227/MAO is J10 (as number in the TA) – the A1 northbound off slip/ A606 junction.

22. Looking at matters cumulatively however, when the development proposed on the BHPT land is also taken into account, both the Allison Homes' and Stamford North Transport Assessments conclude that this necessitates further improvements at the following junctions:

- J11 – Sidney Farm Lane/A606 priority-controlled junction.
- J13 – A1 southbound off slip/A6121 priority-controlled junction.
- J18 – Ryhall Road/Uffington Road/St Paul's Street mini roundabout.

23. Allison Homes and BHPT/GL propose, in principle, to contribute to these junction improvements on a proportionate basis. ie: the Allison Homes application proposes 650 out of a total of 1950 dwellings across the SUE (33.3%). Allison Homes will therefore contribute 1/3 of the costs of delivering these junction improvements.

24. The BHPT/GL Transport Assessment indicates triggers for delivery of these improvement across the SUE:

- J18 – Ryhall Road/Uffington Road/St Paul's Street mini roundabout at approximately 300 dwellings.
- J11 – Sidney Farm Lane/A606 priority-controlled junction at approximately 1,000 dwellings.
- J13 – A1 southbound off slip/A6121 priority-controlled junction at approximately 1,000 dwellings.
- J10 A1 northbound off slip/ A606 junction at approximately 1,500 dwellings
- **Public Transport** - Within their consultation response dated 28 April 2022 on The Quarry Farm site, Lincolnshire County Council Highway Authority request a contribution of £108,000 per annum for the first five years of this development to support bus services in RCC and LCC. It is not explained within LCC's comment how the contribution is calculated, but again public transport is within

the IFS infrastructure project list and therefore Allison Homes contribution to this matter will be covered by the CIL payment.

25. A contribution is also expected to be required for the BHPT/GL application which will be secured via a S106 agreement.

26. In addition to the above infrastructure items which are considered common to both elements of the SUE, the following items are specific to Allison Homes planning application.

- **Affordable Housing** – this will be secured via a site specific Section 106 Agreement.
- **Open Space/Country Park** – the actual provision of open space will be considerably more than Local Plan requirements. The management of the Country Park and other open space areas will need to be secured via a S.106 Agreement and Allison Homes is pursuing several interested parties in this respect. This detail will be provided in due course.
- **Health** – The Leicester, Leicestershire and Rutland (“LLR”) Clinical Commissioning Groups (CCGs) have submitted a request to access the CIL contributions to mitigate impact on GP practices. In respect of the Allison Homes application, CIL covers this item and the Local Centre will provide for suitable use classes to host such services, if required.
- **Local Centre** – a limit of 300 occupations is proposed until the local centre has services provided and is marketed for occupation.
- **Biodiversity Net Gain** – any residual contribution towards this, if required.

27. The following items are anticipated to be specific to GummerLeathes/BHPT planning application:

- **Affordable Housing** –this will be secured via a site specific Section 106 Agreement.
- **Community facilities** – to be provided within the Local Centre;
- **Health** – potentially to include land for a temporary and/or permanent facility on the site, and/or a financial contribution towards the delivery of a facility;
- **Library contributions** – if demonstrated to be justified;
- **Open space provision and management;** and
- **Wheeled bin contribution.**

28. The key infrastructure across the SUE will be delivered in a cohesive and collaborative manner. It is evident that each side will deliver their portion of the distributor road and the responsibility for the remaining off-site highway works has been agreed between Allison Homes and GummerLeathes on a proportionate basis. There is a mechanism for bringing forward the land to deliver the primary school and the CIL contribution will cover the infrastructure requests made in respect to application 2022/0227/MAO.

## **Joint Infrastructure Planning Agreement and Individual Site Agreement**

29. It is proposed that a Joint Infrastructure Planning Agreement (JIPA) will cover SUE wide infrastructure that is required to be delivered on a comprehensive basis. This is defined as:
- Distributor Road (Old Great North to Ryhall Road)
  - Education (in respect of transfer of land)
  - Junction Improvements
  - Public Transport (bus service) contributions.
30. This will require landowners from both sites and both LPAs to be parties to the JIPA.
31. All other obligations will be site specific and subject to Section 106 Agreements that relate to the individual applications.
32. It is anticipated that all 3 s106 agreements, namely (1) the Quarry Farm s106 (2) the BHPT/GL s106 and (3) the joint infrastructure s106, will be completed simultaneously.
33. As stated above, the landowners and promoters of the land that make up Stamford North SUE are committed to working together to ensure that the infrastructure required to support the development is provided in a comprehensive and timely fashion. To this end, we look forward to continuing to work with the local authorities and stakeholders to agree the precise terms of the required obligations.

EP13

**Braintree District Monitoring Report 2018**  
**Addendum to the Monitoring Report:**

**Subject:**

**Five Year Housing Supply 2018-2023**



**11 April 2019**

**From:** [Carpenter, Kathy](#)  
**To:** [Laura Dudley-Smith](#)  
**Subject:** RE: Request for information forecast development Land south of The Limes Gosfield  
**Date:** 04 December 2018 10:02:00

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Many thanks for your help, I think I can take it from here.  
Best wishes,  
Kathy

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**From:** Laura Dudley-Smith  
**Sent:** 03 December 2018 17:35  
**To:** Carpenter, Kathy <kathy.carpenter@braintree.gov.uk>  
**Cc:** James Firth  
**Subject:** RE: Request for information forecast development Land south of The Limes Gosfield

Dear Kathryn,

The land at Gosfield is no longer owned by Marden Homes Ltd. We are now acting on the site on behalf of it's new owner, Chelsteen Homes. The contact there is Bill Poulton.

A revised planning application has been submitted to BDC for consideration. There are no significant issues that have been identified however that should present delay to delivery should the revised application be determined favourably.

Please let me know if you would like us to complete a revised form in this regard.

Laura

Laura Dudley-Smith  
Strutt & Parker

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**From:** Carpenter, Kathy [<mailto:kathy.carpenter@braintree.gov.uk>]  
**Sent:** 30 November 2018 17:38  
**To:** Laura Dudley-Smith  
**Subject:** Request for information forecast development Land south of The Limes Gosfield  
**Importance:** High

Dear Laura,  
Please see the attached file. Braintree District Council needs to check information the anticipated timing of completions on the above site, as part of work on checking the deliverable housing land supply in the District. Our records show that you were the contact for the development; could you please advise on the site or provide contact details for someone who can confirm?  
Kind regards,

Kathryn Carpenter  
**Senior Planning Officer**

**Please return forms by Friday 7th December 2018**



# Review of Housing Sites Identified in the 5 Year Supply 2018-2023

The National Planning Policy Framework (July 2018) requires local planning authorities to identify and update annually a supply of specific deliverable sites to be measured against their housing requirements (paragraph 73). As part of this process, local planning authorities are required to engage with developers and others who have an impact on delivery (see paragraph 74).

As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

This form can be returned electronically to [planningpolicy@braintree.gov.uk](mailto:planningpolicy@braintree.gov.uk) or in hard copy if necessary to: Planning Policy, Braintree District Council, Causeway House, Bocking End, Braintree, CM7 9HB.

This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

## PART A Developer/Promoter Details

<b>Contact Name:</b>	Steve Read
<b>Position:</b>	<i>Divisional Development &amp; Planning Manager</i>
<b>Organisation:</b>	Bellway Homes Ltd
<b>E-mail Address:</b>	[REDACTED]
<b>Telephone Number:</b>	[REDACTED]

## PART B Site Details (please use separate form for each site)

<b>Site Address/Location:</b>	Site 38 Land east of Sudbury Road Halstead
<b>Planning application reference(s):</b>	BTE/17/0705

Is the site:

Owned by Developer <input checked="" type="checkbox"/>	Site Actively being marketed <input type="checkbox"/>
Sale to developer under negotiation <input type="checkbox"/>	Site not actively being marketed <input type="checkbox"/>

## PART C Site Progress

<b>Will Housing completions begin on site before April 2023?</b>	<i>Yes</i>
<b>Planning Status at 31 March 2018:</b>	Outline planning permission
<b>Update on Planning Status:</b>	Full application submitted for 218 homes BTE/18/01749, agent <a href="mailto:jennifer.carroll@struttandparker.com">jennifer.carroll@struttandparker.com</a>



# Site Progress cont..

HALSTEAD



Full/reserved matters status: approved, applied for, when planned to be submitted	Submitted FULL APPLICATION SUBMITTED
Details of Discharge of conditions status: submitted	Submitted November 2018; Building Regs Intial Notice (NHBC) submitted
Information on Constraints: Actions needed before completions can be achieved	PLANNING APPROVAL AND COMMENCEMENT OF BUILD.
Access/transport:	ACCESS POINTS AGREED AT OUTLINE APPROVAL
Ground conditions/ contamination:	FARM LAND NO CONTAMINATION EXPECTED.
Drainage (SUDS, flood prevention etc):	APPLICATION WITH FULL PLANNING SUBMISSION
Land ownership:	BELLWAY HOMES.
Other constraints (describe), including market:	N/A.

Total/estimated total site capacity	205 OUTLINE
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	205
Forecast completions Year 1: April 2018/March 2019	0
Forecast completions Year 2: April 2019/March 2020	20
Forecast completions Year 3: April 2020/March 2021	70
Forecast completions Year 4: April 2021/March 2022	70
Forecast completions Year 5: April 2022/March 2023	58

218 FULL APPLICATION

Other developer/site promoter/landowner comments	
(Internal use)	Outline permission for 205 also included site for a care home; whereas this is omitted from the full application for 218 - i.e. supply may exceed the 205 indicated as at March 2018

**Return by Friday 7<sup>th</sup> December 2018 to:**

[PlanningPolicy@braintree.gov.uk](mailto:PlanningPolicy@braintree.gov.uk)

If you have any other questions about the consultation please contact the Planning Policy Team by email [PlanningPolicy@braintree.gov.uk](mailto:PlanningPolicy@braintree.gov.uk) or by phone on 01376 552525 and ask for Planning Policy.

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**From:** [Wilde, Mathew](#)  
**To:** [Carpenter, Kathy](#)  
**Subject:** FW: 18/60196/PREAPP Land north East of Inworth Road  
**Date:** 05 February 2019 14:23:41  
**Attachments:** [image001.gif](#)

---

FYI

Kind Regards,

**Mathew Wilde**

**Senior Planner – Development Management**

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

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**From:** Catherine Williams **Sent:** 05 February 2019 2:21 PM  
**To:** Wilde, Mathew <[Mathew.Wilde@braintree.gov.uk](mailto:Mathew.Wilde@braintree.gov.uk)>  
**Subject:** RE: 18/60196/PREAPP Land north East of Inworth Road

Mathew,

In terms of start on site:

- Infrastructure to commence late summer 2019
- With an anticipated build rate of 50 per year we would expect to have 150 completions by April 2023.

Regards,

**Catherine Williams BA(Hons) MA MRTPI**  
**Associate Director**  
**Planning**

Savills, 33 Margaret Street, London, W1G 0JD  
Tel

Email

Website : [www.savills.co.uk](http://www.savills.co.uk)



Before printing, think about the environment

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**From:** Wilde, Mathew [<mailto:Mathew.Wilde@braintree.gov.uk>]

**Sent:** 28 January 2019 9:59 AM

**To:** Catherine Williams

**Subject:** 18/60196/PREAPP Land north East of Inworth Road

Hi Catherine,

Thank you for our meeting on Friday. I have asked Lee to go through the boundary treatment plan with me this week so I will provide comments on this shortly.

In terms of the coloured block plan, please may I have an electronic copy of this?

I have also been asked if I could get some confirmation in writing from you in respect to timescales for the REM submission? And when roughly will works commence?

Could you also please give an indication if possible please?:

- If the site will start to produce completions before April 2023
- View of expected development rates - how many of the 165 are expected to be completed by April 2023?

Many thanks in advance for your help.

Kind Regards,

**Mathew Wilde**

**Senior Planner – Development Management**

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**Please return forms by Friday 7th December 2018**

# Review of Housing Sites Identified in the 5 Year Supply 2018-2023

The National Planning Policy Framework (July 2018) requires local planning authorities to identify and update annually a supply of specific deliverable sites to be measured against their housing requirements (paragraph 73). As part of this process, local planning authorities are required to engage with developers and others who have an impact on delivery (see paragraph 74).

As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

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This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

## **PART A** Developer/Promoter Details

<b>Contact Name:</b>	Matthew Wood, agent Phase 2 Planning and Development
<b>Position:</b>	Principal Planner
<b>Organisation:</b>	CALA Homes (North Home Counties) Ltd
<b>E-mail Address:</b>	
<b>Telephone Number:</b>	

## **PART B** Site Details (please use separate form for each site)

<b>Site Address/Location:</b>	Station Field, Land W of Kelvedon Station Station Rd (Monks Farm) Kelvedon
<b>Planning application reference(s):</b>	Site 041 BTE/17/0418

Is the site:

Owned by Developer  Site Actively being marketed

Sale to developer under negotiation  Site not actively being marketed

## **PART C** Site Progress

<b>Will Housing completions begin on site before April 2023?</b>	Yes, subject to RM approval
<b>Planning Status at 31 March 2018:</b>	Outline permission
<b>Update on Planning Status:</b>	RM to be submitted early 2019

# Site Progress cont..

<b>Full/reserved matters status: approved, applied for, when planned to be submitted</b>	RM to be submitted early 2019
<b>Details of Discharge of conditions status: submitted</b>	Condition submissions to be made early 2019
<b>Information on Constraints: Actions needed before completions can be achieved</b>	
<b>Access/transport:</b>	Access approved at outline stage.
<b>Ground conditions/ contamination:</b>	Agricultural land.
<b>Drainage (SUDS, flood prevention etc):</b>	SUDS system to be included within Reserved Matters application.
<b>Land ownership:</b>	CALA Group
<b>Other constraints (describe), including market:</b>	

<b>Total/estimated total site capacity</b>	250
<b>Dwellings built as at 31 March 2018</b>	0
<b>Outstanding capacity as at 31 March 2018</b>	250
<b>Forecast completions Year 1: April 2018/March 2019</b>	0
<b>Forecast completions Year 2: April 2019/March 2020</b>	50
<b>Forecast completions Year 3: April 2020/March 2021</b>	50
<b>Forecast completions Year 4: April 2021/March 2022</b>	50
<b>Forecast completions Year 5: April 2022/March 2023</b>	50

<b>Other developer/site promoter/landowner comments</b>	
<b>(Internal use)</b>	As condition of the outline permission dated October 2017, reserved matters application for first phase must be submitted by October 2019 (i.e. within 2 years)

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**From:** [Heather Organ](#)  
**To:** [Carpenter, Kathy](#)  
**Subject:** RE: Development site at land at Ashen Road Ridgewell  
**Date:** 13 March 2019 15:13:14  
**Attachments:** [~WRD000.jpg](#)  
[image001.png](#)

---

Dear Kathryn,

We intend to be in a position to submit an application for planning shortly - in late March or early April 2019. Assuming we are successful I would anticipate completion of the whole site in the first quarter of 2021 based on our clients current aspirations.

I am unable to provide the name of the developer at this time but I trust the above information answers your main queries.

Kind Regards,  
Heather.

Heather Organ BSc Architecture

Heather

---

**From:** Carpenter, Kathy <kathy.carpenter@braintree.gov.uk>  
**Sent:** 13 March 2019 11:51  
**To:** Heather Organ <[REDACTED]>  
**Subject:** Development site at land at Ashen Road Ridgewell  
**Importance:** High

Dear Heather Organ,

We spoke on the telephone recently, when I was enquiring about whether this above site is coming forward for development in the next few years, as you acted as agent for a Mr J Williams in a 2018 pre application, following the sale of the site by the landowner to a developer. The site currently has the benefit of an extant outline permission and is shown as a draft allocation in the emerging Draft Braintree District Local Plan. You kindly provided me with a verbal response, confirming that the site is now owned by a developer, and that a detailed planning application is being drawn up for submission (in 2019?) following on from the pre-application consideration.

Could I please ask if you could provide this confirmation in writing for us – by e-mail response would be fine? If possible, as well as confirming whether the site is expected to start to produce completions by April 2023, any information would be helpful if available on expected estimated timescales for submission of the planning application, start on site, and expected number of dwellings by year –  
April 2019/March 2020 (I assume that will be 0)

April 2020/March 2021  
April 2021/March 2022, and  
April 2022/March 2023.

If you are able to confirm the name of the developer that would also be helpful.

Kind regards,

Kathryn Carpenter

**Senior Planning Officer**

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Please return forms by Friday 7th December 2018

## Review of Housing Sites Identified in the 5 Year Supply 2018-2023

The National Planning Policy Framework (July 2018) requires local planning authorities to identify and update annually a supply of specific deliverable sites to be measured against their housing requirements (paragraph 73). As part of this process, local planning authorities are required to engage with developers and others who have an impact on delivery (see paragraph 74).

As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

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This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

### **PART A** Developer/Promoter Details

Contact Name:	Stuart Williamson agent Amec Foster Wheeler
Position:	
Organisation:	The Hunt Property Trust
E-mail Address:	[REDACTED]
Telephone Number:	[REDACTED]

### **PART B** Site Details (please use separate form for each site)

Site Address/Location:	Land rear of Halstead Road Earls Colne
Planning application reference(s):	BTE/15/1580

Is the site:

Owned by Developer

Site Actively being marketed

Sale to developer under negotiation

Site not actively being marketed

### **PART C** Site Progress

Will Housing completions begin on site before April 2023?	YES
Planning Status at 31 March 2018:	Outline permission
Update on Planning Status:	



## Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	JULY 2019
Details of Discharge of conditions status: submitted	NONE TO DATE
Information on Constraints: Actions needed before completions can be achieved	NONE BEYOND USUAL
Access/transport:	(Access Reserved ie approved)
Ground conditions/ contamination:	Further investigations per outline
Drainage (SUDS, flood prevention etc):	" " "
Land ownership:	-
Other constraints (describe), including market:	-

Total/estimated total site capacity	80
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	80
Forecast completions Year 1: April 2018/March 2019	
Forecast completions Year 2: April 2019/March 2020	25
Forecast completions Year 3: April 2020/March 2021	55
Forecast completions Year 4: April 2021/March 2022	
Forecast completions Year 5: April 2022/March 2023	

Other developer/site promoter/landowner comments	
(Internal use)	

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**From:** [Conan Farningham](#)  
**To:** [Carpenter, Kathy](#)  
**Cc:** [Havers, Timothy](#); [Banks, Natalis](#); [Alice Patchett](#)  
**Subject:** Silver End/Conrad Rd  
**Date:** 01 March 2019 11:00:51  
**Attachments:** [image001.png](#)  
[image002.jpg](#)

---

Morning,

I would advise the following for Conrad Road, Witham (Southfields):

- . We have submitted the application and awaiting for further timescales etc
- . Yes, this scheme along with Silver End are key to delivering our Homes England Programme and overall targets
- . Completions are assumed as follows but these will likely change following appointment of a contractor and also the decision date:

April 2019/March 2020: 0  
April 2020/March 2021: 21  
April 2021/March 2022: 67  
April 2022/March 2023: 36  
April 2023/March 2024: 26

Please be advised that we are currently programming the S106 units to be delivered April 21/22 hence the spike in completions.

Regards,

Conan

**Conan Farningham**  
**Head of Land and Planning**

Sanctuary Group

Office: 02088261598

Email:



---

**From:** Carpenter, Kathy [mailto:kathy.carpenter@braintree.gov.uk]  
**Sent:** 28 February 2019 15:44  
**To:** Conan Farningham  
**Subject:** RE: Silver End  
**Importance:** High

Dear Conan – thank you very much for your prompt response. Could I please ask, are you able to provide me with the equivalent information in respect of Conrad Road Witham, which I believe you know as Southfields?

Kind regards,  
Kathy Carpenter

Kathryn Carpenter  
**Senior Planning Officer**  
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**Please return forms by Friday 7th December 2018**

# Review of Housing Sites Identified in the 5 Year Supply 2018-2023

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As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

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## **PART A** Developer/Promoter Details

<b>Contact Name:</b>	Stephen M Clark
<b>Position:</b>	Chief Executive
<b>Organisation:</b>	Churchmanor Estates plc
<b>E-mail Address:</b>	
<b>Telephone Number:</b>	

## **PART B** Site Details (please use separate form for each site)

<b>Site Address/Location:</b>	Site 050 Land south of Maltings Lane Witham
<b>Planning application reference(s):</b>	BTE/12/1071

Is the site:

Owned by Developer	<input type="checkbox"/>	Site Actively being marketed	<input type="checkbox"/>
Sale to developer under negotiation	<input type="checkbox"/>	Site not actively being marketed	<input checked="" type="checkbox"/>

## **PART C** Site Progress

<b>Will Housing completions begin on site before April 2023?</b>	Yes
<b>Planning Status at 31 March 2018:</b>	Outline planning permission
<b>Update on Planning Status:</b>	See below

# Site Progress cont..

<b>Full/reserved matters status: approved, applied for, when planned to be submitted</b>	
<b>Details of Discharge of conditions status: submitted</b>	
<b>Information on Constraints: Actions needed before completions can be achieved</b>	
<b>Access/transport:</b>	
<b>Ground conditions/ contamination:</b>	
<b>Drainage (SUDS, flood prevention etc):</b>	
<b>Land ownership:</b>	
<b>Other constraints (describe), including market:</b>	Need a mini Masterplan to deal with housing/neighbourhood shops and public open space

<b>Total/estimated total site capacity</b>	268
<b>Dwellings built as at 31 March 2018</b>	205
<b>Outstanding capacity as at 31 March 2018</b>	63
<b>Forecast completions Year 1: April 2018/March 2019</b>	
<b>Forecast completions Year 2: April 2019/March 2020</b>	
<b>Forecast completions Year 3: April 2020/March 2021</b>	
<b>Forecast completions Year 4: April 2021/March 2022</b>	
<b>Forecast completions Year 5: April 2022/March 2023</b>	

<b>Other developer/site promoter/landowner comments</b>	Current discussions with LPA case officer Neil Jones to combine this application with the provision of Neighbourhood Shops
<b>(Internal use)</b>	Discussions with LPA taking place on proposed mixed use development on remaining, final phase of largely completed strategic site (Land south of Maltings Lane)

**Return by Friday 7<sup>th</sup> December 2018 to:**

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# Review of Housing Sites Identified in the 5 Year Supply 2018-2023

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## **PART A** Developer/Promoter Details

<b>Contact Name:</b>	Kevin Coleman, agent Phase 2 Planning & Development Ltd
<b>Position:</b>	Mersea Homes Ltd And Hills Residential Ltd
<b>Organisation:</b>	
<b>E-mail Address:</b>	
<b>Telephone Number:</b>	

## **PART B** Site Details (please use separate form for each site)

<b>Site Address/Location:</b>	Site 52 Land West of Panfield Lane Braintree
<b>Planning application reference(s):</b>	BTE/15/1319

Is the site:

Owned by Developer  Site Actively being marketed

Sale to developer under negotiation  Site not actively being marketed

## **PART C** Site Progress

<b>Will Housing completions begin on site before April 2023?</b>	Yes
<b>Planning Status at 31 March 2018:</b>	Without permission; adopted Local Plan Allocation, hybrid application for: 411 homes outline; plus 189 homes full
<b>Update on Planning Status:</b>	Planning application planned to be put before Planning Committee Spring 2019

# Site Progress cont..

<b>Full/reserved matters status: approved, applied for, when planned to be submitted</b>	Hybrid application submitted
<b>Details of Discharge of conditions status: submitted</b>	
<b>Information on Constraints: Actions needed before completions can be achieved</b>	
<b>Access/transport:</b>	
<b>Ground conditions/ contamination:</b>	
<b>Drainage (SUDS, flood prevention etc):</b>	
<b>Land ownership:</b>	
<b>Other constraints (describe), including market:</b>	

<b>Total/estimated total site capacity</b>	600
<b>Dwellings built as at 31 March 2018</b>	0
<b>Outstanding capacity as at 31 March 2018</b>	600
<b>Forecast completions Year 1: April 2018/March 2019</b>	0
<b>Forecast completions Year 2: April 2019/March 2020</b>	0
<b>Forecast completions Year 3: April 2020/March 2021</b>	25
<b>Forecast completions Year 4: April 2021/March 2022</b>	100
<b>Forecast completions Year 5: April 2022/March 2023</b>	100

<b>Other developer/site promoter/landowner comments</b>	Assumed programme is for infrastructure start on site before the end of 2019, residential development starting in 2020 on the hybrid/detailed element, with 25 completions second half of 2020, followed by approx. 100 per annum thereafter. Assuming of course that we actually get planning permission 1st half of 2019.
<b>(Internal use)</b>	

**Return by Friday 7<sup>th</sup> December 2018 to:**

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EP14

## Smith, Nicola

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**From:** Dawn Brodie [REDACTED]  
**Sent:** 16 April 2021 16:38  
**To:** Bowerman, Emma  
**Subject:** RE: P21/S0112/PEJ and P17/S3952/O - Hale Road, Benson

Sorry Emma,

I was trying to speak to the client.

Yes please use the latest delivery information we provided you with. In terms of pre-app we don't really have an issue advising that you are aware that we are progressing the reserved matters application despite the outline having not quite been issued yet.

In terms of the time limit extension, I am hopeful that the final matters will be tidied up and agreed well in advance of this date however, to allow for some slippage I am happy to agree this date on behalf of my client. Of course, the sooner we can get this issued the better from our point of view!

Many thanks and have a good weekend.

Dawn

**Dawn Brodie**  
**Associate Director**  
**Planning**

Savills, Wytham Court, 11 West Way, Oxford OX2 0QL



Tel [REDACTED]  
[REDACTED]  
[REDACTED]



 Before printing, think about the environment

---

**From:** Bowerman, Emma [mailto:Emma.Bowerman@southandvale.gov.uk]  
**Sent:** 16 April 2021 16:26  
**To:** Dawn Brodie <[REDACTED]>  
**Subject:** FW: P21/S0112/PEJ and P17/S3952/O - Hale Road, Benson

**EXTERNAL EMAIL: Be cautious when opening attachments or clicking links**

Hi Dawn

I have worked through the info we have and I can see that you already responded to us on delivery (attached). So sorry to have asked again. I will suggest we increase delivery rates to 30 in 2024/25 and 30 2025/26 as per your email on 8 March 2021.

I would be grateful for a response to the other two matters.

With kind regards

Emma



Emma Bowerman  
Principal Major Applications Officer  
Planning  
South Oxfordshire and Vale of White Horse District Councils  
Direct dial: 07717 150603  
Email: [emma.bowerman@southandvale.gov.uk](mailto:emma.bowerman@southandvale.gov.uk)  
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---

**From:** Bowerman, Emma  
**Sent:** 16 April 2021 11:31  
**To:** Dawn Brodie [REDACTED]  
**Subject:** RE: P21/S0112/PEJ and P17/S3952/O - Hale Road, Benson

Many thanks Dawn – I will get this over to my manager for final sign off so if there is anything to resolve, we can do this before the S106 is complete.

I also had a quick query in terms of the delivery of this site, as we have an appeal coming up where our five year land supply is being challenged and this is one of the sites where the Appellant is questioning delivery – extract below from their proof (attached):

- a) **Site: 1929 Benson NDP: Site BEN 2 (52 dwellings).**
- 5.2 This Site was allocated in Benson NDP and the outline application has remained undetermined since 2017 (P17/S3952/O)
- 5.3 The Council's trajectory is based on developer's delivery intentions.  
*Appellants Commentary*
- 5.4 No Planning Permission has been granted. The target date for decision 20th April 2018 and there is no activity recorded on the application since 2018.
- 5.5 Reduce supply by 52 dwellings.

The council's housing land supply statement has this site down as delivering 26 homes in 2023/24 and 26 homes in 2024/25 and it states that this trajectory is based on the developers delivery intentions. Can you please confirm that this still accords with your expected delivery rates?

Also, I thought it might be prudent for us to agree a new target decision date for P17/S3952/O, to reflect the timeframes that we are working towards to complete the S106 and grant outline planning permission. Can you please agree to extend the target decision date for P17/S3952/O to 1 June 2021?

And finally, would it be acceptable to you / your client for the council to refer to the fact that we have engaged in pre-application discussions for the subsequent Reserved Matters application? We would not need to attach our pre-application response, which at the moment is retained as confidential, but will be publicly available when a Reserved Matters application is submitted. It would simply involve referring to the dates of your pre-application request.

I would be grateful if you could get back to me on these three matters as soon as possible due to the tight timeframes involved in the appeal.

Kind regards

## Smith, Nicola

---

**From:** [REDACTED]  
**Sent:** 12 March 2021 11:52  
**To:** Mircheva, Yoanna  
**Cc:** Sandith, Richard  
**Subject:** FW: Site delivery information

Morning Yoanna

Please see below a completed housing trajectory for Newnham Manor (highlighted in yellow).

Kind regards

Arron Twamley BA (Hons) Dip TP MRTPI  
Director ATP Ltd

Paddock Barn, Buckland, Oxfordshire, SN7 8PY



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**From:** Mircheva, Yoanna <[Yoanna.Mircheva@southandvale.gov.uk](mailto:Yoanna.Mircheva@southandvale.gov.uk)>  
**Sent:** 01 March 2021 15:29  
**To:** [REDACTED]  
**Cc:** Sandith, Richard <[richard.sandith@southandvale.gov.uk](mailto:richard.sandith@southandvale.gov.uk)>  
**Subject:** Site delivery information

Dear Arron

South Oxfordshire District Council is updating its housing trajectory for sites. As part of this process we are updating the projected delivery rate of permitted and allocated sites. To assist the Council with this process, can you please provide the projected delivery rate for the site:

- Land to the south of Newnham Manor, Crowmarsh Gifford Planning reference P16/S3852/FUL.

Can you please provide the projected construction delivery rate by financial year (1st April to 31st March):

Year	2021/22	2022/23	2023/24	2024/25	2025/26		
No. of dwellings completed	0	30	40	30	x		

The projected delivery rate should be as realistic as possible, taking account of time to secure planning permission and site preparation, therefore can you also provide details on the following, if applicable:

- estimated timeframes for progressing the site through any further full or reserved matters applications;

We anticipate the planning application will be taken back to planning committee late spring and the completion of the S106 shortly thereafter. Although a hybrid planning application the housing will benefit from full planning consent.

- estimated timeframes for progressing discharge of conditions;

We would ensure the planning conditions are submitted for determination by SODC within the Summer 2021

- estimated timeframes for progressing the signing of S106;

Completion by early Summer 2021

- site preparation or whether the site is under construction, and if so the number of completions;

n/a

- whether there is a developer(s) on board;

The applicant is the developer.

- is the site being marketed; and/or

n/a

- any site constraints that could impact the delivery of the site.

None.

- If applicable, how many self-build or custom build plots will be provided on the site.

None.

- If applicable, how many gypsy and traveller pitches will be provided on the site.

None.

We understand that circumstances are difficult at the moment, but it would be greatly appreciated if you could provide at least an estimated delivery rate **by end of play 12 March** please.

If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.

If you have any queries, please do not hesitate to contact me.

Best wishes,

**Yoanna Mircheva**  
**Enquires Officer/ Assistant Planning Officer**  
Planning Policy  
South Oxfordshire and Vale of White Horse District Councils

Email: [yoanna.mircheva@southandvale.gov.uk](mailto:yoanna.mircheva@southandvale.gov.uk)

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Thank you for your understanding.

## Smith, Nicola

---

**From:** Grant Williams [REDACTED]  
**Sent:** 15 April 2021 15:12  
**To:** Moule, Phil  
**Cc:** Jason Cross; Moss, Lisa; Scotting, Cathie  
**Subject:** RE: 17S19 - Land north east of Didcot - P15/S2902/O

Hi Phil,

Keeping well thanks.

Based on current information and assumed run rate, the following applies.  
This will be updated on a regular basis in line with occupations which we submit.

- **Completions to date: 45**
- **Completions by End of 2021: 95**
- **Completions by End of 2022: 173**
- **Completions by End of 2023: 251**
- **Completions by End of 2024: 330**
- **Completions by End of 2025: 408**

Kind Regards,

Grant Williams  
Engineer

t. [REDACTED]



The Spirella Building, Bridge Road, Letchworth Garden City, SG6 4ET

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---

**From:** Moule, Phil <Phil.Moule@southandvale.gov.uk>  
**Sent:** 15 April 2021 14:04  
**To:** Grant Williams [REDACTED]  
**Cc:** Jason Cross [REDACTED]; Moss, Lisa <lisa.moss@southandvale.gov.uk>; Scotting, Cathie <Cathie.Scotting@southandvale.gov.uk>  
**Subject:** FW: 17S19 - Land north east of Didcot - P15/S2902/O  
**Importance:** High

Hi Grant,

Hope you are well.

In addition to the number of completions to date, please could you provide the projected completions over the next 5 years. The most recent information we have for (Croudace) Didcot NE is shown below, but I do not think this can be correct as (i) you have completions already and (ii) you will have projected completions between now and 2024/2025.

Land Suppl	Site Name	Settlement (parish)	Major or	Detailed permission in	Outlin plan
1009	Land to the North East of Didcot	Didcot	Major	No	P15

If you could provide your projected completions that would be greatly appreciated. It is needed for a report, so if you could advise by Monday that would be great.

Many thanks in advance,

Phil

Phil Moule MRTPI  
**Principal Major Applications Officer**  
**South Oxfordshire District Council and Vale of White District Council**  
Tel: 01235 422600  
Email: [phil.moule@southandvale.gov.uk](mailto:phil.moule@southandvale.gov.uk)  
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---

**From:** Grant Williams <[redacted]>  
**Sent:** 24 March 2021 16:55  
**To:** Moss, Lisa <[lisa.moss@southandvale.gov.uk](mailto:lisa.moss@southandvale.gov.uk)>  
**Cc:** Jason Cross <[redacted]>; Ken Armstrong <[redacted]>  
**Subject:** RE: 17S19 - Land north east of Didcot - P15/S2902/O

Hi Lisa,

Just wanted to confirm with our Sales Director.

## Smith, Nicola

---

**From:** Emily Ford <[REDACTED]>  
**Sent:** 09 March 2021 09:03  
**To:** Mircheva, Yoanna  
**Cc:** Ben Stephenson; Sam Gammon  
**Subject:** RE: Site delivery information

**Categories:** Green Category

Dear Yoanna

Further to your email below, I am pleased to provide the following information in respect of projected delivery on the Homes England land at Didcot Gateway South.

Year	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL
No. of dwellings completed			38	53	53	144

The above is based on an outline planning application being submitted in Spring 2021, with consent secured in October 2021. Homes England are anticipating tendering for delivery partners in 2021 with a developer to be appointed in May/June 2022. Reserved matters applications are anticipated during 2022, with consent secured by early 2023. On that basis, construction is anticipated to start in Spring 2023.

I trust this assists. Please do not hesitate to contact me if any further information would be of use.

Kind regards,

**Emily Ford**  
Senior Planner

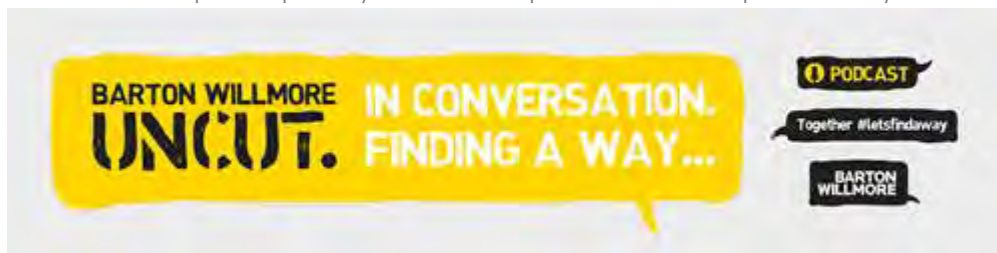


**DDI:** [REDACTED]  
The Blade, Abbey Square, Reading, Berkshire, RG1 3BE



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**From:** Mircheva, Yoanna <Yoanna.Mircheva@southandvale.gov.uk>  
**Sent:** 08 March 2021 15:05  
**To:** Emily Ford <[REDACTED]>  
**Subject:** FW: Site delivery information  
**Importance:** High

Dear Emily,

**Smith, Nicola**

---

**From:** Colin Campbell [REDACTED]  
**Sent:** 12 March 2021 10:45  
**To:** Mircheva, Yoanna  
**Subject:** RE: Site delivery information

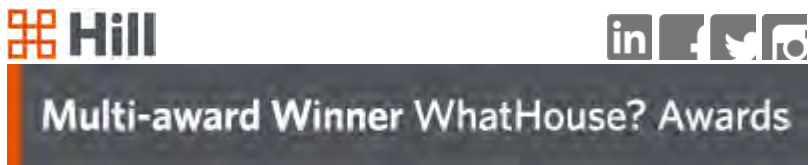
Yoanna

Please see below

Regards

Colin

**Colin Campbell**  
**Head of Planning**



The Power House Gunpowder Mill Powdermill Lane Waltham  
Abbey Essex EN9 1BN

T [REDACTED]

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**From:** Mircheva, Yoanna <Yoanna.Mircheva@southandvale.gov.uk>  
**Sent:** 08 March 2021 13:40  
**To:** Colin Campbell [REDACTED]  
**Subject:** FW: Site delivery information  
**Importance:** High



Dear Colin,

Please see my previous email. If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.

Best wishes,

**Yoanna Mircheva**  
Enquires Officer/ Assistant Planning Officer  
Planning Policy  
South Oxfordshire and Vale of White Horse District Councils

Email: [yoanna.mircheva@southandvale.gov.uk](mailto:yoanna.mircheva@southandvale.gov.uk)  
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Thank you for your understanding.

---

**From:** Mircheva, Yoanna  
**Sent:** 01 March 2021 15:34  
**To:** Colin Campbell <[REDACTED]>  
**Cc:** Sandith, Richard <[Richard.Sandith@southandvale.gov.uk](mailto:Richard.Sandith@southandvale.gov.uk)>  
**Subject:** Site delivery information

Dear Colin

South Oxfordshire District Council is updating its housing trajectory for sites. As part of this process we are updating the projected delivery rate of permitted and allocated sites. To assist the Council with this process, can you please provide the projected delivery rate for the site:

- Land West of Marley Lane, Chalgrove. Planning reference P17/S0094/O.

Can you please provide the projected construction delivery rate by financial year (1st April to 31st March):

Year	2021/22	2022/23	2023/24	2024/25	2025/26		
No. of dwellings completed		70	70	60			

The projected delivery rate should be as realistic as possible, taking account of time to secure planning permission and site preparation, therefore can you also provide details on the following, if applicable:

- estimated timeframes for progressing the site through any further full or reserved matters applications; **RMs approved March 2021**
- estimated timeframes for progressing discharge of conditions; **pre-comm conditions discharged April**
- estimated timeframes for progressing the signing of S106; **n/a**
- site preparation or whether the site is under construction, and if so the number of completions; **n/a**
- whether there is a developer(s) on board; **agreement in place to sell to Ridgepoint Homes who have RMs submitted**
- is the site being marketed; and/or **see above**
- any site constraints that could impact the delivery of the site. **no**
- If applicable, how many self-build or custom build plots will be provided on the site. **none**
- If applicable, how many gypsy and traveller pitches will be provided on the site. **none**

We understand that circumstances are difficult at the moment, but it would be greatly appreciated if you could provide at least an estimated delivery rate **by end of play 12 March** please.

If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.

If you have any queries, please do not hesitate to contact me.

Best wishes,

**Yoanna Mircheva**  
**Enquires Officer/ Assistant Planning Officer**  
 Planning Policy  
 South Oxfordshire and Vale of White Horse District Councils

Email: [yoanna.mircheva@southandvale.gov.uk](mailto:yoanna.mircheva@southandvale.gov.uk)  
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Please be aware that some of our staff may be redeployed to other roles where necessary to assist and deal with the Coronavirus outbreak.

Thank you for your understanding.

## Scotting, Cathie

---

**From:** Eastwood, Stephanie (Avison Young - UK)  
**Sent:** 12 March 2021 12:58  
**To:** Mircheva, Yoanna  
**Cc:** Gardner, Robert (Avison Young - UK); Ward, Louisa (Avison Young - UK)  
**Subject:** FW: Site delivery information - OBU Wheatley Campus

Hi Yoanna

I hope you are well.

Further to your email below we have reviewed the housing delivery trajectory for the Wheatley Campus site following the outcome of the appeal in April last year based on what we consider to be reasonable assumptions from the information currently available, noting that my client will be disposing of the site to a developer to construct and deliver the scheme.

Please see below our updated housing trajectory:

2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
-	-	76	92	92	92	92	56

CBRE has been appointed by the University to market and dispose of the site. It expects formal marketing to commence in late spring and for the sale of the site to be completed by the end of the summer this year. However, there is already significant interest in the site from multiple house builders.

We would assume that a lead in of c. 16 months be allowed for the approval of reserved matters and discharge of pre-commencement conditions in relation to the first phase of development by the housebuilder before a start on site in around December 2022. Following site preparation, it is anticipated that the first dwelling could then be complete and occupied by around June 2023.

The trajectory is based on the assumption that development will commence in two phases on the areas of the site where there are no significant existing University buildings that would need to be demolished whilst the University continues to occupy certain buildings within the centre of the centre of the site in the short-term. The University would vacate the small number of buildings that it continues to occupy in the main body of the campus and demolition works would take place whilst the initial phases of development are under construction and subsequent phases of development would follow.

At this stage, it is anticipated that there would be two sales outlets on site. It is expected that these would each deliver approx. 2.5 market sales per month (i.e. 60 dwellings per annum across the two outlets). As affordable housing would be pepper-potted through the site and be built out contiguously with the private sale dwellings. We assume that an additional approx. 32 affordable dwellings per annum would be delivered based on the proportion of affordable housing secured as part of the consent (34.5%). This would give a total annual delivery rate of c. 92 dwellings (in a full year) as set out above.

Hopefully this is of assistance and is all clear, however, please let us know if you have any queries.

Many thanks,

Steph

**Stephanie Eastwood**  
Associate Director

  
3 Brindleyplace, Birmingham, B1 2JB

**From:** Mircheva, Yoanna <[Yoanna.Mircheva@southandvale.gov.uk](mailto:Yoanna.Mircheva@southandvale.gov.uk)>

**Sent:** 01 March 2021 17:00

**To:** Eastwood, Stephanie (Avison Young - UK) [REDACTED]; Gardner, Robert (Avison Young - UK) [REDACTED]

**Cc:** Sandith, Richard <[richard.sandith@southandvale.gov.uk](mailto:richard.sandith@southandvale.gov.uk)>

**Subject:** Site delivery information

**External Sender**

Dear Stephanie and Robert,

South Oxfordshire District Council is updating its housing trajectory for sites. As part of this process we are updating the projected delivery rate of permitted and allocated sites. To assist the Council with this process, can you please provide the projected delivery rate for the site:

- Land at Wheatley campus, Oxford Brookes University.

Can you please provide the projected construction delivery rate by financial year (1st April to 31st March):

Year	2021/22	2022/23	2023/24	2024/25	2025/26		
No. of dwellings completed							

The projected delivery rate should be as realistic as possible, taking account of time to secure planning permission and site preparation, therefore can you also provide details on the following, if applicable:

- estimated timeframes for progressing the site through any further full or reserved matters applications;
- estimated timeframes for progressing discharge of conditions;
- estimated timeframes for progressing the signing of S106;
- site preparation or whether the site is under construction, and if so the number of completions;
- whether there is a developer(s) on board;
- is the site being marketed; and/or
- any site constraints that could impact the delivery of the site.
- If applicable, how many self-build or custom build plots will be provided on the site.
- If applicable, how many gypsy and traveller pitches will be provided on the site.

We understand that circumstances are difficult at the moment, but it would be greatly appreciated if you could provide at least an estimated delivery rate **by end of play 12 March** please.

If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.

If you have any queries, please do not hesitate to contact me.

Best wishes,

**Yoanna Mircheva**  
Enquires Officer/ Assistant Planning Officer  
Planning Policy

South Oxfordshire and Vale of White Horse District Councils

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## Smith, Nicola

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**From:** Smith, Nicola  
**Sent:** 19 April 2021 13:00  
**To:** Smith, Nicola  
**Subject:** FW: URGENT Lower Shiplake - Reserved matters pursuant to P18/S3210/O

**From:** Taylor-Drake, Charlotte (Avison Young - UK) [REDACTED] >  
**Sent:** 16 April 2021 12:17  
**To:** Smith, Tracy <[tracy.smith@southandvale.gov.uk](mailto:tracy.smith@southandvale.gov.uk)>  
**Cc:** Stockall, Peter (Avison Young - UK) [REDACTED] >  
**Subject:** RE: URGENT Lower Shiplake - Reserved matters pursuant to P18/S3210/O

Hi Tracy

I do not have a specific phasing plan but, yes, it is proposed to construct, complete and occupy the development within the next 5 years.

Kind regards

Charlotte

### Charlotte Taylor-Drake

Associate Director, Planning Development and Regeneration

[REDACTED]

---

[REDACTED] Smith, Tracy <[tracy.smith@southandvale.gov.uk](mailto:tracy.smith@southandvale.gov.uk)>  
**Sent:** 16 April 2021 11:24  
**To:** Taylor-Drake, Charlotte (Avison Young - UK) [REDACTED] >  
**Cc:** Stockall, Peter (Avison Young - UK) [REDACTED] >  
**Subject:** Re: URGENT Lower Shiplake - Reserved matters pursuant to P18/S3210/O

### External Sender

Many thanks Charlotte, do they have phasing plan for build out.  
Would it be constructed and completed within the next 5 years?  
Many thanks.  
T

Tracy Smith  
**Principal Planning Appeals Officer**  
**South Oxfordshire and Vale of White Horse District Councils**  
Mobile: 07717 271927  
Email: [tracy.smith@southandvale.gov.uk](mailto:tracy.smith@southandvale.gov.uk)

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**I AM THEN ON LEAVE AND WILL RETURN TO THE OFFICE ON TUESDAY 18 MAY**

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**From:** Taylor-Drake, Charlotte (Avison Young - UK) [REDACTED] >  
**Sent:** 16 April 2021 11:16  
**To:** Smith, Tracy <[tracy.smith@southandvale.gov.uk](mailto:tracy.smith@southandvale.gov.uk)>  
**Cc:** Stockall, Peter (Avison Young - UK) <[REDACTED]>  
**Subject:** RE: URGENT Lower Shiplake - Reserved matters pursuant to P18/S3210/O

Hi Tracy

I can confirm that the site has been bought from RV with the intention to build it out and deliver the scheme in line with the outline planning permission. The operator will be ARCO accredited as an operator of a retirement villages with 24/7 care and facilities. The intention is to submit reserved matters/discharge planning conditions with a view to commence development in Q1 2022.

I hope that helps but please let me know if you have any queries.

Kind regards

Charlotte

**Charlotte Taylor-Drake**  
Associate Director, Planning Development and Regeneration

[REDACTED]

---

**From:** Smith, Tracy <[tracy.smith@southandvale.gov.uk](mailto:tracy.smith@southandvale.gov.uk)>  
**Sent:** 16 April 2021 10:23  
**To:** Taylor-Drake, Charlotte (Avison Young - UK) [REDACTED]  
**Cc:** Stockall, Peter (Avison Young - UK) [REDACTED]  
**Subject:** Re: URGENT Lower Shiplake - Reserved matters pursuant to P18/S3210/O

External Sender



**2244 Land to the east of Reading Road Lower Shiplake RG9 4BG Shiplake  
P18/S3210/O (65 dwellings)**

5.58 Site has outline planning permission (P18/S3210/O) granted on appeal.

5.59 The Council's trajectory based on officer's assessment of lead-in times and build out rate analysis.

*Appellants Commentary*

5.60 The Council's assessment relies solely on average lead in times and build out rates.

5.61 There has been no activity in terms of discharging conditions or RM.

5.62 This is not clear evidence of delivery.

5.63 Remove 65 dwellings.

Many thanks Charlotte.

T

Tracy Smith

**Principal Planning Appeals Officer**

**South Oxfordshire and Vale of White Horse District Councils**

Mobile: 07717 271927

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**I AM THEN ON LEAVE AND WILL RETURN TO THE OFFICE ON TUESDAY 18 MAY**

**Smith, Nicola**

---

**From:** Alex Dalton <[REDACTED]>  
**Sent:** 12 March 2021 15:40  
**To:** Mircheva, Yoanna  
**Cc:** [REDACTED]  
**Subject:** Re: FW: Site delivery information (Site B)

Dear Yoanna,

Apologies for the delay in coming back to you. I have filled in the table in your email, and responded to your questions in red.

Please let me know if you need any more information.

Kind regards,

Alex

Alexander Dalton MPlan LRTPI  
Project Planner  
for and on behalf of:

Howard Sharp and Partners LLP  
79 Great Peter Street  
Westminster  
London  
SW1P 2EZ

[REDACTED]

On 08/03/2021 15:55 Mircheva, Yoanna <yoanna.mircheva@southandvale.gov.uk> wrote:

Dear Tom and Alex,

Please see my previous email. If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.

Best wishes,

**Yoanna Mircheva**

**Enquires Officer/ Assistant Planning Officer**  
Planning Policy  
South Oxfordshire and Vale of White Horse District Councils

Email: [yoanna.mircheva@southandvale.gov.uk](mailto:yoanna.mircheva@southandvale.gov.uk)

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Please be aware that some of our staff may be redeployed to other roles where necessary to assist and deal with the Coronavirus outbreak.

Thank you for your understanding.

---

**From:** Mircheva, Yoanna  
**Sent:** 01 March 2021 17:05  
**To:** [REDACTED]  
**Cc:** Sandith, Richard <[Richard.Sandith@southandvale.gov.uk](mailto:Richard.Sandith@southandvale.gov.uk)>  
**Subject:** Site delivery information

Dear Tom and Alex,

South Oxfordshire District Council is updating its housing trajectory for sites. As part of this process we are updating the projected delivery rate of permitted and allocated sites. To assist the Council with this process, can you please provide the projected delivery rate for the site:

- Watlington NDP: Site B- Land Off Cuxham Road and Willow Close.

Can you please provide the projected construction delivery rate by financial year (1st April to 31st March):

Year	2021/22	2022/23	2023/24	2024/25	2025/26		
No. of dwellings completed		10	30	20	10		

The projected delivery rate should be as realistic as possible, taking account of time to secure planning permission and site preparation, therefore can you also provide details on the following, if applicable:

- estimated timeframes for progressing the site through any further full or reserved matters applications;  
**RM submission likely this year**
- estimated timeframes for progressing discharge of conditions;  
**Pre-commencement conditions anticipated to be discharged by 2022/23**
- estimated timeframes for progressing the signing of S106;  
**S106 expected to finalise early this year**
- site preparation or whether the site is under construction, and if so the number of completions;  
**Construction has not yet commenced**
- whether there is a developer(s) on board;  
**Terms agreed with interested housebuilder**
- is the site being marketed; and/or
- any site constraints that could impact the delivery of the site.  
**No significant constraints. In terms of timescale, the route of the edge road needs to be finalised to inform the RM submission**
- If applicable, how many self-build or custom build plots will be provided on the site.  
**0**
- If applicable, how many gypsy and traveller pitches will be provided on the site.  
**0**

We understand that circumstances are difficult at the moment, but it would be greatly appreciated if you could provide at least an estimated delivery rate **by end of play 12 March** please.

If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.

If you have any queries, please do not hesitate to contact me.

Best wishes,

Yoanna Mircheva

Enquires Officer/ Assistant Planning Officer  
Planning Policy  
South Oxfordshire and Vale of White Horse District Councils

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Thank you for your understanding.

## Smith, Nicola

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**From:** Alex Dalton [REDACTED]  
**Sent:** 12 March 2021 15:42  
**To:** Mircheva, Yoanna  
**Cc:** [REDACTED]  
**Subject:** Re: FW: Site delivery information

Dear Yoanna,

I have filled in the table in your email below. Please also see my comments in red.

My mobile is best if you have any queries.

Kind regards,

Alex

Alexander Dalton MPlan LRTPI  
Project Planner  
for and on behalf of:

Howard Sharp and Partners LLP  
79 Great Peter Street  
Westminster  
London  
SW1P 2EZ

[REDACTED]

On 08/03/2021 15:54 Mircheva, Yoanna <yoanna.mircheva@southandvale.gov.uk> wrote:

Dear Tom and Alex,

Please see my previous email. If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.

Best wishes,

**Yoanna Mircheva**

**Enquires Officer/ Assistant Planning Officer**  
Planning Policy  
South Oxfordshire and Vale of White Horse District Councils

Email: [yoanna.mircheva@southandvale.gov.uk](mailto:yoanna.mircheva@southandvale.gov.uk)

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Thank you for your understanding.

---

**From:** Mircheva, Yoanna

**Sent:** 01 March 2021 17:06

**To:** [REDACTED]

**Cc:** Sandith, Richard <[Richard.Sandith@southandvale.gov.uk](mailto:Richard.Sandith@southandvale.gov.uk)>

**Subject:** Site delivery information

Dear Tom and Alex,

South Oxfordshire District Council is updating its housing trajectory for sites. As part of this process we are updating the projected delivery rate of permitted and allocated sites. To assist the Council with this process, can you please provide the projected delivery rate for the site:

- Watlington NDP: Site C- Land off Pyrton Lane.

Can you please provide the projected construction delivery rate by financial year (1st April to 31st March):

Year	2021/22	2022/23	2023/24	2024/25	2025/26		
No. of dwellings completed			25	25	10		

The projected delivery rate should be as realistic as possible, taking account of time to secure planning permission and site preparation, therefore can you also provide details on the following, if applicable:

- estimated timeframes for progressing the site through any further full or reserved matters applications;

RM submission likely this year

- estimated timeframes for progressing discharge of conditions;

Pre-commencement conditions anticipated to be discharged by 2022/23

- estimated timeframes for progressing the signing of S106;

S106 expected to finalise early this year

- site preparation or whether the site is under construction, and if so the number of completions;

Construction has not yet commenced

- whether there is a developer(s) on board;

Terms agreed with interested housebuilder

- is the site being marketed; and/or

- any site constraints that could impact the delivery of the site.

No significant constraints. In terms of timescale, the route of the edge road needs to be finalised to inform the RM submission

- If applicable, how many self-build or custom build plots will be provided on the site.

0

- If applicable, how many gypsy and traveller pitches will be provided on the site.

0

We understand that circumstances are difficult at the moment, but it would be greatly appreciated if you could provide at least an estimated delivery rate **by end of play 12 March** please.

If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.



If you have any queries, please do not hesitate to contact me.

Best wishes,

Yoanna Mircheva

Enquires Officer/ Assistant Planning Officer  
Planning Policy  
South Oxfordshire and Vale of White Horse District Councils

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Thank you for your understanding.

## Smith, Nicola

---

**From:** Nick McEntyre <[REDACTED]>  
**Sent:** 19 April 2021 14:29  
**To:** Emma Runesson; Smith, Nicola  
**Subject:** Re: Land at Marley lane, Chalgrove

Nicola,

This is confirmed.

Please let me know if you require anything further.

Kind Regards

**Nick McEntyre**  
Managing Director

### RIDGEPOINT HOMES LTD

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**From:** Smith, Nicola <Nicola.Smith@Southandvale.gov.uk>

**Sent:** Monday, April 19, 2021 11:52:58 AM

**To:** Nick McEntyre [REDACTED]

**Subject:** Land at Marley lane, Chalgrove

Dear both,

I hope you are well,

As I have mentioned previously, I am involved in a Public Inquiry which starts next week, the appellants have questioned our five year land supply and yours is one of the sites where the Appellant is questioning delivery – extract below from their proof :

#### **I) 1639 Land West of Marley Lane, Chalgrove (P17/S0094/O) 10/04/2018 (200 dwellings)**

6.2 Site has outline planning permission.

6.3 The Council's trajectory is based on developer delivery intentions; RM approval Q3 2020 and start on site Q4 2020.

*Appellants Commentary*

6.4 While there has been activity in discharging conditions it is noted that a further OL application was submitted by Hill Property Investments on the 18 December 2020 on the grounds that: *Given the ongoing uncertainty regarding COVID, the applicants consider it prudent to submit this application in case for any reason the extant application should expire on 1st May 2021.*

6.5 The reserved matters are still outstanding the landowner has expressed doubts regarding the implementation of the consent in a timely manner. Furthermore, the lead in time and build out rate is more optimistic than the councils evidence base (CD:K32 appendix C page 57). Utilising this evidence would suggest that there will be at least a year between RM approval and first completions so first completion will be 2022/3 build out rate of 52 dpa as per Interim Report would deliver 156 dwellings not 200 and this would mean a reduction of 44 dwellings.

6.6 Reduce supply by 44 dwellings.

The council's housing land supply statement has this site down as delivering 20 homes in 2021/22, 90 in 2022/23 and 90 in 2023/24 and it states that this trajectory is based on the developers delivery intentions. I would be extremely grateful if could please confirm as soon as possible that this accords with your expected delivery rates? I am currently preparing a rebuttal statement so I would be grateful for a response as soon as possible.

Kind Regards

Nicola

Nicola Smith  
Principal Major Applications Officer  
Planning Service  
Vale of White Horse District Council and South Oxfordshire District Council

T: 01235 422600  
E: Nicola.smith@southandvale.gov.uk  
A : 135 Eastern Avenue, Milton Park, Milton, Abingdon, OX14 4SB

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EP15