

Planning and Strategic Housing

Reply to : Chris Hargraves
Tel : 01993 861686
Email : chris.hargraves@westoxon.gov.uk

Elmfield

New Yatt Road,
WITNEY,
Oxfordshire,
OX28 1PB,
Tel: 01993 861000
www.westoxon.gov.uk



Your Ref :
Our Ref :
Date : 31 August 2022

Dear Andrew

West Oxfordshire District Council Housing Land Supply Position Update (2022 – 2027) - Information required in relation to land east of Monahan Way, Carterton

I am writing to inform you that the District Council is in the process of updating its Housing Land Supply (HLS) Position Statement for the period 1st April 2022 – 31st March 2027.

The update will take account of housing completions from 1st April 2011 – 31st March 2022 and extant planning permissions and other commitments as of 1st April 2022.

As such, I would be grateful if you could complete the pro-forma overleaf, taking into account the current stage which your site has reached in the planning process and the anticipated build trajectory.

As you will see, the pro-forma extends beyond the 5-year period 2022 – 2027 reflecting the fact that for a number of sites, completions are likely to extend beyond 2027.

If you are able to complete the trajectory for the entire build out of your site that would be helpful, not least because this information will also help to inform our forthcoming Local Plan review.

If you are able to provide any additional information in support of your anticipated trajectory (including assumed timings around grant of outline planning permission, Section 106 discussions, reserved matters, discharge of conditions etc.) that would be helpful.

I look forward to hearing from you at your earliest convenience. I appreciate it is holiday season and that you may be unable to respond immediately but if you could provide the requested information no later than Friday 9 September or sooner if possible, I would be grateful.

Thank you in advance for your assistance with this important matter. If you wish to discuss or require any further information or clarification, please let me know as soon as possible.

Yours sincerely



Chris Hargraves
Planning Policy Manager

Anticipated development trajectory – Land East of Monahan Way, Carterton

	1 st April 2022 – 31 st March 2023	1 st April 2023 – 31 st March 2024	1 st April 2024 – 31 st March 2025	1 st April 2025 – 31 st March 2026	1 st April 2026 – 31 st March 2027	1 st April 2027 – 31 st March 2028	1 st April 2028 – 31 st March 2029	1 st April 2029 – 31 st March 2030	1 st April 2030 – 31 st March 2031	1 st April 2031 – 31 st March 2032	1 st April 2032 – 31 st March 2033	1 st April 2033 – 31 st March 2034	1 st April 2034 – 31 st March 2035	1 st April 2035 – 31 st March 2036	1 st April 2036 – 31 st March 2037
Number of anticipated housing completions (per annum)	119	103	103	103	103	0	0	0	0	0	0	0	0	0	0

Bloor Commentary:

Our current delivery rate to date has been approximately 100 dwellings per annum.

Our forecast completions for 1st April 2022 to 31st March 2023 total 119 dwellings.

The current outline planning permission for the site is for 700 dwellings. Bloor will shortly be submitting a planning application for a further 100 dwellings approximately.

Whilst inevitably there will be some uncertainty as to economic and market conditions going forwards, currently, and assuming we obtain planning permission for the additional 100 dwellings, it is reasonable to forecast the delivery of a further 100 (approx.) dwellings per annum over the four years from 1st April 2023, with site completion by mid-2027.

Chris Wood

From: Wooden, Jonathan Mr (DIO Estates-AOT DH) <Jonathan.Wooden426@mod.gov.uk>
Sent: 07 September 2022 19:40
To: Chris Hargraves
Subject: RE: Letter to MOD re REEMA North

Chris,

In response to your email and letter, our anticipated programme for the development of Service Families Accommodation and private housing on the REEMA North site generates the numbers set out in the table below, although as you recognise these numbers are subject to planning (and other issues):

Anticipated development trajectory – REEMA North, Carterton

	1 st April 2022 – 31 st March 2023	1 st April 2023 – 31 st March 2024	1 st April 2024 – 31 st March 2025	1 st April 2025 – 31 st March 2026	1 st April 2026 – 31 st March 2027	1 st April 2027 – 31 st March 2028	1 st April 2028 – 31 st March 2029	1 st April 2029 – 31 st March 2030	1 st April 2030 – 31 st March 2031	1 st April 2031 – 31 st March 2032	1 st April 2032 – 31 st March 2033
Number of anticipated housing completions (per annum)				100	175						

I hope that helps,

Jon Wooden BSc MBA MCMi MAPM MRICS

Deputy Head Estates (Accommodation Optimisation), Defence Infrastructure Organisation

Army Headquarters | IDL 412 | 2nd Floor | Ramillies Building | Marlborough Lines | Monxton Road | Andover | Hants | SP11 8HJ

Mobile: 07769 648837 | MOD telephone: 94391 3437 | Telephone: 01264 383437 | Email: Role Mailbox: DIOEstates-AODH@mod.gov.uk | Personal Mailbox: Jonathan.Wooden426@mod.gov.uk

From: Chris Hargraves <Chris.Hargraves@westoxon.gov.uk>
Sent: 31 August 2022 12:24
To: Wooden, Jonathan Mr (DIO Estates-AOT DH) <Jonathan.Wooden426@mod.gov.uk>
Subject: Letter to MOD re REEMA North

Dear Jonathan

I hope you are well. Please find attached a letter in relation to the REEMA North site at Carterton in the context of anticipated housing land supply.

Whilst I appreciate that the information being sought is to a large extent dependent on the passage of the site through the planning process, I am hopeful that you will be able to give us a realistic picture of anticipated delivery timescales from your perspective.

I look forward to hearing from you at your earliest convenience. Do let me know if you need any further information or clarification.

Kind regards

Chris Hargraves
Planning Policy Manager
West Oxfordshire District Council

Chris Hargraves
Planning Policy Manager - West Oxfordshire District Council



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Chris Wood

From: Annette Simpkins <[REDACTED]>
Sent: 02 September 2022 12:33
To: Chris Hargraves
Subject: Re: Land at Myrtle Farm, Long Hanborough

Dear Mr Hargraves

Thank you for your email. We have considered the options and would like to retain the land as an allocated housing site, please, as we may want to bring it forward for development sometime in the future.

Many thanks.

Yours sincerely,

Annette Simpkins

Sent from my iPad

On 1 Sep 2022, at 17:56, Chris Hargraves <Chris.Hargraves@westoxon.gov.uk> wrote:

Dear Ms Simpkins

Many thanks for your email. It is very helpful to understand your position. We are about to review our local plan and I wonder if we should look at 'de-allocating' the site if you have no interest in bringing it forward for development.

Perhaps you could let me know if this is something you would like us to further consider or whether you would like to retain it as an allocated housing site to provide some more flexibility in the longer term should your position change?

Kind regards

Chris

From: Annette Simpkins <[REDACTED]>
Sent: 31 August 2022 16:54
To: Chris Hargraves <Chris.Hargraves@westoxon.gov.uk>
Subject: Re: Land at Myrtle Farm, Long Hanborough

Dear Mr Hargraves

Thank you for your email. Our position hasn't changed since last September. We will not be considering the land for development before 2027.

To be honest, Long Hanborough has had 3 developments to absorb in very quick succession, together with the small development currently under construction on the old Oliver's Garage site - another 24 homes. Our local infrastructure is at breaking point and we strongly feel that, in all fairness, we cannot be responsible for further development in the village.

We hope you understand our position.

Yours sincerely

Annette Simpkins

Sent from my iPad

On 31 Aug 2022, at 13:16, Chris Hargraves
<Chris.Hargraves@westoxon.gov.uk> wrote:

Dear Ms Simpkins

I write by way of follow up to my previous email of September last year. I appreciate that you said you would get in touch with us should your position change, but as we are about to update our housing land supply position statement, I thought it would be sensible just to quickly contact you to see if there was any movement regarding the potential release of this site for development.

Our new position statement will cover the 5-year period 2022 – 2027 and will essentially set out how many new homes we anticipate being delivered for particular sites over that timescale.

As such, if you could just provide a further brief update that would be very helpful.

Kind regards

Chris Hargraves

Planning Policy Manager

From: Annette Simpkins <[REDACTED]>
Sent: 24 September 2021 08:01
To: Chris Hargraves <Chris.Hargraves@westoxon.gov.uk>
Subject: Re: Land at Myrtle Farm, Long Hanborough

Dear Mr Hargraves

Thank you for your email. The field in question is currently being farmed by a neighbouring farmer, and we intend that this will continue for the foreseeable future.

Thank you for your interest - we will contact you if our position changes.

Yours sincerely

Annette Simpkins

Sent from my iPad

On 23 Sep 2021, at 14:04, Chris Hargraves
<Chris.Hargraves@westoxon.gov.uk> wrote:

Dear Ms Simpkins

I hope this email finds you well. You will recall from previous correspondence (below) that my colleague Deborah Wyatt contacted you last year regarding land at Myrtle Farm and whether there was any interest in bringing the site forward for development.

As it has been some time since this last exchange, I thought I would seek a further update from you to see if the position remains the same.

As part of its commitment to tackling the climate emergency, the District Council is looking for flagship schemes to demonstrate best practice in terms of building fabric efficiency and the use of renewable energy and I thought this site could be a potential candidate.

We are also about to embark on a review of our local plan and as part of that process will need to consider those sites which are already allocated for development and whether they are realistically likely to come forward or not.

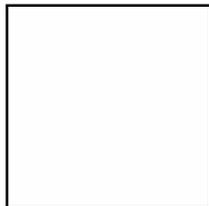
As such, if you do have time to give me a very brief update on your thoughts regarding the site, it would be very much appreciated.

Many thanks in anticipation.

Kind regards

Chris Hargraves
Planning Policy Manager
West Oxfordshire District Council

Chris Hargraves
Planning Policy Manager - West Oxfordshire District Council



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-----Original Message-----

From: Annette Simpkins

[Redacted email address]

Sent: 23 June 2020 15:43

To: Deborah Wyatt

Subject: Land at Myrtle Farm, Long Hanborough

Thank you for your letter of 18th June regarding the development of land at Myrtle Farm, Long Hanborough.

My brother and I have also had numerous requests from private developers to sell the land, but we have decided, for the foreseeable future, to leave it as an agricultural field.

As you will know, our village has had to absorb three large housing estates along with smaller developments, and the amenities in the village are already heavily overburdened. (We have a brand new larger doctors' surgery being built but with no guarantee of additional doctors.) We cannot, in good conscience, add to this state of affairs.

If we have a change of mind in the future, and land is still required for housing, we will get back in touch with you.

Yours sincerely

Annette Simpkins

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Chris Wood

From: Jeremy Flawn [REDACTED]
Sent: 07 October 2022 15:28
To: Chris Hargraves
Cc: Charles Maxlow-Tomlinson
Subject: West Oxfordshire District Council Housing Land Supply Position Update (2022 – 2027) - Information required in relation to the East Chipping Norton SDA
Attachments: Land E Chipping Norton Trajectory October 22.doc

Dear Chris,

Please find attached trajectory information for the land to the north of London Road Chipping Norton as requested. This concerns the OCC land north of London Road only.

Please do not hesitate to contact me if you have any questions concerning the attached or the assumptions behind the figures.

Best regards,

Jeremy

Jeremy Flawn
Partner – Bluestone Planning

M: [REDACTED]

Bluestone Planning  

Phone 01235 766825

Address 13 The Black Barn, Manor Farm, Manor Road, Wantage, OX12 8NE

ISO UKAS accredited 9001, 14001 and 45001



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Anticipated development trajectory – East Chipping Norton SDA – LAND NORTH OF LONDON ROAD ONLY

	1 st April 2022 – 31 st March 2023	1 st April 2023 – 31 st March 2024	1 st April 2024 – 31 st March 2025	1 st April 2025 – 31 st March 2026	1 st April 2026 – 31 st March 2027	1 st April 2027 – 31 st March 2028	1 st April 2028 – 31 st March 2029	1 st April 2029 – 31 st March 2030	1 st April 2030 – 31 st March 2031	1 st April 2031 – 31 st March 2032	1 st April 2032 – 31 st March 2033	1 st April 2033 – 31 st March 2034	1 st April 2034 – 31 st March 2035	1 st April 2035 – 31 st March 2036	1 st April 2036 – 31 st March 2037
Number of anticipated housing completions (per annum)			70	100	65										

Additional notes (please set out here any further information in support of the above assumptions)

A. Timescales:

- | | |
|---|----------------|
| 1. Updates to surveys | Oct – Dec 2022 |
| 2. Pre-application engagement and consultations | Nov – Jan 2023 |
| 3. Submission of application | Mar 2023 |
| 4. Resolution to grant outline pp | Jul 2023 |
| 5. S106 / 30 / 278 negotiations | Jul – Sep 2023 |
| 6. Decision issued | Sep 2023 |
| 7. Sale of site | Jan 2024 |
| 8. Reserved matters submissions | Feb 2024 |
| 9. Conditions discharged | Jun 2024 |
| 10. Start on site | Jul 2024 |

B. Assumes 2 outlets operating at max 50 completions / yr / outlet. If affordable units are delivered separately by a RP then the overall rate of completions / yr may increase.

C. Based on 235 units capacity.

Appendix 3

Information from Developers/Landowners relating to Expected Delivery of Housing from Disputed Large Sites within the District

Chris Wood

From: Thomas Corbin <[REDACTED]>
Sent: 12 September 2022 17:28
To: Chris Hargraves
Cc: Paul Comerford
Subject: RE: Letter to Prior and Partners re Salt Cross Garden Village
Attachments: Salt Cross Garden Village (September 2022 housing trajectory).doc

Hi Chris,

Sorry slightly behind Friday's deadline but please see attached updated housing trajectory for the Salt Cross Garden Village. You will note this is behind the 150 homes previously assumed in the Council's 5yhls paper but consistent with the latest AAP phasing and reinforced by the fact that the Applicant and Landowners are committed to delivering homes on this site as soon as the submitted OPA is determined. We have included some key assumptions in the attached regarding targeting milestones. In all honesty, we believe this could be expedited through the renewed focus on the OPA's determination and on-going Section 106 negotiations but have updated to attached to represent current likelihoods.

The estimate for resolution to grant (RTG) in the Salt Cross phasing report (EV36, March 2022) aimed for an August 2022 RTG (extract below) resulting in completions in the second half of 2026. Despite currently assuming a delayed RTG (which is now targeted for the end of this year) is achieved, we would hope we could retain a mid-2023 section 106 agreement through collaborative working over the next few months.

Kind regards,

Tom

Item	Description	Potential timing
1.	WODC resolution to grant outline planning permission.	June - August 2022
2.	Completion of section 106 agreement(s).	June - August 2023
3.	Grant of outline planning permission.	June - August 2023
4.	Discharge pre-commencement conditions.	October - December 2023
5.	Initial infrastructure works; i.e. to open up the site (see Note 1).	January - June 2024
6.	Pre-planning and marketing of first sub-phase.	January - June 2024
7.	Conditional contract with first housebuilder.	June - December 2024
8.	Phase 1a - pre-application design and consultation work.	January - March 2025
9.	Submission of first sub-phase reserved matters application ("RMA").	May - July 2025
10.	Determination of first sub-phase RMA.	August - October 2025
11.	Discharge pre-commencement conditions.	October - December 2025
12.	Mobilization.	January - March 2026
13.	Commencement on site.	April - June 2026
14.	First completions.	Second half of 2026

Notes:

1. The overall timeline may need to be extended to allow more time for design work on and subsequent approval of enabling infrastructure RMAs; e.g. the first sections of the spine road.

Thomas Corbin
Associate

t: [REDACTED]
m: [REDACTED]

w: priorandpartners.com

a: 70 Cowcross Street, London, EC1M 6EJ



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From: Chris Hargraves <Chris.Hargraves@westoxon.gov.uk>
Sent: 31 August 2022 13:03
To: Paul Comerford [REDACTED]
Cc: Thomas Corbin [REDACTED]
Subject: Letter to Prior and Partners re Salt Cross Garden Village

Dear Paul

I hope you are well. Please find attached a letter in relation to Salt Cross Garden Village in the context of anticipated housing land supply.

Whilst I appreciate that the information being sought is to a large extent dependent on the passage of the site through the planning process, I am hopeful that you will be able to give us a realistic picture of anticipated delivery timescales from your perspective.

I look forward to hearing from you at your earliest convenience. Do let me know if you need any further information or clarification.

Kind regards

Chris Hargraves
Planning Policy Manager
West Oxfordshire District Council

Chris Hargraves
Planning Policy Manager - West Oxfordshire District Council



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Planning and Strategic Housing

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Tel : 01993 861686
Email : chris.hargraves@westoxon.gov.uk

Elmfield

New Yatt Road,
WITNEY,
Oxfordshire,
OX28 1PB,
Tel: 01993 861000
www.westoxon.gov.uk



Your Ref :
Our Ref :
Date : 31 August 2022

Dear Paul

West Oxfordshire District Council Housing Land Supply Position Update (2022 – 2027) - Information required in relation to Salt Cross Garden Village

I am writing to inform you that the District Council is in the process of updating its Housing Land Supply (HLS) Position Statement for the period 1st April 2022 – 31st March 2027.

The update will take account of housing completions from 1st April 2011 – 31st March 2022 and extant planning permissions and other commitments as of 1st April 2022.

As you will be aware, where sites have outline planning permission only or are allocated in a development plan, to be considered deliverable, the Council must have clear evidence that housing completions will begin on site within five years.

As such, I would be grateful if you could complete the pro-forma overleaf, taking into account the current stage which Salt Cross Garden Village has reached in the planning process and the anticipated build trajectory.

As you will see, the pro-forma extends beyond the 5-year period 2022 – 2027 reflecting the fact that for a number of sites, completions are likely to extend beyond 2027.

If you are able to complete the trajectory for the entire build out of your site that would be helpful, not least because this information will also help to inform our forthcoming Local Plan review.

If you are able to provide any additional information in support of your anticipated trajectory (including assumed timings around grant of outline planning permission, Section 106 discussions, reserved matters, discharge of conditions etc.) that would be helpful.

I look forward to hearing from you at your earliest convenience. I appreciate it is holiday season and that you may be unable to respond immediately but if you could provide the requested information no later than Friday 9 September or sooner if possible, I would be grateful.

Thank you in advance for your assistance with this important matter. If you wish to discuss or require any further information or clarification, please let me know as soon as possible.
Yours sincerely



Chris Hargraves
Planning Policy Manager

Anticipated development trajectory – Salt Cross Garden Village

	st April 2022 – 31 st March 2023	st April 2023 – 31 st March 2024	st April 2024 – 31 st March 2025	st April 2025 – 31 st March 2026	st April 2026 – 31 st March 2027	st April 2027 – 31 st March 2028	st April 2028 – 31 st March 2029	st April 2029 – 31 st March 2030	st April 2030 – 31 st March 2031	st April 2031 – 31 st March 2032	st April 2032 – 31 st March 2033	st April 2033 – 31 st March 2034	st April 2034 – 31 st March 2035	st April 2035 – 31 st March 2036	st April 2036 – 31 st March 2037
Number of anticipated housing completions (per annum)					50	70	135	160	180	195	195	210	210	210	195
Cumulative completions for reference					50	120	255	415	595	790	985	1,195	1,405	1,645	1,810

Additional notes (please set out here any further information in support of the above assumptions)

- Grosvenor’s outline planning application (20/01734/OUT) was submitted in July 2020. Although the Salt Cross AAP is yet to be formally adopted, we believe the Inspector finding the AAP sound subject to main modifications provides weight to the AAP as a material consideration in the determination of the OPA a strong indicator of the deliverability of the OPA. Grosvenor remain committed to the delivery of the Garden Village and eagerly await the positive determination of the submitted planning application.
- The above housing trajectory is based on the below estimated milestones and the trajectory within the Salt Cross Phasing report (March 2022):
 - December 2022 - Salt Cross AAP adopted
 - December 2022 / January 2023 - Resolution to grant
 - August 2023 – Section 106 signed
 - 2024/25: Early phase RMA(s) produced, submitted and approved
 - 2025/26: Construction starts on site
 - Late 2026: First completions

Chris Wood

From: Ashley Maltman [REDACTED]
Sent: 11 September 2022 23:28
To: Chris Hargraves
Cc: Roger File; Nigel McGurk
Subject: FW: Letter to Blenheim re Land at Hill Rise and Land North of Banbury Road
Attachments: Letter to Blenheim re Land at Hill Rise and Land North of Banbury Road (003).doc

Hi Chris,

Thanks for your e-mail in relation to our proposals at Hill Rise and Banbury Road, for completeness I have also sought to provide delivery rates on our sites at Eynsham and Park View, Woodstock.

Hill Rise and Banbury Road

See attached completed trajectory for both sites. As you know these are 2 allocated sites and two planning applications are with WODC planning officers for consideration, both originally submitted January 2021. We sent back to officers last week what we hope are final responses that address any concerns they previously had. We are hoping that they will both go to and receive approval at the October Uplands Committee meeting, however, we are yet to hear confirmation of this from Officers.

Hill Rise is a hybrid application, and our current plan is to be on site Q2 2023 - 1st completion Q1 2024 - if a consent is granted at the October planning committee and any s106 concluded rapidly, any reserved matters application will follow for the remainder of the site to allow continuity of delivery on site.

Banbury Road is an outline application, and we would immediately follow with preparing a Reserved Matters application but would not expect to be on site for 12-18 months following grant of outline permission to allow for reserved matters approval and discharge of conditions

Both planning applications have been with officers for a considerable amount of time and hopefully we are in a position where positive recommendations will be forthcoming in October/November 2022. We have invested considerable time and money into these applications and if consents are not forthcoming, for reasons discussed with my colleagues, we will need to review our position and no realistic timeline can be predicted. In such a scenario, we must consider proceeding to appeal as our view is that the determination timescales for both planning applications - which are ambitious proposals for exemplar schemes on 2 allocated sites - have taken far too long.

Eynsham

See below our proposed trajectory, however, in similar vein to Hill Rise and Banbury Road, this is dependent upon the timely determination of the planning application (full planning application) which is to be submitted in Q4 2022:

- 2022-2023
- 2023-2024
- 2024-2025 - 18 dwellings
- 2025-2026 - 35 dwellings
- 2026-2027 – 17 dwellings

Park View, Woodstock

See below our completions expected over the corresponding period.

- 2022-2023 – 70 dwellings
- 2023-2024 - 70 dwellings
- 2024-2025 – 53 dwellings

- 2025-2026 – 42 dwellings

You will also note we now have an interest in North Witney site allocation; however, the consortium's position and trajectory will be conveyed through Tim Burden at Turleys for this site.

If you have any further questions, please don't hesitate to contact me.

Kind regards

Ash

Ashley Maltman
Head of Planning



T: 01865 373903|**M:** 07850640593

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From: Chris Hargraves <Chris.Hargraves@westoxon.gov.uk>

Sent: 31 August 2022 13:23

To: Roger File <[REDACTED]>

Subject: Letter to Blenheim re Land at Hill Rise and Land North of Banbury Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Roger

I hope you are well. Please find attached a letter in relation to land at Hill Rise and land north of Banbury Road, Woodstock in the context of anticipated housing land supply.

Whilst I appreciate that the information being sought is to a large extent dependent on the passage of the sites through the planning process, I am hopeful that you will be able to give us a realistic picture of anticipated delivery timescales from your perspective.

I look forward to hearing from you at your earliest convenience. Do let me know if you need any further information or clarification.

Kind regards

Chris Hargraves
Planning Policy Manager
West Oxfordshire District Council
Chris Hargraves
Planning Policy Manager - West Oxfordshire District Council



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Planning and Strategic Housing

Reply to : Chris Hargraves
Tel : 01993 861686
Email : chris.hargraves@westoxon.gov.uk

Elmfield

New Yatt Road,
WITNEY,
Oxfordshire,
OX28 1PB,
Tel: 01993 861000
www.westoxon.gov.uk



Your Ref :
Our Ref :
Date : 31 August 2022

Dear Roger

West Oxfordshire District Council Housing Land Supply Position Update (2022 – 2027) - Information required in relation to land at Hill Rise and land north of Banbury Road, Woodstock

I am writing to inform you that the District Council is in the process of updating its Housing Land Supply (HLS) Position Statement for the period 1st April 2022 – 31st March 2027.

The update will take account of housing completions from 1st April 2011 – 31st March 2022 and extant planning permissions and other commitments as of 1st April 2022.

As you will be aware, where sites have outline planning permission only or are allocated in a development plan, to be considered deliverable, the Council must have clear evidence that housing completions will begin on site within five years.

As such, I would be grateful if you could complete the pro-forma overleaf, taking into account the current stage which the sites at Hill Rise and to the north of Banbury Road have reached in the planning process and their anticipated build trajectory.

As you will see, the pro-forma extends beyond the 5-year period 2022 – 2027 reflecting the fact that for a number of sites, completions are likely to extend beyond 2027.

If you are able to complete the trajectory for the entire build out of your sites that would be helpful, not least because this information will also help to inform our forthcoming Local Plan review.

If you are able to provide any additional information in support of your anticipated trajectory (including assumed timings around grant of outline planning permission, Section 106 discussions, reserved matters, discharge of conditions etc.) that would be helpful.

I look forward to hearing from you at your earliest convenience. I appreciate it is holiday season and that you may be unable to respond immediately but if you could provide the requested information no later than Friday 9 September or sooner if possible, I would be grateful.

Thank you in advance for your assistance with this important matter. If you wish to discuss or require any further information or clarification, please let me know as soon as possible.

Yours sincerely



Chris Hargrave
Planning Policy Manager

Anticipated development trajectory – Land at Hill Rise, Woodstock

	1 st April 2022 – 31 st March 2023	1 st April 2023 – 31 st March 2024	1 st April 2024 – 31 st March 2025	1 st April 2025 – 31 st March 2026	1 st April 2026 – 31 st March 2027	1 st April 2027 – 31 st March 2028	1 st April 2028 – 31 st March 2029	1 st April 2029 – 31 st March 2030	1 st April 2030 – 31 st March 2031	1 st April 2031 – 31 st March 2032	1 st April 2032 – 31 st March 2033	1 st April 2033 – 31 st March 2034	1 st April 2034 – 31 st March 2035	1 st April 2035 – 31 st March 2036	1 st April 2036 – 31 st March 2037
Number of anticipated housing completions (per annum)		12	48	48	48	24									

Additional notes (please set out here any further information in support of the above assumptions)

Anticipated development trajectory – Land north of Banbury Road, Woodstock

	1 st April 2022 – 31 st March 2023	1 st April 2023 – 31 st March 2024	1 st April 2024 – 31 st March 2025	1 st April 2025 – 31 st March 2026	1 st April 2026 – 31 st March 2027	1 st April 2027 – 31 st March 2028	1 st April 2028 – 31 st March 2029	1 st April 2029 – 31 st March 2030	1 st April 2030 – 31 st March 2031	1 st April 2031 – 31 st March 2032	1 st April 2032 – 31 st March 2033	1 st April 2033 – 31 st March 2034	1 st April 2034 – 31 st March 2035	1 st April 2035 – 31 st March 2036	1 st April 2036 – 31 st March 2037
Number of anticipated housing completions (per annum)			24	48	48	48	48	19							

Additional notes (please set out here any further information in support of the above assumptions)

Planning and Strategic Housing

Reply to : Chris Hargraves
Tel : 01993 861686
Email : chris.hargraves@westoxon.gov.uk

Elmfield

New Yatt Road,
WITNEY,
Oxfordshire,
OX28 1PB,
Tel: 01993 861000
www.westoxon.gov.uk



Your Ref :
Our Ref :
Date : 31 August 2022

Dear Tim

West Oxfordshire District Council Housing Land Supply Position Update (2022 – 2027) - Information required in relation to the North Witney Strategic Development Area (SDA)

I am writing to inform you that the District Council is in the process of updating its Housing Land Supply (HLS) Position Statement for the period 1st April 2022 – 31st March 2027.

The update will take account of housing completions from 1st April 2011 – 31st March 2022 and extant planning permissions and other commitments as of 1st April 2022.

As you will be aware, where sites have outline planning permission only or are allocated in a development plan, to be considered deliverable, the Council must have clear evidence that housing completions will begin on site within five years.

As such, I would be grateful if you could complete the pro-forma overleaf, taking into account the current stage which the North Witney SDA has reached in the planning process and the anticipated build trajectory.

As you will see, the pro-forma extends beyond the 5-year period 2022 – 2027 reflecting the fact that for a number of sites, completions are likely to extend beyond 2027.

If you are able to complete the trajectory for the entire build out of your site that would be helpful, not least because this information will also help to inform our forthcoming Local Plan review.

If you are able to provide any additional information in support of your anticipated trajectory (including assumed timings around grant of outline planning permission, Section 106 discussions, reserved matters, discharge of conditions etc.) that would be helpful.

I look forward to hearing from you at your earliest convenience. I appreciate it is holiday season and that you may be unable to respond immediately but if you could provide the requested information no later than Friday 9 September or sooner if possible, I would be grateful.

Thank you in advance for your assistance with this important matter. If you wish to discuss or require any further information or clarification, please let me know as soon as possible.

Yours sincerely



Chris Hargraves
Planning Policy Manager

Anticipated development trajectory – North Witney SDA

	1 st April 2022 – 31 st March 2023	1 st April 2023 – 31 st March 2024	1 st April 2024 – 31 st March 2025	1 st April 2025 – 31 st March 2026	1 st April 2026 – 31 st March 2027	1 st April 2027 – 31 st March 2028	1 st April 2028 – 31 st March 2029	1 st April 2029 – 31 st March 2030	1 st April 2030 – 31 st March 2031	1 st April 2031 – 31 st March 2032	1 st April 2032 – 31 st March 2033	1 st April 2033 – 31 st March 2034	1 st April 2034 – 31 st March 2035	1 st April 2035 – 31 st March 2036	1 st April 2036 – 31 st March 2037
Number of anticipated housing completions (per annum)		25	75	100	150	200	200	200	200	175	75				

Additional notes (please set out here any further information in support of the above assumptions)

Chris Wood

From: Andrew Winstone <[REDACTED]>
Sent: 16 September 2022 12:26
To: Chris Hargraves
Cc: Abby Fettes
Subject: RE: Letter to Bloor Homes re land east of Monahan Way, Carterton
Attachments: Letter to Bloor Homes re land east of Monahan Way, Carterton.doc; Letter to Bloor Homes re land east of Monahan Way, Carterton.pdf

Dear Chris,
Thank you for your e-mail, and apologies for the delay in providing the requested information. Please see attached in Word and pdf formats.

Kind regards,
Andrew Winstone
Planning Manager

Bloor Homes Western

Western House, Furrowfield Park, Tewkesbury, Gloucestershire, GL20 8UR

Tel: [REDACTED]
Em: [REDACTED]



From: Chris Hargraves <Chris.Hargraves@westoxon.gov.uk>
Sent: 31 August 2022 13:11
To: Andrew Winstone <[REDACTED]>
Subject: Letter to Bloor Homes re land east of Monahan Way, Carterton

Dear Andrew

I hope you are well. Abby Fettes kindly provided your contact details and I attach a letter in relation to land east of Monahan Way, Carterton in the context of anticipated housing land supply.

Essentially we would be grateful for an update on your expected timescales for taking the site through to completion. I am aware from Abby that you are looking for some additional numbers on the site so please feel free to reflect that possibility when providing your response.

I look forward to hearing from you at your earliest convenience. Do let me know if you need any further information or clarification.

Kind regards

Chris Hargraves

Planning Policy Manager

West Oxfordshire District Council

Chris Hargraves

Planning Policy Manager - West Oxfordshire District Council



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For more information about Bloor Homes visit [Click Here](#).

EP16

Site Details			
Site address:	Houghton Regis North Site 1 (HRN1) (Linmere)		
Site reference:	HT057	Application reference:	CB/12/03613/OUT CB/24/01505/RM CB/23/03987/RM
Major/Minor:	Major	Permission type:	Outline

Trajectory			
Total units:	3,230	Units in 5 year supply:	657

Year ¹	2024/25	2025/26	2026/27	2027/28	2028/29
Units	0	20	100	269	268

Deliverability Information	
Available now?	<p>Houghton Regis Site 1 is a strategic scale commitment. Development is underway and homes are occupied. The delivery information under ref: HT057 in the Trajectory relates to; Phase 1 - local centre, Phase 1 - parcel 5, Phase 3b and Phase 4</p> <p>The site is available now. The land has been cleared and parcels on Phase 1 have already been provided with road access and utility connections. This enables the swift delivery of housing units.</p> <p>At the time the S106 agreement was signed, the entire area of the HRN1 application was owned by a consortium of land owners with the intention of developing the site as a strategic mixed use urban extension. The members of the consortium included:</p> <ul style="list-style-type: none"> • Friends Life Limited (Aviva) • Landmatch Limited • St Albans Diocesan Property Company Ltd • Lands Improvement Holdings (Houghton Regis) • S.A.R.L • 10 other private landowners. <p>The land is being steadily sold off by the consortium to house builders.</p>

¹ 1 April – 31 March

Suitable location for development now?	Suitability is demonstrated by the site's identification as a strategic commitment in the Local Plan and its outline planning approval. Work on the wider strategic commitment is well underway at HRN1 with 503 dwellings completed and 280 under construction at 31.03.2024.	
	Planning status:	<ul style="list-style-type: none"> • The site is a Strategic Commitment in the Local Plan, Policy SC1. • Outline approval for 5,150 dwellings • Phase 1 parcel 5 – RM application for 189 dwellings submitted by Dandara NHC (housebuilder) • Phase 1 Local Centre – RM application for 52 dwellings submitted by Brickhill Homes Ltd (housebuilder)
	Planning progress:	<p>Planning progress on the wider HRN1 site is as follows:</p> <ul style="list-style-type: none"> • HT057a CB/20/00449/RM: Approved 29.06.2020 257 dwellings complete, 49 under construction (March 2024) • HT057b CB/20/00388/RM: Approved 03.07.2020 132 complete, 21 under construction (March 2024) • HT057c CB/21/02108/RM: Approved 14.10.2021 114 dwellings complete and 40 under construction (March 2024) • HT057d CB/21/04768/RM: Approved 25.05.2023 70 dwellings under construction (March 2024) • HT057e CB/21/05552/RM: Approved 02.08.2023 100 dwellings under construction (March 2024) • HT057g CB/23/01706/RM: Approved 21.09.2023 • HT057f CB/23/00066/RM: Approved 25.02.2024 <p>The delivery information under ref: HT057 in the Trajectory relates to; Phase 1 - local centre, Phase 1 - parcel 5, Phase 1 self build, Phase 3b and Phase 4. The</p>

		<p>planning progress on these remaining parcels is as follows:</p> <p>CB/12/03613/OUT: Approved 02.06.2014</p> <p>CB/23/03987/RM: Received 12.12.2023</p> <p>CB/24/01505/RM: Received 22.05.2024</p> <p>Phase 1 Local Centre</p> <ul style="list-style-type: none"> • CB/23/03987/RM: this application is for the Local Centre at Phase 1 and will include 52 dwellings. It was registered on 12.12.2023. All that remains is for the unilateral undertaking to be completed. It is expected to be determined within the coming weeks. Brickhill Homes will be delivering this scheme. They have also delivered the Local Centre on Houghton Regis Site 2 (HRN2) so have a proven track record of this type of development in the immediate vicinity. <p>Phase 1, Parcel 5</p> <ul style="list-style-type: none"> • CB/24/01505/RM: This application is for 189 dwellings at Phase 1 Parcel 5 and was registered on 22.05.2024. The application is valid and is currently out to consultation and has been subject to pre-application discussions. A decision is anticipated for August/September 2024. This proposal is subject to a PPA with Dandara Northern Home Counties. The timescales denoted within the PPA have slipped by approximately 12 weeks. This however does not impact on the expectation that the site will be fully completed within the five-year supply period. Dandara’s application, details that they will be using Modern Methods of Construction (MMC) across the site which will result in a reduced construction time. This further reinforces the deliverability of the scheme. <p>Phase 1 self & custom build</p> <ul style="list-style-type: none"> • There will be approximately 40 dwellings delivered through self & custom build on Phase 1. TOWN have been selected as the preferred bidder and have a proven track record for delivering such developments.
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		<p>Phase 3b</p> <ul style="list-style-type: none"> • Phase 3 Area Design Code is approved, and Phase 3a has commenced construction. • Phase 3B (southern half of Phase 3) – AIA application currently with CBC for consideration. Once this is approved (anticipated Summer 2024) further road infrastructure will be delivered. At the current time, Dandara are not delivering on any other site at Houghton Regis North. <p>Phase 4</p> <ul style="list-style-type: none"> • Phase 4 – Area Masterplan Approved. AIA application approved for the main road infrastructure, landscaping, ground level works and archaeology. The AIA approval and delivery will unlock the sale / future development of various residential parcels across Phase 4 (and would only leave Phases 5 and 6 with no current active work on site). • Phase 4 – Design Code submission is with CBC and revisions to the application have been received in response to consultee comments. Expected approval July 2024 (this will tie in with opening up the residential parcels in Phase 4 as mentioned above). • Progress across HRN1 is demonstrated on the annotated aerial photograph accompanying this proforma.
	<p>Site assessment work:</p>	<p>Site assessment work and strategies for the Outline application include the following:</p> <ul style="list-style-type: none"> • Site wide design code • Site wide masterplan • Geophysical survey • Archaeological field evaluation • Health impact assessment • Travel plan • Infrastructure impact assessment • Framework travel plan • Green infrastructure strategy • Retail impact assessment • Transport assessment • Noise assessments • Nitrogen dioxide plan • Hedgerow survey • Wildlife surveys

		<ul style="list-style-type: none"> • Lighting reports • Foul water drainage strategy • Site wide open space and sport provision plan • Access and movement plan • Residential self build strategy
	<p>Other information:</p>	<p>Lead in times for other sites on HRN1 (see below) Annual housing delivery at Houghton Regis North (see below).</p> <p>The consortium have informed the Council that phases 3b and 4 are being marketed now and that they have had interest from several house builders.</p>
<p>Assessment:</p>	<p>This site is suitable for development and is available now. The planning progress shows that there has been a stream of planning applications submitted and approved since 2020 which was only temporarily halted by the Chilterns Beechwoods moratorium.</p> <p>The next two RM applications for 52 and 189 dwellings are anticipated to be determined in Summer 2024. Other sites on HRN1 have taken an average of 10 months from the date of RM approval to the first completions. Delivery rates across the wider area are also consistently high. Dandara’s application details that they will be using Modern Methods of Construction (MMC) across the site which will result in a reduced construction time. There is therefore a realistic prospect that these two parcels will fully complete within the five-year supply period.</p> <p>This is a phased strategic site. As such, there are large parts of it that do not yet benefit from RM approval. It is however clear from the work already being done for Phase 3B and 4 that there is a substantial amount of momentum on this site. It is therefore realistic to include these phases within the five-year supply as confirmed by the developer consortium. This is further supported by the current planning status, progression towards submission of an application, progression with the site assessment work and relevant information on delivery that is available.</p> <p>Annual delivery rate information collected by monitoring officers for other parcels at Houghton Regis North, demonstrate that annual completions in excess of 100 can be achieved by a single national bulk developer within the area.</p> <p>There is realistic prospect of housing delivery on site within five years as assessed above.</p>	
<p>Cross - references:</p>	<p>Occupations profile provided by the developer consortium in June 2024.</p> <p>PPA for Phase 1 Parcel 5</p> <p>Lead in time evidence (see below)</p> <p>Delivery rate evidence (see below)</p>	

	<p>Aerial photographs of Local Centre site and Phase 1 parcel 5 (see below)</p> <p>Annotated aerial photograph showing the extent and progress of the HRN1 and HRN2 developments (see below)</p>
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Lead in times on Houghton Regis North 1 from the date of RM approval

	RM submitted	RM approved	First completions recorded	Time from submission to first completions (months)	Time from approval to first completions (months)
20/00449	07/02/2020	29/06/2020	30/06/2021	16	12
20/00288	04/02/2020	03/07/2020	31/03/2021	13	8
21/02108	10/05/2021	14/10/2021	30/09/2022	16	11
Average				15	10

Annual housing delivery at Houghton Regis North sites 1 & 2

App. number	Address	No. dwellings	19/20	20/21	21/22	22/23	23/24	House builder
HRN Site 1								
20/00449	North of Houghton Regis (Site 1) (Area 1, Parcel 2)	306	0	0	57	81	119	Barratt David Wilson
20/00388	North of Houghton Regis (Site 1) (Area 1, Parcel 3)	153	0	5	65	62	0	Bellway
21/02108	North of Houghton Regis (Site 1) (Area 1, Parcel 1)	154	0	0	0	35	79	Bellway
HRN Site 2								
18/00811	North of Houghton Regis (Site 2 - Land West of Bidwell) Parcel 1, Thorn Road	97	46	33	18	0	0	Linden Homes
18/03530	North of Houghton Regis (Site 2 - Land West of Bidwell) Parcels 3 & 4 (Phases 7, 7a & 7b) Land at Thorn Road,	264	25	135	69	35	0	Bellway
19/00883	North of Houghton Regis (Site 2 - Land West of Bidwell) Land to West of Houghton Regis, Watling Street (Parcel 7)	255	0	116	104	35	0	Countryside Properties
19/03232	North of Houghton Regis (Site 2 - Land West of Bidwell) Parcel 5a & 5b	336	0	0	0	106	107	Countryside Properties

19/01218	North of Houghton Regis (Site 2 - Land West of Bidwell) Parcels 6A and 6B	625	0	54	125	122	149	Taylor Wimpey
20/00348	North of Houghton Regis (Site 2 - Land West of Bidwell) Land West of Houghton Regis	160	0	0	13	22	68	Abbey Homes
20/00626	North of Houghton Regis (Site 2 - Land West of Bidwell) Parcel 1, Bedford Road	109	0	0	11	29	69s	Storey Development



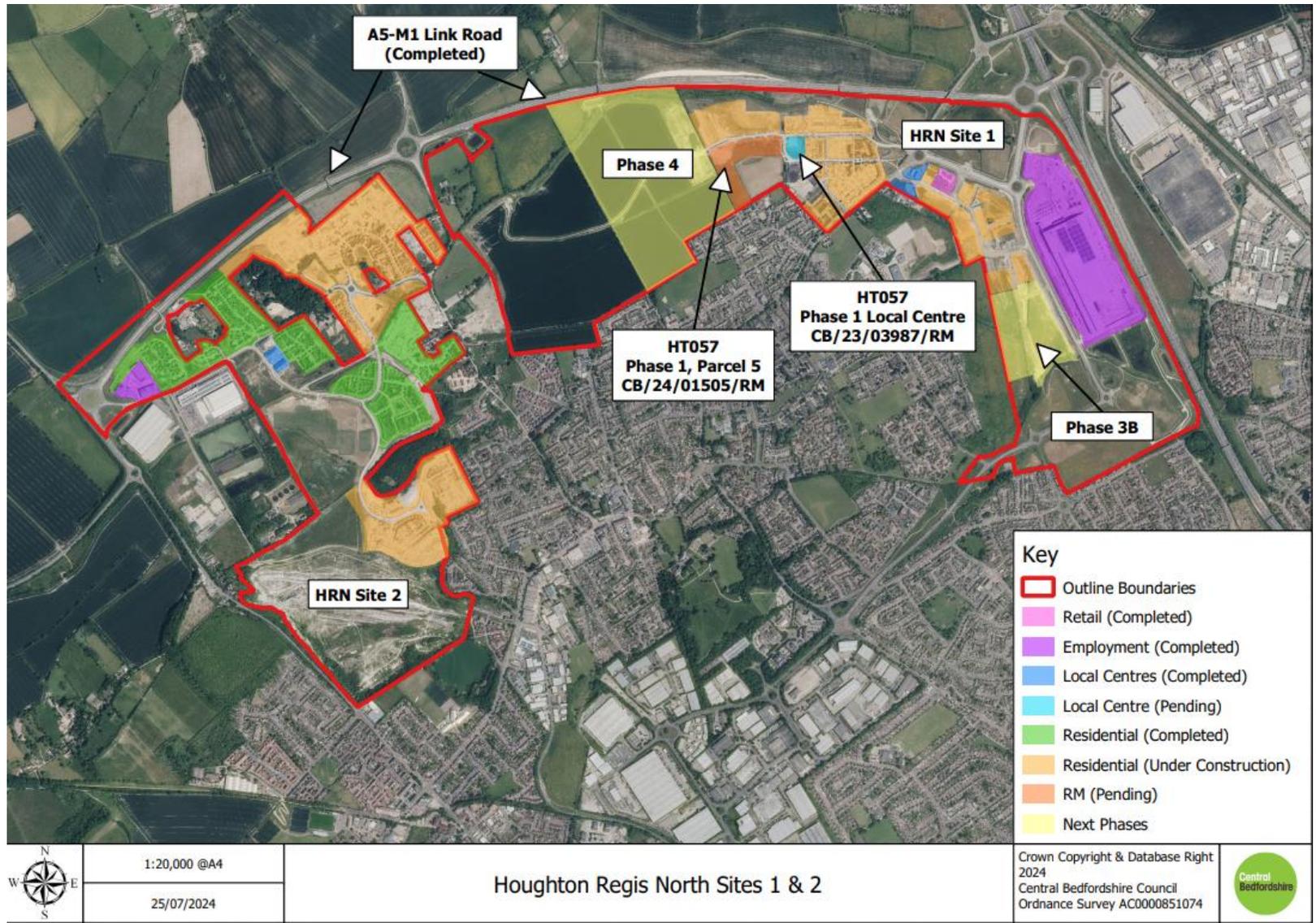
Aerial photograph showing the Phase 1 Local Centre site to be developed by Brickhill Homes.

Source: Microsoft Bing 2024



Aerial photograph showing the Phase 1, Parcel 5 site to be developed by Dandara.

Source: Microsoft Bing 2024



Annotated aerial photograph showing the extent of the HRN1 & HRN2 development sites and the progress to date.



PLANNING PERFORMANCE

AGREEMENT

(LEVEL 1)

DEVELOPER: Dandara Northern Home Counties

LAND PROMOTER: Land Improvement Holdings Ltd

SITE: Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

DEVELOPMENT: Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations.

PPA No.: CB/23/03996/PPA

PLANNING PERFORMANCE AGREEMENT –

LEVEL 1 TEMPLATE

1. Project Description & Parties

Project Description	<i>The submission of a Reserved Matters Application (RMA) for 189 units on parcel 5 and discharge of conditions 3 and 4 (post permission approval in accordance with the outline planning permission CB/12/03613.OUT) and the submission of matters to discharge conditions; 8,20, 25, 26 29 and 32</i>
Site Address/Location	<i>Houghton Regis North Site 1, Land on the northern edge of Houghton Regis</i>
Local Authority	Central Bedfordshire Council
Developer(s)/ Promoter	<i>Dandara Northern Home Counties</i>

2. Project Vision

To provide a development that displays high quality architecture in line with the approved Site Wide and Area Design Codes.

To provide a deliverable development of 189 dwellings at Phase 1, Parcel 5 of the Linnere development that complies with the Site Wide and Area Masterplans having due regard to identifiable site constraints.

3. Objectives of the Planning Performance Agreement

1. To establish a shared commitment to an agreed timetable for submission and determination of the RMA (or other pre-commencement conditions) as a priority scheme;
2. To extend this commitment to determining submissions of details pursuant to conditions where relevant;
3. To set out the appropriate level of engagement with any relevant stakeholders;
4. To identify determining issues with technical consultees and agree steps to resolve them wherever possible; and
5. To promote high quality design in accordance with the parameters of the Design Codes.

4. Key Personnel

Council Project Team		
Name	Position/Role	Contact Details (Email & Tel)
[Redacted]		

Developer Project Team		

[Relevant specialist within the Council e.g. Sustainable Drainage/Archaeology may be required to support the Project Group and should be listed depending on the specific issues of each scheme]

5. Key Issues and Task Plan

Issue	Action/Task	Responsibility	Progress	Timetable/Dates
Pre-application discussions	Submit draft layout, draft streetscenes, landscape proposals or other relevant details	Developer		<i>Submit Wednesday 20th December 2023 (Landscape and further detail to follow at meeting)</i>
Pre-application Technical consultee meeting	Discuss consultee comments	CBC		<i>w/c 15th January 2024</i>

RMA or other pre-commencement conditions submission		Developer		w/c 26 th February 2024
Timescales	Determine Application	CBC Case Officer		Determination within 8 weeks, with a 28-day consultation period w/c 29 th April 2024
Implementation	Discharge conditions	CBC Case Officer		

6. Communication Plan

This section identifies the communication methods and frequencies used for the project. The list below is not exhaustive and is intended as a guide.

The project will implement the following communication plan:-

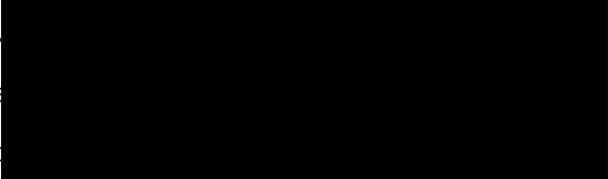
1. To hold meetings when reasonably required. The frequency is to be reviewed following the pre-application stage;
2. The developer is required to liaise with Ward Members and Houghton Regis Town Council prior to the submission of reserved matters.
3. CBC will respond to all urgent emails and telephone calls within 2 working days of receipt;
4. CBC will respond to all non-urgent emails, and telephone calls within 5 working days;
5. The RMA or pre-commencement submissions will be accompanied by the documentation as agreed in pre-application discussions;
6. CBC will seek to ensure effective liaison with key statutory and other internal consultees, relevant Government departments, agencies or bodies whose activities may directly or indirectly impinge on the implementation of the proposed development of the site;
7. CBC to engage with Ward Members and Executive Member for Regeneration through an established Houghton Members Advisory Group;
8. The developer may be required to attend the Members Advisory Group meetings at CBC Council Offices.

7. Fees

[Developer/Land Promoter] agrees to pay CBC the following amounts on the stated dates in accordance with the CBC charging schedule.

£16,065 on signing of the Planning Performance Agreement

8. Acceptance of Planning Performance Agreement incorporating Appendix 1, 2 and PPA Standard Terms and Conditions

Signature of Developer	Signature of Council
 Name P On Behalf of: Dandara Northern Home Counties Date: 13/12/2023	 Name P On Behalf of: Central Bedfordshire Council Date: 13-12-2023

Appendix 1: Site Location Plan *[Insert Site Plan]*

Summary

	Total	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Jun-24																				
Phase 1	661	137	142	130	96	73	51	26	6	1	0	0	0	0	0	0	0	0	0	0
Phase 2	100	29	50	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Phase 3a	424	36	95	95	95	88	15	0	0	0	0	0	0	0	0	0	0	0	0	0
Phase 3b	505	0	0	0	34	45	45	1	23	120	90	90	58	0	0	0	0	0	0	0
Phase 4	1156	0	0	0	135	178	186	230	222	142	64	0	0	0	0	0	0	0	0	0
Phase 5	897	0	0	0	0	0	0	0	0	38	69	83	111	180	225	126	48	7	7	5
Phase 6	387	0	0	0	0	0	0	0	0	0	15	91	96	96	73	6	6	4	0	0
	4130	202	287	245	360	384	297	258	250	300	238	264	265	276	298	132	54	11	7	5
		<i>202</i>	<i>489</i>	<i>734</i>	<i>1094</i>	<i>1477</i>	<i>1775</i>	<i>2032</i>	<i>2282</i>	<i>2582</i>	<i>2820</i>	<i>3084</i>	<i>3348</i>	<i>3624</i>	<i>3921</i>	<i>4054</i>	<i>4107</i>	<i>4118</i>	<i>4125</i>	<i>4130</i>

EP17A

Site Allocations DPD

MSDC 05b:

Mid Sussex District Council and Homes England
regarding the Northern Arc District Plan Policy
DP9 (3,500 homes)

**Response to AP3 – Matter 3.1 (iv)
Statements of Common Ground on the Delivery
Trajectories of the Strategic Sites Allocated in
the District Plan**

June 9th 2021

Purpose

The Hearings into the Site Allocations DPD held on 2 June 2016 focussed on the residual housing requirement to be met through the additional allocations in the Sites DPD. Following a debate about the delivery trajectory of the four strategic sites allocated through the District Plan, the Council agreed to prepare and enter Statements of Common Ground with the developers of the four sites to provide confirmation of the position.

This work updates the position set out in Paper MSDC 01: Response to Inspector's Initial Questions (ID-01) 19 March 2021.

History

At the time the District Plan was being prepared this site was being promoted by 3 developers/promoters, Wates, Rydon and Gleeson and assumptions made on the delivery timetable were based on work undertaken at that point in time. However, in July 2018 a land deal and delivery partnership were confirmed which has seen Homes England take ownership of the site and become key master developer delivery lead. The involvement of Homes England and the use of the tools set out below has had a significant positive impact on the delivery mechanism of the site and the financial backing of the allocation.

Master Planning and Applications

The Northern Arc Masterplan (2018), which sets out the vision and strategic development principles for the site, Infrastructure Delivery Plan (IDP) and Phasing Strategy (2018) were approved at the Mid Sussex District Council on 24th September 2018 as a material consideration for all the planning applications in relation to the Northern Arc.

Outline Planning consent for the 3,040 units was granted in October 2019 (DM/18/5114). Since then work has progressed with discharge of pre-commencement conditions and planning obligations, as well as applications for infrastructure to support site delivery. A full planning application for the Eastern Bridge and Link Road, which will link the Freeks Farm site with Isaacs Lane, was approved in January 2020 (DM/19/3313) and reserved matters for the Western Link Road, which will link the A2300 with Sussex Way, was approved in July 2020 (DM/20/0254).

The land to the west of Freeks Lane is being progressed ahead of the rest of the allocation. The site was sold by Homes England to Countryside. As part of the disposal contract, Countryside was tasked with meeting an ambitious programme to obtaining planning permission and the site was subject to a separate Outline Planning Application (DM/18/0509) which was approved in July 2019 and Reserved Matters were approved in December 2019 (DM/19/3945). Work commenced on the site preparation during 2020, and the junction with Maple Drive has been completed. The first completions at Freeks Farm are expected in 2021.

Homes England is starting the process of procuring development partners for the western end of which will include a neighbourhood centre, employment centre and residential plots for 342 homes and will look to include opportunities for SMEs to help diversify the market and accelerate delivery. The employment land to the western end will also be marketed around the same time.

A Development Phasing and Specification Plan has been approved via a discharge of condition application (DM/21/0787) which provides updated delivery trajectory. There is a peak of over 400 homes in 2024 / 2025, at which point there will be 5 – 6 outlets / developer partners on site including at Freeks Farm, Phase 1B, Phase 1C and Phase 1D. The use of multiple delivery outlets and simultaneous development from the western and eastern sides of the site is one of the ways Homes England will be ensuring accelerated delivery.

To ensure timely consideration of the planning applications and supporting documentation a Planning Performance Agreement (PPA) for the masterplan and preparation of the outline planning applications was entered into. A second PPA has been agreed for the next stage of the work, including comprehensive pre-application discussion processes for each sub-phase. The agreement sets out clear timelines for the achievement of key milestones. In addition, MSDC has appointed a member of staff whose sole responsibility is dealing with the Northern Arc planning matters.

Infrastructure

The key pieces of infrastructure required to unlock the development of this allocation are the new roads that will link the site to the existing highway network. Homes England has entered into construction contracts to deliver two key pieces of infrastructure – the Eastern Bridge Link Rd (EBLR) and the Western Link Rd (WLR) – which will be constructed on site until late 2021 - mid 2022. This infrastructure opens up opportunities to enable serviced plots to be sold at both the Western and Eastern ends.

The upgrade of the A2300 (link road to the A23) is also a critical piece of infrastructure required to support the development. Work commenced during 2020. The cost of this is c £27.6 million and has been funded by the Local Growth Fund and S106 contributions including from Homes England as a requirement of the Section 106 Agreement on the Outline Planning Permission. The Homes England contribution is £2,882,000. The Business Case for funding of this major project was conditional on the Northern Arc proceeding and the homes coming forward in line with the Local Plan trajectory.

In terms of infrastructure requirement to support the delivery of the first residential phase of the site, there is a planning condition on the Freeks Farm outline permission that prevents no more than 130 dwellings from being occupied until the bridge over the River Adur and the road link between the bridge and Isaacs Lane (The Eastern Bridge and Link Road) is completed. As set out above, the timescale for this infrastructure is on track to meet the delivery trajectory which anticipates 210 homes complete by end March 2023.

Development also required investment in the Goddard's Green Wastewater Treatment works to reduce the odour contours arising from the site, to enable the development potential of the allocation to be maximised. £15.24m funding package has been secured for this work, which consists of £4m Local Growth Funding, £6.54m Housing Infrastructure Fund funding and £4.70m from Southern Water. These works are well progressed with odour mitigation to be secured by the end of 2021.

The first primary school to be delivered on the Northern Arc is due to open in September 2023. Homes England are funding and directly delivering this school and have appointed a consultant to carry out a full site feasibility. The school is proposed to be delivered through the Department for Education MMC Framework Panel which will enable the school to be delivered by MMC and construction is due to be completed by Summer 2023.

Homes England is working closely with MSDC and West Sussex County Council (WSCC) to deliver the secondary school in the eastern end. WSCC have recently appointed a consultant to carry out a full site feasibility and this is currently underway. Construction on the secondary school is due to be completed by Summer 2024.

Delivery Rates

The District Plan trajectory indicated that the full 3,500 homes would be delivered in the plan period. The further work that has taken place since the adoption of the District Plan now demonstrates that 2,310 homes will be delivered to March 2031, leaving 730 homes to be delivered outside this plan period. The housing trajectory prepared to support the Sites DPD and the Housing Land Supply Paper H2 both take this into account.

Homes England has been able to accelerate progress by reducing lead in times to start on site and through a range of mechanisms to ensure once on site development is delivered at pace.

In February 2020, Lichfields Insight – Start to Finish (second edition) identified that the average lead in time for the delivery of large sites of 500+ homes following the grant of consent was 36 months. This document states that this figure rises to 96 months from submission of outline planning to completion of the first units for sites of 2,000+ homes.

At Northern Arc, Homes England has reduced overall lead in times from acquisition (March 2018) to Freeks Farm housing starts (March 2020) to only 24 months – significantly less than seen elsewhere – and this demonstrates the ability of Homes England to reduce the lead in time for major sites.

Homes England has entered into contract with Bellway to deliver 247 homes at Phase 1B (parcels east of Isaacs Lane). As part of Bellway's contract, a Reserved Matters application is required to be submitted within 100 days from the start of the contract. A comprehensive pre-application meeting programme has been set via a PPA to ensure the Reserved Matters application is submitted within the timeframes.

Homes England is currently in advanced contract negotiations for Phase 1C with a Modern Method of Construction (MMC) specialist partner. An example of Homes England using MMC developer partners can be seen at Northstowe where a 406-home 100% MMC neighbourhood is being brought forward through a partnership between Urban Splash, Sekisui House and Homes England. This delivery partner will also be required through contract arrangements to submit the Reserved Matters application within 100 days from the start of contract.

As set out in the Homes England Strategic Plan 2018 – 2023¹, there is a range of contractual mechanisms available to Homes England to accelerate housing delivery. Specifically, in relation to strategic sites such as Northern Arc and in its capacity as master developer. Homes England is able to use its expertise and test innovative

¹ Homes England Strategic Plan 2018 to 2023

<https://www.gov.uk/government/publications/homes-england-strategic-plan-201819-to-202223>

delivery models and financing options that will support the accelerated delivery of large settlements.

Homes England believe that these measures create the conditions necessary to accelerate housing delivery on large sites such as Northern Arc including addressing delays caused by Covid-19. This aligns broadly to a number of the findings of the Letwin Review² which recommended more diversity of the type and tenure of new homes, to accelerate market absorption and the build out rate of large sites. By adopting the following mechanisms to accelerate delivery on large sites, Homes England can ensure that housing delivery is greater than can be delivered by the market alone and therefore meet local housing needs.

- **Diversification** – Homes England is providing support for smaller builders and new entrants to create a more diverse, resilient and competitive market. Diversification is also being encouraged by providing access to land and short-term development finance through the Home Building Fund. This can be seen at Northern Arc with Bellway contracted to delivery at one of the sub-phases via a SME.
- **Methods of Modern Construction** – Homes England is accelerating the delivery of homes without eroding value by incorporating MMC to drive innovation, quality and productivity in the industry. Covering a range of offsite and modular building techniques, MMC have the potential to be significantly more productive than traditional building methods; allowing homes to be built more quickly, addressing labour and skills shortages and improving the quality, consistency and energy efficiency of newly built homes. As part of Homes England's strategic objective to improve construction productivity and encourage the uptake of MMC in housing delivery, a series of Homes England's own sites including Northern Arc will deliver ambitious levels of MMC which are higher than the market norm.
- **Simplifying Procurement** – Homes England currently uses Delivery Partner Panel 3 (DPP3) framework which offers public sector organisations a streamlined procurement route to appoint a developer or contractor to deliver housing led developments. However, the DPP3 is being replaced by a new Delivery Partner DPS which will change the way Homes England procure the developers who will build homes on Homes England's sites and land. The main difference is that with the Delivery Partner DPS, developers can apply to join it at any time, throughout its ten-year life span. The application process is also quicker and lighter creating efficiencies for Homes England and for all developers. Homes England is confident that this flexible approach will help diversify the housing market and work with a wider range of housebuilders large and small. The DPS provides Homes England with a procurement compliant approach to land disposals so that Homes England can control the

² Letwin 2018. Independent Review of Build Out, Final Report. Rt Hon Sir Oliver Letwin MP, October 2018 - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/752124/Letwin_review_web_version.pdf

speed and quality of housebuilding through Building Leases and deliver government objectives of higher quality urban design, increased delivery speed through use of MMC or higher sustainability standards.

- **Increasing the Pace of Delivery** – through the DPP3 and DPS frameworks, Homes England are able to use their Building Lease arrangements to ensure their development partners deliver at predetermined contractual pace levels over and above what would be expected through the market alone. Current contract data from Homes England sites shows that sites procured through DPP3 are contracted to deliver between 115% - 150% of the market rate and this is expected to be continued through the DPS Framework.

A direct example of how Homes England are increasing the pace of delivery at Northern Arc, is that the two contracted housebuilders have minimum acceleration clauses in their Building Leases to ensure they build at a required rate. The construction pace for Countryside at Freeks Farm is a minimum 8 homes per month and for Bellway at Phase 1B it is 6 homes per month. Homes England undertakes monthly monitoring through compliance inspectors to ensure the housebuilders meet these targets. This will be the case for all phases which are being delivered by developer partners with each phase minimum number of homes being determined by site specific circumstances and the method of delivery i.e. MMC is expected to deliver at an increased pace.

In the three years since Homes England acquired the site and by summer 2021, 30% (1,049 homes) of the whole allocation (including Freeks Farm) and key highways infrastructure is under contract with delivery partners.

Statement of Common Ground

Site address	North and North-west of Burgess Hill (Northern Arc)
SHELAA ID	493 and 969
District Plan allocation	DP9 – up to 3,500 homes

Planning Status

For the purposes of this statement the site is split into the Northern Arc (3,040 homes) and Freeks Farm (460 homes). 3,500 homes in total. As set out the delivery trajectory 2310 homes will be within the Plan Period. This is reflected in the delivery trajectory below.

Freeks Farm

Planning application Reference		Date of Permission
DM/18/0509	Outline planning permission for 460 homes	24.07.2019
DM/19/3845	Reserved matters for 460 homes	19.12.2019

Northern Arc

Planning application Reference		Date of Permission
DM/18/5115	Outline Permission for 3,040 homes	04.10.2019
DM/19/3313	Full planning permission Bridge and Eastern Link Road	17.01.2020
DM/20/0254	Reserved matters for Western Link Road	10.07.2020

A Detailed Phasing and Specification Plan, including Development timetabling relating to the outline application has been approved (DM/21/0787). This sets out the more detailed phasing of each phase that informs the delivery trajectory set out below. The phasing document is appended to this statement.

I, Ken Glendinning, Project Director, Homes England can confirm that the information set out in the table below are an accurate reflection of the anticipate delivery rates on this site.

Freeks Farm, Burgess Hill - 460 homes	
Financial Year (1st April – 31st March)	Number of completions
2021/22	56
2022/23	138
2023/24	120
2024/25	131
2025/26	15
2026/27	0
Total	460

Northern Arc – 3,040 homes (2,310 homes within plan period)	
Financial Year (1st April – 31st March)	Number of completions
2021/22	0
2022/23	135
2023/24	172
2024/25	272
2025/26	335
2026/27	272
2027/28	260
2028/29	278
2029/30	306
2030/31	280
Total within Plan Period	2310
2031/32	276
2032/33	284
2033/34	170
Total	3040

Signed: Ken Glendinning FRICS Project Director Homes England	
Date:	9 June 2021

Signed: Sally Blomfield Divisional lead for Planning and Economy Mid Sussex District Council	
Date:	9 June 2021

Extract from MSDC 01 – Update June 2021

DP9 North and North-West Burgess Hill (3,500 homes)

As set out in MSDC 01 – March 2021

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total within Plan	2031/32	2032/33	2033/34	Total
DP March 2018	0	201	202	202	388	388	388	388	388	238	239	239	239					3500
Actual delivery	0	0																0
Difference		-201																
Update March 2021			77	212	264	275	266	283	269	260	275	306	300	2787	276	280	157	3500
Phase 1: Freeks Farm (Commenced)																		
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total within Plan Period	2031/32	2032/33	2033/34	Total
				80	130	114	121	15						460				

Updated – June 2021

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total within Plan Period	2031/32	2032/33	2033/34	Total
DP March 2018	0	201	202	202	388	388	388	388	388	238	239	239	239					3500
Actual delivery	0	0	0															0
Difference		-201	-202															
Update June 2021			0	56	273	292	403	350	272	260	278	306	280	2310	276	284	170	3500

Phase 1: Freeks Farm (Commenced)

This phase forms part of (not additional to) the total DP9 allocation (3,500 units) that is detailed above. It is the first residential phase to have full planning permission and works on site have commenced. Therefore, a phase specific delivery trajectory is set out below.

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total within Plan Period	2031/32	2032/33	2033/34	Total
				56	138	120	131	15						460				



Homes
England

Northern Arc Allocation Planning Permission Burgess Hill

Development Phasing and Specification Plan



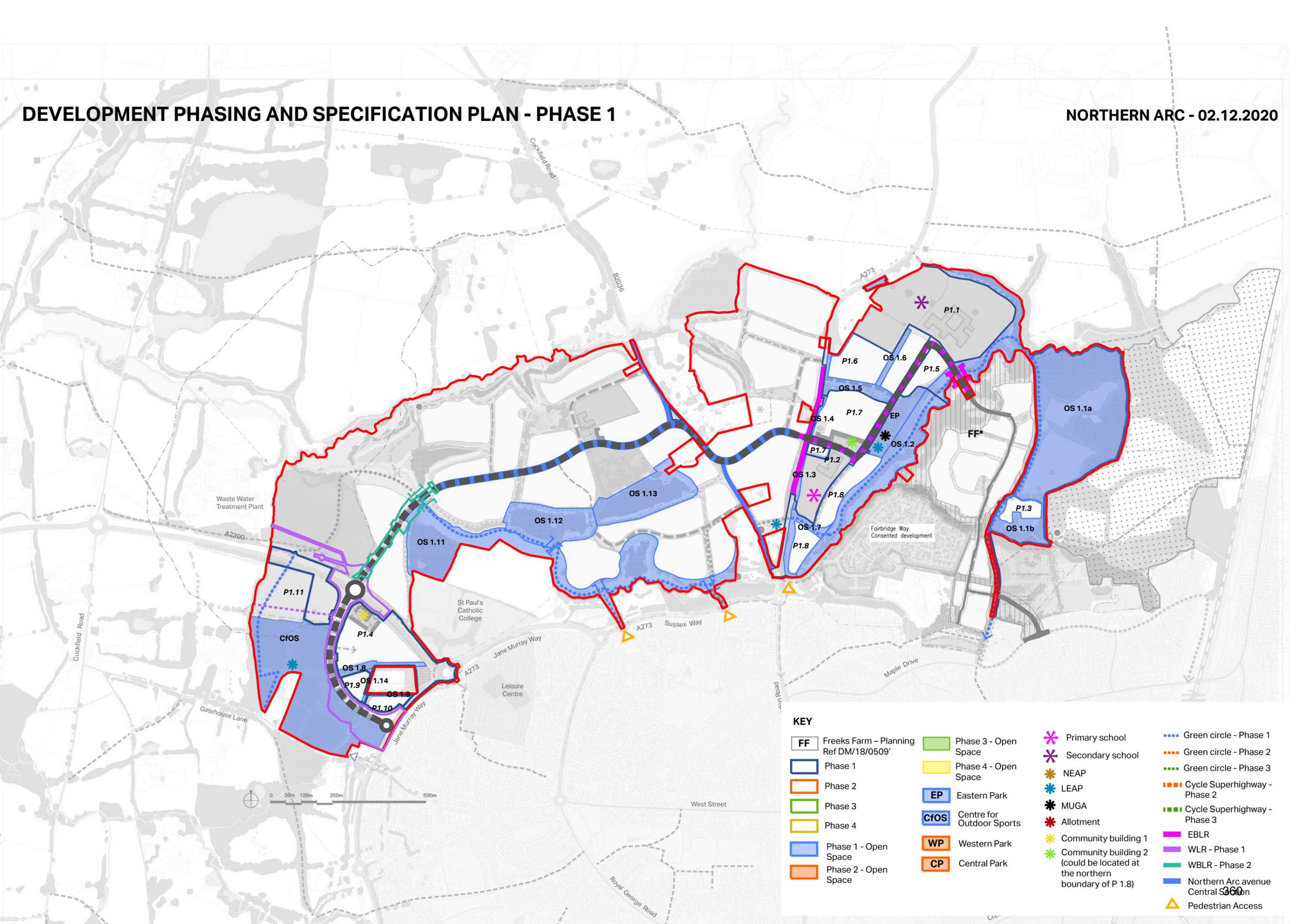
June 2021

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DEVELOPMENT PHASING AND SPECIFICATION PLAN - PHASE 1

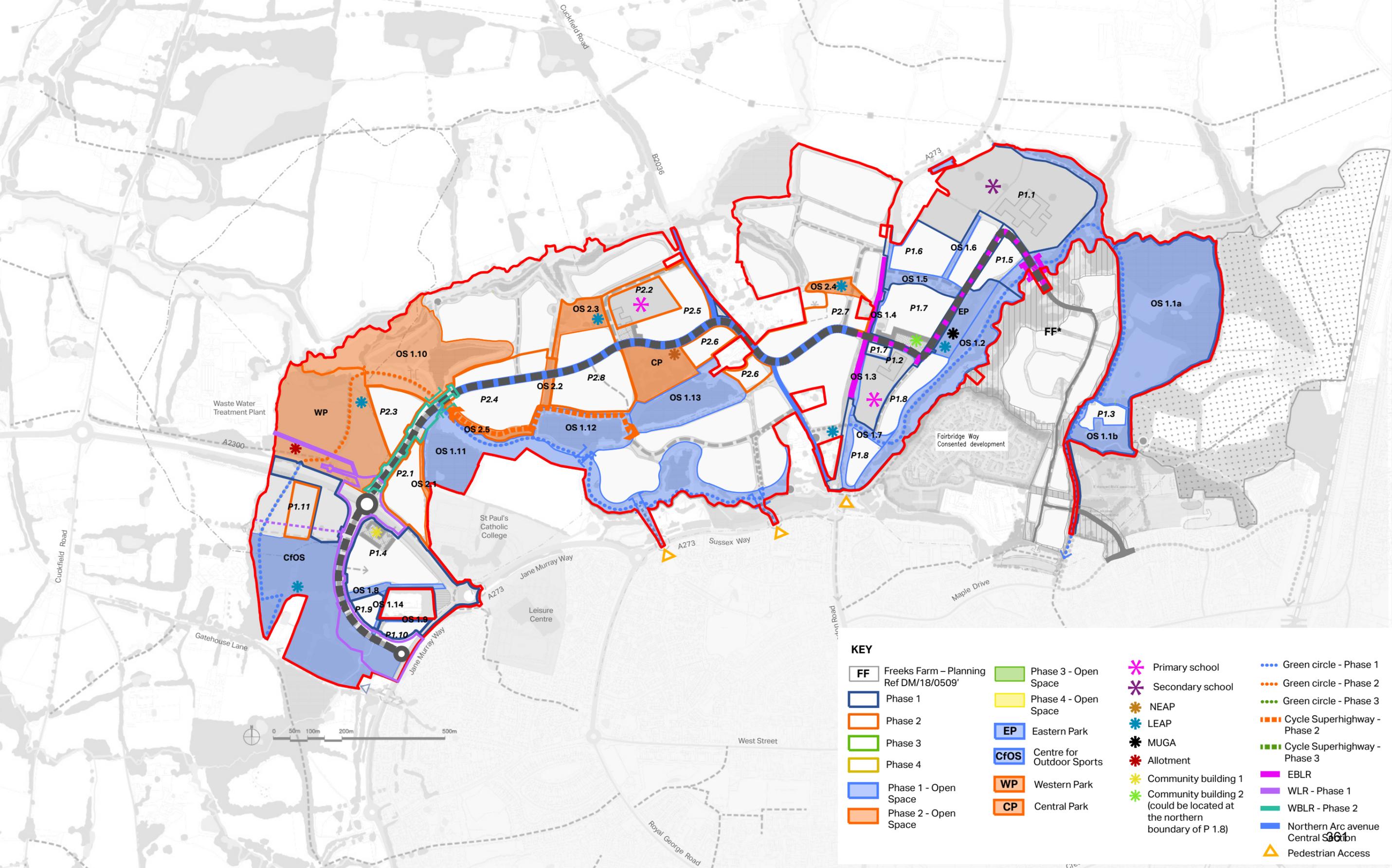
NORTHERN ARC - 02.12.2020



KEY			
FF	Freeks Farm – Planning Ref DM/18/0509'		Phase 3 - Open Space
	Phase 1		Phase 4 - Open Space
	Phase 2		EP Eastern Park
	Phase 3		CfOS Centre for Outdoor Sports
	Phase 4		WP Western Park
	Phase 1 - Open Space		CP Central Park
	Phase 2 - Open Space		Primary school
	Phase 3 - Open Space		Secondary school
	EP Eastern Park		NEAP
	CfOS Centre for Outdoor Sports		LEAP
	WP Western Park		MUGA
	CP Central Park		Allotment
	Primary school		Community building 1
	Secondary school		Community building 2 (could be located at the northern boundary of P 1.8)
	Green circle - Phase 1		EBLR
	Green circle - Phase 2		WLR - Phase 1
	Green circle - Phase 3		WBLR - Phase 2
	Cycle Superhighway - Phase 2		Northern Arc avenue Central Section
	Cycle Superhighway - Phase 3		Pedestrian Access

DEVELOPMENT PHASING AND SPECIFICATION PLAN - PHASE 1 and 2

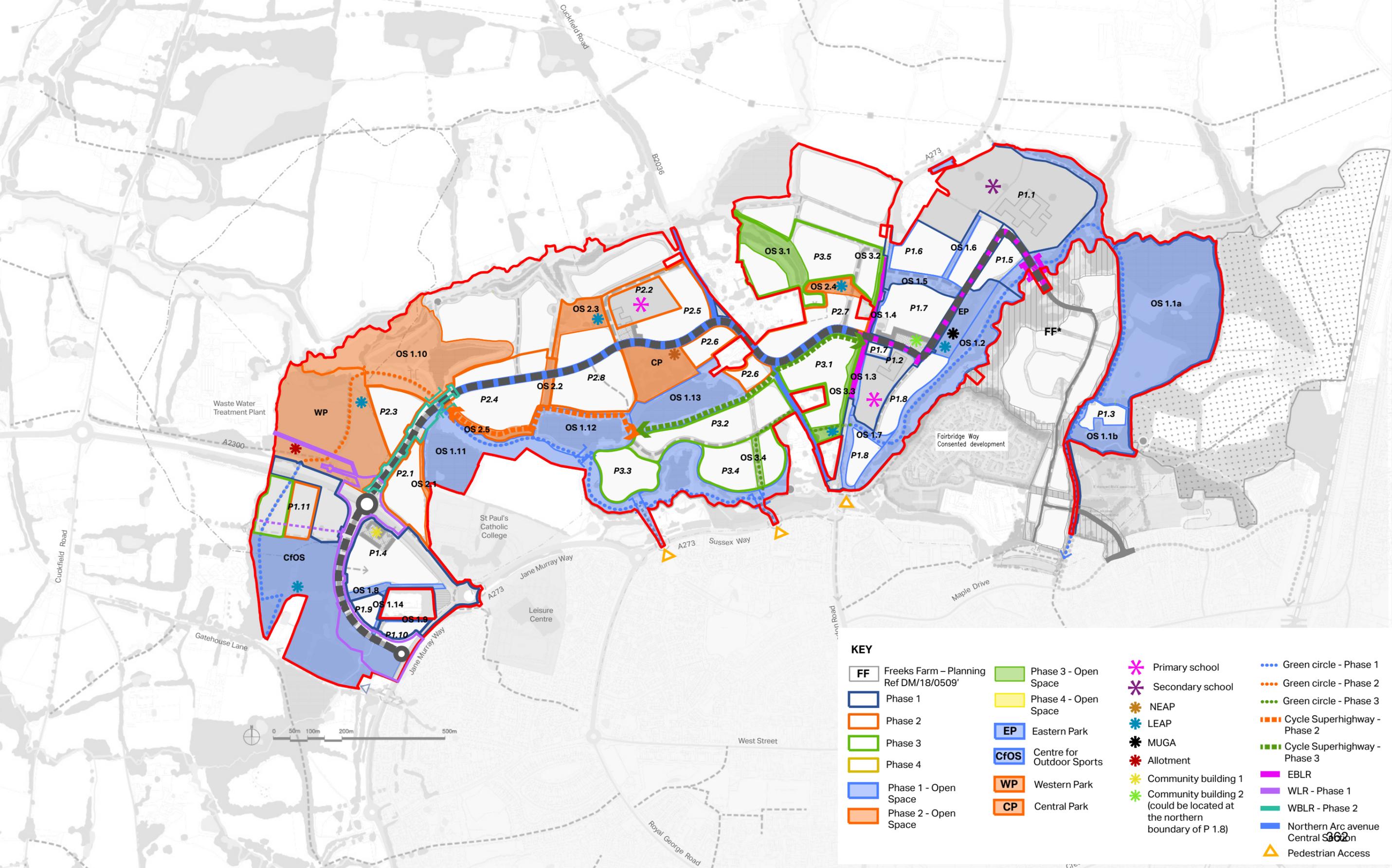
NORTHERN ARC - 02.12.2020



KEY			
FF	Freeks Farm – Planning Ref DM/18/0509'		Phase 3 - Open Space
	Phase 1		Phase 4 - Open Space
	Phase 2		EP Eastern Park
	Phase 3		CfOS Centre for Outdoor Sports
	Phase 4		WP Western Park
	Phase 1 - Open Space		CP Central Park
	Phase 2 - Open Space		Primary school
	Phase 3 - Open Space		Secondary school
	Phase 4 - Open Space		NEAP
	EP Eastern Park		LEAP
	CfOS Centre for Outdoor Sports		MUGA
	WP Western Park		Allotment
	CP Central Park		Community building 1
	Primary school		Community building 2 (could be located at the northern boundary of P 1.8)
	Secondary school		Green circle - Phase 3
	NEAP		Cycle Superhighway - Phase 2
	LEAP		Green circle - Phase 1
	MUGA		Green circle - Phase 2
	Allotment		Cycle Superhighway - Phase 3
	Community building 1		EBLR
	Community building 2 (could be located at the northern boundary of P 1.8)		WLR - Phase 1
	Green circle - Phase 3		WBLR - Phase 2
	Cycle Superhighway - Phase 2		Northern Arc avenue Central Section
	Green circle - Phase 1		Pedestrian Access

DEVELOPMENT PHASING AND SPECIFICATION PLAN - PHASE 1, 2 and 3

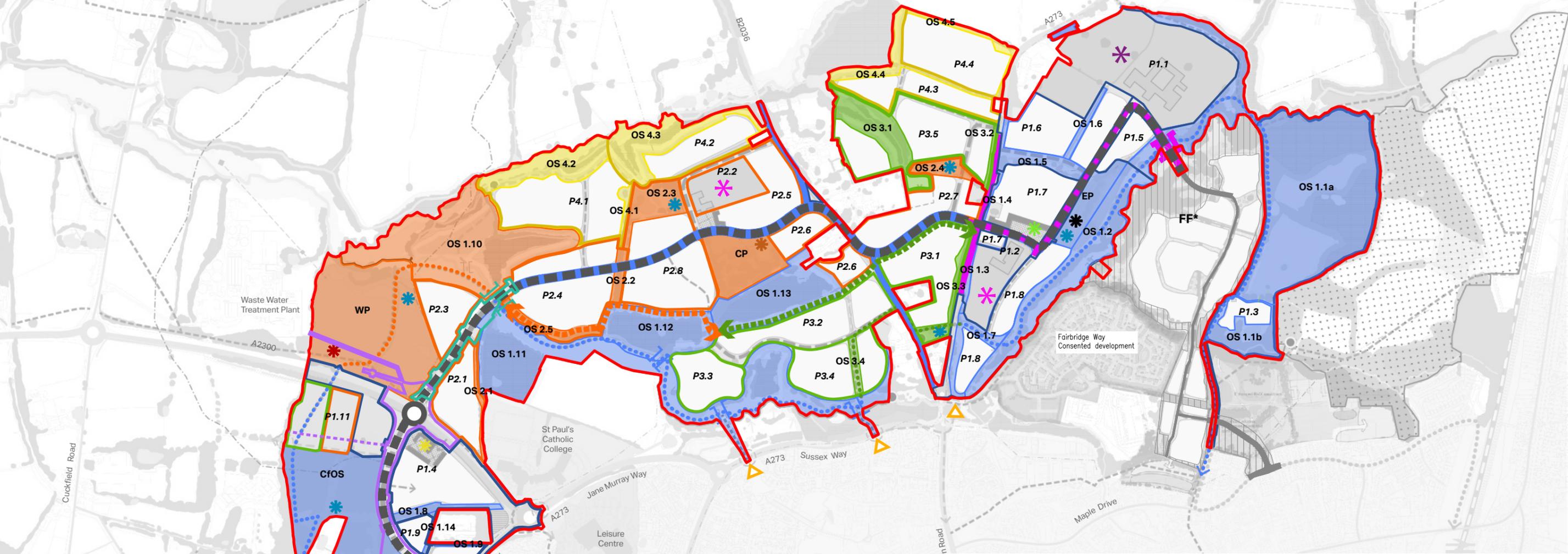
NORTHERN ARC - 02.12.2020



KEY			
FF	Freeks Farm – Planning Ref DM/18/0509'		Phase 3 - Open Space
	Phase 1		Phase 4 - Open Space
	Phase 2		Eastern Park
	Phase 3		Centre for Outdoor Sports
	Phase 4		Western Park
	Phase 1 - Open Space		Central Park
	Phase 2 - Open Space		Primary school
	Green circle - Phase 1		Secondary school
	Green circle - Phase 2		NEAP
	Green circle - Phase 3		LEAP
	Cycle Superhighway - Phase 2		MUGA
	Cycle Superhighway - Phase 3		Allotment
	EBLR		Community building 1
	WLR - Phase 1		Community building 2 (could be located at the northern boundary of P 1.8)
	WBLR - Phase 2		
	Northern Arc avenue Central Section		
	Pedestrian Access		

DEVELOPMENT PHASING AND SPECIFICATION PLAN - PHASE 1, 2, 3 and 4

NORTHERN ARC - 02.12.2020



KEY			
FF	Freeks Farm – Planning Ref DM/18/0509'		Phase 3 - Open Space
	Phase 1		Phase 4 - Open Space
	Phase 2		EP Eastern Park
	Phase 3		CfOS Centre for Outdoor Sports
	Phase 4		WP Western Park
	Phase 1 - Open Space		CP Central Park
	Phase 2 - Open Space		Primary school
	Phase 3 - Open Space		Secondary school
	Phase 4 - Open Space		NEAP
	EP Eastern Park		LEAP
	CfOS Centre for Outdoor Sports		MUGA
	WP Western Park		Allotment
	CP Central Park		Community building 1
	Primary school		Community building 2 (could be located at the northern boundary of P 1.8)
	Secondary school		Green circle - Phase 1
	NEAP		Green circle - Phase 2
	LEAP		Green circle - Phase 3
	MUGA		Cycle Superhighway - Phase 2
	Allotment		Cycle Superhighway - Phase 3
	Community building 1		EBLR
	Community building 2 (could be located at the northern boundary of P 1.8)		WLR - Phase 1
	Green circle - Phase 1		WBLR - Phase 2
	Green circle - Phase 2		Northern Arc avenue Central Section
	Green circle - Phase 3		Pedestrian Access
	Cycle Superhighway - Phase 2		
	Cycle Superhighway - Phase 3		
	EBLR		
	WLR - Phase 1		
	WBLR - Phase 2		
	Northern Arc avenue Central Section		
	Pedestrian Access		

Northern Arc Development Phasing and Specification Plan: Sub Phase Details

23-Mar-21

Phase	Sub-Phase	Sub-Phase Area (ha)	Indicative Commencement of Sub-Phase	Indicative Completion of Sub-Phase	Total Units within Sub-Phase	Non-affordable Housing Units	Affordable Housing Units	Non-Residential Infrastructure within Sub-Phase
1	FF (Planning Ref DM/18/0509)	18.81	Jul-20	Jun-25	460	322	138	
1	EBLR (Planning Ref DM/19/3313)	1.75	May-21	Apr-22				Cycle Superhighway Eastern Bridge
1	WBLR Phase 1	4.88	Mar-21	Jun-22				Walking and Cycling routes Green Circle Cycle Superhighway
1	WBLR Phase 2	1.12	Apr-22	Apr-23				Walking and Cycling routes Green Circle Cycle Superhighway Western Bridge
1	P1.1	9.31	Sep-22	Sep-24				Secondary School
1	P1.3	0.18	Jan-22	Nov-22	25	18	8	Green Circle Cycle Superhighway
1	OS1.1a	13.03	Jan-22	Nov-22				Green Circle
1	OS1.1b	1.93	Jan-22	Nov-22				Green Circle
1	P1.4	3.84	Mar-23	Oct-25	277	194	83	Western Neighbourhood Centre Community Building 1 Primary School 1
1	P1.2	2.42	Mar-22	Sep-23				
1	OS1.3	0.26	Mar-22	Sep-23				
1	P1.5	2.2	Jan-22	Feb-26	111	78	33	
1	OS1.6	0.28	Jan-22	Oct-25				
1	P1.6	2.13	Jan-22	Feb-26	111	78	33	
1	OS1.5	0.7	Jan-22	Oct-25				
1	OS1.2N	2.7	Mar-22	Apr-23				Green Circle
1	P1.7	3.14	Jan-22	Aug-25	139	97	42	Eastern Neighbourhood Centre Community Building 2
1	EP	1.4	Jan-22	May-25				Eastern Parkland LEAP 2
1	OS1.4	0.05	Jan-22	May-25				
1	P1.8	2.64	Jan-22	Oct-25	123	86	37	MUGA Green Circle
1	OS1.7	0.7	Jan-22	Jun-25				Green Circle
1	OS1.2S	4.14	Jan-22	Apr-23				Green Circle Cycle Superhighway
1	P1.9	0.64	Aug-23	Feb-25	31	22	9	
1	OS1.8	0.39	Aug-23	Jan-25				
1	P1.10	0.7	Aug-23	Mar-25	34	24	10	
1	OS1.9	0.11	Aug-23	Feb-25				
1	P1.11a	1.43	Jul-23	Jul-24				Temporary Green Circle connection to CFOS (completed Jul-24) Green Circle
1	NAA	2.72	Jul-24	Dec-25				
1	OS1.11	8.66	Jul-24	Oct-26				Green Circle Cycle Superhighway Three Pedestrian/Cycle Bridges
1	OS1.12	3.17	Jul-22	Oct-26				
1	OS1.13	3.56	Jul-22	Oct-26				Cycle Superhighway
1	OS1.14	0.09	Aug-23	Jan-25				
1	CFOS	9.86	Aug-23	Aug-24				Centre for Outdoor Sport LEAP 3 Green Circle
2	P2.1	2.16	Jun-24	Dec-26	106	74	32	Cycle Superhighway
2	OS2.1	0.3	Jun-24	Jun-25				Cycle Superhighway
2	P2.2	1.81	Mar-26	Sep-27				Primary School 2
2	P2.3	2.15	Jun-24	Nov-26	97	68	29	
2	WP	8.73	Jul-23	Jun-25				LEAP 1
2	OS1.10	6.94	Jul-23	Jun-25				
2	P2.4	4.22	Oct-25	Jul-28	239	167	72	Cycle Superhighway
2	OS2.5	0.43	Oct-25	May-28				Cycle Superhighway
2	P2.5	3.28	Oct-25	Sep-27	128	90	38	Central Neighbourhood Centre
2	P2.6	1.58	Jan-27	Aug-28	86	60	26	
2	P2.7	2.43	Jan-27	Feb-29	151	106	45	7 Permanent Travellers Pitches
2	OS2.4	0.53	Jan-27	Jan-29				LEAP 4
2	P2.8	4.3	Oct-27	Mar-30	196	137	59	
2	OS2.2	0.35	Oct-27	Jan-30				Cycle Superhighway
2	OS2.3	1.37	Oct-27	Jan-30				LEAP 5
2	CP	2.32	Oct-27	Jan-30				Central Parkland NEAP
2	P1.11b	1.43	Jan-26	Jan-27				
3	OS3.3	0.66	Oct-25	Sep-26				LEAP 6
3	OS3.4	0.18	Oct-25	Sep-26				Green Circle
3	P3.1	3.29	Apr-28	Jul-30	171	120	51	Green Circle
3	P3.2	3.74	Feb-29	Jan-31	123	86	37	Cycle Superhighway
3	P3.3	1.87	Feb-29	Oct-30	96	67	29	Cycle Superhighway
3	P3.4	3.07	Jan-30	Feb-32	155	109	47	
3	P3.5	4.77	Jan-30	Apr-32	173	121	52	6 Permanent Traveller Pitches
3	OS3.1	2.03	Jan-30	Mar-32				
3	OS3.2	0.17	Jan-30	Mar-32				
3	P1.11c	1.43	Jan-29	Jan-30				
4	P4.1	4.68	Feb-31	May-33	167	117	50	
4	OS4.1	0.24	Feb-31	Mar-33				
4	OS4.2	2.29	Feb-31	Mar-33				
4	P4.2	2.18	Apr-31	Aug-32	56	39	17	
4	OS4.3	3.42	Apr-31	Jul-32				
4	P4.3	2.4	Oct-31	Aug-33	119	83	36	
4	OS4.4	0.9	Oct-31	Jul-33				
4	P4.4	3.59	Feb-32	Dec-33	126	88	38	
4	OS4.5	0.72	Feb-32	Dec-33				
Total Units					3500	2450	1050	

Northern Arc Development Phasing and Specification Plan: Forecast Completions at Progress Report Dates

Phase	Progress Report Date	Expected Completions Per Progress Report Date Period	Expected Completions Cumulative DM/18/5114 (excl. Freeks Farm)	Expected Completions Cumulative DM/18/0509 (Frees Farm)	Expected Completions Cumulative (incl. Freeks Farm)
1	31/03/2021	0	0	0	0
	30/09/2021	0	0	0	0
	30/03/2022	0	0	56	56
	30/09/2022	60	60	139	199
	30/03/2023	75	135	194	329
	30/09/2023	66	201	242	443
	30/03/2024	106	307	314	621
	30/09/2024	132	439	383	822
	30/03/2025	140	579	445	1024
	30/09/2025	188	767	460	1227
2	30/03/2026	147	914	460	1374
	30/09/2026	117	1031	460	1491
	30/03/2027	155	1186	460	1646
	30/09/2027	128	1314	460	1774
3	30/03/2028	132	1446	460	1906
	30/09/2028	160	1606	460	2066
	30/03/2029	118	1724	460	2184
	30/09/2029	132	1856	460	2316
	30/03/2030	174	2030	460	2490
	30/09/2030	171	2201	460	2661
4	30/03/2031	109	2310	460	2770
	30/09/2031	132	2442	460	2902
	30/03/2032	144	2586	460	3046
	30/09/2032	130	2716	460	3176
	30/03/2033	154	2870	460	3330
	30/09/2033	132	3002	460	3462
	30/03/2034	38	3040	460	3500

Northern Arc Development Phasing and Specification Plan: Drainage Sequencing Details

Phase	Sub-Phase	Indicative Sub-Phase Commencement	First Completions	Indicative Sub-Phase Completion	Sub-Phase Drainage Network(s)	Drainage Features Within Sub-Phase	Sub-Phases Dependent on Drainage Features	NB: these dates assume that commencement and completion apply uniformly to the entire sub-phase. Drainage features required to service any part of the sub-phase are listed next.						
								Earliest Containing / Dependent Sub-Phase Commencement	Earliest Containing / Dependent Sub-Phase First Completions	Drainage Features Commencement	Drainage Features Completion	Required Outside Containing Sub-Phase Dates?		
1	FF	Jul-20	Oct-21	Jun-25				n/a						
1	EBLR	Sep-20		Jun-21	EBLR	MH09-208 to MH09-209	P1.1, P1.5, P1.6	Sep-20	Jun-21	Sep-20	Jun-21	No		
						MH09-309 to MH09-310	2.7	Sep-20	Jun-21	Sep-20	Jun-21	No		
						MH09-305 to MH09-306	P1.7, P2.7	Sep-20	Jun-21	Sep-20	Jun-21	No		
						MH09-314 to MH09-315	P1.7	Sep-20	Jun-21	Sep-20	Jun-21	No		
1	WBLR	Dec-20		Jun-21	WBLR	MH02-111 to MH02-112	2.1	Dec-20	Jun-21	Dec-20	Jun-21	No		
						MH02-116 to MH02-117	2.1	Dec-20	Jun-21	Dec-20	Jun-21	No		
						MH02-206 to MH02-207	2.1	Dec-20	Jun-21	Dec-20	Jun-21	No		
						MH09-103 to MH09-109	P1.1	Apr-21	Sep-23	Apr-21	Sep-23	No		
1	P1.1	Apr-21		Sep-23	P1.1	MH09-103 to MH09-111	P1.1	Apr-21	Sep-23	Apr-21	Sep-23	No		
						MH09-212 to MH09-214	P1.1	Apr-21	Sep-23	Apr-21	Sep-23	No		
						MH09-212 to MH09-231	P1.1	Apr-21	Sep-23	Apr-21	Sep-23	No		
						MH10-105 to MH10-107	P1.3	Jan-22	Jun-22	Jan-22	Jun-22	No		
1	P1.3	Jan-22	Jun-22	Nov-22	10.1	MH10-105 to MH10-107	P1.3	Jan-22	Jun-22	Jan-22	Jun-22	No		
1	OS1.1a	Jan-22		Nov-22				n/a						
1	OS1.1b	Jan-22		Nov-22	10.1	Outfall 10.1 to MH10-103	P1.3	Jan-22	Jun-22	Jan-22	Jun-22	No		
						P2.4	Jan-22	Jun-22	Jan-22	Jun-22	No			
						MH10-103 to MH10-105	P1.3	Jan-22	Jun-22	Jan-22	Jun-22	No		
						MH10-105 to MH10-109	P1.3	Jan-22	Jun-22	Jan-22	Jun-22	No		
1	P1.4	Aug-23	Feb-24	Dec-26	1.4	MH01-401 to MH01-402	P1.4	Aug-23	Feb-24	Aug-23	Feb-24	No		
1	P1.2	Mar-22		Sep-23	9.4	MH09-406 to MH09-407	P1.2	Mar-22	Sep-23	Mar-22	Sep-23	No		
1	OS1.3	Mar-22		Sep-23				n/a						
1	P1.5	Jan-22	Jun-22	Feb-26	9.2	MH09-207 to MH09-208	P1.1, P1.5, P1.6	Apr-21	Jun-22	Apr-21	Jun-22	Yes		
						MH09-209 to MH09-210	P1.1, P1.5, P1.6	Apr-21	Jun-22	Apr-21	Jun-22	Yes		
						MH09-208 to MH09-229	P1.5	Jan-22	Jun-22	Jan-22	Jun-22	No		
						MH09-218 to MH09-222	P1.5	Jan-22	Jun-22	Jan-22	Jun-22	No		
1	OS1.6	Jan-22		Oct-25				n/a						
1	P1.6	Jan-22	Jun-22	Feb-26	9.2	MH09-210 to MH09-212	P1.1, P1.6	Apr-21	Jun-22	Apr-21	Jun-22	Yes		
1	OS1.5	Jan-22		Oct-25	9.8	MH09-210 to MH09-230	P1.6	Jan-22	Jun-22	Jan-22	Jun-22	No		
						Connection 9.8 to MH09-808	OS1.5	Jan-22	Oct-25	Jan-22	Oct-25	No		
						Branches MH09-804, MH09-805, MH09-806, MH09-807	OS1.5	Jan-22	Oct-25	Jan-22	Oct-25	No		
						S24, S25, S26	OS1.5	Jan-22	Oct-25	Jan-22	Oct-25	No		
1	P1.7	Jan-22	Jun-22	Aug-25	9.3	MH09-306 to MH09-309	P1.7, P2.7	Jan-22	Jun-22	Jan-22	Jun-22	No		
						MH09-307 to MH09-319	P1.7	Jan-22	Jun-22	Jan-22	Jun-22	No		
						MH09-315 to MH09-318	P1.7	Jan-22	Jun-22	Jan-22	Jun-22	No		
						MH09-201 to MH09-207	EP, P1.1, P1.5, P1.6	Apr-21	Jun-22	Apr-21	Jun-22	Yes		
1	EP	Jan-22		May-25	9.2	MH09-203 to MH09-218	EP, P1.1, P1.5, P1.6	Apr-21	Jun-22	Apr-21	Jun-22	Yes		
						MH09-223 to MH09-225	P1.5	Jan-22	Jun-22	Jan-22	Jun-22	No		
						MH09-223 to MH09-226	EP	Jan-22	May-25	Jan-22	May-25	No		
						MH09-226 to MH09-304	EP	May-25	Jan-22	May-25	Jan-22	No		
1	OS1.4	Jan-22		May-25				n/a						
1	P1.8	Jan-22	Jun-22	Oct-25	9.4	MH09-405 to MH09-406	P1.2	Mar-22	Sep-23	Mar-22	Sep-23	No		
						MH09-405 to MH09-409	P1.8	Jan-22	Jun-22	Jan-22	Jun-22	No		
						MH09-405 to MH09-410	P1.8	Jan-22	Jun-22	Jan-22	Jun-22	No		
						MH09-519 to MH09-520	P1.8	Jan-22	Jun-22	Jan-22	Jun-22	No		
1	OS1.2	Jan-22		May-25	9.1	Outfall 9.1 to MH09-103	P1.1	Apr-21	Sep-23	Apr-21	Sep-23	Yes		
						Outfall 9.2 to MH09-201	EP, P1.1, P1.5, P1.6	Apr-21	Jun-22	Apr-21	Jun-22	Yes		
						Outfall 9.3 to MH09-304	P1.7, P2.7	Jan-22	Jun-22	Jan-22	Jun-22	No		
						WQ03	P1.7, P2.7	Jan-22	Jun-22	Jan-22	Jun-22	No		
1	OS1.7	Jan-22		Jun-25	9.5	Outfall 9.4 to MH09-405	P1.2, P1.8	Jan-22	Jun-22	Jan-22	Jun-22	No		
						WQ02	P1.2, P1.8	Jan-22	Jun-22	Jan-22	Jun-22	No		
						Outfall 9.5 to MH09-502	P1.8	Jan-22	Jun-22	Jan-22	Jun-22	No		
						MH09-502 to MH09-515	P1.8	Jan-22	Jun-22	Jan-22	Jun-22	No		
1	P1.9	Aug-23	Feb-24	Feb-25	1.2	MH01-201 to MH01-202	P1.9	Aug-23	Feb-24	Aug-23	Feb-24	No		
						Outfall 1.4 to MH01-401	P1.4	Aug-23	Feb-24	Aug-23	Feb-24	No		
						Outfall 1.3 to MH01-302	P1.10	Aug-23	Feb-24	Aug-23	Feb-24	No		
						MH01-302 to MH01-303	P1.10	Aug-23	Feb-24	Aug-23	Feb-24	No		
1	P1.11	Jan-23	Jul-24		1.1	MH01-107 to MH01-108	P1.11	Jan-23	Jul-24	Jan-23	Jul-24	No		
						MH04-304 to MH04-310	NAA	Jul-24	Dec-25	Jul-24	Dec-25	No		
						MH04-503 to MH04-504	P2.8	Jul-24	Dec-25	Jul-24	Dec-25	No		
						MH04-808 to MH04-814	NAA	Jul-24	Dec-25	Jul-24	Dec-25	No		
1	NAA	Jul-24		Dec-25	4.8	MH04-808 to MH04-821	NAA	Jul-24	Dec-25	Jul-24	Dec-25	No		
						MH04-817 to MH04-820	NAA	Jul-24	Dec-25	Jul-24	Dec-25	No		
						MH04-812 to MH04-822	NAA	Jul-24	Dec-25	Jul-24	Dec-25	No		
						MH05-417 to MH05-420	P2.7	Jul-24	Dec-25	Jul-24	Dec-25	No		
1	OS1.11	Jul-24		Oct-26	5.1	MH05-417 to MH05-427	P3.1	Jul-24	Dec-25	Jul-24	Dec-25	No		
						MH05-610 to MH05-618	NAA	Jul-24	Dec-25	Jul-24	Dec-25	No		
						MH05-614 to MH05-629	NAA	Jul-24	Dec-25	Jul-24	Dec-25	No		
						Connection 9.7 to MH09-705	NAA	Jul-24	Dec-25	Jul-24	Dec-25	No		
1	OS1.12	Jul-22		Oct-26	5.1	Outfall 5.1 to MH05-103	P3.3	Jul-24	Oct-26	Jul-24	Oct-26	No		
						P11	Jul-24	Oct-26	Jul-24	Oct-26	No			
						Outfall 5.2 to MH05-204	P3.2	Jul-24	Oct-26	Jul-24	Oct-26	No		
						P15	Jul-24	Oct-26	Jul-24	Oct-26	No			
1	OS1.13	Jul-22		Oct-26	5.2	Outfall 5.3 to MH05-305	P3.4	Jul-24	Oct-26	Jul-24	Oct-26	No		
						MH05-305 to MH05-307	P3.4	Jul-24	Oct-26	Jul-24	Oct-26	No		
						P16	Jul-24	Oct-26	Jul-24	Oct-26	No			
						Outfall 5.4 to MH05-402	OS1.11, P2.6, P2.7, P3.1, P3.2, P3.4	Jul-24	Oct-26	Jul-24	Oct-26	No		
1	OS1.14	Mar-24		Feb-24	1.2	Outfall 1.2 to MH01-201	P1.9	Aug-23	Feb-24	Aug-23	Feb-24	Yes		
						WBLR Outfall & Basin H1 North	P1.11, CFCS, WBLR	Dec-20	Jun-21	Dec-20	Jun-21	Yes		
						MH01-103 to MH01-107	P1.11, CFCS	Jul-22	Jul-23	Jul-22	Jul-23	No		
						MH02-112 to MH02-113	P2.1	Jun-24	Apr-25	Jun-24	Apr-25	No		
2	P2.1	Jun-24	Apr-25	Dec-26	2.1	MH02-112 to MH02-113	P2.1	Jun-24	Apr-25	Jun-24	Apr-25	No		
						MH02-117 to MH02-119	P2.1, OS2.1	Jun-24	Apr-25	Jun-24	Apr-25	No		
						MH02-207	P2.1	Jun-24	Apr-25	Jun-24	Apr-25	No		
						MH04-829 to MH04-836	P2.2	Mar-26	Sep-27	Mar-26	Sep-27	No		
2	OS2.1	Jun-24		Jun-25	2.1	MH02-107 to MH02-116	P2.1, P2.3, OS2.1	Jun-24	Apr-25	Jun-24	Apr-25	No		
						MH02-203 to MH02-206	P2.1, P2.3	Jun-24	Apr-25	Jun-24	Apr-25	No		
						MH02-205 to MH02-211	P2.3	Jun-24	Apr-25	Jun-24	Apr-25	No		
						MH02-107 to MH02-116	P2.1, P2.3, OS2.1	Jun-24	Apr-25	Jun-24	Apr-25	No		

Drainage Sequencing Guidance:
 For each Sub-Phase, the Sub-Phase Commencement, First Completions and Sub-Phase Completion dates are given as per the Sub-Phase Details tab. For each Sub-Phase, the Regional Drainage Networks present within that Sub-Phase are listed.
 Each Regional Drainage Network within a Sub-Phase consists of a number of Drainage Features, including network branches or SuDS features. Each Drainage Feature within the Sub-Phase is listed. Refer to the Drainage Layouts for the location of each Drainage Feature.
 For each Drainage Feature listed, all of the Sub-Phases which are dependent on that Drainage Feature are listed next.
 The earliest Commencement and First Completions dates for any of the Containing or Dependent Sub-Phases is given.
 Next the proposed Commencement and Completion dates for each of the Drainage Features are given. Typically, the Drainage Commencement and Drainage Completion dates are the same as the Sub-Phase Commencement and Sub-Phase First Completion dates for the earliest containing / or dependent Sub-Phase.
 Finally a 'Yes' or 'No' statement is used to identify where any Drainage Feature must be built either before or after the Sub-Phase it is located within.
 To identify when Drainage Features within any particular Sub-Phase are to be built, the reader should read across the Drainage Feature rows in the table from that Sub-Phase.
 To identify when Drainage Features outside the Sub-Phase, that the Sub-Phase depends upon, are to be built, the reader should search for that Sub-Phase ID in the 'Sub-Phases Dependent on Drainage Features' column. This will locate Drainage Features which are located within other Sub-Phases, on which the Sub-Phase of interest is dependent.

1	WP	Jul-23	Jun-25	2.2	MH02-208 to MH02-210	P2.3	Jun-24	Apr-25	Jun-24	Apr-25	No
				2.1	Outfall 2.1 to MH02-111	WP, P2.1, P2.3	Jul-23	Apr-25	Jul-23	Apr-25	No
				2.1	MH02-107 to MH02-120	WP	Jul-23	Jun-25	Jul-23	Jun-25	No
				2.1	MH02-108 to MH02-121	WP	Jul-23	Jun-25	Jul-23	Jun-25	No
				2.1	P04	WP, P2.1, P2.3	Jul-23	Apr-25	Jul-23	Apr-25	No
				2.1	P06	WP, P2.1, P2.3	Jul-23	Apr-25	Jul-23	Apr-25	No
				2.1	P07	WP, P2.1, P2.3	Jul-23	Apr-25	Jul-23	Apr-25	No
				2.1	P08	WP, P2.1, P2.3	Jul-23	Apr-25	Jul-23	Apr-25	No
				2.2	Outfall 2.2 to MH02-203	P2.1, P2.3	Jul-23	Apr-25	Jul-23	Apr-25	No
				2.2	MH02-201 to MH02-208	P2.3	Jul-23	Apr-25	Jul-23	Apr-25	No
				2.2	P09	P2.1, P2.3	Jul-23	Apr-25	Jul-23	Apr-25	No
				4.2	Outfall 4.2 to S02	P4.1	Jul-23	Jun-25	Feb-31	Feb-32	Yes
				4.2	S02		Jul-23	Jun-25	Feb-31	Feb-32	Yes
				4.3	Outfall 4.3 to MH04-303	NAA, P2.4	Jul-23	Jun-25	Jul-23	Jun-25	No
				4.3	S05	P2.4	Jul-23	Jun-25	Oct-25	Oct-26	Yes
				4.4	Outfall 4.4	P4.1	Jul-23	Jun-25	Feb-31	Feb-32	Yes
				4.5	Outfall 4.5	P2.8	Jul-23	Jun-25	Oct-25	Jul-28	Yes
				3.1	MH03-101 to MH03-102	P2.4	Oct-25	Oct-26	Oct-25	Oct-26	No
				4.3	MH04-303 to MH04-304	NAA	Jul-24	Dec-25	Jul-24	Dec-25	Yes
				4.3	MH04-303 to MH04-320	P2.4	Oct-25	Oct-26	Oct-25	Oct-26	No
				4.3	S01	P2.4	Oct-25	Oct-26	Oct-25	Oct-26	No
				4.3	S05 branches MH04-321, MH04-322, MH04-323	P2.4	Oct-25	Oct-26	Oct-25	Oct-26	No
				4.5	MH04-501 to MH04-502	P2.8	Oct-25	Oct-26	Oct-25	Jul-28	No
2	OS2.5	Oct-25	May-28	3.1	Outfall 3.1 to MH03-101	P2.4	Oct-25	Oct-26	Oct-25	Oct-26	No
				4.8	MH04-806 to MH04-808	P2.5, NAA	Jul-24	Dec-25	Jul-24	Dec-25	Yes
				4.8	MH04-806 to MH04-839	NAA	Jul-24	Dec-25	Jul-24	Dec-25	Yes
				4.8	MH04-839 to MH04-817	NAA	Jul-24	Dec-25	Jul-24	Dec-25	Yes
				4.8	MH04-828 to MH04-835	P2.5	Oct-25	Oct-26	Oct-25	Oct-26	No
				4.8	MH04-828 to MH04-829	P2.2	Oct-25	Oct-26	Oct-25	Oct-26	No
				4.8	S12	P2.5, NAA	Jul-24	Dec-25	Oct-25	Oct-26	No
				4.8	S12 to MH04-817	NAA	Jul-24	Dec-25	Oct-25	Oct-26	No
				4.9	MH04-902 to MH04-903	P2.6	Jan-27	Jan-28	Jan-27	Jan-28	No
				5.4	MH05-416 to MH05-426	P2.6	Jan-27	Jan-28	Jan-27	Jan-28	No
				9.3	MH09-310 to MH09-312	P2.7	Jan-27	Jan-28	Jan-27	Jan-28	No
				5.4	MH05-420	P2.7	Jan-27	Jan-28	Jan-27	Jan-28	No
				8.2	MH08-204 to MH08-206	P2.7	Jan-27	Jan-28	Jan-27	Jan-28	No
				8.2	MH08-204 to MH08-210	P2.7	Jan-27	Jan-28	Jan-27	Jan-28	No
				8.2	MH08-212 to MH08-218	P2.7	Jan-27	Jan-28	Jan-27	Jan-28	No
				8.2	MH08-203 to MH08-207	P3.5	Jan-27	Jan-28	Jan-27	Jan-28	No
				8.2	Outfall 8.2 to MH08-204	P2.7, P3.5	Jan-27	Jan-28	Jan-27	Jan-28	No
				8.2	P21	P2.7, P3.5	Jan-27	Jan-28	Jan-27	Jan-28	No
				8.2	P21 to MH08-212	P2.7, P3.5	Jan-27	Jan-28	Jan-27	Jan-28	No
				4.5	S29 branches MH04-508, MH04-509	P2.8	Oct-27	Oct-28	Oct-27	Oct-28	No
				4.5	MH04-504 to MH04-507	P2.8	Oct-27	Oct-28	Oct-27	Oct-28	No
				4.5	MH04-504 to MH04-510	P2.8	Oct-27	Oct-28	Oct-27	Oct-28	No
				4.8	MH04-815 to MH04-816	P2.8	Oct-27	Oct-28	Oct-27	Oct-28	No
				4.5	MH04-502 to MH04-503	P2.8	Oct-27	Oct-28	Oct-27	Oct-28	No
				4.5	S29	P2.8	Oct-27	Oct-28	Oct-27	Oct-28	No
				4.8	MH04-802 to P13	P2.2, P2.5, P2.8, P4.2, NAA	Jul-24	Dec-25	Jul-24	Dec-25	Yes
				4.8	P12	P2.2, P2.5, P2.8, P4.2, NAA	Jul-24	Dec-25	Jul-24	Dec-25	Yes
				4.8	P13	P2.2, P2.5, P2.8, P4.2, NAA	Jul-24	Dec-25	Jul-24	Dec-25	Yes
				4.8	P13 to MH04-806	P2.5, NAA	Jul-24	Dec-25	Jul-24	Dec-25	Yes
				4.8	P13 to MH04-815	P2.8	Oct-27	Oct-28	Jul-24	Dec-25	Yes
				4.8	P13 to MH04-823	P4.2	Oct-27	Jan-30	Jul-24	Dec-25	Yes
				4.8	P13 to MH04-827	P2.2	Mar-26	Sep-27	Jul-24	Dec-25	Yes
				4.8	MH04-827 to MH04-828	P4.2	Mar-26	Sep-27	Mar-26	Sep-27	Yes
				4.8	MH04-823 to MH04-824	P4.2	Oct-27	Jan-30	Oct-27	Jan-30	No
				4.9	Outfall 4.9 to MH04-902	2.6	Jan-27	Jan-28	Jan-27	Jan-28	Yes
				4.9	P14	2.6	Jan-27	Jan-28	Jan-27	Jan-28	Yes
				5.4	MH05-427	P3.1	Apr-28	Apr-29	Apr-28	Apr-29	No
				9.5	MH09-510 to MH09-511	P3.1	Apr-28	Apr-29	Apr-28	Apr-29	No
				9.5	MH09-510 to MH09-522	P3.1	Apr-28	Apr-29	Apr-28	Apr-29	No
				9.5	MH09-507 to MH09-510	P3.1	Apr-28	Apr-29	Apr-28	Apr-29	No
					P20	P3.1	Apr-28	Apr-29	Apr-28	Apr-29	No
				5.2	MH05-204 to MH05-206	P3.2	Feb-29	Feb-30	Feb-29	Feb-30	No
				5.2	MH05-205 to MH05-208	P3.2	Feb-29	Feb-30	Feb-29	Feb-30	No
				5.2	MH05-207 to MH05-210	P3.2	Feb-29	Feb-30	Feb-29	Feb-30	No
				5.4	MH05-411 to MH05-417	P2.6, P2.7, P3.1, P3.2	Jan-27	Jan-28	Jan-27	Jan-28	Yes
				5.4	MH05-412 to MH05-425	P3.2	Feb-29	Feb-30	Feb-29	Feb-30	No
				5.6	MH05-603 to MH05-610	P3.2, NAA	Jul-24	Dec-25	Jul-24	Dec-25	Yes
				5.6	MH05-603 to MH05-626	P3.2	Feb-29	Feb-30	Feb-29	Feb-30	No
				5.6	MH05-607 to MH05-627	P3.2	Feb-29	Feb-30	Feb-29	Feb-30	No
				5.1	MH05-103 to MH05-106	P3.3	Feb-29	Feb-30	Feb-29	Feb-30	No
				5.5	MH05-502 to MH05-503	P3.3	Feb-29	Feb-30	Feb-29	Feb-30	No
				5.5	MH05-502 to MH05-506	P3.3	Feb-29	Feb-30	Feb-29	Feb-30	No
				5.5	MH05-502 to MH05-508	P3.3	Feb-29	Feb-30	Feb-29	Feb-30	No
				5.3	MH05-305 to MH05-306	P3.4	Jan-30	Jan-31	Jan-30	Jan-31	No
				5.3	MH05-307 to MH05-308	P3.4	Jan-30	Jan-31	Jan-30	Jan-31	No
				5.4	MH05-404 to MH05-406	P2.6, P2.7, P3.1, P3.2, P3.4	Jan-27	Jan-28	Jan-27	Jan-28	Yes
				5.4	MH05-405 to MH05-424	P3.4	Jan-30	Jan-31	Jan-30	Jan-31	No
				5.4	MH05-406 to MH05-411	P2.6, P2.7, P3.1, P3.2	Jan-27	Jan-28	Jan-27	Jan-28	Yes
				7.1	S18 branches MH07-102, MH07-103, MH07-104	P3.5	Jan-30	Jan-31	Jan-30	Jan-31	No
				8.1	S19b to MH08-104	P3.5	Jan-30	Jan-31	Jan-30	Jan-31	No
				8.1	MH08-103 to MH08-115	P3.5	Jan-30	Jan-31	Jan-30	Jan-31	No
				8.1	MH08-104 to S19a	P3.5	Jan-30	Jan-31	Jan-30	Jan-31	No
				8.1	S19a to MH08-116	P3.5	Jan-30	Jan-31	Jan-30	Jan-31	No
				8.2	MH08-212 to MH08-214	P3.5	Jan-30	Jan-31	Jan-30	Jan-31	No
				8.2	MH08-215 to MH08-220	P3.5	Jan-30	Jan-31	Jan-30	Jan-31	No
				8.2	MH08-207 to MH08-209	P3.5	Jan-30	Jan-31	Jan-30	Jan-31	No
				7.1	Outfall 7.1 to S18	P3.5	Jan-30	Jan-31	Jan-30	Jan-31	No
				7.1	S18	P3.5	Jan-30	Jan-31	Jan-30	Jan-31	No
				8.1	Outfall 8.1 to MH08-101	OS3.1, P3.5, P4.3, P4.4	Jan-30	Jan-31	Jan-30	Jan-31	No
				8.1	MH08-102 to MH08-110	OS3.1	Jan-30	Mar-32	Jan-30	Mar-32	No
				8.1	S19a	P3.5	Jan-30	Jan-31	Jan-30	Jan-31	No
				8.1	S19b	OS3.1, P3.5, P4.3	Jan-30	Jan-31	Jan-30	Jan-31	No
				8.1	S19a to MH08-106	P3.5	Jan-30	Jan-31	Jan-30	Jan-31	No
				8.1	S19b to MH08-114	OS3.1	Jan-30	Mar-32	Jan-30	Mar-32	No
							n/a				
				4.1	MH04-101 to MH04-102	P4.1	Feb-31	Feb-32	Feb-31	Feb-32	No
				4.2	S03 to MH04-103	P4.1	Feb-31	Feb-32	Feb-31	Feb-32	No
				4.2	S03 branches MH04-201, MH04-202	P4.1	Feb-31	Feb-32	Feb-31	Feb-32	No
				4.4	Outfall 4.4 to S04	P4.1	Feb-31	Feb-32	Feb-31	Feb-32	No
				4.4	S04	P4.1	Feb-31	Feb-32	Feb-31	Feb-32	No
				4.4	S04 branches MH02-401, MH02-402	P4.1	Feb-31	Feb-32	Feb-31	Feb-32	No
				4.5	Outfall 4.5 to MH04-301	P2.8	Oct-27	Oct-28	Oct-25	Jul-28	Yes
							n/a				
				4.1	Outfall 4.1 to MH04-101	P4.1	Feb-31	Feb-32	Feb-31	Feb-32	No
				4.1	S03	P4.1	Feb-31	Feb-32	Feb-31	Feb-32	No
				4.8	MH04-824 to MH04-826	P4.2	Apr-31	Apr-32	Apr-31	Apr-32	No
				4.8	S10	P4.2	Apr-31	Apr-32	Apr-31	Apr-32	No
				4.8	Outfall 4.8 to MH04-802	P2.2, P2.5, P2.8, P4.2, NAA	Jul-24	Dec-25	Jul-24	Dec-25	Yes
				8.1	S19b to MH08-113	P4.3	Oct-31	Oct-32	Oct-31	Oct-32	No
				8.1	MH08-101 to S19b	OS3.1, P3.5, P4.3	Jan-30	Jan-31	Jan-30	Jan-31	Yes
				8.1	MH08-101 to MH08-109	P4.3	Oct-31	Oct-32	Oct-31	Oct-32	No
				8.1	MH08-101 to S19a	OS4.4, OS4.5, P4.4	Oct-31	Oct-32	Oct-31	Oct-32	No
				8.1	S19a	OS4.4, OS4.5, P4.4	Oct-31	Feb-33	Oct-31	Feb-33	No
				8.1	S19a to S19d	OS4.5, P4.4	Oct-31	Feb-33	Oct-31	Feb-33	No
				8.1	S19d	OS4.5, P4.4	Oct-31	Feb-33	Oct-31	Feb-33	No
				8.1	S19b to MH08-118	P4.4	Feb-32	Feb-33	Feb-32	Feb-33	No

4	P4.4	Feb-32	Feb-33	Dec-33	8.1	S19c to S19c	P4.4, O54.5	Feb-32	Feb-33	Feb-32	Feb-33	No
					8.1	S19c to MH08-108	P4.4	Feb-32	Feb-33	Feb-32	Feb-33	No
4	O54.5	Feb-32		Dec-33	8.1	S19c	P4.4, O54.5	Feb-32	Feb-33	Feb-32	Feb-33	No



EP17B



The Housing and Regeneration Agency

Homes
England

Brookleigh

Community newsletter · Issue 15 · May 2024

Keeping you up to date with progress



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Welcome

Welcome to the latest issue of the Brookleigh newsletter.

In this issue, we visit our developer partners as they continue to build much-needed sustainable homes at Brookleigh. Homes will soon be available at the Bellway development of Fallow Wood View, Vistry is starting the second phase of building at Oakhurst to the east of the site, and a brand-new developer is on board to build homes, a riverside park and the eastern neighbourhood centre – read on to find out who!

Our photographer joined Jackson Civil Engineering as they planted mature trees along the Western Link Road, and in this issue we take a look at how Homes England is providing crucial

infrastructure in a sustainable way, with planting that will provide shade for people, habitat for wildlife and a green neighbourhood where people will want to live and work.

In our final article, we meet Jack – an apprentice working at Bellway – and explore the many opportunities available to people interested in a career in construction at Brookleigh.

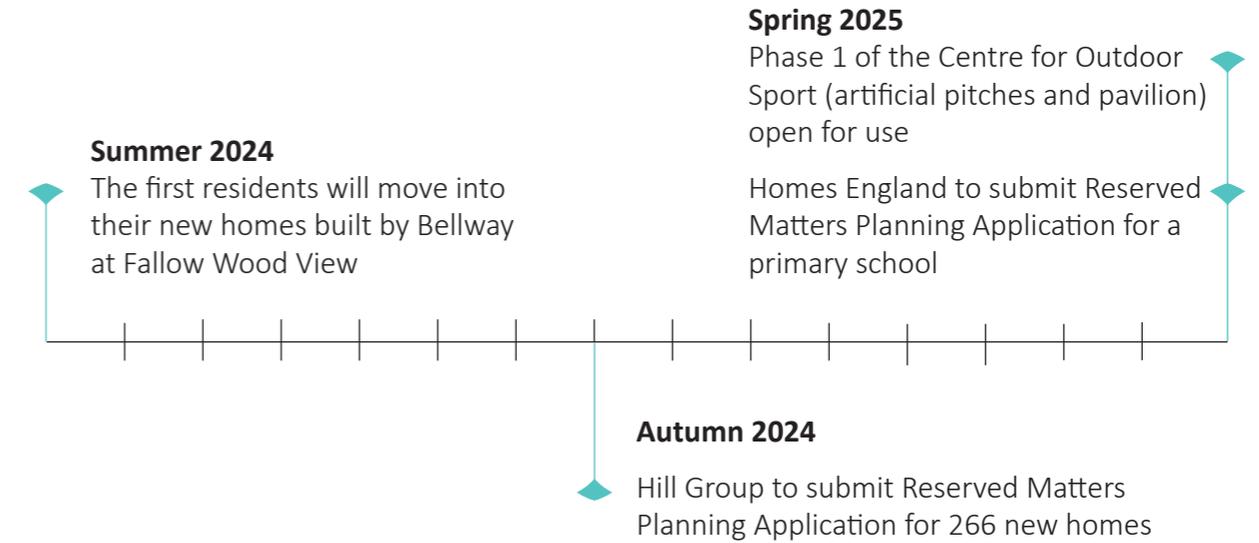
As always, we want to hear from you. Please use the details on the back of this newsletter to get in touch.

Graham Hyslop
Brookleigh Project Director,
Homes England



Cover image: Image of WLR tree planting

Development timeline: A Look Ahead



The Hill Group appointed by Homes England to deliver the next phase of housing at Brookleigh

The Hill Group has been appointed by Homes England as the third house builder to join us at Brookleigh.

The developer will design and build 266 homes to the east of the Brookleigh site, as well as providing public open spaces including a Riverside Park and Neighbourhood Centre. 30% of the 266 homes will be affordable housing- that's 80 new affordable homes for local people. 60 of these will be extra care homes enabling independent living for older people.

The proposals for these developments will be published in summer 2024 and Hill will be seeking your comments on the designs.

We will provide an update on our Brookleigh Facebook page once the plans are open for comment: <https://www.facebook.com/Brookleigh.BH>



A CGI image showing what Hill's development could look like at Brookleigh. Please note this is subject to change: updated designs will be shared for public consultation later this year.

Developer update: Vistry Group / Sage Homes



Image of the occupied new homes at Oakhurst in Brookleigh

Vistry is building 460 new homes at Oakhurst off Freeks Lane in the east side of Brookleigh. 50% of all the new homes will be affordable housing- that's 230 homes for affordable rent and shared ownership.

131 of the new homes in the first phase of the Vistry plot, just north of the Maple Drive play area, have now been handed over. These homes are all either shared ownership properties or homes for affordable rent.

Mid Sussex District Council share details of new available shared ownership homes on their website: www.tinyurl.com/5c2jsmfk, which is updated quarterly.

Please visit the page to see when the next phase of shared ownership homes at Freeks Lane in Brookleigh (delivered by Sage Homes and Vistry) will be available.

Vistry will shortly start construction on the second phase of Brookleigh homes at Oakhurst. We look forward to sharing more news on our Facebook page as construction progresses.

Please contact Sage Housing for further information on 020 8168 0300 or at www.tinyurl.com/BrookleighVY.



Developer update: Bellway



Image of Bellway's homes under construction at Fallow Wood View at Brookleigh

Bellway is making strong progress on its development of 249 homes at Fallow Wood View off Isaacs Lane, 30% of which is affordable housing. 35 of the homes now have roofs built and some of the timber frame homes are now nearing completion.

Bellway's marketing suite opened earlier this year with a show home now open for viewing. The sales office is open 7 days a week from 10am-5pm. Last month Bellway started work on their traditionally built apartments and street works. These works will allow the street layouts and landscape design to take shape and make the development a green and open place to live.

Throughout the spring, Bellway will focus on completing the exterior walls and roofs of

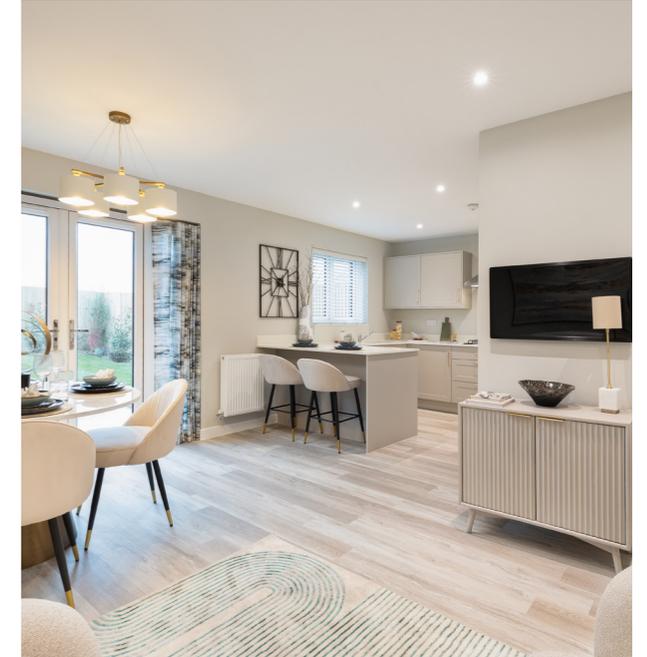


Image of Bellway's show home at Fallow Wood View at Brookleigh

homes and a permanent road entrance to the site is expected to be open in summer 2024.

In March Bellway submitted a planning application to Mid Sussex District Council for a proposed 30 new homes on land at Woodfield House off Isaacs Lane. Although not part of Brookleigh, the site is next to Bellway's existing development off Isaacs Lane. We are therefore working closely with Bellway to ensure the site provides a natural extension to Brookleigh and reaches 10% Biodiversity Net Gain.

You can view the application online (ref: DM/24/0487) on Mid Sussex District Council's Planning Portal.

Contractor update: Jackson



Image of the Western Link Road at Brookleigh

Jackson is building the Western Link Road between the A2300 in the north and Jane Murray Way in the south.

Jackson is now completing the final surfacing and utility works on the Western Link Road, which is expected to be finished and open for construction traffic in the next few months. This section of link road will eventually provide access to homes and community facilities, as well as the Centre for Outdoor Sport.

Jackson is working on landscaping the site as well as finalising the key road infrastructure. Read on to find out more about Jackson's landscaping work on page 8 of this newsletter.

Jackson is also in the process of designing phases 2 and 3 of the Western Link Road, which will include footpaths and cycleways to facilitate active travel across Brookleigh.

Contractor update: John Sisk & Son



Image of the Eastern Bridge, with Animex bridge under it, at Brookleigh

John Sisk & Son is nearing completion of their work on the Eastern Bridge and Link Road at Brookleigh. The link road forms the eastern part of the Spine Road through Brookleigh, which will join Freeks Lane to Isaacs Lane.

Since the last update, Sisk has completed 90% of all planting at the link road and is currently landscaping the Eastern Bridge, which will provide pedestrian and vehicular access across the River Adur.

Alongside the Eastern Bridge, Sisk has also installed an Animex bridge. The Animex bridge is a small bridge that crosses under the road bridge to provide a safe crossing between areas of dormouse habitat and other tree-dwelling mammals, such as squirrels.

These species prefer to stay in the vegetation rather than cross gaps at ground level and so the Animex bridge provides a solution to this by giving these small mammals an option to cross the river from canopy to canopy without needing to use the ground, keeping them safe and keeping habitat connected.

For more information, see www.johnsiskandson.com, follow on Twitter @JohnSiskandSon or on LinkedIn at John Sisk & Son Ltd.



What's been happening at the Western Link Road?

The Western Link Road forms part of the Spine Road that will span the entire width of Brookleigh, connecting from the A2300 in the west to Eastbridge Avenue in the east. The Spine Road will have new roundabouts and junctions built at the intersections with the existing highways.

The Western Link Road is being designed in three phases by Jackson Civil Engineering, one of our contractor partners. The construction of the first phase, the section of road between the A2300 and Jane Murray Way, is almost complete with only final surfacing works remaining. Further sections of the road will be going through the planning process later this year.



Image of Jackson planting 5-metre-tall trees at the Western Link Road



Image of the saplings and 5m trees planted by Jackson at the Western Link Road

Tree planting and landscaping at the Western Link Road

In March this year Jackson Civil Engineering planted mature five-metre-tall trees on both sides of the Western Link Road at Brookleigh. Over 120 trees were planted by Jackson at this site, which included native species such as Field Maple, English Oak, Lime, and Cherry trees. Alongside this, Jackson is installing a sustainable urban drainage pond at the site and planting over 3,500 new shrubs, including Silver Queen, Crispa and Mount Vernon. Jackson has also retained an area of scrubland habitat and is planting new native species whips (young trees) and shrubs next to the A2300.

The Western Link Road is part of the wider Brookleigh development, where Homes England is committed to protecting, enhancing, and creating habitat for native British wildlife and increasing biodiversity. An estimated 200,000 new trees and shrubs will be planted across Brookleigh, and Homes England is predicted to deliver a 23% overall biodiversity net gain across the development.

Brookleigh is set within a mature landscape of habitats including ancient woodland, mature trees, species-rich hedgerows, semi-improved grassland, watercourses and ponds. Homes England will protect and enhance this habitat by:

- Preserving ancient woodland and hedgerow habitat already present on the site
- Enhancing existing habitats with extra 'buffer' planting where possible - including species that provide year-round food for native wildlife
- Creating new areas of woodland, ponds and wildflower meadows.

The protection and enhancement of existing habitats alongside the planting of new trees, shrubs and plants across Brookleigh, will increase the long-term quality, diversity and resilience of the local tree population.

The new woodland and street-tree planting at Brookleigh will create a varied and diverse range of habitat for native wildlife, as well as extending existing habitat corridors in the Burgess Hill area and boosting its resilience to a warmer, drier climate over the next century.

To find out more about how Brookleigh is predicted to achieve 23% Biodiversity Net Gain please read our article from Issue 7 (page 10) of the community newsletter:

<https://tinyurl.com/4b35bnty>

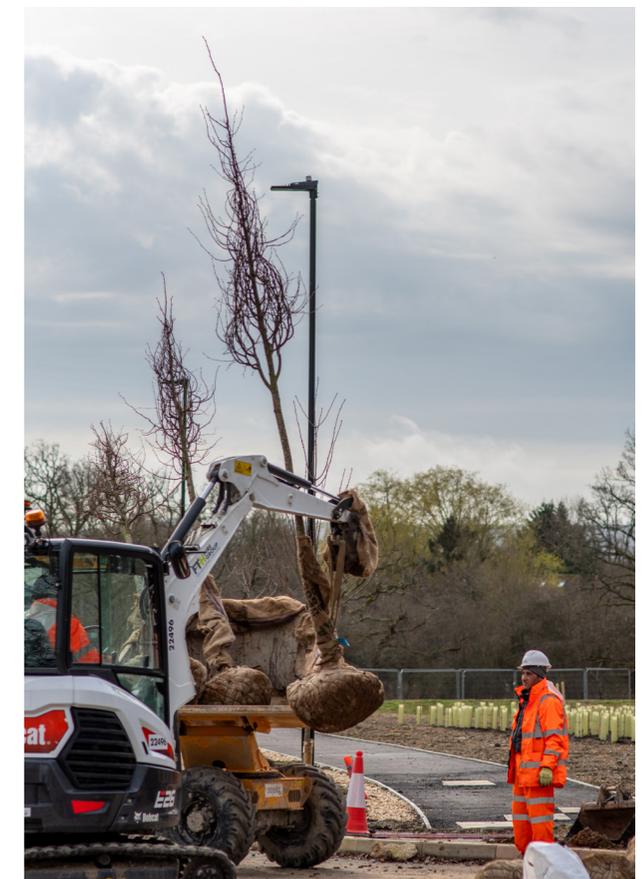


Image of Jackson planting trees at the Western Link Road

Start your career at Brookleigh

Alongside building a brand-new community in Burgess Hill, Homes England will also be attracting investment to the area as the development is built, helping to promote local employment and boost local businesses.

Last year we added an Employment and Skills Plan to the outline planning consent for Brookleigh, which means that our developers and contractors will need to consider how they are providing training and jobs locally.

You can read more about the employment and skills plan in our February 2023 issue <https://tinyurl.com/BrookleighNL>



As part of the Plan, Brookleigh developers will be required to report on job creation, the numbers of job vacancies advertised locally, local labour employed, local businesses that they've bought from, and how many apprenticeships they are providing. Contractors and consultants at Brookleigh will aim for between 3-5% of the workforce to be made up of apprentices, sponsored students and/or people enrolled in graduate programmes, creating and developing new careers in Burgess Hill.

For more information about early careers at Bellway Homes, visit <https://tinyurl.com/4jajhped>



Our team recently met with Jack, an apprentice working at the Bellway Homes site on Isaacs Lane, and we spoke with him to find out more about his role working at Brookleigh.



Apprenticeships are becoming more and more common, and it is a good way to get into working life!



Image of Bellway's low carbon timber-framed homes being built at Brookleigh

How long is your apprenticeship?

The apprenticeship lasts one year, and if I pass, I hope to do a Level 6 NVQ, which is another year-long apprenticeship. After my apprenticeship, I will be qualified as an Assistant Site Manager and then I hope to be promoted to Site Manager, which will take up to 4 years.

What does a typical day look like at Brookleigh?

I am currently working at Fallow Wood View at Brookleigh, off Isaacs Lane, where Bellway is building 249 new homes. I anticipate that I will be working at this site for the next three years. We are busy constructing new homes and earlier this year completed work on the opening of the sales and marketing suite which is now open to the public.

I have one study day per week where I speak with NHBC who supervise my learning.

In the second year of my apprenticeship, I will continue to build on the basics and also take on more responsibility in my role.

What is your favourite part of your apprenticeship?

I enjoy working as a team, and my colleagues are really supportive. I find it easiest to learn from other people.

What are your goals/what do you hope to get out of your apprenticeship?

I would like to pass the first year of my apprenticeship, get the qualifications mentioned above, and keep progressing through the construction industry. I'd like to become an Assistant Site Manager in the near future.

What advice would you have for anyone considering applying?

I would encourage anyone looking for apprenticeships to look at Site Management roles as it helps you understand both the theory and practical side of construction. Learning from the team is crucial and helps you build confidence throughout your career.



Image of Bellway's groundworks and foundations for low carbon timber-framed homes being built at Brookleigh

Upcoming community events in your area

May

Wowzer Wednesday



📍 St John's Park

📅 29 May

🕒 11am- 3pm

July

Teddy Bears Picnic



📍 St John's Park

📅 1 July

🕒 11:30am- 2pm

August

Playday World's End Recreation Ground



📍 Burgess Hill

📅 20 August

🕒 1pm- 3pm

June

Summer Fayre St John's Park



📍 St John's Park

📅 23 June

🕒 11am- 3pm

Music in St John's Park



📍 St John's Park

📅 5 July

🕒 6pm

Please visit the Burgess Hill Calendar to find out how you can take part in these events:
<https://tinyurl.com/y4j6jdsb>



Stay updated



<https://www.burgesshill.net/housing/brookleigh>



<https://www.facebook.com/Brookleigh.BH/>

Accessibility

We want to be accessible to all. If you would like to receive this newsletter in a different format, please contact us using the details below.

Contact details

Hannah Alton 07884246763 brookleigh@homesengland.gov.uk

EP17C



Brookleigh

Community newsletter · Issue 16 · September 2024

Keeping you up to date with progress



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Welcome

Welcome to the latest issue of the Brookleigh newsletter.

In this issue, we visit our developer partners as they continue to build much-needed sustainable homes at Brookleigh.

We will update you on the latest from our contractors as they build new road, pedestrian and cycle infrastructure to support the development. Our house building partner Vistry has started the second phase of building at Oakhurst to the east of the site

We find out what's been happening at the Mid Sussex Outdoor Sports Centre as Mid Sussex District Council creates new sports pitches for the community and prepares to start building the new pavilion and changing facilities.

Homes are now available to buy at the Bellway development of Fallow Wood View near Isaacs Lane and, in our final article, our photographer joined their recent family day to capture the action – read on to find out more!

As always, we want to hear from you. Please use the details on the back of this newsletter to get in touch.

Graham Hyslop

**Brookleigh Project Director,
Homes England**



Vistry Group



Bellway



Cover image: Image of Bellway family open day

Development timeline: A Look Ahead



Our approach to sustainability at Brookleigh

Creating an environmentally sustainable community touches on every aspect of the project.

At Brookleigh, we’re reducing carbon emissions in the construction of new homes, as well as installing solar panels and heat pumps to create efficient homes that are cheap to run.

We are also using landscape and natural design features to protect the community from the effects of climate change. For example, using trees and shrubs to provide shade and cooling during summer heatwaves, or planting street trees to create a more comfortable environment for walking when it’s hot.

Our plans also include a site-wide Sustainable Urban Drainage system to retain water after heavy rainfall and avoid downstream flooding.

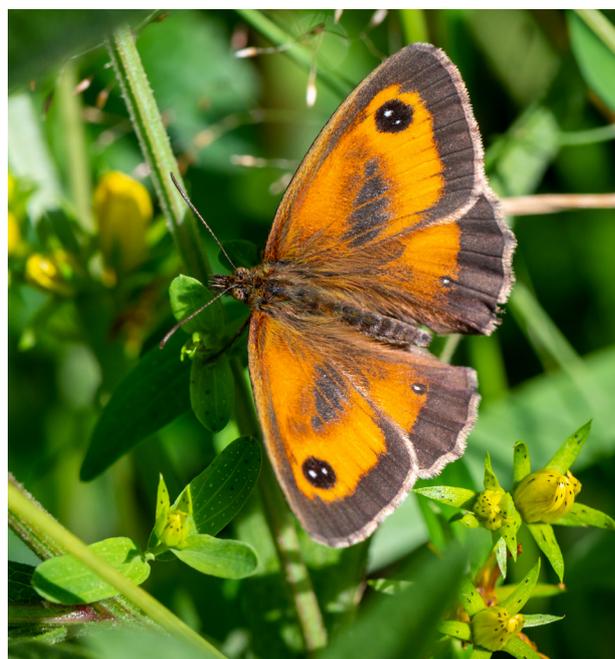


Image of a Gatekeeper butterfly at Brookleigh

Developer update: The Hill Group



A computer-generated image of what new homes could look like at Brookleigh*

Brookleigh's newest house builder, The Hill Group, will design and build 266 homes to the east of the Brookleigh site near the existing Bellway and Vistry plots. Hill will also provide public open spaces for the community including a Riverside Park and Neighbourhood Centre. 30% of these homes will be affordable housing- that's 80 new affordable homes for local people, including 60 extra care homes enabling independent living for older people.

The Hill Group will be publishing their proposals for public consultation later this year. Your comments and feedback on their designs will be taken into account before a planning application is submitted, so please get involved!

We will post an update on our Brookleigh Facebook page once the plans are open for comment- subscribe to our feed to be the first to find out about Hill's proposals: <https://www.facebook.com/Brookleigh.BH>

Homes England is always looking to facilitate the creation of jobs at Brookleigh, whether that's through the developers we work with, contractors we employ, or the caterers and local venues we support when we visit site. If you're a supplier or contractor interested in working with Hill, you can find out more about their opportunities on the supply chain page of their website: <https://www.hill.co.uk/about-hill/supply-chain>

*Please note updated designs will be shown at public consultation this Autumn.

Developer update: Vistry Group / Sage Homes



Image showing Vistry's first phase of completed homes alongside their second phase of homes under construction

Vistry is building 460 new homes at Oakhurst off Freeks Lane. Following the recent completion of phase one and the handover of 141 homes to their new occupants, Vistry has now started construction on their second phase of homes at Oakhurst.

Since construction began, Vistry has been working on laying the foundations for their homes at phase two and the substructure and brickwork is currently being built on four houses. These homes are being built using timber frames, sourced from Vistry's in-house factories. Timber frame homes replace traditional breeze blocks with precision made pre-constructed timber panels, then the exteriors are constructed with traditional materials and brickwork.

Timber frame construction is a more sustainable method of building, with a significantly lower carbon footprint than traditional methods. Each timber frame home emits 14,460kg CO₂e less than a traditional brick-and-block house, and timber frames also create more energy efficient homes, helping lower energy bills for the customer.

Alongside this housing, Vistry will provide an integrated network of open spaces including several children's play areas, pedestrianised routes, and other green infrastructure. Vistry has also recently begun construction on the link road, to connect these homes to the rest of the development and wider local area. This road is anticipated to be complete by the end of the year.

Developer update: Bellway



Image of homes under construction at Bellway's Fallow Wood View, Brookleigh

Bellway is building 247 homes at Fallow Wood View off Isaacs Lane, 30% will be affordable housing.

Since our last newsletter update, Bellway has completed their first phase of homes, and their first occupants will be moving in within the next couple of months.

Bellway has also opened their main entrance to the site. This permanent road entrance to the site will provide access to the development for the first occupants and also for site deliveries, helping to reduce traffic pressure on Isaacs Lane.

Bellway's planning application for a proposed 30 new homes on land at Woodfield House off Isaacs Lane will be considered by the Mid Sussex Council Planning Committee in October. Although not part of Brookleigh, the site is next to Bellway's existing development off Isaacs Lane. We are working closely with Bellway to ensure the site provides a natural extension to Brookleigh and reaches 10% Biodiversity Net Gain. You can view the application online (ref: DM/24/0487) on Mid Sussex District Council's Planning Portal: <https://tinyurl.com/yww2jjjt>

Contractor update: Jackson



Image of the Western Link Road at Brookleigh

Jackson is building the Western Link Road between the A2300 in the north and Jane Murray Way in the south, which is now in its final stages.

All landscaping at phase one of the Western Link Road is complete and Jackson is now moving into the maintenance period. Utility works commenced in July, and drainage and power cables were installed. Following on from these works, Jackson will be completing the footpaths and final surfacing works over the next few months.

Once complete, this section of link road will initially provide access for construction vehicles – but later the road will form the access for the homes, community facilities, the employment

zone, and the Centre for Outdoor Sport.

Jackson is also in the process of designing phases two and three of the Western Link Road, which will extend north of the A2300 and will include footpaths and cycleways to facilitate active travel across Brookleigh. The planning applications for these phases are expected to be submitted later this year and will be available to view on the Mid Sussex District Council Planning Portal. Follow our feed on facebook to find out when the proposals are live: <https://www.facebook.com/Brookleigh.BH/>

Contractor update: John Sisk & Son



Image of the completed Isaacs Lane junction with Eastern Bridge and Link Road at Brookleigh

John Sisk & Son is building the Eastern Bridge and Link Road at Brookleigh. The link road forms the eastern part of the Spine Road through Brookleigh, which will join Maple Drive to Isaacs Lane.

The Eastern Bridge will provide access across the River Adur. As well as vehicular access, Sisk has built a footpath alongside the road which will connect homes with local amenities and minimise the need for car use.

All works on the junction, on Isaacs Lane are now complete for construction traffic. Once open to the public later on in the development timeline, the road will provide access to Brookleigh and relieve pressure on the existing road network by providing a through-road for Brookleigh.

The remaining works on the link road are in their final stages and the road is expected to be completed this Autumn.

Progress at the Mid Sussex Outdoor Sports Centre

We are pleased to share an update on progress with the Mid Sussex Outdoor Sports Centre since works started earlier this year. When completed, the Mid Sussex Outdoor Sports Centre facility will become an outdoor extension to the nearby Triangle Leisure Centre, providing a range of high quality, publicly owned sports pitches for the local community. Homes England has donated the land for the centre to Mid Sussex District Council (MSDC), along with payments towards building and maintaining the centre, with the remaining funding coming from other local housing developments.

Since works began in March, drainage passing across the site has been marked out and installed. The Centre will comprise an artificial football pitch, artificial rugby pitch, artificial cricket wicket, pavilion and natural turf pitches; as well as an extension to the green circle and an equipped play area. Both the football and rugby artificial pitches, which will open in Spring 2025, have been formed and the ground stabilised ahead of drainage and water storage works commencing in autumn.

The pavilion foundations are in progress, with the first key stages now complete. The pavilion will provide changing areas, facilities and a seating area once completed.

The Mid Sussex Outdoor Sports Centre is a highly sustainable development. The natural turf pitches are being prepared for sanding and seeding. An extensive sustainable drainage system will be provided, gathering rainwater

in ponds, reducing the risk of flooding and providing valuable wildlife habitat. The floodlighting scheme has been designed to ensure suitable lighting levels to avoid impact to bats. There will be no gas supply to the clubhouse, which instead has a set of solar panels and will be served by air source heat pumps. The building will be built in a modular form off site, which minimises waste and transport impacts.

The new Western Link Road, next to the Outdoor Sports Centre, will provide vehicle and pedestrian access when it opens in Spring 2025.



Image showing pipe-laying at the Mid Sussex Outdoor Sports Centre site

Bellway welcomes you to Fallow Wood View

On Saturday 17 August, Bellway Homes welcomed our local community to Fallow Wood View, their housing development at Brookleigh, for a family open day and chance to meet the sales team and view new homes. There were lots of activities and refreshments available throughout the day including activities for children and complimentary food and drink available from their BBQ.

The event was well attended by future residents, the local community and potential buyers. It was lovely to see people who will be moving into their new homes at Fallow Wood View getting the opportunity to meet one another before they move in.

Bellway is building 247 homes at Brookleigh. Bellway is focusing on building low-carbon and sustainable homes as part of its Better with Bellway strategy, and at Fallow Wood View is using more sustainable modern methods of construction, with timber frames and panels instead of traditional blockwork. Where orientation allows, the homes also have solar panels. The homes at the development have timber frame structures all made with sustainable FSC certified timber and new construction methods are used that allow the homes to be built more quickly.



Image of Bellway's family day at Fallow Wood View, Brookleigh

Graham Hyslop, Project Director at Homes England said:



Welcoming new residents to their homes at Fallow Wood View in Brookleigh this summer is another major milestone for the project and would not have been possible without the collaborative work from Bellway, Mid Sussex District Council and West Sussex County Council.

As development at Brookleigh progresses, we will continue to work closely with Mid Sussex District Council and our developer partners to deliver a sustainable community at Brookleigh with high-quality homes for local people.



There is currently a choice of two-bedroom apartments and two, three and four-bedroom houses available to reserve at Fallow Wood View, with prices starting from £340,000.

For more information, call **01444 712596** or visit **<https://www.bellway.co.uk/new-homes/south-london/fallow-wood-view>**.



Image of Bellway's family day at Fallow Wood View, Brookleigh

Upcoming community events in your area

September

In conversation with
Louise Candlish BHTC



📍 Burgess Hill Library
📅 Tuesday 24
🕒 7-8.30pm

Burgess Hill Bonfire Night



📍 St John's Park
📅 Saturday 28
🕒 11am- 3pm

October

Playdays, MSDC



📍 Burgess Hill
📅 Half Term
(Mon 28 Oct-
Fri 1 Nov)

November

Remembrance and Armistice
Day Commemorations BHTC



📍 St John's Park
📅 Sunday 10 &
Monday 11

It's Christmas!
Light switch-on BHTC



📍 Church Walk
📅 Saturday 23
🕒 11am- 5pm

Please see the Burgess Hill Town Council and Mid Sussex District Council websites www.burgesshill.gov.uk and www.midsussex.gov.uk for information on the events above and for more activities and events being held over the next few months.

Stay updated



<https://www.burgesshill.net/housing/brookleigh>



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TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE
ENGLAND) ORDER 2015

PERMISSION

REFERENCE: DM/22/1575

DESCRIPTION: OUTLINE APPLICATION FOR THE DEVELOPMENT OF UP TO 35 DWELLINGS, ASSOCIATED LANDSCAPING AND INFRASTRUCTURE, WITH ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS

LOCATION: LAND WEST OF SELSFIELD ROAD, ARDINGLY, WEST SUSSEX,

DECISION DATE: 8 JUN 2023

CASE OFFICER: JOSEPH SWIFT - JOSEPH.SWIFT@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. Approval of the details of the landscaping, scale, layout and appearance of the site (hereinafter called the 'reserved matters') shall be obtained from the Local Planning Authority, prior to the commencement of development on site.

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading 'Plans Referred to in Consideration of this Application'.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. (i) No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a Written Scheme of Investigation which has been submitted by the applicant, and approved in writing by the local planning authority.

(ii) No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological evaluation identified in the Written Scheme of Investigation defined in Part 1 and confirmed by the local authority archaeological advisors.

(iii) A mitigation strategy detailing the excavation / preservation strategy shall be submitted to the local planning authority following the completion of the archaeological evaluation.

(iv) No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been approved in writing by the local planning authority.

(v) The applicant will submit to the local planning authority a post excavation assessment (to be submitted within six months of the completion of the fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Reason: Archaeological deposits are both fragile and finite, the condition will preserve any identified archaeological remains in accordance with the National Planning Policy Framework, paragraph 205

4. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site, including the identification and removal of asbestos containing materials, shall each be submitted to and approved, in writing, by the local planning authority:

a) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site and unless otherwise agreed in writing by the Local Planning Authority,

b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site, and, unless otherwise agreed in writing by the Local Planning Authority,

c) Based on the site investigation results and the detailed risk assessment (b) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

5. The development hereby permitted shall not be occupied/brought into use until there has been submitted to and approved in writing by the Local Planning Authority a verification plan by a competent person showing that the remediation scheme required and approved has been implemented fully and in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be identified within the report, and thereafter maintained.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

6. If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the LPA), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the LPA. The remediation measures shall be carried out as approved and in accordance with the approved programme. If no unexpected contamination is encountered during development works, on completion of works and prior to occupation a letter confirming this should be submitted to the LPA. If unexpected contamination is encountered during development works, on completion of works and prior to occupation, the agreed information, results of investigation and details of any remediation undertaken will be produced to the satisfaction of and approved in writing by the Local Planning Authority.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

7. Prior to the commencement of the development, details showing the proposed location of the fire hydrants shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Services. These approvals shall not be unreasonably withheld or delayed.

Reason: In the interests of amenity and in accordance with Mid Sussex District Plan (2014 - 2031) Key Policies DP18 and DP19 and in accordance with The FandRS Act 2004

8. Prior to the first occupation of any dwelling/unit forming part of the proposed development the applicant will at their own expense install the fire hydrant (or in a phased programme if a large development) in the approved location to BS 750 standards or stored water supply and arrange for their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting.

The fire hydrant shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner / occupier if the installation is retained as a private network.

Reason: In the interests of amenity and in accordance with Mid Sussex District Plan (2014 - 2031) Key Policies DP18 and DP19 and in accordance with The FandRS Act 2004

9. The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements and Policy DP41 of the District Plan (2014 - 2031).

10. A minimum of 20 percent of the dwellings shall be built to meet national standards for accessibility and adaptability (Category M4(2) of the Building Regulations). These shall be identified in any subsequent reserved matters submissions and be fully implemented prior to completion of the development and thereafter be so maintained and retained. No dwelling shall be occupied until a verification report confirming compliance with category M4(2) has been submitted to and agreed with the Local Planning Authority, unless an exception is otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development provides a range of house types to meet accessibility and adaptability needs to comply with Policy DP28 of the Mid Sussex District Plan.

11. No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on drawing titled Site Access and numbered 196651-002.

Reason: In the interests of road safety and to accord with Policy DP21 of the Mid Sussex District Plan.

12. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,

- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area and to accord with Policy DP21 of the Mid Sussex District Plan.

13. No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport and to accord with Policy DP21 of the Mid Sussex District Plan.

14. Construction Environmental Management Plan: Prior to the commencement of the development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of measures to control noise or vibration affecting nearby residents, artificial illumination, dust control measures, pollution incident control, site contact details in case of complaints, construction hours and hours of deliveries or collection of plant, equipment or materials for use during the construction phase. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

Reason: to protect the amenity of local residents and businesses and to accord with Policies DP26 and DP29 of the Mid Sussex District Plan.

15. Soundproofing (Environmental Noise): No development shall take place until a scheme for protecting the residential units from noise generated by road traffic or other external sources, has been submitted to, and approved in writing by, the local planning authority. The scheme shall include an Acoustic Design Statement in line with the recommendations of ProPG: Planning and Noise Professional Practice Guidance on Planning and Noise 2017 and shall ensure that internal and external noise levels are in accordance with BS 8233 2014: Guidance on Sound Insulation and Noise Reduction for Buildings. Noise from individual external events typical to the area shall not exceed 45dB LAmax when measured in bedrooms internally between 23:00 and 07:00 hours post construction unless otherwise agreed in writing with the LPA. Where the internal noise levels will be exceeded by more than 5dB with windows open, then the applicant shall submit details of an alternative means of ventilation with sufficient capacity to ensure the thermal comfort of the occupants with windows closed. Noise levels in gardens and public open spaces shall not exceed 55 dB LAeq 1 hour when measured at any period unless otherwise agreed in writing. All works that form part of the scheme shall be completed before the noise sensitive development is occupied.

Reason: to protect the amenity of local residents and to accord with Policies DP26 and DP29 of the Mid Sussex District Plan.

16. Air Quality: Prior to the commencement of any residential part of the development hereby permitted, a scheme of mitigation measures to improve air quality relating to the development shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be in accordance with, and to a value derived in accordance with, the 'Air Quality and Emissions Mitigation Guidance for Sussex' which is current at the time of the reserved matters application. All works which form part of the approved scheme shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

Reason: to preserve the amenity of local residents regarding air quality and emissions and to accord with Policy DP29 of the Mid Sussex District Plan.

17. Heat Pumps: Unless otherwise agreed, the air source heat pumps serving each property shall not come into use until a scheme has been submitted to the LPA demonstrating that the noise rating level (L_{Ar},Tr) of each heat pump operating at the maximum setting shall be at least 5dB below the background noise level (L_{A90,T}) at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142: 2014+A1:2019. The approved measures shall be implemented before each heat pump is brought into use and thereafter be maintained in accordance with the approved details.

Reason: to protect the amenity of local residents and to accord with Policy DP26 of the Mid Sussex District Plan.

18. All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Greenlink Ecology Ltd., May 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.
This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.'

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats and species) and Policy DP38 of the Mid Sussex District Plan.

19. No development shall take place, including any works of demolition, until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
- Risk assessment of potentially damaging construction activities.
 - Identification of 'biodiversity protection zones'.

- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- The location and timing of sensitive works to avoid harm to biodiversity features.
- The times during construction when specialist ecologists need to be present on site to oversee works.
- Responsible persons and lines of communication.
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- Use of protective fences, exclusion barriers and warning signs.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats and species) and to accord with Policy DP38 of the Mid Sussex District Plan.

20. No development shall take place, including any works of demolition, until a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- Purpose and conservation objectives for the proposed enhancement measures,
- Detailed designs to achieve stated objectives,
- locations of proposed enhancement measures by appropriate maps and plans,
- timetable for implementation demonstrating that works are aligned with the proposed phasing of development,
- persons responsible for implementing the enhancement measures,
- details of initial aftercare and long-term maintenance (where relevant).

Reason: To enhance protected and Priority species and habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats and species) and to accord with Policy DP38 of the Mid Sussex District Plan.

21. No development shall take place, including any works of demolition, until a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- Description and evaluation of features to be managed.
- Ecological trends and constraints on site that might influence management.
- Aims and objectives of management.
- Appropriate management options for achieving aims and objectives.
- Prescriptions for management actions.
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- Details of the body or organisation responsible for implementation of the plan.