

Appendices to Proof of Evidence of Ben Pycroft re: Housing Land Supply

For Bloor Homes NW | 24-401

Outline application for residential development with access considered (all other matters reserved) at Land to the east of Froghall Road, Cheadle
PINS ref: APP/B3438/W/24/3351035

Appendices

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BP1

BP1 – Assessment of disputed sites

For Bloor Homes North West Ltd | 24-401

Land to the east of Froghall Road, Cheadle, Stoke-on-Trent, ST10 2DN

Project: 24-401
Site Address: Land to the east of Froghall Road, Cheadle, Stoke-on-Trent, ST10 2DN
Client: Bloor Homes North West Ltd
Date: 23 December 2024
Author: Ben Pycroft

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1. Assessment of disputed sites

1.1 I dispute the inclusion of the following sites in the 5YHLS:

Address	Status at 1st April 2023	Council 5YHLS	Appellant 5YHLS	Difference (5 years)	Appellant's summary reason for challenge
Milltown Way, Leek	Outline pp allowed at appeal RM approved February 2022	25	0	25	Permission has expired
Brookhouse Way, Cheadle	Outline pp RM submitted in 2019 and pending determination	36	0	36	Category b) site with no clear evidence of deliverability.
Land at Blythe Park, Sandon Road, Cresswell	Outline pp RM applications submitted in 2022 and pending determination	60	0	60	Category b) site with no clear evidence of deliverability.
Land at Barnfields Industrial Estate, Sunnyhills Road, Leek	Outline pp RM submitted in 2021 and pending determination	117	64	53	Lead in time extended by 1 year, resulting in a deduction of 53 dwellings
Ayr Road / Cheadle North Strategic Phase 2	Outline pp RM submitted in 2021 and pending determination	132	101	31	Lead in time extended by 1 year, resulting in a deduction of 31 dwellings
Blythe Vale, Blythe Bridge (Phase 2)	RM approved	200	173	27	Lead-in time extended resulting in a deduction of 27 dwellings.
Land at Capri, Gallows Green	Outline planning application pending determination	13	0	13	Category b) site with no clear evidence of deliverability.
Small site windfall allowance	No planning permission	120	0	120	No compelling evidence for the inclusion of a small sites windfall allowance of 120 dwellings in addition to the 382



Address	Status at 1st April 2023	Council 5YHLS	Appellant 5YHLS	Difference (5 years)	Appellant's summary reason for challenge
					dwellings on small sites already included in the 5YHLS
				365	

1.2 My assessment of these sites is set out below.



2. SMD/2016/0413 – Milltown Way

Capacity = 25 dwellings, Council's 5YHLS = 25 dwellings

- 2.1 At the base date, the site had reserved matters consent for 25 dwellings.
- 2.2 The Council's HLS position at 1st April 2021 stated that development would commence in June 2022 with 10 completions in 2022/23 and 15 completions in 2023/24.
- 2.3 The Council's position at 1st April 2022 pushed back the estimated commencement date to March 2023, with 25 completions expected in 2023/24.
- 2.4 The Council's current trajectory now states that work is expected to commence in October 2023, with 13 completions in 2023/24 and 12 completions in 2024/25.

Current planning status?

- 2.5 An outline planning application for up to 25 dwellings was submitted on 06 July 2016 and refused by the Council on 23 March 2017 (ref: SMD/2016/0413). The application was subsequently allowed at appeal on 19 December 2017.
- 2.6 A reserved matters application for 25 dwellings was submitted on 23 December 2020 and approved on 21 February 2022 (ref: SMD/2020/0730).
- 2.7 Condition 4 of the outline permission states that the development shall take place no later than two years from the date of approval of the last of the reserved matters, i.e., by 21 February 2024.
- 2.8 The outline consent is subject to 10 pre-commencement conditions and the reserved matters consent is subject to 1 pre-commencement condition. No applications to discharge any of these conditions have been made. Therefore, the development did not commence and the consent expired in February 2024.

Firm progress being made towards the submission of an application?

- 2.9 There is no clear evidence of meaningful progress being made towards the submission of any further planning applications.



Written agreement between the LPA and the developer confirming their anticipated start and build-out rates?

- 2.10 No written agreement has been provided. The Council's trajectory states that work is expected to commence in October 2023, with 13 completions in 2023/24 and 12 completions in 2024/25. However, work did not commence and the consent expired in February 2024.

Firm progress with site assessment work?

- 2.11 No evidence has been provided.

Clear relevant information about viability, ownership constraints or infrastructure provision?

- 2.12 No evidence has been provided.

Summary

- 2.13 Whilst the site previously had detailed consent for 25 dwellings, this expired in February 2024. The definition of deliverable explains that where planning permission has expired the site should no longer be considered deliverable.
- 2.14 The site fails to meet the definition of "deliverable" as set out on page 72 of the Framework and should be removed from the supply. This results in a reduction of **25 dwellings** from the Council's supply.



3. SMD/2014/0655 – Brookhouse Way, Cheadle

Capacity = 36 dwellings, Council's 5YHLS = 36 dwellings

- 3.1 At the base date, the site had outline planning permission for up to 43 dwellings.
- 3.2 The Council's position at 1st April 2021 stated that the site would deliver 15 units in 2023/24 and 21 units in 2024/25.
- 3.3 The Council's position at 1st April 2022 pushed back the delivery of the site by 1 year, with 15 completions expected in 2024/25 and 21 completions expected in 2025/26.
- 3.4 The Council's current position has again pushed the delivery of the site back by 1 year, stating that 15 dwellings will be delivered in 2025/26, with 21 completions expected in 2026/27.
- 3.5 Each of the Council's last 3 HLS positions has presented the same evidence for the inclusion of the site in the supply, as follows:

"A reserved matters application and discharge of conditions application has been submitted. Additional viability evidence has been submitted in support of the application and is being considered."

Current planning status?

- 3.6 An outline planning application for a mixed-use development including up to 43 dwellings was submitted on 10 October 2014 and approved on 17 November 2015 (ref: SMD/2014/0655), over 9 years ago.
- 3.7 An application to vary the S106 agreement was submitted on 26 November 2015. The covering letter states that:

"...There has been a disappointing lack of interest by builders, which is primarily due to the site's poor ground conditions. The complexities of developing the land are such that there are considerable abnormal costs involved. The abnormal costs are such that it is not feasible to provide all the obligations sought in the Section 106 Agreement."

- 3.8 This application was approved on 17 March 2016.
- 3.9 A reserved matters application for 36 dwellings was submitted on 23 October 2019 and is still pending determination, over 5 years later (ref: SMD/2019/0662). The Council's application portal states that the committee date for the application is 19 September 2024, however, a review of the Council's committee meetings agenda and minutes confirms that the application was not considered at this committee.



3.10 Additionally, the following applications to discharge conditions have been pending determination for over 5 years:

- DOC/2019/0089 – DOCs 7,12,13,14,17,18 and 23 submitted 22 October 2019, still pending determination.
- SMD/2019/0643 – VOC 4 submitted 21 October 2019, still pending determination.
- DOC/2019/0055 – DOCs 25, 26, 27 and 34 submitted 03 July 2019, still pending determination.

3.11 No evidence has been provided to suggest that progress is being made towards the determination of any of these applications. The applications appear to have been stalled for a considerable length of time.

Written agreement between the LPA and the developer confirming their anticipated start and build-out rates?

3.12 No written agreement has been provided. It is unknown whether there is a developer on board. The Council’s trajectory simply states that the delivery projections are based upon the average lead in times and build out rates for a site of this size in the district.

Firm progress with site assessment work?

3.13 No evidence has been provided.

Clear relevant information about viability, ownership constraints or infrastructure provision?

3.14 No evidence has been provided.

Summary

3.15 The site only has outline planning permission. Whilst a reserved matters application has been submitted, it has been pending determination for over 5 years. A number of applications to discharge conditions have also been pending for over 5 years. It is unknown whether the applications will be approved; however, they appear to have been stalled for some time.

3.16 The Council has not provided “clear evidence that housing completions will begin on site within five years.” The site fails to meet the definition of “deliverable” as set out on page 72 of the Framework and should be removed from the supply. This results in a reduction of **36 dwellings** from the Council’s supply.



4. SMD/2022/0268 – Land at Blythe Park, Sandon Road, Cresswell

Capacity = 168 dwellings, Council's 5YHLS = 60 dwellings

- 4.1 At the base date, the site had outline planning permission for up to 168 dwellings.
- 4.2 The Council's position at 1st April 2022 stated that the site would deliver 20 dwellings in 2025/26 and 40 dwellings in 2026/27.
- 4.3 The Council's current position has pushed the delivery of the site back by 1 year, claiming that 20 dwellings will be delivered in 2026/27, with 40 completions expected in 2027/28.
- 4.4 The Council's evidence for the inclusion of this site in the supply simply states that two reserved matters applications are awaiting determination.

Current planning status?

- 4.5 An outline planning application for up to 168 dwellings was submitted on 17 September 2014 and approved on 24 May 2016 (ref: SMD/2014/0576). A S73 application was subsequently approved in July 2021 (ref: SMD/2018/0789).
- 4.6 A reserved matters application for 159 dwellings was submitted on 20 May 2022 and is still pending determination, over 2.5 years later (ref: SMD/2022/0267). The application is subject to a holding objection from the LLFA, dated 22 October 2024, which states:

"There is additional information required to [demonstrate] acceptable drainage strategy details. We would therefore recommend that planning permission is not granted until additional information has been provided."

- 4.7 A second reserved matters application for 60 dwellings was also submitted on 20 May 2022 and is pending determination (ref: SMD/2022/0268). The application is similarly subject to a holding objection on account of flood risk, which states:

"There is additional information required to demonstrate an acceptable drainage strategy. Please note that any application should satisfy the requirements of Condition 18,21 and 22 of SMD/2018/0789 and Appendix A of the Staffordshire SuDS Handbook. We would therefore recommend that planning permission is not granted until additional information has been provide [sic]."



4.8 No further information regarding the drainage strategy has been provided in relation to either application. It is unknown whether this outstanding issue will be resolved.

4.9 The Council's website states that both applications will be heard at planning committee on 23 January 2025. It is unknown whether the applications will be approved; however, as above, no further drainage information has been provided in response to the holding objections.

Written agreement between the LPA and the developer confirming their anticipated start and build-out rates?

4.10 No written agreement has been provided. The Council's trajectory simply states that the delivery projections are based upon the average lead in times and build out rates for a site of this size in the district.

Firm progress with site assessment work?

4.11 No evidence has been provided.

Clear relevant information about viability, ownership constraints or infrastructure provision?

4.12 No evidence has been provided.

Summary

4.13 The site only has outline planning permission. Whilst two reserved matters applications have been submitted, they have been pending determination for over 2.5 years. It is unknown whether the applications will be approved.

4.14 The Council has not provided "clear evidence that housing completions will begin on site within five years." The site fails to meet the definition of "deliverable" as set out on page 72 of the Framework and should be removed from the supply. This results in a reduction of **60 dwellings** from the Council's supply.



5. SMD/2020/0552 – Land at Barnfields Industrial Estate, Sunnyhills Road, Leek

Capacity = 175 dwellings, Council's 5YHLS = 117 dwellings

- 5.1 At the base date, the site only had outline planning permission.
- 5.2 The Council's position at 1st April 2021 stated that the site would deliver 15 dwellings in 2024/25 and 30 dwellings in 2025/26.
- 5.3 The Council's position at 1st April 2022 pushed back the delivery of the site by 1 year, with 15 completions expected in 2025/26 and 30 completions expected in 2026/27.
- 5.4 The Council's current position states that the site will deliver as follows:

2023/24	2024/25	2025/26	2026/27	2027/28	5YS
0	0	36	28	53	117

Current planning status?

- 5.5 An outline planning application for the demolition of the existing industrial buildings and the erection of 175 dwellings was submitted on 06 November 2014 and approved on 17 August 2015 (ref: SMD/2014/0750).
- 5.6 A reserved matters application for 141 dwellings was submitted on 13 August 2021 and approved on 18 November 2024 (ref: SMD/2021/0536).

Written agreement between the LPA and the developer confirming their anticipated start and build-out rates?

- 5.7 No written agreement has been provided. The Council's trajectory states that the delivery projections are based on a response from the agent in March 2023. However, this has not been provided, nor has it been confirmed by the developer.

Firm progress with site assessment work?

- 5.8 No evidence has been provided.



Clear relevant information about viability, ownership constraints or infrastructure provision?

5.9 No evidence has been provided.

Summary

5.10 At the base date, the site only had outline planning permission. Reserved matters consent was subsequently granted in November 2024. Given that the reserved matters consent has only just been issued, I consider that the Council's projected delivery for the site should be pushed back by 1 year, with first completions in 2026/27. This is in line with the Council's standard lead in times as set out on page 12 of core document 7.1.

5.11 This results in a reduction of **53 dwellings** from the Council's supply.



6. SMD/2018/0180 – Ayr Road / Cheadle North Strategic Phase 2

Capacity = 135 dwellings, Council's 5YHLS = 132 dwellings

- 6.1 At the base date, the site had outline planning permission for 135 dwellings.
- 6.2 The Council's position at 1st April 2021 stated that the site would deliver 10 dwellings in 2025/26.
- 6.3 The Council's position at 1st April 2022 stated that the site would deliver 39 dwellings in 2025/26 and 40 dwellings in 2026/27.
- 6.4 The Council's current position is that the site will deliver as follows:

2023/24	2024/25	2025/26	2026/27	2027/28	5YS
0	15	44	32	31	132

Current planning status?

- 6.5 A hybrid planning application seeking full permission for 125 dwellings (phase 1) and outline permission for 135 dwellings (phase 2) was approved on 01 December 2020 (ref: SMD/2018/0180).
- 6.6 Phase 1 is under construction and is included in the supply separately.
- 6.7 A reserved matters application for 135 dwellings was submitted on 26 November 2021 and is still pending determination, over 3 years later (ref: SMD/2021/0780). The application is subject to a holding objection regarding flood risk (11 November 2024), which states:

“We have reviewed the submitted information and there is insufficient detail to fully demonstrate that an acceptable drainage strategy is proposed. We would therefore recommend that planning permission is not granted until this has been resolved.”

- 6.8 No further drainage details have been submitted. It is unknown whether this matter will be resolved.

Written agreement between the LPA and the developer confirming their anticipated start and build-out rates?

- 6.9 No written agreement has been provided. The Council's trajectory states that the delivery projections are based on a response from the developer. However, this has not been provided. It is unclear how the site



is expected to deliver 15 dwellings in 2024/25 given that reserved matters consent has still not been issued as of December 2024.

Firm progress with site assessment work?

6.10 No evidence has been provided.

Clear relevant information about viability, ownership constraints or infrastructure provision?

6.11 No evidence has been provided.

Summary

6.12 The site only has outline planning permission. Whilst a reserved matters application has been submitted, this has been pending determination for over 3 years and is subject to a holding objection regarding flood risk. Nevertheless, this is the second phase of the development which is under construction by the same developer. The delays caused mean that delivery should be pushed back by at least 1 year, meaning **31 dwellings** should be removed.



7. SMD/2021/0418 – Blythe Vale, Blythe Bridge (Phase 2)

Capacity = 200 dwellings, Council's 5YHLS = 200 dwellings

- 7.1 At the base date, the site did not have planning permission.
- 7.2 The Council's position at 1st April 2021 stated that the site would deliver 50 dwellings per annum, starting in 2022/23.
- 7.3 The Council's position at 1st April 2022 pushed back the delivery of the site by 2 years, stating that 40 dpa would be delivered starting in 2024/25.
- 7.4 The Council's current position is that the site will deliver as follows:

2023/24	2024/25	2025/26	2026/27	2027/28	5YS
40	40	40	40	40	200

Current planning status?

- 7.5 A full planning application for 200 dwellings was submitted on 24 June 2021 and approved after the base date on 16 June 2023 (ref: SMD/2021/0418).
- 7.6 The Council's trajectory stated that the site was under construction at the base date. It is unclear how this could have been the case given that the site didn't have planning permission at this time.

Written agreement between the LPA and the developer confirming their anticipated start and build-out rates?

- 7.7 No written agreement has been provided. The Council's trajectory simply states that the delivery projections are based upon the average lead in times and build out rates for a site of this size in the district.

Firm progress with site assessment work?

- 7.8 No evidence has been provided.

Clear relevant information about viability, ownership constraints or infrastructure provision?

- 7.9 No evidence has been provided.



Summary

- 7.10 The site has full planning permission, which was granted after the base date. Given that consent was not granted until June 2023, I consider that the lead-in time should be extended by approximately 8 months. This means that only 13 dwellings can be expected to deliver in Year 1. This results in a reduction of **27 dwellings** from the Council's supply. I note that this aligns with the actual completions on this site in 2023/24 of 13 dwellings.



8. SMD/2021/0089 – Land at Capri, Gallows Green

Capacity = 13 dwellings, Council's 5YHLS = 13 dwellings

- 8.1 At the base date, the site did not have planning permission. The site is allocated in the Staffordshire Moorlands Local Plan.
- 8.2 The Council's position at 1st April 2022 stated that the site would deliver 7 dwellings in 2024/25 and 6 dwellings in 2025/26.
- 8.3 The Council's current position pushed back the delivery of the site, stating that the site will deliver 7 dwellings in 2025/26 and 6 dwellings in 2026/27.

Current planning status?

- 8.4 An outline planning application was submitted on 15 February 2021 and approved on 05 February 2024, 3 years later (ref: SMD/2021/0089). No reserved matters applications have been submitted to date.

Firm progress being made towards the submission of an application?

- 8.5 There is no clear evidence of meaningful progress being made towards the submission of a reserved matters application.

Written agreement between the LPA and the developer confirming their anticipated start and build-out rates?

- 8.6 No written agreement has been provided. The Council's trajectory simply states that the delivery projections are based upon the average lead in times and build out rates for a site of this size in the district.

Firm progress with site assessment work?

- 8.7 No evidence has been provided.

Clear relevant information about viability, ownership constraints or infrastructure provision?

- 8.8 No evidence has been provided.

Summary

- 8.9 The site only has outline planning permission. No reserved matters applications have been made, nor is there any evidence to suggest that progress is being made towards the submission of a reserved matters application.



8.10 The Council has not provided “clear evidence that housing completions will begin on site within five years.” The site fails to meet the definition of “deliverable” as set out on page 72 of the Framework and should be removed from the supply. This results in a reduction of **13 dwellings** from the Council’s supply.



9. Small sites windfall allowance

Is there “compelling evidence” to justify the inclusion of a windfall allowance?

9.1 The Council includes a small sites windfall allowance of 120 dwellings in the 5YHLS. Small sites are those with a capacity of 9 dwellings or less.

9.2 The Council’s windfall allowance is included in years 4 and 5 as follows:

	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	5YHLS
Leek	0	0	0	10	10	20
Biddulph	0	0	0	10	10	20
Cheadle	0	0	0	10	10	20
Rural	0	0	0	30	30	60
Total	0	0	0	60	60	120

9.3 The windfall allowance assumes that currently unknown small sites will become available, receive planning permission and deliver housing in the five year period.

National Planning Policy and Guidance

9.4 Paragraph 75 of the Framework states:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

9.5 The definition of “windfall sites” is provided on page 80 of the Framework as follows:

“Sites not specifically identified in the development plan”.



9.6 Paragraph 3-023 of the PPG¹ states:

“A windfall allowance may be justified in the anticipated supply if a local planning authority has compelling evidence as set out in paragraph 70 of the National Planning Policy Framework.”

Compelling evidence

9.7 Appendix 4 of the 5YHLS position statement (core document 7.1) provides the following average completion rate on small windfall sites over the plan period (2014 to 2023):

	Average completion rate – small sites 2014-23
Leek	13
Biddulph	7
Cheadle	13
Rural	33
Total	66

9.8 Therefore, based on historic delivery rates, 330 dwellings can be expected to come forward on small windfall sites in the five year period (i.e., 66 x 5 years = 330).

9.9 However, the Council already includes 382 dwellings on known small windfall sites in the 5YHLS. This results in a total windfall allowance (including known windfall sites with planning permission) of 502 dwellings (i.e. 382 on known windfall sites + 120 through an additional windfall allowance = 502 dwellings). This would exceed past trends. The Council has not provided any compelling evidence to justify why past trends would be exceeded.

9.10 Therefore, based on the historic windfall delivery rate, there is no justification for an additional windfall allowance in the 5YHLS. This results in a reduction of **120 dwellings** from the Council’s supply.

9.11 Within this context, I refer to a decision relating to an appeal made by Gladman Developments Ltd against the decision of East Hampshire Council to refuse to grant outline planning permission for up to 60 dwellings at Mount Royal, 46 Lymington Bottom, Four Marks². I prepared and presented the evidence in

¹ Reference ID: 3-023-20190722: “How should a windfall allowance be determined in relation to housing?”

² PINS ref: 3329928 – core document **12.16**



relation to East Hampshire's 5YHLS on behalf of the Appellant in that case and presented a similar case in relation to the small sites windfall allowance.

9.12 East Hampshire's historic windfall delivery rate was on average 58 dwellings per annum, which would mean over a 5 year period, 290 dwellings could be included in the 5YHLS. However, that Council sought to include a windfall allowance of 112 dwellings in addition to the 231 dwellings it included on known small windfall sites (i.e. 343 dwellings in total). Based on past trends, my case was that 53 dwellings should be removed from the 5YHLS (i.e. $343 - 290 = 53$).

9.13 In allowing the appeal, the Inspector found that East Hampshire could not demonstrate the required 4 year housing land supply and reduced the windfall allowance by 53 dwellings. Paragraph 62 of the decision states:

"The Ppg also states a windfall allowance may be justified. Paragraph 72 of the Framework confirms the need for compelling evidence and any allowance should be realistic having regard to strategic land availability assessment, historic windfall and expected future trends. The Council include 112 dwellings as a foreseen windfall allowance. However, this is in addition to small sites with planning permission. In the two years 2026/27 and 2027/28 this would indicate 102 dwellings which far surpasses the windfall completions to date which the Appellant quantifies at 58 dwellings per year. I therefore find that there is not compelling evidence to assume greater than historic delivery and therefore 53 dwellings should be deleted from the supply."





BP2

Alasdair Cross
Mid Sussex District Council

18 November 2024
EP ref: 24-401

By e-mail only to: Alasdair.Cross@highpeak.gov.uk

Dear Alasdair Cross

Re: PINS ref: 3351035 – Land east of Froghall Road, Cheadle

I am the five year housing land supply (5YHLS) witness for the Appellant (Bloor Homes NW). In advance of the Council's Statement of Case (due on 29th November 2024), I write requesting the following confirmation.

Base date for calculating 5YHLS

I note that the Council's latest 5YHLS position statement has a base date of 1st April 2023 (published November 2023). Please confirm without delay that this will remain the base date for calculating the 5YHLS for the purposes of this appeal.

Alternatively, please confirm when a revised position (e.g. with a base date of 1st April 2024) will be provided to the Appellant.

5YHLS requirement, shortfall and the buffer

The Council's latest 5YHLS position statement states that the 5YHLS should be measured against the adopted housing requirement of 320 dwellings per annum.

The Council's latest position statement explains that at 1st April 2023 the shortfall against the adopted housing requirement since the start of the plan period was 1,193 dwellings. Please provide me with a breakdown of the net housing completions on a site by site basis with planning application reference numbers from 1st April 2014 to 31st March 2023 so this figure can be agreed.

Please also provide a list of net housing completions on a site by site basis with planning application reference numbers for the period 1st April 2023 to 31st March 2024.

As the Council's latest Housing Delivery Test result was more than 85%, the 20% buffer does not apply. The Council's 5YHLS position statement applies a 5% buffer. The current (December 2023) version of the Framework

removed the 5% buffer. Whilst the new Government proposes to re-instate the 5% buffer, please confirm that a buffer does not currently apply to the 5YHLS calculation.

Deliverable supply

On the basis that the base date remains as 1st April 2023, please confirm that the Council's case is that the deliverable supply at 1st April 2023 is 1,651 dwellings.

Please also provide the "clear evidence" the Council relies on for the inclusion of sites which fall within category b) of the definition of "deliverable"

Next steps

Once we have received confirmation of the above and reviewed the evidence, we will provide the Council with a draft SoCG, which will list the disputed sites.

We look forward to receiving the requested information. In the meantime, should you wish to discuss further, please do not hesitate to contact me.

Yours sincerely
Emery Planning

Ben Pycroft

Ben Pycroft BA (Hons), DIP TP, MRTPI
Director

01625 442 799
benpycroft@emeryplanning.com

Cc John Coxon and Wiktoria Sypnicka (Emery Planning)
Nicola deBruin (Staffordshire Moorlands District Council - Nicola.deBruin@highpeak.gov.uk)

BP3

Braintree District Monitoring Report 2018
Addendum to the Monitoring Report:

Subject:

Five Year Housing Supply 2018-2023



11 April 2019

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

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

Best wishes,

Kathy

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

Dear Kathryn,

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

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

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

Laura

Laura Dudley-Smith
Strutt & Parker

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

Dear Laura,

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

Kind regards,

Kathryn Carpenter
Senior Planning Officer

Please return forms by Friday 7th December 2018



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

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

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

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

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

PART A Developer/Promoter Details

Contact Name:	Steve Read
Position:	Divisional Development & Planning Manager
Organisation:	Bellway Homes Ltd
E-mail Address:	
Telephone Number:	

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

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

Is the site:

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

PART C Site Progress

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

Site Progress cont..

HALSTEAD



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

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

218 FULL APPLICATION

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

Return by Friday 7th December 2018 to:

PlanningPolicy@braintree.gov.uk

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

FYI

Kind Regards,

Mathew Wilde

Senior Planner – Development Management

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

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

Mathew,

In terms of start on site:

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

Regards,

Catherine Williams BA(Hons) MA MRTPI
Associate Director
Planning

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

Email

Website : www.savills.co.uk



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

Sent: 28 January 2019 9:59 AM

To: Catherine Williams

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

Hi Catherine,

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

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

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

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

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

Many thanks in advance for your help.

Kind Regards,

Mathew Wilde

Senior Planner – Development Management

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

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

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

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

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

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

PART A Developer/Promoter Details

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

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

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

Is the site:

Owned by Developer Site Actively being marketed

Sale to developer under negotiation Site not actively being marketed

PART C Site Progress

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

Site Progress cont..

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

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

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

Return by Friday 7th December 2018 to:

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

Dear Kathryn,


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

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

Kind Regards,
Heather.

Heather Organ BSc Architecture

Heather



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

Dear Heather Organ,

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

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

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

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

Kind regards,

Kathryn Carpenter

Senior Planning Officer

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

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

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

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

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

PART A Developer/Promoter Details

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

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

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

Is the site:

Owned by Developer

Site Actively being marketed

Sale to developer under negotiation

Site not actively being marketed

PART C Site Progress

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

Site Progress cont..

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

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

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

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

Morning,

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

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

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

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

Regards,

Conan

Conan Farningham
Head of Land and Planning

Sanctuary Group

Office: 02088261598

Email:



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

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

Kind regards,
Kathy Carpenter

Kathryn Carpenter
Senior Planning Officer
Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB
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Please return forms by Friday 7th December 2018

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

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

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

PART A Developer/Promoter Details

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

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

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

Is the site:

Owned by Developer Site Actively being marketed

Sale to developer under negotiation Site not actively being marketed

PART C Site Progress

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

Site Progress cont..

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

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

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

Return by Friday 7th December 2018 to:

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Please return forms by Friday 7th December 2018

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

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

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

PART A Developer/Promoter Details

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

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

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

Is the site:

Owned by Developer Site Actively being marketed

Sale to developer under negotiation Site not actively being marketed

PART C Site Progress

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

Site Progress cont..

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

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

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

Return by Friday 7th December 2018 to:

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BP4

Smith, Nicola

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

Sorry Emma,

I was trying to speak to the client.

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

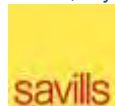
In terms of the time limit extension, I am hopeful that the final matters will be tidied up and agreed well in advance of this date however, to allow for some slippage I am happy to agree this date on behalf of my client. Of course, the sooner we can get this issued the better from our point of view!

Many thanks and have a good weekend.

Dawn

Dawn Brodie
Associate Director
Planning

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



Tel [REDACTED]
[REDACTED]
[REDACTED]



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

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Hi Dawn

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

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

With kind regards

Emma

Emma Bowerman
Principal Major Applications Officer
Planning
South Oxfordshire and Vale of White Horse District Councils
Direct dial: 07717 150603
Email: emma.bowerman@southandvale.gov.uk
Visit us at: www.southoxon.gov.uk and www.whitehorsedc.gov.uk

To read our privacy policy, please go to this link for [South Oxfordshire](#) or this link for [Vale of White Horse](#)

Due to the Coronavirus outbreak our offices continue to be closed, therefore we are all working remotely. Due to the current circumstances our responses will take longer. Your patience is appreciated.

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

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

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

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

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

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

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

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

Kind regards

Smith, Nicola

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

Morning Yoanna

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

Kind regards

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

Paddock Barn, Buckland, Oxfordshire, SN7 8PY



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

Dear Arron

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

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

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

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

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

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

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

- estimated timeframes for progressing discharge of conditions;

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

- estimated timeframes for progressing the signing of S106;

Completion by early Summer 2021

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

n/a

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

The applicant is the developer.

- is the site being marketed; and/or

n/a

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

None.

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

None.

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

None.

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

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

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

Best wishes,

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

Email: yoanna.mircheva@southandvale.gov.uk

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Thank you for your understanding.

Smith, Nicola

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

Hi Phil,

Keeping well thanks.

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

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

Kind Regards,

Grant Williams
Engineer

t. [REDACTED]



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

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

Hi Grant,

Hope you are well.

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

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

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

Many thanks in advance,

Phil

Phil Moule MRTPI
Principal Major Applications Officer
South Oxfordshire District Council and Vale of White District Council
Tel: 01235 422600
Email: phil.moule@southandvale.gov.uk
Visit us at www.southoxon.gov.uk and www.whitehorsedc.gov.uk

Due to the Coronavirus outbreak our offices continue to be closed, therefore we are all working remotely. Due to the current circumstances our responses will take longer. Your patience is appreciated.

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

Hi Lisa,

Just wanted to confirm with our Sales Director.

Smith, Nicola

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

Categories: Green Category

Dear Yoanna

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

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

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

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

Kind regards,

Emily Ford
Senior Planner

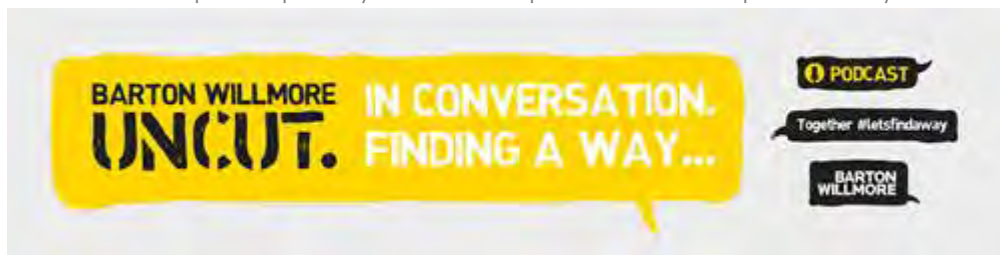


DDI: [REDACTED]
The Blade, Abbey Square, Reading, Berkshire, RG1 3BE



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

Dear Emily,

Smith, Nicola

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

Yoanna

Please see below

Regards

Colin

Colin Campbell
Head of Planning



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Abbey Essex EN9 1BN

T [REDACTED]

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

Dear Colin,

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

Best wishes,

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

Email: yoanna.mircheva@southandvale.gov.uk
Visit us at www.southoxon.gov.uk and www.whitehorsedc.gov.uk



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

Thank you for your understanding.

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

Dear Colin

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

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

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

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

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

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

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

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

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

Best wishes,

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

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

Thank you for your understanding.

Scotting, Cathie

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

Hi Yoanna

I hope you are well.

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

Please see below our updated housing trajectory:

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

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

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

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

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

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

Many thanks,

Steph

Stephanie Eastwood
Associate Director


3 Brindleyplace, Birmingham, B1 2JB

From: Mircheva, Yoanna <Yoanna.Mircheva@southandvale.gov.uk>

Sent: 01 March 2021 17:00

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

Cc: Sandith, Richard <richard.sandith@southandvale.gov.uk>

Subject: Site delivery information

External Sender

Dear Stephanie and Robert,

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

- Land at Wheatley campus, Oxford Brookes University.

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

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

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

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

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

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

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

Best wishes,

Yoanna Mircheva
Enquires Officer/ Assistant Planning Officer
Planning Policy

South Oxfordshire and Vale of White Horse District Councils

Email: yoanna.mircheva@southandvale.gov.uk

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Smith, Nicola

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

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

Hi Tracy

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

Kind regards

Charlotte

Charlotte Taylor-Drake

Associate Director, Planning Development and Regeneration

[REDACTED]

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

External Sender

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

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

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

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

Hi Tracy

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

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

Kind regards

Charlotte

Charlotte Taylor-Drake
Associate Director, Planning Development and Regeneration

[REDACTED]

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

External Sender

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

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

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

Appellants Commentary

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

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

5.62 This is not clear evidence of delivery.

5.63 Remove 65 dwellings.

Many thanks Charlotte.

T

Tracy Smith

Principal Planning Appeals Officer

South Oxfordshire and Vale of White Horse District Councils

Mobile: 07717 271927

Email: tracy.smith@southandvale.gov.uk

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

Smith, Nicola

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

Dear Yoanna,

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

Please let me know if you need any more information.

Kind regards,

Alex

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

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

[REDACTED]

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

Dear Tom and Alex,

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

Best wishes,

Yoanna Mircheva

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

Email: yoanna.mircheva@southandvale.gov.uk

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

Thank you for your understanding.

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

Dear Tom and Alex,

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

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

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

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

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

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

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

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

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

Best wishes,

Yoanna Mircheva

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

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

Thank you for your understanding.

Smith, Nicola

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

Dear Yoanna,

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

My mobile is best if you have any queries.

Kind regards,

Alex

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

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

[REDACTED]

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

Dear Tom and Alex,

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

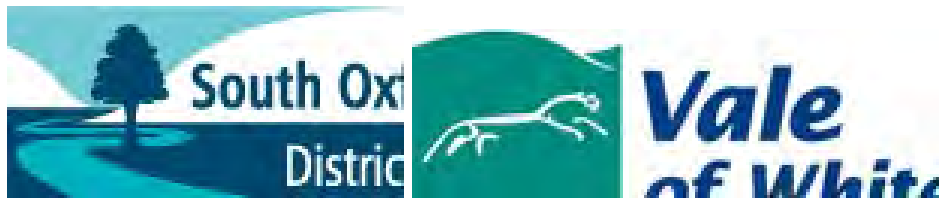
Best wishes,

Yoanna Mircheva

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

Email: yoanna.mircheva@southandvale.gov.uk

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Thank you for your understanding.

From: Mircheva, Yoanna

Sent: 01 March 2021 17:06

To: [REDACTED]

Cc: Sandith, Richard <Richard.Sandith@southandvale.gov.uk>

Subject: Site delivery information

Dear Tom and Alex,

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

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

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

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

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

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

RM submission likely this year

- estimated timeframes for progressing discharge of conditions;

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

- estimated timeframes for progressing the signing of S106;

S106 expected to finalise early this year

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

Construction has not yet commenced

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

Terms agreed with interested housebuilder

- is the site being marketed; and/or

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

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

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

0

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

0

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

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

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

Best wishes,

Yoanna Mircheva

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

Email: yoanna.mircheva@southandvale.gov.uk

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COVID Working

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

Thank you for your understanding.

Smith, Nicola

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

Nicola,

This is confirmed.

Please let me know if you require anything further.

Kind Regards

Nick McEntyre
Managing Director

RIDGEPOINT HOMES LTD

Terriers House | 201 Amersham Road | High Wycombe | Buckinghamshire | HP13 5AJ

M: [REDACTED]
[REDACTED]

www.ridgepointhomes.co.uk



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

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

To: Nick McEntyre [REDACTED]

Subject: Land at Marley lane, Chalgrove

Dear both,

I hope you are well,

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

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

6.2 Site has outline planning permission.

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

Appellants Commentary

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

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

6.6 Reduce supply by 44 dwellings.

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

Kind Regards

Nicola

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

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

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BP5

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:
m:

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

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 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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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

	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)		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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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.

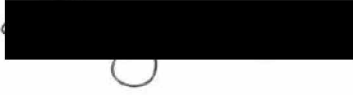
If you are able to complete the trajectory for the entire build out of your site that would be helpful, not least because this information will also help to inform our forthcoming Local Plan review.

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

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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.

BP6

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

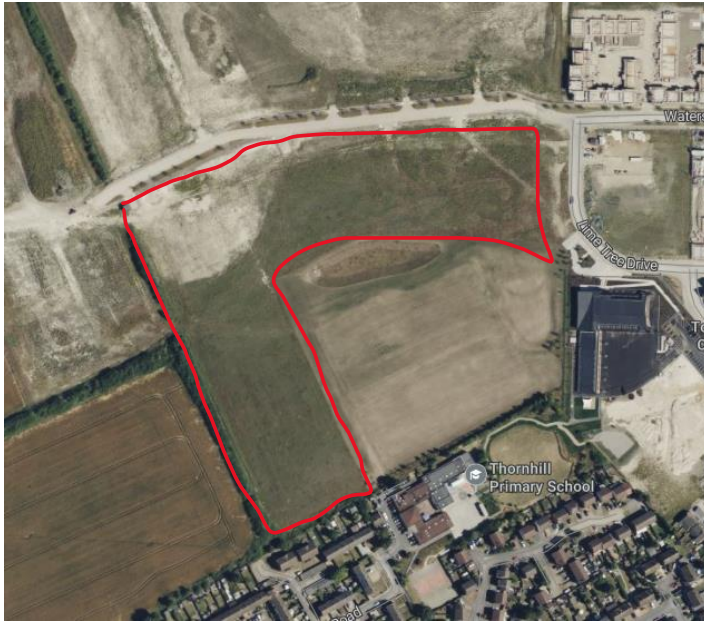
App. number	Address	No. dwellings	19/20	20/21	21/22	22/23	23/24	House builder
HRN Site 1								
20/00449	North of Houghton Regis (Site 1) (Area 1, Parcel 2)	306	0	0	57	81	119	Barratt David Wilson
20/00388	North of Houghton Regis (Site 1) (Area 1, Parcel 3)	153	0	5	65	62	0	Bellway
21/02108	North of Houghton 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



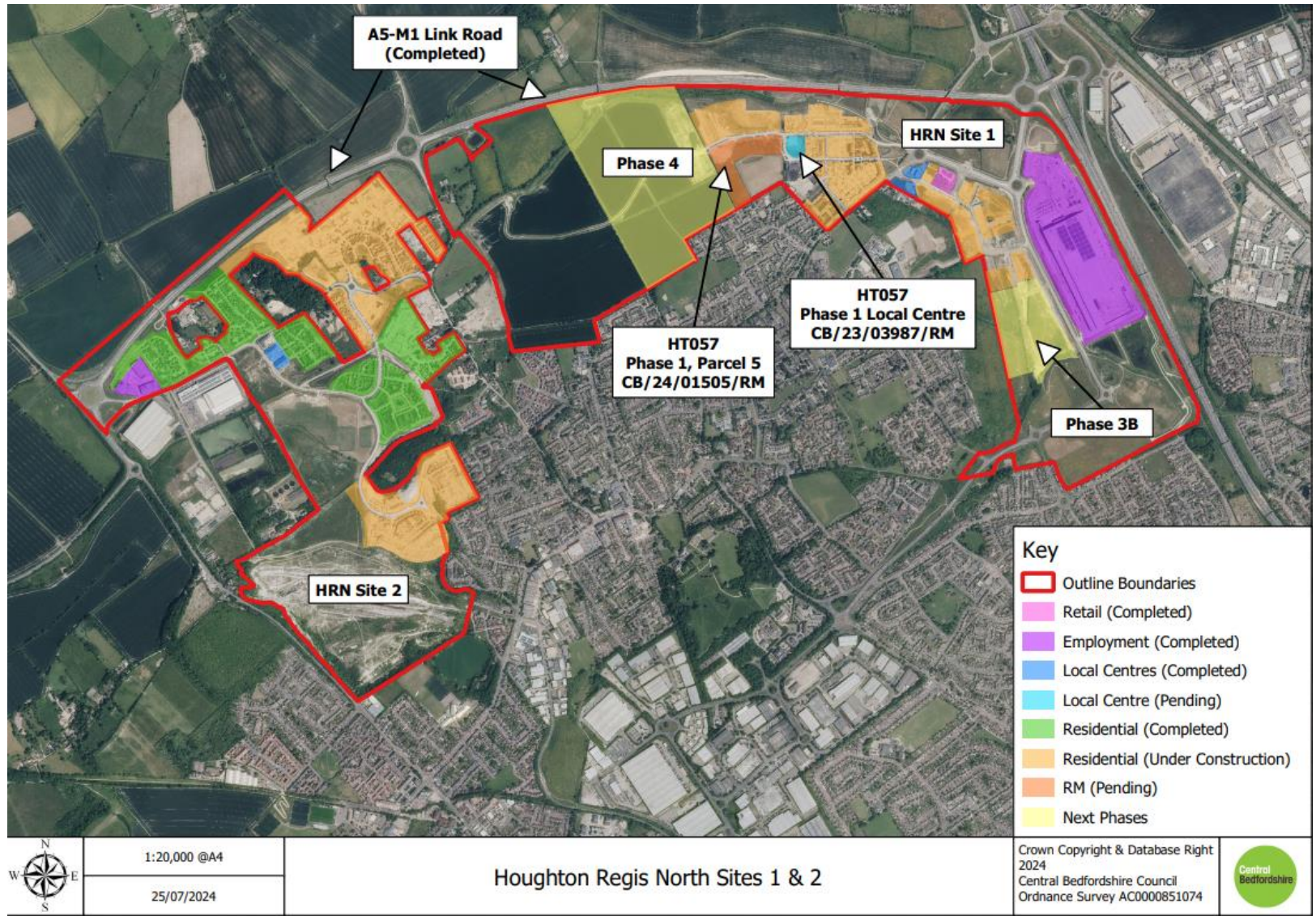
Aerial photograph showing the Phase 1 Local Centre site to be developed by Brickhill Homes.

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		<i>Determination within 8 weeks, with a 28-day consultation period w/c 29th April 2024</i>
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:-

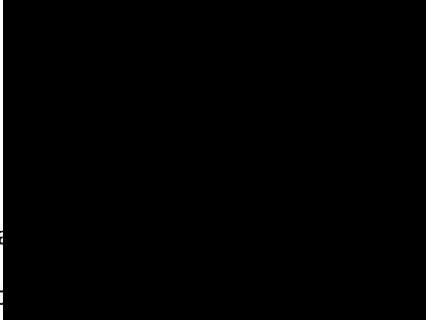
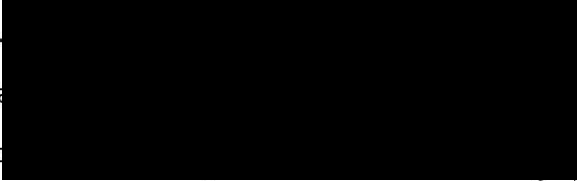
1. To hold meetings when reasonably required. The frequency is to be reviewed following the pre-application stage;
2. The developer is required to liaise with Ward Members and Houghton Regis Town Council prior to the submission of reserved matters.
3. CBC will respond to all urgent emails and telephone 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 Pc On Behalf of: Dandara Northern Home Counties Date: 13/12/2023	 Name Pc 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>

