**Regulation 19 Addendum: Proposed Modifications to the South Derbyshire Local Plan Part 1 Review 2022-2041**

THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012

Regulation 19 Addendum

**REPRESENTATION FORM**

The easiest way to **submit your comments is online** at **https://bit.ly/Part-1-Local-Plan-Review** or by scanning the QR code. We would encourage you to use the online form wherever possible. Where online is not possible, you can complete this form and return it to us using the postal address on the final page.

**Submission form**

**This form has two parts**

**Part A** – Personal Details: need only to be completed once.
**We will not be able to accept responses where personal details are not provided.**

**Part B** – Your representation(s): **Please fill in a separate sheet for each representation you wish to make relating to each individual policy.**

You will be asked to give details on whether you think the plan is legally compliant and why you consider the proposed modifications to the policies of the Local Plan to be sound or unsound, please be as precise as possible.

You will also be asked to set out the modification(s) you consider necessary to make the Local Plan legally compliant and the policies sound in respect of any matters you have identified. You will need to say why each modification will make the Local Plan legally compliant or policy sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

**Privacy Notice**

**Representations (including your name) will be made publicly available following the close of the consultation however personal details (personal address, signature and contact details) will NOT be made publicly available but will be kept in a secure database and used to notify you of the Plan's progress.**

**Who has access to your information?**

Personal details will be protected although it may be necessary to disclose these to a Planning Inspector appointed by the Secretary of State at a later date. For further information, please visit our Privacy section of our website at www.southderbyshire.gov.uk/privacy where you can see a full copy of our privacy notice.

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**Part A: Personal Details***

**We will not be able to accept responses where personal details are not provided.**

**1.Please provide your contact details.**

| **Respondent details** | **Agent details (where applicable)** |
|---|---|
| Name*:<br>Stuart Field | Name*:<br>Laura Gaffney |
| Organisation:<br>St Philips Land Ltd | Organisation:<br>Lichfields |
| [redacted] | [redacted] |
| [redacted] | [redacted] |

*indicates required field

**Future notification**

The District Council will retain your contact details to inform you of future consultations on the Local Plan. If you do not wish for your contact details to be added to the consultation database, please email local.plan@southderbyshire.gov.uk

**Part B: Please use a separate sheet for each representation you wish to make**

**3. To which part of the Local Plan does this representation relate?**

Please provide the reference of the policy, paragraph, policies map, evidence etc that your comment relates to. Please use a separate Part B form for each Proposed Modification that you wish to comment on.

| **Comment being made against:** | **Please tick only one** | | |
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| PM22 | | | |

| **4. Do you consider the Local Plan is:** | | |
|---|---|---|
| | **Please tick the relevant box** | |
| | Yes | No |
| 1) Legally compliant | | |
| 2) Sound<br><br>(If you check 'No', please also confirm below which of the 'tests' it fails to meet) | | **x** |
| a) Positively prepared | | |
| b) Justified | | |
| c) Effective | | |

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|---|---|---|
| d) Consistent with national policy | | **x** |

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| **5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate.** Please be as precise as possible (e.g., if objecting on the basis of legal compliance, please quote the specific law that the Local Plan does not comply with). If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments. |
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Please be as precise as possible (e.g., if objecting on the basis of legal compliance, please quote the specific law that the Local Plan does not comply with). If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please refer to enclosed representations.

(Continue on a separate sheet /expand box if necessary)

**6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above.** (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please refer to enclosed representations.

(Continue on a separate sheet /expand box if necessary)

Please note: In your representation, you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

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| **After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues identified during the examination.** |

| **7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?** Please check the relevant box | |
|---|---|
| No, I do not wish to participate in hearing sessions | |
| Yes, I wish to participate in hearing sessions | x |

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

| **8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:** |
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| To ensure St Philips views are fully represented. |
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Forms must be received by **5pm on Tuesday 16th June 2026.**

**Part B: Please use a separate sheet for each representation you wish to make**

**3. To which part of the Local Plan does this representation relate?**

Please provide the reference of the policy, paragraph, policies map, evidence etc that your comment relates to. Please use a separate Part B form for each Proposed Modification that you wish to comment on.

| **Comment being made against:** | **Please tick only one** | | |
|---|---|---|---|
| PM1 | | PM23 | |
| PM2 | | PM24 | |
| PM3 | | PM25 | |
| PM4 | | PM26 | |
| PM5 | | PM27 | |
| PM6 | | PM28 | x |
| PM7 | | PM29 | |
| PM8 | | PM30 | |
| PM9 | | PM31 | |
| PM10 | | PM32 | |
| PM11 | | PM33 | |
| PM12 | | PM34 | |
| PM13 | | PM35 | |
| PM14 | | PM36 | |
| PM15 | | PM37 | |
| PM16 | | PM38 | |
| PM17 | | PM39 | |
| PM18 | | PM40 | |
| PM19 | | PM41 | |
| PM20 | | PM42 | |
| PM21 | | Other (Please specify) | |
| PM22 | | | |

| **4. Do you consider the Local Plan is:** | | |
|---|---|---|
| | **Please tick the relevant box** | |
| | Yes | No |
| 1) Legally compliant | | |
| 2) Sound<br><br>(If you check 'No', please also confirm below which of the 'tests' it fails to meet) | **x** | |
| a) Positively prepared | | |
| b) Justified | | |
| c) Effective | | |

| | | |
|---|---|---|
| d) Consistent with national policy | | |

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| PM16 | | PM38 | |
| PM17 | | PM39 | |
| PM18 | | PM40 | |
| PM19 | | PM41 | |
| PM20 | | PM42 | x |
| PM21 | | Other (Please specify) | |
| PM22 | | | |

| **4. Do you consider the Local Plan is:** | | |
|---|---|---|
| | **Please tick the relevant box** | |
| | Yes | No |
| 1) Legally compliant | | |
| 2) Sound<br><br>(If you check 'No', please also confirm below which of the 'tests' it fails to meet) | | **x** |
| a) Positively prepared | | **x** |
| b) Justified | | **x** |
| c) Effective | | |

| | | |
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# South Derbyshire Proposed Modifications to the Local Plan Part 1 Review Publication Version (2022 – 2041)

## Representation on behalf of St Philips Land Ltd

**Land at Main Street, Etwall**

St Philips Land Limited

15 June 2026

LICHFIELDS

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# Contents

**1.0 Introduction 1**

Plan-making to date 1

Structure 1

**2.0 PM1/ Policy REV1: Review of Local Development Plan 3**

**3.0 PM2-PM3/ Policy S1: Sustainable Growth Strategy 4**

**4.0 PM4/ Policy S4: Housing Strategy 5**

**5.0 PM25-PM27/ Policy H20: Housing Balance & Custom/Self-build 7**

**6.0 PM28/ Policy H21: Affordable Housing 8**

**7.0 PM42 – Housing Trajectory 9**

# 1.0 Introduction

1.1 These representations to the South Derbyshire Proposed Modifications to the Local Plan Part 1 Review Publication Version (2022 – 2041) ("the consultation") have been prepared by Lichfields on behalf of St Philips Land Ltd ("St Philips").

1.2 We focus on the strategic matters which are contained within the Proposed Modifications document and relate specifically to St Philips' land interests at Main Street, Etwall ("the Site"). These representations are also supported by a Vision Document (Appendix 1) which sets out the vision for the site.

1.3 St Philips seeks to work constructively with South Derbyshire District Council ("the Council/ SDC") as it progresses towards the submission and ultimate adoption of the South Derbyshire Local Plan Part 1 and 2 and trusts that the comments contained within this document will assist officers in this regard.

## Plan-making to date

1.4 SDC undertook a consultation on the Local Plan Part 1 Review 2022-2041 (Publication version) between the 10th March and 25th April 2025. Subsequently, the Council have launched an addendum consultation, with SDC's website setting out that:

*"As a result of representations made during this consultation and further evidence, the Council wishes to make some modifications to the Publication Version of Local Plan. There is no provision in the legislation which allows the Council to replace all or part of the submitted plan with a revised plan during the examination. Therefore, the Council have prepared an addendum consultation to allow stakeholders to comment on the modifications prior to submission to a government-appointed Inspector which will allow the proposed modifications to be considered as part of the submitted plan."*

1.5 These Representations therefore focus on the soundness of the proposed Main Modifications outlined within the consultation document. In this regard, St Philips has not reiterated all of the concerns set out within our representations to the previous Regulation 19 consultation. Where St Philips previous comments have not been addressed through the Main Modifications, it should be noted that St Philips stance on the soundness of the Part 1 Plan Review remains the same.

## Structure

1.6 These representations are structured around the Main Modifications (as outlined in the Proposed Modifications Document) and relate specifically to St Philips' site. In particular, St Philips has responded to the below:

- PM1 – Policy REV1: Review of Local Development Plan;
- PM2-PM3 – Policy S1: Sustainable Growth Strategy;
- PM4 – Policy S4: Housing Strategy;
- PM25-PM27 – Policy H20: Housing Balance & Custom/Self-build;

- PM28 – Policy H21: Affordable Housing;
- PM42 – Housing Trajectory.

# 2.0 PM1/ Policy REV1: Review of Local Development Plan

2.1 St Philips notes the changes introduced by the Levelling-up and Regeneration Act 2023 as well as the requirements outlined within the National Planning Policy Framework (2024) (NPPF). In this context, St Philips is generally supportive of proposed Main Modification PM1, as the New Local Plan system makes the previously proposed 'triggers' unnecessary. Notwithstanding this, paragraph 34 of the NPPF sets out clearly that a review of Local Plans is to be undertaken every five years.

2.2 In this context, St Philips would encourage the Council to amend draft Policy REV1 to introduce a time limit for the undertaking of a future Local Plan Review. This will ensure that the plan is in accordance with the requirements of national policy (Paragraph 36d).

## Test of Soundness

2.3 Paragraph 34 of the NPPF sets out that local plans should be reviewed every five years. Draft policy REV1 should therefore be updated to ensure soundness and comply with the requirements set out at paragraph 34 of the NPPF.

## Recommended Changes

2.4 St Philips would suggest that the below text is amended to ensure soundness and meet the requirements of the NPPF:

*"The Council will prepare and submit a new Local Plan in line with the provisions for plan-making set out in the Levelling Up and Regeneration Act 2023* ***no later than five years following the adoption of the Part 1 Plan Review****. The new plan will secure levels of growth that accord with government policy and will seek to address any unmet housing need within the Derby Housing Market Area. The Plan will also serve to build stronger working relationships with adjoining and nearby authorities and may result in the preparation of a joint strategic plan based on a wider geography."*

# 3.0 PM2-PM3/ Policy S1: Sustainable Growth Strategy

3.1 St Philips previous representations to the Local Plan Part 1 Review 2022-2041 (Publication version) consultation set out that *"the Council should take a more cautious approach and extend the plan period up to 2042."*

3.2 St Philips therefore broadly welcomes that Main Modification PM2/PM3 extends the plan period to 2042, in order to meet the requirements of the NPPF to cover a 15-year period from the adoption of the plan (paragraph 22). St Philips is also supportive of the increase in the housing requirement in the context of another year of housing need. These amendments will ensure the plan aligns with NPPF paragraphs 22 and 61.

3.3 Notwithstanding this, St Philips wishes to highlight that SDC's spatial strategy relies on two strategic urban extensions (SUEs) on the edge of Derby. These SUEs would be delivering beyond the plan period, with the Council's Housing Trajectory (if accepted as realistic) envisioning that c.1,000 dwellings would be delivered beyond 2042.

3.4 In this regard, St Philips notes that paragraph 22 of the NPPF sets out that a 30-year plan period should be considered where significant growth at New Settlements or SUEs is proposed.

## Test of Soundness

3.5 St Philips acknowledges that PM2/PM3 would ensure that draft Policy S1 can deliver a 15-year plan period from the point of adoption. Notwithstanding this, in the context of SDC's spatial strategy relying on two strategic urban extensions (SUEs) which will deliver beyond 2042, the Council should consider further extending the plan period over a 30-year period (as per NPPF paragraph 22).

## Recommended Changes

3.6 In the context of the above, St Philips considers that SDC should consider further extending the plan period over a 30-year period.

# 4.0 PM4/ Policy S4: Housing Strategy

4.1 St Philips wishes to reiterate the concerns raised regarding the housing strategy that were set out within St Philips previous representations to the Local Plan Part 1 Review 2022-2041 (Publication version) consultation.

4.2 To St Philips knowledge, key pieces of evidence needed to support the proposed spatial strategy (e.g. a Viability Assessment (VA) underpinning STRA1 and STRA2a/2b) have not been prepared. The Council has created a spatial strategy in the absence of this evidence and it is unclear how SDC has concluded that the proposed spatial strategy is the most sustainable (in Sustainability Appraisal terms) when considering the requirements of the NPPF and PPG.

4.3 Furthermore, the inclusion of Land South of Mackworth (Draft Policy FLG1) means that SDC will be overproviding housing to meet Derby's requirements. Derby City Council has an emerging unmet need of 5,749 dwellings up to 2043, and SDC would be overproviding by c.321 dwellings. This raises the question of whether there is a need to make an additional allocation for 250 dwellings at Land South of Mackworth, in the context that it would exceed SDC's requested contribution towards Derby's unmet needs.

4.4 As set out previously, St Philips also considers that SDC has not robustly tested reasonable alternatives for the spatial distribution of the district's housing needs through the SA process. On this basis, St Philips considers that it cannot reasonably be stated that Land South of Mackworth is the most sustainable option for longer-term growth.

4.5 Additionally, SDC's spatial strategy does not meet the identified needs of South Derbyshire. The Housing Trajectory set out at PM42 appears to be overly optimistic (in respect of STRA1 and STRA2a). A more realistic trajectory would see SDC's shortfall rise from 201 dwellings up to 2042, to approximately 1,400 dwellings over the plan period. Further detail is set out in St Philips response to PM42.

4.6 This shortfall also does not take into account the provision of 'headroom' or a buffer within the supply. As outlined in St Philips previous representations, the Council should identify additional suitable land supply (such as Land at Main Street, Etwall) to ensure that there is the flexibility to respond to failures to deliver the required dwellings in the allotted time frames and across the whole plan period. In essence, it is strongly recommended that greater flexibility be built into the housing land supply – applied to both the Council's housing need and the contribution towards addressing any unmet needs of Derby. In this regard, growth within the plan period at Main Street, Etwall would be an entirely logical source of supply to address this need in part.

## Tests of Soundness

4.7 Policy S4 is unsound on the basis that insufficient evidence has been provided to demonstrate the deliverability of the SUEs (Paragraph 36b). It is also considered that the reasonable alternatives assessment has been unreasonably constrained (Paragraph 36b). In addition, the plan will not deliver South Derbyshire's needs in full and does not make any allowance for a buffer (Paragraphs 36a and 36d).

## Recommended Changes

4.8 St Philips considers that Policy S4 should be amended to introduce a buffer of c. 20%. This would ensure that the plan is flexible and can adapt to changing economic circumstances. Additionally, SDC should identify further sites for allocation throughout the district to meet the needs of South Derbyshire.

# 5.0 PM25-PM27/ Policy H20: Housing Balance & Custom/Self-build

5.1 St Philips does not object to proposed modifications PM25 - PM27 and broadly considers that they align with paragraphs 16d and 86e of the NPPF. Notwithstanding this, the modifications still do not address the previous concerns raised by St Philips in relation to the provision of a plan-wide viability assessment.

5.2 As noted within St Philips' previous representations, the NPPF is clear that planning policies should have regard to the economic viability of sites (Para 72) and should not undermine the deliverability of the Local Plan (Para 35). In the absence of a published plan-wide viability assessment, St Philips considers that it is unclear whether the plan is sound as the policy requirements (including older persons housing, M4(3)(a) and M4(3)(b) homes, and custom and self-build housing contributions) have not been informed by robust viability evidence.

## Test of Soundness

5.3 As set out above, the NPPF is explicit that planning policies should not undermine the deliverability of the Local Plan (Para 35) and should have regard to the economic viability of sites (Para 72). The absence of a plan-wide VA means that the policy is consequently not justified (NPPF para 36b) or consistent with national policy (NPPF para 36d).

## Recommended Changes

5.4 A plan-wide VA should be prepared and published to ensure the plan complies with national policy (paragraph 36d) and is sufficiently justified (paragraph 36b).

# 6.0 PM28/ Policy H21: Affordable Housing

6.1 In St Philips previous representations, concerns were raised regarding whether the policies within the plan were underpinned by sufficient, robust, up-to-date evidence. In respect of affordable housing, it was acknowledged within the previous version of the plan that the 40% affordable housing requirement was "*subject to detailed viability testing*" (Para 6.54).

6.2 In this context, St Philips welcomes the publication of the 'South Derbyshire Interim Affordable Housing Statement (April 2026)' (IAHS)', which represents a pragmatic reassessment of SDC's approach to the delivery of affordable housing. The IAHS outlines evidence that affordable housing provision above 30% is not viable across South Derbyshire.

6.3 St Philips is therefore supportive of Main Modification PM28, which reduces the affordable housing requirement set out in Policy H21 from 40% to 30%. This modification responds to the evidence and ensures that the affordable housing requirements are based upon viability evidence (NPPF Paras 35 and 72). St Philips is therefore content that the requirements of NPPF paragraph 36b have been met (in respect of Policy H21).

## Test of Soundness

6.4 As set out above, St Philips welcomes the publication of the IAHS, and the subsequent proposed main modification to policy H21 (i.e. a reduction of the affordable housing requirement from 40% to 30%). This ensures that the policy requirements have been informed by viability evidence (as required by the NPPF), and the policy is both justified (Para 36b) and consistent with national policy (Para 36d). The policy is therefore considered to be sound.

# 7.0 PM42 – Housing Trajectory

7.1 St Philips welcomes that the updated housing trajectory represents a more realistic position, taking on board the concerns raised by St Philips in previous representations to the Part 1 Plan (in particular in relation to the delivery of draft allocations STRA1 and STRA2). The updates align more closely with the PPG which states that LPAs should *"demonstrate that there is a reasonable prospect these large scale developments can come forward"* (PPG ID: 61-060) and goes on to state that this should include *"realistic assessment about the prospect of sites being developed (and associated delivery rates)."*

7.2 Notwithstanding the above, St Philips remains concerned that the housing trajectory is overly optimistic, with a disconnect between SDC's assumptions and established benchmarks regarding:

i Strategic site lead-in times;

ii Market absorption rates;

iii Infrastructure dependencies and associated risks; and

iv Sustained long-term build-out performance.

7.3 In this regard, Lichfields' *Start to Finish* (2024) research (Third Edition) (StF3) (Appendix 2) provides an established and authoritative evidence base on the delivery of large-scale residential developments (500+ dwellings). This research has been widely relied upon in Local Plan examinations, appeals and housing land supply positions and is specifically designed to provide real-world benchmarks for assessing housing trajectories.

7.4 Notably, the StF3 evidence consistently demonstrates that large-scale developments are characterised by lengthy and often uncertain lead-in periods; gradual ramp-up as outlets are established; infrastructure and viability constraints affecting delivery; and limits to sustained annual build-out rates, even on well-performing sites. StF3 also highlights that current market conditions (particularly reduced sales rates), viability pressures and the removal of delivery support mechanisms such as Help to Buy are likely to constrain delivery further.

7.5 SDC's trajectory relies upon a combination of sustained upper-quartile delivery rates, relatively rapid site mobilisation, and limited slippage across multiple strategic sites. StF3 suggests that whilst this may be achievable in isolation, it is not often realised concurrently. Local evidence (such as the outline planning application at Wragley Way (DMPA/2019/1097) also supports St Philips concerns. The application (for 1,950 dwellings) was submitted in 2019 and is still undetermined, with National Highways having submitted a holding objection in relation to unresolved infrastructure issues. This demonstrates the complexities of delivering even allocated large scale strategic sites, which often experience delays especially where there are infrastructure dependencies.

7.6 In this regard, no planning applications have been submitted for strategic allocations STRA1 and STRA2a/2b, and (in the context of StF3 evidence and local experience) St Philips considers it is optimistic to conclude these sites will be delivering pre-2030. St Philips therefore considers that the favourable delivery trajectory presented at PM42 is not supported by sufficient evidence. Further analysis of SDC's assumptions is set out below.

## Infinity Garden Village (STRA1)

7.7 The SDC Housing trajectory assumes that Infinity Garden Village will see a sustained delivery of 150 dwellings per annum between 2031/32 and 2041/2. Compared to the previous trajectory, this is a reduction of 135 dwellings within the plan period (with more delivery pushed to post 2042). It is still assumed that delivery will begin by 2030/1 which represents ambitious timescales for a development of this scale.

7.8 St Philip is concerned that the suggested lead in times (which suggest the site will begin delivering within approximately four-to-five years) are unrealistic in the context that no planning application has been submitted. The lead in times are not supported by StF3 evidence (which suggest it would likely take c.7 years from submission of application to first dwelling completions) or local experience. The neighbouring Wragley Way allocation is still undetermined seven years after the submission of an outline application.

7.9 Furthermore, StF3 suggests that large-scale strategic sites (as is the case here) are often characterised by prolonged lead-in periods. Delivery is gradually ramped up following the establishment of infrastructure and the build-up of market demand. Consequently, the trajectories assumption that there will be high and sustained annual delivery rates from an early stage is considered to be optimistic. The jump from delivering 15 dwellings to 150 in one year (2030/31 – 2031/32) is also unrealistic and would require going from 1 outlet to 4 or 5 in one year.

7.10 There will also be a need to coordinate across multiple sites, land interests and infrastructure interventions, in the context of the interdependencies with adjoining the developments at Wragley Way (Application Ref: DMPA/2019/1097 and DMPA/2019/1091). In this regard, St Philips recognises that enabling infrastructure is being progressed (i.e. permission was granted in 2021 for a new access link road from the A50 with a start on site anticipated in early 2026). However, the delivery of strategic infrastructure represents only one factor in the delivery process. The Wragley Way application shows the complexities and delays large schemes can face even when progress is taking place.

7.11 Consequently, St Philips is concerned that there remains a lack of evidence that Infinity Garden Village will achieve sustained delivery rates of 150 dpa from the early stages of development. There is a lack of evidence in relation to the number and timing of active outlet permissions; the timing and funding of comprehensive infrastructure delivery; realistic absorption rates within the local housing market and the phasing and coordination of development parcels. Without this evidence, it is considered that the trajectory set out within the Main Modifications document is unsupported.

7.12 A more realistic approach would assume a longer lead in period, with annual delivery rates in the range of 75-100 in the early stages. This more cautious and evidence-based approach would see an indicative reduction of approximately 490 dwellings by 2042.

## 2. STRA2a – Land South of Mickleover

7.13 The SDC housing trajectory also assumes a sustained delivery of 150 dpa for allocation STRA2a. STRA2b is also included for an additional 142 dwellings, which comparative to the previous trajectory, increases the total supply within the plan period by 188 dwellings.

7.14 St Philips wishes to highlight that the site remains at the early stages of the planning process. The delivery of STRA2a/2b is dependant on the provision of strategic infrastructure (including a new link road between the A38 and A516 forming part of the South Derbyshire Integrated Transport Link) and important elements of delivery are unresolved. St Philips notes that an outline planning application has not yet been submitted, funding arrangements for infrastructure have not yet been finalised, and Section 106 negotiations remain years away.

7.15 As set out above within St Philips comments on the Infinity Garden Village, recent local experience (e.g. the Wragley Way allocation) demonstrates that there is the potential for substantial delays on strategic, infrastructure-led sites within South Derbyshire. In the absence of robust evidence, this example demonstrates the need for a cautious approach in respect of assumptions regarding delivery at STRA2.

7.16 Notably, only a scoping opinion request (Application Ref: DMOT/2025/1599) has been submitted (November 2025), suggesting that the site remains at the early stages of the planning process. In addition, SDC's evidence base (Annex B of the Housing Position Paper (April 2026)) identifies the potential for delays associated with National Highways, that there is a need to carefully phase development to secure infrastructure funding, and indicates that key aspects of delivery remain under consideration. This confirms that there are several outstanding matters to be resolved.

7.17 St Philips therefore considers that SDC's trajectory is not supported by the available evidence and presents a compressed lead-in period for submission, determination and implementation of a planning application. St Philips considers that a more realistic trajectory would incorporate a longer and more gradual ramp-up period, assume more modest initial annual outputs (e.g. 100–120 dwellings per annum) and delay the onset of first completions to reflect the scale of infrastructure requirements and that no application has been submitted (as of yet).

7.18 In this context, St Philips considers that the current trajectory overstates delivery from STRA2a (especially in the early/ middle phases of the plan period). A more evidence-based approach would see an indicative reduction of approximately 726 dwellings by 2042.

## Test of Soundness

7.19 Main Modification PM42 sets out a revised trajectory which is an improvement on the one previously included within the Publication Plan. Notwithstanding this, when considering local evidence (e.g. Wragley Way) and Lichfields StF3, St Philips considers it remains overly optimistic. The trajectory is reliant upon:

1 Sustained upper-quartile build-out rates over extended periods;

2 Limited programme slippage across complex strategic sites;

3 Optimistic assumptions regarding infrastructure coordination and funding;

4 Strong and consistent market absorption across multiple sites simultaneously.

7.20 These assumptions result in a trajectory that is overly optimistic in aggregate delivery in respect of allocations STRA1 and STRA2a/2b. It would not meet the plans needs in full (NPPF Paragraph 36a), it is not positively prepared (NPPF paragraph 36a), and is not

supported by proportionate and up-to-date evidence (NPPF paragraph 36b). St Philips considers that a more realistic trajectory would see the Council's purported shortfall worsen from 201 dwellings to c.1,400 dwellings over the plan period.

## Recommended Changes

7.21 To ensure the plan is sound, the Council should provide a trajectory that reflects a more cautious, evidence-based approach. It should have regard to local experience (e.g. Wragley Road) and Lichfields StF3 evidence. St Philips would encourage the Council to revise the housing trajectory in relation to STRA1 and STRA2a to reflect the following suggested build-out rates and lead-in times:

Table 7.1 STRA1 and STRA2a suggested realistic lead-in times and build-out rates

| | STRA1 | | STRA2a | |
|---|---|---|---|---|
| Year | Council Trajectory (dpa) | St Philip's revised trajectory (dpa) | Council Trajectory (dpa) | St Philip's revised trajectory (dpa) |
| 2028/29 | 0 | 0 | 0 | 0 |
| 2029/30 | 0 | 0 | 0 | 0 |
| 2030/31 | 15 | 0 | 46 | 0 |
| 2031/32 | 150 | 0 | 150 | 0 |
| 2032/33 | 150 | 25 | 150 | 25 |
| 2033/34 | 150 | 50 | 150 | 50 |
| 2034/35 | 150 | 75 | 150 | 75 |
| 2035/36 | 150 | 125 | 150 | 100 |
| 2036/37 | 150 | 150 | 150 | 120 |
| 2037/38 | 150 | 150 | 150 | 120 |
| 2038/39 | 150 | 150 | 150 | 120 |
| 2039/40 | 150 | 150 | 150 | 120 |
| 2040/41 | 150 | 150 | 150 | 120 |
| 2041/42 | 150 | 150 | 150 | 120 |
| Total | 1,665 | 1,175 | 1,696 | 970 |
| Post 2042 | 335 | 825 | 662 | 1,388 |

Source: Lichfields

7.22 SDC will consequently need to allocate further housing sites (such as Land at Main Street, Etwall) throughout the district in order to meet the districts identified needs, and to allow for flexibility in the supply.

# Appendix 1 Vision Document



# Main Street, Etwall

## Site Vision

October 2023

ST. PHILIPS


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Prepared on behalf of St Philips Ltd
Project Ref: STP0829
Document Ref: STP0829 VISION DOCUMENT.indd



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| DATE | COMMENT | CREATED BY | CHECKED BY | VERSION |
|---|---|---|---|---|
| 09.10.2023 | Initial draft for team/ client comment | AS | KK | -- |
| 12.10.2023 | Submission version | AS | KK | A |
| | | | | |

nqa ISO 9001 QUALITY MANAGEMENT

nqa ISO 14001 ENVIRONMENTAL MANAGEMENT

# Contents


1 Introduction 3
2 Vision 7
3 Appreciating the context 11
- 3.1 Strategic context
- 3.2 Landscape assessment
- 3.3 Site assessment
- 3.4 Opportunities and constraints

4 Creating urban structure 53

ST. PHILIPS

# 1

# Introduction


1 Introduction
2 Vision
3 Appreciating the context
4 Creating urban structure

# 1. Introduction

## Document overview

Node has been commissioned by St Philips Ltd to undertake a masterplanning exercise in support of the promotion of the site at Main Street, Etwall, Derby through the South Derbyshire Plan review.

This document follows a best practice framework first established by the Commission for Architecture and the Built Environment (CABE). This approach allows the design of a scheme to build logically and coherently on an evidence base gathered from technical briefings, desktop review and contextual analysis.

## The proposals

This document sets out a development vision for the site, proposing the creation of a new residential scheme that both physically and characteristically integrates with the existing village.

This landscape led proposal includes the development potential for approximately 55 new residential dwellings, that frame a network of ecological spaces and enhances the biodiversity of the site, as well as preserving the existing rural landscape character of Etwall.

## The site

The site is located on the north-eastern edge of Etwall, South Derbyshire. Etwall is located 4.2 miles (8 minute drive) to the north of Burton Upon Trent, and 7.5 miles (20 minute drive) west of Derby city centre. Hilton, Willington, Tutbury and Hatton are all smaller settlements in proximity of Etwall.

The site is bordered to the north by Main Street with the A516 beyond, the Main Street and Burnaston Lane junction borders the west of the site with residential buildings beyond. Burnaston Lane borders the site to the south with a residential neighbourhood further afield and the eastern site boundary is bound by open countryside.

The site is situated within walking distance of a primary school, a secondary school (John Port Spencer Academy), convenience store, post office and a pharmacy together with a range of village centre amenities including a village hall, sports clubs, pubs and restaurants. A mix of outdoor sports facilities are also located within walking distance of the site.

The closest bus stop (Sutton Lane) is within a 3 minute walk of the site and provides regular services connecting Etwall to Derby and Burton Upon Trent.

The site is comprised of a single greenfield parcel of irregular shape, that is currently used for agricultural purposes. With the exception of the eastern boundary, the site is bound on all sides by built development and is enclosed by mature trees and hedgerows.

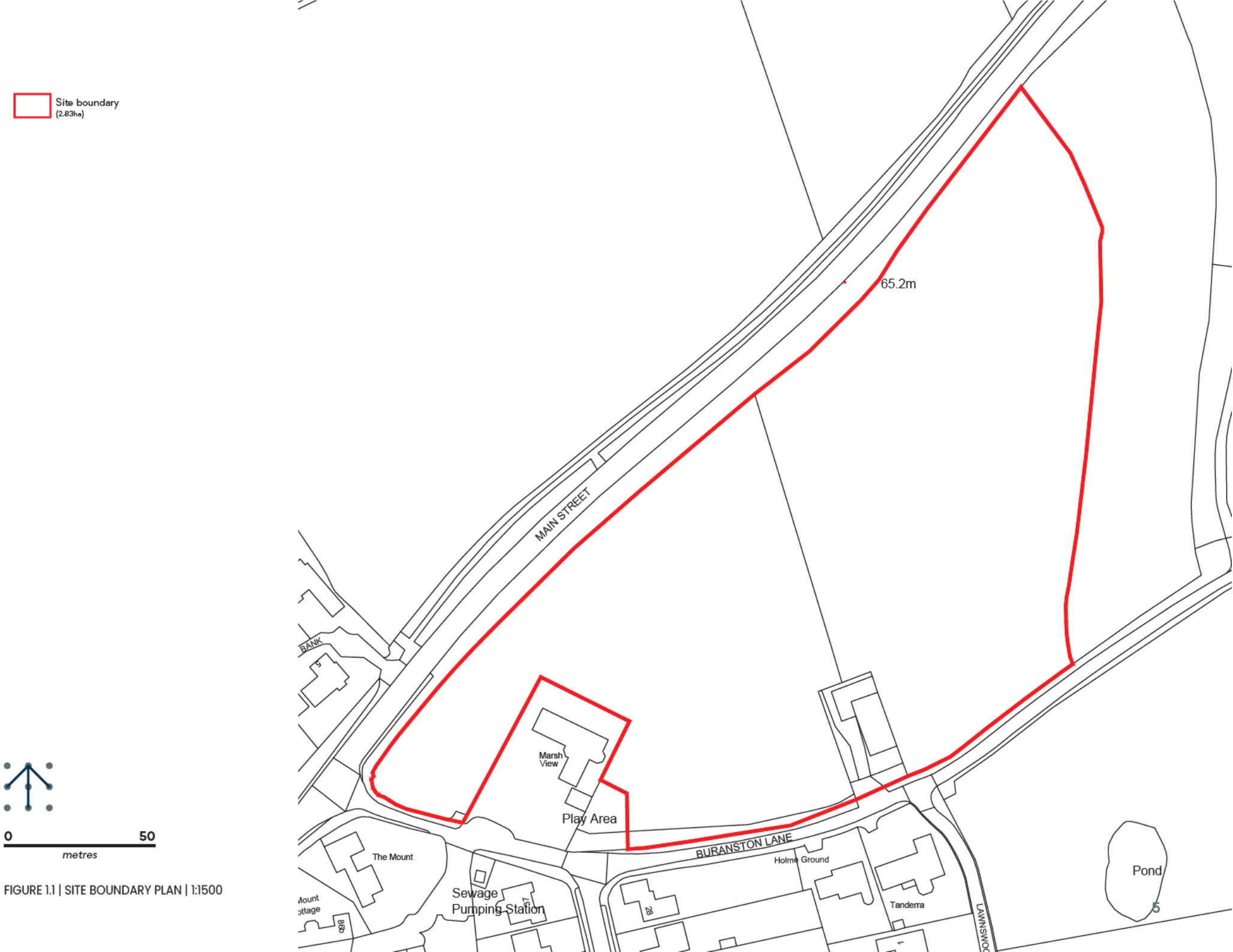



FIGURE 1.1 | SITE BOUNDARY PLAN | 1:1500

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# 2

# Vision


1 Introduction
2 Vision
3 Appreciating the context
4 Creating urban structure

# 2. Vision

## Overview

Establishing a vision is a vital stage in the design process, ensuring that all stakeholders are unified in their aspiration for the future of the site and, critically, that this same aspiration is maintained throughout the planning and design process.

## The context

The site is located within the Jurisdiction of South Derbyshire District Council. The Council is now working to produce a new South Derbyshire District Plan for the administrative area.

The new Local Plan will set out the spatial strategy for the District outlining the direction and volume of growth for South Derbyshire up to 2039. An Issues and Options (Regulation 18) consultation was held during December 2022. Although, it is acknowledged by St Philips that the vision set out within the consultation document may progress, the common themes outlined are:

- Enhancing Biodiversity – leaving the natural environment in a better state than when it was found.
- Sustainable Growth – a way to ensure that what is considered demonstrably special within an area is preserved, whilst facilitating necessary growth and development. In essence, a balancing act must be performed.
- Economic Growth – ensuring that job opportunities continue to keep pace with demand and businesses can grow and succeed.
- Preserving the Historic Environment – Areas and buildings of historic value need to be preserved whilst also being put to good use.
- Climate change – the challenges around climate change and the associated targets need to be met, which may mean supporting creative initiatives in the drive for carbon neutrality.

In addition to the above concepts, a number of objectives will be adopted to ensure that South Derbyshire continues to be an attractive district in which to live, to visit and invest. The new Local Plan will determine the most sustainable strategy for the growth of housing and employment land, whilst also providing infrastructure and respecting and enhancing the District's character, landscape, heritage and natural environment.

## The vision

Taking the future Local Plan into account, the following vision has been developed to guide the design and development process for the application site:







*Our vision for the site is to harness its sustainable location, physically connecting the scheme with the existing village to maximise opportunities for active travel to local amenities.*

*Working with the site's mature landscape features, the scheme will protect the rural character of the village through the creation of natural habitats to increase the biodiversity of the site and limit its visual impact on the landscape.*

*The site will conserve and enhance the character of Etwall, promoting a strong sense of place and civic pride within the local community. The preservation of the historic environment will be a core concept. New residents will increase the vitality and viability of local amenities and services, promoting a high-quality of life and a strong sense of community. The new population will increase the amount of expenditure spent within Etwall contributing towards economic growth.*

*The scheme will seek to overcome the negative impacts associated with climate change through encompassing the targets set within national and local planning policy. The development will place carbon neutrality at the forefront of the scheme.*

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# 3

# Appreciating the context


1 Introduction
2 Vision
3 Appreciating the context
4 Creating urban structure

# 3.1 Strategic context

## The planning context

### Local Development Framework

The relevant documents within the local development framework consist of:

- Local Plan Part 1 (adopted 2016)
- Local Plan Part 2 (adopted 2017)
- Local Green Spaces Plan (adopted 2020)

The Part 1 Plan sets the long-term vision, objectives and strategy for the spatial development of South Derbyshire. The plan sets the amount of housing and employment development required within the District over the plan period, allocates strategic housing and employment sites and contains policies used in the determination of planning applications. The Part 2 Plan proposes non-strategic housing allocations and detailed development management policies.

The development plan also includes a number of Neighbourhood Plans, the policies within which are material when determining relevant planning applications for sites falling within their defined areas. Etwall has been designated a Neighbourhood Plan area but is yet to progress and adopt a Plan.

### Emerging Local Plan Policy

South Derbyshire have begun the process of reviewing their Local Plan. The new Local Plan will influence the direction and quantity of growth within the district up to the year 2039.

The review is still within the early stages with the Council consulting on the Issues and Options document during December 2022. This was the first stage of formal consultation and ensured that the Local Plan will address matters including housing, jobs, infrastructure, health, climate change and the built and natural environment.

The standard method used for identifying the minimum housing need (Local Housing Need) means that South Derbyshire will need to provide a minimum 536 net additional homes per annum. In addition, the standard method indicated that Derby City will also need to provide for a minimum of 1,255 net additional homes per annum (35% uplift).

It has been identified that Derby City is unlikely to meet this need in full and it is therefore likely that any unmet need may need to be accommodated within other authorities in the Housing Market Area.

In terms of the distribution of development in South Derbyshire, four settlement categories have been established:

- Urban areas
- Key Service Villages
- Local Service Villages
- Rural Villages

Four options for housing distribution to meet South Derbyshire's housing need across the District have been developed:

- Option 1: Urban Extensions

- Option 2: Key Service Villages
- Option 3: Dispersed development
- Option 4: Create a new settlement or significant urban extension

Land at Main Street offers the opportunity to meet part of the emerging housing need in a sustainable location adjoining the settlement boundary of a category 2 settlement.

*South Derbyshire Design Guide*

The council adopted the South Derbyshire Design Guide Supplementary Planning Document in November 2017. The design guide identifies the 10 design principles set out in the Local Plan Policy BNE1, which align with the NPPF and other local policies.

The guide aims to encourage a higher standard of design throughout all aspects of the built environment. Notably, given the identification of historical villages with a local vernacular style, local materials and wealth landscape as the local distinct and important features related to the proposal, the council sets out to provide overarching design principles and guidance to respect local character through the following relevant chapters:

- Local character and pride: Policy BNE1e and BNE1g.
- Historic South Derbyshire of Appendix G.

In terms of local character, new development is expected not only to retain existing green elements within the site boundary, but also enhance landscape assets within its surroundings.

It also seeks to respect key views and vistas of landscape, townscape and history within and outside the development site as well as the details of street and architectural details including materials, details patterns and style.

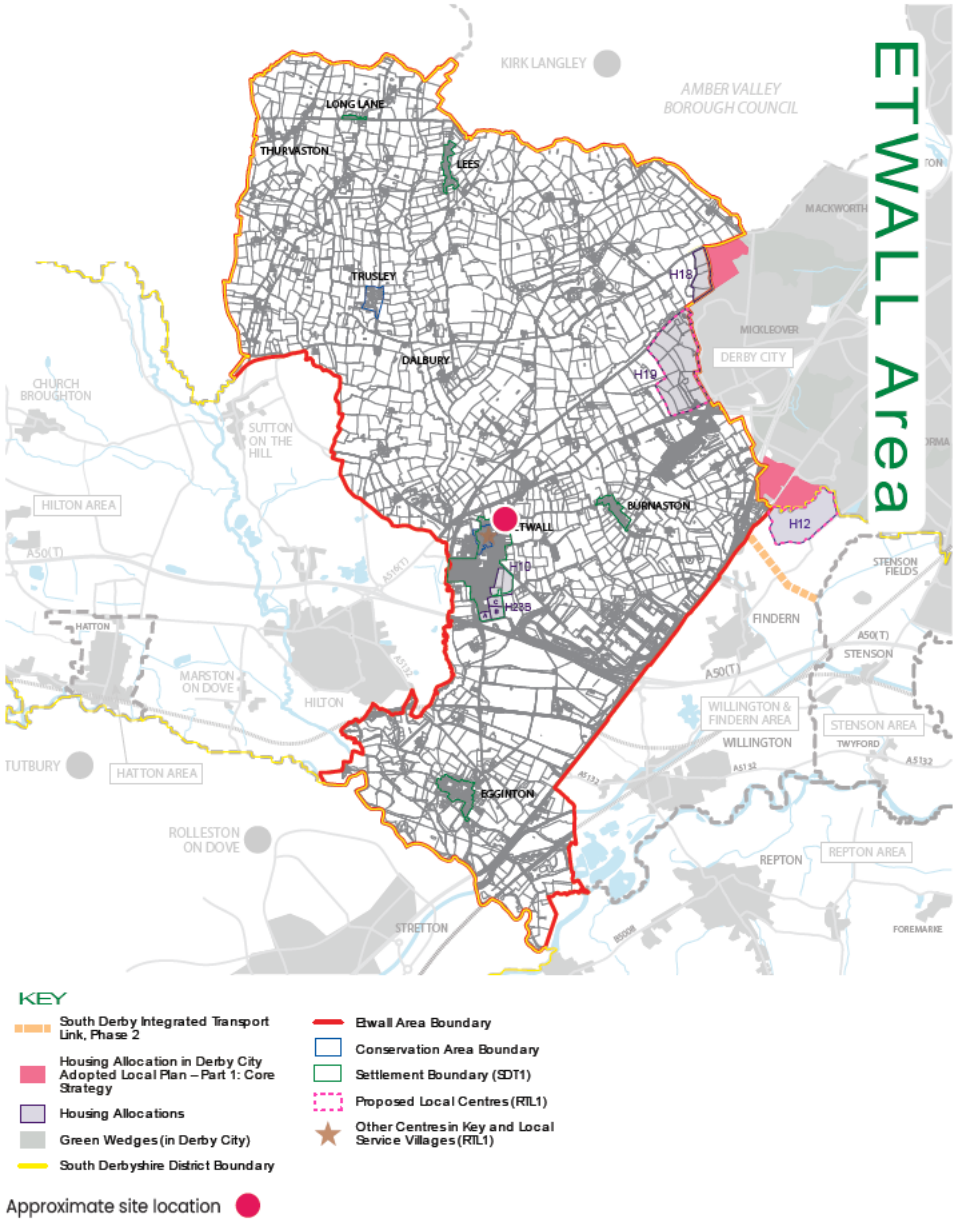



FIGURE 3.1 | POLICIES MAPS | ETWALL AREA MAP | NTS
SOURCE: SOUTH DERBYSHIRE DISTRICT COUNCIL

## Local facilities and land use

The site is well located within a 20 minute walking distance of a number of local facilities and services in Etwall village. These include local shops and Post Office, Etwall Primary School, a pharmacy, John Port Spencer Academy, two public houses, restaurants, a village hall and multiple sports facilities.

Etwall is home to multiple indoor and out-door sports facilities including football pitches, a cricket field, a bowls club and Etwall Leisure Centre. Allotments are also located to the south of the settlement.

In addition to the local facilities found within the village itself, many of the more substantial shops and services required to meet the day to day needs of the wider area can be easily accessed in the neighbouring towns of Hilton and Derby; approximately 2.9km south-west and 5.5km north-east of the site.

Etwall is set within a network of small villages including Hilton, Tutbury and Willington. These villages possess numerous examples of the kinds of facilities and services expected within active rural centres such as village shops, local butchers, primary schools and popular pubs, with an extensive public right of way network providing connections to the wider countryside, encouraging a healthy and active lifestyle.

1. Local convenience store
2. King George Recreation Ground
3. Etwall Leisure Centre
4. Local Pub



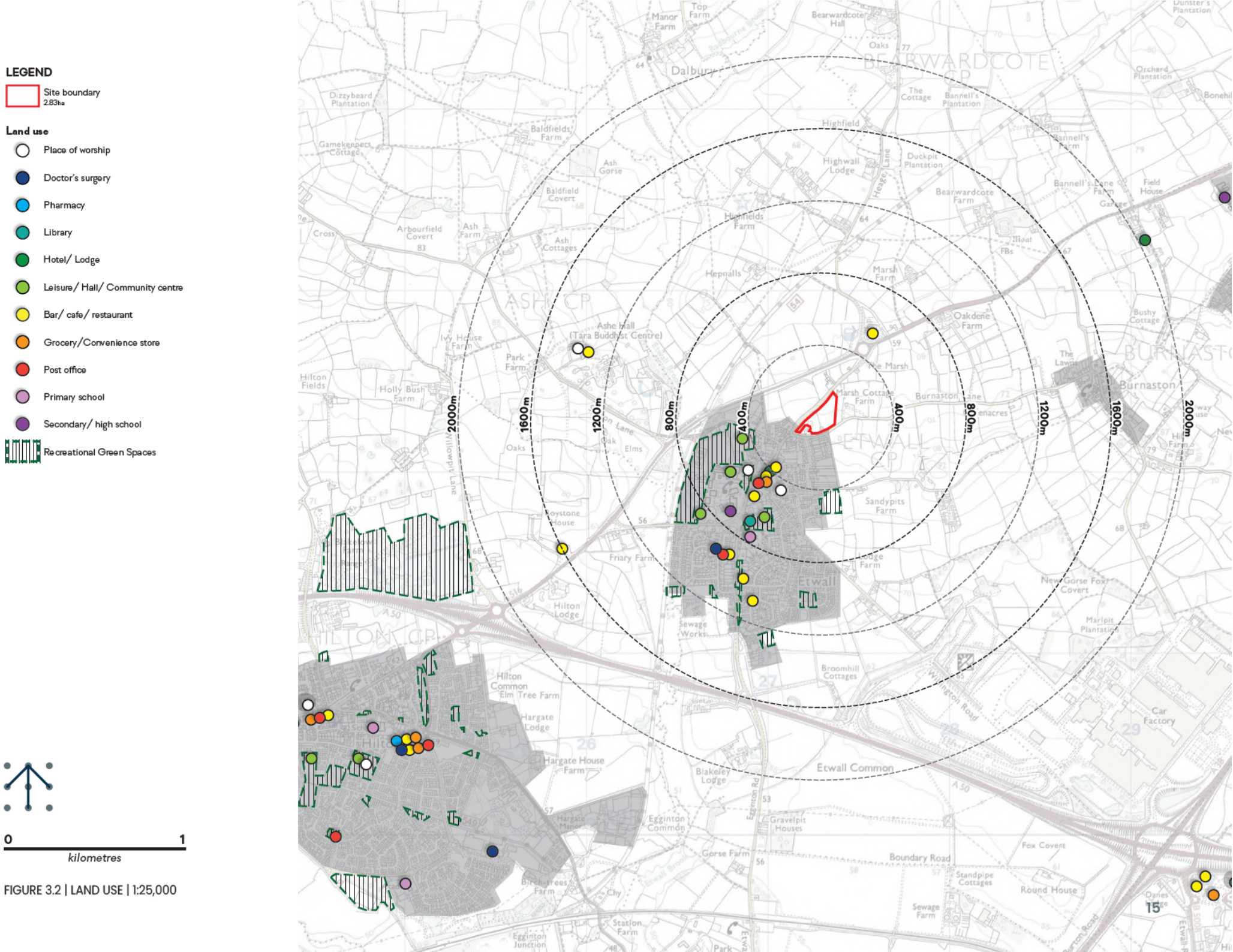



FIGURE 3.2 | LAND USE | 1:25,000

## Access and movement

Etwall has convenient access to strategic highway connections. The village is located to the east of the A516, which provides access south-west to Hilton, and north-east towards the A38 and Derby. Further south, the A38 provides access to Burton upon Trent and the M6 Toll. To the south of the site, the A50 Derby Southern Bypass stretches north-west to Stoke-on-Trent and east towards the M1.

### Pedestrian and cycle access

Footpaths on Main Street and part of Burnaston Lane run on opposite sides of the site. A number of public rights of way are located within the surrounding landscape, extending out across the local countryside. A number of dedicated cycle routes including the National Cycle Network route 54, which passes close to the site and runs between northeast Derby and southwest Hilton are available in the surrounding area.

### Public transport

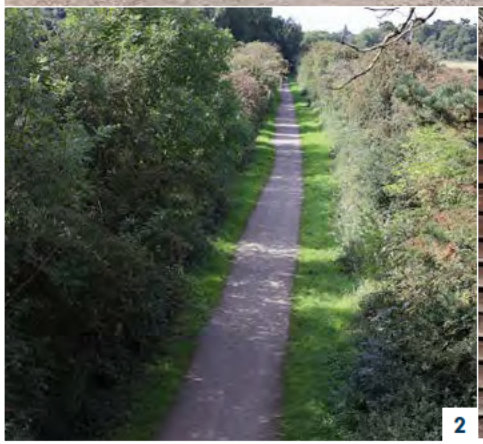
Bus service 'V1-the villager' provides services every 30 minutes during daytime hours between Burton upon Trent and Derby. The site is beside the bus route and access to the bus stop on Main Street is possible in less than 5 minutes on foot. The nearest train station, Willington Train Station can be accessed by bicycle within 15-20 minutes.

### Local movement

The site, surrounded by fences and hedgerows, has an access point on Burnaston Lane for the existing farm usage.

1. Existing site access point
2. National Cycle Network route 54 under the PRoW
3. Public transportation- bus stop within 5min walking distance





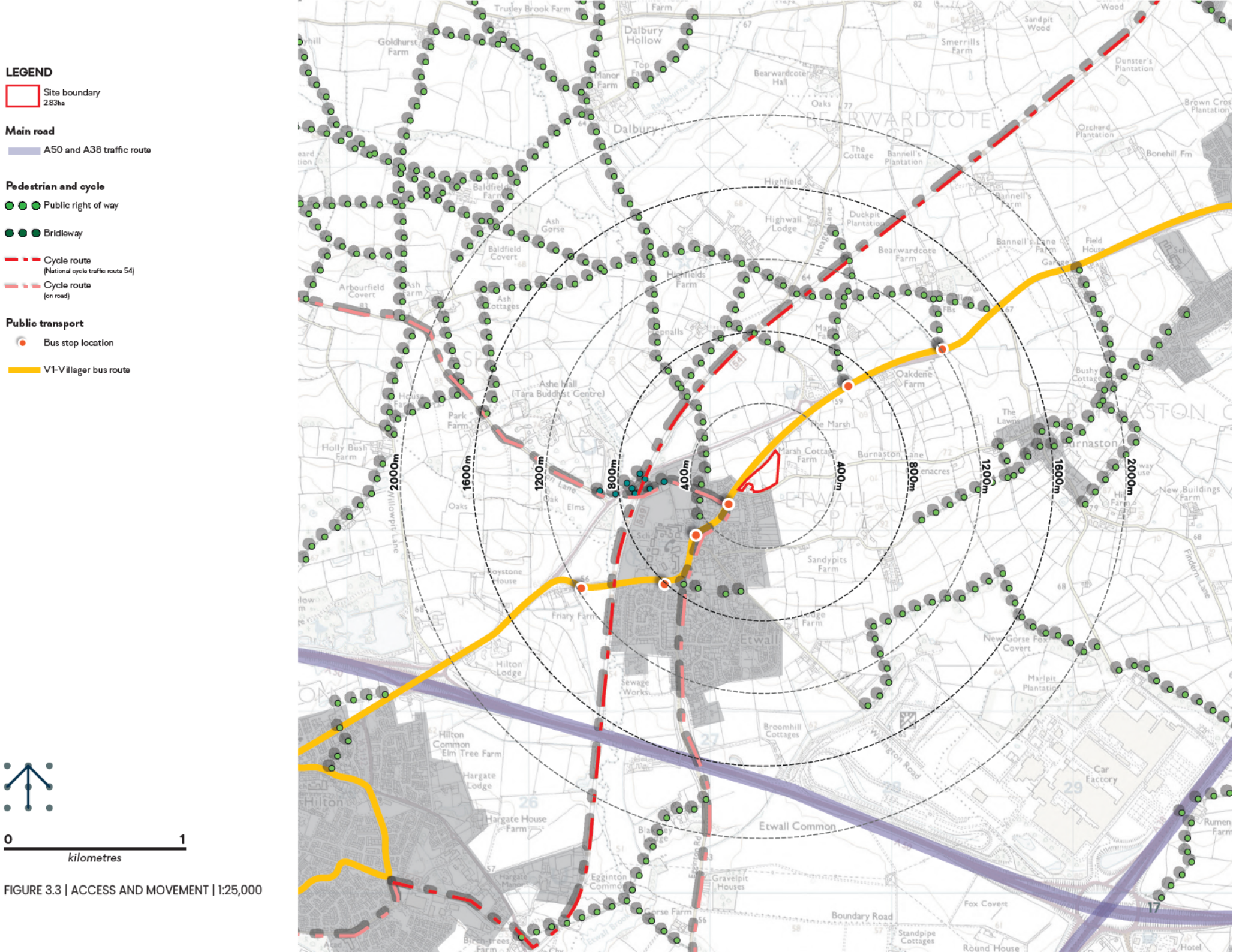




FIGURE 3.3 | ACCESS AND MOVEMENT | 1:25,000

1. Mature tree and grassland within the site
2. View along National Cycle Network route 54, a Local Wildlife Site
3. Character of local agricultural land

## Environmental setting

An assessment has been conducted to establish the potential for ecological sensitivity, both within the site itself and its surrounding context.

No statutory designated sites are found to be either within the site or in immediate proximity. The nearest Site of Special Scientific Interest (SSSI) is located approximately 2km southwest of the site, which is Hilton Gravel Pits Local Nature Reserve. The site is located within the Risk Zone for the SSSI.

A number of areas covered by Tree Preservation Orders (TPOs) are situated within 400m the south and west of the boundary of the site within Etwall village.

A section of the National Cycle Network route 54, which is located approximately 600m to the north-west of the site has been designated as a Local Wildlife Site.

The Environment Agency flood zones two and three broadly follow the alignment of water courses, including the Etwall Brook to the south, west and north of the site respectively, the closest of which is just less than 400m from the boundary of the site to the north.


1


2


3

**LEGEND**

Site boundary
2.83ha

**Statutory designations**

Site of special scientific interest
(SSSI)

**Non-statutory designations**

EA flood zone 2

EA flood zone 3

Local Wildlife Site

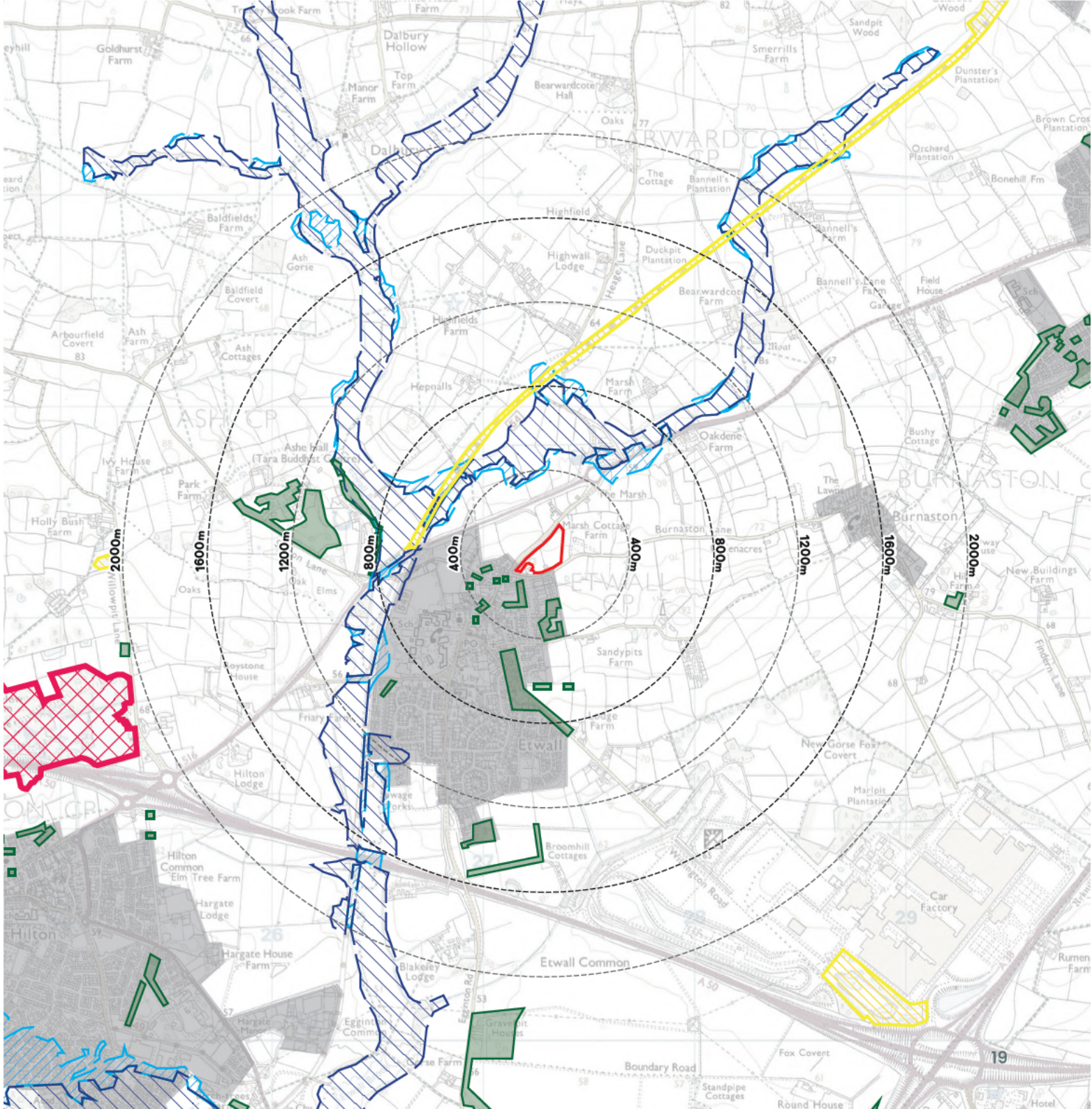
Tree Preservation Orders
(TPOs)



0 1

*kilometres*

FIGURE 3.4 | ENVIRONMENTAL SETTING | 1:25,000



## Heritage assets

An assessment has been conducted to establish the potential for heritage sensitivity, both within the site itself and its surrounding context.

The site does not include any designated heritage assets, as defined in Annex 2 of the NPPF (e.g. listed buildings), where there would be a presumption in favour of their retention.

The plan overleaf shows heritage assets within the context of the site. This demonstrates that Etwall Village itself is subject to conservation area designation, which extends to the southern site boundary.

A number of listed buildings are located within 800m of the site, with a focus to the southwest in the village centre, notably on Main St and surrounding the Church of St Helen, at the centre of the Village. Three grade II listed houses: The Limes and attached coach house, The old red house and Etwall Lawns are located closest to the site. Grade II* structures of Sir John Port Almshouse are located within the setting of the grade I Church of St Helen together with the grade II* gate to the south.

The site has been considered in line with the Etwall Conservation Area Character statement adopted in 2011 by the Council and has considered principal views of designated heritage assets and historical building forms in the area.

1. Grade II listed Limes and attached coach house
2. Grade I listed Church of St Helen
3. Grade II* listed Sir John Port Almshouses
4. Key view of listed buildings / historical buildings in the conservation area



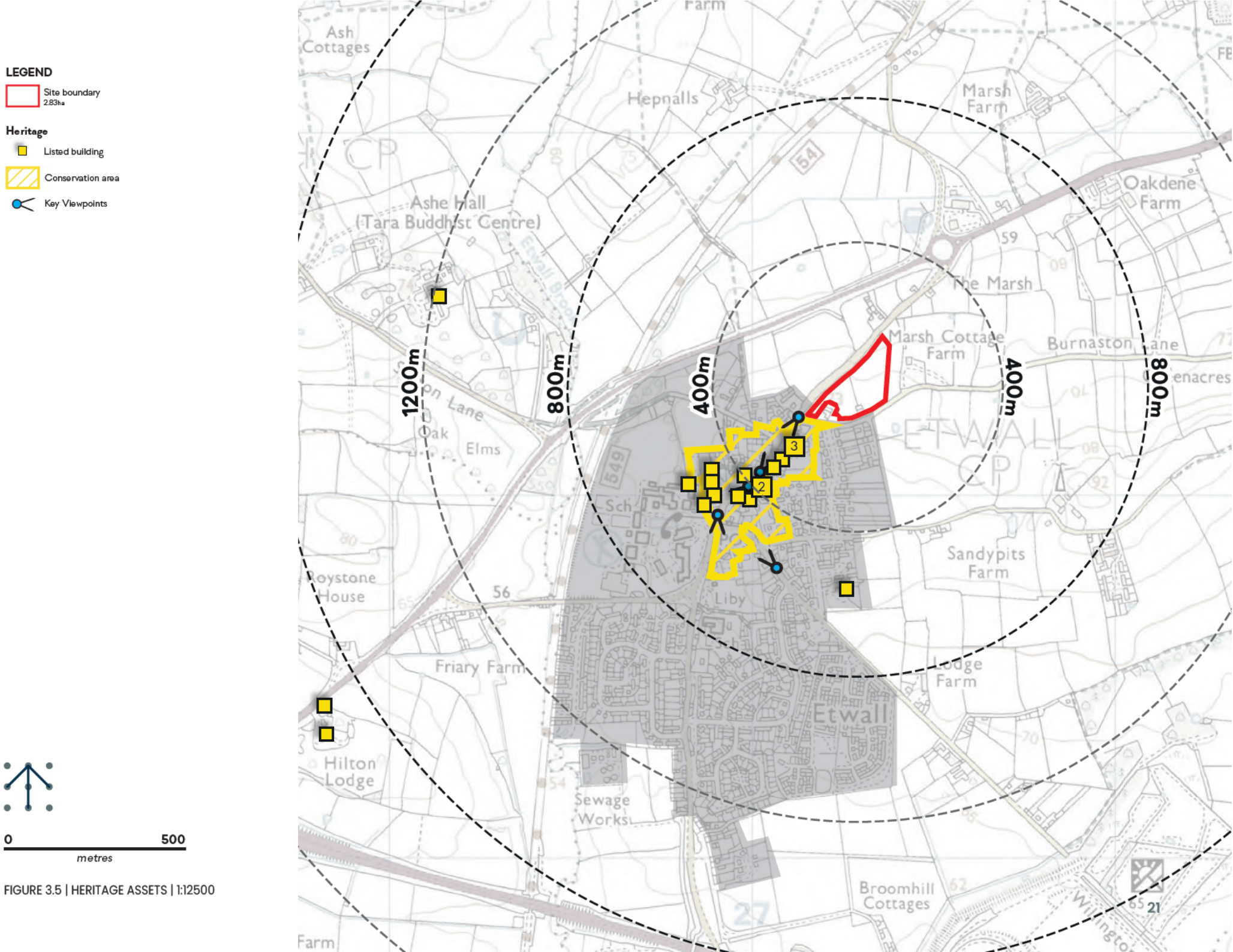



FIGURE 3.5 | HERITAGE ASSETS | 1:12500

## Local built morphology

### Village structuring components

Consideration has been given to the historic structure of Etwall and the surrounding settlements, seeking to identify any elements that could signify how the future growth of Etwall should be organised to remain in keeping with the existing character and morphology of the village.

*Key public realm/village green*

The Etwall First Edition Ordnance Survey (OS) Map of 1885 (Figure 3.6) depicted the site as undeveloped agricultural fields. The distinctive street pattern and historic morphology of the centre of the village, including the church and post office along with key buildings along Main Street were all already extant by this point, together with the key

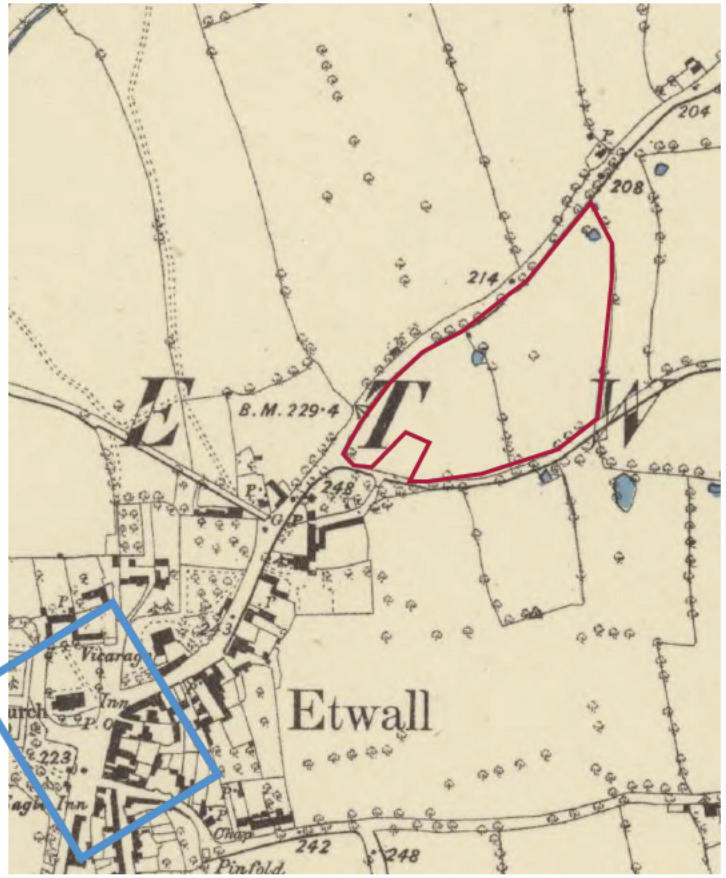



FIGURE 3.6 | FIRST EDITION OS MAP 1885 | BWB | NTS




FIGURE 3.7 | VILLAGE GREEN | NTS



FIGURE 3.8 | LINEAR PATTERN | OS | BWB | NTS



FIGURE 3.9 | CUL DE SAC PATTERN | NTS

green space around the church itself and its immediate environs, which today continues to provide a village green with its mature trees. This demonstrates the strong retained landscape character at the heart of the village. Opportunities exist to utilise this structure within the future growth of the village.

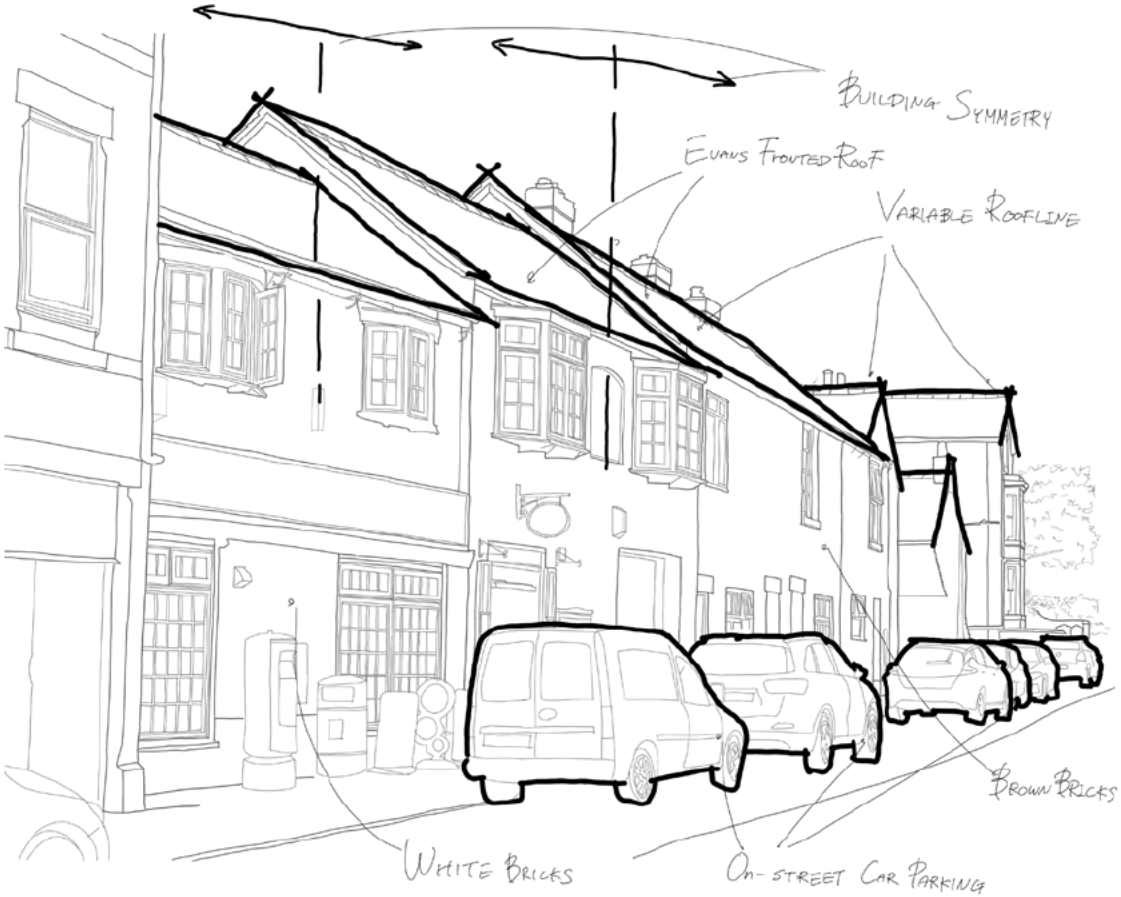
*Liner structures and Cul de sac*

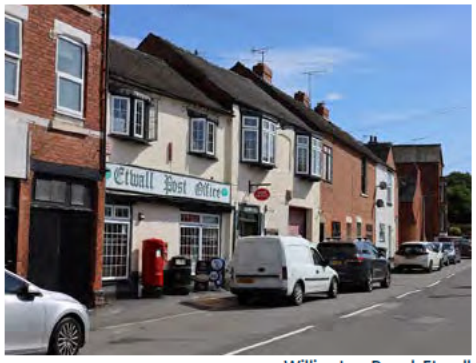
A more detailed analysis of the common morphological features of Etwall and surrounding villages demonstrates the high frequency combination of linear and cul de sac layouts. Both patterns appear in the conservation area and outside, with linear patterns more reflective of historic development forms.

## Local built form

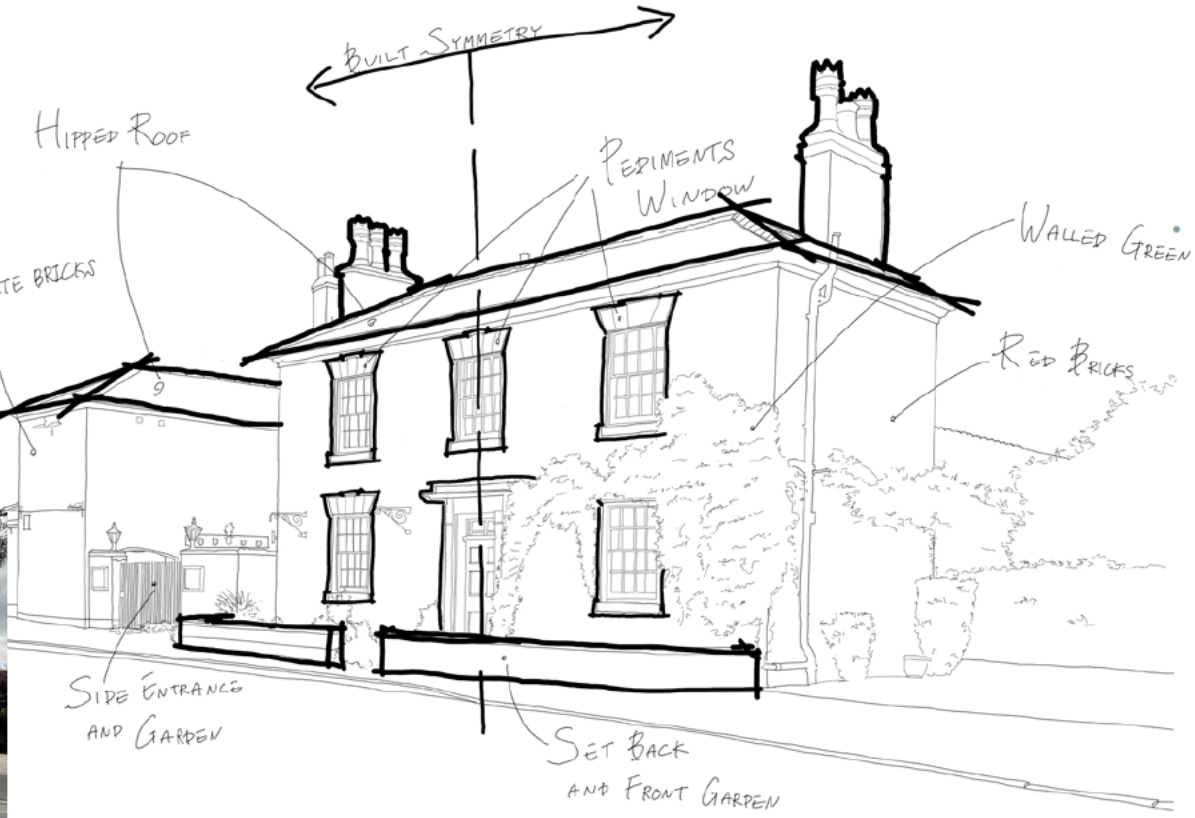
Consideration has also been given to the built form and residential typologies within the site's locality to help develop a vision for the site that both knits into the urban fabric of the village and emulates the distinctive character of the local area.

Etwall and the surrounding villages possess a number of distinctive characteristics. The adjacent sketches and photographs identify some of these key components:




Willington Road, Etwall





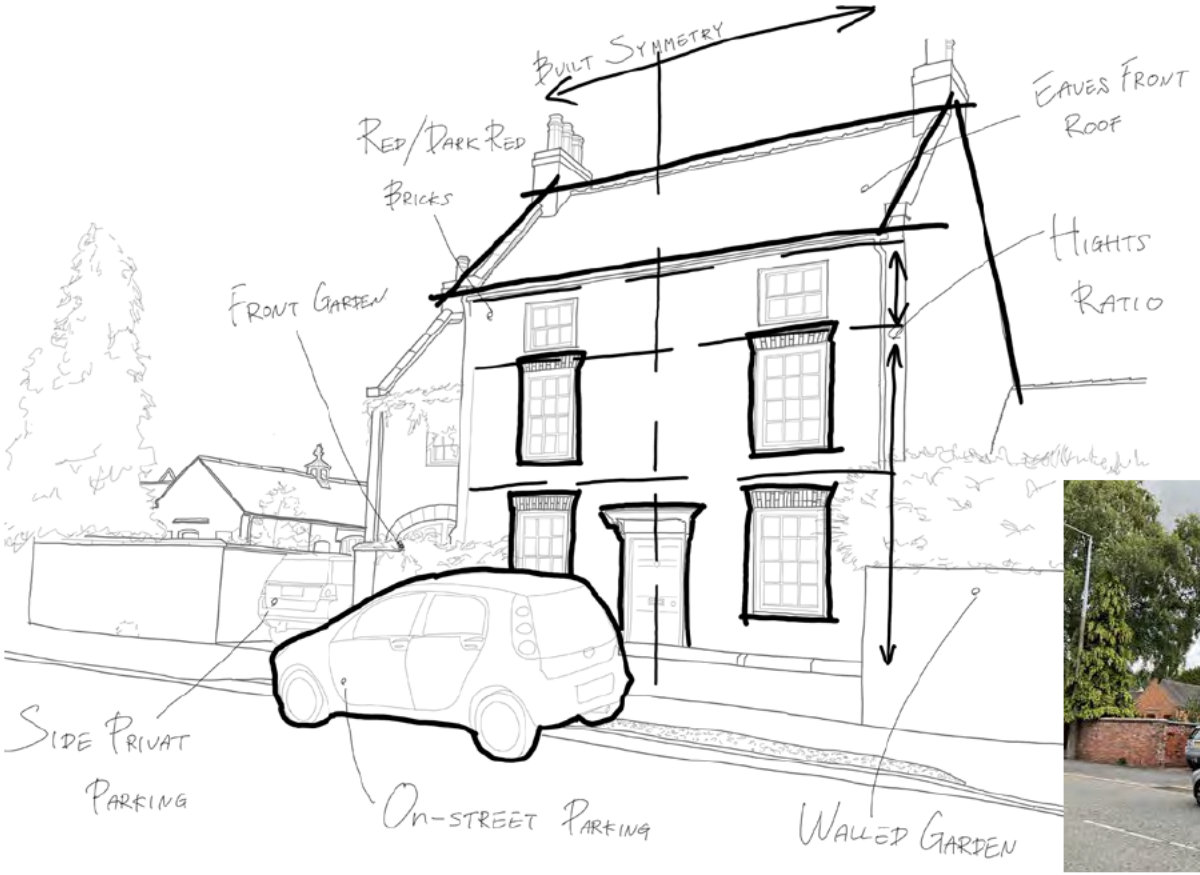

Main Street, Etwall

- **Black tile roof with variable roofline:** typical forms are gable roofs, hipped roofs and T-shaped roofs, but there are variations in building heights, pitch, chimneys and gable orientation.
- **On-street parking:** The village centre includes examples of informal on-street parking within the carriageway with limited formal parking areas, while front parking spaces have been created as far from the village centre.

- **Combination of red bricks and white bricks:** Although the most commonly seen building materials throughout Etwall village and the surrounding local villages are a combination of lighter and darker tones of red brick, a lighter palette of painted brick and buff brick are also present.

- **Building symmetry:** The village core area regularly presents 'reflected' elevations, with symmetrical applications of doors, windows, rooflines and chimneys.

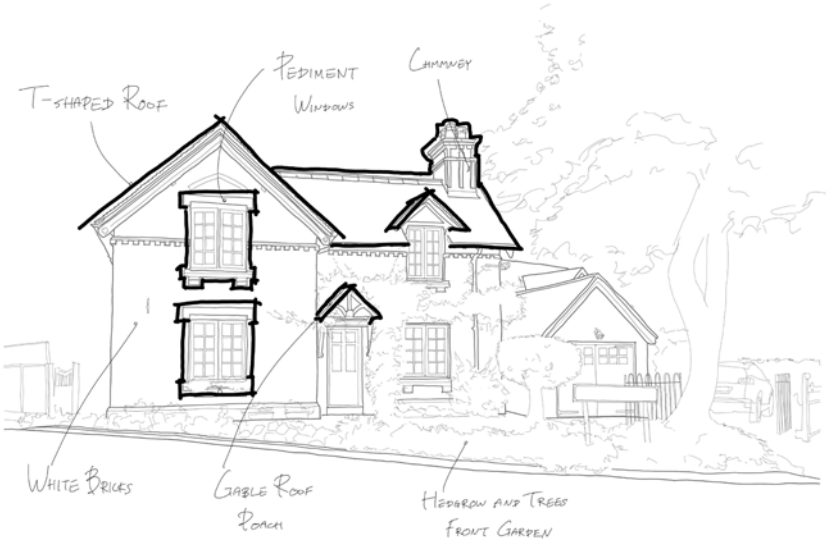
- **Pediments iron frame windows:** An overriding feature across the historic core of Etwall village is the presence of colourful iron frames and pediments commonly segment arches, camber arches and ornaments.






Main Street, Etwall

- **Walled gardens:** long, low, red brick boundary walls fronting main streets with vegetation punctuating above the walls and in the garden are typical of the village.
- **Front garden details:** In general, modest front gardens are typical, with either walled gardens with mature planting in traditional properties, or on plot parking spaces in more modern properties.
- **Central porches:** There is a strong characteristic of entrance porches as a central feature on detached residential properties, often with gable roofs, creating interest within the building form.

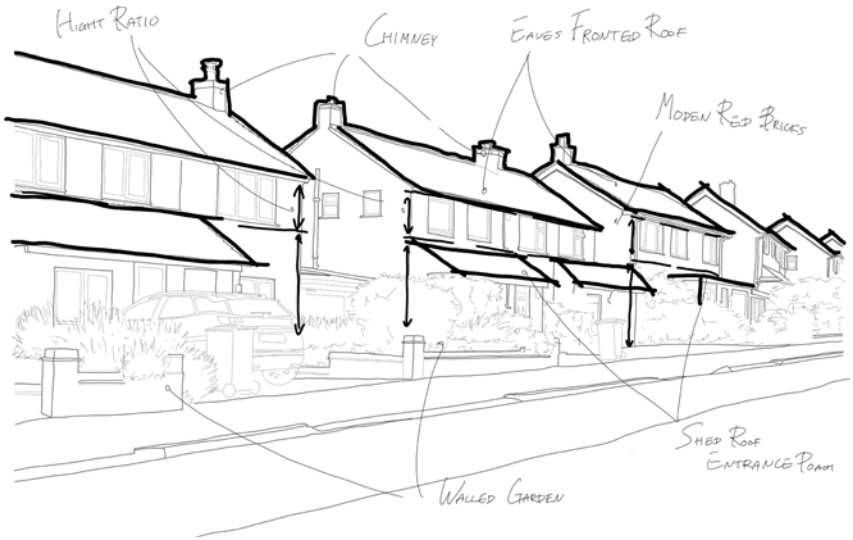





Sutton Lane, Etwall



Oakland Road, Etwall



# 3.2 Landscape character

## Landscape Character Areas

The site sits within number of different character areas at national, regional and local levels. These are summarised below.

### National Landscape Character Area(NCA)

*NCA 68 - Needwood & South Derbyshire Claylands*

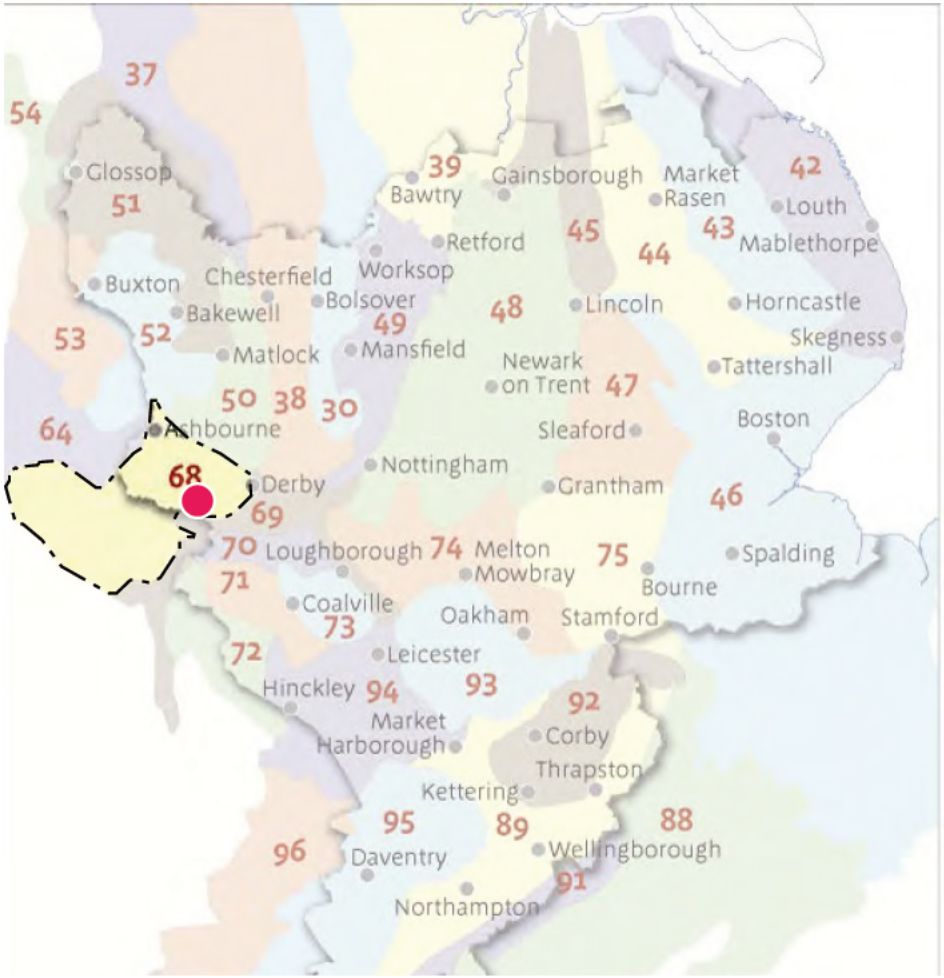
The site is situated within the 'Needwood & South Derbyshire Claylands' National Character Area (NCA) 68.

Natural England describes the NCA 68 as an area dominated by rolling plateau with slopes divided by the flood plain of the River Dove. There are strong unifying landscape features, plantations and ancient woodlands in the former Forest of Needwood to the south, and wider pastures bounded by matured hedges which are dominated by sparse settlement patterns elsewhere.

The area is located across both the West and East Midlands, with the east-to-north boundary delineated by the part of Derwent Valley Mills World Heritage Site together with the National Forest, and the west boundary by Cannock Chase. To the west lie the valued wetland habitats of Pasturefields Saltmarsh and Chartley Moss nature reserves while part of the undulating pastures and hills of the Peak District National Park form the northern border.

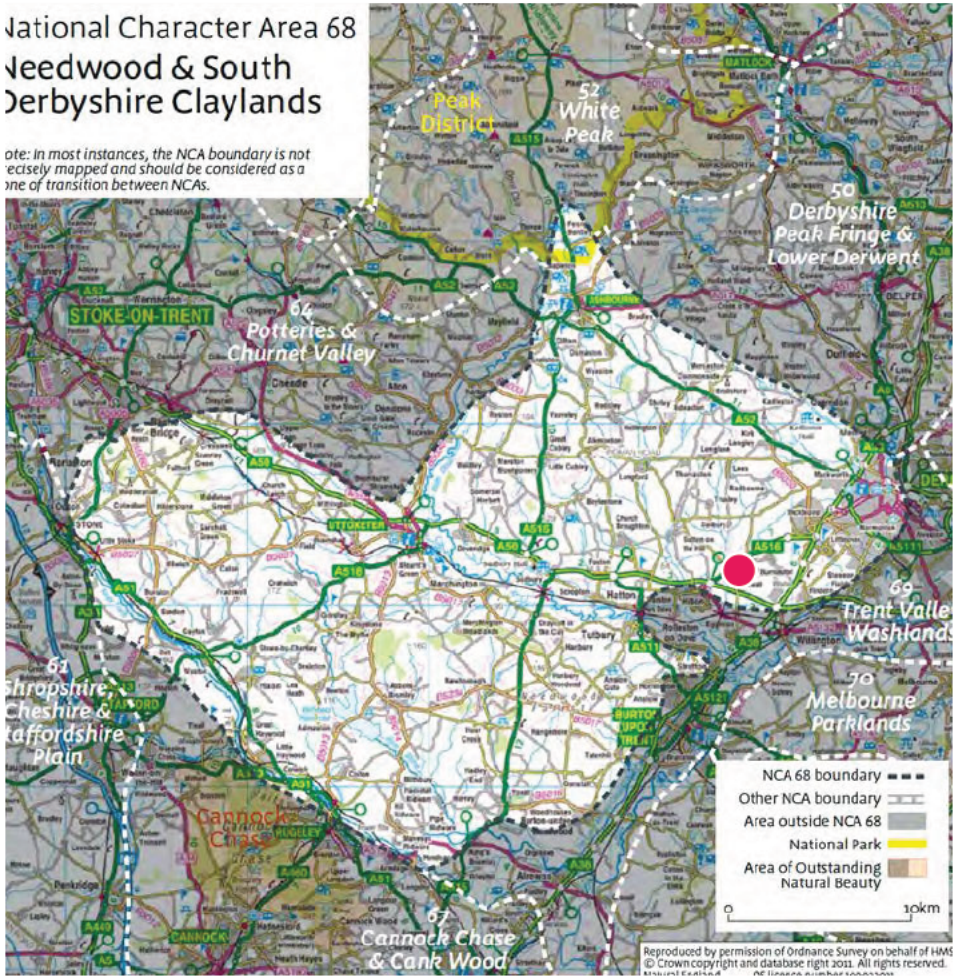
Natural England cites the following key characteristics for NCA 68:

- The area forms a rolling glacial till plateau with slopes towards the south valley of the River Trent.
- Three river systems: the Trent, the Blithe and the Dove passing through the area which influence the soil characteristics: heavily seasonal waterlogged soils in the south while red and pink soils on Mercia Mudstones and Sherwood Sandstone allow arable cultivation.
- The pastoral landscape which is predominantly tranquil countryside features distinctive field boundaries with hedgerows while farmlands are dominated by small to medium-sized livestock holdings and dairying.
- Fields shaped by hedgerow deliver varied sized; small to medium scale to the Dove, large-scale and rectilinear on the river flood plains, rectilinear scale surrounding Needwood Forest, and irregular scale to the west.
- Wooded features of boundary and parkland trees together with seminatural and ancient woods are located in a largely fragmented way.




Approximate site location

FIGURE 3.10 | NATIONAL CHARACTER AREA 68 LOCATION | NTS
SOURCE: WWW.GOV.UK




Approximate site location

FIGURE 3.11 | NATIONAL CHARACTER AREA 68 DETAIL | NTS
SOURCE: NATURAL ENGLAND

Statements of environmental quality that relate to the site are as follows:

'SEO 1: Conserve and enhance the essential character of this mainly pastoral mixed farm landscape with its distinctive field and settlement patterns, hedgerow trees, varied hedgerow types and heritage assets, enhancing and expanding the network of farmland habitats and improving access opportunities while sustaining food provision.'

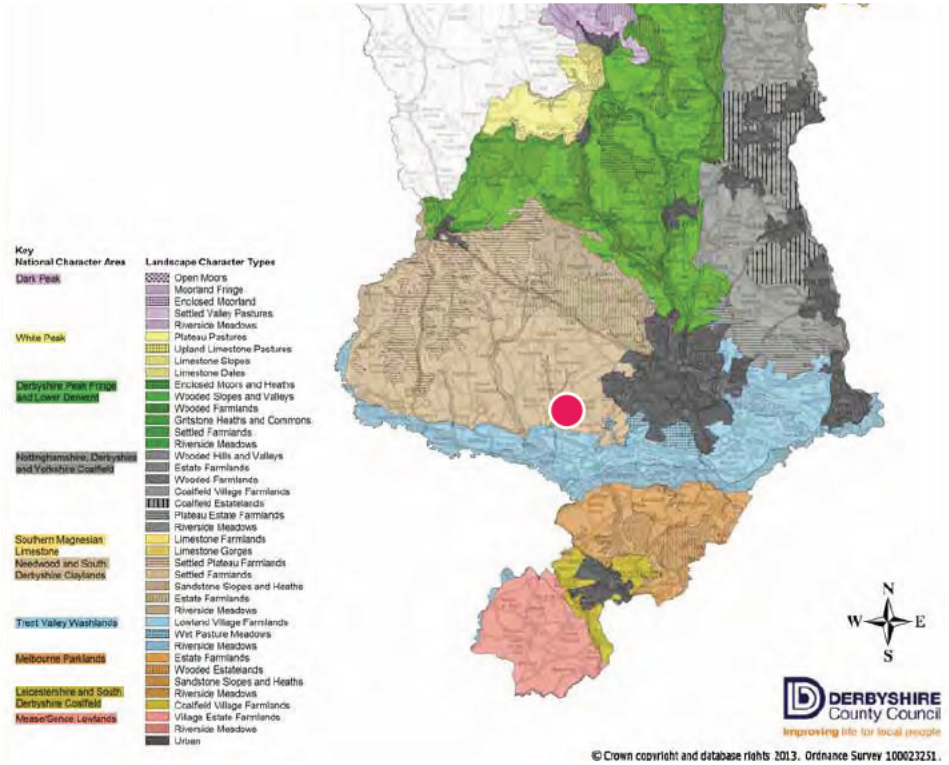
'SEO 3: Protect the historic and cultural features of Needwood and the South Derbyshire Claylands, in particular the traditional settlement patterns of remaining villages, traditional farmsteads and the country estates that provide a strong sense of place.'

## Regional/Local Landscape Character Area

The site is situated within the 'Settled Farmlands' landscape character type in the wider NCA 68 Needwood & South Derbyshire Claylands, which is described as 'The Landscape Character of Derbyshire ' document by Derbyshire County Council as 'An undulating to gently rolling, dairy farming landscape with hedgerow trees, dense watercourse trees and occasional small woodlands. A well-settled landscape of red brick farmsteads and cottages along winding country lanes.'

The following characteristic features related to the site are identified:

- An undulating lowland topography which is divided by local stream valleys with steep slopes.




Approximate site location

FIGURE 3.12 | REGIONAL / LOCAL CHARACTER AREA FELDON | NTS
SOURCE: DERBYSHIRE COUNTY COUNCIL

- The main geology of Permo-Triassic Mudstone, Siltstone and Sandstone which are waterlogged seasonally.
- Mixed farming dominates on permanent pasture with localised arable crops.
- Scattered hedgerows with trees, mainly oak and ash trees
- Hedgerow surrounding small to semi-regular size and strip fields.
- Wide ridges and ditches.
- Small clusters of farms and cottages characterised by red brick and Staffordshire blue clay tile.

The planting and management guidelines aim to preserve the existing character of tree cover, which is dense rows of trees and scattered hedgerows.

## The site's landscape character

### Overview

The site's landscape character reflects a number of elements identified as characteristic of its character area at a national and regional/local level:

The site and local context within Etwall display the following landscape characteristics associated with National Character Area 68:

- The sense of a tranquil rural pastoral landscape, albeit influenced by the more urban context to the south.
- Wet but fertile loamy soils supporting the mixed grazed pasture and cultivated land use.
- Hedgerows and trees bounding the fields making strong landscape features.
- Mainly small to medium-sized fields

The site and local context within Etwall display the following landscape characteristics associated with the regional and local character area:

- Mix of undulating and rolling sloping lowland.
- Arable waterlogged seasonal soils based on Permo-Triassic Mudstone, Siltstone and Sandstone.
- Mixed farm and pastoral land use.
- Numerous hedgerows and trees.
- Red brick character of traditional buildings present in the small cluster of farm facilities and cottages.

### Conclusion

The site's landscape is considered to constitute a typical, but unremarkable example of landscape character at both a national and regional/local character level.

## Landscape visual appraisal

An initial review of the site's potential visual sensitivity has been undertaken as part of the landscape assessment. The following pages set out photographs from identified viewpoints within the locality, indicating the site's level of visibility.

The site is well screened from long distance views from both the north and south east of the site by intervening topography and vegetation. A mature hedge along Burnaston Lane screens the site well in close proximity to the site.

The site is most prominent from Main Street looking north east and south west. However, this is often in the context of existing residential development.

Proposals should seek to set back development from the corner of Main Street and Burnaston Lane or locate open space and additional planting in this location. Existing trees and mature hedgerows should be protected where possible and enhanced with additional planting particularly along the north western edge of the site onto Main Street.




**VIEWPOINT 1**
VIEW SOUTH-EAST EDGE ALONG THE BURNASTON LANE




FIGURE 3.13 | VIEWPOINT LOCATION PLAN | 1:12500




**VIEWPOINT 2**
VIEW SOUTH SITE EDGE ALONG MAIN STREET, POTENTIAL MAIN ACCESS FROM VILLAGE




**VIEWPOINT 3**
VIEW NORTH-WEST SITE BOUNDARY ALONG MAIN STREET WITH HIGHER HEDGEROWS




**VIEWPOINT 4**
VIEW NORTH SITE BOUNDARY ALONG MAIN STREET




**VIEWPOINT 5**
VIEW NORTH ACROSS FARMLAND ALONG MAIN STREET




**VIEWPOINT 6**
VIEW WEST ACROSS AGRICULTURAL LAND TOWARDS SITE ALONG PROW




**VIEWPOINT 7**
VIEW NORTH-WEST ACROSS AGRICULTURAL LAND TOWARD SITE ALONG 54 CYCLING ROUTE




**VIEWPOINT 8**
VIEW NORTH ACROSS AGRICULTURAL LAND TOWARD SITE ALONG PROW




**VIEWPOINT 9**
VIEW SOUTH-EAST ACROSS AGRICULTURAL LAND TOWARD SITE

# 3.3 Site assessment

## Site description

A comprehensive photographic audit of the site and its surroundings has been undertaken. Key photographs and their location are shown on figure 3.14 opposite.

The site is comprised of a single greenfield parcel of irregular shape, that is currently used for agricultural purposes. The topography of the site is mostly flat in nature gradually sloping down broadly from west to east, with a modest, 8m total drop in levels from 73m AOD at the southwestern boundary to a low point of 65m AOD at the northern site corner.

The site is bordered to the north by Main Street with the A516 beyond, the Main Street and Burnaston Lane junction borders the west of the site with residential buildings beyond. Burnaston Lane borders the site to the south with a residential neighbourhood further afield and the eastern site boundary is bound by open countryside.

With the exception of the eastern boundary, the site is bound on all sides by built development and is enclosed by mature trees and hedgerows.

No public rights of way pass through the site or around its boundary.




FIGURE 3.14 | PHOTO LOCATION PLAN | 1:2,500










# Viewpoint photographs


4


5


6


7



8


9


10



11

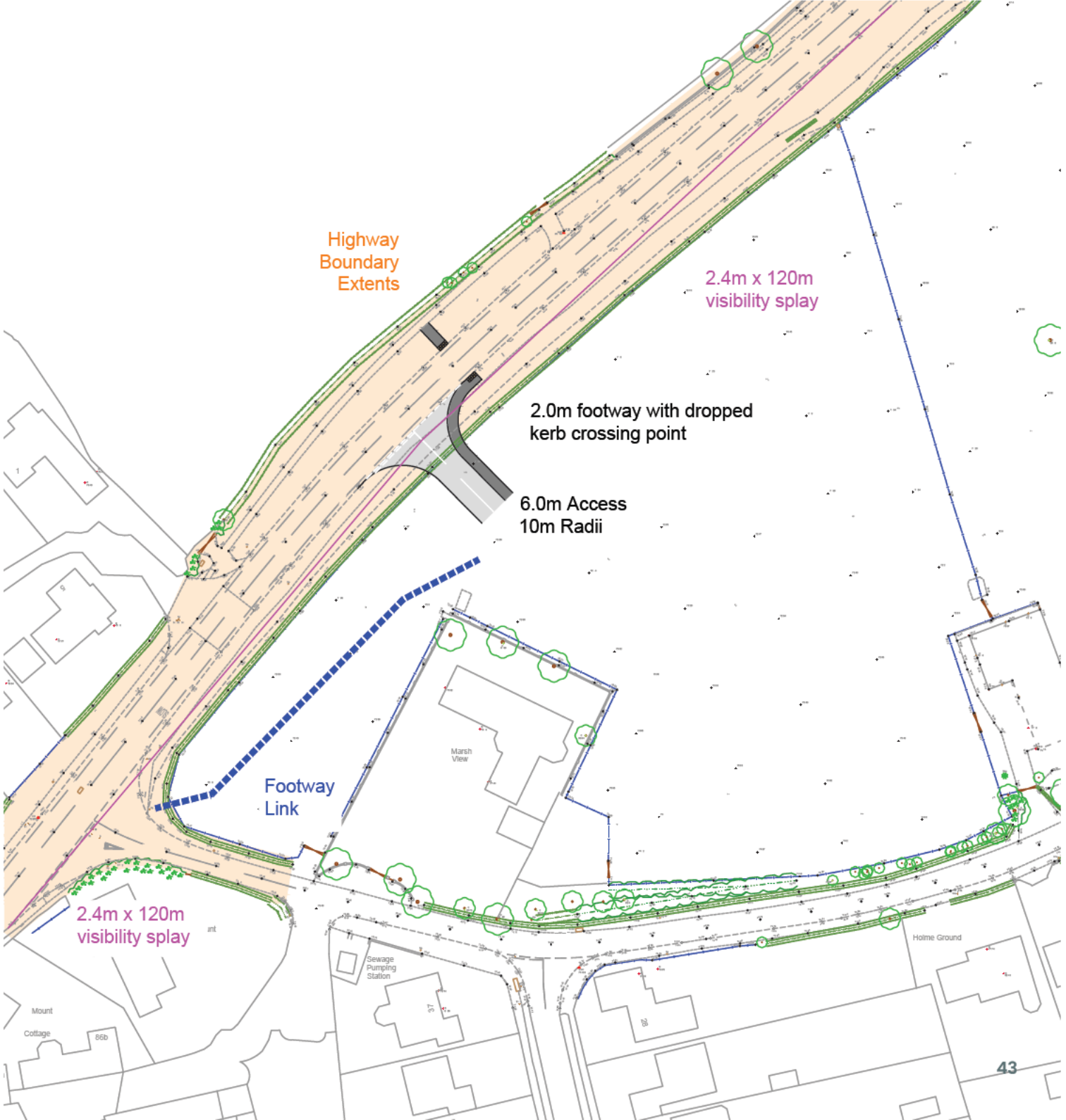
## Technical Assessments

This section of the vision document provides a brief overview of the technical site assessments undertaken by **BWB** (arboriculture assessment, archaeological assessment, flood risk and drainage survey and ecology assessment), **DTA** (transport and access assessment), and **Greenhatch Group** (topographical survey).

Details within these studies have been taken forward to support the design development process through the identification of detailed constraints for both the site and its immediate context.

### Access and connectivity

- Access to the development can be provided from the northwest site boundary onto Main Street (Figure 3.16). The access will take the form of a priority T-junction and is shown with a 6m access road width. A single-sided footway will be provided along with a dropped kerb crossing of Main St to link into the existing northern-sided footway which will cater for journeys on foot to the north-east for both new and existing residents.
- The development is permeable for pedestrians with the access on the corner of Main St and Burnaston Lane leading into a footpath within the site. This is supplemented with further access to the east on Burnaston Lane and proposed access from Main Street.
- There is currently no footway on the initial section of Burnaston Lane and it is therefore proposed to provide a pedestrian route along the section of Burnaston Lane site frontage closest to Main Street with tactile paving to cross Burnaston Lane. This will benefit existing and new residents, providing a continuous pedestrian route into the village centre.
- Etwall Village provides several local amenities within walking distance of the site. This includes a post office and convenience store where a cash machine is accessible; various eateries and community or sports centres including Frank Wickham Community Hall and Etwall Leisure Centre; and Etwall Primary School and John Port Spencer Academy Secondary School. All these amenities are accessible within an 800m walk from the proposed development via continuous footways.
- The length of Main Street through the village and the west side of the site benefits from a designated cycleway. The poorly maintained white lining of the on-carriageway sections and signing could be improved by the development while other roads in the village which link to the site are subject to 30mph speed limits and provide a safe cycling environment. Off-road SUSTRANS Route 54 (partly Mickleover Greenway), to the west of Etwall links into the cycle network around Derby, is accessible via a quiet cul-de-sac, Sutton Lane.
- The V1-the-Villager bus service passes the site along Main Street, with the nearest bus stops around 150m walk to the south of the site boundary. The service runs at half-hourly intervals between Derby and Burton-upon-Trent, directly to Burton Rail Station and within a 15-minute walk of Derby Rail Station. Rail services from Burton run to Nottingham, Derby, and Birmingham at least twice an hour, with less frequent services to longer distance destinations in the south-west and the north-east of the country. The closest stations to the site are at Willington and Tutbury.
- Collision data within the Crashmap.co.uk database shows that there have been no recorded road accidents on the network around the site within the most recent 5-year period. There are no accident blackspots identified within the village.




0 50

*metres*

FIGURE 3.15 | PROPOSED SITE ACCESS & TRACKING | BWB | DTA | 1:1000

## Arboriculture

BWB has undertaken a tree survey of all trees within and adjacent to the site that may be affected by the proposals. The key findings of the arboricultural survey are:

- 21 records have been made across the site consisting of 16 individual trees, 5 groups of trees, shrubs and hedges.
- The majority of trees are mature age.
- Seven of sixteen key records of individual trees have been categorised as retention value B which demonstrates moderate quality - five of seven represent landscape assets, and others are arboricultural and cultural assets respectively.
- The rest of the individual tree records are the retention value category C which identifies limited arboricultural merit or impaired condition.
- Every group of trees, shrubs and hedges records bound to the site has been categorised as the retention value C.

The significant arboricultural constraints are:

- Trees, shrubs and hedges around the boundary around the site are the chief arboricultural constraints for the site. Trees and hedgerow boundaries are noted as important elements of the Landscape Character Area of the local context.
- The majority of trees on the existing residential edge have been categorised as C which requires a sensitive approach.

To inform the master planning process, root protection areas for each item have been calculated using the methodology set out in BS5837:2012 Trees in Relation to Design, Demolition and Construction. Category B items will be prioritised for retention, where practicable, within the master planning process. However, the default position shall be the retention of all items, where practicable, regardless of category grading as all trees provide positive environmental and ecological contributions, irrespective of their condition.

Any future planning application will be supported by a comprehensive arboricultural assessment and will include an assessment of the development's impact upon the existing tree stock as well as making recommendations for additional tree planting.




FIGURE 3.16 | TREE CONSTRAINTS PLAN | BWB | 1:2,000

## Archaeological potential

The site currently comprises two agricultural fields and agricultural buildings. The Historic Environment Record (HER) contains entries that relate to the medieval development of the village of Etwall, including evidence for ridge-and-furrow cultivation in the surrounding landscape.

There is potential for encountering archaeological features dating to the medieval period within the site, although these may be restricted to evidence of former agricultural activity and land management such as field boundaries and ridge-and-furrow cultivation.

Features of this type have low importance but they can mask earlier features dating from the Prehistoric to the early medieval periods, and there is very little in terms of archaeological baseline within the HER data to determine the potential for earlier remains to survive within the Site.

If archaeological remains are present within the site, the development, where groundbreaking is proposed, could adversely impact those remains depending on the precise detail of the development and the formation levels.

Further assessment would determine the potential for archaeological remains to be present within the site, assess their significance and make recommendations to mitigate any impact on archaeological remains.

In order to further establish the archaeological baseline, a geophysical survey would be an appropriate first response and would inform the need for any additional intrusive investigation, such as archaeological trial trenching.

Trial trenching would establish the significance of any archaeological remains so that a judgement can be made on whether to seek preservation in-situ or to mitigate any remains through further excavation. Derbyshire County Council would be consulted to determine the scope of the archaeological works required.




FIGURE 3.17 | LOCATION OF NONDESIGNATED ASSETS | BWB | NTS

## Flood risk & drainage

A desktop assessment of the flood risk and drainage potential at the site has been carried out by BWB to understand the flood risk and conceptualise the proposed drainage strategy.

### *Flood Hazard & Probability*

*Fluvial Flood Risk*

The Environment Agency Flood Map for Planning shows the site to be located entirely within Flood Zone 1: these areas are considered to be at low risk of flooding from fluvial sources. The nearest Flood Zone 2 and 3 extents are located approximately 260m to the northwest of the site associated with an Unnamed Ordinary Watercourse (UOW).

*Surface Water Flood Risk*

The site is mainly unaffected by surface water flood risk according to the Environment Agency's Light Detection and Ranging Mapping. However, there is a low (1 in 1000-year) to medium (1 in 100-year) surface water flow route along Main Street, which is adjacent to the western site boundary.

The surface water risk will be managed through the development of the master plan as part of a sustainable surface water drainage system, which will consider the layout and profile of the site with regard to exceedance flows and flood resilience.

*Summary*

Overall, the influence of flood to the site including reservoir flood is mainly low, therefore, the site is suitable for all types of development and is sequentially preferable according to the National Planning Policy (NPPF).

### *Water Utility System*

*Outline Sustainable Surface Water Drainage Strategy*

Surface water from the development will be managed by a surface water drainage strategy which will incorporate the use of sustainable drainage systems (SuDS) to manage the quantity and quality of surface water prior to it leaving the site.

The surface water drainage system will attenuate surface water within the proposed development to the equivalent greenfield mean annual flow rate (QBAR) for all events up to the 1 in 100-year critical storm return period, with a suitable allowance provided to account for the future impacts of climate change. The surface water drainage strategy will comply with the latest local and national SuDS guidance.

Foul water from the development will be drained separately to surface water. Due to the existing topography of the site, foul water will be pumped to the nearest foul water public sewer.

It is anticipated that both the foul and surface water (including SuDS) drainage systems will be offered up for adoption by the sewerage undertaker.

## Ecology

Overall, as long as mitigation measures are incorporated into the final design based on the outcome of any further survey work, no significant impacts are envisaged as a result of any future development of the site.

### *Habitats*

#### *On-Site Habitats*

The habitats within the site largely comprise modified grassland of low ecological value. No significant ecological impacts are envisaged as a result of the loss of these habitats. Hedgerows on-site are native and as such would qualify as Priority Habitats under the NERC Act 2006. Mature trees on and around the site also had value, both intrinsically and as habitat, for notable and protected fauna. As such these habitats should look to be retained or replaced, if removal is required.

#### *Off-Site Habitats*

There is one Site of Special Scientific Interest (SSSI) within 2km of the site: Hilton Gravel Pit. The site is located within the Risk Zone for this SSSI.

### *Species*

Habitat for amphibians, including the specially protected great crested newt (GCN) Triturus cristatus, is largely sub-optimal. However, several ponds were recorded within 500m of the Site. Waterbodies within 500m will require further survey work and, if necessary, suitable mitigation be implemented such as translocation and/or habitat creation.

Mature trees and buildings around and on-site have the potential to support roosting bats. Should any mature trees be impacted by the works, an aerial inspection by a licensed bat ecologist should be conducted in the first instance, potentially followed by nocturnal surveys. Should any boundaries be impacted through either loss of hedgerows/tree lines or artificial lighting, bat activity transects are likely to be required with mitigation potentially required in the form of habitat retention/creation or a bat-specific lighting scheme.

An important assemblage of bird species was considered unlikely to be present on-site. However, vegetation clearance will be timed to avoid disturbance of nesting birds and bird boxes be included in the new development to secure habitat enhancements for these species.

The site provided a sub-optimal habitat for reptiles and is unlikely to form a significant resource for this species. There are opportunities through the BNG process and the inclusion of artificial roosting and nesting habitats to increase the ecological value of the site.

### *Biodiversity Net Gain*

A 10% net gain of biodiversity will be required to be achieved by the development.

# 3.4 Opportunities and constraints

Following an assessment of the site and its local context a number of opportunities, constraints, and technical considerations have been identified to be taken forward into the design development process. The following bullet points and adjacent plan provide a summary of the key considerations that have informed both the design and layout of the site:

- **Integrating local character:** The site is located adjacent to Etwall conservation area. New development has the opportunity to enhance the sense of place of the Etwall Village as well as incorporate distinctive existing features from the local built environment, such as morphological patterns and facility forms.
- **Connecting the community:** The site should offer an attractive corner onto Main Street, such as a village green that delivers the opportunity to create a sustainable pedestrian connection to the centre of Etwall village and its range of services.
- **Working with existing assets:** There is an opportunity to utilise the site's existing landscape features, including on-site mature trees and trees and hedgerows on the site boundary. Design proposals should look to preserve and enhance these existing features as they are both valuable ecological and aesthetic assets for the site.
- **Increase permeability:** There is an opportunity through the redevelopment of this site to provide vehicle access between the site and Main Street to the northwest and pedestrian access on the junction of Main Street and Burnaston Lane to the southwest. In addition to providing main access points, this would also increase the connectivity between the site and the existing residences to the south.
- **Sensitive boundaries:** Consideration must be given to the relationship between development and the existing residence of Marsh View located on the southern boundary of the site. This should ensure that sensitive and secure development boundaries are achieved.
- **Existing utilities:** Existing gas pipes run north of the site. An offset will be required from any built development as a gas main easement zone.
- **Working with topography:** The site possesses an existing level difference of approximately 2.5m in height from south to north. Future design proposals should create a surface water attenuation basin to the north and look to integrate this within the design and layout of the site.




FIGURE 3.18 | OPPORTUNITIES & CONSTRAINTS | 1:2,000

ST. PHILIPS

# 4

# Creating urban structure


1 Introduction
2 Vision
3 Appreciating the context
4 Creating urban structure

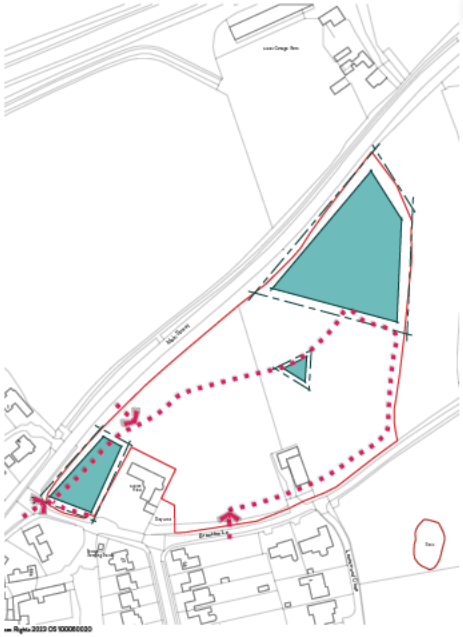
# 4. Creating urban structure

## Design principles

The detailed understanding gained from the contextual analysis and site assessment process has enabled the generation of four, site specific, spatial design principles:

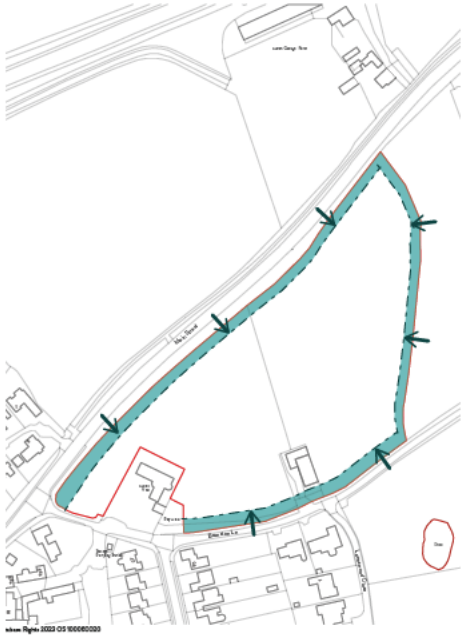
### 1 Enhancing public realm connection and accessibility

The design should maximise opportunities to link on foot with existing functions within Etwall village, together with providing opportunities within the site for existing residents of the village, enhancing the strong sense of character through a new village green.



### 2 Sensitive setting

The design should seek to preserve the existing landscape character setting, giving particular consideration to the hedgerow site boundaries that would likely be most prominent from external views into the site, which are highlighted in the landscape assessment. This could be achieved through setting development back from site boundaries and through the location of the site's open space and ecological networks. The creation of appropriate new habitats within these green space networks may also be utilised to further screen the development and contribute to biodiversity net gain.



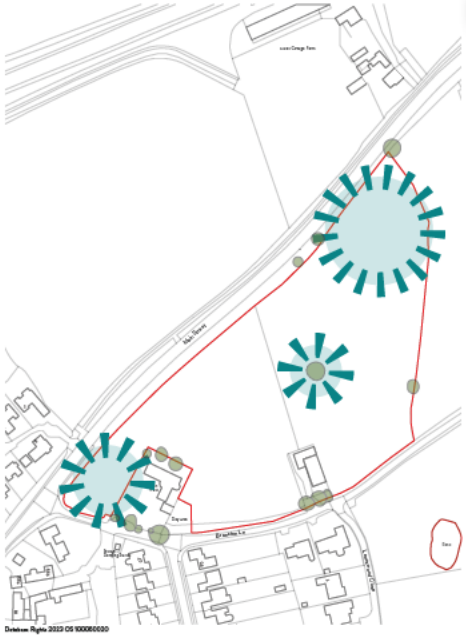
0 200

*metres*

FIGURE 4.1 | DESIGN PRINCIPLES | 1:5,000

## 3 Creating green character

The design should account for the site's unique constraints such as the gas pipe easement zone and neighbourhood relation, seeking to create distinctive green areas. A village green could be set as an attractive entrance to the south-west, which respects the neighbouring Marsh View. To the north, an appropriate response to the gas pipeline easement would be the provision of a larger greenspace with attenuation basin and children's play, while the mature tree at the centre of the site should remain as a unique site feature, set in landscape.



## 4 Framing views

The design should recognise the distinctive landscape view of continuous hedges and groups of trees within the site's agricultural hinterland. Framing a view from the proposed green area around the mature tree to the north through the sensitive location of development would help preserve this sense of tranquillity..



0 200

*metres*

FIGURE 4.1 | DESIGN PRINCIPLES | 1:5,000

## Design framework

Following the creation of four design principles, a spatial design framework has been developed (see opposite). This is an indicative framework, and therefore development blocks/ streets/ building lines can be altered as long as these broadly align with the principles set out within the framework.

The principal components of the framework are as follows:

- The provision of a new residential development that reflects the character of the existing urban fabric through emulating established block structure and street patterns.
- Maintaining offset from the boundary along with existing hedge and group trees in order to screen and filter sensitive views into the site from the street. These proposed areas of green infrastructure will ensure the rural landscape character is preserved and allow additional areas for habitat creation that will both enhance the ecology and biodiversity of the scheme.
- The careful positioning of proposed access points into the site to maximise effectiveness. Provision of continuous footpaths along with existing footpaths in order to strengthen the network to the site. The proposed additional pedestrian access to the south will promote greater levels of permeability and support the safety of pedestrian movement.
- The creation of a new village green, located at the junction of Main Street and Burnaston Lane at the south-west site boundary, leads residents into the site through an attractive pedestrian entrance. The proposed development also ensures respect for the neighbouring property, Marsh View, in order to create a sensitive boundary and prevent direct views to the neighbour.
- The provision of a triangular green space located in the middle of the site with an existing mature tree, emulates a key feature of Etwall's village centre morphological structure. There is a further opportunity to frame a key view to the north of the site through the northern area of landscape, which will incorporate an attenuation pond and area of children's play.
- The retention of the existing gas easement zone across the northern edge of the site.
- The creation of a new surface water attenuation basin located at the lowest level in the site to sustainably manage any surface water runoff created by the proposed development. There is a further opportunity to design this pond to be an additional ecological habitat feature with the ability to permanently hold water all year round.

## LEGEND

Site boundary
3.17ha

### Land use

Proposed residential development

Public open space

Proposed play ground

### Access & Movement

Principal street

Residential street

Informal street

Proposed all mode access point

Proposed pedestrian access point

Existing public footpath

Proposed footpath

### Landscape & Ecology

Existing tree

Existing group trees

Root protection area

Proposed tree

Potential surface water attenuation basin

0 100

*metres*




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FIGURE 4.2 | DESIGN FRAMEWORK | 1:2,000





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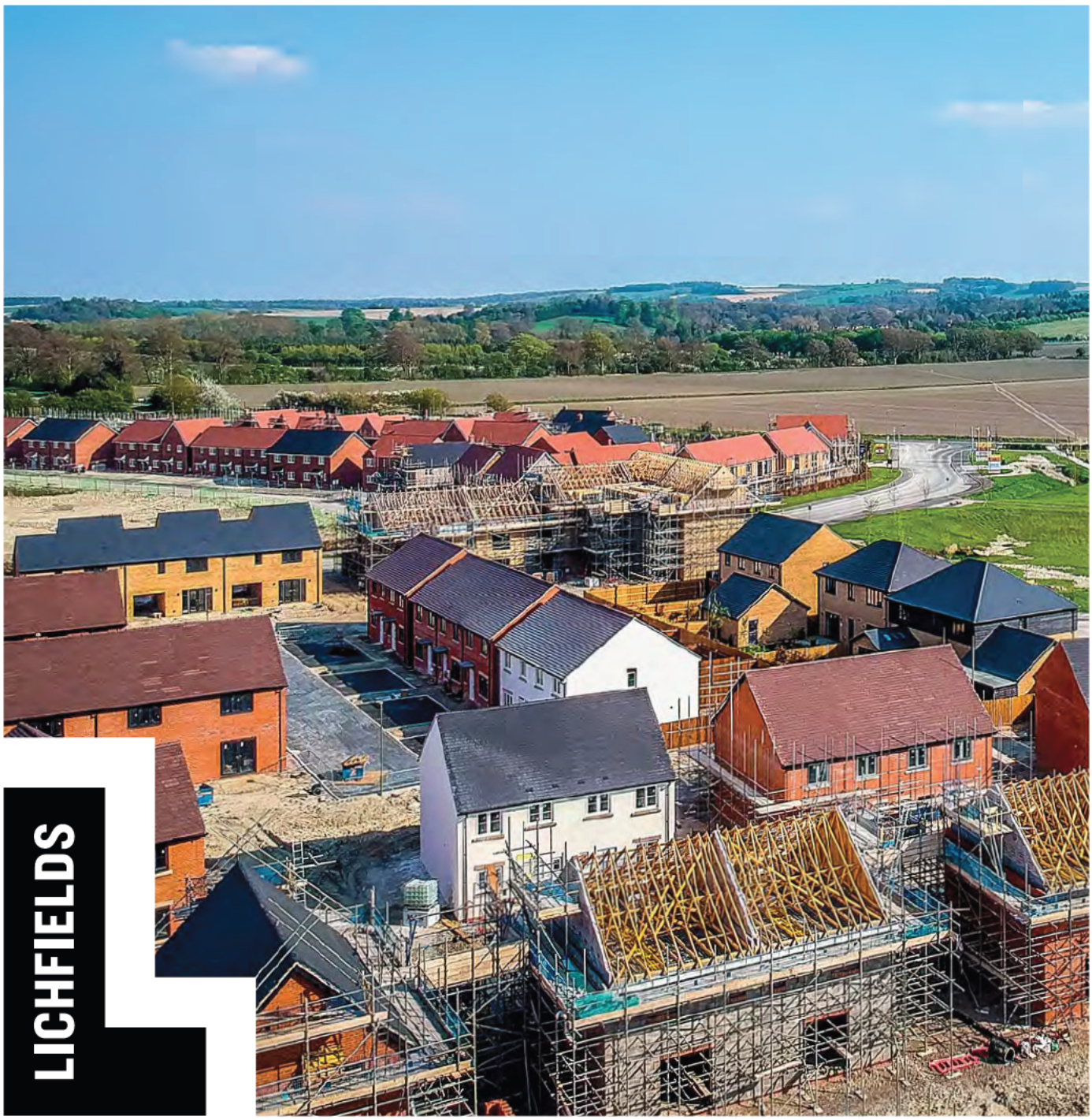
# Appendix 2 Start to Finish 3

INSIGHT
MARCH 2024

# Start to Finish

How quickly do large-scale housing sites deliver?

THIRD EDITION



LICHFIELDS

LICHFIELDS

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# Executive summary

This is the third edition of Start to Finish. The purpose of this research remains to help inform the planning system and policy makers in considering the approach to planning for new homes. The empirical evidence we produced in the first two versions has informed numerous local plan examinations, S.78 inquiries and five-year land supply statements.

Things have moved on notably since the second edition in 2020. Plan making and decision taking have slowed, the housing market no longer benefits from Help to Buy or cheap mortgage rates and the perennial concern about perceived land banking has been comprehensively rebutted by the Competition and Markets Authority (CMA). As we approach a general election, and with no end to the housing crisis, the boosting of housing delivery to achieve 300,000 homes per annum through a new generation of Local Plans (prepared under the Levelling Up and Regeneration Act) faces renewed focus. It is therefore timely to refresh the evidence on the delivery of large-scale housing sites, which – with our enlarged sample – now considers real-world implementation across 179 sites of over 500 dwellings.

We draw six key conclusions:

1. **Only sites of 99 dwellings or fewer can, on average, be expected to deliver anything in a five-year period from validation of a planning application, with delivery of the first dwelling on average taking 3.8 years.** By comparison, sites of 1,000+ dwellings take on average five years to obtain detailed planning permission, then a further 1.3 - 1.6 years to deliver the first dwelling.
2. **Mean annual build-out rates on large sites have dipped slightly for all site sizes compared to previous editions of this research but are broadly comparable.** The slight dip may capture characteristics of newly-surveyed sites, but also extra monitoring years since 2019 that reflect market changes.
3. **Tough market conditions mean a likely slowing in build-out rates and house building overall.** The impact of the Help to Buy programme ending and increased mortgage rates is not yet showing in completions data, but the effect on transactions has already been significant and the OBR forecast they will fall further in 2024/25.
4. **Demand is a key driver of build-out rates.** The absorption rate of the local housing market dictates the number of homes a builder will sell at a price consistent with the price they paid for the land. Areas with a higher demand for housing (measured by higher affordability ratios, of house prices to earnings) had higher average annual build-out rates than lower demand areas.
5. **Variety (of housing type and tenure) is the spice of life.** Schemes with 30% or more affordable housing had faster average annual build-out rates than schemes with a lower percentage, but schemes with no affordable housing at all delivered at a faster pace than schemes with 10 - 29% affordable units. Having additional outlets on site also has a positive impact on build-out rates.
6. **Large-scale entirely apartment schemes can achieve significant annual build-out rates, but delivery is not always consistent, with 'lumpy' delivery of blocks of apartments and a higher susceptibility to market downturns and other development constraints.** These schemes can also have protracted planning to delivery periods compared to conventional housing schemes of the same size.

# Key figures

**297** sites assessed, with a combined yield of 387k+ dwellings; 179 of the sites delivering 500+ dwellings

**9** solely apartment schemes in urban areas assessed, with a combined yield of 5,300+ units

**6.7** median years from validation of the first planning application to the first dwelling being completed on schemes of 2,000 or more dwellings

**100-188 dpa** average annual build-out rate range for schemes of 2,000+ dwellings[1]

**44-83 dpa** average annual build-out rate range for scheme of 500-999 dwellings[2]

**34%** quicker[3] to deliver greenfield sites of 500 or more units than their brownfield counterparts

**69 dpa** average completion per outlet on sites with one outlet, dropping to 62 dpa for two outlets, and 55 dpa for three outlets

**3x longer** planning to delivery periods for brownfield apartment schemes of 500-999 units compared to their conventional housing counterparts

[1] Range is from the lower quartile to upper quartile figures

[2] As above

[3] This is based on the median metric

## 01
# Introduction

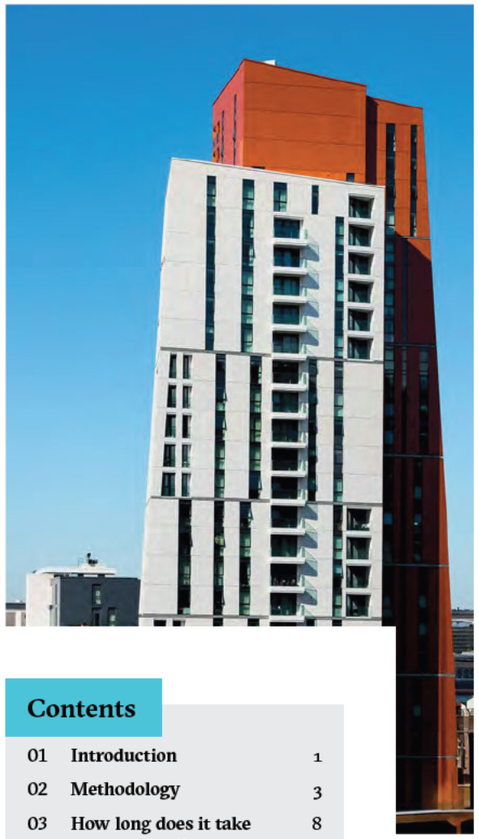
This is the third edition of Lichfields' award winning[4] research on the build out of large-scale residential development sites.

First published in 2016 and then updated in 2020, the report is established as an authoritative evidence base for considering housing delivery in the context of planning decisions, local plans and public policy debates.

In this update, we have expanded the sample size (with an extra 82 large sites delivering 500 or more dwellings, taking our total to 179 large sites, equivalent to over 365,000 dwellings). Small sites data has also been updated with 118 examples totalling over 22,000 dwellings in this third edition. We have used the latest monitoring data[5] where available, up to 1st April 2023.

The context for considering the delivery of development sites has evolved since our last edition and this has shaped the focus of our analysis.

In 2020 a recently re-elected Conservative government was gearing up for radical planning reform[6] including proposals aimed at boosting rates of on-site delivery following Sir Oliver Letwin's independent review of build out[7]. As of 2024, the business models of housebuilders and land promoters - and allegations of perceived 'land banking' – have received fresh examination by the Competition and Markets Authority (CMA) which published its Market Study in February 2024[8]. The CMA found that land banking is a symptom of the planning system rather than a cause of under delivery of housing. We have cross referenced our latest findings with the CMA's work.



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## Contents


| | | |
|---|---|---|
| 01 | Introduction | 1 |
| 02 | Methodology | 3 |
| 03 | How long does it take to get started? | 8 |
| 04 | How quickly do sites build out? | 12 |
| 05 | What factors can influence build-out rates? | 15 |
| 06 | Delivery of brownfield, urban apartment schemes | 21 |
| 07 | Conclusions | 25 |


[4] The first edition was the winner of the 2017 RTPI Planning Consultancy Research Award

[5] Some sites have not been updated due to lack of publicly available data. The appendices make clear to which sites this relates

[6] Leading in due course to the August 2020 Planning White Paper: Planning for the Future

[7] Published October 2018

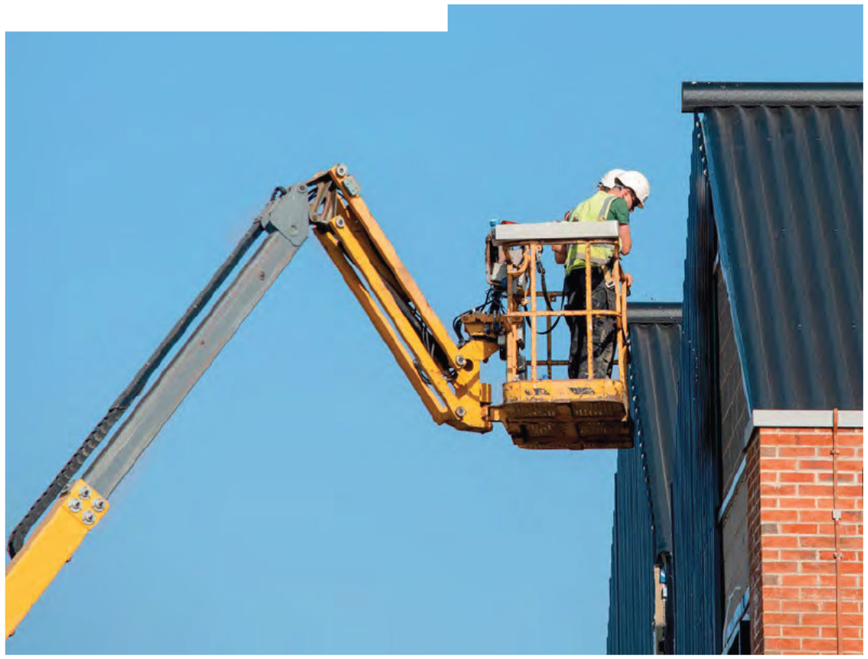
[8] https://assets.publishing.service.gov.uk/media/65d8baed6efa83001ddcc5cd/Housebuilding_market_study_final_report.pdf

The Levelling Up and Regeneration Act ('LURA')[9] introduced new measures aimed at build-out via the use of Commencement Notices (s111), Progress Reports (s114) and Completion Notices (s112). Regulations to determine the practicalities of these measures are awaited[10] but their design and application will benefit from a sound evidence-based grasp of how strategic housing schemes are implemented.

Our research continues to focus exclusively on what has happened on the ground, how long things took and what has been built. We do not include forecasts of future delivery. Our aim is to provide real-world benchmarks to inform consideration of housing delivery trajectories. This can be particularly relevant in locations with few contemporary examples of strategic-scale development. It also provides some context for when Government considers the recommendations of the CMA.

The research excludes London because of the distinctive characteristics of housing development in the capital. However, our sample does include apartment schemes on brownfield land in regional urban centres. Recent policy shifts – increasing the focus on boosting housing supply on previously-developed sites[11] – mean it will become more important to understand the distinctive delivery profile of such schemes.

Finally, the housing market has taken a turn. In 2020, net housing additions in England peaked at 248,500. But in 2024, the market has stuttered with downward pressures on values and sales rates: Help to Buy closed in March 2023, mortgage rates more than doubled in 2022 and remain high and Registered Providers face challenges that limit their ability to invest in new stock. Our report considers how these headwinds may affect annual build-out rates.



[9] https://www.legislation.gov.uk/ukpga/2023/55/enacted

[10] The provisions require secondary legislation which, at the time of writing, has not been published and for which there is no timetable. There is also no guarantee the provisions will ever come into force. Albeit the provisions for making these regulations will come in to force on 31st March and the intentions were set out at the time the Bill was published in the supporting Further Information paper.

[11] Including the December 2023 changes to the NPPF, which clarify that the 35% uplift to the Standard Method in the 20 largest urban centres is expected to be delivered in those areas rather than in surrounding areas. In February 2024, the Secretary of State published the review into the London Plan and issued a consultation on 'Strengthening planning policy for brownfield development': https://www.gov.uk/government/consultations/strengthening-planning-policy-for-brownfield-development





# 02
# Methodology

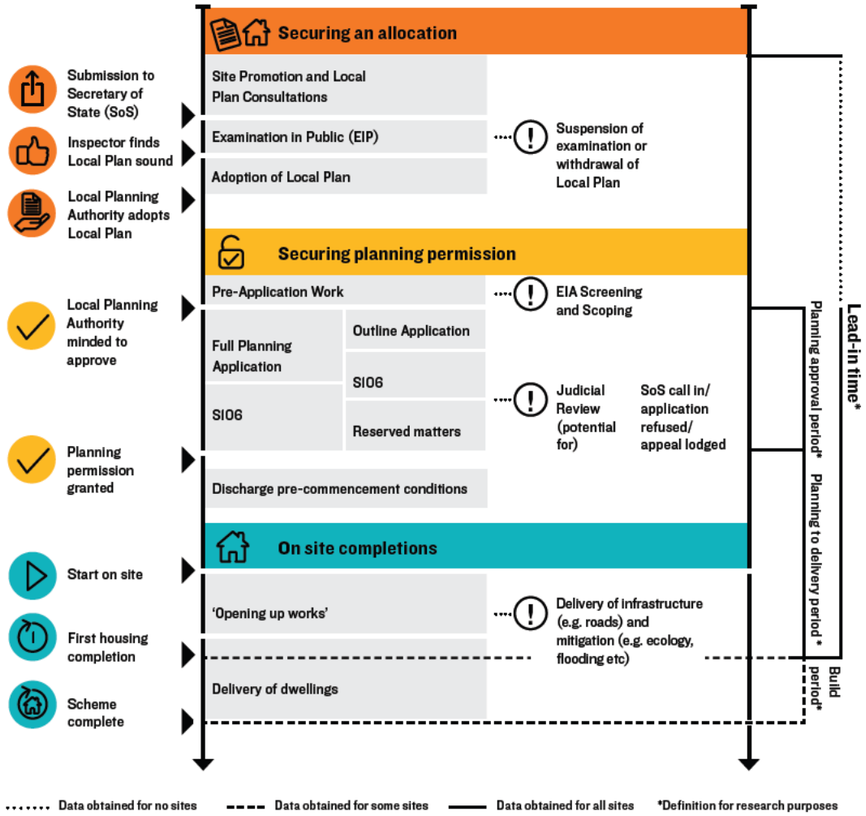
This report focuses analysis on the pace at which large-scale housing sites of 500 dwellings or more emerge through the planning system and how quickly they are built out. It identifies the factors which lead to faster or slower rates of delivery, including those impacting specifically on apartment schemes on brownfield sites in urban areas.

## Definitions

For all sites, we look at the full extent of the planning and delivery period. To help structure the research and provide a basis for standardised measurement and comparison, the development stages have been codified as illustrated in Figure 2.1, which remain unchanged from the previous editions of this research.

The overall 'lead-in time' covers stages associated with securing a local plan allocation, going through the 'planning approval period' and 'planning to delivery period', and ending when the first dwelling is completed. The 'build period' commences when the first dwelling is completed, denoting the end of the lead-in time.

Figure 2.1: Timeline for the delivery of large-scale housing sites




Source: Lichfields analysis

## Lead-in time

Securing a development plan allocation is an important stage in the delivery of most large-scale housing sites. However, it is not possible to obtain information on a consistent basis for this process – which can often take decades across multiple plan cycles – and so we have not incorporated it in our analysis. For the purposes of this research the lead-in time reflects only the time from the start of the planning approval period up to the first housing completion.

## Planning approval period

The 'planning approval period' begins with the validation date of the first planning application on the site (usually an outline application but sometimes hybrid or full) and extends until the date of the first detailed approval for dwellings on the site (either full, hybrid or reserved matters applications). It is worth noting that applications are typically preceded by significant amounts of (so-called) 'pre-app' engagement and evidence work, but due to a lack of data on these matters, it is not possible to establish a reliable estimate of the time taken on these activities (including through the local plan and pre-application). But the time taken to achieve an implementable planning permission will be markedly longer than we have identified in this study because work inevitably begins prior to the date the planning application is validated.

## Planning to delivery period

The 'planning to delivery period' follows the planning approval period and measures the time from the date of the first detailed permission for construction of homes (usually reserved matters but could be a hybrid or full application) to the completion of the first dwelling. The use of the 'completion of the first dwelling' rather than 'works on site' reflects the availability of data: housing completions are routinely publicly recorded by LPAs but the commencement of work on site tends not to be. This allows for a consistent basis for measurement.

We can mostly only identify the monitoring year in which the completion took place, so the mid-point of the monitoring year has been used to calculate the end date of the planning to delivery period. For example, a scheme delivering its first unit in 2014/15 would be recorded as delivering its first unit on 1 October 2014.

For solely apartment schemes this will be slightly different as developers will typically complete an entire block on a single day. This will often mean the 'planning to delivery period' is longer as the first recorded completion for multiple apartments in a newly constructed multi-storey block would require more on-site work than required to complete a single house.







## Build period

The annualised build-out rates are recorded for the development up to the latest year where data was available as of April 2023 (2022/23 in most cases). Not every site assessed will have completed its build period as many of the sites we considered had not delivered all dwellings permitted at the time of assessment; some have not delivered any dwellings.

We anticipate multi-phased apartment schemes will have more 'lumpy' completions data as entire blocks are recorded as having been completed on the same day. This could mean years with high delivery preceded and/or followed by more fallow years.

Detailed definitions of each of these stages can be found in Appendix 1.



## Development and data

Our analysis focuses on larger sites of 500 or more dwellings, but we have also considered data from smaller sites ranging from 50-499 dwellings for comparison and to identify trends. The geographic distribution of sites assessed is shown in Figure 2.2 and a full list can be found in Appendix 2 (large sites) and Appendix 3 (small sites).

Efforts were made to cover a range of locations and site sizes in the sample, but we cannot say it is representative of the housing market throughout England and Wales. Our conclusions may not be applicable in all areas or on all sites. Our sample size has increased significantly: we now have 179 large sites (the second edition had 97) and 118 small sites (the second edition had 83). We have endeavoured to include more recent examples to ensure that the latest trends in planning determination and build-out rates for housing sites are picked up proportionally through the analysis of housing sites of all sizes.

The sources on which we have relied to secure delivery data on all sites in this research include:

1. Annual Monitoring Reports (AMRs) and other planning evidence base documents produced by LPAs[12];
2. Contacting the relevant LPA, and in some instances the relevant County Council, to validate or update the data; and
3. In a handful of instances obtaining/ confirming the information from the relevant house builders.

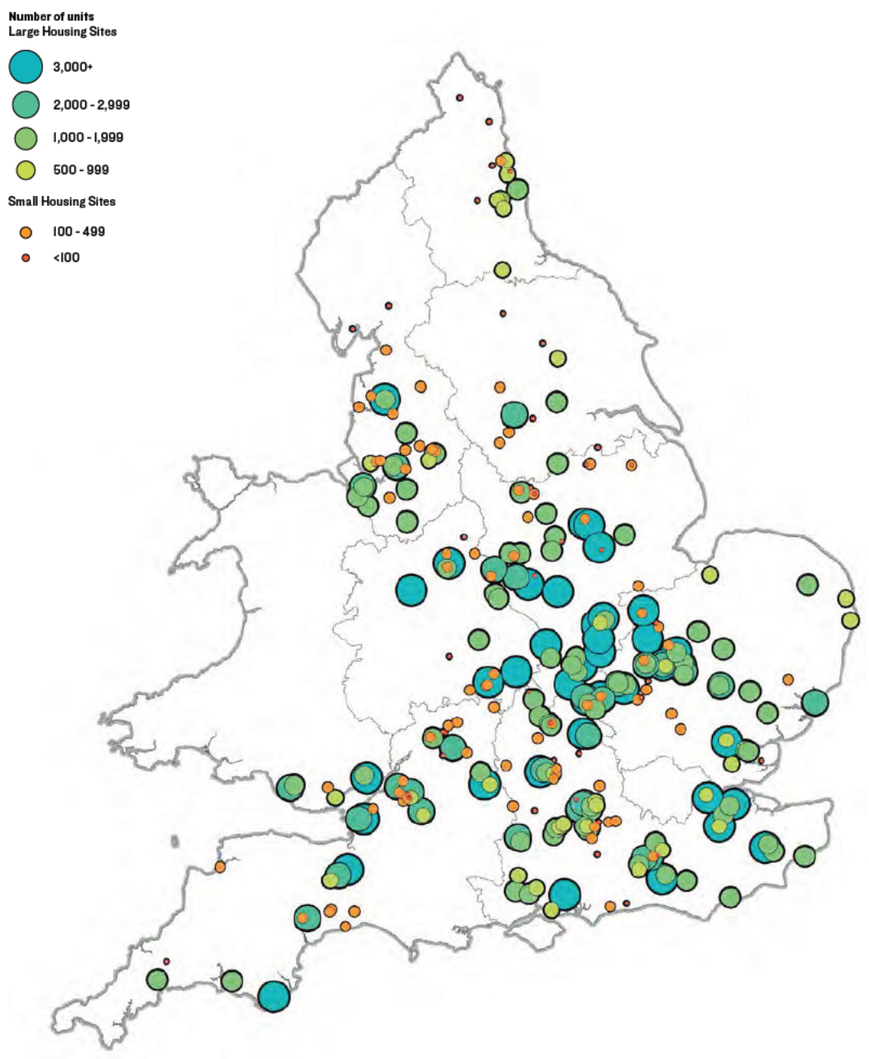


[12] Monitoring documents, five-year land supply reports, housing trajectories (some in land availably assessments), housing development reports and newsletters



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Figure 2.2: Map of sites assessed, by size of site (dwellings)




Source: Lichfields analysis

# 03
# How long does it take to get started?

In this section we look at lead-in times; the time it takes for large housing sites to get planning permission and begin to deliver homes on site. This includes both the 'planning approval period' and the 'planning to delivery period'.

## Planning approval period

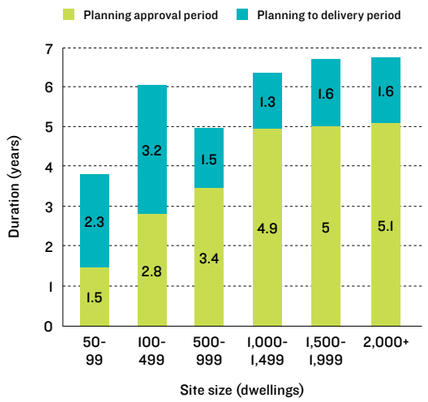
The first stage is the planning approval period: the time taken from the validation of the first application to the first detailed permission. For large sites, this period typically comprises the determination of an outline application, and then a reserved matters application (but in some cases, it may refer to a single full/ hybrid application). Our data shows that the average median planning approval period generally increases in accordance with site size; for small sites of less than 100 dwellings, this is on average 1.5 years, but for sites of 1,000 dwellings or more, it takes an average of five years to obtain detailed planning permission, with minimal change in this period as site size increases above this point.

Although it takes longer to achieve a detailed planning permission on larger sites, there is not a linear relationship between size of site and time taken to secure the detailed permission. This might be because the largest sites are more likely to be allocated in adopted local plans and so the principle of development would have already been established by the time an application is submitted. In theory this would help to speed up the planning approval process but end-to-end timescales are dependent on a timely local plan system.

In Wales, the restrictive policy towards speculative applications makes an allocation almost essential.

The CMA has also undertaken analysis into the length of time it takes land promoters and house builders to obtain outline planning permission. Using data obtained from land promoters, the CMA found that of the outline permissions obtained in 2022, 43.4% of them were obtained within five years or less, with 97.4% in nine years or less. These periods are significantly longer than the figures in our analysis because this includes pre-application promotion work, which is not captured in our data which starts with submission of the first application.

Figure 3.1 Median average timeframes from validation of the first application to completion of the first dwelling




Source: Lichfields analysis

Table 3.1 Lower quartile, median and upper quartile planning approval period (years) by site size

| | 50-99 dwellings | 100-499 dwellings | 500-999 dwellings | 1,000-1,499 dwellings | 1,500-1,999 dwellings | 2,000+ dwellings |
|---|---|---|---|---|---|---|
| Lower Quartile | 1.4 | 2.6 | 2.7 | 3.7 | 3.7 | 4.1 |
| Median | 1.5 | 2.8 | 3.4 | 4.9 | 5.0 | 5.1 |
| Upper Quartile | 5.9 | 9.0 | 6.6 | 8.3 | 6.9 | 7.9 |

Source: Lichfields analysis

The CMA go on to say in footnote 111 that *"in estimating the development timeline, our estimate for the most comparable element of the process is, on average, 3 to 4.5 years"*. This is more closely aligned to our findings on securing planning permission on a large site.

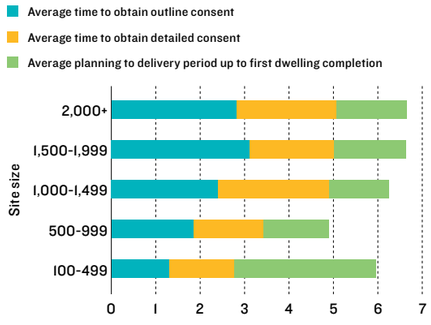
The CMA also found that the time required to make planning decisions is increasing (paragraph 4.27). However, its analysis considered developments of all sizes; we found no discernible difference in the time it takes schemes of 500 dwellings to achieve detailed approval since 2012/13 compared to older schemes. This could be because large-scale housing applications have always been more complex and so inevitably took longer to determine. They would, likely, also only be pursued by those with significant experience in this sphere. However, we did find an increase in the planning to delivery period which we discuss later in the report.

## Outline permission to completion of the first dwelling

Our 2020 research was published in the aftermath of the NPPF[13] which raised the bar on the definition of 'deliverable' for determining whether a site could be assumed to supply completions within the five-year housing land supply period. This definition is now well-established with the 'clear evidence' required to demonstrate deliverability of sites that do not benefit from a detailed permission.

We have updated our findings on the average time taken from gaining outline permission to the completion of the first dwelling on site, as shown in Figure 3.2. This indicates that it takes on average around 3 - 4.6 years from the grant of outline planning permission to deliver the first dwelling. This means at the time of its granting, an outline permission will on average deliver limited amounts of housing within the next five-year period.

Figure 3.2 Overall lead-in times for sites of 100 dwellings or more including time taken for outline consent by site size




Source: Lichfields analysis

### Planning approval period: What is going on?

Larger sites are often complex and require outline permissions to set the framework for future phases or staged delivery before bringing forward a detailed scheme through reserved matters and detailed permissions.

Outline planning permissions for strategic development are often not obtained by the company that builds the houses. Master developers and land promoters play a significant role in bringing forward large-scale sites that are subsequently implemented by house builders.

Promoters will typically obtain outline planning permission and then sell the site to a house builder that will secure the detailed approvals.

The CMA explains that land promoters are contractually obligated to begin the sale of land as soon as practically possible after receiving outline planning permission. The CMA found that whilst in 2022 65% of sites sold by promoters were sold within 12 months of obtaining planning permission, their data implied a large variation in the time taken to sell a site[14]. Reasons included low interest in the site, protracted price negotiations, withdrawal from a sale, and multi-phased sales.

[13] February 2019

[14] CMA Housebuilding Market Report paragraphs 4.53 and 4.66-4.69



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**1.6 years**

time taken to build the first dwelling following detailed consent on a 1,500+ dwelling scheme

## Planning to delivery period

Figure 3.1 demonstrates that smaller sites in this research take longer to deliver their first dwelling than large sites, measuring the time from detailed approval being secured. Sites of 500+ dwellings take 1.3 - 1.6 years to deliver the first dwelling. By contrast sites for 50 - 99 dwellings take 2.3 years, whilst sites of 100 - 499 dwellings takes 3.2 years.

### Planning to delivery period: What is going on?

There are typically complex site-specific issues such as securing statutory approvals, signing-off details, resolving land ownership and legal hurdles prior to the commencement of development.

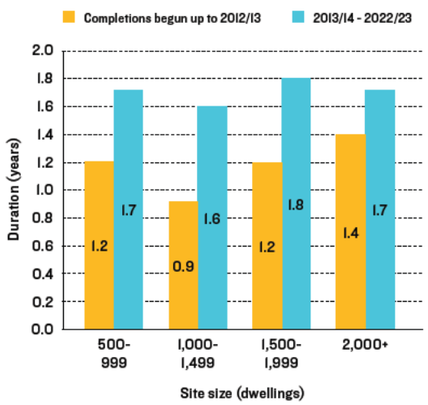
House builders must discharge pre-commencement planning conditions before constructing a home. These should be tailored to tackle specific problems but can be used broadly, for example relating to drainage, soil surveys, ecology, environmental health, materials samples, highways/ traffic plans and formalise any CIL liability.

Our 2021 research[15] provided a deep dive into five local authority case studies, using their monitoring data to look at what is happening to individual planning permissions at the local level once granted. Some permissions require re-working or replanning to improve a scheme. Often these reworks – undertaken at a point at which the principle of development has already been established – will help ensure the most efficient use of land and the right scheme for the market, while also reducing planning risk for the developer. Detailed permissions are more likely to be reworked, likely reflecting their relative inflexibility compared to outline permissions. The extent of re-plans reflects the limited scope to quickly amend permitted schemes without needing to submit a new application.

## Planning to delivery period over time

The planning-to-delivery period is longer for sites of all sizes in the part of our sample that started in the last decade. Figure 3.3 splits the planning to delivery analysis in Figure 3.1 by time. It shows that up until 2012/13 (just after the NPPF was first introduced), the planning to delivery period ranged between 0.9 – 1.4 years, with schemes of 2,000+ dwellings taking the longest to get started. In the period since the NPPF, the planning to delivery period has extended up to 1.6 - 1.8 years, a figure that is relatively consistent across all site sizes. The reasons for the change are not identified in the data, but may reflect the increased complexity of planning requirements as well as resourcing pressures in LPAs.

Figure 3.3 Planning to delivery period by site size




Source: Lichfields analysis

## The overall lead-in time

The average time from validation of an outline application to the delivery of the first dwelling for large sites of 500 dwellings or more ranges from 4.9 to 6.7 years depending on site size, i.e. beyond an immediate five-year period for land supply calculations.

When combining the planning approval period and planning to delivery period only sites comprising 99 dwellings or less will – on average – deliver anything within an immediate five-year period. Interestingly, sites of 100 - 499 dwellings and all sites of 1,000 dwellings or more have a very similar combined planning approval and planning to delivery period of 6 - 7 years, despite significant variation in site size.

After this period, an appropriate build-out rate based on the size of the site should also be considered as part of the assessment of deliverability (see Section 4).



[15] Lichfields, 2021 Tracking Progress

# 04
# How quickly do sites build out?

The rate at which homes are to be built on sites – and the realism of housing land supply and trajectories – is often contested at local plan examinations and planning inquiries. Whilst the pressure on LPAs to maintain a five (or four[16]) year housing land supply may be decreasing[17], the LURA contains measures that will increase scrutiny of build-out rates at the planning application stage, with the potential (at least in theory) for Completion Notices that nullify permissions when sites fall behind from their agreed delivery pace. A good understanding of real-world examples and evidence on absorption rates (see Section 5) remains essential.

Our analysis of build rate averages excludes any sites which have less than three years of completions data. This is because it is unlikely the completion figure in year one would cover a whole monitoring year, and so could distort the average for that site when considered alongside only one full year of completion data.

Some schemes do achieve very high rates of build-out in particular years (the top five annual figures were 520-620 dwellings per annum [dpa]) but this rate of delivery is not sustained (see Table 4.1). Apart from Ebbsfleet[18], the peak build-out rates were anomalous. That said, the five examples in Table 4.1 remain at the upper end of (or above) the range of our overall sample: for schemes of 2,000 or more dwellings the average annual completion rate throughout build-out ranges from 100 to 188 dpa (see Figure 4.1).

Table 4.1 Peak annual build-out rates compared against average annual build-out rates on these sites

| Site | Local Planning Authority | Site size (dwellings) | Peak annual build-out rate (dpa) | Average annual build-out rate (dpa) |
|---|---|---|---|---|
| Cambourne (original new settlement[19]) | South Cambridgeshire | 3,300 | 620 | 188 |
| Ebbsfleet | Dartford | 15,000 | 619 | 255 |
| Berryfields Major Development Area (Aylesbury Garden Town) | Buckinghamshire | 3,254 | 562 | 251 |
| Great Kneighton (Clay Farm) | Cambridge | 2,188 | 539 | 219 |
| Oakley Vale | North Northamptonshire | 3,100 | 520 | 162 |

Source: Lichfields analysis

[16] See NPPF paragraph 226

[17] See NPPF paragraph 76

[18] Ebbsfleet has delivered a series of high annual build-out rates in the most recent five-year period: 2018/19 = 613, 2019/20 = 553, 2020/21 = 347, 2021/22 = 533 and 2022/23 = 619

[19] The second edition of this research included Cambourne as an example with a total site size of 4,343 dwellings. However, in this iteration we have separated out the sites into Cambourne the original new settlement (3,300 dwellings), Upper Cambourne (950 dwellings) and Cambourne West (2,350 dwellings)





## Average annual build-out rates

Figure 4.1 presents our updated results for average annual build-out rates by site size for all sites in our sample. Unsurprisingly, larger sites deliver on average more per year than smaller sites. Those of 2,000 dwellings or more, delivered on average more than twice the rate of sites of 500 - 999 dwellings.

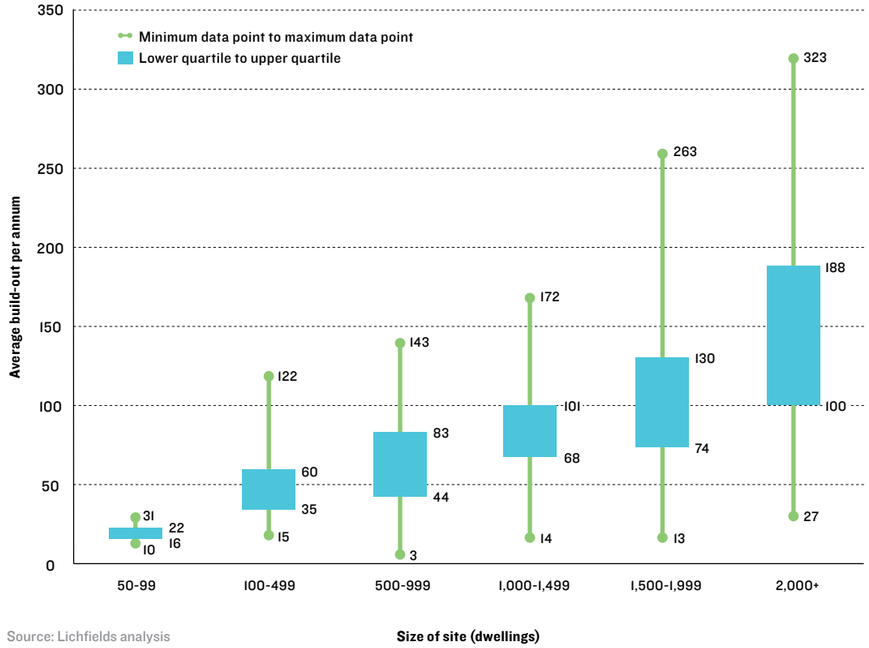
In this third iteration of the research, we have identified the average (mean and median) build rate, but also the lower and upper quartiles to illustrate a range.

This avoids too much focus on a singular figure, recognising the wide range of factors that influence build-out rates as set out in Section 5. For sites of 2,000 or more dwellings, the lower to upper quartile range for build-out rates is 100 to 188 dpa. The highest average build-out rate in our analysis is 323 dpa, at Great Western Park, in the Vale of White Horse.

**100-188 dpa**

**average annual build-out rate on 2,000+ dwelling scheme**

Figure 4.1: Average build-out rate by size of site (dwellings)




Source: Lichfields analysis

## Comparison with our previous editions

The number of sites we have assessed is significantly increased in this edition of the research, but particularly for the largest sites (2,000+ dwellings) where we have 43 extra examples. Over the three editions of our research, the mean build-out rate has decreased marginally, whilst the median rate is also lower for sites under 999 dwellings but broadly static for sites of 1,000 dwellings or more. Overall, there is limited difference in the average build-out rates across all three editions which gives us confidence in the findings. However, it does show there a reduction in the presented build-out rates overall. We explore whether this is a function of our sample size or the addition of new years of monitoring data in Section 5.

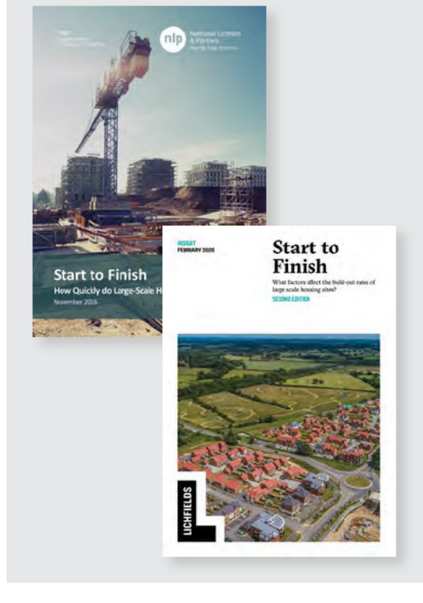



Table 4.2 Average build-out rates by size of site (dwellings) compared with the first and second editions of the research

| Site Size (dwellings) | Mean build-out rate (dpa) | | | | Median build-out rate (dpa) | | |
|---|---|---|---|---|---|---|---|
| | First Edition | Second Edition | Third Edition | | Second Edition | Third Edition | |
| 50-99 | 27 | 22 | 20 | | 27 | 18 | |
| 100-499 | 60 | 55 | 49 | | 54 | 44 | |
| 500-999 | 70 | 68 | 67 | | 73 | 68 | |
| 1,000-1,499 | 117 | 107 | 90 | | 88 | 87 | |
| 1,500-1,999 | 129 | 120 | 110 | | 104 | 104 | |
| 2,000+ | 161 | 160 | 150 | | 137 | 138 | |

Source: Lichfields analysis

# 05 What factors can influence build-out rates?

In this section we explore some of the factors that can influence the pace at which sites are built out. This includes site and location-specific factors, such as the strength of local market, the amount of affordable housing and whether a site is greenfield or brownfield. In this third edition, we also consider the potential impact of economic and housing market cycles.

## Economy and market impacts

The housing market appears to be at the start of a new economic cycle. After around a decade of generally favourable market conditions (with cheap finance and policy support) potential home purchasers and builders are facing different circumstances.

Figure 5.1 looks at how average build-out rates on our sampled sites have correlated with net additional dwellings in England and recent economic events and interventions over our study period.

### Economic and policy context for house building and build-out rates

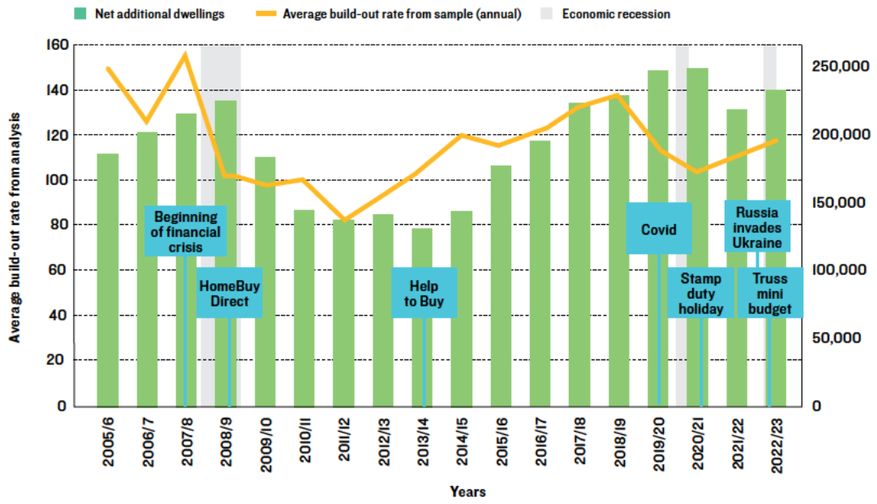
Government support for new home buyers was available before the Global Financial Crisis (GFC), (i.e. "First Buy" in 2006/7) but more robust support was introduced subsequently, firstly with Homebuy Direct, then Help to Buy which was introduced in 2013 and lasted until October 2022. It supported almost a third of new home sales over this period[20]. COVID-19 prompted a further stimulus in the form of a stamp duty holiday (July 2020 - July 2021).

Alongside these policy measures, mortgage rates were historically and consistently low, falling to 0.5% in March 2009 and 0.1% in March 2020 before rising again from December 2021.

Combined, this provided favourable conditions for home buyers and house builders.

The end of Help to Buy in 2022 was compounded by dramatically increased mortgage rates, reaching 5.25% in August 2023. The effect to transactions has already been significant and the OBR forecast (in March 2024) that transactions in 2024 will be 14% below pre-pandemic levels (2017-2019) and will not return to this level until 2027.

Figure 5.1: Net Additional Dwellings (England) and build-out rates (England and Wales) in economic context




Sources: Lichfields analysis of build-out rates, DLUHC 2024, Increase in Dwelling stock Table 104

[20] https://www.gov.uk/government/statistics/help-to-buy-equityloan-scheme-data-to-30-september-2021/help-to-buy-equity-loanscheme-data-to-30-september-2021#aboutthe-help-to-buy-equityloan-scheme

### Looking ahead

The Bank of England estimates that (due to the increased share of fixed rate mortgages now being 85% compared to closer to 50% in 2007) *"over half the impact from two years of interest rate increases is still to be felt"*. This leads to the OBR forecasting a drop in housing transactions, and in housebuilding from an already low rate, to just 213,600 in 2025/26.

Worsening market conditions will likely markedly reduce build-out rates. Savills research for the LPDF 'A New Normal for Housebuilding' forecast fewer sales outlets (with fewer consented sites) and lower sales by outlet, dropping from the 0.73 average homes sold per week between 2015 and 2021 (and 0.67 before the 2008 recession) to 0.5 - 0.6 over the medium term, taking into account the low and falling number of consented sites in developer pipelines, and the size of each site increasing. As we show (see Figure 5.6 later in this section), a lower number of outlets is correlated with slower build-out rates. The post-2022 conditions are yet to be fully captured in monitoring data, but we would expect this to arise in future years.

There is some room for optimism. The February 2024 RICS residential survey shows sales expectations improving over the next year and a positive sentiment for new instructions of sales for the first time in three years. This is likely at least partly due to a consensus that interest rates have peaked, with UK Finance forecasting mortgage affordability is plateauing, and will improve in 2025[21].

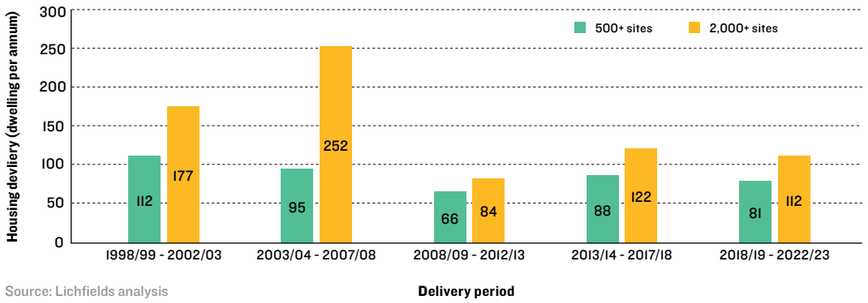
### Looking back

The average build-out rates achieved on large sites (Figure 5.2) has fallen over time since before the GFC. The drop-off is most considerable for large sites starting development in the period directly after the GFC. Build out picked up slightly for projects that started in the five years to 2017/2018 taking in the impact of the 2012 NPPF. The COVID-19 pandemic and the rise in interest rates in the 2018/19 to 2022/23 period shows in the slight dip in build-out rate.

The largest sites (2,000+ dwellings) seem to have been hardest hit, falling from a peak average annual build-out of 252 dpa prior to the GFC to just 84 dpa during the recession and early recovery, before increasing again to 112 dpa in the most recent five-year period. However, the drop following 2007/8 may not be solely economically-driven; changes in the type of sites allocated, the structuring of delivery, and relying on s.106 for funding affordable housing and infrastructure may be determinative factors.



Figure 5.2: Average annual build-out rates for large sites (500 or more and 2,000 or more dwellings) by five-year interval




Source: Lichfields analysis

[21] https://www.ukfinance.org.uk/news-and-insight/press-release/mortgage-lending-fall-in-2024





## Site specific factors

### Do homes get delivered faster in high pressure areas?

The rate at which homes can be sold (the 'absorption rate') determines the build-out rate. The CMA report found that there is strong evidence - from studies (including the second edition of this research) and engagement with stakeholders - that housebuilders (typically buying consented land using the residual land value method) generally respond to the incentive to sell at prevailing market value by building homes at a rate that is consistent with the local absorption rates. This avoids capital being tied up in partly finished or finished but unsold homes.

We have considered whether housing demand at the local authority level affects build-out rates. For the purposes of this research, higher demand areas are assumed to be those with a higher ratio of house prices to earnings, utilising the same measure as that applied in the Government's standard method for assessing local housing need. Figure 5.3 shows the sample of 500 or more dwelling schemes (that have delivered for at least three years) divided between whether they are located in a local authority above or below the national median affordability ratio (8.3). It shows higher demand areas appear to absorb 26% higher annual build-out rate than lower demand areas[22].

Of the five sites identified at Table 4.1 with the highest peak rates of delivery, all but Oakley Vale in North Northamptonshire are in local authority areas with workplace-based affordability ratios more than the national average when those rates were achieved[23].

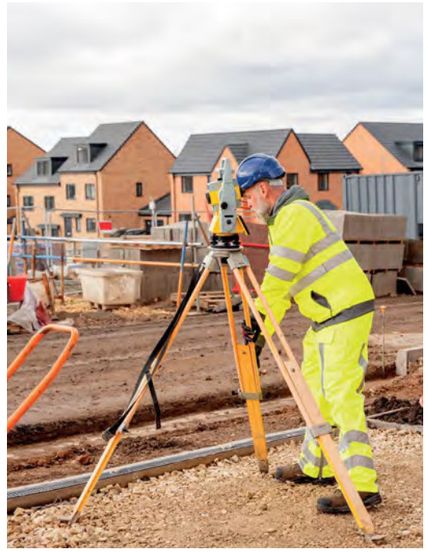
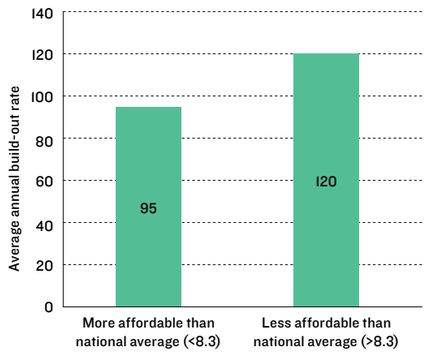


Figure 5.3 Build-out rates by level of demand using national median 2022 workplace based affordbaility ratio (dpa)




Source: Lichfields analysis

**26%**

greater average annual build-out rate in higher demand areas

[22] This is in line with the findings of the second edition of the research, albeit both averages are lower this time. The previous research showed the large sites in LPAs which were 'more affordable than the national average (<8.72) delivered on average 99 dpa versus those large sites in LPAs which were 'less affordable than the national average (>8.72) at 126 dpa

[23] Using ONS long term affordability data https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2022#:~:text=In%202022%2C%20full%2Dtime%20employees,6.2%20times%20their%20annual%20earnings

**34%**

greater annual average build-out rate on greenfield sites

### Do sites on greenfield land deliver quicker?

Both previous editions of this research found that greenfield sites have, on average, delivered more quickly than brownfield sites. This remains the case in our updated cohort of sites. The median figures show greenfield sites delivering 34% higher average annual build-out rates. Using lower and upper quartiles to set a range, Figure 5.4 shows that brownfield sites are seen to deliver between 41 to 102 dpa compared with greenfield sites delivering 63 to 145 dpa. This is likely to reflect the fact that brownfield sites are more complex to deliver, can carry extra cost (e.g. for remediation) which reduces the scale of contribution they make to infrastructure and affordable housing provisions, which as shown in Figure 5.5, can boost build-out rates. We consider issues related to apartment-led brownfield schemes in Section 6.

## Housing mix and variety

The Letwin Review[24] posited that increasing the diversity of dwellings on large sites in areas of high housing demand would help achieve a greater rate of build-out. It concluded that a variety of housing is likely to appeal to a wider, complementary range of potential customers which in turn would mean a greater absorption rate of housing by the local market.

Consistent data on the mix of sizes, types and prices of homes built out on any given site is difficult to source, so we have tested this hypothesis by using affordable housing delivery percentages on site as a marker of a different tenure and the number of sales outlets on a site as a proxy for variety of product types.

### Affordable housing

Large amounts of affordable housing on a site can boost delivery, if viable, because it taps into an additional source of demand. This is supported by our findings: schemes with the highest proportions of affordable housing (30%+) have the highest average annual build-out rates. However, there is not a direct correlation for those providing lower percentages; indeed, those providing 10- 19% affordable housing had the lowest average build-out rates whereas rates on schemes delivering the lowest levels of affordable housing (i.e. less than 10% and some providing zero) were on average higher than those providing 10-29% affordable homes.

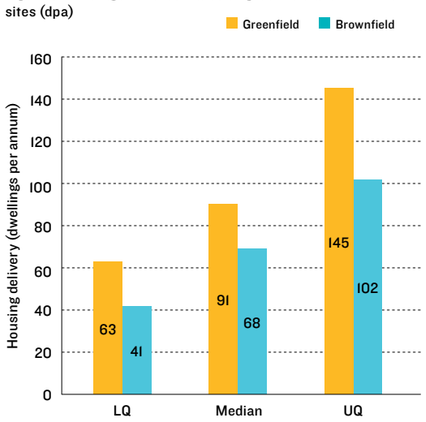
Whilst schemes with the highest rates of affordable housing achieve the highest rates, these are likely to be located in the strongest markets for homes to buy and there will, in most cases, be a cap on the proportion of affordable homes that can be achieved on sites without compromising overall viability.

### Key worker housing

Among our sample of sites was a scheme delivering significant quantities of key worker housing. This specific type of housing was excluded from our wider research to avoid distorting the data.

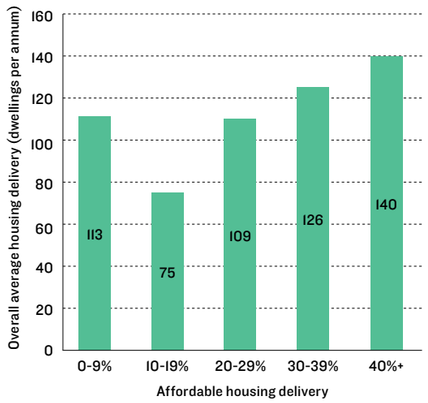
Delivery data obtained for North West Cambridge includes annual build-out rates by the University of Cambridge and Hill Residential (Table 5.1). This suggests a specific type of product may yield high annual build-out rates with the peak year of delivery reaching 409 dwellings. The average annual build-out rate for this site is 178 dpa which is significantly higher than other schemes in the 500-999 dwellings category. However, North West Cambridge also comprises apartments which have specific delivery circumstances which make them not be readily compared to the wider research. We consider urban apartment developments on brownfield sites in Section 6.

Figure 5.4 Average build-out rates on greenfield and brownfield sites (dpa)




Source: Lichfields analysis

Figure 5.5 Average build-out rates by level of affordable housing (dpa)




Source: Lichfields analysis

Table 5.1 Annual build-out rates at North West Cambridge by phase

| North West Cambridge | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | Average Build-out Rate |
|---|---|---|---|---|---|---|
| Lot 1 (University of Cambridge) KEY WORKER UNITS | | 117 | | | | |
| Lot 2 (University of Cambridge) KEY WORKER UNITS | | | 264 | | | |
| Lot 3 (University of Cambridge) KEY WORKER UNITS | | 232 | | | | |
| Lot 8 (University of Cambridge) KEY WORKER UNITS | 73 | | | | | |
| Lot M1 (University of Cambridge And Hill Residential) | | 3 | 109 | 7 | 2 | |
| Lot M2 (University of Cambridge And Hill Residential) | | 1 | 36 | 15 | 33 | |
| **Totals** | **73** | **353** | **409** | **22** | **35** | **178** |

Source: Lichfields analysis

[24] https://www.gov.uk/government/publications/independent-review-ofbuild-out-final-report

[25] https://www.gov.uk/government/publications/independent-review-of-build-out-final-report

### Outlets

Across the years in which the number of outlets varied on the same site we have a total of 114 data points from 15 sites. The data is limited to those local authorities that publish information relating to outlets on site. It is a small sample, but larger than that available in our second edition (12 sites, and 80 data points).

We consider the number of outlets delivering dwellings each year. For example, if two phases are being built out in parallel by the same housebuilder this has been counted as one outlet with the assumption there is little variety (although some builders may in reality differentiate their products on the same site, particularly if dual branded). However, if two phases are being built out in parallel by different housebuilders this is counted as two outlets, with the assumption that there would be some variation in the product on offer.

Figure 5.6 shows a clear relationship between the number of outlets on site and the annual build-out rate achieved. Table 5.2 also shows that, although the quantum of completions in a year increases with every additional outlet, the average delivered per outlet increases slightly with four and five outlets.

Table 5.2 Average annual completions per outlet

| No of outlets | Average annual completions | Average completions per outlet |
|---|---|---|
| 1 | 69 | 69 |
| 2 | 123 | 62 |
| 3 | 164 | 55 |
| 4 | 230 | 57 |
| 5 | 286 | 57 |

Source: Lichfields analysis

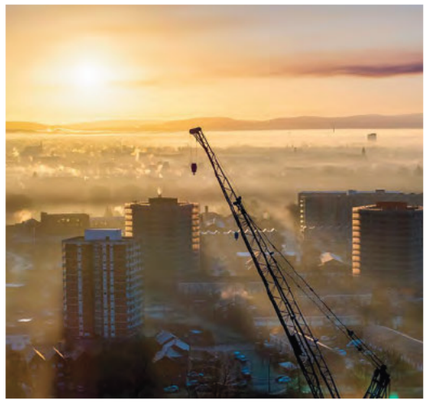
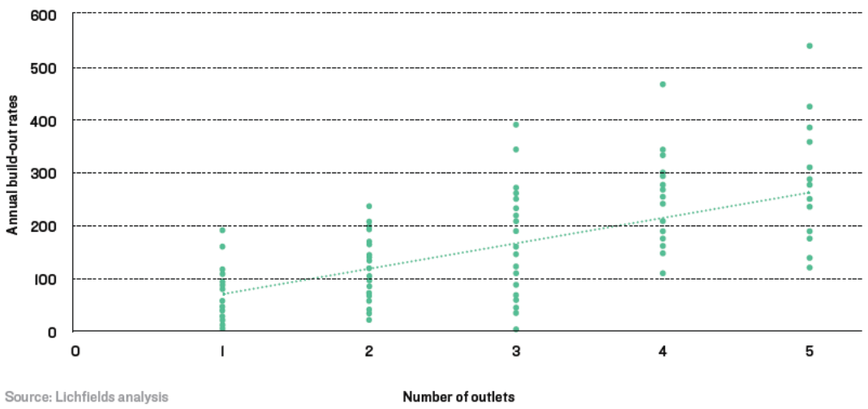


Figure 5.6: Build-out rates by number of outlets present (dpa)




Source: Lichfields analysis





# 06
# Delivery of brownfield, urban apartment schemes

Government policy is seeking to increase the emphasis on brownfield residential development, and higher density, apartment schemes are likely to be a consequence. What contribution can these sites make to housing trajectories?

We have identified data for nine examples of solely apartment schemes in excess of 250 units on urban brownfield sites (all outside London). This is a reasonable number of units to differentiate sites from lower density suburban apartment developments that might appear in the research. These have been considered separately from the other large sites in the research and include no other types of dwelling (i.e. no townhouses, semis or detached properties). Some of the large sites analysis already considered will include apartments, potentially for significant proportions of their schemes, but they will include some conventional houses.

Appendix 4 contains a short explanation of the planning history and build-out rates for each of the examples which have informed the analysis in this section. Their locations are shown on Figure 6.1.

Figure 6.1: Map of sites




Source: Lichfields analysis

## Lead-in times

Whilst a modest sample size, it is immediately apparent that there is a significant extension in the time it takes for these sites to progress from planning to delivery (Table 6.1 and Figure 6.2).

When compared with comparably sized sites of conventional housing, our sample of apartment schemes have similar planning approval periods but then progressed to delivery much more slowly. This is particularly the case with the larger apartment schemes (500+ units) where the planning to delivery period for those considered was more than three times longer than the benchmarks for large conventional housing sites. For X1 Media City which is 1,100 units, it was more than seven times longer than conventional housing counterparts. Whilst one should be cautious drawing conclusions on a small sample, what might these findings imply?

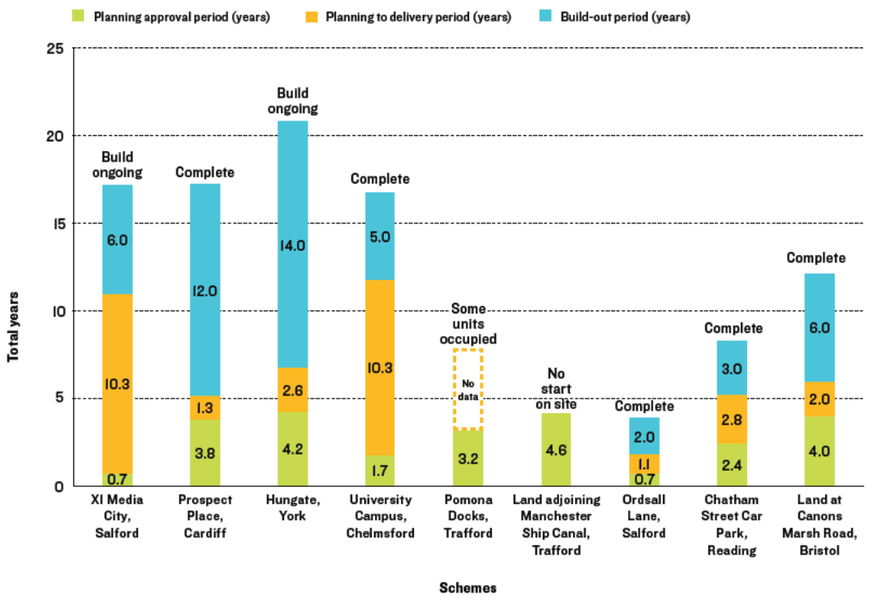
1. Firstly, when recording the completion of an apartment, this will be alongside others in one or more blocks that are completed in one go, rather than an individual dwelling that can be built and sold as the site progresses. Because it is likely to take longer to complete a block of apartments than a single house. As such, the period over which we are measuring planning to completion of the first apartment will likely be longer.
2. Secondly, as set out in Appendix 4, there can be considerable time spent in 'optimising' a planning permission once the 'original' detailed consent is granted. For example:
   - **X1 Media City**: This scheme was granted detailed consent in 2007. An extension of time application for the original consent was submitted in April 2010 and approved in November 2012. A further amendment to previously approved planning permission was approved in May 2016. First completions were recorded in 2017/18.
   - **University Campus (Chelmsford):** Outline planning permission was granted at appeal in October 2003. Following a public inquiry for Stopping Up Orders and their confirmation in October 2005, the site was sold in 2007. A further process of exploring land use and design solutions to resolve commercial and planning objectives followed. Another outline and full application were approved in November 2012. First completions were recorded in 2014/15.
3. Thirdly, brownfield sites at scale can be complex with unusual issues to resolve. For example, Prospect Place (Cardiff) required extensive land reclamation. Further, the viability of delivering brownfield sites of this scale can be finely balanced with schemes susceptible to changes in the costs and values, necessitating redesigns prior to commencement of development.

Table 6.1 Lead-in time analysis for 9 example brownfield apartment schemes

| | Site | Site Size (units) | Brownfield apartment schemes | | Sites considered in sections 3 & 4 | |
|---|---|---|---|---|---|---|
| | | | Planning approval period (years) | Planning to delivery period (years) | Planning approval period (years) | Planning to delivery period (years) |
| > 500 units | X1 Media City, Salford | 1,100 | 0.7 | 10.3 | 4.9 | 1.3 |
| | Prospect Place, Cardiff | 979 | 3.8 | 1.3 | 3.4 | 1.5 |
| | Hungate, York | 720 | 4.2 | 2.6 | | |
| | University Campus, Chelmsford | 645 | 2.7 | 9.0 | | |
| | Pomona Docks, Manchester | 526 | 3.2 | Unknown | | |
| | **AVERAGE** | | **3.5** | **4.3** | | |
| < 500 units | Land adjoining Manchester Ship Canal, Manchester | 449 | 4.4 | Unknown | 2.8 | 3.2 |
| | Ordsall Lane, Salford | 394 | 0.7 | 1.1 | | |
| | Land at Canons Marsh Road, Bristol | 307 | 4.0 | 2.0 | | |
| | Chatham Street Car Park, Reading | 272 | 2.4 | 2.8 | | |
| | **AVERAGE** | | **2.9** | **2.0** | | |

Source: Lichfields analysis

Figure 6.2: Lead-in time analysis for brownfield apartment schemes




Source: Lichfields analysis



INSIGHT
START TO FINISH

## Build-out rates

As explained, the nature of apartment schemes means that annual build-out rates can be lumpy, as homes delivered can only be recorded when a block is completed. Figure 6.3 shows Prospect Place, Hungate, University Campus Chelmsford and X1 Media City with years when many units were completed with subsequent fallow periods of no delivery. Table 6.2 further illustrates this by comparing the peak year of delivery with the average rate.

Apartment schemes may also be more susceptible to downturns in the market – the 'all or nothing' requirement (to complete whole blocks before units can be released to prospective purchasers) ties up capital and makes them higher risk for conventional sale. For example, LPAs told us that both Prospect Place and Hungate were significantly impacted by the GFC: each having more than five years in which there were no new completions.

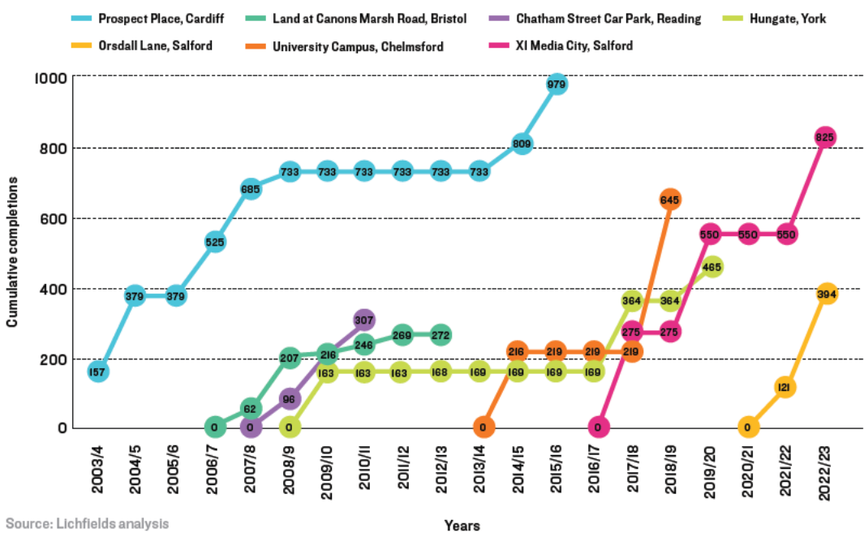
From our sample of nine sites, there is (perhaps unsurprisingly) much variety in the pace at which brownfield apartment schemes obtain planning permission (as there can be with greenfield sites), but more notable is how long it takes some sites to turn that consent into homes available for sale and occupation. Furthermore, while some significant 'peak' annual build-out rates can be achieved on these sites, delivery is lumpy and we found the GFC stalled completions on some schemes. Local authorities relying on higher density apartment schemes on brownfield sites to secure their five-year land supply or local plan housing trajectory will need to incorporate more flexibility if they are to be confident in achieving housing requirements.

Table 6.2 Peak annual build-out rates compared against average annual build-out rates on the example urban apartment schemes

| Site | Average annual build-out | Peak years build-out |
|---|---|---|
| Prospect Place, Cardiff | 75 | 222 |
| Hungate, York | 33 | 195 |
| University Campus, Chelmsford | 129 | 426 |
| XI Media City, Salford | 138 | 275 |
| Chatham Street Car Park, Reading | 102 | 120 |
| Land at Canons Marsh Road, Bristol | 45 | 145 |
| Ordsall Lane, Salford | 197 | 273 |

Source: Lichfields analysis

Figure 6.3: Annual build-out rates for the urban apartment scheme examples (years)




Source: Lichfields analysis





# 07 Conclusions

Our research provides real-world benchmarks to assist planning for the effective delivery of large-scale housing. These benchmarks can be particularly helpful in locations where there is limited experience of such developments to inform housing trajectories and land supply assessments. It augments the debate on build-out rates stimulated by the CMA's work. We present some statistical averages to assist the debate, but the real relevance of our findings is that there are likely to be many factors which affect lead-in times and build-out rates, and it is these – alongside the characteristics of individual sites – that needs to be considered carefully by local authorities relying on these projects to deliver planned housing.

The averages presented in our analysis are not intended to be definitive or a substitute for a robust, bottom-up justification for the delivery trajectory of any given site factoring in local absorption rates. It is clear from our analysis that some sites start and deliver more quickly than the average, whilst others have delivered much more slowly. Every site is different and the range in our lower and upper quartile figures for build out illustrates the risk of relying on a singular estimate.



## Key findings

1. **Only sites below 100 dwellings on average begin to deliver within a five-year period from validation of an outline application**

   When considering our updated data on lead-in times, it shows only smaller sites with 99 dwellings or fewer will typically deliver any homes within a five-year period from the date that the first application is validated. The lead-in time comprises the planning approval period and the planning to delivery period. Even small sites make a modest contribution within five years as the lead in time is on average 3.8 years. Larger sites of 1,000 dwellings or more on average take five years to obtain detailed planning permission (the planning approval period), meaning at the time the first application is validated, no homes from that site might be expected to be delivered in the forthcoming five-year period.

   The planning to delivery period is circa 1.3 – 1.6 years for all sites of 500+ dwellings and does not vary significantly according to site size. This demonstrates the truism that most sites proceed to implementation quickly once permission is granted. This is the period in which sites may change ownership and pre-commencement conditions must be discharged. The increase in this period might reflect market conditions and/or a complexity in dealing with technical pre-commencement matters.

INSIGHT
START TO FINISH

2. **Average annual build-out rates on large scale sites are lower than previous editions of this research**

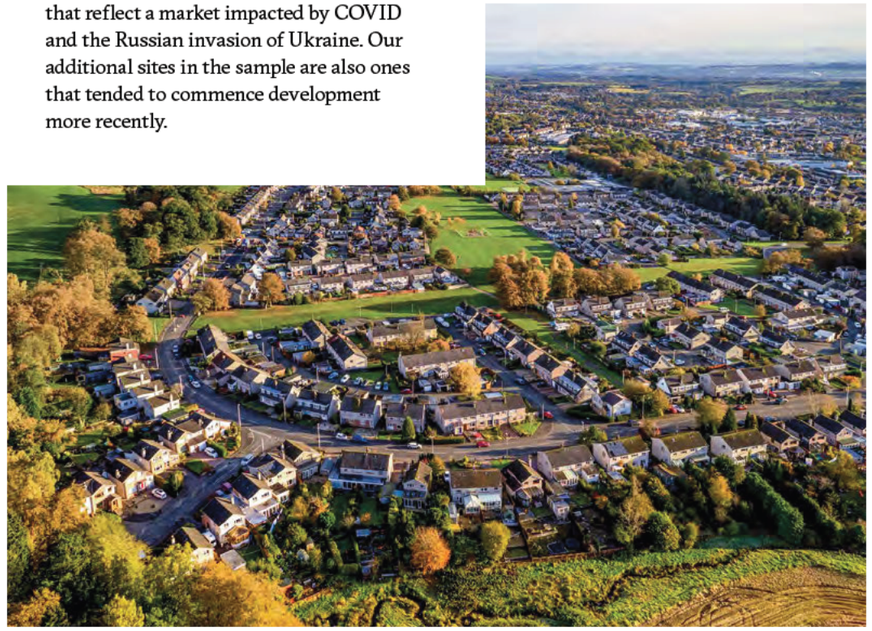
   The build-out rates for schemes of 2,000 dwellings or more is 100 to 188 dpa using the lower and upper quartiles of our analysis. The lower and upper quartiles for every size of site category increase as they get larger. Bigger sites deliver more homes each year.

   This third iteration of the research has increased our sample size, especially for the largest sites of 2,000+ dwellings (with 43 new examples). Whilst our findings remain comparable, the average rates of build out are slightly lower. The mean build-out rate has marginally decreased for every site size over the three editions of our research. For sites of 2,000+ dwellings the mean has decreased from 161 dpa to 151 dpa. For sites of under 1,000 homes, the median build-out rate is also lower. This may capture characteristics of newly surveyed sites, but also extra monitoring years since 2019 that reflect a market impacted by COVID and the Russian invasion of Ukraine. Our additional sites in the sample are also ones that tended to commence development more recently.

3. **Tough market conditions mean a likely slowing in build-out rates and house building overall**

   Market conditions have a clear effect on house building and the build-out rates of individual schemes. It is in this context that, ceterus paribus, one might expect to see a drop in build-out rates over the next few years. Recent research for the LPDF forecast fewer sales outlets (with fewer consented sites) and lower sales by outlet. Our research shows, a lower number of outlets is likely to lead to slower build-out rates.

   There is some room for optimism with the February RICS residential survey showing sales expectations improving over the next year and for the first time in three years, a positive sentiment for new instructions of sales. This is likely at least partly due to a common belief that interest rates have peaked, and mortgage affordability will improve in 2025.



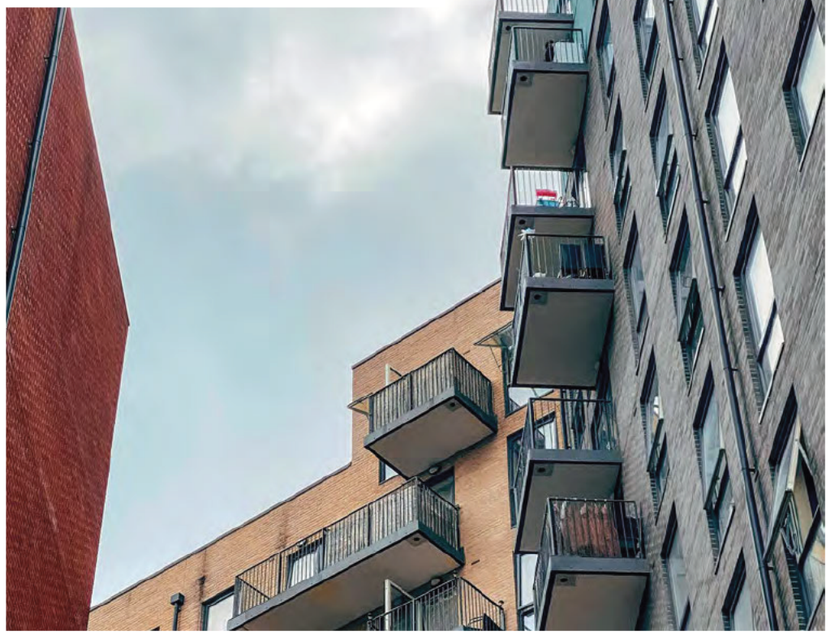
4. **Demand is key to maximising build-out rates**

   The rate at which homes can be sold (the 'absorption rate') at a market value consistent with the price paid for the land determines the build-out rate. The CMA found there is strong evidence from studies and its own engagement with stakeholders, that housebuilders generally respond to the incentive to maximise prices by building homes at a rate that is consistent with the local absorption rates.

   Our analysis found that areas with a higher ratio of house prices to earnings had an average 26% higher annual build-out rates on schemes of 500+ dwellings than lower demand areas. The top four highest individual years of delivery in this research (see Table 4.1) are in local authority areas with workplace-based affordability ratios greater than the national average at the time those build-out rates were achieved.

5. **Variety is the spice of life**

   Additional outlets on site have a positive impact on build-out rates, although there is not a linear relationship. Schemes with most affordable housing (30% or more) built out faster, i.e. with higher average build-out rates than those with lower levels of affordable housing delivery; but those delivering 10–19% of their units as affordable had the lowest build-out rates of all. One case study example – in Cambridge – was a predominantly key worker scheme that was able to deliver at an average of 178 dpa, significantly higher than other similar sized schemes included in this research. This points to the principle – identified by the Letwin Review – that, where there is a demand, a mix of homes, complementing market housing for sale, could have a positive impact on build rates.



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6. **Large-scale apartment schemes on brownfield land are less predictable forms of supply**

The largest apartment schemes delivered on brownfield sites appear susceptible to elongated planning-to-delivery periods compared to the benchmark averages for conventional houses on sites of similar scale. There can be protracted periods of redesign and site sale which means implementation can take longer. They can also be more susceptible to downturns in the market; two of the considered examples stalled after the GFC.

Furthermore, the nature of apartment schemes – built in blocks rather than individual dwellings – also means that annualised build-out rates can be lumpy.

Combined, these factors mean any local authority relying on brownfield apartment developments to meet its housing needs, will likely need to incorporate flexibility in its approach when arriving at a realistic housing trajectory.



## Looking forward

The CMA report states at paragraph 4.138:

*"While we consider that measures to speed up the pace at which new build housing is supplied to the market may be beneficial (and we set out options for some in the chapter on addressing the problems we have found), these would need to be accompanied by planning reform if they were to deliver increases in housing delivery of the size needed to bring GB housing completions significantly closer to 300,000 per year."*

The CMA's recommendation on seeking to speed up the pace of new housebuilding should be viewed in the context of this research which, when compared with the first and second editions, shows that reported average build-out rates are slightly lower, albeit only slightly.

As we approach a general election, and with the housing crisis unresolved, the challenge of boosting housing delivery is being discussed with renewed vigour.

The CMA concludes that achieving the necessary step-change in housing output is likely to be reliant on measures to improve the efficiency of the planning system: increasing the speed at which sites progress through the planning system, and then from planning to delivery; in increasing the number of sites granted planning permission for residential development; and increasing the pace and number of development plans being prepared and reviewed. Other factors – including funding for affordable housing and to unblock barriers to site delivery – are also needed.

In the current environment, a sufficient pipeline of sites with planning status in each location (itself dependent on a functioning planning system), with a suitably varied range of housing types and tenures, and the forecast recovery of the housing market from its recent downturn are all necessary to secure a recovery in the supply of new homes.

# Appendices

## Contents

**Appendix 1: Definitions and notes**
**Appendix 2: Large sites table**
**Appendix 3: Small sites tables**
**Appendix 4: Solely apartment scheme details**

INSIGHT
START TO FINISH

# Appendix 1: **Definitions and notes**

## The 'lead-in'

Measures the period up to first completion of a house on site from the validation date of the first planning application made for the scheme. The lead-in time covers both the planning approval period and planning to delivery periods set out below. The lead-in time also includes the date of the first formal identification of the site as a potential housing allocation (e.g. in a LPA policy document), but consistent data on this for the sample is not available.

## The 'planning approval period'

Measured from the validation date of the first application for the proposed development (be that an outline, full or hybrid application). The end date is the decision date of the first detailed application which permits the development of dwelling/s on site (this may be a full or hybrid application or the first reserved matters approval which includes details for housing). A measurement based on a detailed 'consent' was considered reasonable and proportionate milestone for 'planning' in the context of this research. However, this need not be the detailed scheme which is built out. Many large-scale developments are re-designed over multiple iterations before work starts on site. This can be reflected in a protracted 'planning to delivery period'.

## The 'planning to delivery period'

This includes any amended or extension of time planning applications, the discharge of any pre-commencement planning conditions and any opening up works required to deliver the site. It finishes on completion of the first dwelling.

## The date of the 'first housing completion'

The month and year is used where the data is available. However, in most instances the monitoring year of the first completion is all that is available and in these cases a midpoint of the monitoring period (1st October, falling halfway between 1st April and the following 31st March) is used.

## The 'annual build-out rate'

Each site is taken or inferred from a number of sources. This includes Annual Monitoring Reports (AMRs) and other planning evidence base documents produced by local authorities, contacting the LPA monitoring officers or planners where necessary and in a handful of instances obtaining the information from housebuilders.

# Appendix 2: **Large sites tables**

| Site name | Local Planning Authority | Site size | Year of first housing completion | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Dwellings per annum | | | | | | | | | | | | | | | | | | | | | | | | |
| Ebbsfleet | Dartford | 15,000 | 2009/10 | 127 | 79 | 55 | 50 | 44 | 40 | 60 | 141 | 312 | 613 | 553 | 347 | 533 | 619 | | | | | | | | | | | |
| The Hamptons | Peterborough | 6,320 | 1997/98 | 290.3 | 290.3 | 290.3 | 290.3 | 290.3 | 290.3 | 290.3 | 290.3 | 290.3 | 290.3 | 290.3 | 224 | 224 | 154 | 157 | 71 | 67 | 101 | 34 | 54 | 100 | 239 | 223 | 460 | 299 |
| Houlton (Rugby Radio Station) | Rugby | 6,200 | 2019/20 | 11 | 197 | 210 | | | | | | | | | | | | | | | | | | | | | | |
| Land at Chilmington Green (South Ashford GC) | Ashford | 5,750 | 2019/20 | 75 | 74 | | | | | | | | | | | | | | | | | | | | | | | |
| Sherford | South Hams | 5,500 | 2016/17 | 7 | 130 | 142 | 151 | 113 | 108 | 183 | | | | | | | | | | | | | | | | | | |
| Hanwood Park (East Kettering SUE) | North Northamptonshire | 5,500 | 2016/17 | 29 | 124 | 132 | 179 | 103 | 230 | | | | | | | | | | | | | | | | | | | |
| North West Preston (MD2) | Preston | 5,300 | 2015/16 | 57 | 250 | 297 | 411 | 307 | 266 | 372 | 359 | | | | | | | | | | | | | | | | | |
| Priors Hall | North Northamptonshire | 5,200 | 2011/12 | 56 | 21 | 59 | 87 | 170 | 155 | 269 | 238 | 171 | 145 | 112 | | | | | | | | | | | | | | |
| Former Alconbury Airfield, Huntingdon | Huntingdonshire | 5,000 | 2021/22 | 208 | 208 | | | | | | | | | | | | | | | | | | | | | | | |
| Wichelstowe | Swindon | 4,500 | 2008/09 | 158 | 93 | 195 | 64 | 100 | 61 | 44 | 29 | 57 | 0 | 0 | 10 | | | | | | | | | | | | | |
| Monkton Heathfield | Somerset West and Taunton | 4,500 | 2012/13 | 22 | 76 | 220 | 191 | 222 | 145 | 84 | 49 | 89 | 67 | | | | | | | | | | | | | | | |
| The Wixams | Bedford | 4,500 | 2008/09 | 8 | 190 | 160 | 138 | 113 | 109 | 109 | 44 | 37 | 47 | 95 | 344 | 177 | 218 | 251 | | | | | | | | | | |
| Thorpebury (North East Leicester SUE) | Charnwood | 4,500 | 2021/22 | 32 | | | | | | | | | | | | | | | | | | | | | | | | |
| Whitehouse - Western Expansion Area | Milton Keynes | 4,320 | 2015/16 | 21 | 124 | 270 | 297 | 341 | 151 | 141 | 134 | | | | | | | | | | | | | | | | | |
| Valley Park (Land to the west of Great Western Park) | Vale of White Horse | 4,254 | N/A | | | | | | | | | | | | | | | | | | | | | | | | | |
| Broughton Gate & Brooklands (Eastern Expansion Area) | Milton Keynes | 4,000 | 2008/09 | 154 | 359 | 371 | 114 | 473 | 138 | 144 | 305 | 239 | 242 | 187 | 309 | 254 | 158 | | | | | | | | | | | |
| Glan Llyn (Former Llanwern Steelworks) | Newport | 4,000 | 2011/12 | 10 | 35 | 112 | 76 | 127 | 75 | 124 | 154 | 67 | 55 | 190 | 171 | | | | | | | | | | | | | |
| Locking Parklands | North Somerset | 3,700 | 2011/12 | 23 | 45 | 97 | 75 | 10 | 21 | 86 | 57 | 53 | 153 | | | | | | | | | | | | | | | |
| Stanton Cross | North Northamptonshire | 3,650 | 2018/19 | 57 | 158 | 132 | 111 | | | | | | | | | | | | | | | | | | | | | |
| Beaulieu Park | Chelmsford | 3,600 | 2015/16 | 40 | 110 | 262 | 200 | 195 | 164 | 211 | 236 | | | | | | | | | | | | | | | | | |
| Chatham Docks/ Waters | Medway | 3,600 | 2021/22 | 199 | 193 | | | | | | | | | | | | | | | | | | | | | | | |

| Site name | Local Planning Authority | Site size | Year of first housing completion | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Dwellings per annum | | | | | | | | | | | | | | | | | | | | | | | | |
| Overstone Leys (Northampton North SUE) | Daventry | 3,500 | 2017/18 | 21 | 47 | 58 | 68 | 163 | 197 | | | | | | | | | | | | | | | | | | | |
| Northstowe Phase 2 | South Cambridgeshire | 3,500 | 2020/21 | 2 | 41 | | | | | | | | | | | | | | | | | | | | | | | |
| Long Marston Airfield | Stratford-upon-Avon | 3,500 | 2021/22 | 77 | | | | | | | | | | | | | | | | | | | | | | | | |
| South East Coalville (Land north and south of Grange Road) | North West Leicestershire | 3,500 | 2018/19 | 4 | 63 | 124 | 272 | 207 | | | | | | | | | | | | | | | | | | | | |
| Great Western Park | South Oxfordshire | 3,364 | 2011/12 | 110 | 204 | 232 | 392 | 368 | 389 | 431 | 471 | 430 | 205 | | | | | | | | | | | | | | | |
| Grantham North West Quadrant (Poplar Farm & Rectory Farm) | South Kesteven | 3,350 | 2013/14 | 13 | 102 | 108 | 25 | 74 | 193 | 108 | 43 | 8 | | | | | | | | | | | | | | | | |
| Cambourne (original new settlement) | South Cambridgeshire | 3,300 | 1999/00 | 42 | 180.5 | 180.5 | 213 | 337 | 620 | 151 | 378 | 268 | 219 | 191 | 161 | 206 | 154 | 151 | 128 | 239 | 201 | 96 | 126 | 87 | 32 | 61 | 93 | |
| Lawley Village | Telford and Wrekin | 3,300 | 2013/14 | 176 | 251 | 211 | 190 | 210 | 367 | 57 | 10 | | | | | | | | | | | | | | | | | |
| Berryfields Major Development Area (Aylesbury Garden Town) | Buckinghamshire | 3,254 | 2010/11 | 22 | 164 | 273 | 321 | 562 | 378 | 350 | 265 | 340 | 191 | 107 | 136 | 158 | | | | | | | | | | | | |
| Land Around Fernwood | Newark and Sherwood | 3,200 | 2019/20 | 3 | 53 | 87 | 141 | | | | | | | | | | | | | | | | | | | | | |
| Middlebeck (Land South of Newark) | Newark and Sherwood | 3,150 | 2018/19 | 57 | 90 | 117 | 152 | 87 | | | | | | | | | | | | | | | | | | | | |
| Oakley Vale | North Northamptonshire | 3,100 | 2001/02 | 35 | 89 | 289 | 258 | 346 | 487 | 520 | 233 | 174 | 159 | 107 | 127 | 103 | 51 | 40 | 9 | 78 | 68 | 59 | 88 | 87 | | | | |
| Land North of Beaconside/Stafford | Stafford | 3,100 | 2018/19 | 10 | 33 | 30 | 27 | 111 | | | | | | | | | | | | | | | | | | | | |
| Burgess Hill Northern Arc | Mid Sussex | 3,040 | N/A | | | | | | | | | | | | | | | | | | | | | | | | | |
| Kings Hill | Tonbridge and Malling | 3,024 | 1996/97 | 140 | 140 | 140 | 140 | 140 | 126 | 219 | 104 | 237 | 166 | 281 | 300 | 224 | 93 | 55 | 90 | 84 | 108 | 91 | 74 | 41 | 31 | 27 | | |
| North West Cambridge | Cambridge | 3,000 | 2016/17 | 73 | 353 | 409 | 22 | 35 | 0 | | | | | | | | | | | | | | | | | | | |
| West of Waterlooville | Havant | 3,000 | 2009/10 | 38 | 71 | 30 | 82 | 112 | 135 | 196 | 241 | 193 | 194 | 181 | 91 | 109 | 93 | | | | | | | | | | | |
| Lighthorne Heath, Kingston Grange | Stratford-upon-Avon | 3,000 | 2019/20 | 13 | 34 | 219 | | | | | | | | | | | | | | | | | | | | | | |
| Towcester Vale SUE (JCS Policy T3) | West Northamptonshire | 3,000 | 2017/18 | 42 | 192 | 135 | 145 | 174 | 236 | | | | | | | | | | | | | | | | | | | |
| Cranbrook | East Devon | 2,900 | 2012/13 | 187 | 419 | 356 | 299 | 214 | 241 | | | | | | | | | | | | | | | | | | | |
| Glebe Farm | Milton Keynes | 2,900 | 2019/20 | 63 | 177 | 422 | 214 | | | | | | | | | | | | | | | | | | | | | |

| Site name | Local Planning Authority | Site size | Year of first housing completion | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Dwellings per annum | | | | | | | | | | | | | | | | | | | | | | | | |
| Wintringham Park, St. Neots | Huntingdonshire | 2,800 | 2020/21 | 50 | 81 | 166 | | | | | | | | | | | | | | | | | | | | | | |
| West of Kempston | Bedford | 2,760 | 2010/11 | 52 | 102 | 144 | 167 | 124 | 175 | 103 | 90 | 19 | 0 | 4 | 0 | 0 | | | | | | | | | | | | |
| Mowbray, North of Horsham | Horsham | 2,750 | N/A | | | | | | | | | | | | | | | | | | | | | | | | | |
| South of the M4 | Wokingham | 2,605 | 2012/13 | 37 | 175 | 56 | 29 | 166 | 419 | 344 | 361 | 348 | 291 | | | | | | | | | | | | | | | |
| Winterstoke Village, Western-super-Mare | North Somerset | 2,550 | 2014/15 | 132 | 185 | 242 | 161 | 178 | 42 | 56 | | | | | | | | | | | | | | | | | | |
| Emersons Green East | South Gloucestershire | 2,550 | 2014/15 | 274 | 238 | 387 | 424 | 122 | 254 | 262 | 194 | 234 | | | | | | | | | | | | | | | | |
| Branston Locks | East Staffordshire | 2,500 | 2018/19 | 3 | 33 | 84 | 138 | | | | | | | | | | | | | | | | | | | | | |
| Great Wilsey Park, Haverhill | West Suffolk | 2,500 | 2022/23 | 90 | | | | | | | | | | | | | | | | | | | | | | | | |
| Kilnwood Vale | Horsham | 2,500 | 2013/14 | 75 | 76 | 131 | 51 | 53 | 196 | 74 | 199 | | | | | | | | | | | | | | | | | |
| City Fields | Wakefield | 2,500 | 2017/18 | 59 | 92 | 125 | 200 | 298 | 336 | | | | | | | | | | | | | | | | | | | |
| South Wokingham | Wokingham | 2,490 | 2013/14 | 6 | 104 | 120 | 135 | 118 | 71 | 28 | 0 | 54 | | | | | | | | | | | | | | | | |
| East Anton (Land East Icknield Way) | Test Valley | 2,484 | 2009/10 | 184 | 257 | 103 | 181 | 135 | 229 | 146 | 184 | 162 | 239 | 279 | 242 | | | | | | | | | | | | | |
| Kingsbrook (Aylesbury Garden Town) | Buckinghamshire | 2,450 | 2016/17 | 92 | 219 | 181 | 204 | 184 | 235 | 201 | | | | | | | | | | | | | | | | | | |
| North Wokingham | Wokingham | 2,391 | 2010/11 | 28 | 99 | 23 | 0 | 95 | 112 | 66 | 154 | 232 | 273 | 165 | 296 | | | | | | | | | | | | | |
| Cambourne West | South Cambridgeshire | 2,350 | 2021/22 | 93 | | | | | | | | | | | | | | | | | | | | | | | | |
| The Steadings (Chesterton Strategic Site) | Cotswold | 2,350 | 2022/23 | 2 | | | | | | | | | | | | | | | | | | | | | | | | |
| Broadlands | Bridgend | 2,309 | 1999/00 | 288 | 331 | 307 | 193 | 204 | 156 | 64 | 104 | 91 | 28 | 81 | 50 | 147 | 11 | | | | | | | | | | | |
| Western Riverside | Bath and North East Somerset | 2,281 | 2011/12 | 59 | 147 | 93 | 61 | 163 | 154 | 45 | 52 | 52 | 0 | 0 | | | | | | | | | | | | | | |
| Arborfield Garrison | Wokingham | 2,225 | 2016/17 | 57 | 114 | 116 | 268 | 348 | 336 | | | | | | | | | | | | | | | | | | | |
| Fairfields (Western Expansion Area) | Milton Keynes | 2,220 | 2015/16 | 114 | 165 | 267 | 288 | 163 | 105 | 112 | 77 | | | | | | | | | | | | | | | | | |
| Charlton Hayes, Northfield | South Gloucestershire | 2,200 | 2010/11 | 83 | 87 | 163 | 333 | 281 | 193 | 301 | 168 | 174 | 125 | 167 | 118 | 8 | | | | | | | | | | | | |
| Great Kneighton (Clay Farm) | Cambridge | 2,188 | 2012/13 | 16 | 271 | 393 | 149 | 467 | 539 | 109 | 93 | 99 | 52 | | | | | | | | | | | | | | | |
| Chapelford Urban Village | Warrington | 2,144 | 2004/05 | 211 | 214 | 166 | 262 | 224 | 141 | 180 | 183 | 247 | 60 | 160 | 66 | 30 | | | | | | | | | | | | |
| Money Hill - Land north of Ashby de la Zouch | North West Leicestershire | 2,050 | 2017/18 | 42 | 28 | 27 | 24 | 11 | 30 | | | | | | | | | | | | | | | | | | | |
| Land to the north east of Didcot | South Oxfordshire | 2,030 | N/A | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ledsham Garden Village | Cheshire West and Chester | 2,000 | 2016/17 | 41 | 90 | 13 | 53 | 121 | 49 | | | | | | | | | | | | | | | | | | | |

| Site name | Local Planning Authority | Site size | Year of first housing completion | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Dwellings per annum | | | | | | | | | | | | | | | | | | | | | | | | |
| North Felixstowe Garden Neighbourhood | East Suffolk | 2,000 | 2021/22 | 10 | 65 | | | | | | | | | | | | | | | | | | | | | | | |
| Comeytrowe / Trull | Somerset West and Taunton | 2,000 | 2021/22 | 4 | | | | | | | | | | | | | | | | | | | | | | | | |
| Graven Hill | Cherwell | 1,900 | 2016/17 | 1 | 28 | 122 | 44 | 176 | | | | | | | | | | | | | | | | | | | | |
| North East of Didcot | South Oxfordshire | 1,880 | 2019/20 | 27 | 82 | | | | | | | | | | | | | | | | | | | | | | | |
| Elvetham Heath (Fleet) | Hart | 1,869 | 2000/01 | 192 | 300 | 297 | 307 | 287 | 238 | 103 | 139 | 6 | | | | | | | | | | | | | | | | |
| Colethrop Farm (Hunts Grove) | Stroud | 1,750 | 2010/11 | 2 | 87 | 106 | 80 | 58 | 7 | 2 | 22 | 112 | 127 | 209 | 122 | | | | | | | | | | | | | |
| Great Denham | Bedford | 1,750 | 2009/10 | 92 | 150 | 159 | 71 | 122 | 146 | 123 | 211 | 162 | 191 | 63 | 39 | 25 | 9 | | | | | | | | | | | |
| Horwich Loco Works | Bolton | 1,710 | 2018/19 | 3 | 33 | 45 | 30 | | | | | | | | | | | | | | | | | | | | | |
| Land at Berry Hill, Mansfield | Mansfield | 1,700 | 2018/19 | 36 | 131 | 172 | 157 | 80 | | | | | | | | | | | | | | | | | | | | |
| Tadpole Garden Village | Swindon | 1,695 | 2014/15 | 27 | 161 | 400 | 215 | 448 | 328 | | | | | | | | | | | | | | | | | | | |
| Plymstock Quarry | Plymouth | 1,684 | 2013/14 | 2 | 100 | 110 | 57 | 71 | 73 | 73 | 41 | 23 | 56 | | | | | | | | | | | | | | | |
| Dickens Heath | Solihull | 1,672 | 1997/98 | 2 | 179 | 196 | 191 | 207 | 88 | 124 | 64 | 249 | 174 | 16 | 96 | 110 | 4 | 0 | 0 | 13 | 10 | 26 | 12 | 96 | | | | |
| Red Lodge | West Suffolk | 1,667 | 2004/05 | 65 | 93 | 181 | 79 | 57 | 79 | 61 | 101 | 213 | 101 | 78 | 23 | 75 | 111 | | | | | | | | | | | |
| Melton Road, Edwalton | Rushcliffe | 1,667 | 2016/17 | 40 | 126 | 271 | 144 | 140 | | | | | | | | | | | | | | | | | | | | |
| Newton Leys | Milton Keynes | 1,650 | 2014/15 | 223 | 140 | 154 | 88 | 134 | 148 | 103 | 102 | 76 | | | | | | | | | | | | | | | | |
| South West Bicester (Phase I Kingsmere) | Cherwell | 1,631 | 2011/12 | 40 | 107 | 133 | 179 | 210 | 231 | 196 | 205 | 110 | 95 | | | | | | | | | | | | | | | |
| Centenary Quay | Southampton | 1,620 | 2011/12 | 102 | 58 | 103 | 137 | 257 | 8 | 110 | 76 | 16 | 87 | 0 | 161 | | | | | | | | | | | | | |
| Chesterwell, North Colchester Urban Extension | Colchester | 1,600 | 2015/16 | 150 | 150 | 150 | 150 | 150 | 56 | 59 | 90 | | | | | | | | | | | | | | | | | |
| Harworth Colliery - Simpson Park | Bassetlaw | 1,600 | 2014/15 | 7 | 28 | 45 | 36 | 2 | 62 | 43 | 63 | 42 | | | | | | | | | | | | | | | | |
| Parc Derwen | Bridgend | 1,577 | 2010/11 | 8 | 103 | 134 | 201 | 199 | 197 | 157 | 186 | 157 | 94 | 19 | 51 | | | | | | | | | | | | | |
| Chesterfield Waterside, Brimington Road, Chesterfield | Chesterfield | 1,550 | 2014/15 | 19 | 0 | 0 | 0 | 0 | 0 | 46 | 32 | 62 | | | | | | | | | | | | | | | | |
| Northumberland Park | North Tyneside | 1,513 | 2003/04 | 54 | 194 | 171 | 93 | 179 | 100 | 69 | 117 | 96 | 53 | 82 | 64 | 86 | | | | | | | | | | | | |
| Horley North West Sector | Reigate and Banstead | 1,510 | 2017/16 | 256 | 264 | 204 | 113 | 244 | 188 | | | | | | | | | | | | | | | | | | | |
| Jennet's Park, Peacock Lane | Bracknell Forest | 1,500 | 2007/08 | 153 | 154 | 145 | 168 | 136 | 179 | 235 | 93 | 37 | 0 | 28 | 16 | 65 | 47 | 0 | 0 | | | | | | | | | |
| Northstowe Phase I | South Cambridgeshire | 1,500 | 2016/17 | 13 | 140 | 278 | 243 | 256 | 178 | | | | | | | | | | | | | | | | | | | |

| Site name | Local Planning Authority | Site size | Year of first housing completion | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Dwellings per annum | | | | | | | | | | | | | | | | | | | | | | | | |
| Sutton New Hall Farm | Cheshire West and Chester | 1,500 | 2016/17 | 41 | 90 | 13 | 53 | 121 | 49 | | | | | | | | | | | | | | | | | | | |
| Burleyfields (part of the West of Stafford Strategic Development Location) | Stafford | 1,500 | 2020/21 | 49 | 98 | 175 | | | | | | | | | | | | | | | | | | | | | | |
| Hartland Park | Hart | 1,500 | 2020/21 | 46 | 64 | 66 | | | | | | | | | | | | | | | | | | | | | | |
| West Carclaze Eco-community | Cornwall | 1,500 | 2021/22 | 11 | 60 | | | | | | | | | | | | | | | | | | | | | | | |
| Handley Chase - Sleaford South Quadrant | North Kesteven | 1,450 | 2018/19 | 2 | 6 | 29 | 17 | 134* | | | | | | | | | | | | | | | | | | | | |
| Love's Farm, St Neots | Huntingdonshire | 1,438 | 2007/08 | 34 | 186 | 336 | 302 | 216 | 60 | 108 | 59 | 85 | 49 | 3 | | | | | | | | | | | | | | |
| Rochester Riverside | Medway | 1,400 | 2019/20 | 126 | 117 | 88 | 127 | | | | | | | | | | | | | | | | | | | | | |
| Park Prewett Hospital, Aldermaston Road, Basingstoke | Basingstoke and Deane | 1,341 | 1998/99 | 58 | 82 | 37 | 102 | 0 | 0 | 0 | 0 | 0 | 307 | 214 | 219 | 146 | 33 | 34 | 56 | 7 | 30 | 16 | | | | | | |
| Northern Gateway (Airfields and former Corus site) | Flintshire | 1,325 | 2020/21 | 112 | 135 | 36 | | | | | | | | | | | | | | | | | | | | | | |
| Ashford Barracks (Repton Park) | Ashford | 1,300 | 2005/06 | 83 | 0 | 124 | 14 | 64 | 58 | 155 | 103 | 49 | 70 | 67 | 138 | 90 | 163 | 29 | 71 | | | | | | | | | |
| Kings Moat Garden Village | Cheshire West and Chester | 1,300 | 2019/20 | 5 | 83 | 138 | | | | | | | | | | | | | | | | | | | | | | |
| Bolnore Village | Mid Sussex | 1,279 | 2000/01 | 10 | 66 | 61 | 244 | 159 | 168 | 52 | 99 | 15 | 0 | 0 | 0 | 53 | 68 | 68 | 86 | 61 | 51 | 18 | | | | | | |
| Kempshott Park | Basingstoke and Deane | 1,252 | 2000/01 | 78 | 310 | 229 | 213 | 281 | 84 | 33 | 24 | | | | | | | | | | | | | | | | | |
| Blue Boar Lane | Broadland | 1,233 | 2015/16 | 75 | 165 | 253 | 243 | 180 | 160 | 110 | 47 | | | | | | | | | | | | | | | | | |
| Picket Twenty | Test Valley | 1,219 | 2011/12 | 147 | 178 | 180 | 176 | 164 | 145 | 175 | 96 | 155 | 169 | 124 | 38 | | | | | | | | | | | | | |
| Holborough Quarry | Tonbridge and Malling | 1,211 | 2006/07 | 85 | 137 | 91 | 47 | 18 | 100 | 59 | 12 | 43 | 64 | 60 | 101 | 61 | 78 | 47 | 1 | | | | | | | | | |
| Staynor Hall | Selby | 1,200 | 2005/06 | 1 | 69 | 170 | 28 | 45 | 57 | 53 | 42 | 111 | 90 | 84 | 65 | 46 | 31 | 22 | 15 | 25 | 13 | | | | | | | |
| Trumpington Meadows | Cambridge | 1,200 | 2011/12 | 2 | 137 | 141 | 67 | 105 | 89 | 123 | 148 | 72 | 128 | 48 | | | | | | | | | | | | | | |
| North Ely (Orchards Green) | East Cambridgeshire | 1,200 | 2018/19 | 49 | 50 | 70 | 80 | | | | | | | | | | | | | | | | | | | | | |
| Winnington Urban Village | Cheshire West and Chester | 1,200 | 2013/14 | 86 | 159 | 144 | 176 | 62 | 142 | 65 | 70 | 17 | | | | | | | | | | | | | | | | |
| Heyford Park (Former RAF Upper Heyford) | Cherwell | 1,183 | 2014/15 | 46 | 166 | 106 | 103 | 97 | 58 | 76 | | | | | | | | | | | | | | | | | | |
| Oxley Park (East & West) | Milton Keynes | 1,159 | 2004/05 | 52 | 166 | 295 | 202 | 115 | 91 | 75 | 163 | | | | | | | | | | | | | | | | | |
| Icknield Port Loop | Birmingham | 1,150 | 2019/20 | 40 | 175 | | | | | | | | | | | | | | | | | | | | | | | |
| North West Haverhill, Ann Suckling Road | West Suffolk | 1,150 | 2020/21 | 89 | 40 | 80 | | | | | | | | | | | | | | | | | | | | | | |

*(+67 communal accommodation)

| Site name | Local Planning Authority | Site size | Year of first housing completion | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Dwellings per annum | | | | | | | | | | | | | | | | | | | | | | | | |
| Orchard Park, Cambridge | South Cambridgeshire | 1,120 | 2006/07 | 100 | 290 | 148 | 103 | 95 | 56 | 34 | 16 | 75 | 39 | 30 | 2 | 42 | | | | | | | | | | | | |
| Velmead Farm, Fleet | Hart | 1,112 | 1989/90 | 1 | 104 | 193 | 89 | 101 | 52 | 101 | 113 | 130 | 74 | 102 | 48 | 4 | | | | | | | | | | | | |
| Cheeseman's Green (Finberry) | Ashford | 1,100 | 2014/15 | 59 | 47 | 102 | 157 | 181 | 19 | 48 | | | | | | | | | | | | | | | | | | |
| Zones 3 to 6, Omega South | Warrington | 1,100 | 2017/18 | 15 | 119 | 111 | 115 | 124 | | | | | | | | | | | | | | | | | | | | |
| Llanwern Village | Newport | 1,100 | 2019/20 | 31 | 74 | 39 | 52 | | | | | | | | | | | | | | | | | | | | | |
| Land at Kingsley Fields | Cheshire East | 1,100 | 2018/19 | 49 | 151 | 125 | 177 | | | | | | | | | | | | | | | | | | | | | |
| Cottam Strategic Site (MDI) | Preston | 1,100 | 2014/15 | 23 | 15 | 61 | 46 | 58 | 43 | 101 | 114 | 211 | | | | | | | | | | | | | | | | |
| Land north of Woodhall Business Park | Brentwood | 1,100 | 2022/23 | 20 | | | | | | | | | | | | | | | | | | | | | | | | |
| Bankside Phase 1, Banbury (Longford Park) | Cherwell | 1,090 | 2014/15 | 148 | 218 | 140 | 142 | 96 | 167 | 52 | | | | | | | | | | | | | | | | | | |
| Highwood | Horsham | 1,090 | 2012/13 | 56 | 82 | 103 | 76 | 96 | 39 | 71 | 43 | 1 | | | | | | | | | | | | | | | | |
| Highfields Farm | South Derbyshire | 1,064 | 2016/17 | 141 | 204 | 275 | 252 | 102 | 57 | | | | | | | | | | | | | | | | | | | |
| Boulton moor | South Derbyshire | 1,058 | 2014/15 | 22 | 96 | 96 | 116 | 105 | 108 | 58 | 76 | | | | | | | | | | | | | | | | | |
| Gedling Colliery/ Chase Farm | Gedling | 1,050 | 2017/18 | 25 | 65 | 96 | 64 | 90 | | | | | | | | | | | | | | | | | | | | |
| North East Bexhill (The Gateway) | Rother | 1,050 | 2020/21 | 23 | 67 | 68 | | | | | | | | | | | | | | | | | | | | | | |
| South Maldon Garden Suburb | Maldon | 1,042 | 2018/19 | 5 | 45 | 111 | 137 | 163 | | | | | | | | | | | | | | | | | | | | |
| Tamworth Golf Course (Amington Garden Village) | Tamworth | 1,037 | 2017/18 | 28 | 90 | 155 | 87 | 112 | 68 | | | | | | | | | | | | | | | | | | | |
| Monksmoor Farm | Daventry | 1,000 | 2013/14 | 6 | 65 | 98 | 128 | 122 | 155 | 70 | 100 | 87 | 81 | | | | | | | | | | | | | | | |
| Northampton North of Whitehills SUE | Daventry | 1,000 | 2015/16 | 9 | 108 | 176 | 59 | 44 | 125 | 124 | 71 | | | | | | | | | | | | | | | | | |
| Weldon Park SUE | North Northamptonshire | 1,000 | 2016/17 | 39 | 62 | 111 | 74 | 75 | 126 | | | | | | | | | | | | | | | | | | | |
| Land at former TRL site, Nine Mile Ride (Buckler's Park) | Bracknell Forest | 1,000 | 2018/19 | 35 | 132 | 59 | 59 | 140 | | | | | | | | | | | | | | | | | | | | |
| Arkall Farm, North of Ashby Road, Tamworth | Lichfield | 1,000 | 2021/22 | 4 | 75 | | | | | | | | | | | | | | | | | | | | | | | |
| Limebrook Park, Wycke Hill, Maldon | Maldon | 1,000 | 2019/20 | 5 | 60 | 85 | 110 | | | | | | | | | | | | | | | | | | | | | |
| RAF Cardington | Bedford | 1,000 | 2014/15 | 5 | 108 | 100 | 109 | 36 | 57 | 81 | 144 | 276 | | | | | | | | | | | | | | | | |
| Collingtree Park - Northampton South SUE (JCS Policy N5) | West Northamptonshire | 1,000 | 2020/21 | 98 | 100 | | | | | | | | | | | | | | | | | | | | | | | |

| Site name | Local Planning Authority | Site size | Year of first housing completion | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Dwellings per annum | | | | | | | | | | | | | | | | | | | | | | | | |
| Northampton Upton Park SUE (JCS Policy N9) | West Northamptonshire | 1,000 | 2020/21 | 4 | 130 | 139 | | | | | | | | | | | | | | | | | | | | | | |
| Folkestone Harbour/ Seafront | Folkestone and Hythe | 1,000 | 2021/22 | 84 | 40 | | | | | | | | | | | | | | | | | | | | | | | |
| Land to the north of Totton | New Forest | 1,000 | 2022/23 | 51 | | | | | | | | | | | | | | | | | | | | | | | | |
| Land West of Uckfield | Wealden | 1,000 | 2018/19 | 3 | 50 | 45 | 35 | | | | | | | | | | | | | | | | | | | | | |
| Taylors Farm/ Sherfield Park | Basingstoke and Deane | 991 | 2004/05 | 56 | 79 | 81 | 86 | 88 | 51 | 143 | 141 | 88 | 91 | 75 | 0 | 12 | | | | | | | | | | | | |
| Queen Elizabeth II Barracks | Hart | 972 | 2012/13 | 56 | 165 | 110 | 228 | 213 | 112 | 91 | 13 | | | | | | | | | | | | | | | | | |
| Little Stanion | North Northamptonshire | 970 | 2009/10 | 106 | 116 | 74 | 121 | 102 | 93 | 89 | 86 | 27 | 26 | 9 | 1 | 30 | | | | | | | | | | | | |
| North of Popley | Basingstoke and Deane | 951 | 2007/08 | 65 | 57 | 16 | 28 | 0 | 0 | 15 | 118 | 84 | 60 | 75 | 103 | 73 | 93 | 23 | | | | | | | | | | |
| Ingress Park, Greenhithe | Dartford | 950 | 2002/03 | 184 | 0 | 275 | 100 | 74 | 0 | 119 | 0 | 0 | | | | | | | | | | | | | | | | |
| Upper Cambourne | South Cambridgeshire | 950 | 2012/13 | 88 | 123 | 239 | 201 | 96 | 81 | 83 | 32 | 7 | | | | | | | | | | | | | | | | |
| Nar Ouse Millenium Commuity | King's Lynn and West Norfolk | 900 | 2007/08 | 32 | 77 | 0 | 0 | 0 | 0 | 30 | 22.5 | 22.5 | 68 | 0 | 37 | 13 | | | | | | | | | | | | |
| West Park | Darlington | 893 | 2004/05 | 60 | 104 | 98 | 66 | 69 | 19 | 35 | 10 | 16 | 51 | 35 | 28 | 14 | 42 | 15 | 18 | 49 | 16 | 32 | | | | | | |
| Badbury Park (Commonhead) | Swindon | 890 | 2014/15 | 49 | 230 | 241 | 138 | 127 | 73 | | | | | | | | | | | | | | | | | | | |
| Dowds Farm | Eastleigh | 795 | 2006/07 | 54 | 189 | 187 | 44 | 102 | 47 | 66 | 76 | | 30 | | | | | | | | | | | | | | | |
| Abbotswood | Test Valley | 790 | 2011/12 | 30 | 190 | 157 | 114 | 152 | 90 | 20 | 0 | 10 | 27 | | | | | | | | | | | | | | | |
| Land at Popley Fields/ Marnell Park | Basingstoke and Deane | 751 | 2006/07 | 105 | 172 | 118 | 186 | 126 | 44 | | | | | | | | | | | | | | | | | | | |
| The Parks, formally Staff College | Bracknell Forest | 730 | 2007/08 | 104 | 88 | 101 | 54 | 47 | 72 | 59 | 94 | 78 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | |
| Northside | Gateshead | 718 | 1999/00 | 46.8 | 46.8 | 46.8 | 46.8 | 46.8 | 46.8 | 46.8 | 46.8 | 46.8 | 46.8 | 46.8 | 16 | 30 | 31 | 33 | 25 | 43 | | | | | | | | |
| Land at West Blyth accessed from Chase Farm Drive | Northumberland | 705 | 2008/09 | 6.25 | 6.25 | 6.25 | 6.25 | 32 | 66 | 51 | 127 | 78 | 90 | 62 | 37 | 53 | 58 | 56 | | | | | | | | | | |
| Alver Village (Rowner Renewal Project) | Gosport | 700 | 2010/11 | 4 | 100 | 70 | 45 | 89 | 101 | 79 | 97 | 8 | 27 | 10 | 0 | | | | | | | | | | | | | |
| Channels - North Chelmsford | Chelmsford | 700 | 2015/16 | 31 | 172 | 110 | 70 | 61 | 88 | 0 | 76 | | | | | | | | | | | | | | | | | |
| Beacon Park (South Bradwell) | Great Yarmouth | 700 | 2015/16 | 42 | 58 | 81 | 79 | 54 | 113 | | | | | | | | | | | | | | | | | | | |
| Foxhill/Mulberry Park | Bath and North East Somerset | 700 | 2016/17 | 8 | 110 | 120 | 86 | 70 | 88 | | | | | | | | | | | | | | | | | | | |
| Land North of Harvest Ride and South of Forest Road and East of West End Lane, Warfeild | Bracknell Forest | 675 | 2015/16 | 3 | 85 | 75 | 117 | 88 | 92 | 67 | 25 | | | | | | | | | | | | | | | | | |

| Site name | Local Planning Authority | Site size | Year of first housing completion | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Dwellings per annum | | | | | | | | | | | | | | | | | | | | | | | | |
| Staiths South Bank | Gateshead | 667 | 2003/04 | 24 | 58 | 0 | 44 | 0 | 48 | | | | | | | | | | | | | | | | | | | |
| Jurston Farm | Somerset West and Taunton | 650 | 2019/20 | 16 | 43 | 31 | | | | | | | | | | | | | | | | | | | | | | |
| Land south of Wansbeck General Hospital, Ashington | Northumberland | 644 | 2005/06 | 18.7 | 18.7 | 18.7 | 18.7 | 18.7 | 18.7 | 18.7 | 17 | 24 | 37 | 60 | 57 | 54 | 50 | 60 | 82 | 64 | 0 | | | | | | | |
| Kings Hill Phase 3 | Tonbridge and Malling | 635 | 2018/19 | 29 | 95 | 120 | 100 | | | | | | | | | | | | | | | | | | | | | |
| Former Pontins Holiday Camp | Lancaster | 626 | 2006/07 | 16 | 22 | 4 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | |
| Ochre Yards (Ref: 103/01) | Gateshead | 606 | 2004/05 | 83 | 68.2 | 68.2 | 68.2 | 68.2 | 68.2 | 0 | 0 | 46 | 4 | 52 | 2 | | | | | | | | | | | | | |
| Land West of Southwater | Horsham | 606 | 2017/18 | 56 | 128 | 43 | 20 | | | | | | | | | | | | | | | | | | | | | |
| Former Runwell Hospital | Chelmsford | 575 | 2016/17 | 92 | 89 | 87 | 70 | 55 | 43 | 46 | | | | | | | | | | | | | | | | | | |
| Land to the west of Wallingford | South Oxfordshire | 555 | 2020/21 | 18 | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Nnorth of Netherhouse Copse | Hart | 528 | 2021/22 | 52 | 104 | | | | | | | | | | | | | | | | | | | | | | | |
| Thingwall Lane | Knowsley | 525 | 2013/14 | 79 | | | | | | | | | | | | | | | | | | | | | | | | |
| St. James Village | Gateshead | 518 | 2000/01 | 41.4 | 41.4 | 41.4 | 41.4 | 41.4 | 41.4 | 41.4 | 41.4 | 41.4 | 0 | 14 | 13 | 18 | 15 | | | | | | | | | | | |
| Land at Siston Hill | South Gloucestershire | 504 | 2006/07 | 77 | 211 | 96 | 63 | 57 | | | | | | | | | | | | | | | | | | | | |
| Land west of Copthorne | Mid Sussex | 500 | 2019/20 | 3 | 68 | 74 | 112 | | | | | | | | | | | | | | | | | | | | | |

# Appendix 3:
# **Small sites tables**

| Site Name | Local Planning Authority | Size |
|---|---|---|
| Cookridge Hospital | Leeds | 495 |
| Stenson Fields | South Derbyshire | 487 |
| Farnborough Business Park | Rushmoor | 476 |
| Bickershaw Colliery, Leigh | Wigan | 471 |
| Farington Park | South Ribble | 468 |
| Kingsmead South | Milton Keynes | 450 |
| New Central | Woking | 445 |
| Former Masons Cerement Works and Adjoining Ministry of Defence Land | Mid Suffolk | 437 |
| Land at former Battle Hospital | Reading | 434 |
| Hazelwalls Uttoxeter | East Staffordshire | 429 |
| New World House | Warrington | 426 |
| Pinn Court Farm | East Devon | 426 |
| Radyr Sidings | Cardiff | 421 |
| Halifax Road | Barnsley | 414 |
| Luneside West | Lancaster | 403 |
| Campden Road | Stratford-upon-Avon | 400 |
| Chard Road, Axminster | East Devon | 400 |
| Woolley Edge Park Site | Wakefield | 375 |
| Former NCB Workshops (Portland Park) | Northumberland | 357 |
| Hampton Heights | Peterborough | 350 |
| Cholsey Meadows | South Oxfordshire | 341 |
| Dunston Lane | Chesterfield | 300 |
| Land At Dorian Road | Bristol | 300 |
| Ryebank Gate | Arun | 300 |

| Site Name | Local Planning Authority | Size |
|---|---|---|
| Land At Fire Service College, Moreton in Marsh | Cotswold | 299 |
| Land at Badsey Road | Wychavon | 298 |
| Land at Brookwood Farm | Woking | 297 |
| Land west of Hayne Lane, Honiton | East Devon | 291 |
| Long Marston Storage Depot Phase I | Stratford-upon-Avon | 284 |
| Land South of Park Road, Faringdon | Vale Of White Horse | 277 |
| M & G Sports Ground, Golden Yolk and Middle Farm, Badgeworth | Tewkesbury | 273 |
| Hortham Hospital | South Gloucestershire | 270 |
| Land Between A419 And A417, Kingshill North | Cotswold | 270 |
| Land off Henthorn Road | Ribble Valley | 270 |
| GCHQ Oakley - Phase I | Cheltenham | 262 |
| 128-134 Bridge Road and Nos 1 - 4 Oldfield Road | Windsor and Maidenhead | 242 |
| Hewlett Packard (Land Adjacent To Romney House) Romney Avenue | Bristol | 242 |
| Hale Road, Wallingford | South Oxfordshire | 240 |
| Land adjacent to Tesco, Harbour Road, Seaton | East Devon | 230 |
| Hilton Lane, Worsley | Salford | 209 |
| Saxon Drive, Biggleswade | Central Bedfordshire | 200 |
| Great North Road, St. Neots | Huntingdonshire | 199 |
| Hoval Ltd North Gate | Newark and Sherwood | 196 |
| Bookbinder Lane, Prescot | Knowsley | 191 |
| Biggin Lane, Ramsey | Huntingdonshire | 188 |
| Notcutts Nursery | Cherwell | 182 |
| Land South of Inervet Campus off Brickhill Street | Milton Keynes | 176 |

| Site Name | Local Planning Authority | Size |
|---|---|---|
| Sellars Farm | Stroud | 176 |
| Queen Mary School | Fylde | 169 |
| Littleton Road | Salford | 158 |
| North End Road | North Somerset | 154 |
| Benson Lane, Wallingford | South Oxfordshire | 150 |
| Ottery Moor Lane (former industrial estate), Honiton | East Devon | 150 |
| London Road/ Adj. St Francis Close | East Hertfordshire | 149 |
| MR4 Site, Land off Gallamore Lane | West Lindsey | 149 |
| Doxey Road | Stafford | 145 |
| Shefford Road, Meppershall | Central Bedfordshire | 145 |
| Cornborough Road, Bideford | Torridge | 143 |
| Alfreton Road, South Normanton | Bolsover | 142 |
| Bracken Park, Land At Corringham Road | West Lindsey | 141 |
| Land at Farnham Hospital | Waverley | 134 |
| Astley Road, Huyton | Knowsley | 131 |
| North of Douglas Road, Kingswood | South Gloucestershire | 131 |
| Land to the east of Efflinch Lane | East Staffordshire | 129 |
| Land Rear Of Mount Pleasant | Cheshire West and Chester | 127 |
| Shuttlewood Road & Oxcroft Lane | Bolsover | 127 |
| Primrose Mill Site | Ribble Valley | 126 |
| Bibby Scientific Ltd | Stafford | 120 |
| Bluntisham Road, Needingworth | Huntingdonshire | 120 |
| Land Between Godsey Lane And Towngate East | South Kesteven | 120 |
| Land West Of Birchwood Road | Bristol | 119 |

| Site Name | Local Planning Authority | Size |
|---|---|---|
| Former Bewbush Leisure Centre Site | Crawley | 112 |
| Land South of Station Road | East Hertfordshire | 111 |
| Canon Green Drive | Salford | 108 |
| Poppy Meadow | Stratford-upon-Avon | 106 |
| Weeton Road/Fleetwood Road | Fylde | 106 |
| Salisbury Road, Hungerford | West Berkshire | 100 |
| Auction Mart | South Lakeland | 95 |
| North East Sandylands | South Lakeland | 94 |
| Parcel 4 Gloucester Business Park Brockworth | Tewkesbury | 94 |
| Land At Green Road, Reading College | Reading | 93 |
| OS Field 9972 York Road Easingwold | Hambleton | 93 |
| Land off Lower Icknield Way, Chinnor | South Oxfordshire | 89 |
| MRIO Site, Caistor Road | West Lindsey | 89 |
| The Kylins, Morpeth | Northumberland | 88 |
| Dappers Lane, Littlehampton | Arun | 84 |
| St Marys Road, Ramsey | Huntingdonshire | 82 |
| Broad Street, Clifton | Central Bedfordshire | 80 |
| Southminster Road, Burnham-On-Crouch | Maldon | 80 |
| Land at Willoughbys Bank, Alnwick | Northumberland | 76 |
| North East Area Professional Centre | Crawley | 76 |
| Cranleigh Road, Chesterfield | Chesterfield | 75 |
| Watermead, Land At Kennel Lane, Brockworth | Tewkesbury | 72 |
| Land to the North of Walk Mill Drive | Wychavon | 71 |
| Hawthorn Croft, Gainsborough | West Lindsey | 69 |

| Site Name | Local Planning Authority | Size |
|---|---|---|
| Former Wensleydale School, Blyth | Northumberland | 68 |
| Land at Lintham Drive, Kingswood | South Gloucestershire | 68 |
| Land off Crown Lane | Wychavon | 68 |
| Springfield Road/Caunt Road | South Kesteven | 67 |
| Land Off Cirencester Rd | Stroud | 66 |
| Land to the east of Newington Road, Stadhampton | South Oxfordshire | 65 |
| Land south of Pinchington Lane | West Berkshire | 64 |
| Iveshead Road, Shepshed | Charnwood | 63 |
| Mill Lane, Potton | Central Bedfordshire | 62 |
| Clewborough House School | Cherwell | 60 |
| Land at Prudhoe Hospital | Northumberland | 60 |
| Oxfordshire County Council Highways Depot | Cherwell | 60 |
| Hanwell Fields Development, Banbury | Cherwell | 59 |
| Land at the Beacon, Tilford Road | Waverley | 59 |
| Land To Rear Of 28 - 34 Bedale Road | Hambleton | 59 |
| Thorley Drive, Stoke-on-Trent | Staffordshire Moorlands | 57 |
| Shelford Road, Nottingham | Rushcliffe | 55 |
| Fenton Grange, Wooler | Northumberland | 54 |
| Former Downend Lower School | South Gloucestershire | 52 |
| Holme Farm | Wakefield | 50 |
| Launceston Road, Bodmin | Cornwall | 50 |
| Part SR3 Site, Off Elizabeth Close, Scotter | West Lindsey | 50 |
| Oxcroft Lane | Bolsover | 50 |

# Appendix 4:
# **Solely apartment scheme details**

| **XI Media City, Salford (1,100 units)** | |
|---|---|
| Planning approval period | Planning Approval Period = 0.7 years<br>06/53636/FUL - Erection of four-26 storey buildings comprising 1036 apartments and 58,475 sq.ft of commercial space for A1,A2,A3,A4,A5,B1,D1 and D2 use together with associated car parking and alteration to existing and construction of new vehicular access<br>Validated – 09/10/2006<br>Decision issued - 28/6/2007 |
| Extended planning period | 10/58887/FUL - Extension of time for implementation of planning permission 06/53636/FUL.<br>Validated - 30/4/2010<br>Decision issued - 05/11/2012<br>15/66481/FUL - Amendment to previously approved planning permission 10/58887/FUL.<br>Validated - 11/6/2015<br>Decision issued - 13/5/2016 |
| Planning to delivery period | Planning to delivery period = 10.3 years |
| Build period | First completion in 2017/18.<br>2017/18 - 275<br>2018/19 - 0<br>2019/20 - 275<br>2020/21 - 0<br>2021/22 - 0<br>22/23 – 275<br>Works still ongoing |
| Notes from LPA | N/A |

| **Prospect Place, Cardiff (979 units)** | |
|---|---|
| Planning approval period | Planning Approval Period = 3.8 years<br>Original outline application 98/425/R<br>Validated – 14/09/1998<br>Decision issued - 01/03/2001<br>The first reserved matters application 02/00516/R<br>Validated - 11/03/2002<br>Decision issued -21/06/2002 |
| Extended planning period | 03/724/R – Reserved Matters for 99 units<br>03/725/R – Reserved Matters for 58 units<br>02/1252/R – Full application including 677 apartments<br>03/01973/R – Full application including 222 residential units<br>04/2474c – Full changes, increasing the number of flats to 931, reduced to 927 during determination and granted in Feb 2006<br>06/00613/c – 394 units – granted in Oct 2006 |
| Planning to delivery period | Planning to delivery period = 1.3 years |
| Build period | First completion in 2003/04<br>2003/04 - 157<br>2004/05 - 222<br>2005/06 - 0<br>2006/07 - 146<br>2007/08 - 160<br>2008/09 - 48<br>2009/10 - 0<br>2010/11 - 0<br>2011/12 - 0<br>2012/13 - 0<br>2013/14 - 0<br>2014/15 - 76<br>2015/16 – 170 |
| Notes from LPA | The site was 'mothballed' for some years following the financial crash/recession with the principal Tower and another waterfront block not completing until several years later.<br>Initially, this site required extensive and fairly unique land reclamation prior to commencement. |

| **Hungate, York (720 units)** | |
|---|---|
| Planning approval period | Planning Approval Period = 4.2 years<br>Outline application 02/03741/OUT for 720 units<br>Validated - 6/12/02<br>Decision Issued - 18/07/06<br>The first approved reserved matters 06/02384/REMM for Phase I erection of 163 units<br>Validated - 27/11/2006<br>Decision Issued - 26/02/07 |
| Extended planning period | 07/01901/REM – Phase II – 154 unit<br>10/02534/REMM - variation of conditions to increase from 154 to 175 flats<br>10/02646/FULM – Phase I conversion to 7 townhouses to 14 flats<br>12/02216/FULM – Phase I conversion to 6 townhouses to 12 flats<br>12/02282/OUTM – outline to redevelop for 720 units – extension of time to 02/03741/OUT<br>13/03015/FULM – Phase II 195 units<br>15/01709/OUTM – Outline for Blocks G and H, 86 and 101 units<br>17/03032/REMM - Block G 196 units<br>18/02946/FULM – Increasing Block D to 196 units (increase of 10 units) |
| Planning to delivery period | Planning to delivery period = 2.6 years |
| Build period | 2009/10 to present.<br>2009/10 - 163<br>2010/11 – 0<br>2011/12 - 0<br>2012/13 - 5<br>2013/14 - 1<br>2014/15 - 0<br>2015/16 - 0<br>2016/17 - 0<br>2017/18 - 195<br>2018/19 - 0<br>2019/20 - 101<br>2020/21 - 0<br>2021/22 - 0<br>2022/23 - 0<br>Blocks D, G and H not developed out yet |
| Notes from LPA | Build figures provided by York Council. The Council confirmed that there has been a significant complexity in delivering this site and consequently monitoring of delivery. |

| **Pomona Docks II, Trafford (526 units)** | |
|---|---|
| Planning approval period | Planning Approval Period = 3.2 years<br>Full application for 546 apartments (H/58948)<br>Validated – 10/03/2004<br>Decision Issued – 09/05/2007 |
| Extended planning period | The above scheme was never implemented.<br>93779/FUL/18 for 526 dwellings across three apartment blocks<br>Validated – 13/03/2018<br>Decision Issued – 11/04/2019<br>This has been subject to a number of DoC/NMAs since. |
| Planning to delivery period | Unknown – unable to obtain completions data to identify year of first completion |
| Build period | Ongoing – unable to obtain completion data from the Council. |
| Notes from LPA | As of October 2023 advised that the first 2 towers are complete and construction is underway on the 3rd tower. |

| **University Campus, Chelmsford (645 units)** | |
|---|---|
| Planning approval period | Planning Approval Period = 1.7 years<br>Outline 02/02073/EIA for redevelopment of 692 residential units<br>Validated – 05/02/2003<br>Decision Issued (appeal) – 17/10/2003<br>This outline consent was subsequently varied by 04/01825/FUL, principally to provide for a phased discharge of conditions. A reserved matters application was submitted for most of the southern part of the site (04/00865/REM).<br>Validated – 19/04/2004<br>Decision Issued – 08/10/2004 |
| Extended planning period | Following a public inquiry relating to Stopping Up Orders to paths between Victoria Road South and Park Road and Parkway and Park Road and the confirmation of the Orders (October 2005 FPS/W1525/5/1 refers), the site was sold to Genesis Housing Group in 2007. A long process of exploring land use and design solutions to resolve commercial and planning objectives followed.<br>Another outline application (11/01360/OUT) and a full application (11/01360/FUL) were both submitted for the Part full (Phase 1), part outline (Phase 2)<br>Validated - 31/08/2011<br>Decision Issued - 02/11/2012<br>A further full application (14/01470/FUL) for Phase 2 - mixed-use redevelopment including residential<br>Validated - 09/09/14<br>Decision Issued - 06/02/15 |
| Planning to delivery period | Planning to delivery period = 10 years |
| Build period | First completions in 2014/15<br>2014/15 - 216<br>2015/16 - 3<br>2016/17 - 0<br>2017/18 - 0<br>2018/19 - 426 |
| Notes from LPA | N/A |

| **Land adjoining Manchester Ship Canal – Trafford (449 units)** | |
|---|---|
| Planning approval period | Planning Approval Period = 4.4 years<br>Outline application for up to 550 dwellings (APP: H/OUT/68617)<br>Validated - 24/12/2007<br>Decision Issued – 30/07/2010<br>First reserved matters application (78681/RM/2012)<br>Validated – 12/05/2012<br>Decision Issued – 27/07/2012 |
| Extended planning period | 86160/OUT/15 - Application to extend the time limit for the implementation of H/OUT/68617<br>Validated – 09/07/2015<br>Decision Issued – 26/09/2019<br>The overall area was split between two separate sites- 'Land off Hall Lane' and 'Lock Lane'.<br>The reserved matters application for Lock Lane concluded that only 298 dwellings would be included within the development (APP: 100110/RES/20).<br>Validated – 17/02/2020<br>Decision Issued – 27/01/2021<br>Meanwhile, a full planning application was submitted for 151 dwellings relating to the Land off Hall Lane part of the site (APP: 100109/FUL/20)<br>Validated - 17/02/2020<br>Decision Issued – 24/03/2021 |
| Planning to delivery period | N/A - No delivery to date |
| Build period | None to date |
| Notes from LPA | N/A |

| **Ordsall Lane, Salford (394 units)** | |
|---|---|
| Planning approval period | Planning Approval Period = 0.7 years<br>Full planning application 19/74531/FUL<br>Validated - 13/12/2019<br>Decision Issued - 12/08/2020 |
| Extended planning period | N/A |
| Planning to delivery period | Planning to delivery period 1.1 years |
| Build period | First completions in 2021/22<br>2021/22 - 121<br>2022/23 - 273<br>Complete in 2 years |
| Notes from LPA | N/A |

| **Chatham Street Car Park, Reading (307 units)** | |
|---|---|
| Planning approval period | Planning Approval Period = 2.4 years<br>Outline application 03/00825/OUT<br>Validated - 17/07/2003<br>Decision Issued - 12/10/2004<br>Full application 05/00849/FUL/JL for phase I comprising a mixed use development including 307 residential units<br>Validated - 27/07/2005<br>Decision Issued - 29/11/2005 |
| Extended planning period | N/A |
| Planning to delivery period | Planning to delivery period 2.8 years |
| Build period | First completions in 2008/09<br>2008/09 - 96<br>2009/10 - 120<br>2010/11 – 91<br>Complete in 3 years |
| Notes from LPA | N/A |

| **Land at Canons Marsh Road, Bristol (272 units)** | |
|---|---|
| Planning approval period | Planning Approval Period = 4 years<br>Outline planning permission 01/00986/F was first resolved to be approved in October 2001 and the s.106 agreement signed in February 2003.<br>Validation – 01/10/2001 (we do not have a validation date for 01/00986/F so we have used the committee date, as the earliest date we can obtain)<br>Decision Issued – 01/02/2003<br>Phase 2 - Section 73 Permission Ref: 04/03230/X which encompassed Building 9 for residential development<br>Validated – 30/07/2004<br>Decision Issued – 03/10/2005 |
| Extended planning period | N/A |
| Planning to delivery period | Planning to delivery period 2 years |
| Build period | First completions in 2007/08<br>2007/08 - 62<br>2008/09 - 145<br>2009/10 - 6<br>2010/11 - 33<br>2011/12 - 23<br>2012/13 – 3 |
| Notes from LPA | N/A |

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