

Analysis of the delivery of a large strategic site

At the EiP session regarding MATTER 4 - HOUSING LAND SUPPLY AND DELIVERY held on Thursday 26th April 2018 which was a further session following the initial Matter 4 hearing session held on 12th October 2017, the Inspector requested that we submit further evidence regarding the time and stages taken with regards to bringing forwards a large strategic site.

We have had limited time to consider this, and with the opportunity to do so, have found that detailed retrospective evidence isn't easily available because of the retrospective nature of the request, and the fact that looking back at previous site delays are related to emerging planning positions/changing government policy and market peaks and downturns that have happened over the historic period that it takes to deliver larger sites as well as 'normal' planning delays. Such factors are likely to remain and continue into unforeseeable market circumstances in the future.

As a result the chronological detail isn't completely articulated, particularly regarding the period that legal documentation takes place to complete and delays in the period between application and Reserved Matters, but never the less it is still a factual representative situation.

The most relevant example we have been involved with (and we could have majored on other sites examples includes sites at Hoyles Lane Preston (LPA: Preston) and Manse Farm, Knaresborough(LPA: Harrogate)), is a site at Chester.

The former Saighton Camp site is virtually completed, and whilst being a brownfield site within the settlement boundary of Chester, it was the subject of an initial allocation for a Phase 1 of 55 units.

891 residential units have been delivered over a period of 14 years, meaning a delivery rate of approximately 90 units over the period since the initial consent (approx. 10 years) but circa 63 units pa over the main period.

In greater detail the series of actions and activities are as follows:

Saighton Camp, Chester

Date	Action	No of Units to be delivered
Nov 2004	Identification of site, and site's potential availability	
Dec 2014	Obtain Planning advice note	
May 2005	Acquisition of site	
May 2015	Appointment of principal initial 10 consultant team.	
July 2005	Outline Planning Permission approved for Parcel 1	

Feb 2006	Sale of Parcel 1 to Taylor Wimpey	101 units
May 2007	Reserved Matters approval for 101 units (Parcel 1)	
Nov 2008	Application for Parcel 2 375 units made	
April 2010	Planning Permission was granted on appeal in April 2010 with an amended decision notice issued on 30 June 2010 by the Planning Inspectorate.	n.b. Whilst the planning circumstances of this site are different to that of a formerly green belt site that becomes an allocation, receiving an a refusal of an application on an allocated site is not unusual, necessitating an appeal.
Sept 2010	Commencement of Marketing of Parcel 2	
Oct 2010	Offers received for Parcel 2	
Nov 2010	Abortive negotiations with Jones Homes regarding the sale of Parcel 2	
Feb 2011	Discussions, dispute and negotiation over the structure of a reserved matters Phasing Plan	
Oct 2011	Appeal against refusal of reserved matters approval regarding Phasing Plan is dismissed.	
Jan 2013	Sale of Parcel 2 to Bovis PLC	375 units
Aug 2014	Sale of Parcel 3 to Redrow PLC	295 units
Feb 2014	Marketing of Parcel 4 commences	
April 2015	Sale of Parcel 4 to Rowland Homes/Elan Homes	Up to 120 units. Driving Test Centre lease requires 9 months notice to obtain vacant Possession, or Vacant Possession is available from November 2017
May 2018	Rowland Homes reports all units sold/reserved and Elan homes website reports remaining availability	Suggests maximum take up of 120 divided by 2.5 years equals 48 units pa. More likely to be up to 40 pa max.

Appendix 1

Showing Saighton Camp position as at February 2015

