



# **Kirklees Local Plan Examination**

**Supplementary note to EX69 – Council owned land note  
(bespoke site timeframes)**

**May 2018**

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The following tables provide a bespoke breakdown of timescales associated with the delivery of council owned sites contained in the Local Plan with the exception of land within H1747 and H2089 which are subject to their own separate delivery statements (M30.1 and M34.9) and H813 (completed) and H729 (under construction). This document should be read in conjunction with document EX69 in the Examination Library. The Council reserves the right to choose disposal routes set out above at paragraphs 10, 11, 12 and 13 of EX69. Disposals are subject to discussions and approval by Cabinet. The sites below are listed in the same document order as set out in Appendix D of document EX69.

## Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender

### Site H1696 – Land Adjacent to Mayman Lane, Batley

Milestones from Appendix A	Likely Timescales	Appendix D milestones	Date
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both	1 month preparation 1 month for response	Pre-App opinion received from LPA	May 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation  6 months for decision	Outline Application Approved	N/A
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing <b>(see comment 1 below)</b>	2 months	Cabinet Approval for Disposal	Mar 19 <b>(see comment 1 below)</b>
Preparation of Contract of Sale & Site Disposal with conditions <b>(see comment 1 below)</b>	3 months	Complete Disposal of Site	Aug 19 <b>(see comment 1 below)</b>
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months + *	Full Planning Permission or Reserved Matters Application approved	Aug 20
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Nov 20

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	Feb 21 March 21
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months		Total time from receipt of pre-app opinion from LPA to Housebuilding commencing = <b>34 months</b>

The stages that are shaded are work that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (taken off) when calculating timescales from pre-app opinion to start of housebuilding.

\* Please note that the quoted 6 months is based on sites where Outline Planning Permission is obtained before proceeding to a full planning application as a lot of the surveys will have already been carried out for the outline application which will save time. Where outline planning permission is not sought prior to submitting a full application then c. 1 year will be needed to prepare and obtain full planning permission. This stage however will also be dependent on the purchasing developers timescales and how soon after purchase they choose to seek planning permission.

#### **Period between Cabinet approval for disposal and disposal of the site – 5 months**

**Comment 1** – Due to expected staff resource availability the ‘Cabinet Approval for Disposal, ‘Preparation of Contract of Sale & ‘Site Disposal with conditions’ stages - and consequently those following - will not commence until 2019 despite getting a pre app opinion in May 18. Not all council owned sites can proceed simultaneously.

#### **Period between completing disposal of site and obtaining full planning permission – 1 year**

## Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender

### Site H1702 – Land Adjacent to Mayman Lane, Batley

Milestones from Appendix A	Likely Timescales	Appendix D milestones	Date
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both	1 month preparation 1 month for response	Pre-App opinion received from LPA	May 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation  6 months for decision	Outline Application Approved	N/A
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing <b>(see comment 1 below)</b>	2 months	Cabinet Approval for Disposal	Mar 19 <b>(see comment 1 below)</b>
Preparation of Contract of Sale & Site Disposal with conditions <b>(see comment 1 below)</b>	3 months	Complete Disposal of Site	Aug 19 <b>(see comment 1 below)</b>
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months + *	Full Planning Permission or Reserved Matters Application approved	Aug 20
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Nov 20

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	Feb 21 March 21
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months		Total time from receipt of pre-app opinion from LPA to Housebuilding commencing = <b>34 months</b>

The stages that are shaded are work that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (taken off) when calculating timescales from pre-app opinion to start of housebuilding.

\* Please note that the quoted 6 months for preparing and obtaining full or reserved matters planning permission is based on sites where Outline Planning Permission has been obtained before proceeding to a full planning application as a lot of the surveys will have already been carried out for the outline application and wont need to be re-done, his saving time. Where outline planning permission is not sought prior to submitting a full application then c. 1 year will be needed to prepare and obtain full planning permission. This stage however will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application.

#### **Period between Cabinet approval for disposal and disposal of the site – 5 months**

**Comment 1** – Due to expected staff resource availability the ‘Cabinet Approval for Disposal, ‘Preparation of Contract of Sale & ‘Site Disposal with conditions’ stages - and consequently those following - will not commence until 2019 despite getting a pre app opinion in May 18. Not all council owned sites can proceed simultaneously.

#### **Period between completing disposal of site and obtaining full planning permission – 1 year**

**Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender**

**Site H1704 – Land Adjacent Highmoor Lane, Hartshead, Liversedge**

<b>Milestones from Appendix A</b>	<b>Likely Timescales</b>	<b>Appendix D milestones</b>	<b>Date</b>
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both	1 month preparation 1 month for response	Pre-App opinion received from LPA	April 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation  6 months for decision	Outline Application Approved	N/A
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing	2 months	Cabinet Approval for Disposal	July 18
Preparation of Contract of Sale & Site Disposal with conditions	3 months	Complete Disposal of Site	Oct 18
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months *	Full Planning Permission or Reserved Matters Application approved	Oct 19
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Jan 20

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	April 20 May 20
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months		Total expected time from receipt of pre-app opinion from LPA to Housebuilding commencing = <b>25 months</b>

The stages that are shaded are work that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when calculating expected timescales from pre-app opinion to start of housebuilding.

\* Please note that the quoted 6 months in Appendix A for preparing and obtaining full or reserved matters planning permission is based on sites where Outline Planning Permission has been obtained before proceeding to a full planning application as a lot of the surveys will have already been carried out for the outline application and wont need to be re-done, his saving time. Where outline planning permission is not sought prior to submitting a full application then c. 1 year will be needed to prepare and obtain full planning permission. This stage however will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application.

**Period between Cabinet approval for disposal and disposal of the site – 3 months**

**Period between completing disposal of site and obtaining full planning permission – 1 year**



## Appendix A

### Key Milestones for Housing Delivery – Registered Provider (RP) route – Site H1938 - Wards Hill, Batley

Registered Provider route Milestones (Table on page 4)	Likely Timescales	Appendix D Milestones	Date
		Pre-app opinion received from LPA (where applicable)	Aug 18
		Outline application approved (where applicable)	N/A
Liaison with Homes England with list of sites: and compilation of target housing partners	1 month		Jan 19
Initial soft market testing alongside promotion and marketing exercise with partners, and receipt of feedback from partners	1 month		Feb 19
		Cabinet approval for Disposal	March 19*
Invitation to interested partners to sign up to YORtender and view site particulars, titles, risks etc	2 weeks		April 19
Preparation and issue of Expression of Interest (Eoi) and headline PQQ and assessment of Eoi	1 month		April/May 19
Invitation to Tender and Tender receipt	6 weeks		May/June 19
Evaluation of tender submissions	1 month		July 19
Cabinet – presentation of successful bids and seek authority to proceed to negotiate; return of specific sites as a package when Best and Final offers are received; subject to Planning	1 month		Aug 19
Bidders prepare and submit planning applications	6 months		Sept 19 - Feb 20**

Planning applications determined and s123 Disposal Notices Issues	6 months	Full Planning Permission or Reserved Matters application approved	July 20**
Cabinet – referral of disposals including less than best offers and consideration of any s123 Notice objections	2 months	Complete Disposal of the site	Sept 20
Discharge of pre development conditions	3 months	Completion of s.106/Discharge of Conditions/JR	Dec 20
Groundworks and infrastructure works completed on site and housebuilding commences	3 months	Groundworks completed	March 21
		House Building Commences	April 21
	<b>27 months</b>		<b>32 months from pre-app opinion to housebuilding commencing</b>

NB: Under the Registered provider route, the RP will normally obtain planning permission prior to the site being disposed of to them. This is different to the Direct Disposal via Negotiated Tender route.

*Dates in italics relate to stages shown in the table on page 4 which do not appear in Appendix D.*

\* Due to expected staff capacity - and also because this site is currently in use as a public car park - this site will be delayed until March 19 in going to Cabinet for approval to dispose. This delay is reflected in the remainder of the phasing and the time from pre-app opinion to housebuilding commencing.

\*\* As this site has capacity for only 19 homes it is anticipated that the period needed to prepare, submit and obtain planning approval could be less than 12 months

**Period between Cabinet approval for disposal and disposal of the site - 18 months**

**Period between completing disposal of site and obtaining full planning permission – planning permission will be approved prior to disposing of the site**

**Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender**

**Site H198 – Land to South of Second Avenue, Hightown, Liversedge**

<b>Milestones from Appendix A</b>	<b>Likely Timescales</b>	<b>Appendix D milestones</b>	<b>Date</b>
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both	1 month preparation 1 month for response	Pre-App opinion received from LPA	May 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation  6 months for decision	Outline Application Approved	N/A
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing	2 months	Cabinet Approval for Disposal	July 18
Preparation of Contract of Sale & Site Disposal with conditions	3 months	Complete Disposal of Site	Oct 18
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months *	Full Planning Permission or Reserved Matters Application approved	Oct 19
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Jan 20

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	April 20 May 20
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months		Total expected time from receipt of pre-app opinion from LPA to Housebuilding commencing = <b>24 months</b>

The stages that are shaded are work that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when calculating expected timescales from pre-app opinion to start of housebuilding.

\* Please note that the quoted 6 months in Appendix A for preparing and obtaining full or reserved matters planning permission is based on sites where Outline Planning Permission has been obtained before proceeding to a full planning application as a lot of the surveys will have already been carried out for the outline application and wont need to be re-done, his saving time. Where outline planning permission is not sought prior to submitting a full application then c. 1 year will be needed to prepare and obtain full planning permission. This stage however will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application.

**Period between Cabinet approval for disposal and disposal of the site – 3 months**

**Period between completing disposal of site and obtaining full planning permission – 1 year**

## Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender

### Site H2667 – Land at Gomersal Primary School, Oxford Road, Gomersal, Cleckheaton

Milestones from Appendix A	Likely Timescales	Appendix D milestones	Date
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both (see Comment 1 below)	1 month preparation 1 month for response	Pre-App opinion received from LPA	May 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation 6 months for decision	Outline Application Approved	N/A
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing <b>(see comment 1 below)</b>	2 months	Cabinet Approval for Disposal <b>(see comment 1 below)</b>	March 19
Preparation of Contract of Sale & Site Disposal with conditions <b>(see comment 2 below)</b>	3 months	Complete Disposal of Site <b>(see comment 2 below)</b>	Oct 19
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months *	Full Planning Permission or Reserved Matters Application approved	Oct 20
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Jan 21

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	April 21 May 21
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months (see shaded comment below)		Total expected time from receipt of pre-app opinion from LPA to Housebuilding commencing = <b>36 months (see comments 1 and 2 below)</b>

The stages that are shaded are stages from Appendix A that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when appraising expected timescales from pre-app opinion to start of housebuilding.

\* Please note that the quoted 6 months in Appendix A for preparing and obtaining full or reserved matters planning permission is based on sites where Outline Planning Permission has been obtained before proceeding to a full planning application as a lot of the surveys will have already been carried out for the outline application and wont need to be re-done, his saving time. Where outline planning permission is not sought prior to submitting a full application then c. 1 year will be needed to prepare and obtain full planning permission. This stage however will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application.

**Comment 1** – There is a 10 month gap between obtaining a pre-app opinion from Planning in May 18 and obtaining Cabinet approval to dispose of the site in March 19. There is insufficient staff capacity to progress all sites at the same time so some, like this one, will be delayed.

**Period between Cabinet approval for disposal and disposal of the site – 7 months.**

**Comment 2** - This is longer than the expected time of 3 months as available staff resourcing means that there is insufficient capacity to dispose of all sites at the same time so the times for this process need to be extended in some cases.

**Period between completing disposal of site and obtaining full planning permission – 1 year**

**Key Milestones for Housing Delivery – DPP3 route – Site H758 - Land off Soothill Lane, Lower Soothill, Batley**

<b>Milestones from Appendix A + DPP3 Milestones</b>	<b>Likely Timescales</b>	<b>Relevant Appendix D Milestones</b>	<b>Date</b>
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		N/A
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		N/A
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both (see Comment 1 below)	1 month preparation 1 month for response	Pre-app opinion received from LPA (where applicable)	N/A
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.	6 months preparation  6 months for decision	Outline application approved (where applicable)	N/A  Jan 2016
Seek Cabinet Approval to dispose of the site <b>(see comment 1 below)</b>	2 months	Cabinet approval for Disposal	June 19 <b>(See Comment 1 below)</b>
<i>Soft Market Testing with DPP3 Northern Lot Panel Members</i>	<i>2 weeks</i>		<i>June 19</i>
<i>Expression of Interest</i>	<i>2 weeks</i>		<i>July 19</i>
<i>Sifting Brief</i>	<i>4 weeks</i>		<i>July/Aug</i>
<i>Tender &amp; Appoint DPP3 Panel Member</i>	<i>12 weeks</i>		<i>Aug - Oct 19</i>

Preparation of Contract of Sale & Dispose of site to successful Panel Member	3 months	Complete Disposal of the site	Nov 19
Successful Panel Member prepares and submits full or reserved matters Planning Application as applicable	4 months		Prepare Nov 19 - March 20 Submit - March 20
Planning applications determined	4-5 months	Full Planning Permission or Reserved Matters application approved	Aug 20
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Jan 21
Groundworks and infrastructure works completed on site housebuilding commences	3 months	Groundworks completed House Building Commences	June 21 July 21
<b>TOTAL</b>	<b>3yrs 2 months (pre app - full planning route).</b>		<b>5yrs and 6 months months from Outline Planning approval to start of housebuilding</b>

The stages that are shaded are stages from Appendix A that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when appraising expected timescales from pre-app opinion to start of housebuilding.

*Text in Italics are the anticipated DPP3 stages and timescales*

**Comment 1** - The time between obtaining Outline Planning Permission and obtaining Cabinet Approval for Disposal is 3yrs and 5 months. This is large and complex site with many constraints and options for its development. Additional intrusive surveys need to be carried out and housing type and the need for specialist housing etc needs to be carefully considered and agreed before starting the DPP3 process. This will take some time and the phasing reflects this.

**Period between Cabinet approval for disposal and disposal of the site - 5 months following expected DPP3 route timescales**

**Period between completing disposal of site and obtaining full planning permission – 9 months.** The site has Outline Planning permission and numerous site surveys were prepared for this so the time taken to prepare and submit the full application should be less than a year. In addition the Council will have carried out further survey work before work starts on preparing the planning application which will further help to reduce the time needed for surveys as part of the full application.



## Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender

### Site H760 – Land Adjacent Halifax Road, Staincliffe, Batley

Milestones from Appendix A	Likely Timescales	Appendix D milestones	Date
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both (see Comment 1 below)	1 month preparation 1 month for response	Pre-App opinion received from LPA	Aug 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation 6 months for decision	Outline Application Approved	N/A
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing <b>(see comment 1 below)</b>	2 months	Cabinet Approval for Disposal	July 18
Preparation of Contract of Sale & Site Disposal with conditions <b>(see comment 2 below)</b>	3 months	Complete Disposal of Site	Nov 18 <b>(see comment 2 below)</b>
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months *	Full Planning Permission or Reserved Matters Application approved	Nov 19
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Feb 20

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	May 20 June 20
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months (see shaded comment below)		Total expected time from receipt of pre-app opinion from LPA to Housebuilding commencing = <b>22 months (see comment 1 below)</b>

The stages that are shaded are stages from Appendix A that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when appraising expected timescales from pre-app opinion to start of housebuilding.

\* Please note that the quoted 6 months in Appendix A for preparing and obtaining full or reserved matters planning permission is based on sites where Outline Planning Permission has been obtained before proceeding to a full planning application as a lot of the surveys will have already been carried out for the outline application and wont need to be re-done, his saving time. Where outline planning permission is not sought prior to submitting a full application then c. 1 year will be needed to prepare and obtain full planning permission. This stage however will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application.

**Comment 1** - The overall timescale from pre-app opinion to housebuilding commencing is lower for this site than the others due to the pre-app opinion not being expected until August 18 and not May 18 as for some other sites

**Comment 2** - Period between Cabinet approval for disposal and disposal of the site – 4 months. This is longer than the expected time of 3 months as available staff resourcing means that there is insufficient capacity to dispose of a lot of sites at the same time so this has to be staggered somewhat.

**Period between Cabinet approval for disposal and disposal of the site – 4 months.**

**Period between completing disposal of site and obtaining full planning permission – 1 year**

## Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender

### Site H761 – Land Adjacent Raikes Lane, Birstall

Milestones from Appendix A	Likely Timescales	Appendix D milestones	Date
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both	1 month preparation 1 month for response	Pre-App opinion received from LPA	April 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation  6 months for decision	Outline Application Approved	N/A
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing	2 months	Cabinet Approval for Disposal	June/July 18
Preparation of Contract of Sale & Site Disposal with conditions	3 months	Complete Disposal of Site	Oct 18
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months *	Full Planning Permission or Reserved Matters Application approved	Oct 19
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Jan 20

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	April 20 May 20
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months		Total expected time from receipt of pre-app opinion from LPA to Housebuilding commencing = <b>25 months</b>

The stages that are shaded are work that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when calculating expected timescales from pre-app opinion to start of housebuilding.

\* Please note that the quoted 6 months in Appendix A for preparing and obtaining full or reserved matters planning permission is based on sites where Outline Planning Permission has been obtained before proceeding to a full planning application as a lot of the surveys will have already been carried out for the outline application and wont need to be re-done, his saving time. Where outline planning permission is not sought prior to submitting a full application then c. 1 year will be needed to prepare and obtain full planning permission. This stage however will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application.

**Period between Cabinet approval for disposal and disposal of the site – 3 months**

**Period between completing disposal of site and obtaining full planning permission – 1 year**

## Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender

### Site H762 – Land Adjacent Rooks Avenue, Cleckheaton

Milestones from Appendix A	Likely Timescales	Appendix D milestones	Date
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both (see Comment 1 below)	1 month preparation 1 month for response	Pre-App opinion received from LPA	N/A
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation  6 months for decision	Outline Application Approved	Dec 17
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing <b>(see comment 1 below)</b>	2 months	Cabinet Approval for Disposal	July 18 <b>(see comment 1 below)</b>
Preparation of Contract of Sale & Site Disposal with conditions	3 months	Complete Disposal of Site	Oct 18
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months *	Full Planning Permission or Reserved Matters Application approved	Oct 19
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Jan 20

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	April 20 May 20
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months (see shaded comment below)		Total expected time from Outline planning approval to Housebuilding commencing = <b>29 months (see comment 1 below)</b>

The stages that are shaded are stages from Appendix A that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when appraising expected timescales from pre-app opinion to start of housebuilding.

\* This stage will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application so a year has been allowed to obtain full planning permission.

**Comment 1** – There is a 7 month gap between obtaining Outline Planning Permission in Dec 17 and obtaining Cabinet approval to dispose of the site in July 18. There is insufficient staff capacity to progress all sites at the same time so some will be delayed.

**Period between Cabinet approval for disposal and disposal of the site – 3 months.**

**Period between completing disposal of site and obtaining full planning permission – 1 year**

**Key Milestones for Housing Delivery – Registered Provider (RP) route – Site H796 - Land Adjacent Old Lane, Birkenshaw**

<b>Registered Provider route Milestones (Table on page 4)</b>	<b>Likely Timescales</b>	<b>Relevant Appendix D Milestones</b>	<b>Date</b>
		Pre-app opinion received from LPA (where applicable)	N/A
		Outline application approved (where applicable)	Pending
Liaison with Homes England with list of sites: and compilation of target housing partners	1 month		<i>May 18</i>
Initial soft market testing alongside promotion and marketing exercise with partners, and receipt of feedback from partners	1 month		<i>June 18</i>
		Cabinet approval for Disposal	July 18
Invitation to interested partners to sign up to YORtender and view site particulars, titles, risks etc	2 weeks		<i>July 18</i>
Preparation and issue of Expression of Interest (Eol) and headline PQQ and assessment of Eol	1 month		<i>July/Aug 18</i>
Invitation to Tender and Tender receipt	6 weeks		<i>Aug/Sept 18</i>
Evaluation of tender submissions	1 month		<i>Sept/Oct 18</i>
Cabinet – presentation of successful bids and seek authority to proceed to negotiate; return of specific sites as a package when Best and Final offers are received; subject to Planning	1 month		<i>Oct 18</i>
Bidders prepare and submit planning applications	6 months		<i>N/A - application already submitted</i>
Planning applications determined and s123 Disposal Notices Issues	6 months	Full Planning Permission or Reserved Matters application approved	July 18*

Cabinet – referral of disposals including less than best offers and consideration of any s123 Notice objections	2 months	Complete Disposal of the site	Oct 18*
Discharge of pre development conditions	3 months	Completion of s.106/Discharge of Conditions/JR	Jan 19*
Groundworks and infrastructure works completed on site and housebuilding commences	3 months	Groundworks completed	Apr 19*
		House Building Commences	May 19*
<b>TOTAL</b>	<b>27 months</b>		<b>10 months from assumed date of approval of Outline Planning Application to house building commencing- (planning app already submitted)</b>

NB: Under the Registered provider route, the RP will normally obtain planning permission prior to the site being disposed of to them. This is different to the Direct Disposal via Negotiated Tender route.

*Dates in italics relate to stages shown in the table on page 4 which do not appear in Appendix D.*

\* A full planning application has been submitted already in 2014 - a decision is still awaited. The timescales stated in this table therefore are based on an assumption that this application will be approved in July 18 - which ultimately it may not be.

**Period between Cabinet approval for disposal and disposal of the site - 3 months (due to not needing to prepare and submit a full planning application which saves a year)**

**Period between completing disposal of site and obtaining full planning permission – planning permission will be approved prior to disposing of the site**



**Key Milestones for Housing Delivery – Registered Provider (RP) route – Site H1660 - Land at Heckmondwike Road/Staincliffe Road Dewsbury Moor**

<b>Registered Provider route Milestones (Table on page 4)</b>	<b>Likely Timescales</b>	<b>Relevant Appendix D Milestones</b>	<b>Date</b>
		Pre-app opinion received from LPA (where applicable)	Aug 18
		Outline application approved (where applicable)	N/A
Liaison with Homes England with list of sites: and compilation of target housing partners	1 month		<i>May 18</i>
Initial soft market testing alongside promotion and marketing exercise with partners, and receipt of feedback from partners	1 month		<i>June 18</i>
		Cabinet approval for Disposal	July 18
Invitation to interested partners to sign up to YORtender and view site particulars, titles, risks etc	2 weeks		<i>July 18</i>
Preparation and issue of Expression of Interest (Eol) and headline PQQ and assessment of Eol	1 month		<i>July/Aug 18</i>
Invitation to Tender and Tender receipt	6 weeks		<i>Aug/Sept 18</i>
Evaluation of tender submissions	1 month		<i>Oct 18</i>
Cabinet – presentation of successful bids and seek authority to proceed to negotiate; return of specific sites as a package when Best and Final offers are received; subject to Planning	1 month		<i>Oct 18</i>
Bidders prepare and submit planning applications	6 months		<i>Prepare Oct 18- March 19 Submit April 19</i>

Planning applications determined and s123 Disposal Notices Issues	6 months	Full Planning Permission or Reserved Matters application approved	Sept 19
Cabinet – referral of disposals including less than best offers and consideration of any s123 Notice objections	2 months	Complete Disposal of the site	Nov 19
Discharge of pre development conditions	3 months	Completion of s.106/Discharge of Conditions/JR	Jan 20
Groundworks and infrastructure works completed on site and housebuilding commences	3 months	Groundworks completed	Apr 20
		House Building Commences	May 20
<b>TOTAL</b>	<b>27 months</b>		<b>21 months from pre-app opinion form Planning to housebuilding commencing</b>

NB: Under the Registered provider route, the RP will normally obtain planning permission prior to the site being disposed of to them. This is different to the Direct Disposal via Negotiated Tender route.

*Dates in italics relate to stages shown in the table on page 4 which do not appear in Appendix D.*

**Period between Cabinet approval for disposal and disposal of the site - 16 months**

**Period between completing disposal of site and obtaining full planning permission – planning permission will be approved prior to disposing of the site**

## Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender

### Site H1664 – Red Laithes Court, Red Laithes Lane, Ravensthorpe, Dewsbury

Milestones from Appendix A	Likely Timescales	Appendix D milestones	Date
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both (see Comment 1 below)	1 month preparation 1 month for response	Pre-App opinion received from LPA	Aug 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation  6 months for decision	Outline Application Approved	N/A
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing <b>(see comment 1 below)</b>	2 months	Cabinet Approval for Disposal	Mar 19 <b>(see comment 1 below)</b>
Preparation of Contract of Sale & Site Disposal with conditions <b>(see comment 2 below)</b>	3 months	Complete Disposal of Site	Sept 20 <b>(see comment 2 below)</b>
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months *	Full Planning Permission or Reserved Matters Application approved	Sept 21
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Dec 21

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	March 22 April 22
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months (see shaded comment below)		Total expected time from pre-app opinion to Housebuilding commencing = <b>3 years 8 months (see comments 1 &amp; 2 below)</b>

The stages that are shaded are stages from Appendix A that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when appraising expected timescales from pre-app opinion to start of housebuilding.

\* Please note that the quoted 6 months in Appendix A for preparing and obtaining full or reserved matters planning permission is based on sites where Outline Planning Permission has been obtained before proceeding to a full planning application as a lot of the surveys will have already been carried out for the outline application and wont need to be re-done, his saving time. Where outline planning permission is not sought prior to submitting a full application then c. 1 year will be needed to prepare and obtain full planning permission. This stage however will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application.

**Comment 1** – There is a 7 month gap between obtaining a pre-app opinion from Planning in April 18 and obtaining Cabinet approval to dispose of the site in March 19. There is insufficient staff capacity to progress all sites at the same time so some will be delayed.

**Period between Cabinet approval for disposal and disposal of the site – 18 months.**

**Comment 2** - The period between getting approval to dispose of the site and disposing if it is 18 months - longer than the expected time of 3 months. There is insufficient staff capacity to dispose of all sites at the same time so this process need to be staggered meaning some sites, including this one, aren't disposed of for some time after authority to dispose is given .

**Period between completing disposal of site and obtaining full planning permission – 1 year**

## Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender

### Site H1754 – Land off Smithy Parade, Dewsbury

Milestones from Appendix A	Likely Timescales	Appendix D milestones	Date
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both (see Comment 1 below)	1 month preparation 1 month for response	Pre-App opinion received from LPA	Aug 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation  6 months for decision	Outline Application Approved	N/A
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing (see comment 1 below)	2 months	Cabinet Approval for Disposal	July 18
Preparation of Contract of Sale & Site Disposal with conditions <b>(see comment 2 below)</b>	3 months	Complete Disposal of Site	Nov 18 <b>(see comment 2 below)</b>
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months *	Full Planning Permission or Reserved Matters Application approved	Nov 19
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Feb 20

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	May 20 June 20
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months (see shaded comment below)		Total expected time from receipt of pre-app opinion from LPA to Housebuilding commencing = <b>22 months (see comment 1 below)</b>

The stages that are shaded are stages from Appendix A that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when appraising expected timescales from pre-app opinion to start of housebuilding.

\* Please note that the quoted 6 months in Appendix A for preparing and obtaining full or reserved matters planning permission is based on sites where Outline Planning Permission has been obtained before proceeding to a full planning application as a lot of the surveys will have already been carried out for the outline application and wont need to be re-done, his saving time. Where outline planning permission is not sought prior to submitting a full application then c. 1 year will be needed to prepare and obtain full planning permission. This stage however will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application.

**Comment 1** - The overall timescale from pre-app opinion to housebuilding commencing is lower for this site than the others due to the pre-app opinion not being expected until August 18 and not April or May 18 as for some other sites

**Period between Cabinet approval for disposal and disposal of the site - 4 months.**

**Comment 2** - This period is slightly longer than the expected time of 3 months as there is insufficient staff capacity to dispose of a lot of sites at the same time so the times for this process need to be staggered.

**Period between completing disposal of site and obtaining full planning permission – 1 year**

## Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender

### Site H1937 – Cliffe Street, Dewsbury

Milestones from Appendix A	Likely Timescales	Appendix D milestones	Date
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both (see Comment 1 below)	1 month preparation 1 month for response	Pre-App opinion received from LPA	May 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation  6 months for decision	Outline Application Approved	N/A
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing <b>(see comment 1 below)</b>	2 months	Cabinet Approval for Disposal	March 19 <b>(see comment 1 below)</b>
Preparation of Contract of Sale & Site Disposal with conditions <b>(see comment 2 below)</b>	3 months	Complete Disposal of Site	Sept 19 <b>(see comment 2 below)</b>
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months *	Full Planning Permission or Reserved Matters Application approved	Sept 20
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Dec 20

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	March 21 April 21
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months (see shaded comment below)		Total expected time from receipt of pre-app opinion from LPA to Housebuilding commencing = <b>35 months (see comments 1 and 2 below)</b>

The stages that are shaded are stages from Appendix A that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when appraising expected timescales from pre-app opinion to start of housebuilding.

\* Please note that the quoted 6 months in Appendix A for preparing and obtaining full or reserved matters planning permission is based on sites where Outline Planning Permission has been obtained before proceeding to a full planning application as a lot of the surveys will have already been carried out for the outline application and wont need to be re-done, his saving time. Where outline planning permission is not sought prior to submitting a full application then c. 1 year will be needed to prepare and obtain full planning permission. This stage however will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application.

**Comment 1** – There is a 10 month gap between obtaining a pre-app opinion from Planning in May 18 and obtaining Cabinet approval to dispose of the site in March 19. There is insufficient staff capacity to progress all sites at the same time so some, like this one, will be delayed.

**Period between Cabinet approval for disposal and disposal of the site – 6 months.**

**Comment 2** - This is longer than the expected time of 3 months as available staff resourcing means that there is insufficient capacity to dispose of all sites at the same time so the times for this process need to be staggered.

**Period between completing disposal of site and obtaining full planning permission – 1 year**



## Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender

### Site H2148 – Land at Providence Street, Earlsheaton, Dewsbury

Milestones from Appendix A	Likely Timescales	Appendix D milestones	Date
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both (see Comment 1 below)	1 month preparation 1 month for response	Pre-App opinion received from LPA	Aug 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation  6 months for decision	Outline Application Approved	N/A
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing <b>(see comment 1 below)</b>	2 months	Cabinet Approval for Disposal	July 18 <b>(see comment 1 below)</b>
Preparation of Contract of Sale & Site Disposal with conditions <b>(see comment 2 below)</b>	3 months	Complete Disposal of Site	Nov 18 <b>(see comment 2 below)</b>
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months *	Full Planning Permission or Reserved Matters Application approved	Nov 19
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Feb 20

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	May 20 June 20
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months (see shaded comment below)		Total expected time from receipt of pre-app opinion from LPA to Housebuilding commencing = <b>22 months (see comment 1 below)</b>

The stages that are shaded are stages from Appendix A that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when appraising expected timescales from pre-app opinion to start of housebuilding.

\* Please note that the quoted 6 months in Appendix A for preparing and obtaining full or reserved matters planning permission is based on sites where Outline Planning Permission has been obtained before proceeding to a full planning application as a lot of the surveys will have already been carried out for the outline application and wont need to be re-done, his saving time. Where outline planning permission is not sought prior to submitting a full application then c. 1 year will be needed to prepare and obtain full planning permission. This stage however will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application.

**Comment 1** - The overall timescale from pre-app opinion to housebuilding commencing is lower for this site than the others due to the pre-app opinion not being expected until August 18 and not April or May 18 as for some of the other sites.

**Period between Cabinet approval for disposal and disposal of the site – 4 months.**

**Comment 2** - This is longer than the expected time of 3 months as available staff resourcing means that there is insufficient capacity to dispose of a lot of sites at the same time so the times for this process need to be extended in some cases.

**Period between completing disposal of site and obtaining full planning permission – 1 year**

**Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender**

**Site H776 – Land at Oxford Road and Reservoir Street, Dewsbury**

<b>Milestones from Appendix A</b>	<b>Likely Timescales</b>	<b>Appendix D milestones</b>	<b>Date</b>
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both	1 month preparation 1 month for response	Pre-App opinion received from LPA	May 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation  6 months for decision	Outline Application Approved	N/A
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing	2 months	Cabinet Approval for Disposal	July 18
Preparation of Contract of Sale & Site Disposal with conditions	3 months	Complete Disposal of Site	Oct 18
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months *	Full Planning Permission or Reserved Matters Application approved	Oct 19
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Jan 20

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	April 20 May 20
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months		Total expected time from receipt of pre-app opinion from LPA to Housebuilding commencing = <b>24 months</b>

The stages that are shaded are stages from Appendix A that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when appraising expected timescales from pre-app opinion to start of housebuilding.

\* Please note that the quoted 6 months in Appendix A for preparing and obtaining full or reserved matters planning permission is based on sites where Outline Planning Permission has been obtained before proceeding to a full planning application as a lot of the surveys will have already been carried out for the outline application and wont need to be re-done, his saving time. Where outline planning permission is not sought prior to submitting a full application then c. 1 year will be needed to prepare and obtain full planning permission. This stage however will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application.

**Period between Cabinet approval for disposal and disposal of the site – 3 months**

**Period between completing disposal of site and obtaining full planning permission – 1 year**

## Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender

### Site H794 – Land at Flash Lane and Dunbottle Lane, Mirfield

Milestones from Appendix A	Likely Timescales	Appendix D milestones	Date
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both (see Comment 1 below)	1 month preparation 1 month for response	Pre-App opinion received from LPA	N/A
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation  6 months for decision	Outline Application Approved	April 18 (Expected - (application submitted in Dec 17)
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing <b>(see comment 1 below)</b>	2 months	Cabinet Approval for Disposal	July 18
Preparation of Contract of Sale & Site Disposal with conditions	3 months	Complete Disposal of Site	Oct 18
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months *	Full Planning Permission or Reserved Matters Application approved	Oct 19
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Jan 20

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	April 20 May 20
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months (see shaded comment below)		Total expected time from Outline planning approval to Housebuilding commencing = <b>25 months</b>

The stages that are shaded are stages from Appendix A that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when appraising expected timescales from pre-app opinion to start of housebuilding.

\* This stage will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application so a year has been allowed to obtain full planning permission.

**Period between Cabinet approval for disposal and disposal of the site – 3 months.**

**Period between completing disposal of site and obtaining full planning permission – 1 year**

## Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender

### Site H101 – Land North of Jackroyd Lane, Newsome, Huddersfield

Milestones from Appendix A	Likely Timescales	Appendix D milestones	Date
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both (see Comment 1 below)	1 month preparation 1 month for response	Pre-App opinion received from LPA	Apr 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation 6 months for decision	Outline Application Approved	N/A
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing <b>(see comment 1 below)</b>	2 months	Cabinet Approval for Disposal <b>(see comment 1 below)</b>	Mar 19
Preparation of Contract of Sale & Site Disposal with conditions <b>(see comment 1 below)</b>	3 months	Complete Disposal of Site <b>(see comment 1 below)</b>	Aug 20
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months *	Full Planning Permission or Reserved Matters Application approved	Aug 21
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Nov 21

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	Feb 22 Mar 22
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months (see shaded comment below)		Total expected time from pre-app opinion to Housebuilding commencing = <b>3 years 11 months (see comments 1 &amp; 2 below)</b>

The stages that are shaded are stages from Appendix A that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when appraising expected timescales from pre-app opinion to start of housebuilding.

\* Please note that the quoted 6 months in Appendix A for preparing and obtaining full or reserved matters planning permission is based on sites where Outline Planning Permission has been obtained before proceeding to a full planning application as a lot of the surveys will have already been carried out for the outline application and wont need to be re-done, his saving time. Where outline planning permission is not sought prior to submitting a full application then c. 1 year will be needed to prepare and obtain full planning permission. This stage however will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application.

**Comment 1** – There is an 11 month gap between obtaining a pre-app opinion from Planning in April 18 and obtaining Cabinet approval to dispose of the site in March 19 and a 17 month gap between ‘Cabinet Approval for Disposal’ and ‘Preparation of Contract of Sale & ‘Site Disposal with conditions’ stages. Due to expected staff resource availability these stages have been delayed. Not all council owned sites can proceed simultaneously so progress on them all has been staggered.

**Period between Cabinet approval for disposal and disposal of the site – 17 months.**

**Period between completing disposal of site and obtaining full planning permission – 1 year**



## Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender

### Site H1647 – Land North of Flint Street, Fartown, Huddersfield

Milestones from Appendix A	Likely Timescales	Appendix D milestones	Date
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both (see Comment 1 below)	1 month preparation 1 month for response	Pre-App opinion received from LPA	May 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation  6 months for decision	Outline Application Approved	N/A
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing	2 months	Cabinet Approval for Disposal <b>(see comment 1 below)</b>	June 20
Preparation of Contract of Sale & Site Disposal with conditions	3 months	Complete Disposal of Site	<b>Aug 23</b> (NB: Aug 24 on Appendix D is a typo)
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months *	Full Planning Permission or Reserved Matters Application approved	Aug 24
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Nov 24

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	Feb 25 Mar 25
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months (see shaded comment below)		Total expected time from pre-app opinion to Housebuilding commencing = <b>6 years 10 months (see comments 1 below)</b>

The stages that are shaded are stages from Appendix A that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when appraising expected timescales from pre-app opinion to start of housebuilding.

\* Please note that the quoted 6 months in Appendix A for preparing and obtaining full or reserved matters planning permission is based on sites where Outline Planning Permission has been obtained before proceeding to a full planning application as a lot of the surveys will have already been carried out for the outline application and wont need to be re-done, his saving time. Where outline planning permission is not sought prior to submitting a full application then c. 1 year will be needed to prepare and obtain full planning permission. This stage however will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application.

**Comment 1** – There is a 25 month gap between obtaining a pre-app opinion from Planning in April 18 and obtaining Cabinet approval to dispose of the site in March 19. Council offices which are still in use currently occupy the site and relocating staff to other buildings is expected to take some years. This is reflected in the phasing.

**Period between Cabinet approval for disposal and disposal of the site – 3 years 2 months (see comment 1 above)**

**Period between completing disposal of site and obtaining full planning permission – 1 year**

## Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender

### Site H1656 – Land South of St Thomas Gardens, Bradley, Huddersfield

Milestones from Appendix A	Likely Timescales	Appendix D milestones	Date
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both (see Comment 1 below)	1 month preparation 1 month for response	Pre-App opinion received from LPA	Aug 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation  6 months for decision	Outline Application Approved	N/A
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing <b>(see comment 1 below)</b>	2 months	Cabinet Approval for Disposal <b>(see comment 1 below)</b>	Mar 19
Preparation of Contract of Sale & Site Disposal with conditions <b>(see comment 2 below)</b>	3 months	Complete Disposal of Site <b>(see comment 2 below)</b>	Sept 20
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months *	Full Planning Permission or Reserved Matters Application approved	Sept 21
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Dec 21

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	March 22 April 22
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months (see shaded comment below)		Total expected time from pre-app opinion to Housebuilding commencing = <b>3 years 8 months (see comments 1 &amp; 2 below)</b>

The stages that are shaded are stages from Appendix A that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when appraising expected timescales from pre-app opinion to start of housebuilding.

\* Please note that the quoted 6 months in Appendix A for preparing and obtaining full or reserved matters planning permission is based on sites where Outline Planning Permission has been obtained before proceeding to a full planning application as a lot of the surveys will have already been carried out for the outline application and wont need to be re-done, his saving time. Where outline planning permission is not sought prior to submitting a full application then c. 1 year will be needed to prepare and obtain full planning permission. This stage however will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application.

**Comment 1** – There is a 7 month gap between obtaining a pre-app opinion from Planning in April 18 and obtaining Cabinet approval to dispose of the site in March 19. There is insufficient staff capacity to progress all sites at the same time so some will be delayed.

**Period between Cabinet approval for disposal and disposal of the site – 18 months.**

**Comment 2** - There is an 18 month gap between getting approval to dispose and disposing of this site. This is longer than the expected time of 3 months as again, available staff resourcing means that there is insufficient capacity to dispose of all sites at the same time so this process need to be staggered meaning some sites, including this one, aren't disposed of for some time after authority to dispose is given .

**Period between completing disposal of site and obtaining full planning permission – 1 year**

**Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender**

**Site H1657 – Land North of Deighton Road, Deighton, Huddersfield**

<b>Milestones from Appendix A</b>	<b>Likely Timescales</b>	<b>Appendix D milestones</b>	<b>Date</b>
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both	1 month preparation 1 month for response	Pre-App opinion received from LPA	April 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation  6 months for decision	Outline Application Approved	N/A
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing	2 months	Cabinet Approval for Disposal	July 18
Preparation of Contract of Sale & Site Disposal with conditions	3 months	Complete Disposal of Site	Oct 18
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months *	Full Planning Permission or Reserved Matters Application approved	Oct 19
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Jan 20

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	April 20 May 20
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months		Total expected time from receipt of pre-app opinion from LPA to Housebuilding commencing = <b>25 months</b>

The stages that are shaded are work that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when calculating expected timescales from pre-app opinion to start of housebuilding.

\* Please note that the quoted 6 months in Appendix A for preparing and obtaining full or reserved matters planning permission is based on sites where Outline Planning Permission has been obtained before proceeding to a full planning application as a lot of the surveys will have already been carried out for the outline application and wont need to be re-done, his saving time. Where outline planning permission is not sought prior to submitting a full application then c. 1 year will be needed to prepare and obtain full planning permission. This stage however will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application.

**Period between Cabinet approval for disposal and disposal of the site – 3 months**

**Period between completing disposal of site and obtaining full planning permission – 1 year**

**Key Milestones for Housing Delivery – DPP3 route – Site H1679 - Land north of Fenay Lane, Almondbury, Huddersfield**

<b>Milestones from Appendix A + DPP3 Milestones</b>	<b>Likely Timescales</b>	<b>Appendix D Milestones</b>	<b>Date</b>
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		N/A
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		N/A
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both (see Comment 1 below)	1 month preparation 1 month for response	Pre-app opinion received from LPA (where applicable)	April 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.	6 months preparation  6 months for decision	Outline application approved (where applicable)	N/A  N/A
Seek Cabinet Approval to dispose of the site	2 months	Cabinet approval for Disposal	March 19*
<i>Soft Market Testing with DPP3 Northern Lot Panel Members</i>	<i>2 weeks</i>		<i>April 20</i>
<i>Expression of Interest</i>	<i>2 weeks</i>		<i>April 20</i>
<i>Sifting Brief</i>	<i>4 weeks</i>		<i>May 20</i>
<i>Tender &amp; Appoint DPP3 Panel Member</i>	<i>12 weeks</i>		<i>June 20 - Sept 20</i>

Preparation of Contract of Sale & Dispose of site to successful Panel Member	3 months	Complete Disposal of the site	Sept 20*
Successful Panel Member prepares and submits full or reserved matters Planning Application as applicable	6 months		Prepare - Sept 20 - March 21 Submit - March 21
Planning applications determined	6 months	Full Planning Permission or Reserved Matters application approved	Sept 21
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Dec 21
Groundworks and infrastructure works completed on site housebuilding commences	3 months	Groundworks completed House Building Commences	March 22 April 22
<b>TOTAL</b>	<b>3yrs 2 months (pre app - full planning route).</b>		<b>4yrs from obtaining a pre-app opinion to start of housebuilding</b>

The stages that are shaded are stages from Appendix A that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when appraising expected timescales from pre-app opinion to start of housebuilding.

\* The dates for seeking Cabinet approval, going through the DPPR procurement route and completing disposal of the site are all delayed as staff resources will not allow for all sites to be progressed at the same time, so the process has had to be staggered.

*Text in Italics are the anticipated DPP3 stages and timescales*

**Period between Cabinet approval for disposal and disposal of the site - 18 months.** Again, this period is longer than the expected 3 months due to insufficient staff resources to start the DPP3 process any earlier than April 20 - 11 months after we expect to get Cabinet approval to dispose of the site.

**Period between completing disposal of site and obtaining full planning permission – 1 year**



**Key Milestones for Housing Delivery – Registered Provider (RP) route – Site H1731a - Land adjacent Orchard Terrace, Newsome, Huddersfield**

<b>Registered Provider route Milestones (Table on page 4)</b>	<b>Likely Timescales</b>	<b>Relevant Appendix D Milestones</b>	<b>Date</b>
		Pre-app opinion received from LPA (where applicable)	Aug 18
		Outline application approved (where applicable)	N/A
Liaison with Homes England with list of sites: and compilation of target housing partners	1 month		<i>Jan 19</i>
Initial soft market testing alongside promotion and marketing exercise with partners, and receipt of feedback from partners	1 month		<i>Feb 19</i>
		Cabinet approval for Disposal	March 19*
Invitation to interested partners to sign up to YORtender and view site particulars, titles, risks etc	2 weeks		<i>March 19</i>
Preparation and issue of Expression of Interest (Eol) and headline PQQ and assessment of Eol	1 month		<i>March/April 19</i>
Invitation to Tender and Tender receipt	6 weeks		<i>April/May 19</i>
Evaluation of tender submissions	1 month		<i>June 19</i>
Cabinet – presentation of successful bids and seek authority to proceed to negotiate; return of specific sites as a package when Best and Final offers are received; subject to Planning	1 month		<i>July 19</i>
Bidders prepare and submit planning applications	6 months		<i>Prepare July 19 - Dec 19 Submit Dec 19</i>

Planning applications determined and s123 Disposal Notices Issues	6 months	Full Planning Permission or Reserved Matters application approved	June 20
Cabinet – referral of disposals including less than best offers and consideration of any s123 Notice objections	2 months	Complete Disposal of the site	Aug 20
Discharge of pre development conditions	3 months	Completion of s.106/Discharge of Conditions/JR	Nov 20
Groundworks and infrastructure works completed on site and housebuilding commences	3 months	Groundworks completed	Feb 21
		House Building Commences	March 21
<b>TOTAL</b>	<b>27 months</b>		<b>31 months from pre-app opinion to housebuilding commencing</b>

NB: Under the Registered provider route, the RP will normally obtain planning permission prior to the site being disposed of to them. This is different to the Direct Disposal via Negotiated Tender route.

*Dates in italics relate to stages shown in the table on page 4 which do not appear in Appendix D.*

\* As for some other sites, and due to expected staff capacity, this site will be delayed until March 19 in going to Cabinet for approval to dispose. This delay is reflected in the remainder of the phasing and the time from pre-app opinion to housebuilding commencing.

**Period between Cabinet approval for disposal and disposal of the site - 17 months**

**Period between completing disposal of site and obtaining full planning permission – planning permission will be approved prior to disposing of the site**

**Key Milestones for Housing Delivery – DPP3 route – Site H1783 - Land east of Thewlis Lane, Crosland Hill, Huddersfield**

<b>Milestones from Appendix A + DPP3 Milestones</b>	<b>Likely Timescales</b>	<b>Appendix D Milestones</b>	<b>Date</b>
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		N/A
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		N/A
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both (see Comment 1 below)	1 month preparation 1 month for response	Pre-app opinion received from LPA (where applicable)	N/A
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.	6 months preparation  6 months for decision	Outline application approved (where applicable)	N/A  N/A
Seek Cabinet Approval to dispose of the site	2 months	Cabinet approval for Disposal	June 20*
<i>Soft Market Testing with DPP3 Northern Lot Panel Members</i>	<i>2 weeks</i>		<i>Jan 24</i>
<i>Expression of Interest</i>	<i>2 weeks</i>		<i>Jan 24</i>
<i>Sifting Brief</i>	<i>4 weeks</i>		<i>Feb 24</i>
<i>Tender &amp; Appoint DPP3 Panel Member</i>	<i>12 weeks</i>		<i>March - June 24</i>

Preparation of Contract of Sale & Dispose of site to successful Panel Member	3 months	Complete Disposal of the site	July 24*
Successful Panel Member prepares and submits full or reserved matters Planning Application as applicable	6 months		Prepare - July 24 - Jan 25 Submit Jan 25
Planning applications determined	6 months	Full Planning Permission or Reserved Matters application approved	July 25
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Oct 25
Groundworks and infrastructure works completed on site housebuilding commences	3 months	Groundworks completed House Building Commences	Jan 26 Feb 26
<b>TOTAL</b>	<b>3yrs 2 months (pre app - full planning route).</b>		<b>5yrs and 8 months from Cabinet approval to dispose to start of housebuilding*</b>

The stages that are shaded are stages from Appendix A that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when appraising expected timescales from pre-app opinion to start of housebuilding.

\* This site is currently in use as a mineral extraction site so won't be available for residential development for several years. The phasing has therefore been adjusted accordingly.

*Text in Italics are the anticipated DPP3 stages and timescales*

**Period between Cabinet approval for disposal and disposal of the site - 4yrs and 1 month**

**Period between completing disposal of site and obtaining full planning permission – 1 year**

**Key Milestones for Housing Delivery – Registered Provider (RP) route – Site H1811 - Land south east of Blue Bell Hill, Newsome, Huddersfield**

<b>Registered Provider route Milestones (Table on page 4)</b>	<b>Likely Timescales</b>	<b>Relevant Appendix D Milestones</b>	<b>Date</b>
		Pre-app opinion received from LPA (where applicable)	May 18
		Outline application approved (where applicable)	N/A
Liaison with Homes England with list of sites: and compilation of target housing partners	1 month		<i>Jan 19</i>
Initial soft market testing alongside promotion and marketing exercise with partners, and receipt of feedback from partners	1 month		<i>Feb 19</i>
		Cabinet approval for Disposal	March 19
Invitation to interested partners to sign up to YORtender and view site particulars, titles, risks etc	2 weeks		<i>March 19</i>
Preparation and issue of Expression of Interest (Eol) and headline PQQ and assessment of Eol	1 month		<i>March/April 19</i>
Invitation to Tender and Tender receipt	6 weeks		<i>April/May 19</i>
Evaluation of tender submissions	1 month		<i>June 19</i>
Cabinet – presentation of successful bids and seek authority to proceed to negotiate; return of specific sites as a package when Best and Final offers are received; subject to Planning	1 month		<i>July 19</i>
Bidders prepare and submit planning applications	6 months		<i>Prepare July 19 - Dec 19 Submit Dec 19</i>

Planning applications determined and s123 Disposal Notices Issues	6 months	Full Planning Permission or Reserved Matters application approved	June 20
Cabinet – referral of disposals including less than best offers and consideration of any s123 Notice objections	2 months	Complete Disposal of the site	Aug 20
Discharge of pre development conditions	3 months	Completion of s.106/Discharge of Conditions/JR	Nov 20
Groundworks and infrastructure works completed on site and housebuilding commences	3 months	Groundworks completed	Feb 21
		House Building Commences	March 21
<b>TOTAL</b>	<b>27 months</b>		<b>34 months from pre-app opinion to housebuilding commencing</b>

NB: Under the Registered provider route, the RP will normally obtain planning permission prior to the site being disposed of to them. This is different to the Direct Disposal via Negotiated Tender route.

*Dates in italics relate to stages shown in the table on page 4 which do not appear in Appendix D.*

\* As for some other sites, and due to expected staff capacity, this site will be delayed until March 19 in going to Cabinet for approval to dispose. This delay is reflected in the remainder of the phasing and the time from pre-app opinion to housebuilding commencing.

**Period between Cabinet approval for disposal and disposal of the site - 17 months**

**Period between completing disposal of site and obtaining full planning permission – planning permission will be approved prior to disposing of the site**

## Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender

### Site H1935 – Land South of Cambridge Road, Huddersfield

Milestones from Appendix A	Likely Timescales	Appendix D milestones	Date
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both	1 month preparation 1 month for response	Pre-App opinion received from LPA	May 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation  6 months for decision	Outline Application Approved	N/A
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing <b>(see comment 1 below)</b>	2 months	Cabinet Approval for Disposal	Mar 19 <b>(see comment 1 below)</b>
Preparation of Contract of Sale & Site Disposal with conditions <b>(see comment 2 below)</b>	3 months	Complete Disposal of Site	Aug 19 <b>(see comment 2 below)</b>
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months + *	Full Planning Permission or Reserved Matters Application approved	Aug 20
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Nov 20

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	Feb 21 March 21
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months		Total time from receipt of pre-app opinion from LPA to Housebuilding commencing = <b>34 months</b>

The stages that are shaded are work that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (taken off) when calculating timescales from pre-app opinion to start of housebuilding.

\* Please note that the quoted 6 months for preparing and obtaining full or reserved matters planning permission is based on sites where Outline Planning Permission has been obtained before proceeding to a full planning application as a lot of the surveys will have already been carried out for the outline application and wont need to be re-done, his saving time. Where outline planning permission is not sought prior to submitting a full application then c. 1 year will be needed to prepare and obtain full planning permission. This stage however will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application.

**Comment 1** - due to insufficient staff capacity, we do not expect to get 'Cabinet Approval to Dispose' of this site until 10 months after the pre-app opinion is received from Planning.

**Period between Cabinet approval for disposal and disposal of the site – 5 months**

**Comment 2** – whilst the stage 'Preparation of Contract of Sale & Site Disposal with conditions' should take 3 months, due to expected insufficient staff resources the site is unlikely to be disposed of until 5 months after we have 'Cabinet Approval for Disposal' .

**Period between completing disposal of site and obtaining full planning permission – 1 year**



**Key Milestones for Housing Delivery – Registered Provider (RP) route – Site H2685 - Stile Common Infant School, Plane Street, Newsome, Huddersfield**

<b>Registered Provider route Milestones (Table on page 4)</b>	<b>Likely Timescales</b>	<b>Relevant Appendix D Milestones</b>	<b>Date</b>
		Pre-app opinion received from LPA (where applicable)	N/A
		Outline application approved (where applicable)	Submitted, decision pending*
Liaison with Homes England with list of sites: and compilation of target housing partners	1 month		<i>May 18</i>
Initial soft market testing alongside promotion and marketing exercise with partners, and receipt of feedback from partners	1 month		<i>June 18</i>
		Cabinet approval for Disposal	July 18
Invitation to interested partners to sign up to YORtender and view site particulars, titles, risks etc	2 weeks		<i>July 18</i>
Preparation and issue of Expression of Interest (Eol) and headline PQQ and assessment of Eol	1 month		<i>July/Aug 18</i>
Invitation to Tender and Tender receipt	6 weeks		<i>Aug/Sept 18</i>
Evaluation of tender submissions	1 month		<i>Oct 18</i>
Cabinet – presentation of successful bids and seek authority to proceed to negotiate; return of specific sites as a package when Best and Final offers are received; subject to Planning	1 month		<i>Nov 18</i>
Bidders prepare and submit planning applications	6 months		<i>Dec 18 - March 19 prepare** Submit March 19**</i>

Planning applications determined and s123 Disposal Notices Issues	6 months	Full Planning Permission or Reserved Matters application approved	July 19*
Cabinet – referral of disposals including less than best offers and consideration of any s123 Notice objections	2 months	Complete Disposal of the site	Sept 19
Discharge of pre development conditions	3 months	Completion of s.106/Discharge of Conditions/JR	Oct 19
Groundworks and infrastructure works completed on site and housebuilding commences	3 months	Groundworks completed	Feb 20
		House Building Commences	March 20
<b>TOTAL</b>	<b>27 months</b>		<b>22 months from expected date of outline planning approval to housebuilding commencing</b>

NB: Under the Registered provider route, the RP will normally obtain planning permission prior to the site being disposed of to them. This is different to the Direct Disposal via Negotiated Tender route.

*Dates in italics relate to stages shown in the table on page 4 which do not appear in Appendix D.*

\* The outline planning application was submitted in 2014 and no decision has as yet been made. An assumption has therefore been made that this will be approved in May/June 18 but this may not be the case. This does not however preclude the site progressing and a new full application can be submitted could be submitted by the RP.

\*\* The expected period to prepare, submit and obtain a decision on a full planning permission has been reduced as an outline application has already been submitted for the site and many of the required surveys have already been done

**Period between Cabinet approval for disposal and disposal of the site - 14 months**

**Period between completing disposal of site and obtaining full planning permission – planning permission will be approved prior to disposing of the site**

## Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender

### Site H734 – Land to the East of Netheroyd Hill Road, Cowcliffe, Huddersfield

Milestones from Appendix A	Likely Timescales	Appendix D milestones	Date
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both	1 month preparation 1 month for response	Pre-App opinion received from LPA	May 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation  6 months for decision	Outline Application Approved	N/A
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing	2 months	Cabinet Approval for Disposal	July 18
Preparation of Contract of Sale & Site Disposal with conditions	3 months	Complete Disposal of Site	Oct 18
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months *	Full Planning Permission or Reserved Matters Application approved	Oct 19
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Jan 20

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	April 20 May 20
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months		Total expected time from receipt of pre-app opinion from LPA to Housebuilding commencing = <b>24 months</b>

The stages that are shaded are stages from Appendix A that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when appraising expected timescales from pre-app opinion to start of housebuilding.

\* Please note that the quoted 6 months in Appendix A for preparing and obtaining full or reserved matters planning permission is based on sites where Outline Planning Permission has been obtained before proceeding to a full planning application as a lot of the surveys will have already been carried out for the outline application and wont need to be re-done, his saving time. Where outline planning permission is not sought prior to submitting a full application then c. 1 year will be needed to prepare and obtain full planning permission. This stage however will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application.

**Period between Cabinet approval for disposal and disposal of the site – 3 months**

**Period between completing disposal of site and obtaining full planning permission – 1 year**

**Key Milestones for Housing Delivery – Registered Provider (RP) route – Site H790 - Land east of Fern Lea, Lindley, Huddersfield**

<b>Registered Provider route Milestones (Table on page 4)</b>	<b>Likely Timescales</b>	<b>Relevant Appendix D Milestones</b>	<b>Date</b>
		Pre-app opinion received from LPA (where applicable)	Aug 18
		Outline application approved (where applicable)	N/A
Liaison with Homes England with list of sites: and compilation of target housing partners	1 month		<i>Jan 19*</i>
Initial soft market testing alongside promotion and marketing exercise with partners, and receipt of feedback from partners	1 month		<i>Feb 19</i>
		Cabinet approval for Disposal	March 19
Invitation to interested partners to sign up to YORtender and view site particulars, titles, risks etc	2 weeks		<i>March 19</i>
Preparation and issue of Expression of Interest (Eol) and headline PQQ and assessment of Eol	1 month		<i>March/April 19</i>
Invitation to Tender and Tender receipt	6 weeks		<i>April/May 19</i>
Evaluation of tender submissions	1 month		<i>June 19</i>
Cabinet – presentation of successful bids and seek authority to proceed to negotiate; return of specific sites as a package when Best and Final offers are received; subject to Planning	1 month		<i>June 19</i>
Bidders prepare and submit planning applications	6 months		<i>Prepare - July 19 - Jan 20** Submit - Jan 20*</i>

Planning applications determined and s123 Disposal Notices Issues	6 months	Full Planning Permission or Reserved Matters application approved	June 20**
Cabinet – referral of disposals including less than best offers and consideration of any s123 Notice objections	2 months	Complete Disposal of the site	Aug 20
Discharge of pre development conditions	3 months	Completion of s.106/Discharge of Conditions/JR	Nov 20
Groundworks and infrastructure works completed on site and housebuilding commences	3 months	Groundworks completed	Feb 21
		House Building Commences	March 21
<b>TOTAL</b>	<b>27 months</b>		<b>31 months from pre-app opinion to house building commencing</b>

NB: Under the Registered provider route, the RP will normally obtain planning permission prior to the site being disposed of to them. This is different to the Direct Disposal via Negotiated Tender route.

*Dates in italics relate to stages shown in the table on page 4 which do not appear in Appendix D.*

\* Due to anticipated insufficient staff resources the process to find an RP partner wont commence until 4 months after a pre-app opinion is given by Planning.

\*\* As this site only has capacity for 29 homes the entire Planning process is unlikely to take 12 months.

**Period between Cabinet approval for disposal and disposal of the site - 17 months**

**Period between completing disposal of site and obtaining full planning permission – Planning permission will be obtained prior to disposing of the site**

**Key Milestones for Housing Delivery – DPP2 route – Site H809 - Land North of Ashbrow Road, Brackenhall, Huddersfield**

<b>Milestones from Appendix A + DPP3 Milestones</b>	<b>Likely Timescales</b>	<b>Appendix D Milestones</b>	<b>Date</b>
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		N/A
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		N/A
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both (see Comment 1 below)	1 month preparation 1 month for response	Pre-app opinion received from LPA (where applicable)	N/A
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.	6 months preparation  6 months for decision	Outline application approved (where applicable)	N/A  May 15
Seek Cabinet Approval to dispose of the site	2 months	Cabinet approval for Disposal	Feb 17
<i>Soft Market Testing with DPP3 Northern Lot Panel Members</i>	<i>2 weeks</i>		<i>N/A - done</i>
<i>Expression of Interest</i>	<i>2 weeks</i>		<i>N/A - done</i>
<i>Sifting Brief</i>	<i>4 weeks</i>		<i>N/A - done</i>
<i>Tender &amp; Appoint DPP3 Panel Member</i>	<i>12 weeks</i>		<i>N/A - done</i>

Preparation of Contract of Sale & Dispose of site to successful Panel Member	3 months	Complete Disposal of the site	June 18 (expected)
Successful Panel Member prepares and submits full or reserved matters Planning Application as applicable	6 months		Submitted Jan 18
Planning applications determined	6 months	Full Planning Permission or Reserved Matters application approved	Deferred at Planning Committee in April so was actually approved 10 <sup>th</sup> May 18
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Sept 18 (3 months after Disposal)
Groundworks and infrastructure works completed on site housebuilding commences	3 months	Groundworks completed House Building Commences	Dec 18 Jan 19
<b>TOTAL</b>	<b>3yrs 2 months (pre app - full planning route).</b>		<b>3yrs and 8 months from Outline Planning approval to start of housebuilding</b>

The stages that are shaded are stages from Appendix A that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when appraising expected timescales from pre-app opinion to start of housebuilding.

*Text in Italics are the anticipated DPP3 stages and timescales*

**Period between Cabinet approval for disposal and disposal of the site - 16 months**

**Period between completing disposal of site and obtaining full planning permission – N/A. NB: In this instance planning application will be approved prior to disposing of the site to the preferred bidder as per the Development Agreement.**



## Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender

### Site MX2101 – Land East of Southgate, Huddersfield

Milestones from Appendix A	Likely Timescales	Appendix D milestones	Date
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both (see Comment 1 below)	1 month preparation 1 month for response	Pre-App opinion received from LPA	Aug 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation  6 months for decision	Outline Application Approved	N/A
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing <b>(see comment 1 below)</b>	2 months	Cabinet Approval for Disposal	July 18 <b>(see comment 1 below)</b>
Preparation of Contract of Sale & Site Disposal with conditions <b>(see Comment 2 below)</b>	3 months	Complete Disposal of Site	Nov 18 <b>(see Comment 2 below)</b>
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months *	Full Planning Permission or Reserved Matters Application approved	Nov 19
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Feb 20

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	May 20 June 20
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months (see shaded comment below)		Total expected time from receipt of pre-app opinion from LPA to Housebuilding commencing = <b>22 months (see comment 1 below)</b>

The stages that are shaded are stages from Appendix A that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when appraising expected timescales from pre-app opinion to start of housebuilding.

\* Please note that the quoted 6 months in Appendix A for preparing and obtaining full or reserved matters planning permission is based on sites where Outline Planning Permission has been obtained before proceeding to a full planning application as a lot of the surveys will have already been carried out for the outline application and wont need to be re-done, his saving time. Where outline planning permission is not sought prior to submitting a full application then c. 1 year will be needed to prepare and obtain full planning permission. This stage however will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application.

**Comment 1** - The overall timescale from pre-app opinion to housebuilding commencing is lower for this site than the others due to the pre-app opinion not being expected until August 18 and not April or May 18 as for some sites

**Period between Cabinet approval for disposal and disposal of the site – 4 months.**

**Comment 2** - This is longer than the expected time of 3 months as available staff resourcing means that there is insufficient capacity to dispose of a lot of sites at the same time so the times for this process need to be staggered.

**Period between completing disposal of site and obtaining full planning permission – 1 year**

**Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender**

**Site H128 – Land to the North and East of Urban Terrace, Denby Lane, Grange Moor, Huddersfield**

<b>Milestones from Appendix A</b>	<b>Likely Timescales</b>	<b>Appendix D milestones</b>	<b>Date</b>
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both (see Comment 1 below)	1 month preparation 1 month for response	Pre-App opinion received from LPA	Aug 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation  6 months for decision	Outline Application Approved	N/A
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing <b>(see comment 1 below)</b>	2 months	Cabinet Approval for Disposal	July 18 <b>(see comment 1 below)</b>
Preparation of Contract of Sale & Site Disposal with conditions <b>(see comment 2 below)</b>	3 months	Complete Disposal of Site	Nov 18 <b>(see comment 2 below)</b>
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months *	Full Planning Permission or Reserved Matters Application approved	Nov 19
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Feb 20

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	May 20 June 20
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months (see shaded comment below)		Total expected time from receipt of pre-app opinion from LPA to Housebuilding commencing = <b>22 months (see comment 1 below)</b>

The stages that are shaded are stages from Appendix A that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when appraising expected timescales from pre-app opinion to start of housebuilding.

\* Please note that the quoted 6 months in Appendix A for preparing and obtaining full or reserved matters planning permission is based on sites where Outline Planning Permission has been obtained before proceeding to a full planning application as a lot of the surveys will have already been carried out for the outline application and wont need to be re-done, his saving time. Where outline planning permission is not sought prior to submitting a full application then c. 1 year will be needed to prepare and obtain full planning permission. This stage however will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application.

**Comment 1 - The overall timescale from pre-app opinion to housebuilding commencing is lower for this site than the others due to the pre-app opinion not being expected until August 18 - pre-app for some other sites are expected in May instead.**

**Comment 2 - Period between Cabinet approval for disposal and disposal of the site – 4 months. This is longer than the expected time of 3 months as available staff resourcing means that there is insufficient capacity to dispose of a lot of sites at the same time so the times for this process need to be staggered.**

**Period between Cabinet approval for disposal and disposal of the site – 4 months.**

**Period between completing disposal of site and obtaining full planning permission – 1 year**

## Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender

### Site H1709 – Land to the East of Upper Clough, Linthwaite, Huddersfield.

Milestones from Appendix A	Likely Timescales	Appendix D milestones	Date
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both (see Comment 1 below)	1 month preparation 1 month for response	Pre-App opinion received from LPA	April 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation  6 months for decision	Outline Application Approved	N/A
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing <b>(see comment 1 below)</b>	2 months	Cabinet Approval for Disposal	Mar 19 <b>(see comment 1 below)</b>
Preparation of Contract of Sale & Site Disposal with conditions <b>(see comment 2 below)</b>	3 months	Complete Disposal of Site	Oct 19 <b>(see comment 2 below)</b>
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months *	Full Planning Permission or Reserved Matters Application approved	Oct 20
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Jan 21

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	April 21 May 21
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months (see shaded comment below)		Total expected time from Outline planning approval to Housebuilding commencing = <b>37 months (see comments 1 &amp; 2 below)</b>

The stages that are shaded are stages from Appendix A that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when appraising expected timescales from pre-app opinion to start of housebuilding.

\* Please note that the quoted 6 months in Appendix A for preparing and obtaining full or reserved matters planning permission is based on sites where Outline Planning Permission has been obtained before proceeding to a full planning application as a lot of the surveys will have already been carried out for the outline application and wont need to be re-done, his saving time. Where outline planning permission is not sought prior to submitting a full application then c. 1 year will be needed to prepare and obtain full planning permission. This stage however will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application.

**Comment 1** – There is an 11 month gap between obtaining a pre-app opinion from Planning in April 18 and obtaining Cabinet approval to dispose of the site in March 19. There is insufficient staff capacity to progress all sites at the same time so some will be delayed.

**Period between Cabinet approval for disposal and disposal of the site – 7 months.**

**Comment 2** - There is a 7 month gap between obtaining Cabinet approval to dispose and actually disposing of the site. This is longer than the expected time of 3 months as available staff resourcing means that there is insufficient capacity to dispose of all sites at the same time so the times for this process need to be extended in some cases.

**Period between completing disposal of site and obtaining full planning permission – 1 year**

## Key Milestones for Housing Delivery – Disposal to Housing Developer via Negotiated Tender

### Site H763 – Land North West of Gordon Street, Slaithwaite, Huddersfield

Milestones from Appendix A	Likely Timescales	Appendix D milestones	Date
Intelligence gathering and land assembly to inform Cabinet report and pre/app or outline application	1 month		
Prepare brief and procure and commission planning consultant to prepare pre-app and/or Outline Planning Application	1 month		
Preparation and submission of pre-Application Enquiry & EIA Screening Request to LPA and obtain written response to both	1 month preparation 1 month for response	Pre-App opinion received from LPA	May 18
AND/OR  Preparation and submission of Outline Planning Application (including preparation of technical surveys, indicative housing layout) and determination by LPA.  Preparation of site marketing	6 months preparation  6 months for decision	Outline Application Approved	N/A
Seek Cabinet Approval to dispose of the site(s) Following approval live marketing	2 months	Cabinet Approval for Disposal	July 18
Preparation of Contract of Sale & Site Disposal with conditions	3 months	Complete Disposal of Site	Oct 18
Preparation, submission and determination of Reserved Matters or Full Planning Application	6 months *	Full Planning Permission or Reserved Matters Application approved	Oct 19
S106/Discharge of Conditions (DoC)/JR period	3 months	Completion of s.106/Discharge of Conditions/JR	Jan 20

Groundworks and infrastructure works completed and housebuilding commences	3 months	Groundworks Completed House building commences	April 20 May 20
<b>TOTAL</b>	Depends on options selected: Pre-App- outline- full = 33 months Pre-app – full application = 27 months		Total expected time from receipt of pre-app opinion from LPA to Housebuilding commencing = <b>24 months</b>

The stages that are shaded are stages from Appendix A that will be undertaken prior to obtaining a pre-app opinion from the LPA. This should be taken into account (ie 4 months time taken off) when appraising expected timescales from pre-app opinion to start of housebuilding.

\* Please note that the quoted 6 months in Appendix A for preparing and obtaining full or reserved matters planning permission is based on sites where Outline Planning Permission has been obtained before proceeding to a full planning application as a lot of the surveys will have already been carried out for the outline application and wont need to be re-done, his saving time. Where outline planning permission is not sought prior to submitting a full application then c. 1 year will be needed to prepare and obtain full planning permission. This stage however will also be dependent on the purchasing developers timescales and how soon after purchase they choose to prepare a planning application.

**Period between Cabinet approval for disposal and disposal of the site – 3 months**

**Period between completing disposal of site and obtaining full planning permission – 1 year**



**Key Milestones for Housing Delivery – Registered Provider (RP) route – Site H780 - Land to east of Main Avenue, Cowlersley, Huddersfield**

<b>Registered Provider route Milestones (Table on page 4)</b>	<b>Likely Timescales</b>	<b>Appendix D Milestones</b>	<b>Date</b>
		Pre-app opinion received from LPA (where applicable)	May 18
		Outline application approved (where applicable)	N/A
Liaison with Homes England with list of sites: and compilation of target housing partners	1 month		<i>Jan 19</i>
Initial soft market testing alongside promotion and marketing exercise with partners, and receipt of feedback from partners	1 month		<i>Feb 19</i>
		Cabinet approval for Disposal	March 19
Invitation to interested partners to sign up to YORtender and view site particulars, titles, risks etc	2 weeks		<i>March 19</i>
Preparation and issue of Expression of Interest (Eol) and headline PQQ and assessment of Eol	1 month		<i>March/April 19</i>
Invitation to Tender and Tender receipt	6 weeks		<i>April/May 19</i>
Evaluation of tender submissions	1 month		<i>June 19</i>
Cabinet – presentation of successful bids and seek authority to proceed to negotiate; return of specific sites as a package when Best and Final offers are received; subject to Planning	1 month		<i>June 19</i>
Bidders prepare and submit planning applications	6 months		<i>Prepare - July 19 - Jan 20* Submit - Jan 20*</i>

Planning applications determined and s123 Disposal Notices Issues	6 months	Full Planning Permission or Reserved Matters application approved	June 20*
Cabinet – referral of disposals including less than best offers and consideration of any s123 Notice objections	2 months	Complete Disposal of the site	Aug 20
Discharge of pre development conditions	3 months	Completion of s.106/Discharge of Conditions/JR	Nov 20
Groundworks and infrastructure works completed on site and housebuilding commences	3 months	Groundworks completed	Feb 21
		House Building Commences	March 21
<b>TOTAL</b>	<b>27 months</b>		<b>34 months from pre-app opinion to house building commencing</b>

NB: Under the Registered provider route, the RP will normally obtain planning permission prior to the site being disposed of to them. This is different to the Direct Disposal via Negotiated Tender route.

*Dates in italics relate to stages shown in the table on page 4 which do not appear in Appendix D.*

\* As this site only has capacity for 29 homes the entire Planning process is unlikely to take 12 months.

**Period between Cabinet approval for disposal and disposal of the site - 17 months**

**Period between completing disposal of site and obtaining full planning permission – planning permission will be approved prior to disposing of the site**