

Huntingdonshire District Council Local Plan Housing Delivery Report: Stage 2 Assessment

On behalf of Bellway Homes Limited

July 2018

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Bellway Homes Limited

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1. Introduction

- 1.1 This Report has been prepared on behalf of Bellway Homes Limited and the landowners (The Trustees of the EJ and BH Smith 2007 Discretionary Settlement and Mr Smith) (hereafter referred to as 'Bellway').
- 1.2 The Report has been submitted in relation to the Matter 12 (the supply and delivery of housing land supply) hearing session and provides a Stage 2 assessment of the district-wide housing land supply position in Huntingdonshire. This builds upon work undertaken in a previous Housing Delivery Report submitted by Turley on 15 June 2018 in relation to the Matter 3 hearing session.
- 1.3 The structure of the Report is as follows:
- **Section 2** – outlines the relevant planning policy context for housing delivery and five year housing land supply within Huntingdonshire District;
 - **Section 3** – summarises the Council's position on housing delivery, including the Council's methodology and proposed supply;
 - **Section 4** – provides an assessment of the methodology underpinning Huntingdonshire District's housing land supply. This includes the following steps:
 1. Determining the appropriate five year period for assessing five year supply;
 2. Identifying the starting point for assessing housing supply – the housing requirement;
 3. Identifying the appropriate buffer to be applied to ensure choice and competition in the market;
 4. Identifying whether the buffer should also be applied to any accumulated shortfall;
 5. Establishing any accumulated shortfall; and
 6. Identifying the most appropriate method of addressing the shortfall.
 - **Section 5** – sets out realistic delivery assumptions (including the adoption of appropriate lead in times and delivery rates) for assessing the future supply;
 - **Section 6** – a detailed site-specific assessment of delivery and calculating the Council's housing land supply using the steps above; and
 - **Section 7** – considers the implications of the findings from Section 6 for five year housing supply on adoption of the Local Plan and on the rolling five year supply until the end of the plan period (2036) and sets out the conclusions for the emerging Local Plan.

2. Planning Policy Context

- 2.1 In this section we provide a brief summary below of the Development Plan position in Huntingdonshire District and its relevance to our assessment of housing delivery.
- 2.2 We also consider other planning policy documents that are material to the consideration of determining housing supply including the National Planning Policy Framework (NPPF), its accompanying Planning Practice Guidance (PPG) and other previously emerging policy documents, evidence base documents and housing need assessments in the District.

The Adopted Development Plan

- 2.3 The adopted Development Plan constitutes the saved policies from the Huntingdonshire Local Plan (September 1995) and the adopted Huntingdonshire Core Strategy (September 2009). The Local Plan 1995 was updated in 2002 in the Local Plan Alteration 2002.
- 2.4 Paragraph 3.26 of the Core Strategy states that the East of England Plan identified a minimum of **11,200 new homes** being required in Huntingdonshire between 2001 and 2021. The paragraph also states that The PPS3: Housing Government guidance identifies that Councils have to ensure locations are identified for at least a 15 year supply of land for housing when the core Strategy is adopted.
- 2.5 The Core Strategy was not adopted until 2009 and therefore the plan period up to 2021 did not provide this 15 year supply. The East of England Plan advised that the highest average annual housing requirement from the 2001-2021 or 2006-2021 period should be used after 2021. The Core Strategy therefore identified an **additional 2,800 homes** being needed between 2021 and 2026.
- 2.6 **Policy CS2** states that a total of at least 14,000 homes will therefore be provided during the period 2001 to 2026, equating to a delivery of at least 560 homes a year. The Policy identifies the Spatial Planning Areas where new homes will be provided and states that 2,890 dwellings had been completed between 2001 and 2006.
- 2.7 From 2006 to 2026, Policy CS 2 identifies that new homes will be delivered from the following type of sites:
- 4,265 homes from existing allocations in the Local Plan;
 - 1,345 homes from non-allocated sites with planning permission or agreement in principle; and
 - 5,500 from locations and spatial planning areas identified in the Policy.

The Emerging Development Plan

- 2.8 The emerging Development Plan constitutes the Local Plan to 2036, which will replace the saved policies of the Local Plan 1995, Local Plan Alteration 2002 and the Core

Strategy. This was submitted to the Secretary of State for Examination on 29 March 2018.

- 2.9 **Policy LP1** identifies that the District will plan for at least 20,100 new homes (both market and affordable) over the plan period 2011 – 2036. This equates to the delivery of 804 dwellings a year.
- 2.10 **Policy LP2** specifies that approximately three quarters of the objectively assessed need for housing will be focused in the Spatial Planning Areas of the principal settlements (including St Ives). A quarter of the objectively assessed need for housing will be permitted on sites dispersed across the key service centres, local centres and small settlements.
- 2.11 Paragraph 4.10 of the emerging Local Plan states that since 1 April 2011 and 31 March 2017, 3,675 dwellings have been completed (approximately 613 dwellings per annum) which equate to 18% of the objectively assessed need up to 2036. This paragraph also states that commitments at 1 April 2017 account for approximately 22,500 new homes, equating to 112% of the objectively assessed need¹.
- 2.12 Paragraph 4.17 states that a central part of the strategy for housing is two Strategic Expansion Locations at the former RAF Alconbury and expansion at St Neots. **Emerging Policy SEL 1** identifies that the Alconbury expansion will include the Former Alconbury Airfield (SEL 1.1) and RAF Alconbury (SEL 1.2), which will deliver 5,000 dwellings and 1,680 dwellings respectively. **Emerging Policy SEL 2** identifies St Neots for the delivery of 3,820 dwellings.

Other Material Considerations

- 2.13 We provide below a brief summary of the sections of the NPPF relevant to assessing five year housing land supply. In addition, further details on sections of the current and draft NPPF which are relevant to assessing the ‘deliverability’ of sites is set out in Section 5 of this report.
- 2.14 Paragraph 17 sets out the ‘Core Planning Principles’ of the NPPF. This includes a Principle that planning should make every effort objectively to identify and then meet housing needs of an area, and respond positively for wider opportunities for growth.
- 2.15 Paragraph 47 advises that “*to boost significantly the supply of housing*” local planning authorities (LPAs) should plan for meeting the full and objectively assessed needs for market and affordable housing in its housing market area.
- 2.16 Paragraph 47 also requires LPAs to identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional 5% buffer (moved forward from later in the plan period).

¹ It is understood that the more recent figure identified in the AMR December 2017 and latest housing trajectory is the commitment of 22,068 dwellings up to 2036, which is lower than the figure of 22,500. This is discussed in more detail in Section 3 of this Report.

- 2.17 Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%. This is required to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market.
- 2.18 For market and affordable housing, paragraph 47 also requires LPAs to illustrate the expected rate of housing delivery through a housing trajectory for the plan period and to demonstrate how they will maintain delivery of a five year supply of housing land to meet their housing target.
- 2.19 Footnote 11 of paragraph 47 states that to be considered deliverable, sites should:
- Be available now;
 - Offer a suitable location for development now; and
 - Be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.
- 2.20 Footnote 11 goes on to state sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years.
- 2.21 Paragraph 48 states that local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic, having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.
- 2.22 Paragraph 49 advises that housing applications should be considered in the context of the presumption in favour of sustainable development and relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.
- 2.23 Paragraph 152 states Local Plans should be aspirational but realistic.
- 2.24 Paragraph 158 states each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.
- 2.25 In order to ensure that LPAs have a clear understanding of housing needs, paragraph 159 requires LPAs to prepare a Strategic Housing Market Assessment. It should address need for all types of housing, including affordable housing and the need of different groups.

- 2.26 In order to identify enough land to meet those needs, paragraph 159 also requires LPAs to prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and likely economic viability of land. It should cover the whole plan period.
- 2.27 Paragraph 182 of the NPPF states a local planning authority should submit a plan for examination which it considers is “sound” – namely that it is:
- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
 - **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
 - **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
 - **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

The Draft NPPF

- 2.28 The Draft revised NPPF is anticipated to be published during the examination of the Huntingdonshire Local Plan and will have implications on how one assesses the deliverability of sites in the Council’s housing trajectory.
- 2.29 The requirement to demonstrate a five year housing land supply has been retained within the revised Draft NPPF, and the definition of a ‘deliverable’ site has been updated to include greater emphasis on local planning authorities to provide clear evidence on sites such as those with no permission, or with only an outline planning permission in order to demonstrate that they will be delivered. The definition of ‘deliverability’ is set out in detail in Section 5 of this Report.
- 2.30 Our assessment of housing land supply is based upon the current NPPF. However, if the new definition is introduced, this would further support our position on site delivery and the need for the local planning authority to provide clear evidence to demonstrate otherwise.

Planning Practice Guidance

- 2.31 The PPG provides further guidance on assessing a five-year housing supply (Section ID: 3-030-20140306), including:
- Paragraph 30 - What is the starting point for the five-year housing supply?
 - Paragraph 31 - What constitutes a ‘developable site’ in the context of housing policy?

- Paragraph 33 - Updating evidence on the supply of specific deliverable sites sufficient to provide 5 years' worth of housing against housing requirements
- Paragraph 35 - How should local planning authorities deal with past undersupply?

The National Intention to Boost Significantly the Supply of Housing

2.32 The clear intention of the NPPF to boost significantly the supply of housing is also set out in a host of other recently published reports, documents, and ministerial statements. We consider this clear national policy direction to be a material consideration of relevance to this assessment.

2.33 Prior to the publication of the draft NPPF, the Government published a White Paper entitled 'Fixing Our Broken Housing Market' in February 2017. This Paper considered potential national planning policy reforms to fix the broken housing market. The White Paper states explicitly in its introduction:

"The housing market in this country is broken, and the cause is very simple: for too long, we haven't built enough homes.

Since the 1970s, there have been on average 160,000 new homes each year in England. The consensus is that we need from 225,000 to 275,000 or more homes per year to keep up with population growth and start to tackle years of under-supply.

This isn't because there's no space, or because the country is "full". Only around 11 per cent of land in England has been built on.

The problem is threefold: not enough local authorities planning for the homes they need; house building that is simply too slow; and a construction industry that is too reliant on a small number of big players."

2.34 The national intention to boost housing supply has also been considered at length in the Courts. Most notably in the Supreme Court in the recent Suffolk Coastal District Council v Hopkins Homes Ltd and Richborough Estates v Cheshire East Borough Council case [2017] UKSC 37, where at paragraphs 77 and 78, Lord Gill states the following:

"The importance that the guidance places on boosting the supply of housing is further demonstrated in the same paragraph by the requirements that for market and affordable housing planning authorities should illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing, describing how they will maintain delivery of a five-years supply of housing land to meet their housing target; and that they should set out their own approach to housing density to reflect local circumstances. The message to planning authorities is unmistakable."

2.35 In the context of the 'unmistakeable' message to boost the supply of housing, we consider that the importance of being able to robustly demonstrate a suitable supply of housing sites in both the short term and across the plan period is abundantly clear.

3. Council's Housing Land Supply Position

3.1 For clarity, we outline below the Council's latest position on current and future housing land supply, as set out in the Annual Monitoring Report (AMR) 2017 (**Local Plan Submission Document Ref MON/01**). This forms part of the evidence base for the emerging Local Plan, which includes draft Allocations proposed to meet the Council's housing requirement over the plan period.

3.2 In email correspondence dated 7 June 2018 (**Appendix 1**), Huntingdonshire District Council confirmed it is anticipated that updated completion figures for the 2017/18 monitoring year will be available at the end of July of this year. On this basis, the current available housing land supply data covers the five year period from 1st April 2017 to 31st March 2022, with completions data up to 31st March 2017.

The Council's Housing Requirement and Housing Land Supply Position

3.3 The Council's AMR 2017 set out the latest position on housing land supply, informing the emerging Local Plan to 2036.

3.4 Having reviewed this latest AMR, the following elements are of note:

- This Assessment covers the five year period from 1st April 2017 to 31st March 2022, as noted above;
- The Council consider the correct housing requirement for 2011 – 2036 upon which to base the calculation for housing land supply to be that set out in the submission version of the emerging Local Plan of **20,100 homes**, equating to an annual housing requirement of **804 dwellings**;
- The Council has an accumulated shortfall of 1,149 dwellings from 2011 against the requirement of 804 dwellings per annum;
- The Council has applied the 'Sedgefield' approach to dealing with under supply, seeking to make up the shortfall in the five year period;
- Due to its persistent record of under delivery, the Council applies a 20% buffer to the initial five year requirement;
- The Council applies the 20% buffer to both the initial requirement and the accumulated shortfall in the plan period to date. This results in a requirement of 6,203 dwellings in the five year period.
- The Council includes the following sites to contribute to the Council's housing land supply up to 2036 which are set out in Appendix 1 of the AMR 2017:
 - Extant Planning Permissions on Allocated Sites;
 - Extant Planning Permissions on Unallocated Sites of 10+ dwellings;
 - Extant 'Prior Approval' Conversions to C3 Use under GPDO;

- Extant Planning Permissions on Small Sites;
 - Residual Allocated Sites;
 - Sites with a Resolution for Approval Subject to the Prior Completion of a S106 Agreement; and
 - Draft Local Plan to 2036: Proposed Allocations.
- The Council consider that using the above sources of sites, there is an overall deliverable supply of **7,165** dwellings in the five year period.

3.5 Table 7.3 of the AMR 2017 identifies the past completions (up to and including 2016/17) and the projected completions throughout the plan period up to 2036. The Council has identified an overall anticipated supply of **22,068 dwellings**, exceeding the requirement of 20,100 by 1,968 dwellings.

3.6 However, a Report prepared by Turley Economics confirms that this is not an appropriate housing need figure for the District. A Hearing Statement produced by Turley Economics and submitted as part of the Local Plan to 2036 Examination identifies that an adjustment of 15% to the objectively assessed housing need is justified by market signals and housing demand pressures. On this basis, an OAN of **22,000 dwellings** would be appropriate, equating to 880 dwellings per annum. Against this OAN, the Council would only have an excess of **68 dwellings** in their anticipated housing supply up to 2036.

4. Housing Supply Methodology

- 4.1 This section looks in detail at a number of steps of the Council's approach and methodology for calculating the District's housing land supply. These steps form a fundamental part of assessing the council's housing land supply both over the five year period and plan period and are detailed under the relevant subheadings below.

Determining the appropriate five year period for assessing five year supply

- 4.2 The NPPF requires Local Planning Authorities to provide an update on five year land supply annually.
- 4.3 As noted in Section 3 above, the Council's latest AMR 2017 does not cover the latest five year housing land supply period, which would constitute 2018/19 – 2022/23. The Council's current latest trajectory is for the period 2017/18 – 2021/22 and an update on completions for 2017/18 is not due to be released until the end of July. Therefore, for the purpose of this submission on 13 July and in the absence of any update ahead of this, the five year period assessed in this Report is 2017/18 – 2021/22.
- 4.4 Notwithstanding the above, whether or not the Council can demonstrate a five year housing land supply upon adoption of the Local Plan is an important consideration for the examination process and soundness of the Local Plan. On this basis, and assuming adoption could occur this year, the 2018/19 – 2022/23 five year period forms a fundamental part of this assessment. Therefore, as set out in further detail in Section 6 of this Report, our assessment of sites within the Council's trajectory has provided delivery scenarios on each site against both the 2017/18 – 2021/22 period and the current 2018/19 – 2022/23 period, in order to provide a well-rounded view of the supply upon adoption of the Plan.

Identifying the starting point for assessing housing supply – the housing requirement

- 4.5 The Council's proposed housing requirement for the plan period 2011 – 2036, as set out in the submission version of the emerging Local Plan, is **20,100 homes**, equating to an annual housing requirement of **804 dwellings**.
- 4.6 However, a Report prepared by Turley Economics confirms that this is not an appropriate housing need figure for the District. A Hearing Statement produced by Turley Economics and submitted as part of the Local Plan to 2036 Examination (in relation to Matter 4) identifies that an adjustment of 15% to the objectively assessed housing need is justified by market signals and housing demand pressures. On this basis, an OAN of **22,000 dwellings** would be appropriate, equating to 880 dwellings per annum.
- 4.7 For clarity, the assessment of housing land supply in subsequent sections of this report sets out the housing land supply calculations against both the Council's 20,100 dwelling requirement figure and Turley's 22,000 dwelling requirement figure.

Identifying the appropriate buffer to be applied to ensure choice and competition in the market

- 4.8 Paragraph 7.25 of the Council’s AMR 2017 states that the Inspector’s Decision on an appeal at Luck’s Lane in Buckden (Appeal Ref. 315161) concluded that applying a 20% buffer was appropriate to ensure the supply of housing is boosted significantly as soon as possible. A 20% buffer has therefore been applied by Huntingdonshire District Council.
- 4.9 Between 2011 and 2017, completions in the District totalled 3,675 dwellings. Against an annual requirement of 804 dwellings, target completions for this period were 4,824 dwellings (only approximately 613 dwellings per annum). On this basis, the Council had a shortfall of 1,149 dwellings against the housing requirement in this 6 year period.
- 4.10 The breakdown of under-delivery that has accumulated in Huntingdonshire since 2011 is set out in **Table 4.1** below:

Monitoring Year	Annual Requirement	Cumulative Requirement	Actual Completions	Cumulative Completions	Shortfall	Cumulative Shortfall
2011/12	804	804	847	847	+43	+43
2012/13	804	1608	412	1259	-392	-349
2013/14	804	2412	686	1945	-118	-467
2014/15	804	3216	514	2459	-290	-757
2015/16	804	4020	534	2993	-270	-1027
2016/17	804	4824	682	3675	-122	-1149

- 4.11 In light of this performance on delivery, we agree that the application of a 20% buffer is appropriate in Huntingdonshire to ensure that the shortfall in delivery is made up as a matter of urgency.

Identifying whether the buffer should also be applied to any accumulated shortfall

- 4.12 Table 7.5 of the AMR 2017 sets out the Council’s latest five year housing land supply calculation and demonstrates that the Council have applied the 20% buffer to both the five year housing requirement of 4,020 dwellings and the shortfall of 1,149 dwelling, in order to give an overall five year requirement of 6,203 dwellings.
- 4.13 We agree that this is the appropriate approach to applying the buffer, and is the adopted methodology of the vast methodology of Local Planning Authorities, as well as the methodology which is supported in recent appeal decisions.

- 4.14 Moreover, any questions over the correct approach for when to apply the buffer should finally be put to rest once the draft Planning Practice Guidance has been finalised.
- 4.15 Under the question “*Where should buffers be added?*” (page 14 of the draft PPG), the response is:

“Paragraph 74 of the National Planning Policy Framework sets out the buffers, which should be added at the end of the five year supply calculations” (Turley emphasis).

- 4.16 The above reference clearly demonstrates that applying the buffer to the accumulated shortfall as well as the initial housing requirement, as done by Huntingdonshire District Council in their AMR 2017, is the correct approach.

Establishing any accumulated shortfall

- 4.17 Against the April 2017 OAN of 804 dwellings per annum, there has been a cumulative under-delivery of **1,149** new homes. The breakdown of under-delivery is set out previously in the Section in **Table 4.1**.

Identifying the most appropriate method of addressing the shortfall

- 4.18 There are generally two approaches to dealing with previous undersupply. One approach, referred to as the ‘Liverpool’ approach, spreads under provision across the remainder of the plan period rather than seeking to deal with the shortfall in the shorter term (in the five year period) referred to as the ‘Sedgefield’ approach.
- 4.19 At paragraph 7.24, the Council’s AMR 2017 states that the decision has been taken to use the Sedgefield methodology to calculate the five year housing land supply in Huntingdonshire, as using the Liverpool approach could lead to the Council having to defend its position at the Local Plan examination and planning appeals.
- 4.20 We agree with the Council’s position on the application of the Sedgefield approach to addressing undersupply. It is considered entirely appropriate to do so, for the following reasons:
- Paragraph 47 of the NPPF requires LPAs to boost significantly the supply of housing. To boost significantly the supply of housing land, any previous undersupply should be dealt with now;
 - Such an approach is in accordance with the PPG and consistent with the vast majority of appeal decisions that consider this matter; and
 - It has been shown that Huntingdonshire District Council has fallen increasingly short of its housing delivery requirements for many years. There is a danger that by not seeking to deal with previous undersupply in the short term, that undersupply will continue to be carried forward, with the potential that it will never be dealt with or will continue to worsen.

4.21 Following establishment of the appropriate methodology above, the subsequent section of this report turns to assess the deliverability of sites in Huntingdonshire in order to determine the realistic potential for the delivery of new homes from sites included in the Council's housing supply for both the five year period and wider plan period.

5. Establishing Realistic Delivery Assumptions

- 5.1 As a starting point for considering the deliverability of the existing and proposed sources of supply in Huntingdonshire District, we consider the various sources for the definition of a 'deliverable site'.

'Deliverable' – paragraph 47 and Footnote 11 to the NPPF

- 5.2 Paragraph 47 of the NPPF requires LPAs to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing. Footnote 11 to paragraph 47 states that:

"To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years...Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years"

'Deliverable' – Planning Practice Guidance

- 5.3 The PPG provides further guidance on "What constitutes a 'deliverable site' in the context of housing policy?" It states that:

"Deliverable sites for housing could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years.

However, planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five-year supply. Local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out. If there are no significant constraints (e.g. infrastructure) to overcome such as infrastructure sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a five-year timeframe.

The size of sites will also be an important factor in identifying whether a housing site is deliverable within the first five years. Plan makers will need to consider the time it will take to commence development on site and build out rates to ensure a robust five-year housing supply." (Reference ID: 3-031-20140306)

- 5.4 In the light of the above, there is potential for a range of individual sites, including those without planning permission, to be included in the Council's claimed supply. However, those sites must be demonstrably deliverable. Against the policy context set out, sites within the Council's identified components of supply must be:

- Available now;
- Offer a suitable location for development now; and

- Achievable with a realistic prospect that they will deliver housing in the five year period.

‘Deliverable’ – the draft NPPF definition

5.5 The draft National Planning Policy Framework was published in March 2018. Paragraph 74 of the draft Framework retains a requirement for local authorities to identify a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing. The definition of a deliverable site in the draft NPPF is set out in the Glossary at Annex 2 and confirms that:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Small sites, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

5.6 Whilst accepting that the draft NPPF is still the subject of consultation before it is then finalised, it is expected to be published during the Examination. If retained in its current form, this updated definition provides a clear recognition by the Government that, just because a site has outline planning permission or is identified in a development plan, it can still take a considerable time for such sites to actually deliver new homes. It is recognition, in our view, that whilst such sites can be capable of being considered deliverable, it is necessary to carefully consider whether such sites are achievable with a realistic prospect that they will deliver housing in the relevant period.

Identifying a Realistic and Deliverable Supply, Including the Adoption of Appropriate Lead in Times and Delivery Rates

5.7 The PPG makes it clear that local authorities must make realistic assumptions when it comes to seeking to demonstrate its five year supply. The guidance states that:

“Local planning authorities should ensure that they carry out their annual assessment in a robust and timely fashion, based on up-to-date and sound evidence, taking into account the anticipated trajectory of housing delivery, and consideration of associated risks, and an assessment of the local delivery record. Such assessment, including the evidence used, should be realistic and made publicly available in an accessible format.”
(Reference ID: 3-033-20150327) (Our emphasis)

5.8 The above advice from the PPG emphasises to LPAs that they should ensure that their annual assessments are robust, timely, based on up-to-date evidence, are considerate of associated risks, consider local delivery records, and are realistic.

Assessing the Council's Ability to Determine a Realistic Supply

- 5.9 The Council state the following in their Housing Land Supply Position (August 2017) at paragraph 1.11 to 1.14:

“Questionnaires were sent out in July 2017 to developers and agents of allocated sites which had not yet been built out as at 31 March 2017, and to those representing sites of 10+ dwellings with either outline or full planning permission and not yet completed, as well as those representing sites with applications submitted where the principle of development had been accepted, and sites identified as having potential to deliver housing in the Local Plan to 2036. Those contacted were asked to provide information on their aspirations for their sites, any constraints to development, and whether they considered them to be available, suitable and achievable. In instances where no reply was received an estimate was made based on the most up-to-date knowledge of the site by the relevant planning officer. Where it was felt that agents/developers were being over-optimistic in their predictions, the building programme was deferred to give a more cautious timeframe. This is noted in the 'comments' field of relevant sites in the trajectory data table in 2 'Housing Trajectory Sites Data'.

Sites of less than 10 dwellings with outline or full planning permission were added together and a prediction made for phasing on the aggregate figure. It would not have been practical to contact developers of each and every small site. A 10% discount was applied to those small sites not yet under construction to allow for some sites which may not be developed. It should be noted that historically small sites often have the advantage of being built out more quickly than some larger sites.

Site by site results of the 2017 survey can be found in 2 'Housing Trajectory Sites Data'.

It must be noted that the trajectory is an attempt at providing a reasonable and pragmatic forward planning tool. It is acknowledged that trajectories are not intended to produce perfect forecasts of the future. They should however provide as good an understanding as possible of the prospects for housing delivery, based on developers' and agents' aspirations, or officers' best estimates of delivery based on site knowledge.”

- 5.10 There is no further evidence available on the delivery assumptions used in the five year supply statement, or evidence base for the Local Plan 2036.
- 5.11 The Council appears to have surveyed developers and promoters for their anticipated delivery rates, and whilst in some cases adjustments have been made by the Council to these predictions, in our view, any adjustments have not been based on any justified or empirical evidence or the proper scrutiny of the evidence to support them. Planning Practice Guidance (ID: 3-033-20150327) states that local authorities should consider “the local delivery record” when carrying out its assessment of housing delivery. Such local delivery records can include an assessment of how long it takes for sites to come forward in an authority before first homes are built and also how quickly those sites then build homes. We are not aware that any such assessment has been undertaken in Huntingdonshire.
- 5.12 Setting realistic assumptions on annual delivery rates and lead in times for first completions to come forward will provide the necessary consistent approach required

to predict what quantum of housing those identified sites can reasonably expect to deliver not only in the five year period, but in the remainder of the plan period. It is also pragmatic from a planning perspective to ensure that delivery expectations are realistic. In general far greater planning harm will arise from overly optimistic predictions than that will if delivery actually comes forward more quickly than predicted.

- 5.13 Setting realistic assumptions on annual delivery rates and lead in times for first completions to come forward will provide the necessary consistent approach required to predict what quantum of housing those identified sites can reasonably expect to deliver.

Local Lead in Times

- 5.14 To determine how many dwellings may be deliverable within the plan period, it is necessary to make some assumptions about the lead in time from allocation, or application, to dwelling completions on the site. We are not aware that the Council has prepared any such evidence base on lead in times itself.

- 5.15 We have looked at the length of time it takes Huntingdonshire District Council to determine major housing applications. The table provided at **Appendix 2** provides an analysis of the application determination length of large housing sites included within the Council's AMR 2017 and housing completions data provided by Cambridgeshire County Council. This looks at the progression of the application from the original submission of outline permission through to the determination of the first reserved matters (relating to residential development).

- 5.16 Our analysis shows the following:

- For sites of 50 to 99 dwellings; the average length of time from the validation of an outline application through to obtaining an approval of first reserved matters is **3 years and 4 months**;
- For sites of 100 to 249 dwellings, the average length of time from the validation of an outline application through to obtaining an approval of first reserved matters is **5 years and 3 months**; and
- For sites of 250 dwellings or more, the average length of time from the validation of an outline application through to obtaining an approval of first reserved matters is **4 years and 7 months**.

- 5.17 It is important to note that these lead in times are to detailed planning permission being granted only, and, thereafter, there will be further lead ins from the permission being granted to, firstly, a start on site, and secondly, to the first dwelling completions being seen on a site.

- 5.18 The assessment also considers the time it takes between the approval of outline consent and the approval of reserved matters. Our analysis shows the following:

- For sites of 50 to 99 dwellings; the average length of time from the validation of an outline application through to obtaining an approval of first reserved matters is **2 years and 3 months**;
- For sites of 100 to 249 dwellings, the average length of time from the validation of an outline application through to obtaining an approval of first reserved matters is **3 Years**; and
- For sites of 250 dwellings or more, the average length of time from the validation of an outline application through to obtaining an approval of first reserved matters is **13 months**.

5.19 Our overall analysis of the time it takes to achieve various stages of planning approval on different types of applications and at various scales, as shown in the Table at **Appendix 2**, can be used as a reasonable proxy to determine when sites of varying sizes may actually deliver new homes, albeit the specifics of each site will also need to be considered.

5.20 For large outline planning permissions (which are highly relevant in this case given the number of large and strategic scale residential sites relied upon the in the Council’s supply and we would generally expect to be submitted in outline) specific consideration is required. Notably long lead in times can often be seen from proposals of this nature.

5.21 To deliver strategic scale schemes there are numerous, and often complex steps and barriers to be undertaken and overcome. These stages vary depending on the nature of the site, and method of promotion/acquisition. Broadly however the process can include, but is sometimes not limited to:

Table 5.1: Stages of Planning and Development

Stage

Site acquisition and legals

EIA Scoping and Screening

Preparation of outline planning application including collation of evidence base, survey data etc

Public consultation

Achieving a resolution to grant outline planning permission

Completion of Section 106 to achieve outline planning permission

The disposal of the phases to suitable developer (if required) and the agreement and exchange of contracts

Discharge of pre-commencement conditions including surveys if required

Completion of preparatory site works (if approved in detail)

Completion of infrastructure works (such as access if approved in detail)

Public consultation and preparation of reserved matters

Submission and determination of reserved matters

Discharge of further pre-commencement conditions

Preparatory site works

Construction of homes

Discharge of pre-occupation conditions

Homes completed and occupied

Annual Delivery Rates

- 5.22 Having reviewed the Council's available evidence base, there is no evidence presented that provides a robust analysis of delivery rates which can be relied on by the Inspector. Notably, paragraph 7.17 of the AMR 2017 states that the trajectory and prospects for housing delivery are based upon developers' and agents' aspirations, or officers' best estimates of delivery based on site knowledge. This clearly suggests that no robust assessment of previous delivery rates in the District have been undertaken and used in formulating the latest housing trajectory, and that the predicted delivery rates therefore do not appear to be based on any empirical data.

Local Delivery Rates

- 5.23 On the basis of the above, we have therefore undertaken an analysis of the local empirical delivery evidence by assessing previous delivery of all sites sized 100 units or more included within the housing completions data provided to Turley by Cambridgeshire County Council on 8 June 2018 and delivering since 2011 (the start of the plan period). The raw Huntingdonshire District information has been extracted from this data and used to assess local delivery rates.
- 5.24 This has included both an analysis of the delivery rates, per outlet, on each site but also an assessment of the overall delivery that is seen on sites of varying size across the District – this latter assessment is helpful in our view where the scale of the site is known but the actual number of sales outlets is unknown or which may change over the course of the site's delivery. The results are provided at **Appendix 3**.
- 5.25 From this assessment, a number of valuable conclusions can be drawn in respect of local delivery rates within the District, including the following:
- The average delivery rates for sites of 100 units or more was **44.9 dwellings per annum**;
 - When this is broken down into the overall average delivery rates on sites of different sizes, this results in the following rates²:
 - Sites of 200 units or less: **47 dwellings per annum**;
 - 201 – 600 units: **62 dwellings per annum**;

² Average figures have been rounded to the nearest whole number.

- 601 – 1000 units: **62 dwellings per annum**³; and
 - 1001 units or more: **138 dwellings per annum**⁴.
- The analysis includes the Land at Loves Farm, which is the only site over 1,000 dwellings in the assessment, from this analysis we have found the following:
 - The highest delivery in a single monitoring year on any site in the District was **334 dwellings** (the highest on any site in the District), but at other points during its delivery, the annual delivery rate fell to **33 dwellings per annum** – this demonstrates that it is important to identify reasonable average delivery rates to take account of peaks and troughs in delivery;
 - The average annual delivery per phase was **41 dwellings per annum**;
 - The average delivery rate over the period was **138 dwellings per annum**;
 - The site had, at its peak delivery, 5 developers on site, but this was for only 2 monitoring years, and at points had only 1 or 2 developers on site and
 - The average number of developers on the site was 3.
- 5.26 On sites which are yet to deliver any units to date or, are in the very early stages of delivery where there no robust average annual delivery rates can be calculated, experience of average delivery on similar sized sites in the District is a reasonable basis on which to predict future delivery on those sites going forward.
- 5.27 Overall, it is our view that this empirical local evidence responds to the PPG’s requirement of realistic delivery evidence and is extremely valuable in the absence of any such work having been carried out by the Council.

National Delivery Rates

- 5.28 A further useful evidence base which can be used to establish realistic average annual delivery rates is to consider the average delivery rates of the main national house building companies. These housebuilders are active in Huntingdonshire and a number of them are involved in sites that the Council predicts will contribute to housing delivering in the next five years.
- 5.29 In the light of above, we have reviewed the Annual Reports for 2017 of a number of national house builders in order to establish average unit completions per site. Extracts of those Annual Reports are contained at **Appendix 4**. In our analysis, we have reviewed eight of the top ten national housebuilders (by volume). Within the top ten, we have only excluded Berkeley Homes, who have a London development bias, and Bloor Homes, who are privately owned and do not produce annual reports to shareholders. We do, however, retain Crest Nicholson in our analysis, even though

³ Only one site falls within this category.

⁴ Only one site falls within this category.

many of its new homes are delivered in apartment developments where the number of completions per annum is typically higher.

- 5.30 Table 5.2 overleaf provides a summary of the information found. It confirms that the average number of completions (including both market and affordable housing) per site across all housebuilders investigated was 45 units per sales outlet per annum. This average rate is identical to the average rate per outlet we have identified in Huntingdonshire.

Table 5.2: Average Delivery Rates from national Housebuilder Reports				
House Builder	Source of Information	Number of Completions	Number of Sites (Sales Outlets)	Average No. of Completions
Barratt/David Wilson	Annual Report and Accounts 2017	17,395	366	48
Persimmon	Final Results 2017	16,043	370	43
Taylor Wimpey	Final Year Results 2017	14,541	287	51
Bellway	Annual Report and Accounts 2017	9,644	230	42
Bovis	Full Year results 2017	3,645	92	40
Crest Nicholson	Annual Integrated Report 2017	2,935	51	58
Redrow	Annual Report 2017	5,416	132	41
Galliford Try (Linden Homes)	Annual Report and Financial Statements 2017	3,296	77	43
Total		72,915	1,605	45

- 5.31 It is our view that the above average delivery rates based on empirical evidence from national housebuilder reports can be used as a complement to local delivery rates as a reasonable proxy for determining likely delivery rates on sites in Huntingdonshire. Indeed, the average delivery rate per outlet derived from national data and that derived from District delivery rates is identical.
- 5.32 When considering average delivery, it must also be taken into account that average completion per outlet are expected to be lower in the first year following a start on site to put the necessary site infrastructure in place. In addition to this, completions

may only start to come forward part way through a monitoring year which will automatically lead to lower delivery rates in that year. However, this does depend on when a development is expected to start and, therefore, when first house completions are expected. Professional judgement on individual sites is required.

The number of outlets that can be expected to deliver on sites of various sizes

- 5.33 In addition to average delivery rates per outlet, there is potential for sites (normally larger sites) to see a number of outlets building new homes at any one time. Additional outlets are typically in the form of a different housebuilder, but it can also be in the form of different products sold from different marketing suites by the same housebuilder. No such analysis has been provided by the Council in either its five year supply assessment or its Housing Employment Land Availability Assessment (HELAA).
- 5.34 Where there is no clear evidence on the number of sales outlets expected on a site, we have used our experience of working for housebuilders and land promoters across the country as well as the experience of Bellway itself to determine the likely average number of sales outlets that it would expect on a range of site sizes, as follows in the table below. These are reasonable assumptions in our experience.

Table 5.3: Assumptions on the number of sales outlets per site	
Site Size	Anticipated Number of Sales Outlets
200 units or less	1 sales outlet
201-600 units	2 sales outlets
601-1000 units	3 outlets
1001 units or more	3 to 5 sales outlets (although it is likely to take more than one year from commencement for the number of sales outlets on site to increase)

- 5.35 Taking this information with the average delivery rates analysis that we set out above, this would result in a following anticipated total delivery rate per site per year:

Table 5.4: Assumptions on completions on sites of different scales and years	
Site Size	Average Completions/Annual Delivery
200 units or less	45 units
201-600 units	90 units
601-1000 units	135 units
1001 units or more	135 to 225 units

- 5.36 This is largely comparable with the average delivery seen on site sizes of 200 units or less and 1000 units or more based on Huntingdonshire’s own empirical evidence. In respect of the two middle categories, when considered against the Council’s own evidence as outlined in paragraph 5.25, these assumptions are considered generous.

5.37 In order to Benchmark the above rates, we have also compared them to a previous analysis undertaken by Lichfields who produced a report in November 2016 (**Appendix 5**) which includes an assessment of the average delivery rates from large housing sites across the UK. The following average delivery rates for greenfield sites were identified within that Report:

- On sites of 500 – 999 dwellings, the average annual delivery rate was **86 dwellings per annum**;
- On sites of 1,000 to 1,499 dwellings, the average annual delivery rate was **122 dwellings per annum**;
- On sites of 1,500 to 1,999 dwellings, the average annual delivery rate was **142 dwellings per annum**;
- On sites of 2,000 or more dwellings, the average annual delivery rate was **171 dwellings per annum**;

5.38 Such rates are largely comparable with those identified in the Lichfields Report. Indeed, when our data and that of Lichfields’ is aligned into sites of the same scale, the results are set out below:

Table 5.5: Assumptions on completions on sites of different scales and years		
Site Size	Turley Average Annual Delivery Rates	Lichfields Average Annual Delivery Rates
500-999 units	90 units to 135 units	86 units
1000 units +	135 units to 225 units	122 units to 171 units

5.39 Our assumed average delivery rates are higher than the findings of the Lichfields Report and so cannot be accused of downplaying average annual delivery rates. Furthermore, this is also a generous assumption against our assessment of the Council’s own historic average delivery rates set out at paragraph 5.25, whereby sites of between 201 to 1000 units have an average delivery rate of 62 dwellings per annum and sites of 1001 units or more have an average delivery of 138 dwellings per annum.

Setting Realistic Delivery Assumptions - Conclusions

5.40 It is our view that our assessment of local lead in times and the above figures regarding annual delivery rates are helpful in the absence of any clear evidence base to support the Council’s assumptions. In our view, these figures provide a reasonable basis for assessing potential delivery in Huntingdonshire, albeit there will be site specific considerations which may impact on delivery rates in some instances.

5.41 We now turn to our assessment of the sites that Huntingdonshire consider are anticipated to deliver housing completions in the plan period.

6. Turley's Assessment of Huntingdonshire's Housing Land Supply

- 6.1 The delivery assumptions and lead in times set out in Section 5 above, alongside site-specific judgement and a detailed analysis of the planning status of each site have been used to undertake an assessment of sites of 50 or more dwellings contained within the Council's latest housing trajectory in the AMR 2017. Sites of this size and over have been assessed given that these have the potential to contribute a significant proportion of housing delivery to the Council's ability to demonstrate a five year housing land supply, as well as achieve the housing need over the emerging plan period up to 2036.
- 6.2 This assessment builds upon that set out in our initial Housing Delivery Report submitted on 15 June 2018, whereby reductions were made on three strategic locations in the Council's housing trajectory up to 2036.
- 6.3 Whilst an assessment of all sites of 50 or more have been undertaken, there are a number of sites where we consider that the Council's delivery assumptions are reasonable and therefore have not sought to include these below. Detailed analysis of sites of 50 or more dwellings where we consider reasonable reductions can be made to delivery on that site are the focus of this Report and the supporting commentary for each of these sites is provided below. A trajectory which sets out the Council and Turley figures for each site is contained at **Appendix 6**.
- 6.4 As noted at paragraph 4.3, the Council's latest AMR 2017 sets out the Council's five year housing land supply calculation against the period 2017/18 – 2021/2022 (which is now a year out of date), with an update due in July, after this Report is submitted in relation to the Matter 12 hearing session. We are now part way through the 2018/19 monitoring year and in order to appropriately assess the Council's ability to demonstrate a five year housing land supply upon adoption of the Local Plan, the current five year period from 2018/19 – 2022/23 is an important consideration. On this basis, we have therefore assessed the Council's housing delivery on each site below against both the 2017 – 2022 period and 2018 – 2023 period, in order to give an up to date and complete view of the supply of housing in the District.

Assessment of Sites Delivering within the Five Year Period

Extant Planning Permission – Allocated Sites

St Ives West, Houghton Grange – 14/02210/OUT

- 6.5 The site was originally allocated for residential development in the Local Plan Alteration 2002. The site is now proposed to form part of a wider allocation in the emerging Local Plan to 2036 ('St Ives West', emerging Policy SI 1) for approximately 400 homes across the wider site. The supporting wording for the emerging policy at paragraph 11.10 recognises that the redevelopment of Houghton Grange requires sensitive and high quality design due to the listed buildings on the site.

- 6.6 An outline application for a residential development of 90 dwellings (65 market and 25 social rented dwellings) was submitted by the Biotechnology and Biological Sciences Research Council in December 2014 and approved on 14 June 2016. We are not aware that any reserved matters application has been submitted on the site to date and clearly the outline permission was granted over 2 years ago and expires in circa 11 months. The site has therefore been allocated for development with little actual progress for nearly two decades. Indeed, before that, it is understood that the site has been vacant from its previous use as a poultry research business for over 25 years.
- 6.7 The Council's Annual Monitoring Report 2017 states that the site is now in the control of the Homes and Communities Agency (now Homes England as of January 2018) and technical reports and surveys are currently being undertaken.
- 6.8 More recent representations to the Huntingdonshire Local Plan to 2036 from Homes England in February 2018 confirm that AECOM have undertaken a preliminary Landscape and Visual Appraisal of the site to inform a future masterplan. Draft policy SI1 sets out that the site will require the completion of a detailed masterplanning exercise to be agreed with the Council and design codes to be agreed. Further supporting information from AECOM confirmed that Homes England would commence pre-application discussions when appropriate. However, the representations also note that the Houghton Grange site will require decontamination.
- 6.9 On this basis, it seems highly likely that the original outline permission for the site is unlikely to be progressed and this site, alongside the site to the east of Houghton Grange (which is also controlled by Homes England), will be the subject of a comprehensive masterplan and fresh planning application.
- 6.10 The Council's previous AMR 2016 identified the site as being able to deliver 25 homes in 2019/20 and 65 homes in 2020/21. The Council's questionnaire evidence from a Housing Trajectory Sites Survey July 2017 reveals that Homes England (then the HCA) had provided this same anticipated trajectory.
- 6.11 The Council noted in the August 2017 trajectory that Homes England's projections have been deferred by 2 years (to begin delivering in 2021/22) as these appear optimistic. Delivery has therefore also been pushed back by two years against the previous AMR 2016 projections. Further correspondence was received from Homes England in November 2017 outlining that their original trajectory as set out in the July 2017 Survey remained achievable and the delivery should be adjusted back accordingly. Notwithstanding this, the Council has continued to defer the delivery by two years in both the August 2017 trajectory and the latest December 2017 trajectory contained within the AMR 2017.
- 6.12 It is clear that the site has had problems coming forward and the involvement of Homes England is a clear indication of this. It is our view that a fresh masterplanning exercise (alongside the requirements to agree design codes) will lead to a fresh planning application being submitted by Homes England or any future developer who may acquire the site (see below in respect of disposal by Homes England). This is likely to include both Houghton Grange and Land between Houghton Grange and the How (which is also within the West of St Ives allocation, but is reported separately in the Council's AMR).

- 6.13 Homes England’s previous Land Development and Disposal Plan (LDDP) 2017 identified that the site would be marketed in Q2 2017/18 (July – September). The recently released LDDP for June 2018 identified that Phase 1 of Houghton Grange (this site only) remained on the market, nearly a year later. This further highlights that there are a number of significant steps (including the marketing, selling and legals) remaining before there would be any possibility for progression on the site.
- 6.14 Whilst the Council have pushed back delivery due to Homes England’s projections being considered optimistic, it is considered that in light of the above work still required before any development can commence on site, the Council’s projections remain optimistic. Our assessment of lead in times identifies that for schemes of up to 249 homes⁵; the average lead in from the submission of an outline application to obtaining first reserved matters is over 5 years. That indicates that, even if an outline planning application were to be submitted imminently, first new homes on this site are unlikely to be seen within the current five year period. Given that we do not even know when an application can be expected, this conclusion is strengthened.
- 6.15 On this basis, we do not consider there is sufficient certainty that it will deliver any dwellings in the five year period and a cautious approach is reasonable at this stage.
- 6.16 Moreover, given the history of the site and the lack of developer interest over a number of decades, it should be for Homes England to clearly demonstrate that this site is deliverable as part of the West of St Ives allocation, including whether the issues which have precluded the progression of the site, including known contamination, can be sufficiently overcome.
- 6.17 Overall, there is no realistic prospect that the site will deliver any dwellings in either the five year period 2017 to 2022 or 2018 to 2023 and a cautious approach is reasonable at this stage.

Table 6.1: Houghton Grange Trajectory

Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Council	0	0	0	0	25	65	0	0	0	0
Turley	0	0	0	0	0	0	22	45	23	0
Year	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total
Council	0	0	0	0	0	0	0	0	0	90
Turley	0	0	0	0	0	0	0	0	0	90

⁵ Assuming a combined application for both parcels (90 dwellings for Houghton Grange and 125 dwellings for land between Houghton Grange and the How) is submitted, in line with the proposed allocation.

	Council	Turley	Difference
Delivery in five year period (2017-22)	25	0	-25
Delivery in five year period (2018-23)	90	0	-90
Delivery over plan period	90	90	0

Draft Local Plan to 2036: Proposed Allocations

St Ives West, Land between Houghton Grange and The How – 13/01056/OUT

- 6.18 This site forms part of the proposed land to be allocated in the emerging Local Plan under St Ives West Policy SI 1. This is immediately adjacent to the Houghton Grange site and is also now within the ownership of Homes England. The site is also referred to in various Council documents as the ‘BBSRC Field’.
- 6.19 An outline application for 224 dwellings and retail unit and associated roads, pathways and public open space was submitted by the Biotechnology and Biological Sciences Research Council on 31 July 2013 and is awaiting a decision. This application has clearly been with the Council for 5 years.
- 6.20 The Housing Trajectory Sites Survey July 2017 evidence received from Homes England for the site states that this is able to deliver a minimum of 224 dwellings (consistent with the current planning application on the site). The suggested trajectory from Homes England showed that delivery was anticipated on the site from 2020/21 onwards. Despite this, the Council’s latest trajectory in the AMR 2017 states that the capacity for the site has been kept at 125 homes in line with the draft Local Plan allocation, despite the current application being for 224 dwellings – there are clear discrepancies between what the Council considers to be appropriate on this site and what is currently proposed (and seemingly advocated by Homes England). The Council’s stated capacity for the site (and that of the emerging allocation) reflects the aim to avoid coalescence between Houghton Grange and the Spires to the east; this is clearly shown on the indicative masterplan embedded within the draft Local Plan. The Council has therefore reduced the overall delivery on the site, as well as pushing back first delivery to the 2022/23 monitoring year. This would be outside of the current (2017 to 2022) five year period.
- 6.21 It is clear from the above assessment that the current proposal for 224 dwellings would not be acceptable to the Council and therefore either significant amendment would be needed to the current application, or a new outline application submitted. It seems highly likely that, in combination with Houghton Grange, a fresh masterplan (as required by the draft policy) and, thereafter, a fresh planning application will be progressed for the two sites. On that basis, first home completions in 2022/23 (only 4 years away) is highly unlikely given that our assessment of lead in times on sites of 100 -249 dwellings identifies that the average time from validation of an outline application through to approval of first reserved matters is 5 years and 3 months.

- 6.22 Therefore, no delivery will be seen in the five year period to 2021/21 and even delivery of 50 units in the 2022/23 is considered unrealistic.
- 6.23 If a new outline application is required, then even if this was submitted imminently (July 2018), against our assessment of lead in times, full permission would not be secured in this instance until October 2023. Nevertheless, we have taken an optimistic approach to delivery and suggest that first completions (an initial partial year of completion) could be seen in the 2023/24 monitoring year. This is shown in the trajectory below.

Table 6.3: Land between Houghton Grange and the How Trajectory

Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Council	0	0	0	0	0	50	50	25	0	0
Turley	0	0	0	0	0	0	22	45	45	13

Year	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total
Council	0	0	0	0	0	0	0	0	0	125
Turley	0	0	0	0	0	0	0	0	0	125

Table 6.4: Land between Houghton Grange and the How Delivery

	Council	Turley	Difference
Delivery in five year period (2017-22)	0	0	0
Delivery in five year period (2018-23)	50	0	-50
Delivery over plan period	125	125	0

Extant Planning Permission on Unallocated Sites

Former Alconbury Airfield and Grange Farm (Alconbury Weald) – 12/01158/OUT

- 6.24 The site is allocated for 5,000 dwellings within the plan period up to 2036 under emerging Policy SEL 1.1.
- 6.25 Outline planning permission for the development of the site was granted on 1 October 2014 (Application Ref. 1201158OUT) and a number of reserved matters applications have been submitted subsequently.
- 6.26 The Council's AMR 2017 confirms that 48 dwellings had been completed at 2017.
- 6.27 We are aware of the following applications for reserved matters on the site:

Table 6.5: Reserved Matters			
Ref	Applicant	Proposed Development	Status
1401979REM	Urban & Civic	Primary infrastructure (to support delivery of Primary School),	Approved April 2015
15/00540/REM	Urban & Civic	New highways (including associated highways landscaping), SUDS drainage infrastructure	Approved June 2015
15/00542/REM	Urban & Civic	Landscaping	Approved June 2015
15/02254/REM	Urban & Civic	SUDS Drainage	Approved March 2016
15/01117/REM	Urban & Civic	128 dwellings	Approved December 2015
15/00259/REM	Urban & Civic	Enterprise Zone Club Building comprising B1, D1, D2, and A3 uses	Approved May 2015
16/02262/REM	Urban & Civic	Cricket park, watchtower green area, the boulevard and SUDS drainage infrastructure	Approved April 2017
16/02013/REM	Redrow Homes	200 dwellings	Approved February 2017
16/01329/REM	Morris Homes	165 dwellings	Approved October 2016
16/02663/REM	Urban & Civic	Business incubator unit comprising 1,710m ² B1 use	Approved March 2017
17/00802/REM	Private Individual	31 flats (of which 6 affordable), 6 townhouses	Approved August 2017
17/00079/REM	Urban & Civic	101 dwellings (of which 6 affordable), 1183 sqm of A1, A3, & D1 floorspace, 5059 sqm of B1a/B1b/B1c floorspace, highways works	Approved May 2017

6.28 Given the site has already delivered housing, and has detailed planning consent for further residential developments, we have focussed our assessment on the anticipated delivery rates relied on by the Council going forward through the plan period.

- 6.29 The site appears to currently have three housebuilders involved; Morris Homes, Hopkin Homes and Redrow Homes, and is identified on each developer's website.
- 6.30 We have therefore assumed that in the previous 2017/18 monitoring year (for which we don't have completions data from the Council) approximately 45 dwellings will have been delivered p/outlet, resulting in total completions of approximately 135 homes.
- 6.31 Other reserved matters applications have been approved in other phases and the scale of site indicates a potential for 4-5 housebuilders per outlet at any one time, although delivery from 4 to 5 outlets is very unlikely to be sustained for the entirety of the site's development. On this basis, we have then assumed that there is potential for another housebuilder per outlet to become involved in delivering the site, leading to the potential for higher completions in 2019/20. Four outlets would deliver approximately 180 the new homes in the 2019/20 monitoring year.
- 6.32 Beyond this we have applied a delivery rate of 225 dwellings per annum, which assumes that 5 separate sales outlets are present on the site, consistently, until the end of the plan period. This is generous considering at this stage there is only evidence of three housebuilders involved in the site, and maintaining such a high delivery rate with consistency across the plan period will be difficult to achieve when subject to factors such as site phasing, timing constraints based on implementation of infrastructure, market health and absorption rates.
- 6.33 The only evidence in recent years of local delivery rates on a strategic scale site is land at Love Farm, St Neots. The delivery rates on this site were set out in Section 4 of this report. To reiterate, this site achieved average annual delivery rates of 138 dwellings per annum, while there were years of higher delivery, there were also years of lower delivery. Similarly the years of high delivery saw 5 housebuilders active on the site, and the years of low delivery saw 1 or 2. Given this, we consider that on average a higher rate of delivery will be seen on this site, but in accordance with and relative to the realistic number of sales outlets present on the site.
- 6.34 The Council has assumed that the annual delivery rates on this site will increase from 250 dwellings per annum to 300 dwellings per annum in the 2028/29 monitoring year. Such delivery rates are unrealistic and are not based on any tangible evidence.
- 6.35 Our proposed delivery rates are based on empirical evidence on local and national housing delivery rates. Our findings are corroborated by the Lichfields' (was NLP) Report 'Start to Finish' (November 2016) which demonstrates that average annual national build rate on sites of over 2,000 dwellings is only 171 dwellings. It is clear that the rates identified by the Council in the latest trajectory are substantially greater than that seen elsewhere in the Country on sites of a comparable size.
- 6.36 The recommended amended delivery trajectory for Alconbury Weald is set out overleaf:

Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Council	102	220	260	260	245	250	250	250	250	250
Turley	135	180	225	225	225	225	225	225	225	225
Year	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total
Council	250	300	300	300	300	300	300	285	280	4,952
Turley	225	225	225	225	225	225	225	225	225	4,140

6.37 This results in the following total reductions:

	Council	Turley	Difference
Delivery in five year period (2017-22)	1,087	990	-97
Delivery in five year period (2018-23)	1,235	1,080	-155
Delivery over plan period	4,952	4,140	-812

RAF Upwood & Upwood Hill House – 12/01274/OUT

- 6.38 The site was originally put forward during the production of the Core Strategy 2009 and was included within the 2010 SHLAA. The site is proposed to be allocated for approximately 450 dwellings in the emerging Local Plan under draft Policy RA 8. The policy identifies that successful development of the site will require the completion of a masterplanning exercise with the Council, land investigation of contamination and remediation measures, transport infrastructure improvements and design codes, among other things. The supporting wording notes that most of the 40 or so buildings on site are in poor condition and it is expected most will require demolition and clearing.
- 6.39 An outline application for at least 650 dwellings was submitted by Strawson Developments Ltd was dismissed by the SoS at appeal in August 2010 (Application Ref. 09/00342/OUT; Appeal Ref. 2112959).
- 6.40 A further outline application for employment led mixed-use development and residential of not more than 160 dwellings was submitted by Strawson Holdings Ltd in August 2012 and approved on 7 June 2017. This relates to the southern-most section of the proposed allocation only. The delay in approval is understood to be due to a number of setbacks including drainage issues and traffic objections.
- 6.41 Strawson Property’s website states that the development team is working with the local community to promote sustainable development at the former RAF site, but there appears to be no further update.
- 6.42 The HELAA (December 2017) states that the site will require a proportionate heritage assessment to identify which buildings on the site are to be cleared and which are to

be retained. In addition, this states that Ramsey WWTW currently has no consent headroom and has suggested limiting development until additional headroom is available. On this basis, before development can commence, it will need to be agreed with the Environment Agency and Anglian Water Services that waste water flows can be accommodated from the development proposals.

- 6.43 The site only has outline permission for 160 dwellings and there have been no reserved matters applications submitted to date. It is clear that the site has a number of significant constraints which have caused delay to date, including drainage and transport, as well as significant constraints which could continue to cause delays such as contamination and remediation, as well as significant demolition which is required across the site.
- 6.44 The draft Policy RA 8 states that a masterplanning exercise will be required for the successful development of the site. Given the approved outline for 160 dwellings was originally proposed nearly 6 years ago, it is considered that a revised application which comprehensively deals with the entirety of the allocation would be required in order to bring the site forward for the level of development proposed and in order to effectively deal with the site's constraints.
- 6.45 Our assessment of average lead in times on sites over 250 dwellings (which would be the case for this site if a comprehensive outline was submitted) identifies that it takes on average 4 years and 7 months from validation of an outline application through to reserved matters approval. Therefore, even if a revised outline application for submitted imminently (which is considered unlikely), full permission would not be achieved until February 2023, outside of the five year period.
- 6.46 On this basis, we do not consider there is sufficient certainty that it will deliver any dwellings in the five year period and a cautious approach is reasonable at this stage.
- 6.47 Moreover, given the history of the site and the outstanding constraints, it should be for Strawson Property to clearly demonstrate that this site is deliverable, including whether the issues which have delayed the progression of the site, can be sufficiently overcome.

Table 6.8: RAF Upwood and Upwood Hill House Trajectory

Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Council	0	0	0	20	70	90	90	90	90	0
Turley	0	0	0	0	0	0	22	45	90	90
Year	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total
Council	90	90	23	0	0	0	0	0	0	450
Turley	0	0	0	0	0	0	0	0	0	4,140

- 6.48 This results in the following total reductions:

Table 6.9: RAF Upwood and Upwood Hill House Delivery

	Council	Turley	Difference
Delivery in five year period (2017-22)	90	0	-90
Delivery in five year period (2018-23)	180	0	-180
Delivery over plan period	450	450	0

Luck’s Lane, Buckden

6.49 The site is allocated within the emerging Local Plan (BU2) for approximately 165 homes. A planning application was submitted by Gladman Developments for up to 180 dwellings on the 21st March 2016 under reference 16/00576/OUT which was allowed on appeal on 18th July 2017. No Reserved Matters application has been submitted on the site to date.

6.50 The AMR suggests that the site is being marketed (November 2017) with a Reserved Matters application anticipated in August 2018, with preliminary site works in April 2019, and first completions in October 2019. The timetable is based on an email provided by the site promoter in the bundle of information provided by the Council in June 2018, which sets out the following programme:

- Property being marketed – late November 2017;
- Bids received from developers - Mid January 2018;
- Sale agreed to developer - Late January 2018;
- Solicitors instructed - late January 2018;
- Legal completion - Early May 2018;
- Reserved Matters Application submitted - Early August 2018;
- Planning Approval - Late November 2018;
- Discharge of pre-commencement conditions - December 2018;
- Preliminary site works complete - Mid April 2019;
- First units available for sale - Mid August 2019;
- First completion - Mid October 2019.

6.51 Despite the promoter providing a detailed breakdown of the intended development programme, we consider some parts of the above timetable to be optimistic. For example, the submission of a Reserved Matters application in early August 2018, only 3 months following legal completion with determination by late November 2018 is unlikely. Thereafter, the timetable for condition discharge, a start on site and first unit completions looks ambitious. Furthermore, we cannot be sure that the first stages of

the programme have been completed such as whether legal completion to dispose of the site has been achieved on the site.

- 6.52 We do not contest that the site will be able to deliver dwellings within the plan period due to the site currently benefitting from outline permission. However, we have amended the proposed lead in times to dwelling completions on the site pushed back the delivery of the units into the 2020/21 monitoring year to account for time for reserved matters to be submitted, determined, and for the construction phase to yield completions on the site. The total plan period trajectory for this site is as follows:

Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Council	0	0	18	45	45	45	27	0	0	0
Turley	0	0	0	18	45	45	45	27	0	0
Year	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total
Council	0	0	0	0	0	0	0	0	0	180
Turley	0	0	0	0	0	0	0	0	0	180

- 6.53 This results in the following amendments to the proposed delivery in the respective five year periods:

	Council	Turley	Difference
Delivery in five year period (2017-2022)	108	63	-45
Delivery in five year period (2018-2023)	153	108	-45
Delivery over plan period	180	180	0

Residual Allocations

George Street, Huntingdon

- 6.54 This site was part of allocation ref: HW4 in the previous Local Plan. The site is now a proposed draft allocation in the Local Plan 2036.
- 6.55 The site is subject to a planning application under reference 17/00733/FUL for a mixed use development on the site which includes 304 dwellings. The application was submitted by JCAM Commercial Real Estate Property XVIII Ltd in April 2017 and is pending determination.
- 6.56 The application was recommended for approval at the 18th June 2018 Huntingdonshire Development Management Committee and achieved a resolution to grant planning permission subject to signing a S106 agreement.

6.57 The resolution to grant planning permission includes approval of a phasing plan, this document indicates that this mixed use scheme is proposed to come forward in the following phases:

- **Phase 1** - Demolition, remediation and regrading;
- **Phase 2** - Drainage and Estate Roads;
- **Phase 3** - Residential - 54 units;
- **Phase 4** - Commercial - 2 units;
- **Phase 5** - Residential - 105 units;
- **Phase 6** - Residential - 95 units; and
- **Phase 7** - Residential - 51 units.

6.58 Once a S106 is signed, the site will benefit from full planning permission. However, we have amended the proposed lead in times to completions in the five year period to consider the above phasing plan. At present, the site benefits from a resolution to grant planning permission but has not yet achieved planning permission, time must also be allowed for time to discharge conditions on the site, demolition of existing buildings, remediation and the construction phase of development.

6.59 The residential units are understood to be delivered in blocks of 4 and 5 storeys, so we anticipate that annual delivery rates could be higher than those seen on greenfield sites, notwithstanding the above constraints identified with site phasing.

6.60 Taking into account the above, the total plan period trajectory for this site is as follows:

Table 6.12: George Street Trajectory										
Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Council	0	50	62	62	63	63	27	0	0	0
Turley	0	0	0	54	45	90	90	25	0	0
Year	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total
Council	0	0	0	0	0	0	0	0	0	300
Turley	0	0	0	0	0	0	0	0	0	304

6.61 This results in the following amendments to the proposed delivery in the respective five year periods:

	Council	Turley	Difference
Delivery in five year period (2017-2022)	237	99	-138
Delivery in five year period (2018-2023)	300	189	-111
Delivery over plan period	300	304	0

Local Plan Allocations

St Neots East Strategic Expansion – Loves Farm East

- 6.62 The eastern expansion of St Neots, proposed to be allocated in the draft Local Plan under Policy SEL 2, is split into two parts as follows:
- Loves Farm East (north of Cambridge Road) – for 1,020 dwellings;
 - Wintringham Park (south of Cambridge Road) – for 2,800 dwellings.
- 6.63 This part of the site, the northern parcel, is subject an outline application under reference 1300388OUT by Gallagher Estates Ltd for up to 1,020 homes and mixed use development including a nursery, public house, hotel, care accommodation and employment uses.
- 6.64 The application was submitted in March 2013, and there appear to have been drawn out and ongoing negotiations on the site specifically in relation to highways with Cambridgeshire County Council (CCC).
- 6.65 The application achieved a resolution to grant planning permission at Huntingdonshire’s Development Management Committee on 16th April 2018. There is no decision notice available to date, so it is assumed that negotiations on the S106 are ongoing.
- 6.66 We note that the Council has assumed this site will deliver in the 2020/21 monitoring year but clearly the site does not yet benefit from outline planning permission, however at other points in its trajectory have assumed that far smaller sites (and thus usually faster to deliver) which do benefit from outline planning permission will deliver later in the plan period (such as the land South of Gidding Road, Sawtry for 295 dwellings which is anticipated to deliver in the 2021/22 monitoring year).
- 6.67 Given that the site has achieved a resolution to grant, but not been issued an outline decision notice we have applied some caution to the Council’s anticipated delivery timings. We are also aware that Gallagher Estates Ltd is not a housebuilder, but a land promoter. There will therefore be a requirement to market the site in whole or in phases prior to reserved matters being submitted by the end house builder(s) on the site. Given this we have pushed back delivery to reflect a more realistic lead in time, in accordance with the other parts of our evidence. This assumes that the S106 will be concluded promptly.
- 6.68 We have therefore assumed that this site will start delivering in the 2021/22 monitoring year.

6.69 We have also amended the proposed delivery rates on the site to reflect the findings of our empirical evidence on national housebuilder and historic local delivery rates (given the scale of this site where three outlets are likely). These amendments result in the total plan period trajectory for this site to be as follows:

Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Council	0	0	30	115	185	185	185	115	115	65
Turley	0	0	0	0	45	90	135	135	135	135

Year	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total
Council	25	0	0	0	0	0	0	0	0	1,020
Turley	135	135	75	0	0	0	0	0	0	1,020

6.70 This results in the following amendments to the proposed delivery in the respective five year periods:

	Council	Turley	Difference
Delivery in five year period (2017-2022)	330	45	-285
Delivery in five year period (2018-2023)	515	135	-380
Delivery over plan period	1,020	1,020	0

St Neots East Strategic Expansion – Wintringham Park

6.71 The eastern expansion of St Neots, proposed to be allocated in the draft Local Plan under emerging Policy SEL 2, is split into two parts as follows:

- Loves Farm East (north of Cambridge Road) – 1,020 dwellings;
- Wintringham Park (south of Cambridge Road) – 2,800 dwellings.

6.72 The Wintringham Park parcel of the site was previously subject to an outline application for 2,800 dwellings (ref. 1300178OUT). The application was refused in April 2016 relating to affordable housing provision and lack of Section 106 to secure necessary infrastructure and mitigation. The application went to appeal, but was subsequently withdrawn in April 2017. We understand that this was due to the acquisition of the site by a new owner.

6.73 An application for 2,800 dwellings was subsequently submitted in October 2017 and is pending determination (ref. 17/02308/OUT). The application proposes the following description of development:

“1) Application for outline planning permission for development of a mixed use urban extension to include; residential development of up to 2,800 dwellings (C3), up to

63,500 sqm of employment development (B1-B8), District Centre including shops, services, community and health uses (A1-A5, D1 & D2), Local Centre (A1-A5), Temporary Primary School, Two Permanent Primary Schools, open space, play areas, recreation facilities and landscaping, strategic access improvements including new access points from Cambridge Road & A428, associated ground works and infrastructure. All matters reserved with the exception of means of access; and

2) Application for full planning permission for the construction of new roads, hard & soft landscaping, creation of SUDS and all associated infrastructure and engineering works including creation of haul routes.”

- 6.74 The application was submitted by the Wintringham Partnership, the lead developer of which is Urban & Civic. The other owners are reported on the Urban & Civic website as being Nuffield Dominions Trust and the Nuffield Oxford Hospitals Fund. Urban & Civic are not a housebuilder themselves, but generally take responsibility for delivery of on-site infrastructure to facilitate development.
- 6.75 As we have demonstrated in the other parts of this evidence, the lead in times for the delivery of strategic scale residential sites can be substantial. The Council envisage that first completions will be seen on this site in the 2018/19 monitoring year, an assumption which is wholly unrealistic given the planning status and the fact that we are already part way through the 2018/19 monitoring year.
- 6.76 The planning status of the site is that a hybrid application is lodged, but not yet determined. The application includes full details of road infrastructure, but the proposals do not include full details for any of the residential phases of development, reflective of the Urban & Civic model.
- 6.77 We note on the Wintringham community webpage <http://wintringham.org/what-happens-next/>, that an indicative timetable for the development is set out as follows:
- **Before the end of 2017**
 - Submission of the Hybrid Application to Huntingdon District Council (HDC)
 - Formal consultation with all stakeholders and residents
 - Review of responses.
 - **In winter 2017**
 - Submission to Huntingdonshire District Council of any amended information
 - Hybrid application considered at Planning Committee.
 - **In spring 2018**
 - Commencement of Phase 1 landscape and infrastructure

- Reserved matters application submitted for temporary primary school (if required).
 - **In summer 2018**
 - Submission of reserved matters application for first homes
 - Construction of temporary primary school (if required), September 2018 opening.
 - **In autumn 2018**
 - Construction of first homes commences.
- 6.78 It appears to be upon this indicative timetable that the Council has based its delivery assumptions for the site (25 dwellings in the 2018/19 monitoring year).
- 6.79 The timescales relied on by the Council for this site have already fallen away, as the hybrid application remains to be determined.
- 6.80 Whilst we consider that the site is capable of making an important contribution to housing delivery in the plan period, caution should be applied to both the lead in time to when completions will be seen on site, and the annual rates at which housing will be delivered.
- 6.81 An amendment was made to the application early this year, and further information has recently been submitted on the application (in April 2018) in relation to highways/infrastructure details. There is no indication of when the application might be considered at Planning Committee.
- 6.82 Urban & Civic has a track record of delivery in the District, indeed at Alconbury Weald Urban & Civic were also lead developer. The outline application was submitted by Urban & Civic in August 2012, and approved in October 2014 (2 years 2 months), following that the first (48) completions were seen in the 2016/17 monitoring year (another two years when measured to half way through the monitoring year). As such, it took approximately 4 years from the submission of outline planning permission before first completions were seen.
- 6.83 The timescales seen at Alconbury Weald presents a far more realistic picture if lead in times for the site particularly given that, even once the site receives a resolution to grant planning permission at Committee, the application will have to undertake the following stages before housing completions will be seen on the site:

Table 6.16: Stages of Planning and Development

Completion of Section 106 to achieve planning permission
The disposal of the phases to suitable housebuilder and the agreement and exchange of contracts
Discharge of pre-commencement conditions including surveys if required

Completion of preparatory site works
Completion of infrastructure works
Submission and determination of reserved matters
Discharge of any further pre-commencement conditions
Preparatory site works
Construction of homes

- 6.84 In accordance with our evidence on average lead in times included at **Appendix 2**, reflective of the above stages before completions can be seen on the site, the track record of Urban & Civic on other sites in the District and the current planning status of the site (without outline planning permission), we have pushed back first completions to the 2021/22 monitoring year.
- 6.85 We have also considered the annual delivery rates on this site in accordance with the other parts of our evidence. The Council assume 250 dwellings will be delivered per annum for most of the plan period on this site, which is equivalent to its predictions on the largest site in the District, Alconbury Wield. What is notable in this instance is that Wintringham Park is a site of 2,800 dwellings, whereas Alconbury Wield is substantially larger at 5,000 dwellings. It is therefore anticipated that more sales outlets have the potential to be present across more phases of the Alconbury Wield site than Wintringham Park (albeit that market saturation will have a hand in restricting the overall number of outlets that can be accommodated on any site, whatever the scale). In this regard, sustaining delivery rates of 250 dwellings p/annum on this site (equivalent to 5 outlets constantly delivering on the site) is unrealistic. We have amended the delivery rates to reflect delivery ramping up from commencement with 1 sales outlet present on the site, rising to up to 4 sales outlets delivering on the site after a few years.
- 6.86 As previously stated, the only evidence in recent years of local delivery rates on a strategic scale site was at the land at Love Farm, St Neots. The delivery rates on this site were set out in Section 4 of this report. To reiterate, this site achieved average annual delivery rates of 138 dwellings p/annum, while there were years of higher delivery, there were also years of lower delivery. Similarly the years of high delivery saw 5 housebuilders active on the site, and the years of low delivery saw 1 or 2. Given this, we consider that on average a higher rate of delivery will be seen on this site, but in accordance and relative to the realistic number of sales outlets present on the site.
- 6.87 Our proposed delivery rates are based on empirical evidence on local and national housing delivery rates. We note also that our findings are corroborated by the Lichfields' (was NLP) Report 'Start to Finish' (November 2016) which demonstrates that average annual national build rate on sites of over 2,000 dwellings is 171 dwellings. It is clear that the rates identified by the Council in the latest trajectory are substantially greater than that seen elsewhere in the Country on sites of a comparable size, and contrary to evidence.
- 6.88 The total plan period trajectory for this site to be as follows:

Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Council	0	0	25	150	250	250	250	250	250	250
Turley	0	0	0	0	45	90	135	180	180	180
Year	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total
Council	250	250	250	250	125	0	0	0	0	2,800
Turley	180	180	180	180	180	180	180	180	180	2,430

6.89 This results in the following amendments to the proposed delivery in the respective five year periods:

	Council	Turley	Difference
Delivery in five year period (2017-2022)	425	45	-380
Delivery in five year period (2018-2023)	675	135	-540
Delivery over plan period	2,800	2,430	-370

East of Valiant Square

6.90 This site is a proposed allocation in the draft Local Plan for 90 dwellings under Policy RA 7.

6.91 The Council's AMR states:

"Agent anticipates planning application being submitted and approved by late 2018, with development commencing early mid 2019"

6.92 The Council provided further information on this site in a bundle of provided in June 2018. The email from a Development Planner at Persimmon Homes stated that first dwellings would be completed on the site in 2019/20, with the site completed by 2022/23. We note that this email response by the Developer was provided in November 2017, so is now already substantially out of date when taking into account the timings they are referring to.

6.93 At the time of writing, no planning application has been submitted on the site. On this basis, first completions in the 2019/20 monitoring year are considered unrealistic.

6.94 Given that there is no evidence of a planning application on the site, we have assumed that when submitted it would take the form of an outline application given the site's scale. Nevertheless even if the application was to be submitted in full, a planning permission and finalised S106 by late 2018 is unrealistic.

- 6.95 We have pushed back delivery on this site to reflect the realistic lead in time for delivery of a site of this scale. As the other parts of our evidence demonstrated, on average it takes 3 years and 4 months for outline a reserved matters applications to be determined on a site of this scale, following that there is a further lag time to delivery of dwellings on the site.
- 6.96 Taking this into account we consider that realistically, dwellings will not be completed on the site in the five year period. Given there is housebuilder involvement in the site and the potential for an application may be submitted in full, we have assumed delivery can be seen on the site in the 2022/23 monitoring year.
- 6.97 The total plan period trajectory for this site to be as follows:

Table 6.19: East of Valiant Square Trajectory

Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Council	0	0	10	30	30	10	0	0	0	0
Turley	0	0	0	0	0	45	45	0	0	0

Year	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total
Council	0	0	0	0	0	0	0	0	0	90
Turley	0	0	0	0	0	0	0	0	0	90

- 6.98 This results in the following amendments to the proposed delivery in the respective five year periods:

Table 6.20: East of Valiant Square Trajectory

	Council	Turley	Difference
Delivery in five year period (2017-2022)	80	0	-80
Delivery in five year period (2018-2023)	90	45	-45
Delivery over plan period	90	90	0

East of Silver Street and South of A1, Buckden

- 6.99 This site is a proposed allocation in the draft Local Plan for 270 dwellings under Policy BU 1.
- 6.100 A screening opinion was submitted on the site in April 2018 for up to 400 units under reference 18/70076/SCRE by Church Commissioners for England. The screening found that the application would not need to be accompanied by an Environmental Statement.
- 6.101 Given the planning status of the site, without an outline planning application, we have applied the other parts of our evidence on lead in times to determine when housing completions will be seen on the site. Our evidence shows that for sites sized more than

250 dwellings it takes, on average, 4 years and 7 months from the submission of an outline planning application to approval reserved matters.

- 6.102 The site is being promoted by the Church Commissioners for England, who are not a housebuilder, but an asset manager, and the site is not yet subject to an outline application. Given there is not yet an outline planning application submitted on the site, and that following the above determination period for the necessary planning consents, there will be a lag time for completions to be seen on the site due to the construction phase, we do not consider that this site should be relied upon to deliver any dwellings in the current five year period.
- 6.103 We consider that, at best, and assuming an outline application is submitted in the immediate short term (end of 2018 or early 2019, possibly post adoption of the Local Plan), completions could be seen in the 2022/23 monitoring year. This may be ambitious if an application is not submitted in the near future. At this stage we have applied our evidence on average annual delivery rates to demonstrate that with two potential sales outlets on the site, it could deliver 90 dwellings p/annum.
- 6.104 These amends in delivery result in a total plan period trajectory for this site to be as follows:

Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Council	0	0	0	0	48	69	69	69	15	0
Turley	0	0	0	0	0	0	45	90	90	45
Year	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total
Council	0	0	0	0	0	0	0	0	0	270
Turley	0	0	0	0	0	0	0	0	0	270

- 6.105 This results in the following amendments to the proposed delivery in the respective five year periods:

	Council	Turley	Difference
Delivery in five year period (2017-2022)	48	0	-48
Delivery in five year period (2018-2023)	117	0	-117
Delivery over plan period	270	270	0

North of Station Road, Kimbolton

- 6.106 This site is a proposed allocation in the draft Local Plan for 65 dwellings under Policy KB 2. No planning application has been submitted on the site to date.

- 6.107 The Developer Questionnaire provided by the Council in June 2018 sets out a different delivery trajectory for the site than that previously assumed in the Council’s AMR, which previously assumed that 25 dwellings would be delivered in 2020/21.
- 6.108 We have pushed back delivery on this site to reflect the realistic lead in time for delivery of a site of this scale. As the other parts of our evidence demonstrated, on average it takes 3 years and 4 months for outline and reserved matters applications to be determined on a site of this scale, following that there is a further lag time to delivery of dwellings on the site.
- 6.109 Taking this into account we consider that realistically, dwellings will not be completed on the site in the five year period. Given there is housebuilder involvement in the site and the potential for an application may be submitted in full, we have assumed delivery can be seen on the site in the 2022/23 monitoring year.
- 6.110 These amends in delivery result in a total plan period trajectory for this site to be as follows:

Table 6.23: North of Station Road Trajectory

Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Council	0	0	25	25	16	0	0	0	0	0
Turley	0	0	0	0	0	25	25	16	0	0
Year	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total
Council	0	0	0	0	0	0	0	0	0	65
Turley	0	0	0	0	0	0	0	0	0	66

- 6.111 This results in the following amendments to the proposed delivery in the respective five year periods:

Table 6.24: North of Station Road Trajectory

	Council	Turley	Difference
Delivery in five year period (2017-2022)	50	0	-50
Delivery in five year period (2018-2023)	65	25	-40
Delivery over plan period	65	66	+1

North of the Bank, Somersham

- 6.112 The site is allocated within the emerging local plan (SM 6) for approximately 120 homes. There is currently no planning application on the site.
- 6.113 The AMR states that:

“the site owner’s say it could realistically be delivered within 5 years. Their projections deferred by one year as appear optimistic given no planning application has yet been submitted’.

- 6.114 The HELAA states that the site’s location at the edge of Somersham means that landscape impact is a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will reflect the site’s context, including low density across the site and a reduced density at the edge with the open countryside. The site was considered to be developable within 5 – 10 years.
- 6.115 Based on our average lead in times for outline to reserved matters approval for a site of this scale, being on average 5 years and 3 months, we have pushed back delivery out of the five year period to reflect the fact that at present no planning application has been submitted on the site. Even the timescales we set out may be ambitious if an application it not submitted in the near future.
- 6.116 These amends in delivery result in a total plan period trajectory for this site to be as follows:

Table 6.25: North of the Bank Trajectory										
Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Council	0	0	60	60	0	0	0	0	0	0
Turley	0	0	0	0	0	45	45	30	0	0
Year	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total
Council	0	0	0	0	0	0	0	0	0	120
Turley	0	0	0	0	0	0	0	0	0	120

- 6.117 This results in the following amendments to the proposed delivery in the respective five year periods:

Table 6.26: North of the Bank Delivery			
	Council	Turley	Difference
Delivery in five year period (2017-2022)	120	0	-120
Delivery in five year period (2018-2023)	120	45	-75
Delivery over plan period	120	120	0

College Farm, West of Newlands Industrial Estate

- 6.118 This site is a proposed allocation in the draft Local Plan for 55 dwellings under Policy SM 1.
- 6.119 An application has been submitted on the site by Marlborough Properties UK Ltd, under reference 15/00917/OUT for 45 dwellings and a care home, which was approved in November 2017. The applicant appears to be a property investor and asset manager

registered in West London, not a housebuilder. There is no evidence available that a developer has been appointed to deliver the proposed development.

- 6.120 Considering the other parts of our evidence, which shows that on average it takes 2 years and 3 months from the grant outline consent to obtain detailed consent. This evidence suggests that Reserved Matters would not be in place until the 2019 monitoring year.
- 6.121 Given there is a need to market the site to a suitable developer, as well as then prepare, submit and approve Reserved Matters on the site, we consider that the site is broadly deliverable at the timings relied on by the Council but only on the assumption that an application for Reserved Matters is submitted in the immediate short term.
- 6.122 These amends in delivery result in a total plan period trajectory for this site to be as follows:

Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Council	0	0	0	30	25	0	0	0	0	0
Turley	0	0	0	30	15	0	0	0	0	0
Year	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total
Council	0	0	0	0	0	0	0	0	0	55
Turley	0	0	0	0	0	0	0	0	0	45

- 6.123 This results in the following amendments to the proposed delivery in the respective five year periods:

	Council	Turley	Difference
Delivery in five year period (2017-2022)	55	45	-10
Delivery in five year period (2018-2023)	55	45	-10
Delivery over plan period	55	45	-10

North of School Lane, Alconbury

- 6.124 This site is a proposed allocation in the draft Local Plan for 95 dwellings under Policy AL 1.
- 6.125 Within the June 2017 Developers Questionnaires provided by the Council, the agent for the site states that they consider:

“We estimate that the capacity of the site is approximately 110 – 130 dwellings. Masterplanning has been undertaken for the site which takes account of the topography and identifies that up to 70% of the site is suitable to be developed. The

Concept Masterplan (submitted to the Council on 03/11/2017) demonstrates how the site could deliver approximately 110 - 130 dwellings with public open space, a play area, landscaping, and pedestrian links.”

- 6.126 A screening opinion has been submitted on the site under reference 18/70074/SCRE by Church Commissioners for England for development of up to 140 dwellings.
- 6.127 To date there is no evidence of a planning application being submitted on the site.
- 6.128 We have amended the timing of delivery in accordance with the other parts of our evidence which demonstrates that on average it takes 3 years and 4 months from submission of an outline application to determination of a reserved matters application on a site of this scale, and following that there is a further lag time to delivery of dwellings on the site.
- 6.129 The site is being promoted by the Church Commissioners for England, who are not a housebuilder, but an asset manager, and the site is not yet subject to an outline application. Applying our assumptions on the realistic time it takes to achieve full planning permission on a site we have removed all delivery from the five year period, for first delivery of housing to occur in 2022/23. This may be ambitious if an application is not submitted in the near future. Annual average delivery rates have then been applied in accordance with the other parts of our evidence.
- 6.130 These amends in delivery result in a total plan period trajectory for this site to be as follows:

Table 6.29: North of School Lane Trajectory										
Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Council	0	0	0	15	40	40	0	0	0	0
Turley	0	0	0	0	0	45	45	5	0	0
Year	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total
Council	0	0	0	0	0	0	0	0	0	55
Turley	0	0	0	0	0	0	0	0	0	45

- 6.131 This results in the following amendments to the proposed delivery in the respective five year periods:

Table 6.30: North of School Lane Trajectory			
	Council	Turley	Difference
Delivery in five year period (2017-2022)	55	0	-55
Delivery in five year period (2018-2023)	95	45	-50
Delivery over plan period	95	95	0

West of Longacres, Bluntisham

6.132 The site is allocated within the emerging local plan (BL1) for approximately 150 homes. An outline planning application was submitted on site under reference 17/00906/OUT by R2 Developments on 27th April 2017 for residential development of up to 135 dwellings and is currently awaiting determination. Additional information was submitted in March and June 2018 regarding drainage and access.

6.133 The Council provided the Developer’s response to their November 2017 site survey in the bundle of information provided in June 2018. The response states the entirety of the site will be delivered at 50 dwellings per annum over a three year period within the five year period and that:

“Reserved Matters applications will be made as soon as practically possible following the outline approval.”

6.134 The AMR and Developer responses states that the site is achievable within 5 years, however based on the other parts of our evidence on lead in times, for sites of 100 to 249 dwellings, the average length of time from the validation of an outline application through to obtaining an approval of first reserved matters is 5 years and 3 months. Given the application was submitted in April 2017, this would suggest reserved matters will not be approved on the site within the five year period. Beyond the approval of reserved matters on the site, there will also be a lag time to completions on the site. Nevertheless, we have taken an optimistic approach to delivery given that an outline application has been submitted.

6.135 Given that the site has yet received outline planning permission, and based on the realistic lead in times for the determination of detailed planning consent on a site of this scale, delivery has been pushed back in the five year period. These amends in delivery result in a total plan period trajectory for this site to be as follows:

Table 6.31: West of Longacres Trajectory

Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Council	0	0	35	50	50	0	0	0	0	0
Turley	0	0	0	0	45	90	0	0	0	0
Year	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total
Council	0	0	0	0	0	0	0	0	0	135
Turley	0	0	0	0	0	0	0	0	0	135

6.136 This results in the following amendments to the proposed delivery in the respective five year periods:

Table 6.32: West of Longacres Trajectory

	Council	Turley	Difference
Delivery in five year period (2017-2022)	135	45	-90
Delivery in five year period (2018-2023)	135	135	0
Delivery over plan period	135	135	0

Assessment of Sites Delivering Outside of the Five Year Period Only

6.137 This section considers the deliverability of sites which are not anticipated by the Council to deliver in the initial five year period, but which are relied on to deliver in the remainder of the plan period. Amendment to delivery assumptions on these sites therefore effects the rolling five year supply position of Huntingdonshire District Council.

Ermine Street, Huntingdon

6.138 The site comprises two distinct areas of Ermine Street (South) for 1,040 dwellings and the emerging draft local plan allocation of Ermine Street (North) for 400 dwellings.

6.139 The Housing and Economic Land Availability Assessment (HELAA) December 2017 notes that the South element of the site was allocated in the Local Plan Alteration 2002. The northern element is proposed as an extension to the southern allocation.

Ermine Street South

6.140 An application was submitted by Persimmon Homes in February 2005 for residential development of approximately 1,050 dwellings and was withdrawn on 2 June 2017 (Application Ref. 05/00526/OUT).

6.141 An application on the southern parcel for approximately 1,021 dwellings was submitted in 2010 by Spittal Field Holdings Ltd and is noted as 'in progress' on the Council's online planning search (Application Ref. 10/01712/OUT). The latest documents were uploaded onto the application in March 2013, over five years ago.

6.142 A subsequent scoping opinion submitted on behalf of Bloor Homes and Spittal Field Holdings Ltd was submitted in November 2017 (17/70254/SCOP). This relates to the southern parcel, but states that the proposed development will comprise up to 1,100 dwellings with 'an unreserved phase of up to 400 dwellings'. It was considered by the Council that the proposed scope of the Environmental Assessment was acceptable on 18 January 2018. No further applications have been submitted to date.

Ermine Street South - Infrastructure

6.143 The Council's latest AMR 2017 identifies that predicted delivery on the South site has been pushed back by 3 years due to transport mitigation required in advance of development. In addition, the draft Local Plan submission document identifies at paragraph 9.35 that residential led development of the southern part was allocated in the 2002 Local Plan Alteration, but access and integration difficulties have hindered development.

- 6.144 Infrastructure constraints for the site are further highlighted in the HELAA 2017, whereby the A141 is currently congested at peak times and a realignment of the road is proposed through the site. Any development on the site would therefore need to incorporate this infrastructure. It is noted in Policy HU1 in the emerging Local Plan states that development would need to be phased to ensure the provision of infrastructure and services coincides with the occupation of properties.
- 6.145 Moreover, Paragraph 9.37 of the emerging Local Plan states that transport impacts and the requirement for re-routing of the A141 will be reassessed once the A14 upgrade scheme is completed. It is envisaged that the upgrade scheme will be finished in 2020/21. Time would then be required for the reassessment of the infrastructure requirements and potential re-routing before it would be possible to assess and permit development on the site.
- 6.146 In addition, there are a range of constraints relating to archaeology, noise, landscaping, transport, design and utilities highlighted in the Local Plan and HELAA. Significant constraints for the site include:
- The need to resolve wider traffic impacts;
 - Highly visible local landscape and significant landscaping required; and
 - Noise and air pollution is considered to detrimentally impact on the site and would require significant mitigation as part of any future scheme.
- 6.147 Our assessment of average lead in times from outline validation to reserved matters permission on sites of this scale is 4 years and 7 months. Representations to the Local Plan Draft 2017, submitted by Bidwells in February 2018, identify that it is anticipated a planning application will be submitted on the southern part of the allocation in the Summer of 2018.
- 6.148 Assuming an application is still to be submitted at this time (and before any infrastructure constraints are considered), full permission would not be anticipated until the start of the 2021/22 monitoring year. Within the context of this site, however, this is considered highly optimistic due to the significant infrastructure constraints for the site and the need for this to be re-assessed following the A14 upgrade completion in 2020/21 and considered in any scheme. The need for the re-alignment of the A141 would potentially have significant impacts on the scale, layout and landscaping of any proposed scheme on the site. On this basis, it is considered that the delivery of 50 dwellings in 2022/23 on the Ermine Street South element is unrealistic.
- 6.149 Delivery has been pushed back by a year to reflect the complications with bringing forward a strategic scheme of this nature, to see first delivery in the 2023 monitoring year – even this may turn out to be optimistic. Beyond that point our average annual delivery rates have been applied, with delivery increasing to a peak of 3 sales outlets delivering on the site.
- 6.150 These amends in delivery result in a total plan period trajectory for this site as follows:

Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Council	0	0	0	0	0	50	50	100	100	100
Turley	0	0	0	0	0	0	45	90	135	135
Year	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total
Council	100	100	100	100	100	100	40	0	0	1,040
Turley	135	135	135	135	95	0	0	0	0	1,040

6.151 This results in the following amendments to the proposed delivery in the respective five year periods:

	Council	Turley	Difference
Delivery in five year period (2017-2022)	0	0	0
Delivery in five year period (2018-2023)	50	0	-50
Delivery over plan period	1,040	1,040	0

Ermine Street North

- 6.152 The northern parcel is proposed as an extension to the southern parcel in the emerging Local Plan for 400 dwellings. This is identified under emerging Policy HU1.
- 6.153 An application for a business park of B1, B2 and B8 use classes was approved on the site on 13 November 2015 (13/00730/OUT). This does not appear to have been implemented. There have been no further applications on the site relating to business or residential uses.
- 6.154 The parcel of the allocation is within the land ownership of St John’s College. Representations on behalf of the College in February 2018, submitted by Savills, identify that proposals on this parcel will come forward in close collaboration with the adjacent landowners to ensure a comprehensive masterplan is implemented.
- 6.155 The above mentioned scoping opinion on the southern parcel indicates an unreserved phase for 400 dwellings, suggesting that the site may in time be acquired and developed by Bloor Homes.
- 6.156 At this stage, the site is not in the ownership of a developer and there does not appear to be any planning application anticipated to be submitted on the site in the near future. Our assessment of lead in times for sites of this scale demonstrates that it takes on average 4 years and 7 months from outline validation to reserved matters permission. The council’s current trajectory for the site anticipated the delivery of 80 dwellings per annum in 2022/23 through to 2026/27. On the basis of this lead in time, even if an application were to be submitted imminently on the site, full permission

would not be in place until half way through the 2021/22 monitoring year. Time would then be required for a start on site and for first completions to be seen and therefore, delivery of 80 dwellings in 2022/23 on the site is unrealistic.

- 6.157 At this stage, time is still required for a comprehensive masterplan to be established with the southern parcel, and there is no clear evidence of an application on this northern element being anticipated in the near future. This will also be reliant upon the need for the re-alignment of the A141, which will require re-assessment following the upgrade of the A14.
- 6.158 We consider that at present it is unclear whether this site will, combined, form part of the wider Ermine Street South site as indicated by the recent screening opinion on the site, if this site is to be bought forward alongside the Ermine Street south planning application, then sequentially, completions will follow the completion of Ermine Street South site above.
- 6.159 Given the uncertainty arising from multiple land ownerships, due caution should be applied to over reliance on the timings for delivery of this site.
- 6.160 At this point in time we have considered the evidence before us, that the site will be required to be bought forward comprehensively alongside Ermine Street South. It is therefore likely that the site will be acquired and brought forward as a latter phase of the wider Ermine Street development area. The land is currently not in the ownership of a developer, so it is unlikely it will form part of that of the planning application anticipated on Ermine Street South. We consider therefore that the site will follow as a latter phase, assuming that highways impacts are resolved, and therefore deliver following the Ermine Street South site around 2030/31.
- 6.161 We have applied our assumptions on average annual delivery rates, with delivery ramping up to 2 sales outlets delivering on the site. These amends in delivery result in a total plan period trajectory for this site as follows:

Table 6.35: Ermine Street North Trajectory										
Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Council	0	0	0	0	0	80	80	80	80	0
Turley	0	0	0	0	0	0	0	0	0	0
Year	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total
Council	0	0	0	0	0	0	0	0	0	400
Turley	0	0	0	45	90	90	90	85	0	400

- 6.162 This results in the following amendments to the proposed delivery in the respective five year periods:

Table 6.36: Ermine Street North Delivery			
	Council	Turley	Difference
Delivery in five year period (2017-2022)	0	0	0
Delivery in five year period (2018-2023)	80	0	-80
Delivery over plan period	400	400	0

RAF Alconbury

- 6.163 The site is an emerging allocation for 1,680 dwellings under Policy SEL 1.2. The Council's latest housing trajectory states that the timeframe for vacating the site has been delayed by 2 years in recent months and therefore delivery on the site has been pushed back, with 360 dwellings now anticipated to be delivered beyond the plan period (post-2036).
- 6.164 We have concerns around the lead in time to dwelling completions on this proposed allocation principally due to its nature as a currently occupied MOD site and planning status.
- 6.165 Bringing forward ex-MOD sites involves a unique set of constraints and processes, and we consider that the lead in time to their development are likely to be even longer than bringing forward equivalent size schemes on greenfield sites such as urban extensions. Features of complication to bringing forward an ex-MOD can include:
- Navigation of the DIO/MOD/Homes England disposals process;
 - Masterplanning and development of an SPD;
 - Phasing out of current occupants;
 - Complex demolition works; and
 - Site remediation.
- 6.166 Indeed, the draft Policy SEL 1.2 states that successful development of the site will require an extensive list of considerations, however we note the following in particular:
- Completion of a public masterplanning exercise agreed with the Council;
 - Preservation and where possible enhancement of the significance of affected heritage assets and their settings;
 - Design codes or conceptual appearance of development proposals;
 - Satisfactory integration with the former Alconbury Airfield and Grange Farm site to the north; and
 - Phasing of development to ensure provision of infrastructure and services coincides with occupation of properties.

6.167 It is clear that the redevelopment of the RAF Alconbury will not be a straightforward process. The site is currently unavailable and we do not consider that an outline planning application is likely to be progressed on this site until the following stages have been undertaken:

- Allocation and adoption in the LPP2;
- Competitive procurement process undertaken to appoint a developer; and
- Preparation, consultation and adoption of masterplanning exercise and or SPD;

6.168 Only following the above steps is the appointed developer likely to be in a position to fund and submit a planning application.

6.169 We have considered an indicative project programme for bringing forward residential development on the site, based on the programme for adoption of the new Local Plan 2036 being programme for September 2019.

Table 6.37: Indicative Programme	
Year	Stage
2018/19	LP progression
2019/20	Adoption of LP
2020/21	Work on SPD/Masterplan
2021/22	Adoption of SPD/Masterplan, appointment of development partner
2022/23	Release of site, outline application preparation, submission and determination
2023/24	
2024/25	
2025/26	Phase out occupants/detailed application submitted
2026/27	Detailed application determination
2027/28	Site survey work, pre commencement conditions
2028/29	Infrastructure works on site
2029/30	First housing completions
2030/31	Housing completions

6.170 At this stage, we consider that the Council cannot have sufficient certainty that the site will be released and the relevant permissions progressed in sufficient time to allow for the development to be delivered during the Plan period at the rates upon which they rely.

6.171 The RAF Alconbury Airfield is now being built out and known as Alconbury Wield, assessed earlier in this report. The site was acquired by developer Urban & Civic in 2009, and first yielded housing completions in 2016/17. However it is important to note that this site has taken, in effect, decades to come forward:

- The committee report for the approved scheme on the site suggests that the site was disposed of in 1996 by the MOD and a series of planning applications were submitted in 1997 by Alconbury Developments Ltd which never came to fruition;
- The site was identified in the Cambridgeshire and Peterborough Structure Plan 2003 as a strategic employment location; and
- The site was identified as an Enterprise Zone in 2011.

6.172 The amended delivery trajectory for RAF Alconbury is set out below, which also takes into account the other parts of our evidence on delivery rates for a site of this scale at best consistently delivering through 3 sales outlets.

6.173 These amends in delivery result in a total plan period trajectory for this site as follows:

Table 6.38: RAF Alconbury Trajectory										
Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Council	0	0	0	0	0	0	0	0	0	0
Turley	0	0	0	0	0	0	0	0	0	0
Year	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total
Council	0	50	180	185	185	180	180	180	180	1,320
Turley	0	0	0	45	90	135	135	135	135	675

6.174 This results in the following amendments to the proposed delivery in the respective five year periods:

Table 6.39: RAF Alconbury Trajectory			
	Council	Turley	Difference
Delivery in five year period (2017-2022)	0	0	0
Delivery in five year period (2018-2023)	0	0	0
Delivery over plan period	1,320	675	-645

Summary

6.175 The above site assessments have demonstrated that the following reductions should be made from the Council's anticipated delivery in the 2017-2022 period, 2018-2023 period and overall plan period up to 2036.

2017 – 2022 Reductions

Table 6.40: 2017 – 2022 Reductions			
Site/Source	Council Delivery 2017- 2022	Turley Delivery 2017 - 2022	Difference
St Ives West, Houghton Grange	25	0	-25
Former Alconbury Airfield	1,087	990	-97
RAF Upwood and Uphill House	90	0	-90
Luck's Lane, Buckden	108	63	-45
George Street, Huntingdon	237	99	-138
St Neots East Expansion – Loves Farm East	330	45	-285
St Neots Expansion – Wintringham Park	425	45	-380
East of Valiant Square	80	0	-80
East of Silver Street and south of A1	48	0	-48
North of Station Road, Kimbolton	50	0	-50
North of the Bank	120	0	-120
College Farm, West of Newlands Industrial Estate	55	45	-10
North of School Lane, Alconbury	55	0	-55
West of Longacres, Bluntisham	135	45	-90
Total			-1,513

2018 – 2023 Reductions

Table 6.41: 2018 – 2023 Reductions			
Site/Source	Council Delivery 2018- 2023	Turley Delivery 2018 - 2023	Difference
St Ives West, Houghton Grange	90	0	-90
St Ives West, land between Houghton Grange and the How	50	0	-50
Former Alconbury Airfield	1,235	1,080	-155
RAF Upwood and Uphill House	180	0	-180
Luck's Lane, Buckden	153	108	-45
George Street, Huntingdon	300	189	-111
St Neots East Expansion – Loves Farm East	515	135	-380
St Neots Expansion – Wintringham Park	675	135	-540
East of Valiant Square	90	45	-45
East of Silver Street and south of A1	117	0	-117
North of Station Road, Kimbolton	65	25	-40
North of the Bank	120	45	-75
College Farm, West of Newlands Industrial Estate	55	45	-10
North of School Lane, Alconbury	95	45	-50
Ermine Street South	50	0	-50
Ermine Street North	80	0	-80
Total			-2,018

Plan Period reductions

Table 6.42: Plan Period Reductions			
Site/Source	Council Delivery over Plan Period (up to 2036)	Turley Delivery over Plan Period (up to 2036)	Difference
Former Alconbury Airfield	4,952	4,140	-812
St Neots Expansion – Wintringham Park	2,800	2,430	-370
College Farm, West of Newlands Industrial Estate	55	45	-10
RAF Alconbury	1,320	675	-645
Total			-1,837

6.176 The implications of the above reductions to the five year housing land supply and ability to deliver the overall housing requirement by 2036 is set out in the subsequent section.

7. Implications and Conclusions

7.1 Our above analysis has made significant reductions to the housing land supply in Huntingdonshire, the implications of which are detailed below.

Housing Land Supply – 2017 – 2022

- 7.2 The above assessment identifies a reduction of 1,513 dwellings from the Council’s housing delivery in the five year period 2017 – 2022. However, there are two sites where our assessment has increased delivery within the five year period slightly based on our reasonable assessment of the site’s planning status, delivery rates and progress to date. This has led to the addition of 9 dwellings and thus resulting in an overall **reduction of 1,504 dwellings** in that five year period.
- 7.3 The Council’s latest AMR 2017 claims a supply of 7,165 dwellings in between 2017 – 2022 against a five year requirement of 6,203 dwellings, equating to 5.78 years supply.
- 7.4 Our reductions of 1,504 dwellings results in an overall supply of 5,661 dwellings in this five year period. Against the housing requirement of 6,203 dwellings, this equates to a supply of **4.56 years**. On this basis, the Council is not able to demonstrate a five year supply of housing.
- 7.5 Moreover, as noted in Section 3 of this Report, it is considered that the current OAN of 20,100 dwellings is not appropriate and a revised OAN of 22,000 dwellings is considered reasonable. This would equate to an annual requirement of 880 dwellings. The application of this requirement would result in the following five year land supply against both the Council and Turley’s supply.

Table 7.1: Five Year Land Supply Calculation 2017 - 2022

	Council Supply (Council OAN)	Turley Supply (Council OAN)	Council Supply (Turley OAN)	Turley Supply (Turley OAN)
Housing Requirement per annum	804	804	880	880
Five year requirement	4020	4020	4400	4400
Previous under delivery	-1149	-1149	-1605	-1605
Five year requirement incl. shortfall	5169	5169	6005	6005
Five year requirement incl. shortfall and buffer	6203	6203	7206	7206
Supply figure	7165	5661	7165	5661
Five year supply (years)	5.78	4.56	4.97	3.93
Extent of shortfall (dwellings)	+962	-542	-41	-1545

- 7.6 This demonstrates that even against the Council’s own anticipated supply, when the higher OAN is applied, they would fall short of the five year requirement.
- 7.7 Notwithstanding our assessment, we reserve the right to comment further on this on receipt of the Council’s latest housing land supply update, which will provide clarity on the actual completions in the 2017/18 monitoring year.

Housing Land Supply – 2018 – 2023

- 7.8 The assessment in Section 6 identifies a reduction of 2,018 dwellings from the Council’s housing delivery in the five year period 2018 – 2023. Across two sites, nine dwellings were added to delivery in this five year period based on our assessment of the sites, and therefore the total reductions in this period are **2,009 dwellings**.
- 7.9 Our assessment of the Council’s supply to date has identified that an additional 33 dwellings could be delivered in the 2017/18 monitoring year based on our review of the planning status and progress of a number of sites, equating to an anticipated 722 completions. This would result in a cumulative shortfall of 1,231 dwellings since 2011. The five year housing requirement (including shortfall and 20% buffer) for the 2018-2023 period would therefore stand at 6,301 dwellings.
- 7.10 The Council’s AMR 2017 claims a supply of 8,105 dwellings in the 2018 – 2023 period. Our reductions of 2,009 dwellings would result in an overall supply of 6,096 dwellings. Against the above five year housing requirement of 6,301, this equates to **4.84 years’** supply of housing.
- 7.11 The Council’s supply upon adoption would fall even shorter where Turley’s OAN of 22,000 is applied, to a supply of only **4.12 years**. Each scenario is set out overleaf.

Table 7.2: Five Year Land Supply Calculation 2018 - 2023

	Council Supply (Council OAN)	Turley Supply (Council OAN)	Council Supply (Turley OAN)	Turley Supply (Turley OAN)
Housing Requirement per annum	804	804	880	880
Five year requirement	4020	4020	4400	4400
Previous under delivery	-1264	-1231	-1796	-1763
Five year requirement incl. shortfall	5284	5251	6196	6163
Five year requirement incl. shortfall and buffer	6341	6301	7435	7396
Supply figure	8105	6096	8105	6096
Five year supply (years)	6.39	4.84	5.45	4.12
Extent of shortfall (dwellings)	+1764	-205	+670	-1300

- 7.12 Against our assessment of supply, and even where we have been more generous on completions in 2017/18, the Council would not be able to demonstrate a five year housing land supply in the period 2018 – 2023 against either the Council’s OAN or the Turley OAN. Assuming that the Local Plan were to be adopted this year, this would be the relevant five year period upon adoption of the Local Plan.
- 7.13 This has significant implications for the emerging Local Plan and cuts to the heart of the soundness of the Local Plan to 2036, whereby this has not been positively prepared and cannot be considered effective if a five year housing land supply cannot be demonstrated upon adoption.
- 7.14 The emerging Local Plan is the opportunity for the Council to allocate further deliverable housing sites to make up the above identified shortfalls.

Rolling Five Year Land Supply over Plan Period

- 7.15 Included at **Appendix 7a and 7b**, the Turley Supply Trajectories consider the Council’s rolling five year housing land supply position. We set out the position adopting firstly the Council’s proposed Local Plan OAN of 804 dwellings p/annum, and secondly adopting the Turley OAN of 880 dwellings p/annum.
- 7.16 Both calculations adopt the Council’s methodology for the calculation of five year supply (using the Sedgefield method, currently applying a 20% buffer, and applying the buffer to the shortfall).
- 7.17 We have amended the methodology for calculating the five year supply as the plan period goes on, by applying a 20% buffer up to the monitoring year at which the Council have delivered a cumulative surplus of housing, at which point onwards a 5% buffer is applied. Furthermore, from this point, where the Council have delivered a cumulative surplus against requirements, we have used the Liverpool approach when taking the surplus away from the five year requirement. This is a pragmatic approach consistent with the Government’s clear policy imperative of boosting significantly the supply of housing.
- 7.18 We have calculated the rolling five year supply position based on both our assessment of deliverable supply, which we consider to represent the most reliable assessment of how many dwellings are likely to come forward in the District in the plan period, but also against the supply identified in the Council’s housing trajectory as set out in the December 2017 AMR.
- 7.19 The following table shows the rolling five year supply position against the Local Plan OAN of 804 dwellings p/annum:

Table 7.3: Rolling Five Year Supply – Local Plan OAN										
Base Date	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Council Supply	5.78	6.39	7.05	8.98	8.65	8.21	7.66	7.43	7.74	8.08
Turley Supply	4.56	4.84	5.22	5.52	6.58	6.45	6.23	5.97	5.69	5.30
Base Date	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Council Supply	8.43	8.99	9.81	11.95	19.03	N/A				
Turley Supply	5.06	4.99	4.97	5.04	5.00	N/A				

7.20 Basing the calculation of five year housing land supply on the draft Local Plan OAN (804 dpa), we have found the following:

- When assessed against our proposed deliverable supply figures, the Council cannot demonstrate a five year supply of housing using the base date of either 1 April 2017 or 1 April 2018;
- When assessed against our proposed deliverable supply figures, the Council will only be able to show a five year supply by a very narrow margin in the latter years of the plan period, and in two later monitoring years will not be able to demonstrate a five year supply.

7.21 Alternatively, the following table bases the five year supply calculation on the Turley proposed OAN of 880 dwellings p/annum:

Table 7.4: Rolling Five Year Supply – Turley OAN										
Base Date	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Council Supply	4.97	5.45	5.85	6.22	7.37	6.81	6.13	5.71	5.69	5.62
Turley Supply	3.93	4.12	4.35	4.46	4.57	4.57	4.51	4.87	4.53	4.09
Base Date	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Council Supply	5.50	5.44	5.28	5.03	4.89	N/A				
Turley Supply	3.77	3.57	3.37	3.23	3.00	N/A				

7.22 Basing the calculation of five year housing land supply on the proposed Turley OAN (880 dpa), we have found the following:

- When assessed against our proposed supply figure, the Council cannot demonstrate a five year supply of housing at any base date of the remainder of the plan period;
- When using the Council's anticipated housing delivery trajectory, without any reductions made to any sites in the initial five year period there is not a demonstrable five year supply of housing at the 1st April 2017 base date;
- When assessed against our proposed deliverable supply figures, the Council cannot demonstrate a five year supply of housing using the base date of either 1 April 2017 or 1 April 2018, with substantial five year supply shortfalls of 1,545 or 1,300 dwellings respectively; and
- When using the Council's anticipated housing delivery trajectory, the Council will be in deficit of a five year supply of housing by the 2031 monitoring year.

Plan Period reductions

- 7.23 As set out in our Stage 1 Housing Delivery Report, as submitted in response to Matter 3 Hearing Sessions in June 2018, our reductions of 1,827 dwellings across three strategic sites (RAF Alconbury, Former Alconbury Airfield and St Neots Wintringham Park) remain appropriate. As part of our Stage 2 research in this report, we have removed an additional 10 units at College Farm based on our assessment of the site's planning status, resulting in a total reduction to delivery across the plan period of 1,837 dwellings. This results in the delivery of 20,231 dwellings, rather than the Council's anticipated 22,068. An excess of only 131 dwellings remains when the Council's anticipated delivery is considered against their housing requirement of 20,100 dwellings.
- 7.24 However, as noted in our June 2018 Housing Delivery Report, It is important for Huntingdonshire Council to demonstrate a good contingency in housing delivery against the housing requirement of 20,100 dwellings. With the reductions made in this assessment, if one were to apply a 10% contingency (2,010 dwellings) to the Council's housing supply, their supply of 20,231 would fall well below this. It is therefore considered appropriate and important for the Council to be looking for additional sites which can contribute to the housing supply across the plan period to ensure that there is a comfortable housing supply. It is reasonable that there may be delays on some sites, as well as sites falling away or delivering at lower rates than anticipated and therefore additional sites would reduce the risk of failing to meet the District's housing requirement.
- 7.25 Moreover, and as noted throughout this Report, it is considered that the current OAN is not an appropriate figure, and should be increased to 22,000 dwellings in order to suitably respond to market signals and housing demand pressures. On this basis, the supply of 20,231 dwellings in the plan period would lead to a shortfall 1,769 dwellings.

Conclusions

- 7.26 Overall, our analysis has demonstrated that significant reductions can be made to the Council's five year land supply and overall delivery within the Plan Period. Against

these reductions, the Council is at significant risk of not being able to demonstrate a five year supply of housing upon adoption of the Local Plan.

7.27 Moreover, as highlighted in this Report, the current OAN is not considered to be an appropriate figure and should be increased to 22,000 dwellings in order to suitably respond to market signals and housing demand pressures. Where this OAN is applied, the Council's delivery will fall even shorter of the requirement across the five year period, as well as the plan period.

7.28 Overall, we consider the identification of the above housing land supply shortfalls, when considered against either the Council's OAN or a higher OAN, cut to the heart of the soundness of the Local Plan to 2036 for the following reasons:

- **Positively prepared** – the plan is not positively prepared; it does not include a strategy which will meet objectively assessed development requirements.
- **Justified** – the plan is not justified, it does not propose the most reasonable strategy, as it is based upon unrealistic delivery assumptions in relation to key housing allocations.
- **Effective** – the plan is not effective, its strategy is not deliverable over the plan period.
- **Consistent with national policy** – the LPP2 is not consistent with national policy specifically in relation to the housing policies of the Framework with seek for the supply of housing to be significantly boosted.

Appendix 1: Email Correspondence 7 June 2018

From: Kemp Robert [mailto:Robert.Kemp@cambridgeshire.gov.uk]

Sent: 08 June 2018 07:40

To: Andrew Ross; Bond, Clare (Planning Serv.)

Cc: Jonathan Dodd

Subject: RE: AMR Information Request

Hello Andrew,

Please find attached site by site housing data for the table 7.3. I've also attached a glossary explaining what the fields mean.

We hope to have the 2018 data available by the end of July.

Please let me know if you have any questions.

Regards

Robert Kemp

Acting Senior Analyst (Research)

Direct Line: 01223 743889

Contact Centre 0345 045 5212

Business Intelligence (Research)

Shire Hall

Castle Hill

Cambridge

CB3 0AP

Please note I work Tuesday to Friday only

From: Andrew Ross [<mailto:andrew.ross@turley.co.uk>]
Sent: 07 June 2018 11:07
To: Local Plan <Local.Plan@huntingdonshire.gov.uk>; Kemp Robert <Robert.Kemp@cambridgeshire.gov.uk>
Cc: Jonathan Dodd <jonathan.dodd@turley.co.uk>
Subject: RE: AMR Information Request

Clare – thank you for your prompt response.

Robert – please see below, would you be able to tell me where to find this information, or send it directly?

Thanks

Andy

Andrew Ross
Director

Turley

40 Queen Square

Bristol BS1 4QP

T 0117 989 7000

M 07850 745 887

D 0117 989 7016

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From: Local Plan [<mailto:Local.Plan@huntingdonshire.gov.uk>]
Sent: 07 June 2018 09:55
To: Andrew Ross
Subject: RE: AMR Information Request

Andrew,

Monitoring is undertaken on our behalf by the Cambridgeshire County Council Research Group. To obtain the detailed information you will need to contact Robert.kemp@cambridgeshire.gov.uk who manages the monitoring system.

Monitoring site visits have been completed for this year as part of the county wide survey. We anticipate receiving updated figures on completions and commitments at the end of July.

Regards,

Clare

Clare Bond

Planning Policy Team Leader

Huntingdonshire District Council
Pathfinder House St Marys Street Huntingdon PE29 3TN

Tel: 01480 388 435 E: clare.bond@huntingdonshire.gov.uk

Please be advised that any comments contained within this email represent the informal opinion of an officer of Huntingdonshire District Council. These comments are made without prejudice of the eventual determination of the planning process.

From: Andrew Ross [<mailto:andrew.ross@turley.co.uk>]

Sent: 05 June 2018 10:19

To: Local Plan

Cc: Jonathan Dodd

Subject: AMR Information Request

Hi

Would someone please be able to advise where in the Local Plan submission documents (or elsewhere) I can find a detailed breakdown on the past housing completions that are reported for 2011-2017 within table 7.3 of the 2017 AMR (i.e. detailing completions by site and by year)?

Also are you please able to advise when an actual (confirmed) completion figure for the 2017/18 monitoring period may be available – the 2017 AMR includes a projected figure of 689?

Many thanks in anticipation of your prompt response.

Regards

Andy

Andrew Ross

Director

Turley

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Appendix 2: Turley Lead in Times Assessment

Huntingdonshire Outline Planning Application Determination Length

Application	Site	Proposal	Validation	Committee	Outline Decision	Reserved Matters Approval	Total Time (from Validation to RM)	Months	Total Time (Validation to Outline)	Months	Total Time (Outline to RM Permission)	Months	
50 to 99 dwellings													
1301836OUT 16/00337/REM	Site One Land Between Brampton Road and Ermine Street, Huntingdon	Demolition of remaining site buildings and erection of 84 residential units with associated works. (Reserved Matters - Erection of 74 Dwellings)	27.11.2013	N/A	08.08.2014	26.06.2017	3 Years and 6 Months	42	8 Months	8	2 Years and 10 Months	34	
1402210OUT	Houghton Grange, Houghton Hill Houghton, Huntingdon, PE28 2BZ	Proposed residential development of 90 dwellings with access road, open space, balancing pond, including demolition.	24.12.2014	15.02.2016	14.06.2016	No Application to date	3 Years and 6 Months to date	42	1 Year and 5 Months	17	2 Years to date	24	
1300164OUT 1402198REM	Land including Snowcap Mushroom Site at Mere View, Yaxley	Proposed residential development of 78 dwellings and associated works. (Reserved Matters - Erection of 78 dwellings)	05.02.2013	20.05.2013	16.09.2013	24.04.2015	2 Years and 7 Months	31	7 Months	7	1 Year and 7 Months	19	
1401852OUT 16/02379/REM	Land at Junction of Field Road and Blenheim Road, Ramsey	Approval of Reserved Matters on land subject to Outline Permission 1401852OUT for 90 dwellings including access, open space, landscaping, drainage and associated infrastructure.	30.10.2014	15.06.2015	03.10.2016	28.04.2017	2 Years and 6 Months	30	1 Year and 11 Months	23	7 Months	7	
1401659OUT 16/01109/REM	Land East of Glebe Farm, Gidding Road, Sawtry	Approval of Reserved Matters on land subject to Outline Permission 1401659OUT for 80 dwellings including access, open space, landscaping, drainage and associated infrastructure.	24.09.2014	20.04.2015	15.04.2016	26.10.2016	2 Years and 1 Month	25	1 Year and 6 Months	18	6 Months	6	
1401887OUT 18/00531/REM	Land South of Farriers Way and Bencroft Lane, Warboys	Residential development of up to 74 dwellings including access.	14.11.2014	15.02.2016	19.12.2016	Awaited	3 Years and 6 Months to date	42	2 Years and 1 Month	25	1 Year and 5 Months to date	17	
16/01484/OUT	Brampton Park Golf Club, Buckden Road, Brampton, Huntingdon, PE28 4NF	Proposed residential development involving the erection of 56 dwellings, proposed access arrangements, and associated works.	14.07.2016	21.11.2016	30.03.2017	No Application to date	1 Year and 11 Months to date	23	8 Months	8	1 Year and 2 Months	14	
16/02519/OUT 18/00776/REM	Land Between Old Mill Avenue and Station Road and 43 Station Road, Warboys	Mixed use development including the erection of up to 80 residential dwellings.	29.11.2016	24.04.2017	31.10.2017	Awaited	1 Year and 6 Months to date	18	11 Months	11	7 Months to date	7	
17/02123/OUT	Huntingdonshire Regional College, California Road, Huntingdon, PE29 1BL	Residential development of between 50 and 60 dwellings with new access and open space.	12.10.2017	N/A	Awaited	No Application to date	8 Months to date	8	8 Months to date	8	0	0	
9100276OUT 0100725REM	Land off Headlands, Fenstanton, Huntingdon, Cambridgeshire	Residential development and associated works. (Reserved Matters - Erection of 82 dwellings)	04.03.1991	N/A	09.04.1998	09.04.2002	11 Years and 1 Month	133	7 Years and 1 Month	85	4 years	48	
0102549HDC 0601766REM	Land at Parkway, Huntingdon, Cambridgeshire	Residential and local centre development (1.8 hectares). (Reserved Matters - Erection of 95 dwellings)	21.11.2001	17.12.2001	07.01.2002	03.11.2006	4 Years and 11 Months	59	1 Month	1	4 Years and 9 Months	57	
9100233OUT 0101925REM	Harlock House & Land at Rear of Harlock House, Ashbeach Road, St. Marys, Ramsey, Huntingdon, Cambridgeshire	Residential development of 62 dwellings.	20.02.1991	N/A	12.10.2000	11.06.2002	11 Years and 3 Months	135	9 Years and 7 Months	115	1 Year and 7 Months	19	
0000930OUT 0603232REM	Land Off Cambridge Drive, St Ives, Cambridgeshire	Residential development (1.2 hectares). (Reserved Matters - Erection of 56 dwellings)	09.06.2000	19.05.2003	15.12.2005	12.12.2006	6 years and 6 Months	78	5 Years and 6 Months	66	11 Months	11	
0100055OUT 0702910REM	Land at Junction of Thames Road and Sapley Park, Huntingdon, Cambridgeshire	Residential development and associated works. (Reserved Matters - Erection of 56 houses and flats)	11.01.2001	19.05.2003	15.12.2005	19.12.2007	6 Years and 11 Months	83	4 years and 11 Months	59	2 Years	24	
0001377OUT 0302585REM	Land at Industrial Estate, Bury Road, Ramsey, Huntingdon, Cambridgeshire	Residential development 1.8 hectares). (Reserved Matters - Erection of 55 dwellings)	22.08.2000	N/A	10.11.2000	09.08.2005	4 Years and 11 Months	59	3 months	3	4 years and 8 Months	56	
0500835OUT 0702153REM	Spider Park, Moorhouse Drive, Huntingdon, Cambridgeshire	Residential development and associated works. (Reserved Matters - Erection of 56 dwellings)	16.03.2005	20.06.2005	28.07.2005	01.10.2007	2 Years and 6 Months	30	4 Months	4	2 Years and 2 Months	26	
							Average Lead-In on All Applications*	3 Years and 5 Months	41	1 Year and 6 Months	18	1 Year and 11 Months	23
							Average Lead-In on Decided Applications*	3 Years and 4 Months*	40	1 Year and 7 Months	19	2 Years and 3 Months	27

*Anomalies of 11+ years on Land off Headlands and Harlock House have been excluded from this average.

100-249 dwellings													
1101368OUT 1401685REM	Land North Of Cambridge Road, St Neots	Hybrid application including outline planning permission for 110 houses. (Reserved Matters - Erection of 60 dwellings)	28.09.2011	19.03.2012	30.04.2012	05.01.2015	3 Years and 3 Months	39	6 Months	6	2 years and 8 Months	32	
9801132OUT 0900023REM	Part of St Ives Golf Course and The How, Houghton Road, St Ives, Cambridgeshire	Application for the erection of 128 dwellings and extension to golf course.	07.08.1998	21.03.2005	10.07.2006	07.10.2010	12 Years and 2 Months	146	7 Years and 11 Months	95	4 Years and 3 Months	51	
0001451OUT 0700045REM	Land off Ullswater and Handcrofts Lane, Ullswater, Huntingdon, Cambridgeshire	Residential development of 114 houses and apartments and associated car parking.	29.08.2000	23.05.2005	18.10.2005	26.07.2007	6 Years and 11 Months	83	5 Years and 2 Months	62	1 Year and 9 Months	21	
1201274/O	RAF Upwood, Ramsey Road, Bury, PE26 2XN	Selective demolition and clearance of existing (former defence) buildings, environmental remediation and the carrying out of employment-led mixed use development including residential (no more than 160 dwellings).	02.08.2012	20.04.2015	07.06.2017	No Application to date	4 Years and 10 Months to date	58	4 Years and 10 Months	58	1 Year to date	12	
1301790OUT 15/01817/REM	Land Between Old Mill Avenue and Station Road and 43 Station Road, Warboys	Residential development of 120 dwellings and associated works.	19.11.2013	16.06.2014	29.01.2015	15.06.2016	2 Years and 6 Months	30	1 Year and 2 Months	14	1 Year and 4 Months	16	
0501658OUT 1101894REM	Land at the Corner of Stocking Fen Road and St Marys Road, Ramsey	Reserved matters application for the residential phase consisting of 110 flats and houses and associated works. Application made pursuant to outline permission 0501658OUT varied by permission 0900365S73.	23.05.2005	05.12.2007	10.11.2008	23.03.2015	9 Years and 10 Months	118	3 Years and 5 Months	41	6 Years and 4 Months	76	
16/00194/OUT 17/01879/REM	Land North West, End of Dorling Way, Brampton	Outline planning application with all matters reserved except means of access for residential development of up to 150 dwellings (including affordable housing) and associated works.	02.02.2016	20.06.2016	16.09.2016	26.03.2018	2 Years and 1 Month	13	7 Months	7	1 Year and 6 Months	18	
16/00576/OUT	Land off Lucks Lane and West and South Of The Osiers and Springfield Close, Buckden	Outline Planning application for up to 180 residential dwellings (including 40% affordable housing) and associated works.	21.03.2016	N/A	Allowed on Appeal 18.07.2017	No Application to date	2 Years and 3 Months to date	27	1 Year and 3 Months	15	11 Months to date	11	
1301056OUT	Land between Houghton Grange and The How, Houghton Road, Houghton	Outline application for 224 dwellings and associated works.	31.07.2013	Awaited	Awaited	No Application to date	4 Years and 10 Months to date	58	4 Years and 10 Months to date	58	0	0	
17/00906/OUT	Land West of Longacres, Colne Road, Bluntisham	Outline planning application for residential development of up to 135 dwellings and associated works.	27.04.2017	Awaited	Awaited	No Application to date	1 Year and 2 Months to date	14	1 Year and 1 Month to date	13	0	0	
0300838OUT 0900495REM	Land West of Tesco, Barford Road, Eynesbury, St Neots, Cambridgeshire	Residential development for approximately 200 dwellings and associated groundworks. (Reserved Matters - Erection of 220 dwellings)	04.04.2003	20.06.2005	11.08.2006	24.07.2009	6 Years and 3 Months	75	3 Years and 4 Months	40	2 Years and 11 Months	35	
0802855OUT 1100722REM	Land South of Marshall Bros Garage, Gidding Road, Sawtry, Cambridgeshire	Erection of 190 dwellings with associated landscaping, public open space, highway works and ancillary development.	03.10.2008	18.05.2009	23.12.2008	25.06.2012	3 Years and 8 Months	44	2 Months	2	3 Years and 6 Months	42	
0102801OUT 0901659REM	Former Jewsons, Former Lordgate, LEL & Adjoining Land, London Road, St. Ives, Cambridgeshire	Residential development (5.2 hectares). (Reserved Matters - Erection of 191 dwellings)	03.01.2002	26.02.2007	24.10.2007	29.10.2010	8 Years and 9 Months	105	5 years and 9 Months	69	3 years	36	
1301895OUT	Land at Former Golf Course, Houghton Road, St Ives	Hybrid application including an Outline Application for 122 dwellings.	20.12.2013	21.09.15	Allowed on Appeal 16.12.2015	No Application to date	4 Years and 6 Months to date	54	1 Year and 11 Months	23	2 Years 6 Months	30	
0500836OUT 1201953REM	Land North East of Huntingdonshire Regional College, California Road, Huntingdon, Cambridgeshire	Residential development (5.4 hectares). (Reserved Matters - Erection of 180 dwellings)	16.03.2005	20.06.2005	17.12.2009	15.10.2013	8 Years and 6 Months	102	4 Years and 9 Months	57	3 Years and 9 Months	45	
61H0469/950 0101669REM	West of Barford Road, Eynesbury, St. Neots, Cambridgeshire	Residential development and associated works. (Reserved Matters - Erection of 118 dwellings)	The Outline Application pre-dates the Council's online planning system and has not been included within this assessment.										
0301344OUT 0604142REM	London Road, Godmanchester, Huntingdon, Cambridgeshire	Erection of up to 149 dwellings and associated works.	28.05.2003	19.04.2004	22.04.2005	05.04.2007	3 Years and 10 Months	46	1 Year and 10 Months	22	1 Year and 11 Months	22	
0000510OUT 0202288REM	Land Adj. Tesco Superstore, Kings Ripton Road, Sapley, Huntingdon, Cambridgeshire	Residential development and associated works (7.2 hectares). (Reserved Matters - Erection of 242 dwellings)	31.03.2000	18.12.2000	29.07.2002	28.05.2003	3 Years and 1 Month	37	2 Years and 3 Months	27	9 Months	9	
							Average Lead-In on All Applications*	4 Years and 8 Months	56	2 Years and 8 Months	32	2 Years and 5 Months	29
							Average Lead-In on Decided Applications*	5 Years and 3 Months	63	2 Years and 8 Months	32	3 Years	36
*Anomaly of 12 years on St Ives Golf Course has been excluded from the average.													

250+ dwellings													
1200685OUT 15/01158/RM	Land North West of Bearscroft Farm, Bearscroft Lane, Godmanchester	Mixed use development including up to 753 dwellings (including affordable housing). (Reserved Matters - Erection of 223 dwellings)	23.04.2012	15.07.2013	06.03.2014	18.12.2015	3 Years and 7 Months	44	1 Year and 10 Months	22	1 Year and 9 Months	21	
1201158OUT 16/01329/REM	Alconbury Airfield, Ermine Street, Little Stukeley, PE28 4WX	Mixed use development including up to 5,000 dwellings. (Reserved Matters - Erection of 165 dwellings)	15.08.2012	09.12.2013	01.10.2014	25.10.2016	4 Years and 2 Months	50	2 Years and 1 Month	25	2 Years	24	
15/00368/OUT 16/00789/RM	RAF Brampton, Buckden Road, Brampton	Phased hybrid application including the erection of 1,437 dwellings. (Reserved Matters - Erection of 210 dwellings)	24.03.2015	16.11.2015	25.02.2016	09.09.2016	1 Year and 5 Months	17	11 Months	11	6 Months	6	
0200443OUT 0301032REM	Land Rear of Huntingdon Forensic Laboratory, Hinchingbrooke Park Road, Huntingdon, Cambridgeshire	Residential development of more than 1000 dwellings. (Reserved Matters - Erection of 137 dwellings)	05.03.2002	21.10.2002	27.11.2002	27.06.2003	1 Year and 4 Months	16	9 Months	9	7 Months	7	
1001712OUT	Land North West of Spittals Way And Ermine Street, Great Stukeley	Mixed use development including residential development (approximately 1021 units).	21.10.2010	Awaited	Awaited	No Application to date	7 Years and 8 Months to date	92	7 Years and 8 Months to date	91	N/A	N/A	
1300388OUT	Loves Farm Eastern Expansion Development Area, Cambridge Road, St Neots	Mixed use development including the erection of up to 1020 dwellings.	20.03.2013	16.04.2018	Awaited	No Application to date	5 Years and 3 Months to date	63	5 Years and 3 Months to date	62	N/A	N/A	
17/02308/OUT	Wintringham Park Cambridge Road St Neots	Hybrid planning application comprising Outline Planning Permission for development of a mixed use urban extension including residential development of up to 2,800 dwellings.	01.11.2017	19.03.2018	Awaited	No Application to date	7 Months to date	7	7 Months to date	7	N/A	N/A	
17/00077/OUT	Land South West of Mill Cottage, Gidding Road, Sawtry	Phased development of up to 295 residential dwellings, access and associated works, all other matters reserved.	23.01.2017	22.05.2017	01.05.2018	No Application to date	1 Year and 5 Months to date	17	1 Year and 3 Months	15	2 Months to date	2	
0101550OUT	Land north of Cambridge Road (Loves Farm) , St Neots	Housing and mixed use with supporting infrastructure - 63.2 hectares	18.07.2001	17.05.2004	03.04.2006	22.12.2006	5 Years and 5 Months	65	4 Years and 9 Months	57	9 Months	9	
9500469OUT	Eynesbury Manor, Barford Road, Eynesbury, St Neots	Proposed development comprising housing, employment and open space (40.9 hectares)	21.04.1995	N/A	15.12.1999	28.03.2001	5 Years and 11 Months	71	4 Years and 8 months	56	1 Year and 3 Months	15	
8901659OUT	Land north of Broadway, Yaxley, Peterborough	Residential, recreational, shopping and school development	10.08.1989	N/A	23.10.1998	29.09.1999	10 Years and 2 Months	122	9 Years and 2 Months	110	11 Months	11	
							Average Lead-In on All Applications	4 Years and 3 Months	51	3 Years	42	12 Months	12
							Average Lead-In on Decided Applications	4 Years and 7 Months	55	2 Years and 4 Months	28	13 Months	13

Appendix 3: Turley Average Delivery Rates Assessment

Huntingdonshire District Council's Average Annual Delivery Rates on Sites of 100 or more dwellings (based on Completions Data provided by Cambridgeshire County)

Key

Years where average delivery has been divided by more than one sales outlet on site

Site	Application Reference	Developers	No. of Dwellings	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Average Annual Delivery Per Outlet
Land at the, St Ives Golf Course, Houghton Road, St. Ives, Huntingdon, PE17	0900023REM	David Wilson Homes South Midlands Ltd	128										45	68	13				42
			76 (Houses - Market)										34	29	13				
			22 (Houses - Affordable)										11	11					
			15 (Flats - Affordable)											15					
			13 (Flats - Market)											13					
			Total Annual Delivery										45	68	13				
Land at, Sports Field & Bowling Green, ULLSWATER, HUNTINGDON	0700045REM		114							78	36								57
			34 (Flats - Affordable)						34										
			8 (Houses - Market)						8										
			72 (Flats - Market)						36	36									
			Total Annual Delivery						78	36									
Land Rear of, Huntingdon Forensic Laboratory, Hinchingsbrooke, Huntingdon, PE18		Twigden Homes	129		7*	61	31.5	43	17										38.1
	0301032REM Phase 1		91 (Houses - Market)		7	51	30	3											
			19 (Houses - Affordable)			10													
			4 (Flats - Affordable)				4												
	0400365REM Phase 2)		75 (Houses - Market)				28	30	17										
			20 (Flats - Affordable)				1	19											
			34 (Houses - Affordable)					34											
			Total Annual Delivery		7	61	63	86	17										
			Average Number of Outlets		1	1	2	2	1										

*Anomalous year of low delivery, excluded from the average.

Parcel B3	09/01328	Redrow Homes	32 (Houses - Market)									20	12								
Parcel B3	07/01589	Redrow Homes	23 (Houses - Market)						7	16											
			33 (Flats - Market)						18	6	9										
			14 (6 flats, 8 houses - Affordable)						14												
Parcel H1+H2, Land at, Love's Farm, CAMBRIDGE ROAD, ST NEOTS	07/02275	David Wilson Homes	98 (Houses - Market)					8	20	39	20	11									
			3 (Flats - Market)							1	1	1									
Parcel B4, Land at, Loves Farm, CAMBRIDGE ROAD, ST NEOTS	06/04132	Bedford Pilgrims Housing Association	21 (Flats - Affordable)								21										
			13 (Houses - Affordable)					11	2												
Parcel B5	09/00962	Bedford Pilgrims Housing Association	3 (Flats - Affordable)									3									
			26 (Houses - Affordable)										26								
			11 (Flats - Affordable)											11							
			11 (Houses - Affordable)											11							
Parcel B6	09/00727	Bedford Pilgrims Housing Association	8 (Houses - Affordable)									8									
			18 (Flats - Affordable)											18							
			11 (Houses - Affordable)											11							
Parcel C1	09/00337	Bedford Pilgrims Housing Association	4 (Flats - Affordable)									4									
			12 (Houses - Affordable)											12							
Parcel C2	08/02936	Bedford Pilgrims Housing Association	33 (Flats - Affordable)								33										
Parcel C3	09/01380	Bedford Pilgrims Housing Association	3 (Flats - Affordable)									3									
			24 (Houses - Affordable)										24								
			9 (Flats - Affordable)											9							
			10 (Houses - Affordable)											10							
Parcel C4	09/00336	Bedford Pilgrims Housing Association	5 (Flats - Affordable)									5									
			12 (Houses - Affordable)											12							
Parcel C5, Land at, Loves Farm, Cambridge Road, St Neots	10/00173	Abbey Developments Ltd	48 (Houses - Market)										48								
			12 (Flats - Market)												12						

Parcel D1 and D2	14/01685	Bovis Homes Ltd	60 (Houses - Market)														52	8	
Parcel E1	07/02579	Bedford Pilgrims Housing Association	39 (Houses - Affordable)					33	6										
Parcel E2	14/00910	Redrow Homes	55 (Houses - Market)														31	21	
Parcel E3	07/02274	David Wilson Homes	53 (Houses - Market)						19	18	16								
			23 (Flats - Market)							12	4	7							
Parcel E4	07/03017	Bedford Pilgrims Housing Association	23 (Houses - Affordable)						23										
Parcel F1 and F2	09/00859	Miller Homes	93 (Houses - Market)								37	16	24	16					
			2 (Flats - Market)												2				
Parcel MXD-A	09/00338	Bedford Pilgrims Housing Association	10 (Flats - Affordable)								10								
			2 (Houses - Affordable)								2								
			3 (Flats - Affordable)									3							
			8 (Houses - Affordable)									8							
Parcel G1	08/02117	Bedford Pilgrims Housing Association	28 (Houses - Affordable)						28										
Parcel G2	10/00466	Redrow Homes	41 (Houses - Market)								41								
South West Corner	13/00469	Bovis Homes Ltd	31 (Houses - Market)										4	26			1		
			1 (Flats - Market)													1			
Parcel G3+H3, land at, Loves Farm, CAMBRIDGE ROAD, ST NEOTS	07/04140	Miller Homes Ltd	45 (44 houses, 1 flat - Market)										7	24	14				
Parcel H4	08/02118	Bedford Pilgrims Housing Association	29 (Houses - Affordable)						29										
Parcel J1	11/02158	Redrow Homes	29 (Houses - Market)									16	13						
Parcel K1	08/01126	Bedford Pilgrims Housing Association	40 (38 houses, 2 flats - Affordable)						40										
Parcel K2	09/00749	Miller Homes	31 (Houses - Market)									14	17						
South West of the Roundhouse	12/01746	Bovis Homes Ltd	9 (7 flats, 2 houses - Market)											9					
Parcel MXD-C	13/02003	Bedford Pilgrims Housing Association	21 (Houses - Affordable)													2	19		
			Total Annual Delivery					33	165	334	306	205	53	91	59	85	49		
			Average Number of Outlets					1	4	5	5	4	2	3	2	2	2		

Land at the, Former Jewsons Site, London Road, St. Ives, Huntingdon, PE17	0901659REM	Stamford Homes Ltd	191								6*	92	26	68				62
			109 (Houses - Market)								6	24	23	56				
			58 (Houses - Affordable)									48		10				
			18 (Flats - Affordable)									18						
			7 (Flats - Affordable)									2	3	2				
			Total Annual Delivery								6	92	26	68				
<i>*Anomalous year of low delivery, excluded from the average.</i>																		
Huntingdonshire Regional College, California Road, HUNTINGDON, PE29 1BL	1201953REM	Linden Homes	180												101	76	3	88.5
			121 (Houses - Market)												58	60	3	
			7 (Flats - Market)												3	4		
			16 (Flats - Affordable)												16			
			36 (Houses - Affordable)												24	12		
			Total Annual Delivery												101	76	3	
<i>*Anomalous year of low delivery, excluded from the average.</i>																		
Land Adj, Tesco's, Kings Ripton Road, Sapley, Huntingdon, PE17	0202288REM	Persimmon Homes	228		1*	90	62	41	29									55.5
			136 (Market)		1	40	28	38	29									
			27 (Market)			21	3	3										
			36 (Affordable)			29	7											
			24 (Affordable)				24											
			Total Annual Delivery		1	90	62	41	29									
<i>*Anomalous year of low delivery, excluded from the average.</i>																		
Land North of, Manor Farm, Church Street, Yaxley, Peterborough, PE7	02/02398	Swan Hill Homes Limited	125						21	53	38	28	7*	14				30.8
			107 (Houses - Market)						16	11	34	25	7	14				
			8 (Flats - Market)							1	4	3						
			38 (Houses - Affordable)						4	34								
			8 (Flats - Affordable)						1	7								
			Total Annual Delivery						21	53	38	28	7	14				
<i>*Anomalous year of low delivery, excluded from the average.</i>																		

Land North of, 3-37 Broadway, Yaxley, Peterborough, PE7			168					92	26	30	15	20	7*						36.6	
	02/02399/FUL	Swan Hill Homes Limited	59 (Houses - Market)					33	25	1										
	02/02399/FUL		5 (Flats - Market)					4	1											
	07/02074/FUL	Taylor Wimpey	5 (Market)								5									
	07/00398/FUL	Taylor Wimpey	21 (Market)							21										
	07/00398/FUL		12 (Market)							8	4									
	08/03169/FUL	Taylor Wimpey	16 (Market)								6	10								
	08/03170/FUL	Taylor Wimpey	17 (Market)									10	7							
	02/02399/FUL		24 (Flats - Affordable)					24												
	02/02399/FUL		31 (Houses - Affordable)					31												
			Total Annual Delivery					92	26	30	15	20	7							
<i>*Anomalous year of low delivery, excluded from the average.</i>																				
Eynesbury Manor Development/Land west of Tesco, Barford Road, St. Neots, Huntingdon, PE19				42	24.7	37	41.5	31	52	18	0*	0*	56	18	50	57	62	0	40.8	
Phase 1	00/02028	Alfred McAlpine Homes, McLean Homes, Prowting Homes	119 (Houses - Market)	83			2													
			43 (Houses - Affordable)	43																
Phase 2	01/01669	Alfred McAlpine Homes, McLean Homes, Prowting Homes	58 (Houses - Market)		58															
			31 (22 houses, 9 flats - Affordable)				31													
Phase 2	02/12949/REM	Westbury Homes (Holdings) Ltd	35 (Houses - Market)		15	20														
Phase 2	03/01536	Westbury Homes (Holdings) Ltd	10 (4 houses, 6 flats - Market)			10														
Phase 3	0302837REM	Taylor Wimpey	75 (Houses - Market)		1	44	30													
			47 (Flats - Market)			15	32													
Phase 3b	04/00919	Persimmon Homes (East Mids)	31 (Houses - Market)			1	16		7	7										
			58 (Flats - Market)				2		45	11										
Phase 3b	03/02592	Persimmon Homes (East Mids)	22 (Houses - Market)			21	1													
Land west of Tesco	09/00495/REM	Taylor Wimpey	112 (Houses - Market)										28	17	29	28	10			
			37 (Houses - Affordable)											21		16				
			37 (Flats - Market)											7	1	5		24		
			27 (Flats - Affordable)															27		

Land west of Tesco	12/01698/FUL	Taylor Wimpey	2 (Houses - Market)															2		
			13 (Flats - Affordable)																	13
			15 (Flats - Market)																	15
			Total Annual Delivery	126	74	111	83	31	52	18	0	0	56	18	50	57	62	0		
			Average Number of Outlets	3	3	3	2	1	1	1			1	1	1	1	1			

*Anomalous years of no delivery, excluded from the average.

Housing Allocation, Land off, Godmanchester, Huntingdon, PE18		David Wilson Homes	149							34	56	61	1*					50.3
	06/04142/REM		65 (Houses - Market)							9	9	37						
			10 (Flats - Market)							1		9						
			22 (Houses - Market)							4	16	2						
			9 (Flats - Market)							1	2	6						
			9 (Flats - Affordable)							5	4							
			34 (Houses - Affordable)							14	20							
	08/03149/FUL		12 (Houses - Market)								5	6	1					
			1 (Market - Affordable)									1						
			Total Annual Delivery															

*Anomalous year of low delivery, excluded from the average.

OVERALL AVERAGE DELIVERY PER OUTLET PER ANNUM	44.9
--	-------------

Average Rates on Various Site Sizes	
Under 200 units	46.9
201 - 600 units	61.7
601 - 1000 units	61.5
1001 units or more	138.0

Appendix 4: Extracts from Annual Housebuilder Reports 2017

In the following order:

- Redrow
- Bovis Homes Group plc
- Bellway
- Taylor Wimpey plc
- Barratt Developments plc
- Persimmon plc
- Galliford Try plc (Linden Homes)
- Crest Nicholson

2017
ANNUAL REPORT



A Better Way to Live



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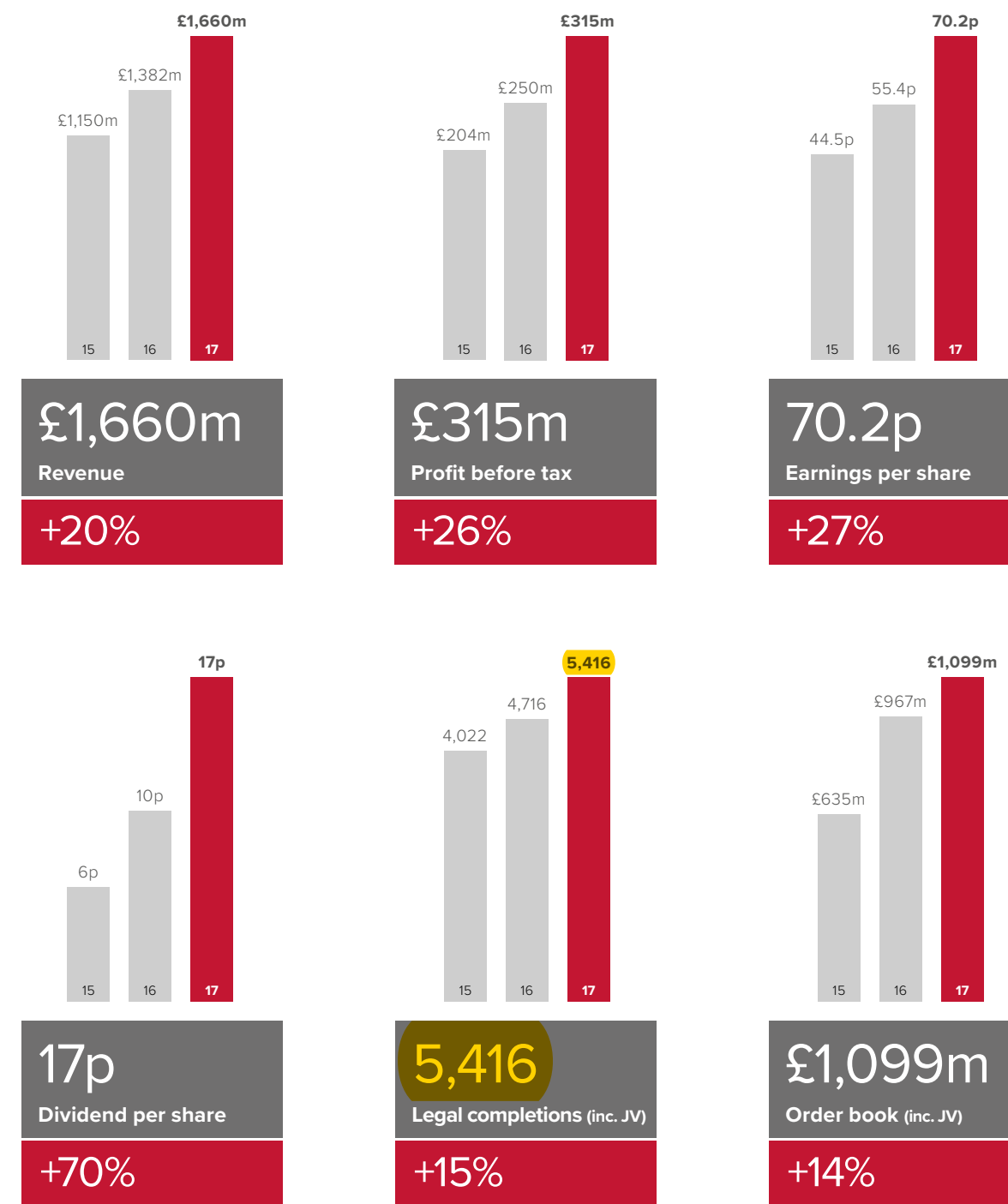
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FIND MORE INFORMATION AT:
REDROWPLC.CO.UK

REDROW ANNUAL REPORT 2017

Highlights














Award highlights



STRATEGIC REPORT

Our Strategy

To create long-term sustainable value for all our stakeholders by delivering to our communities high quality homes and environments that provide a better way to live.

		MEASURE	2020 OBJECTIVES	KEY PERFORMANCE INDICATORS		COMMENT
				2017	2016	
 <p>GROW OUR BUSINESS RESPONSIBLY</p>	<p>We have a clearly defined growth strategy, to increase revenue, profits and returns to shareholders by increasing outlets and legal completions over the medium-term.</p>	EPS	• EPS increasing to 95p	70.2p	55.4p	 <p>READ MORE ON PAGES 48 AND 49</p>
		DPS	• DPS of 32p	17p	10p	
		Revenue	• Revenue increasing to c£2.2bn	£1,660m	£1,382m	
		Sales outlets	• 150 outlets	132	128	
 <p>MANAGE OUR RESOURCES EFFICIENTLY</p>	<p>To ensure that we grow our business responsibly, we are focused on managing all our resources efficiently and effectively.</p>	ROCE	• ROCE of 25+%	26.0%	23.7%	 <p>READ MORE ON PAGES 48 AND 49</p>
		Land bank years	• Maintain land bank at c4 years	4.5 years	4.95 years	
		Waste diverted from landfill	• >95%	95.4%	94.8%	
 <p>CREATE BETTER PLACES TO LIVE</p>	<p>We are focused on creating high quality places to live by delivering well designed, well built, attractive homes whilst at the same time enhancing the beneficial characteristics of the local landscape, ecology and communal resources.</p>	<p>Monies committed to fund improvements to local communities</p>	• Continued investment in local communities	£163m	£142m	 <p>READ MORE ON PAGES 26 TO 29</p>
			• Affordable homes delivered	1,014	834	
 <p>PUT CUSTOMERS FIRST</p>	<p>We are working hard to ensure we are well placed to deliver the best possible customer service and customer experience as our number of customers increases in line with our growth strategy.</p>	90% or more customer recommend rating	• HBF 90% customer recommend rating	88.9%	88.4%	 <p>READ MORE ON PAGES 44 TO 47</p>
		Private reservation rate (excluding PRS)	• Maintain an appropriate balance in availability of product in the right locations	0.68	0.70	
 <p>VALUE AND DEVELOP OUR PEOPLE</p>	<p>We are focused on developing the skills of our current team and ensuring we attract both experienced talent and new and enthusiastic young people into our business to underpin our growth objectives. Our training centres, dedicated Learning and Development team and innovative graduate and apprentice programmes play an important role in delivering our strategy.</p>	<p>Number of trainees</p>	• Maintain level of trainees at 15% of an increasing workforce	328	297	 <p>READ MORE ON PAGES 32, 34 AND 35</p>
			Accident incident rate by site	• Accident incident rate by site maintained at 0.3 or below	0.30	
	<p>We are dedicated to maintaining the highest standards of health and safety as our business grows. We have again expanded our own in-house dedicated team of Health and Safety professionals to ensure that our teams on site are appropriately trained, supported and monitored.</p>					 <p>READ MORE ON PAGES 23 AND 37</p>

STRATEGIC REPORT

Chairman's Statement

Group turnover rose by 20% to £1.66bn.

I am delighted to report that for the fourth consecutive year Redrow has delivered record financial results, and it has done so by completing **5,416 new homes** (including our Croydon Joint Venture), an increase of 15% on the prior year.

FINANCIAL RESULTS

Group turnover rose by 20% to £1.66bn (2016: £1.38bn) due to the combination of the increase in legal completions to **5,416** combined with a 7% rise in average selling price to £309,800 (2016: £288,600). The increase in average selling price was mainly due to the continued growth of our southern businesses.

Gross margin improved by 20 basis points to 24.4% and is now at close to normal levels as we have completed construction on almost all the sites purchased before the downturn.

Operating expenses increased by £10m to £83m as we continue to invest in the expansion of the business. For the first time these include the operating expenses of the new East Midlands division from February 2017, created from the acquisition of Radleigh Homes. Due to the overall growth of the business, operating expenses reduced as a percentage of turnover from 5.3% in 2016 to 5% in 2017.

Operating profit was £61m higher at £322m (2016: £261m), with an operating margin of 19.4% (2016: 18.9%).

Pre-tax profits were £315m, up 26% (2016: £250m) including a £1m after tax contribution from our Croydon Joint Venture. Earnings per share increased by 27% to 70.2p (2016: 55.4p).

This strong trading performance, along with continued control of working capital, enabled us to reduce our net debt to £73m (2016: £139m) at the end of the financial year, representing a gearing ratio of 6% (2016: 13%).

The improvement in profitability and control of working capital has resulted in Return on Capital Employed and Return on Equity of the business increasing to 26.0% (2016: 23.7%) and 27.7% (2016: 26.1%) respectively.

In March 2017 we announced our intention to increase our dividend payout ratio to 33% over the medium term. In line with this, the Board is

proposing a final dividend of 11p per share (2016: 6p) making 17p in total for the year, an increase of 70% on 2016. Subject to shareholder approval at the Annual General Meeting, this will be paid on 14 November 2017 to shareholders on the register at the close of business on 22 September 2017.

We are also taking the opportunity to update our medium term guidance. Subject to market conditions remaining unchanged we expect our turnover in 2020 to be c£2.2bn and our pre tax profit to be c£430m giving fully diluted earnings per share of 95p. With our projected 33% dividend payout, the dividend in 2020 will rise to 32p per share.

MARKET

Overall housing transactions in the UK have reduced as a consequence of the political uncertainty and increasing cost of moving home, particularly Stamp Duty which, over the last seven years, has increasingly become a tax on mobility. Nevertheless, demand in the new homes market remains robust and we have not seen any impact from recent domestic and international political events.

Mortgage availability is good and interest rates on mortgages have again improved. The Government's Help to Buy scheme continues to support both home buyers and the new homes industry. In this financial year 1,882 of our private reservations utilised Help to Buy, up from 1,521 in 2016. Help to Buy has boosted housing supply and we look forward to working with government to consider the future of the scheme beyond 2021.

LAND AND PLANNING

Redrow entered the 2017 financial year with a very strong land bank. As a consequence, when the land market slowed in the first half following the Brexit vote we were not adversely impacted. The land market has since picked up and we remain active but disciplined in pursuing the right opportunities to further our growth.

As announced at the Half Year, in February 2017 we acquired Radleigh Homes, a Derby based regional housebuilder. Now re-named Redrow East Midlands, I am pleased to say that it has been fully integrated into the Group and made a positive contribution in the second half.

PEOPLE

On 3 July we announced the change in non-executive directors with the appointment of Vanda Murray OBE and the retirement of Liz Peace from the Board. I would like to welcome Vanda to Redrow; I am sure that she will add considerable value and experience to the business. I also thank Liz for her valuable contribution during her tenure on the Board and wish her well in her new roles.

The continued growth of the business has meant we have again expanded our workforce adding 228 new direct jobs, a 12% increase in the year. We now employ 2,200 people directly with over 30,000 jobs supported in total through our subcontractors and suppliers.

We continue to meet our commitment to having 15% of our workforce in training and development. A record number of 150 apprentices, trainees and graduates will join the Group at the start of this new training year.

Our outstanding growth performance over recent years is down to the hard work and effort of my colleagues here at Redrow together with our loyal subcontractors and suppliers. I would like to thank them all for their continued support.

CURRENT TRADING AND OUTLOOK

Redrow began the current financial year with a record order book of £1.1bn (including our Croydon Joint Venture), up 14% on last year. Sales in the first 9 weeks are very encouraging and up 8% on a strong comparator last year. Our strategy of continued growth for the business is on track and I am confident this will be another year of significant progress for the business.

STEVE MORGAN
Chairman

4 September 2017

“

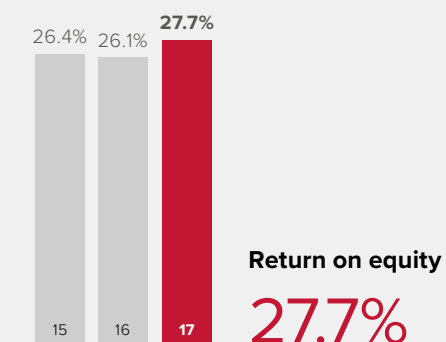
Pre-tax profits were £315m, up 26% (2016: £250m). Earnings per share increased by 27% to 70.2p (2016: 55.4p).”

5,416

Record legal completions (including JV)

+70%

Increase in dividend



Return on equity

27.7%



STEVE MORGAN
Chairman



Bovis Homes Group PLC
Full year results 2017

1 March 2018



www.bovishomesgroup.co.uk

Housing revenue analysis



	FY16	FY17	Change
Average sales price (£k)			
Private	306.0	334.5	+9%
PRS	151.1	-	
Affordable	119.5	123.4	+3%
Total	254.9	272.4	+7%
Volume			
Private	2,884	2,573	-11%
PRS	19	-	
Affordable	1,074	1,072	0%
Total	3,977	3,645	-8%
Housing revenue (£m)			
Private	882.6	860.6	-2%
PRS	2.9	-	
Affordable	137.3	132.3	-4%
Net housing revenue	1,022.8	992.9	-3%
Other income	6.2	3.3	
Total housing revenue	1,029.0	996.2	-3%

Operating metrics



	FY16	FY17
Sales outlets		
Average active sales outlets	99	92
Reservations		
Private reservations in year	2,960	2,274
Affordable reservations in year	1,022	1,730
Year end forward sales		
Private units	917	926
PRS	19	-
Affordable units	1,072	1,730
Total forward sales (units)	2,008	2,656
Total forward sales (£m)	421	518

1 March 2018



Good operational progress, well positioned for 2018

Bovis Homes Group PLC (the 'Group') is today issuing its results for the 12 months ended 31 December 2017.

Highlights

- Profit before tax, exceptional and one-off items in-line with expectations at £124.3m
- Strong increase in average selling price driven by changes in mix and modest price inflation
- Full year completions delivered in a controlled and disciplined manner
- Restructuring initiatives complete with business well positioned going into FY18
- Excellent progress with balance sheet optimisation resulting in a £145m year end net cash position
- Step change in quality and service, with customer satisfaction levels now trending well above 80%, equivalent to an HBF 4 star rating
- Board recommending a 6% increase in ordinary dividend for FY17 to 47.5 pence per share

	FY17	FY16	Change
Total completions	3,645	3,977	-8%
Average selling price	£272.4k	£254.9k	+7%
Group revenue	£1,028.2m	£1,054.8m	-3%
Profit before tax ⁽¹⁾	£114.0m	£154.7m	-26%
Earnings per share ⁽¹⁾	68.0p	90.1p	-25%
Dividend per share	47.5p	45.0p	+6%
Net cash	£144.9m	£38.6m	+275%

Note: (1) After exceptional and one-off costs totalling £10.3m including £3.5m customer care provision, £2.8m advisory fees and £4m restructuring costs

Greg Fitzgerald, Chief Executive commented,

"I am very pleased with the level of operational progress the Group has made during the year. We have significantly improved our customer satisfaction through a series of initiatives and controlled period ends. In addition, we have completed our restructuring, invested in our people, systems and processes, and comprehensively reviewed our land bank. The Group fundamentals are strong, and with the business turning around I am excited about future years. In 2018, we will deliver a controlled increase in volume, continue to build upon our high level of customer service, drive profitability, and complete our balance sheet optimisation. We will also continue to invest in our people and systems, and I'm particularly looking forward to launching our new housing range in April."

Operational update

- Investment across the business, in particular in customer service and site management to address operational challenges
- New regional structure and redefined operating area, as well as the outsourcing of certain functions, to drive efficiency
- Two new regional offices, better located to serve the regions' developments
- Increased level of investment in training and development across all disciplines
- 'Hands on' leadership with operational and commercial focus
- Land bank fundamentals remain strong underpinned by our strategic land
- New housing range to be launched in April delivering added value to our customers and a reduction in production costs



Results Presentation

Year ended 31 July 2017



Operating result



For the year ended 31 July

	2017		2016		Mvt
Homes sold	9,644		8,721		10.6%
Average selling price	£260,354		£252,793		3.0%
Housing revenue	£2,510.9m		£2,204.6m		13.9%
Other revenue	£47.7m		£36.1m		32.1%
Total revenue	£2,558.6m		£2,240.7m		14.2%
Gross profit	£661.6m	25.9%	£574.8m	25.7%	20bps
Administrative expenses	(£90.0m)	(3.6%)	(£82.8m)	(3.7%)	10bps
Operating profit	£571.6m	22.3%	£492.0m	22.0%	30bps

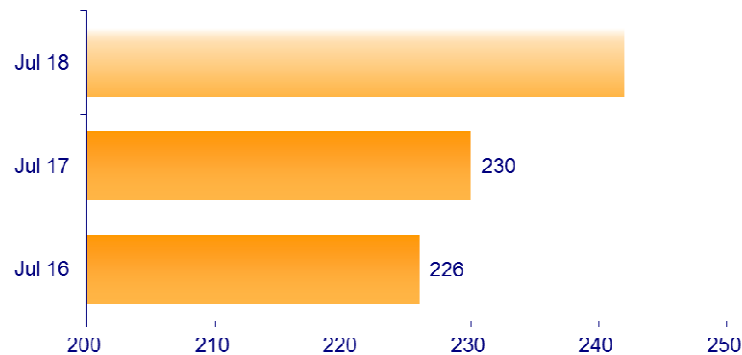
Trading review



Weekly reservation rate

	2017	2016	Mvt
H1	166	156	6.4%
H2	209	182	14.8%
Full year	187	169	10.7%

Average active outlets



Reservations
+ 10.7%

Cancellation rate
11%

No change

Site visitors
+ 10%

Website traffic
+ 13%

Positive pricing environment

Incentives remain low

Appendix 10 – Order book at 31 July



As at 31 July

	2017			2016			Movement		
	Private	Social	Total	Private	Social	Total	Private %	Social %	Total %
At 1 August	2,995	1,649	4,644	3,305	1,263	4,568	(9.4%)	30.6%	1.7%
Reservations	7,698	2,051	9,749	7,035	1,762	8,797	9.4%	16.4%	10.8%
Completions	(7,567)	(2,077)	(9,644)	(7,345)	(1,376)	(8,721)	3.0%	50.9%	10.6%
At 31 July	3,126	1,623	4,749	2,995	1,649	4,644	4.4%	(1.6%)	2.3%

10 January 2018

Taylor Wimpey plc

Trading statement for the year ended 31 December 2017

Taylor Wimpey is issuing the following update on trading ahead of its full year results for the year ended 31 December 2017, which will be announced on 28 February 2018.

Overview

Pete Redfern, Chief Executive, commented:

“We achieved a strong financial and operational performance in 2017 and are continuing to deliver against our strategy. Despite wider macroeconomic uncertainty, housing market fundamentals remain solid and our trading performance has been good. We continue to increase housing completions, achieving 5% growth during the year, and ended 2017 with a good forward order book.

We were particularly pleased with the improvements in our customer satisfaction metrics during the year, which were the result of a number of changes made to our approach in 2016. In the last six months we recorded average customer satisfaction scores of over 90%, and we will continue to prioritise making further improvements in this area.

We go into 2018 with positive momentum and expect to achieve further progress against our medium term targets. Our focused strategy of managing the business through the cycle, while also driving further operational improvements, will enable us to continue to deliver long term value for shareholders.”

UK current trading

Against the backdrop of a positive housing market in 2017, we continued to see good demand and trading throughout the year. Customers continued to benefit from a wide range of mortgage products, low interest rates and the Government’s Help to Buy scheme. Employment trends continue to be healthy and customer confidence remains robust.

In 2017 total home completions increased by 5% to 14,541, including joint ventures (2016: 13,881). During 2017 we delivered 2,809 affordable homes (2016: 2,690), including joint ventures, equating to 19% of total completions (2016: 19%).

Our net private reservation rate for 2017 was 0.77 homes per outlet per week (2016: 0.72), and cancellation rates remained low at 13% (2016: 13%). Average selling prices on private completions increased by 3% to £296k (2016: £286k), with the overall average selling price increasing by 4% to £264k (2016: £255k).

We ended 2017 with an order book valued at £1,628 million as at 31 December 2017 (31 December 2016: £1,682 million), excluding joint ventures. This order book represents 7,136 homes (31 December 2016: 7,567 homes), which has fallen slightly, as we have increased the pace of production so as to meet market demand in the year.

We enter 2018 with 278 outlets (31 December 2016: 285) and **traded from an average of 287 outlets in 2017** (2016: 290). Build cost inflation in 2017 was 3-4% and we expect a similar rate of inflation in 2018 given resourcing pressures in the sector.

Following the introduction of a number of changes to our customer service approach in 2016, we are pleased to note an improvement in customer satisfaction, averaging a score of over 90% in the last six months.

Land

The short term land market continued to be positive in 2017. As planned, we operated at broadly replacement levels given our landbank is around optimal scale. As at the end of December 2017, our short term landbank stood at c.75k plots (2016: c.76k plots). The strategic landbank has expanded further to c.117k plots (2016: c.108k plots), even after the successful conversion of c.8k plots from the strategic land pipeline into the short term landbank (2016: c.10k) in the year.

Spain current trading

The Spanish market remained strong in 2017. We completed 301 homes in 2017 (2016: 304) at an average selling price of €352k (2016: €358k). The total order book as at 31 December 2017 stood at 329 homes (31 December 2016: 293 homes). We expect to report a significantly improved operating profit* for the Spanish business in 2017 (2016: £20.6 million operating profit*). The business is well positioned for further growth in 2018.

Group financial position

We ended the year in a robust position with net cash of c.£512 million (31 December 2016: £365 million net cash), after the payment of £450 million of dividends to shareholders in 2017 (2016: £356 million).

We have now secured agreements with 90% of freeholders to enable our customers with a ten-year doubling ground rent lease to convert to an RPI-based structure, should they elect to participate in our assistance scheme. We continue to make good progress towards securing agreements with the other freeholders. Our estimate on the total cost remains in line with prior commentary.

Outlook

We will report FY 2017 results in line with our expectations, and we expect to achieve further growth and performance improvement in 2018. For FY 2017 the Group will deliver an improved operating profit* margin of c.21.2% (2016: 20.8%) and a return on net operating assets** of over 32% (2016: 30.7%). We will pay a total dividend in FY 2018 of c.£500 million, subject to shareholder approvals, and reiterate our intention to make further material capital returns in 2019 and beyond, with details to be provided at our Strategy Day scheduled for H1 2018.

We start this year in a strong financial and operational position with significant embedded value in our short term landbank and strategic pipeline. Whilst we are aware of potential political and economic risks, we expect to demonstrate further progress in 2018 against our medium term financial targets, whilst also driving further operational improvements where we can add value, including customer service and product quality.

* Operating profit is defined as profit on ordinary activities before net finance costs, exceptional items and tax, after share of results of joint ventures.

** Return on net operating assets is defined as 12-month operating profit divided by the average of the opening and closing net operating assets, which is defined as net assets less net cash less net tax balances, excluding any accrued dividends.

-Ends-

Taylor Wimpey plc

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Notes to editors:

Taylor Wimpey plc is a UK-focused residential developer which also has operations in Spain.
For further information, please visit the Group's website:

www.taylorwimpey.co.uk

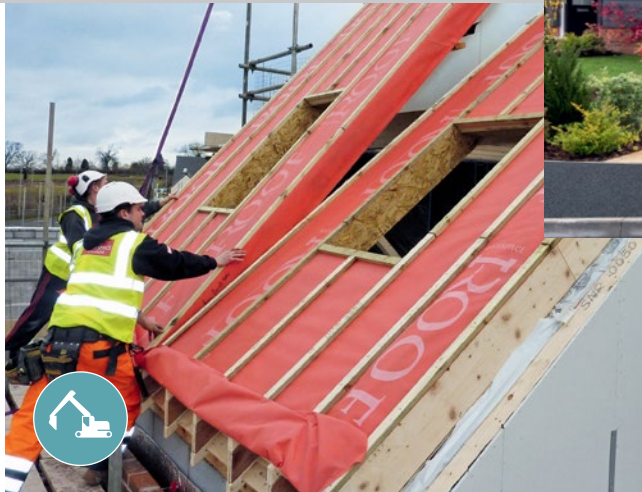
Follow us on Twitter via @TaylorWimpeyplc



BARRATT
DEVELOPMENTS PLC

Building excellence

Annual Report
and Accounts 2017



Welcome to Barratt Developments

Our vision is to lead the future of housebuilding by putting **customers first** and at the heart of everything we do.

By **investing in our people**, we are **leading construction** to create **great places** where people aspire to live and generating sustainable returns for our shareholders.

Key highlights¹

Continued strong performance

	2017 ²	2016 ²	Change
Total completions ³ (plots)	17,395	17,319	0.4%
Revenue (£m)	4,650.2	4,235.2	9.8%
Gross margin (%)	20.0	18.9	1.1 ppts
Adjusted gross margin ⁴ (%)	20.2	18.9	1.3 ppts
Profit from operations (£m)	799.2	668.4	19.6%
Adjusted profit from operations ⁴ (£m)	808.0	668.4	20.9%
Operating margin (%)	17.2	15.8	1.4 ppts
Adjusted operating margin ⁴ (%)	17.4	15.8	1.6 ppts
Profit before tax (£m)	765.1	682.3	12.1%
Adjusted profit before tax ⁴ (£m)	773.9	682.3	13.4%
ROCE (%)	29.8	27.1	2.7 ppts
Total dividend per share (pence)	41.7	30.7	35.8%
Net cash (£m)	723.7	592.0	22.2%
Net assets (£m)	4,322.2	4,010.2	7.8%

1 Refer to page 175 for definitions of KPIs.

2 Unless otherwise stated, all numbers quoted exclude joint ventures ('JV') and are for the year ended 30 June throughout this Annual Report and Accounts.

3 Includes JV completions in which the Group has an interest.

4 Calculated before commercial adjusted item disclosed in note 2.2 of the Financial Statements.

A snapshot of our business

We are the nation's leading housebuilder operating across Britain with 27 housebuilding divisions delivering 17,395¹ homes this year.

Our year in numbers

Total completions¹



2016: 17,319

Average active outlets



2016: 365

Housebuilding divisions



2016: 27

Owned and controlled land bank plots



2016: 71,351

Employees²

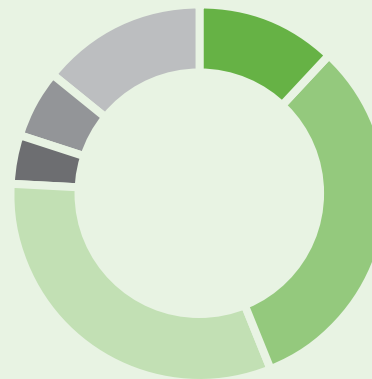


2016: 6,209

Our homes

We are a HBF 5 Star homebuilder and create great places to live.

2017 completions by unit type

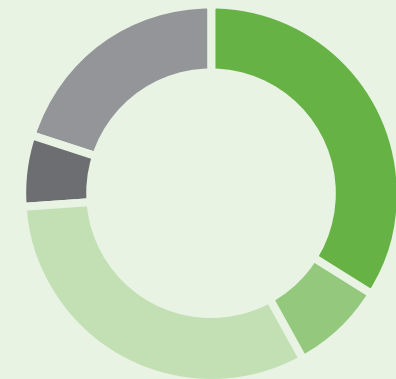


	2017	2016
● 1 and 2 bedroom houses	12%	11%
● 3 bedroom houses	32%	34%
● 4 bedroom houses	32%	31%
● 5 and 6 bedroom houses	4%	5%
● Flats London	6%	7%
● Flats non-London	14%	12%

Our customers

We put our customers first. We build great homes and aim to provide customer service that exceeds expectations.

2017 completions by deal type



	2017	2016
● Help to Buy	35%	32%
● Part-exchange	8%	8%
● Other private	31%	35%
● Investor	6%	8%
● Affordable	20%	17%

¹ Total completions, including joint ventures, were 17,395 (2016: 17,319) for the year. Private completions for the year were 13,303 (2016: 13,198). Affordable completions for the year were 3,342 (2016: 2,707) and JV completions in which the Group had an interest were 750 (2016: 1,414).

² Employee numbers, excluding sub-contractors, taken as at 30 June.

Persimmon plc today announces Final Results for the year ended 31 December 2017.

Highlights

- Excellent performance in 2017 with another year of disciplined high quality growth
- Legal completions increased by 872 new homes to **16,043** (2016: 15,171) and average selling price increased by 3.2% to £213,321 (2016: £206,765)
- Revenue for the year up 9% to £3.42bn (2016: £3.14bn)
- Operating margin* increased to 28.2% (2016: 24.8%); with second half improvement to 28.8%
- 25% increase in underlying profit before tax* to £977.1m (2016: £782.8m)
- 26% increase in underlying basic earnings per share* to 258.6p (2016: 205.6p)
- 18% increase in cash generation (pre capital returns) to £806m (2016: £681m)
- 51.5% return on average capital employed**, an increase of 31% (2016: 39.4%)
- 17,301 plots of land acquired in the year, with 8,296 plots successfully converted from the Group's strategic land portfolio
- Net cash of £1,303m at 31 December 2017 (2016: £913m)
- 10% increase in post tax return on equity to 26.5% (2016: 24.1%)
- 7.5% increase in forward sales at £2.03bn (2017: £1.89bn)
- Interim and Final dividends declared of 125p and 110p per share respectively

Long term strategy

- Excellent performance continues:
 - Successfully delivering growth - new home legal completions ahead by over 70% since launch of strategy in 2012
 - Successfully returning surplus capital - £1,488m, or £4.85 per share, of excess capital returned since launch of plan in 2012
- The Group's continued outperformance and generation of surplus capital in 2017 has enabled a further increase in the Capital Return Plan to be announced today:
 - Additional Capital Return payments of 125 pence per share to be made each year for the next three years ending in 2020, increasing the total value of the Plan by 375 pence per share to £13.00 per share
 - These new additional returns will be paid as an interim dividend in late March/early April each year. The first of these additional payments will be made on 29 March 2018 as an interim dividend in respect of the financial year ended 31 December 2017, totalling c. £390m
- In addition, the Board is pleased to confirm that the scheduled capital return of 110 pence per share, or c. £340m, will be paid, subject to shareholder approval, on 2 July 2018 as a final dividend in respect of the financial year ended 31 December 2017
- Following this further improvement of the payment schedule the total value of the Capital Return Plan is estimated to be c. £4.1 billion or £13.00 per share, over double the original plan value of £6.20 per share

* stated before goodwill impairment of £11.0m (2016: £8.0m)

** 12 month rolling average and stated before goodwill impairment

As expected, we experienced an uptick in customer activity as we moved into the autumn sales season from mid-September. We anticipated a more normal level of customer activity through this period than in the prior year when sales rates were supported by the cut in the Bank Rate to 0.25% on 4 August 2016, together with the introduction of a package of measures to support growth in the economy, including the Term Funding Scheme, after the Referendum result. Indeed, to ease some concern over affordability, in June 2017 the Bank of England's Financial Policy Committee increased the mortgage stress test that helps determine whether customers' mortgages are affordable on a sustainable basis. With consumer confidence remaining relatively consistent through the second half of the year, albeit at slightly lower levels, mortgage approvals weakened through the final quarter of 2017 leaving approvals for the second half in line with the prior year. The Bank of England increased the Bank Rate to 0.5% on 2 November, the first increase since July 2007, reversing the cut in August 2016. However, mortgage lenders currently remain keen to increase their market share. The Government's cut in stamp duty for first time buyers in the budget on 22 November 2017 should provide support to the market in 2018.

Given the strength of our comparatives, we were pleased with the Group's second half sales rate, being just c. 5% lower than last year. The Group's focus on driving our construction programmes forward enabled us to increase our new home legal completions in the second half by 4%, or 316 homes, to 8,249 new homes. Our forward sales at 31 December 2017 were 10% stronger at £1.36bn (2016: £1.23bn). The Group's average selling price for the second half of the year of £213,377 was 2.7% ahead of the prior year (2016: £207,680), leaving the full year average selling price of £213,321, 3.2% higher than 2016 (£206,765). This modest increase through the year reflected the performance of the Group's brands as discussed further below. We achieved an increase of 25% in the number of new homes sold to our housing association partners year on year, these sales accounting for 17% of the Group's total volumes for the year compared to 15% of total volumes in 2016.

The Group remains focused on delivering house types that appeal to customers across the range but with an emphasis on first time buyers and first time movers within the mix of homes offered for sale on our developments. The Government's confirmation of the funding of the existing Help to Buy scheme in October 2017 provided important visibility for the industry and the necessary confidence to continue to invest in land and development works. Affordability of newly built homes remains very attractive when compared to the cost of renting an equivalent house in a similar location.

Achieving a sustainable increase in new sales outlets which are able to commence construction as quickly as possible, together with securing the appropriate level of skilled labour and materials to support increased build activity, remain the industry's most pressing issues and continue to constrain output levels.

Despite the Group opening 197 new sales outlets during 2017, due to healthy sales rates our average total active outlet numbers remained at similar levels at c. 370 sites. Unfortunately, even after establishing the principle of residential development in a location, the process of securing a detailed implementable consent to commence construction activity remains challenging and time consuming. The revised National Planning Policy Framework is expected to be implemented in March 2018. This includes measures to ensure local planning authorities establish and maintain up to date plans identifying sufficient land to meet their housing needs for a five year period and will hopefully support more timely delivery. Hopefully this will ensure that sufficient land supply is delivered in the places that have the greatest need for new homes. We will continue to work with all stakeholders to try to identify further opportunities to improve the efficiency of the planning system at the local level which will allow an earlier start of construction activity on site. Further increases in the number of sites that achieve residential planning consent will aid the industry in expanding the overall numbers of new homes constructed.

The substantial expansion of the Group's output over recent years demonstrates our commitment to increase the Group's rate of new home construction. We have made further progress in growing the skill base required to support higher sustainable levels of activity by increasing our investment in training both trade apprentices in the necessary site skills and graduate trainees across all disciplines in the business. Our "Combat to Construction" initiative, which provides re-training opportunities for service personnel on leaving the armed forces, and our complementary "Upskill to Construction" initiative which supports mature trainees to gain the required construction skills, are working well. The new Apprenticeship Levy was introduced in April 2017. The Group is focused on harnessing this funding to provide additional strength to our skills training initiatives. We are working with the CITB and the Home Building Skills Partnership to design apprenticeship standards which address the specific needs of modern construction methods which are approved under the Apprenticeship Levy regime.

Improvements in site productivity to support increases in construction output and to secure greater efficiencies remain a key focus for the Group. Work-flow management tools are being rolled out across our business which are designed to capture productivity benefits on site. We are progressively rolling-out the use of our core Group house types across the UK which is helping to secure increased production, especially when combined with our Space4 modern method of construction. System and process improvements have created improved visibility of anticipated build completion dates which is assisting greater precision in the timing of delivery of new homes to our customers. In addition, these improvements are assisting more proactive site resourcing and management of construction programmes which further assists our progress on site.

A strategy for sustainable growth

Galliford Try plc
Annual Report and
Financial Statements
2017





01. Longhedge Village, Wiltshire
02. Longacre, Hampshire
03. Waterside, South London

Revenue
£937m
+11%

Profit from operations
£170.3m
+16%



Linden Homes delivered **3,296** new homes in 2016/17, of which 77% were for private sale. We have a strong presence in the South and East of England, a growing footprint in the North and Midlands, and the potential for further expansion.

We develop high-quality homes for first-time buyers and families. Our sites are in good locations, close to transport links and local amenities. We create sustainable developments by designing homes to complement their surroundings, while maximising the benefits of internal standardisation. Where the market requires, we have a proven ability to create bespoke designs and high-rise developments.

i Business review p26



01. Pretoria Road, North London
02. Tregae Parc, Cornwall
03. Bournville Gardens Retirement Village, Birmingham

Revenue
£330m
+10%

Profit from operations
£14.9m
+27%



Partnerships & Regeneration is our specialist regeneration business. It has a strong track record of delivery and a growing national footprint.

We have strong relationships with the Homes and Communities Agency and Greater London Authority, provide contracting services to housing associations, local authorities and other Registered Providers, and develop mixed-tenure projects, providing private housing for sale on regeneration-led sites. We use the Linden Homes' brand to differentiate our developments and draw on Linden Homes' retail expertise to deliver these projects successfully.

Our ability to provide development solutions across tenures and work with clients as contractor, developer and investor distinguishes us from our peers.

i Business review p30



01. NDA Archive, Caithness
02. 40 Brighton Road, Surrey
03. Skipton Flood Alleviation Scheme, Yorkshire

Revenue
£1,527m
+2%

Pre-exceptional loss from operations¹
£(0.9)m
-106%



Construction operates nationwide, primarily under the Galliford Try and Morrison Construction brands. Our network of regional offices is a key advantage, enabling us to deploy our national strength using a local approach.

The business is organised into the Building, Infrastructure and PPP Investments divisions. It also includes facilities management, telecommunications, dry lining and our national piling specialists, Rock & Alluvium.

Building

Building serves a range of clients across the UK, with a substantial presence in Scotland. We work with clients in the public and regulated sectors, in particular the health, education and defence markets. We also serve commercial clients, mainly in the South East and Midlands.

Infrastructure

Infrastructure carries out civil engineering projects. We have strong positions in the transport sector (including road, rail and airports), the water and wastewater sector and the flood alleviation sector.

PPP Investments

PPP Investments delivers major building and infrastructure projects through public private partnerships. The business leads bid consortia and arranges finance, making equity investments and managing construction through to operations.

i Business review p34

1 Reported loss from operations was £88.8 million.

Business review

Linden Homes

continued

Market

All political parties remain committed to challenging targets to meet the ever-growing demand for housing. Output across the industry continues to lag behind the targeted 200,000 homes a year, but output has increased by more than a third since the low-point of 2012-13 (133,000).

The recent Housing White Paper offered some solutions to the issues surrounding increasing supply, but focused mainly on peripheral factors such as Modern Methods of Construction, increasing density around public infrastructure and encouraging self-build. Although further reforms to the planning system were signalled in the paper, obtaining swift and consistent decisions remains an issue for the industry, with councils still struggling to meet the workloads they face in some areas.

Mortgage approvals and average house prices have both experienced a slight slowdown since the start of the year and consumer confidence has dropped since the indecisive general election result.

However, sales remain relatively stable and supply including existing properties remains restricted resulting in a positive environment for our business.

With demand remaining relatively buoyant, the market remains favourable.

Performance

The EU referendum resulted in uncertainty in the housing market in the early weeks of the financial year. However, confidence returned to the market and Linden Homes enjoyed good trading conditions overall, while at the same time improving its performance through the successful implementation of its strategy. We increased our revenue and margins, benefiting from continued rationalisation of our operating processes, and maintained our landbank at an appropriate level. Although the general election in June resulted in further political instability, and consumer confidence indicators have weakened in recent weeks, we are seeing no material change in our markets. Underlying demand continues to be strong and mortgage availability remains positive.

Revenue increased by 11% to £937.4 million (2016: £840.8 million), with completions 7% higher at 3,296 (2016: 3,078). Private housing completions accounted for 2,537 of the total (2016: 2,487) and there were 759 affordable housing completions (2016: 591). Excluding our joint venture partners' share, completions were 2,876, up from 2,691 in 2016.

Our average selling price for private housing rose by 6% to £354,000 (2016: £335,000), while our average selling price for affordable homes was £121,000 (2016: £113,000). We expect average selling prices to reduce over the strategy period to 2021, reflecting increased standardisation and the mix shift away from the South East as we grow into new regions.

There were 77 active selling sites on average during the year, in line with the average of 80 in 2016. Sales per site per week remained stable at 0.62. Cancellation rates were largely steady at 19% (2016: 17%). The business entered the financial year with sales in hand of £373 million, compared to £380 million at the prior year end.

Driving margin improvement is a fundamental part of Linden Homes' strategy. Further rationalisation of operating processes contributed to an operating margin of 18.2%, up from 17.5% in 2016. Excluding land sales, which were primarily to Linden Homes' joint ventures, the operating margin increased from 16.2% to 17.0%.

Standardisation of layouts is an important driver of margin improvement. Around 60-65% of Linden Homes' current consented schemes are standard products. We are currently developing the third generation of standard layouts, with a target of 80% of our planning applications using these layouts by 2021. The new layouts fully reflect our knowledge of what makes an efficient house type. In addition, we have unified our approach to branding and all new sites now make consistent use of the Linden Homes brand. We have also increased the productivity of each of our business units, reducing head count at the same time as increasing turnover, leading to greater profitability.

There is some inflationary pressure in the supply chain, with demand exceeding supply for materials such as roof tiles and the fall in sterling affecting the cost of imported materials. The availability of subcontractors remains stable. Many of the skilled tradespeople working in the UK are EU citizens and we will carefully monitor the availability of labour as the UK's exit from the EU progresses.

The land market continues to be benign, allowing us to secure the plots we need with robust assumptions. At the year end, we had a landbank of 10,650 plots (2016: 11,500), which we estimate is equivalent to around 3.5 years' supply. The figure represents sites we own and control,

including sites under option, but excluding our longer-term options on strategic land, discussed below, and provides a sustainable business platform. Around 82% of Linden Homes' landbank relates to houses, with the remainder apartments. The average cost per plot is £71,000 and the expected average selling price per plot is £305,000. The gross development value of our landbank was £3.2 billion at the year end, compared with £3.6 billion a year earlier.

We continue to invest in our strategic land team, under the leadership of a dedicated national managing director. Our strategic land holdings stood at 2,396 acres at 30 June 2017 (2016: 1,775 acres) and we expect to generate in excess of 11,875 plots from this land.

We were pleased to retain our NHBC four-star customer satisfaction rating for another year. However we continue to strive for five-star status, and all of our staff are rewarded on the success of their own business in achieving high levels of customer satisfaction.

For the second year running, Linden Homes won silver 'Sustainable Developer of the Year' at the prestigious What House? Awards and silver in NextGeneration's sustainability benchmark. The award distinguishes developers that are committed to all aspects of sustainability, with the judges looking for low carbon initiatives, use of sustainable materials and energy-saving appliances – and crucially – the building of sustainable communities.

Management

As noted in last year's annual report, Andrew Hammond and Tom Nicholson were appointed as Divisional Chairman West and Divisional Chairman East respectively, with effect from 9 August 2016 and joined the Galliford Try Executive Board on 6 September 2016.

Outlook

As emphasised by the Housing White Paper published during the financial year, Linden Homes is well placed to benefit from the government's ongoing commitment to increasing housing supply. Coupled with this, the land market remains benign and the housing market continues to enjoy good mortgage availability, low interest rates and the Help to Buy scheme remains popular. We have a solid forward order book and expect to deliver both further improvements in the operating margin and volume growth in the next financial year, remaining on track to deliver against our financial targets by 2021.



Crest
NICHOLSON

BUILDING LASTING VALUE

Crest Nicholson Annual Integrated Report
31st October 2017



Performance highlights

We maintained the robust financial performance that enables us to build lasting value...

£1,065.6m¹

sales

2016 £1,000.3m

↑ 7%

£207.0m

profit before tax

2016 £195.0m

↑ 6%

66.1p

basic earnings per share

2016 62.0p

↑ 7%

2,935²

homes legally completed in 2017

2016 2,870

↑ 2%

29.7%

return on capital employed

2016 31.3%

↓ 1.6ppts

33.0p

dividend per share

2016 27.6p

↑ 20%

...while managing our social and environmental impacts, and maintaining our position in the FTSE4Good Index.

11%

of apprentices in total workforce

2016 9%

28%

reduction in AIIR compared to 2016

21%

reduction in the total carbon emissions from our offices compared to 2016



¹ Sales is a combination of statutory revenue as per the consolidated income statement and the Group's share of sales earned by joint ventures.

² Includes Crest Nicholson share of units from joint ventures.

OPERATIONAL PERFORMANCE MEASURES

Short-term land units

The availability of short-term land units ensures we can progress developments and meet the urgent need for new homes.



Strategic land units

Strategic land unit purchases can be made more cost effectively and for the long term.



Land pipeline total gross development value

A strong land pipeline ensures that we always have good land for our developments.



Average number of outlets

We aim to increase not just the number of sites we have but the number of outlets we have across these sites.



KPIs

Sales

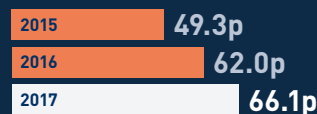
Sales is a combination of statutory revenue as per the consolidated income statement and the Group's share of sales earned by joint ventures.



6.5%
increase

Basic earnings per share

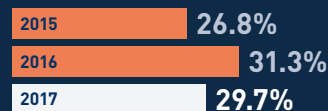
The amount of profit allocated to each share of our stock increased in 2017.



6.6%
increase

Return on capital employed

The return on capital employed achieved in 2017 decreased slightly, due to our disciplined investment for growth in new divisions balanced by an ongoing focus on cash generation to maintain prudent levels of borrowings.



1.6ppts
decrease

The Profit before tax, Basic earnings per share and Return on capital employed KPIs above are directly linked to remuneration (for more information please refer to the Directors' Remuneration Report, [pages 69 to 91](#)).

Profit before tax

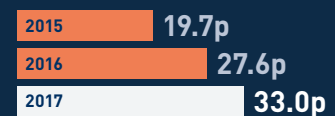
With strong gross margins in 2017, profits before the payment of corporation tax grew by 6%.



6.2%
increase

Dividends per share

The move to a 2x dividend cover enhanced our dividend per share growth to 20% in 2017.



19.6%
increase

**Appendix 5: Lichfields Start to Finish Report
November 2016**

TRIP

Targeted Research
& Intelligence Programme



Nathaniel Lichfield
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Planning. Design. Economics.

Start to Finish

How Quickly do Large-Scale Housing Sites Deliver?

November 2016

Executive Summary

There is a growing recognition that large-scale housing development can and should play a large role in meeting housing need. Garden towns and villages – planned correctly – can deliver sustainable new communities and take development pressure off less sustainable locations or forms of development.

However, what looks good on paper needs to deliver in practice. Plans putting forward large sites to meet need must have a justification for the assumptions they make about how quickly sites can start providing new homes, and be reasonable about the rate of development. That way, a local authority can decide how far it needs to complement its large-scale release with other sites – large or small – elsewhere in its district.

This research looks at the evidence on speed and rate of delivery of large-scale housing based on a large number of sites across England and Wales (outside London). We draw five conclusions:

1. If more homes are to be built, more land needs to be released and more planning permissions granted. There is no evidence to support the notion of systemic 'land banking' outside London: the commercial drivers of both house builders and land promoters incentivises rapid build out of permissions to secure returns on capital.
2. Planned housing trajectories should be realistic, accounting and responding to lapse rates, lead-in times and sensible build rates. This is likely to mean allocating more sites rather than less, with a good mix of types and sizes, and then being realistic about how fast they will deliver so that supply is maintained throughout the plan period. Because no one site is the same – and with significant variations from the average in terms of lead-in time and build rates – a sensible approach to evidence and justification is required.
3. Spatial strategies should reflect that building homes is a complex and risky business. Stronger local markets have higher annual delivery rates, and where there are variations within districts, this should be factored into spatial strategy choices. Further, although large sites can deliver more homes per year over a longer time period, they also have longer lead-in times.
4. Plans should reflect that – where viable – affordable housing supports higher rates of delivery. This principle is also likely to apply to other sectors that complement market housing for sale, such as build to rent and self-build (where there is demand for those products). This might mean some areas will want to consider spatial strategies that favour sites with greater prospects of affordable or other types of housing delivery.
5. For large-scale sites, it matters whether a site is brownfield or greenfield. The latter come forward more quickly.

In our conclusions we identify a check list of questions for consideration in exploring the justification for assumed timing and rates of delivery of large-scale sites.

The Research in Figures

70 number of large sites assessed

3.9 years the average lead in time for large sites prior to the submission of the first planning application

6.1 years the average planning approval period of schemes of 2,000+ dwellings. The average for all large sites is circa 5 years

161 the average annual build rate for a scheme of 2,000+ dwellings

321 the highest average annual build rate of the schemes assessed, but the site has only delivered for three years

40% approximate increase in the annual build rate for large sites delivering 30%+ affordable housing compared to those delivering 10%-19%

50% more homes per annum are delivered on average on large greenfield sites than large brownfield sites



Introduction

When it comes to housing, Government wants planning to think big. With its Garden Towns and Villages agenda and consultation on proposed changes to the National Planning Policy Framework (NPPF) to encourage new settlements, planning authorities and developers are being encouraged to bring forward large-scale housing development projects, many of them freestanding. And there is no doubt that such projects will be necessary if England is to boost supply and then consistently deliver the 300,000 new homes required each year¹.

Large-scale sites can be an attractive proposition for plan-makers. With just one allocation of several thousand homes, a district can – at least on paper – meet a significant proportion of its housing requirement over a sustained period. Their scale means delivery of the infrastructure and local employment opportunities needed to sustain mixed communities.

But large-scale sites are not a silver bullet. Their scale, complexity and (in some cases) up-front infrastructure costs means they are not always easy to kick start. And once up and running, there is a need to be realistic about how quickly they can deliver new homes. Past decades have seen too many large-scale developments failing to deliver as quickly as expected, and gaps in housing land supply have opened up as a result.

So, if Local Plans and five year land supply assessments are to place greater reliance on large-scale developments – including Garden Towns and Villages – to meet housing needs, the assumptions they use about when and how quickly such sites will deliver new homes will need to be properly justified.

“Local planning authorities should take a proactive approach to planning for new settlements where they can meet the sustainable development objectives of national policy, including taking account of the need to provide an adequate supply of new homes. In doing so local planning authorities should work proactively with developers coming forward with proposals for new settlements in their area.”

DCLG consultation on proposed changes to national planning policy (December 2015)

The Planning Practice Guidance (PPG) offers little guidance other than identifying that timescales and rates of development in land availability assessments should be based on information that “*may include indicative lead-in times and build-out rates for the development of different scales of sites. On the largest sites allowance should be made for several developers to be involved. The advice of developers and local agents will be important in assessing lead-in times and build-out rates by year*”². It also requires housing land availability assessments to include: “a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome.”³

This research provides insights to this topic – which has become a perennial discussion at Local Plan examinations and Section 78 appeals in recent years – by focusing on two key questions:

1. what are realistic lead-in times for large-scale housing developments?; and
2. once the scheme starts delivering, what is a realistic annual build rate?

NLP has carried out a desk-based investigation of the lead-in times and build-out rates on 70 different strategic housing sites (“large sites”) delivering 500 or more homes to understand what factors might influence delivery. For contrast 83 “small sites” delivering between 50 and 499 homes have been researched to provide further analysis of trends in lead in times and build rates at varying scales.

As well as identifying some of the common factors at play during the promotion and delivery of these sites it also highlights that every scheme has its own unique factors influencing its progress: there can be significant variations between otherwise comparable developments, and there is no one ‘typical scheme’. This emphasises the importance of good quality evidence to support the position adopted on individual projects.

¹ House of Lords Select Committee on Economic Affairs (2016) Building more homes: 1st Report of Session 2016-17 - HL Paper 20

² PPG ID: 3-023-20140306

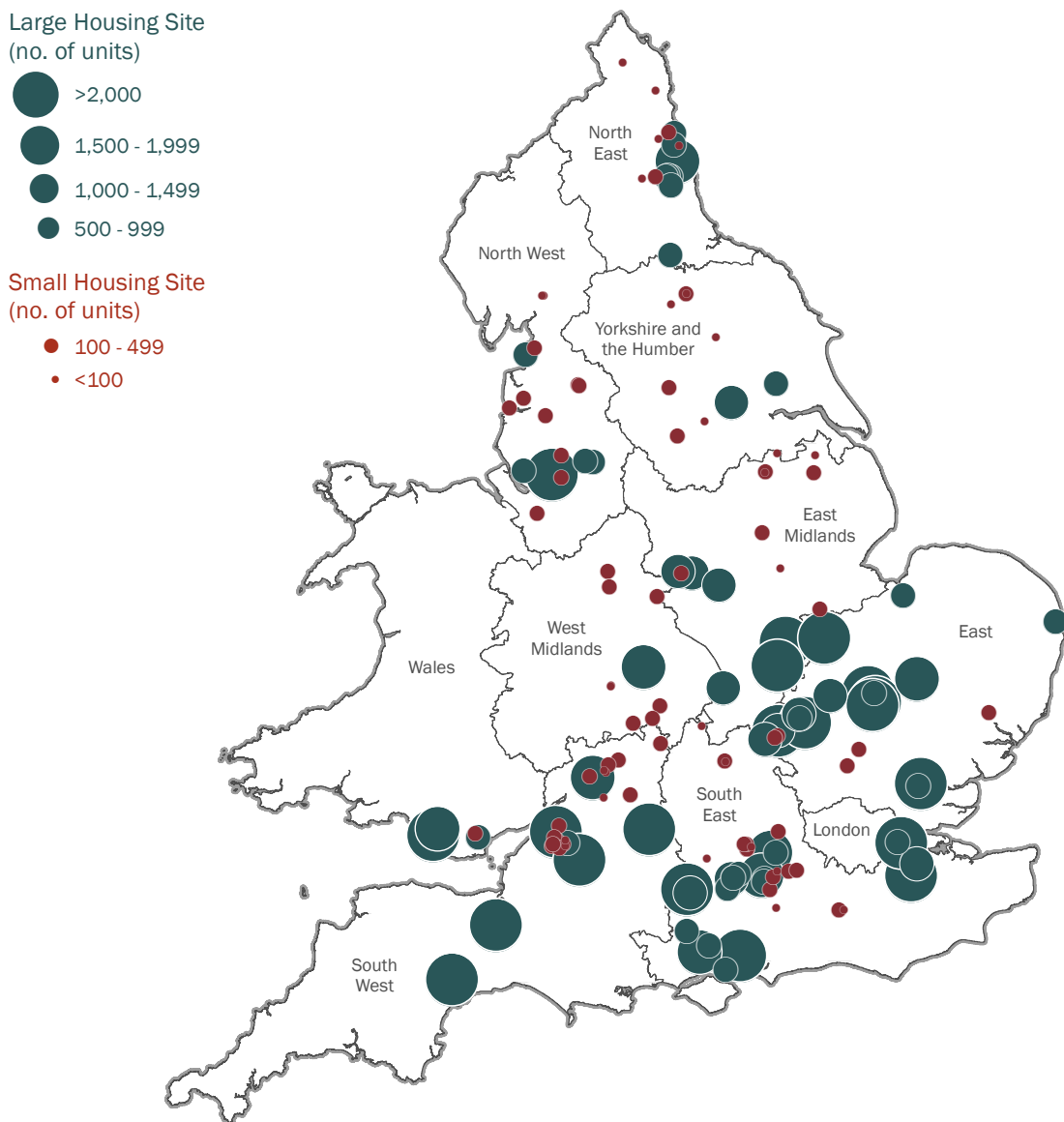
³ PPG ID: 3-028-20140306

Data Sources and Methodology

In total NLP reviewed 70 strategic sites (“large sites”) which have delivered, or will deliver, in excess of 500 dwellings. The sites range in size from 504 to 15,000 dwellings. The geographic distribution of the 70 large sites and comparator small sites is set out below in Figure 1. A full list of the large sites can be found in Appendix 1 and the small sites in Appendix 2. NLP focused on sites outside London, due to the distinctive market and delivery factors applicable in the capital.

Efforts were made to secure a range of locations and site sizes in the sample, but it may not be representative of the housing market in England and Wales as a whole and thus conclusions may not be applicable in all areas or on all sites.

Figure 1: Geographic Distribution of the 70 Large Sites and 83 Small Sites Assessed



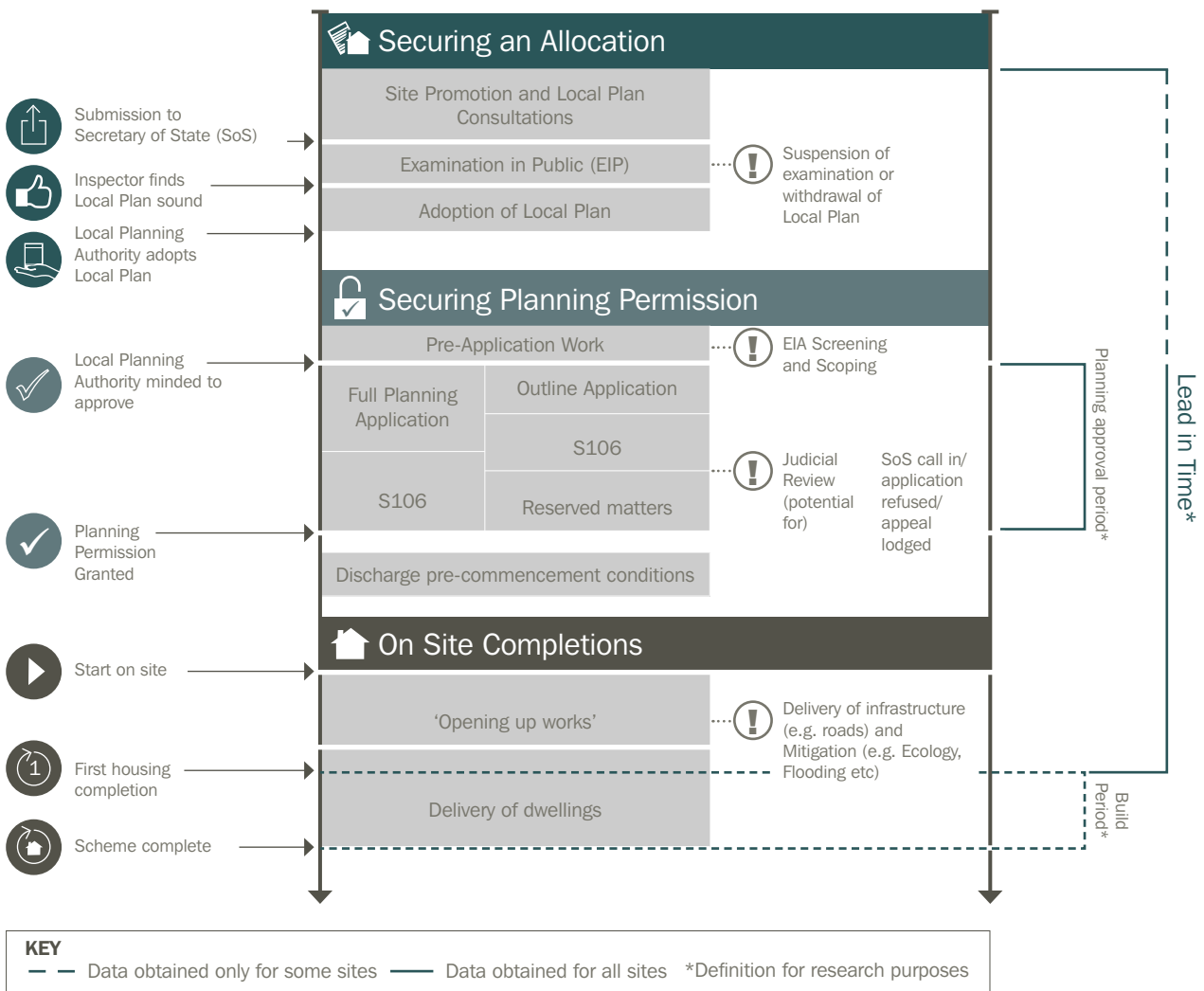
Source: NLP analysis

Methodology

The research aims to cover the full extent of the planning and delivery period. So, wherever the information was available, the data collected on each of the 70 sites covers the stages associated with the total lead-in time of the development (including the process of securing a development plan allocation), the total planning approval period, starting works on site, delivery of the first dwelling and the annualised build rates recorded for the development up until to the latest year where data is available (2014/15). To structure the research and provide a basis for standardised measurement and comparison, these various stages (some of them overlapping) have been codified.

Figure 2 sets out the stages and the milestones used to measure them. These are assumed to fall under what are defined as 'lead-in times', 'planning approval periods' and 'build periods', with 'first housing completion' denoting the end of the lead-in time and start of the build period. Not every site assessed will necessarily have gone through each component of the identified stages sequentially, or indeed at all (for example, some sites secure planning permission without first being allocated).

Figure 2: Timeline for the Delivery of a Strategic Housing Site



Source: NLP

Start to Finish

The approach to defining these stages for the purposes of this research is set out below:

- The **'lead-in time'** – this measures the period up to the first housing completion on site from either a) the date of the first formal identification of the site as a potential housing allocation (e.g. in a LPA policy document) or where not applicable, available or readily discernible – b) the validation date of the first planning application made for the scheme.
- The **'planning approval period'** is measured from the validation date of the first application for the proposed development (be that an outline, full or hybrid application). The end date is the decision date of the first detailed application which permits the development of dwellings on site (this may be a full or hybrid application or the first reserved matters approval which includes details for housing). The discharge of any pre-commencement and other conditions obviously follows this, but from a research perspective, a measurement based on a detailed 'consent' was considered reasonable and proportionate milestone for 'planning' in the context of this research.
- The date of the **'first housing completion'** on site (the month and year) is used where the data is available. However, in most instances the monitoring year of the first completion is all that is available and in these cases a mid-point of the monitoring period (1st October, falling halfway between 1st April and the following 31st March) is used.
- The **'annual build rate'** falls within the overall 'build period'. The annual build rate of each site is taken or inferred from the relevant Local Planning Authority's Annual Monitoring Reports (AMR) or other evidence based documents where available. In some instances this was confirmed – or additional data provided – by the Local Planning Authority or County Council.

Due to the varying ages of the assessed sites, the implementation of some schemes was more advanced than others and, as a function of the desk-based nature of the research and the vintage of some of the sites assessed, there have been some data limitations, which means there is not a complete data set for every assessed site. For example, lead-in time information prior to submission of planning applications is not available for all sites. And because not all of the sites assessed have commenced housing delivery, annual build rate information is not universal. The results are presented accordingly.



Getting Started: What are Realistic Lead-in Times?

How long does it take for large-scale sites to get up and running? This can be hard to estimate. Understandably, those promoting sites are positive about how quickly they can deliver, and local authorities choosing to allocate large-scale sites in their plans are similarly keen for these sites to begin making a contribution to housing supply. This leads some local housing trajectories to assume that sites can be allocated in Local Plans and all detailed planning approvals secured in double-quick time. However, the reality can prove different.

Our main focus here is on the average 'planning approval period' and the subsequent period from receiving a detailed planning approval to delivery of the first house on site. However, another important metric is how long it takes from the site being first identified by the local authority for housing delivery to getting started on site. Unfortunately, getting accurate data for this on some of the historic sites is difficult, so this analysis is focused on a just 18 of the sample sites where information was available.

Lead-in Times

The lead-in time prior to the submission of a planning application is an important factor, because many planning issues are flushed out in advance of planning applications being submitted, not least in terms of local plan allocations establishing the principle of an allocation. In a plan-led system, many large-scale sites will rely on the certainty provided by Local plans, and in this regard, the slow pace of plan-making in the period since the NPPF⁴ is a cause for concern.

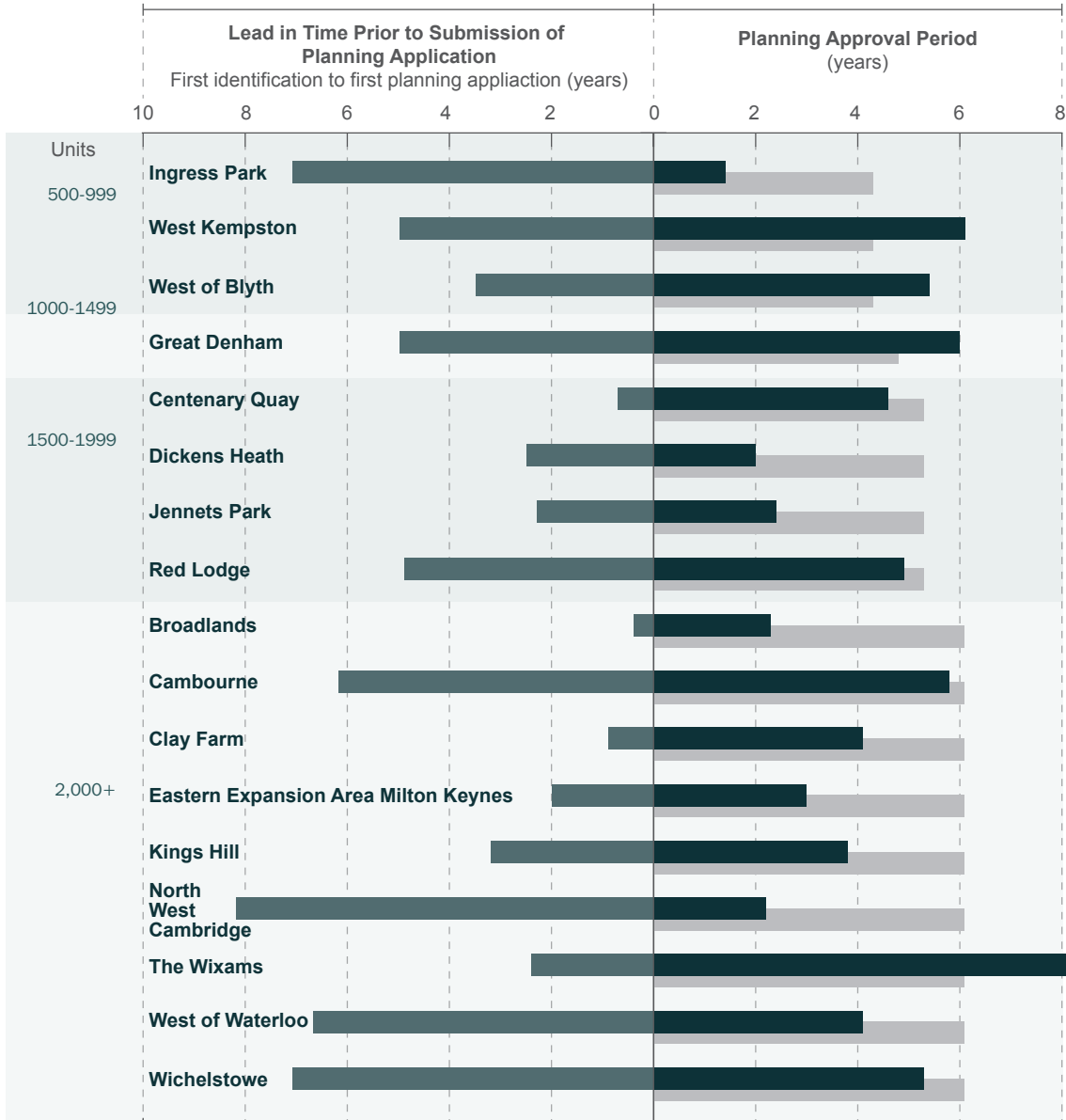
If the lead-in time prior to submission of an application is able to focus on addressing key planning issues, it can theoretically help ensure that an application – once submitted – is determined more quickly. Our sample of sites that has lead-in time information available is too small to make conclusions on this theory. However, there is significant variation within these sites highlighting the complexity of delivering homes on sites of different sizes. Of this sample of sites: on average it was 3.9 years from first identification of the site for housing to the submission of the initial planning application.

Moreover, a substantial lead-in time does not guarantee a prompt permission: 4 of the 18 sites that took longer to gain planning permission than the average for sites of comparable size and also had lead-in times prior to submission of a planning application of several years⁵.

⁴ As at September 2016, just 34% of Local Authorities outside London have an up-to-date post-NPPF strategic-level Local Plan. Source: PINS / NLP analysis.

⁵ The sites in question were The Wixams, West Kempton, West of Blyth, and Great Denham.

Figure 3: Average lead-in time of sites prior to submission of the first planning application



KEY
 Lead in time prior to submission of planning application
 Planning approval period
 Average planning application period for site of that size

Source: NLP analysis

The Planning Approval Period: Size Matters

The term ‘planning approval period’ in this report measures the period from the validation date of the first planning application for the scheme to the decision date of the first application which permits development of dwellings on site (this could be a full, hybrid or reserved matters application). Clearly, in many cases, this approval will also need to be followed by discharge of pre-commencement conditions (a focus of the Government’s Neighbourhood Planning Bill) but these were not reviewed in this research as a detailed approval was considered an appropriate milestone in this context.

The analysis considers the length of planning approval period for different sizes of site, including comparing large-scale sites with small sites. Figure 4 shows that the greater the number of homes on a site, the longer the planning approval period becomes. There is a big step-up in time for sites of in-excess of 500 units.

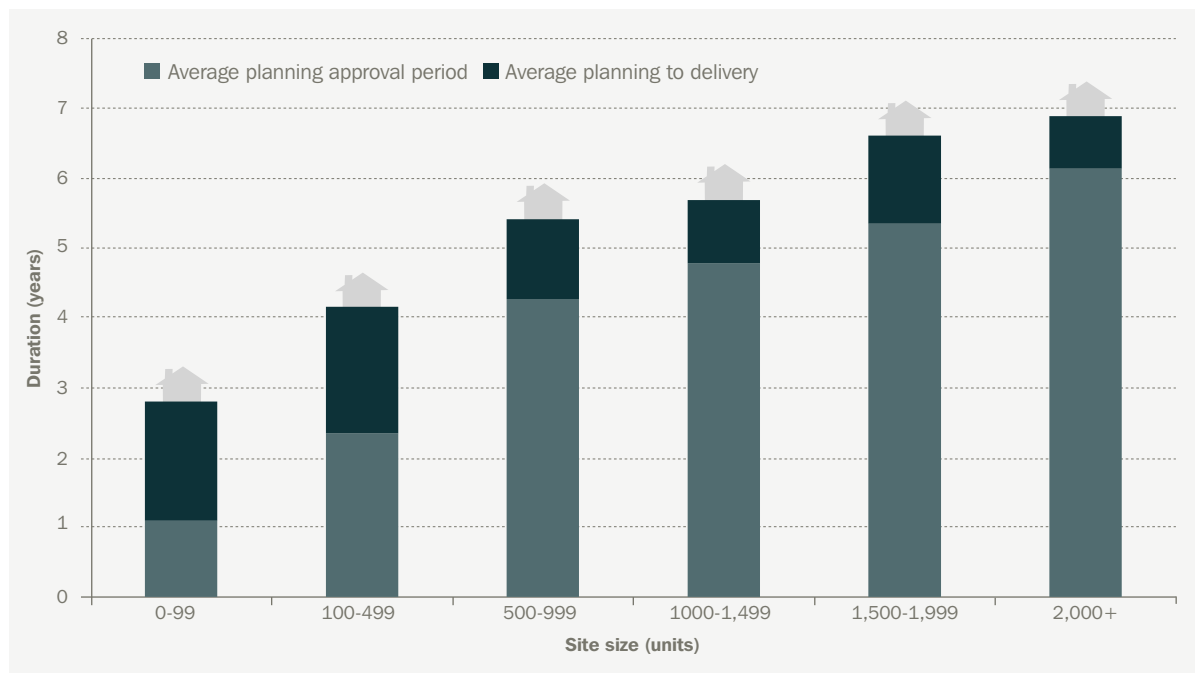
Time Taken for First Housing Completion after Planning Approval

Figure 4 also shows the time between the approval of the first application to permit development of dwellings on site and the delivery of the first dwelling (during which time any pre-commencement conditions would also be discharged), in this analysis this is the latter part of the lead in time period. This reveals that the timescale to open up a site following the detailed approval is relatively similar for large sites.

Interestingly, our analysis points to smaller sites taking longer to deliver the first home after planning approval. This period of development takes just over 18 months for small sites of under 500 units, but is significantly quicker on the assessed large-scale sites; in particular, on the largest 2,000+ dwelling sites the period from receiving planning approval to first housing completion was 0.8 years.

In combination, the planning approval period and subsequent time to first housing delivery reveals the total period increases with larger sites, with the total period being in the order of 5.3 – 6.9 years. Large sites are typically not quick to deliver; in the absence of a live planning application, they are, on average, unlikely to be contributing to five year housing land supply calculations.

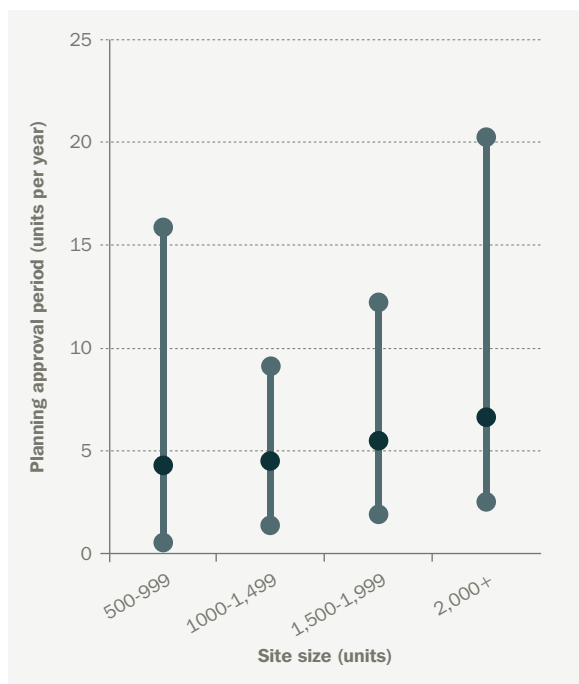
Figure 4: Average planning approval period and delivery of first dwelling analysis by site size



Source: NLP analysis

Of course, these are average figures, and there are significant variations from the mean. Figure 5 below shows the minimum and maximum planning approval periods for sites in each of the large size categories. This shows even some of the largest sites coming forward in under two years, but also some examples taking upwards of 15-20 years. Clearly, circumstances will vary markedly from site to site.

Figure 5: Site size and duration of planning



Source: NLP analysis

Case Studies

If some sites are coming forward more quickly than the average for sites of that size, what is it that is driving their rapid progress? We explored this with some case studies. These suggest that when schemes are granted planning permission significantly faster than the above averages, it is typically due to specific factors in the lead-in time prior to the submission of a planning application.

Gateshead – St James Village (518 dwellings): Planning approval period 0.3 years⁶

This site was allocated as a brownfield site in the Gateshead UDP (2000) prior to the submission of a planning application for the regeneration scheme. A Regeneration Strategy for East Gateshead covered this site and as at 1999 had already delivered high profile flagship schemes on the water front. Llewelyn Davis were commissioned by the Council and English Partnerships to prepare a masterplan and implementation strategy for the site which was published in June 1999. Persimmon Homes then acquired the site and it was agreed in autumn 1999 that they should continue the preparation of the masterplan. East Gateshead Partnership considered the masterplan on the 08th March 2000 and recommended approval. Subsequently, the outline application (587/00) with full details for phase 1 was validated on the 6th September 2000 and a decision issued on the 9th January 2001.

It is clear that although it only took 0.3 years for the planning application to be submitted and granted for a scheme of more than 500 units, the lead in time to the submission of the application was significant, including an UDP allocation and a published masterplan 18 months ahead of permission being granted. By the time the planning application was submitted most of the site specific issues had been resolved.

⁶ St James Village is excluded from the lead-in time analysis because it is unclear on what date the site was first identified within the regeneration area

Dartford – Ingress Park (950 dwellings): Planning approval period 1.4 years

This site was initially identified in a draft Local Plan in 1991 and finally allocated when this was adopted in April 1995. The Ingress Park and Empire Mill Planning Brief was completed in three years later (November 1998).

The submission of the first planning application for this scheme predated the completion of the Planning Brief by a few months, but the Council had already established that they supported the site. By the time the first application for this scheme was submitted, the site had been identified for development for circa seven years.

The outline application (98/00664/OUT) was validated on the 10th August 1998 and permission granted on the 21st Nov 2000, a determination period of 1 year and 3 months). A full application for the First Phase for 52 dwellings (99/00756/FUL) was validated and approved in just two months, prior to approval of the outline. Clearly, large-scale outline permissions have to wrap up a wide range of other issues, but having first phase full applications running in parallel can enable swifter delivery, in situations where a 'bite sized' first phase can be implemented without triggering complex issues associated with the wider site.

Cambridge and South Cambridgeshire – North West Cambridge (3,000 dwellings and 2,000 student bed spaces): Planning approval period 2.2 years

Cambridge University identified this area as its only option to address its long-term development needs, and the Cambridgeshire and Peterborough Structure Plan 2003 identified the location for release from the Green Belt. The site was allocated in the 2006 Cambridge Local Plan, and the North West Cambridge Area Action Plan was adopted in October 2009. The Area Action Plan established an overall vision and set out policies and proposals to guide the development as a whole.

As such, by the time the first application for this scheme was submitted, there had already been circa eight years of 'pre-application' planning initially concerning the site's release from the Green Belt, but then producing the Area Action Plan which set out very specific requirements.. This 'front-loaded' consideration of issues that might otherwise have been left to a planning application.

The outline application (11/1114/OUT – Cambridge City Council reference) for delivery of up to 3,000 dwellings, up to 2,000 student bed spaces and 100,000 sqm of employment floorspace was validated on the 21st September 2011 and approved on the 22nd of February 2013. The first reserved matters application for housing (13/1400/REM) was validated on the 20th September 2013 and approved on the 19th December 2013. Some ten years from the concept being established in the Structure Plan.

Summary on Lead-in Times

1. On average, larger sites take longer to complete the planning application and lead-in processes than do smaller sites. This is because they inevitably give rise to complex planning issues related to both the principle of development and the detail of implementation.
2. Consideration of whether and how to implement development schemes is necessary for any scheme, and the evidence suggests that where planning applications are determined more quickly than average, this is because such matters were substantially addressed prior to the application being submitted, through plan-making, development briefs and/or master planning. There is rarely a way to short-circuit planning.
3. Commencement on large sites can be accelerated if it is possible to 'carve-out' a coherent first phase and fast track its implementation through a focused first phase planning application, in parallel with consideration of the wider scheme through a Local Plan or wider outline application.
4. After receiving permission, on average smaller sites take longer to deliver their first dwelling than do the largest sites (1.7-1.8 years compared to 0.8 years for sites on 2,000+ units).

Lapse Rates: What Happens to Permissions?

Not every planning permission granted will translate into the development of homes. This could mean an entire site does not come forward, or delivery on a site can be slower than originally envisaged. It is thus not realistic to assume 100% of planning permission granted in any given location will deliver homes. Planning permissions can lapse for a number of reasons:

1. The landowner cannot get the price for the site that they want;
2. A developer cannot secure finance or meet the terms of an option;
3. The development approved is not considered to be financially worthwhile;
4. Pre-commencement conditions take longer than anticipated to discharge;
5. There are supply chain constraints hindering a start; or
6. An alternative permission is sought for the scheme after approval, perhaps when a housebuilder seeks to implement a scheme where the first permission was secured by a land promoter.

These factors reflect that land promotion and housebuilding is not without its risks.

At the national level, the Department for Communities and Local Government has identified a 30-40% gap between planning permissions granted for housing and housing starts on site⁷. DCLG analysis suggested that 10-20% of permissions do not materialise into a start on site at all and in addition, an estimated 15-20% of permissions are re-engineered through a fresh application, which would have the effect of pushing back delivery and/or changing the number of dwellings delivered.

This issue often gives rise to claims of 'land banking' but the evidence for this is circumstantial at best, particularly outside London. The business models of house builders are generally driven by Return on Capital Employed (ROCE) which incentivises a quick return on capital after a site is acquired. This means building and selling homes as quickly as possible, at sales values consistent with the price paid for the land. Land promoters (who often partner with landowners using promotion agreements) are similarly incentivised to dispose of their site to a house builder to unlock their promotion fee. Outside London, the scale of residential land prices has not been showing any significant growth in recent years⁸ and indeed for UK greenfield and urban land, is still below levels last seen at least 2003⁹. There is thus little to incentivise hoarding land with permission.

The LGA has identified circa 400-500,000 units of 'unimplemented' permissions¹⁰, but even if this figure was accurate, this is equivalent to just two years of pipeline supply. More significantly, the data has been interpreted by LGA to significantly overstate the number of unimplemented permissions because 'unimplemented' refers to units on sites where either the entire site has not been fully developed or the planning permission has lapsed¹¹. It therefore represents a stock-flow analysis in which the outflow (homes built) has been ignored.

Insofar as 'landbanking' may exist, the issue appears principally to be a London – rather than a national – malaise, perhaps reflecting that land values in the capital – particularly in 'prime' markets – have increased by a third since the previous peak of 2007. The London Mayor's 'Barriers to Housing Delivery – Update' of July 2014 looked at sites of 20 dwellings or more and reported that only about half of the total number of dwellings granted planning permission every year are built (Table 3); a lapse rate of circa 50% across London.

Clearly, the perceived problem of landbanking is seeing policy attention from Government, but caution is needed that any changes do not result in unintended consequences or act as a disincentive to secure planning permissions.

A more practical issue is that Plans and housing land trajectories must adopt sensible assumptions, based on national benchmarks, or – where the data exists – local circumstances, to understand the scale of natural non-implementation.

⁷ DCLG Presentations to the HBF Planning Conference (September 2015)

⁸ Knight Frank Residential Development Land Index Q1 2016 <http://content.knightfrank.com/research/161/documents/en/q1-2016-3844.pdf>

⁹ Savills Development Land Index <http://www.savills.co.uk/research/uk/residential-research/land-indices/development-land-index.aspx>

¹⁰ Glenigan data as referenced by Local Government Association in its January 2016 media release (a full report is not published) http://www.local.gov.uk/web/guest/media-releases/-/journal_content/56/10180/7632945/NEWS

¹¹ This would mean that a site which has built 99% of homes will still show up as 100% of units being 'unimplemented'

Build Rates: How Fast Can Sites Deliver?

The rate at which sites deliver new homes is a frequently contested matter at Local Plan examinations and during planning inquiries considering five year housing land supply. Assumptions can vary quite markedly and expectations have changed over time: in 2007, Northstowe – the new settlement to the north west of Cambridge – was expected by the Council to deliver 750-850 dwellings per annum¹²; it is now projected to deliver at an annual rate of just 250¹³.

There is a growing recognition that the rate of annual delivery on a site is shaped by ‘absorption rates’: a judgement on how quickly the local market can absorb the new properties. However, there are a number of factors driving this for any given site:

- the strength of the local housing market;
- the number of sales outlets expected to operate on the site (ie the number of different house builders or brands/products being delivered); or
- the tenure of housing being built. Are market homes for sale being supplemented by homes for rent, including affordable housing?

The analysis in this section explores these factors with reference to the surveyed sites.

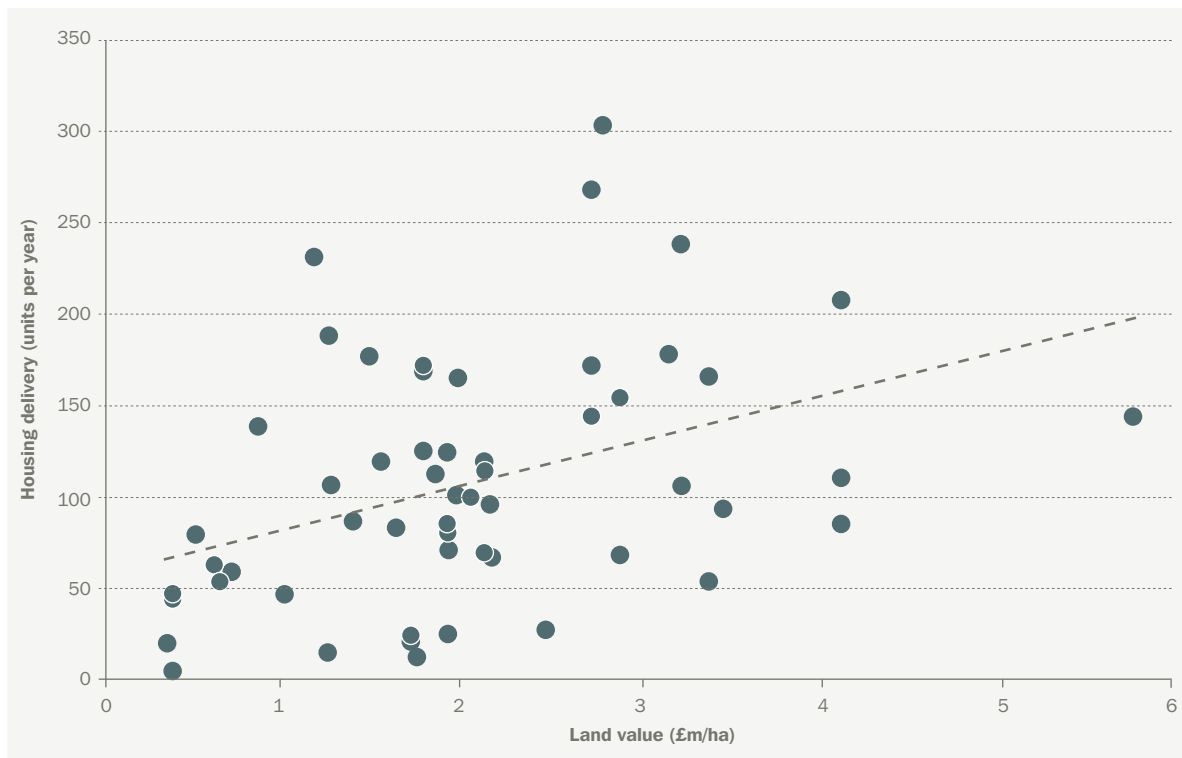
Market Strength

It might seem a truism that stronger market demand for housing will support higher sales and build rates – but how far is that the case and how to measure it?

Figure 6 below compares CLG data on post-permission residential land value estimates (£/ha) by Local Authorities in 2014¹⁴ to the average build out rate of each of the assessed strategic sites. Unfortunately the residential land value estimates are only available for England and as such the Welsh sites assessed are excluded, leaving 57 sites in total.

The analysis shows that markets matter. Relatively weaker areas may not be able to sustain the high build-out rates that can be delivered in stronger markets with greater demand for housing. There are significant variations, reflecting localised conditions, but the analysis shows a clear relationship between the strength of the market in a Local Authority area and the average annual build rates achieved on those sites. Plan makers should therefore recognise that stronger local markets can influence how quickly sites will deliver.

Figure 6: Average Annual Build-out Rates of sites compared to Land Values as at 2014



Source: NLP analysis and CLG Post-permission residential land value estimates (£/ha) by Local Authorities (February 2015)

¹² South Cambridgeshire Annual Monitoring Report 2006/07

¹³ South Cambridgeshire Annual Monitoring Report 2014/15

¹⁴ Post-permission residential land value estimates were released in December 2015, however the end date of the build rate data obtained is 2014/15; as such land value estimates at February 2015 are better aligned to the build periods assessed in this report and have been used for consistency.

Size Matters

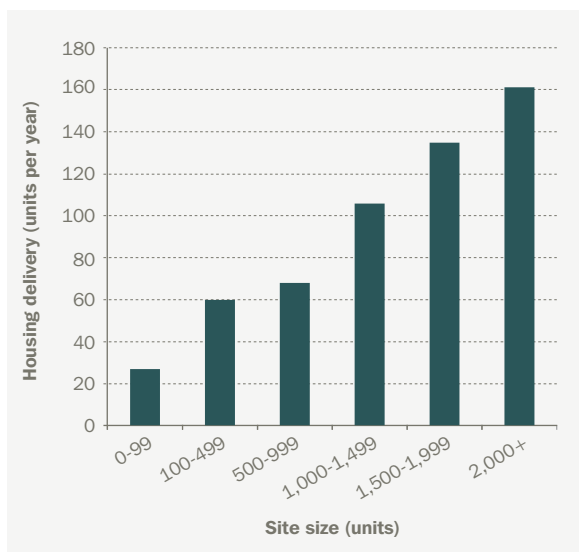
A key metric for build rates on sites is the number of sales outlets. Different housebuilders will differentiate through types or size of accommodation and their brands and pricing, appealing to different customer types. In this regard, it is widely recognised that a site may increase its absorption rate through an increased number of outlets.

Unfortunately, data limitations mean that the number of outlets is not readily available for the large sites surveyed within this research, and certainly not on any longitudinal basis which is relevant because the number of outlets on a site may vary across phases.

However, it is reasonable to assume that larger sites are likely to feature more sales outlets and thus have greater scope to increase build rates. This may relate to the site being more geographically extensive: with more access points or development ‘fronts’ from which sales outlets can be driven. A large urban extension might be designed and phased to extend out from a number of different local neighbourhoods within an existing town or city, with greater diversity and demand from multiple local markets.

Our analysis supports this concept: larger sites deliver more homes each year, but even the biggest schemes (those with capacity for 2,000 units) will, on average, deliver fewer than 200 dwellings per annum, albeit their average rate – 161 units per annum – is six times that of sites of less than 100 units (27 units per annum).

Figure 7: Average annual build rate by site size



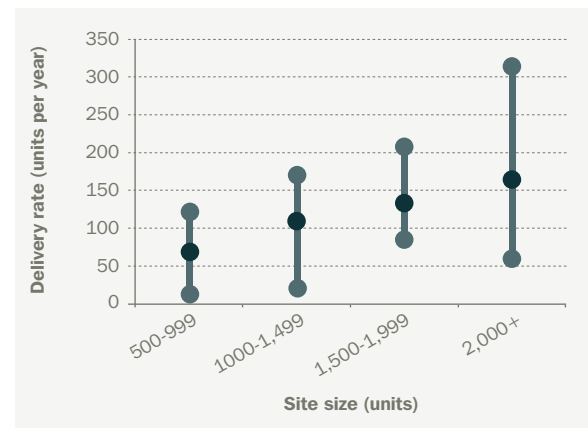
Of course, these are average figures. Some sites will see build rates exceeding this average in particular years, and there were variations from the mean across all categories (see Figure 8), suggesting that higher or lower rates than this average may well be possible, if circumstances support it.

Nevertheless, it is striking that annual average delivery on sites of up to 1,499 units barely exceeds 100 units per annum, and there were no examples in this category that reached a rate of 200 per annum. The highest rate – of 321 units per annum – is for the Cranbrook site, but this is a short term average. A rate of 268 per annum was achieved over a longer period at the Eastern Expansion Area (Broughton Gate & Brooklands) site in Milton Keynes. The specific circumstance surrounding the build rates in both these examples are explored as case studies opposite. It is quite possible that these examples might not represent the highest rate of delivery possible on large-scale sites in future, as other factors on future sites might support even faster rates.

Our analysis also identifies that, on average, a site of 2,000 or more dwellings does not deliver four times more dwellings than a site delivering between 100 and 499 homes, despite being at least four times the size. In fact it only delivers an average of 2.5 times more houses. This is likely to reflect that:

- it will not always be possible to increase the number of outlets in direct proportion to the size of site – for example due to physical obstacles (such as site access arrangements) to doing so; and
- overall market absorption rates means the number of outlets is unlikely to be a fixed multiplier in terms of number of homes delivered.

Figure 8: Average annual build-out rate by site size, including the minimum and maximum averages within each site size



Source: NLP analysis

Cranbrook: East Devon

The highest average annual build out rates recorded in this analysis comes from the Cranbrook site in East Devon where an average of 321 dwellings per annum were delivered between 2012/13 and 2014/15. Delivery of housing only started on this site in 2012/13, with peak delivery in 2013/14 of 419 dwellings.

Cranbrook is the first new standalone settlement in Devon for centuries and reportedly – according to East Devon Council – the result of over 40 years of planning (this claim has not been substantiated in this research). It is the circumstances surrounding its high annual delivery rate which is of most interest, however.

Phase 1 of the development was supported by a £12 million repayable grant from a revolving infrastructure fund managed by the Homes and Communities Agency. The government also intervened again in the delivery of this site by investing £20 million for schools and infrastructure to ensure continuity of the scheme, securing the delivery of phase 2. The government set out that the investment would give local partners the confidence and resources to drive forward its completion.

The Consortium partnership for Cranbrook (including Hallam Land, Persimmon Homes (and Charles Church) and Taylor Wimpey) stated the following subsequent to the receipt of the government funding¹⁵.

“Without this phase 2 Cranbrook would have been delayed at the end of phase 1, instead, we have certainty in the delivery of phase 2, we can move ahead now and commit with confidence to the next key stages of the project and delivering further community infrastructure and bringing forward much needed private and affordable homes”.

Clearly, the public sector played a significant role in supporting delivery. The precise relationship between this and the build rate is unclear, but funding helped continuity across phases one and two of the scheme. More particularly, the rate of delivery so far achieved relates just to the first three years, and there is no certainty that this high build-out rate will be maintained across the remainder of the scheme.

Eastern Expansion Area (Broughton Gate & Brooklands): Milton Keynes

The second highest average build out rates recorded in this analysis comes from the Eastern Expansion Area (Broughton Gate & Brooklands) site in Milton Keynes where an average of 268 dwellings per annum were delivered between 2008/09 and 2013/14. As is widely recognised, the planning and delivery of housing in Milton Keynes is distinct from almost all the sites considered in this research.

Serviced parcels with the roads already provided were delivered as part of the Milton Keynes model and house builders are able to proceed straight onto the site and commence delivery. This limited the upfront site works required and boosted annual build rates. Furthermore, there were multiple outlets building-out on different serviced parcels, with monitoring data from Milton Keynes Council suggesting an average of c.12 parcels were active across the build period. This helped to optimise the build rate.

¹⁵ <https://www.gov.uk/government/news/government-funding-to-unlock-delivery-of-12-000-new-homes>

Peak Years of Housing Delivery

Of course, rates of development on sites will ebb and flow. The top five peak annual build-out rates achieved across every site assessed are set out in Table 1 below. Four of the top five sites with the highest annual peak delivery rates are also the sites with the highest annual average build out rates (with the exception of Broughton & Atterbury). Peak build rates might occur in years when there is an overlap of multiple outlets on phases, or where a particular phase might include a large number of affordable or apartment completions. It is important not to overstress these individual years in gauging build rates over the whole life of a site.

Table 1: Peak annual build-out rates compared against average annual delivery rates on those sites

Scheme	Peak Annual Build-Out Rate	Annual Average Build-Out Rate
Cambourne	620	239
Hamptons	548	224
Eastern Expansion Area	473	268
Cranbrook	419	321
Broughton	409	171

Source: NLP analysis and various AMRs

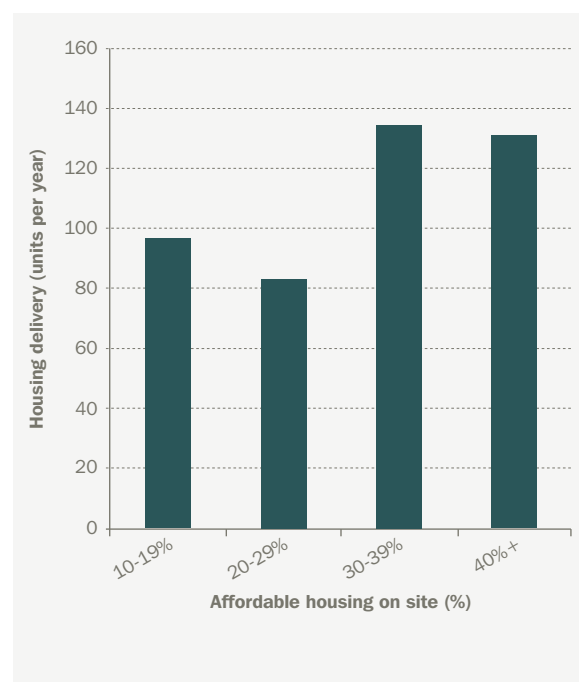
Affordable Housing Provision

Housing sites with a larger proportion of affordable homes (meeting the definition in the NPPF) deliver more quickly, where viable. The relationship appears to be slightly stronger on large-scale sites (500 units or more) than on smaller sites (less than 500 units), but there is a clear positive correlation (Figure 9). For both large and small-scale sites, developments with 40% or more affordable housing have a build rate that is around 40% higher compared to developments with 10-19% affordable housing obligation.

The relationship between housing delivery and affordable (subsidised) housing is multi-dimensional, resting on the viability, the grant or subsidy available and the confidence of a housing association or registered provider to build or purchase the property for management. While worth less per unit than a full-market property, affordable housing clearly taps into a different segment of demand (not displacing market demand), and having an immediate purchaser of multiple properties can support cash flow and risk sharing in joint ventures. However, there is potential that starter homes provided in lieu of other forms of affordable housing may not deliver the same kind of benefits to speed of delivery, albeit they may support viability overall.

This principle – of a product targeting a different segment of demand helping boost rates of development – may similarly apply to the emergent sectors such as ‘build-to-rent’ or ‘self build’ in locations where there is a clear market for those products. Conversely, the potential for starter homes to be provided in lieu of other forms of affordable housing may overlap with demand for market housing on some sites, and will not deliver the kind of cash flow / risk sharing benefits that comes from disposal of properties to a Registered Provider.

Figure 9: Affordable housing provision and housing output



Source: NLP analysis

The Timeline of the Build-out Period

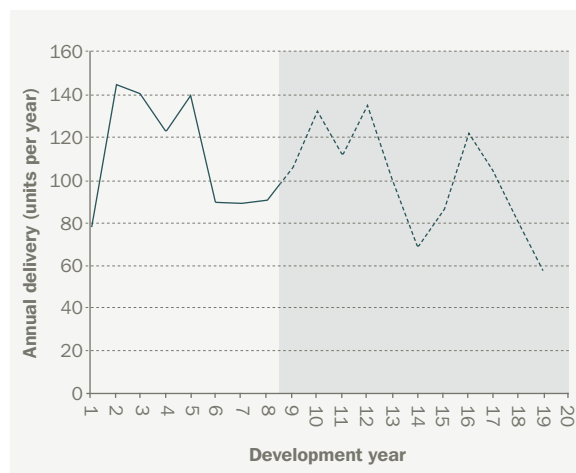
Many planners’ housing trajectories show large sites gradually increasing their output and then remaining steady, before tailing off at the end. In fact, delivery rates are not steady. Looking at the first eight years of development – where the sample size of large sites is sufficiently high – NLP’s research showed that annual completions tended to be higher early in the build-out period before dipping (Figure 10).

For sites with even longer build out periods, this pattern of peaks and troughs is potentially repeated again (subject to data confidence issues set out below). This surge in early completions could reflect the drive for

rapid returns on capital in the initial phase, and/or early delivery of affordable housing, with the average build rate year by year reducing thereafter to reflect the optimum price points for the prevailing market demand. Additionally, the longer the site is being developed, the higher the probability of coinciding with an economic downturn – obviously a key factor for sites coming forward over the past decade – which will lead to a reduction in output for a period.

Our sample of sites where the development lasted for more than eight years is too small to draw concrete findings, but it does flag a few other points. On extremely large sites that need to span more than a decade, the development will most likely happen in phases. The timing and rate of these phases will be determined by a range of factors including: the physical layout of the site, the ability to sell the homes; trigger points for payment for key social and transport infrastructure obligations; the economic cycle; and local market issues. Predicting how these factors combine over a plan period is self-evidently difficult, but plan makers should recognise the uncertainty and build in flexibility to their housing trajectories to ensure they can maintain housing supply wherever possible.

Figure 10: Average annual build-out rate per year of the build period



Source: NLP analysis

Summary

1. There is a positive correlation between the strength of the market (as measured by residential land values) and the average annual build rates achieved.
2. The annual average build-rate for the largest sites (of 2,000 or more units) is circa 161 dwellings per annum
3. The rate of delivery increases for larger schemes, reflecting the increased number of sales outlets possible on large sites. However, this is not a straight line relationship: on average, a site of 2,000 units will not, deliver four times as fast as a site of 500. This reflects the limits to number of sales outlets possible on a site, and overall market absorption rates.
4. There is significant variation from the average, which means some sites can be expected to deliver more (or less) than this average. However, the highest average build-out rate of all the assessed sites is 321 dwellings per annum in Cranbrook. But this relates to just three years of data, and the scheme benefitted from significant government funding to help secure progress and infrastructure. Such factors are not present in all schemes, and indeed, the data suggests sites tend to build at a higher rate in initial years, before slowing down in later phases.
5. Build rates on sites fluctuate over their life. The highest build rate recorded in a single year is 620 units at Camborne, but for the duration of the development period the average annual build rate is 239 dwellings.
6. There is a positive correlation between the percentage of affordable homes built on site and the average annual delivery of homes with sites delivering 30% or more affordable housing having greater annual average build rates than sites with lower affordable housing provision. The introduction of different tenures taps into different market segments, so a build to rent product may similarly boost rates of delivery – where there is a market for it – but starter homes may have the opposite effect if they are provided in lieu of other forms of affordable homes, and displace demand for cheaper market homes.

A Brownfield Land Solution?

The NPPF encourages the effective use of previously-developed land, and recent Government announcements suggest increased prioritisation of development for brownfield sites. Efforts to streamline the planning process for brownfield sites may also speed up their delivery. But, is there a difference in how quickly brownfield sites can come forward compared to greenfield sites?

Research produced by CPRE and Glenigan in March 2016¹⁶ suggested that the time between planning permission being granted and construction work starting is generally the same for brownfield and greenfield sites, but suggested that work on brownfield sites is completed more than six months quicker. However, it was not clear if this finding was because the greenfield sites were larger than the equivalent brownfield sites surveyed in that study. We therefore looked at how lead in times and build rates compared for large-scale sites of 500+ dwellings on greenfield and brownfield sites.

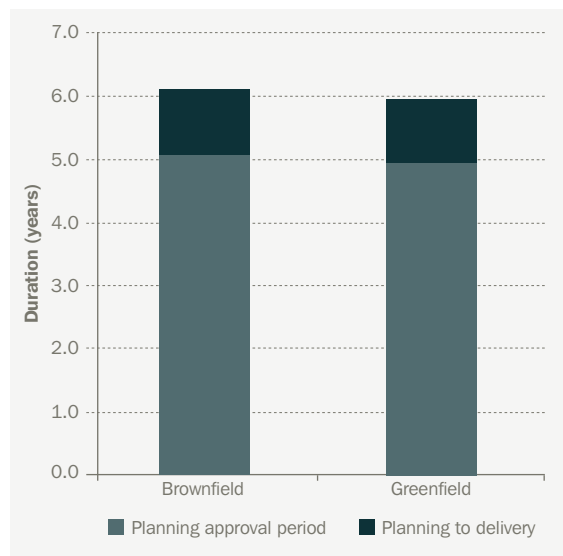
The Planning Approval Period

Whether land is brownfield or greenfield does not impact on the planning approval period. On average, for all sites, the planning approval period for the sites delivering 500 dwellings or more is almost identical at 5.1 years for brownfield and 5.0 years for greenfield – see Figure 11, although this is skewed by the very largest sites of 2,000+ units (see Table 2), with brownfield sites in the smaller-size bands being on average slightly quicker than their greenfield counterparts (albeit caution is required given the small sample size for some size bandings).

What the analysis tends to show is that it is the scale of development – rather than the type of land – which has the greatest impact on the length of planning process, and that despite government prioritisation on brownfield land in the NPPF, this is unlikely to result in significant further improvements in timescales for delivery.

The time period between gaining a planning approval and the first delivery of a dwelling is also similar overall.

Figure 11: Previous land use and duration of planning



Source: NLP analysis

Table 2: Previous land use and duration of planning approval period

	Site Size (dwellings)	Number of sites in this group	Average Planning Approval Period
Greenfield Sites	500-999	14	4.5
	1,000-1,499	9	5.3
	1,500-1,999	7	5.5
	2,000+	13	5.0
	Total/Average	43	5.0
Brownfield Sites	500-999	16	4.1
	1,000-1,499	3	3.3
	1,500-1,999	1	4.6
	2,000+	7	8.6
	Total/Average	27	5.1

Source: NLP analysis

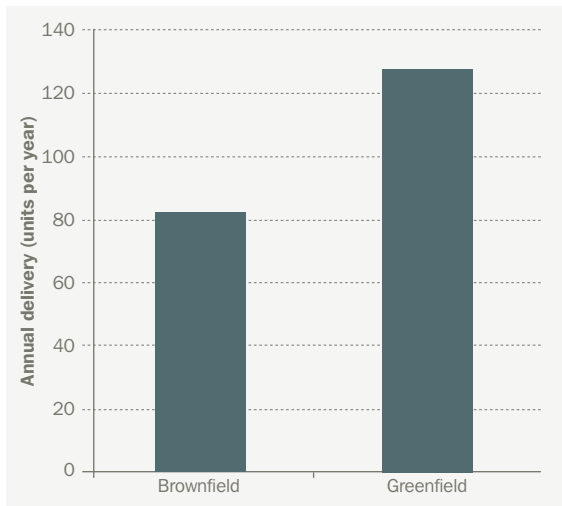
¹⁶ Brownfield comes first: why brownfield development works CPRE, March 2016

Build-out Rates

There is a more discernible difference between brownfield and greenfield sites when it comes to the annual build out rates they achieve, with the analysis in Figure 12 suggesting that brownfield sites on average deliver at lower rates than their greenfield counterparts, both overall and across the different size bandings (see Table 3) albeit recognising the small sample size for some sizes of site. On average, the annual build-out rate of a greenfield site is 128 dwellings per annum, around 50% higher than the 83 per annum average for brownfield sites.

This may reflect that brownfield sites carry extra costs (e.g. for remediation) which reduces the scale of contribution they make to infrastructure and affordable housing provision (which as shown can boost rates of delivery).

Figure 12: Previous land use and housing delivery



Source: NLP analysis

Table 3: Previous land use by size and average annual build out rate

	Site Size (dwellings)	Number of sites in this group	Average Annual Build-out Rate
Greenfield Sites	500-999	14	86
	1,000-1,499	9	122
	1,500-1,999	7	142
	2,000+	13	171
	Total/Average	43	128
Brownfield Sites	500-999	16	52
	1,000-1,499	3	73
	1,500-1,999	1	84
	2,000+	7	148
	Total/Average	27	83

Source: NLP analysis

Summary

1. Brownfield and greenfield sites come forward at broadly similar rates, although at the smaller end of the scale, there does appear to be some 'bonus' in speed of decisions for previously-developed land. For the largest sites (of 2,000+ units) the sample of brownfield sites suggests an extended time period (3.6 years longer) compared to their equivalent greenfield sites;
2. Once started, large-scale greenfield sites do deliver homes at a more rapid rate than their brownfield equivalents, on average 50% quicker.

Conclusion

There is a growing recognition that large-scale housing development can and should play a large role in meeting housing need. Garden towns and villages – planned correctly – can deliver sustainable new communities and take development pressure off less sustainable locations or forms of development.

However, if planners are serious about wanting to see more homes built each year and achieve the government's target of one million by 2020 (or indeed, deliver the 300,000 per annum that are needed), simply allocating a site or granting a permission is not enough. The Government recognises this: the Minister for Planning has been quoted as saying that *"you cannot live in a planning permission"*.

Part of the debate has focused on perceptions of 'land banking' – the concept that developers are hoarding land or slowing down development. Equally, suggestions have been made that proposals for large-scale development should be 'protected' from competition from smaller sites or from challenge under five year land supply grounds. The evidence supporting these propositions appears limited.

In our view the real concern – outside London, at any rate – is ensuring planning decisions (including in plan-making) are driven by realistic and flexible housing trajectories in the first place, based on evidence and the specific characteristics of individual sites and local markets.

Based on the research in this document, we draw five conclusions on what is required:

1. If more homes are to be built, more land needs to be released and more planning permissions granted. Confidence in the planning system relies on this being achieved through local plans that must be sufficiently ambitious and robust to meet housing needs across their housing market areas. But where plans are not coming forward as they should, there needs to be a fall-back mechanism that can release land for development when it is required.
2. Planned housing trajectories should be realistic, accounting and responding to lapse rates, lead-in times and sensible build rates. This is likely to mean allocating more sites rather than less, with a good mix of types and sizes, and then being realistic about how fast they will deliver so that supply is maintained throughout the plan period. Because no one site is the same – and with significant variations from the average in terms of lead-in time and build rates – a sensible approach to evidence and justification is required.
3. Spatial strategies should reflect that building homes is a complex and risky business. Stronger local markets have higher annual delivery rates, and where there are variations within districts, this should be factored into spatial strategy choices. Further, although large sites can deliver more homes per year over a longer time period, they also have longer lead-in times. To secure short-term immediate boosts in supply – as is required in many areas – a good mix of smaller sites will be necessary.
4. Plans should reflect that – where viable – affordable housing supports higher rates of delivery. This principle is also likely to apply to other sectors that complement market housing for sale, such as build to rent and self-build (where there is demand for those products). Trajectories will thus need to differentiate expected rates of delivery to respond to affordable housing levels or inclusion of other market products. This might mean some areas will want to consider spatial strategies that favour sites with greater prospects of affordable or other types of housing delivery. This plays into the wider debate about support for direct housing delivery for rent by local government and housing associations and ensuring a sufficient product mix on sites.
5. Finally, in considering the pace of delivery, large-scale brownfield sites deliver at a slower rate than do equivalent greenfield sites. The very largest brownfield sites have also seen very long planning approval periods. Self-evidently, many brownfield sites also face barriers to implementation that mean they do not get promoted in the first place. In most locations outside our biggest cities, a good mix of types of site will be required.

A Checklist for Understanding Large-scale Site Delivery

In setting or assessing reasonable housing trajectories for local plans or five year housing land supply, the lead-in times and average rates of housing delivery identified in this research can represent helpful benchmarks or rules of thumb, particularly in situations where there is limited local evidence.

However, these rules of thumb are not definitive. It is clear from our analysis that some sites start and deliver more quickly than this average, whilst others have delivered much more slowly. Every site is different.

In considering the evidence justifying the estimated time and rate of delivery, the questions listed in Table 4 below represent a checklist of questions that are likely to be relevant:

Table 4: Questions to consider on the speed of housing delivery on large-scale sites

Lead-in times to getting started on site	Factors affecting the speed of build out rate
<input checked="" type="checkbox"/> Is the land in existing use?	<input checked="" type="checkbox"/> How large is the site?
<input checked="" type="checkbox"/> Has the land been fully assembled?	<input checked="" type="checkbox"/> Will the scale, configuration and delivery model for the site support more sales outlets?
<input checked="" type="checkbox"/> If in multiple ownership/control, are the interests of all parties aligned?	<input checked="" type="checkbox"/> How strong is the local market?
<input checked="" type="checkbox"/> To what extent is there any challenge to the principle of development?	<input checked="" type="checkbox"/> Does the site tap into local demand from one or more existing neighbourhoods?
<input checked="" type="checkbox"/> Is the site already allocated for development? Does it need to be in order for release?	<input checked="" type="checkbox"/> Is the density and mix of housing to be provided consistent with higher rates of delivery?
<input checked="" type="checkbox"/> Does an SPD, masterplan or development brief help resolve key planning issues?	<input checked="" type="checkbox"/> What proportion of affordable housing is being delivered?
<input checked="" type="checkbox"/> Is the masterplan/development brief consistent with what the developer will deliver?	<input checked="" type="checkbox"/> Are there other forms of housing – such as build to rent – included?
<input checked="" type="checkbox"/> Is there an extant planning application or permission?	<input checked="" type="checkbox"/> When will new infrastructure – such as schools – be provided to support the new community?
<input checked="" type="checkbox"/> Are there significant objections to the proposal from local residents?	<input checked="" type="checkbox"/> Are there trigger points or phasing issues that may affect the build rate achievable in different phases?
<input checked="" type="checkbox"/> Are there material objections to the proposal from statutory bodies?	
<input checked="" type="checkbox"/> Are there infrastructure requirements – such as access – that need to be in place before new homes can be built?	
<input checked="" type="checkbox"/> Are there infrastructure costs or other factors that may make the site unviable?	
<input checked="" type="checkbox"/> Does the proposal rely on access to public resources?	
<input checked="" type="checkbox"/> If planning permission is secured, is reserved matters approval required?	
<input checked="" type="checkbox"/> Does the scheme have pre-commencement conditions?	
<input checked="" type="checkbox"/> Is the scheme being promoted by a developer who will need time to dispose of the site to a house builder?	

Appendix 2: Small Sites Reviewed

Site Name	Local Planning Authority	Site Size
Holme Farm, Carleton Road, Pontefract	Wakefield	50
Part Sr3 Site, Off Elizabeth Close, Scotter	West Lindsey	50
Former Downend Lower School, North View, Staple Hill	South Gloucestershire	52
Fenton Grange, Wooler	Northumberland	54
Land at the Beacon, Tilford Road, Hindhead	Waverley	59
Land To Rear Of 28 - 34 Bedale Road, Aiskew	Hambleton	59
Hanwell Fields Development, Banbury	Cherwell	59
Land at Prudhoe Hospital, Prudhoe	Northumberland	60
Oxfordshire County Council Highways Depot	Cherwell	60
Clewborough House School, St Catherines Road	Cherwell	60
Land south of Pinchington Lane	West Berkshire	64
Land Off Cirencester Rd	Stroud	66
Springfield Road Caunt Road	South Kesteven	67
Land off Crown Lane	Wychavon	68
Former Wensleydale School, Dent Street, Blyth	Northumberland	68
Land at Lintham Drive, Kingswood	South Gloucestershire	68
Hawthorn Croft (Off Hawthorn Avenue Old Slaughterhouse Site), Gainsborough	West Lindsey	69
Land to the North of Walk Mill Drive	Wychavon	71
Watermead, Land At Kennel Lane, Brockworth	Tewkesbury	72
North East Area Professional Centre, Furnace Drive, Furnace Green	Crawley	76
Land at Willoughbys Bank, Clayport Bank, Alnwick	Northumberland	76
The Kylins, Loansdean, Morpeth	Northumberland	88
MR10 Site, Caistor Road, Market Rasen	West Lindsey	89
OS Field 9972 York Road Easingwold	Hambleton	93
Land At Green Road - Reading College	Reading	93
North East Sandylands	South Lakeland	94
Auction Mart	South Lakeland	94
Parcel 4, Gloucester Business Park, Brockworth	Tewkesbury	94
Former York Trailers Yafforth Road Northallerton Scheme 1/2	Hambleton	96
Poppy Meadow	Stratford-on-Avon	106
Weeton Road/Fleetwood Road	Fylde	106
Land South of Station Road	East Hertfordshire	111
Former Bewbush Leisure Centre Site, Breezehurst Drive, Bewbush	Crawley	112
Land West Of Birchwood Road, Latimer Close	Bristol, City of	119
Land Between Godsey Lane And Towngate East	South Kesteven	120
Bibby Scientific Ltd	Stafford	120
Kennet Island Phase 1B - E, F, O & Q, Manor Farm Road	Reading	125
Primrose Mill Site	Ribble Valley	126
Land Rear Of Mount Pleasant	Cheshire West and Chester	127
Land to the east of Efflinch Lane	East Staffordshire	130
North of Douglas Road, Kingswood	South Gloucestershire	131
Land at Farnham Hospital, Hale Road, Farnham	Waverley	134
Bracken Park, Land At Corringham Road, Gainsborough	West Lindsey	141
Doxey Road	Stafford	145
Former York Trailers Yafforth Road Northallerton Scheme 2/2	Hambleton	145

Site Name	Local Planning Authority	Site Size
London Road/ Adj. St Francis Close	East Hertfordshire	149
MR4 Site, Land off Gallamore Lane, Market Rasen	West Lindsey	149
Queen Mary School	Fylde	169
Sellars Farm, Sellars Road	Stroud	176
Land South of Inervet Campus Off Brickhill Street, Walton	Milton Keynes	176
Notcutts Nursery, 150 - 152 London Road	Cherwell	182
Hoval Ltd North Gate	Newark and Sherwood	196
Hewlett Packard (Land Adjacent To Romney House), Romney Avenue	Bristol, City of	242
128-134 Bridge Road And Nos 1 - 4 Oldfield Road	Windsor and Maidenhead	242
GCHQ Oakley - Phase 1	Cheltenham	262
Land off Henthorn Road	Ribble Valley	270
Land Between A419 And A417, Kingshill North, Cirencester	Cotswold	270
Hortham Hospital, Hortham Lane, Almondsbury	South Gloucestershire	270
Land At Canons Marsh, Anchor Road	Bristol, City of	272
M & G Sports Ground, Golden York and Middle Farm, Badgeworth	Tewkesbury	273
Long Marston Storage Depot Phase 1	Stratford-on-Avon	284
Land at Brookwood Farm, Bagshot Road	Woking	297
Land at, Badsey Road	Wychavon	298
Land At Fire Service College, London Road, Moreton in Marsh	Cotswold	299
Land At Dorian Road	Bristol, City of	300
Kennet Island Phase 1 - H, M, T, U1, U2 Manor Farm Road	Reading	303
Chatham Street Car Park Complex	Reading	307
Former NCB Workshops, Ellington Rd, Ashington (aka Portland Park)	Northumberland	357
Former Masons Cerement Works and Adjoining Ministry of Defence Land, Gipping Road, Great Blakenham	Mid Suffolk	365
Woolley Edge Park Site	Wakefield	375
Luneside West	Lancaster	403
Radyr Sidings	Cardiff	421
New World House, Thelwall Lane	Warrington	426
Land at former Battle Hospital, 344 Oxford Road	Reading Borough Council	434
New Central (Land at Guildford Road and Bradfield Close including Network House, Merrion House, Bradford House and Coronation House	Woking Borough Council	445
Kingsmead South	Milton Keynes Council	450
Bleach Green, Winlaton	Gateshead	456
Farington Park, East of Wheelton Lane	South Ribble	468
Bickershaw Colliery, Plank Lane, Leigh	Wigan	471
Farnborough Business Park	Rushmoor	476
Horfield Estate, Filton Avenue, Horfield	Bristol City Council	485
Stenson Fields	South Derbyshire	487
Cookridge Hospital	Leeds	495

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Appendix 6: Turley Housing Trajectory

Turley Site Reductions Trajectory

Status/Reference	Address/Location	Units built	Extant	Total no. units on site	Delivery Assumption	2017/18 Yr 1	2018/19 Yr 2	2019/20 Yr 3	2020/21 Yr 4	2021/22 Yr 5	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total (Five Year Period) (2017 - 2022)	Total (Five Year Period) (2018 - 2022)	Total (Plan Period)	Turley Five Year Reduction (2017 - 2022)	Turley Five Year Reduction (2018 - 2022)	Turley Plan Period Reduction	
Extant Planning Permission on Allocated Sites																															
Outline 1301836OUT	South of Edison Bell Way, Huntingdon 523487 272111	0	74	74	Council	0	37	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74	74	74	0	0	0
					Turley	0	37	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74	74	74
Outline 1402210OUT	St Ives West - Houghton Grange St Ives 529643 272117	0	90	90	Council	0	0	0	0	25	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	90	90	-25	-90	0
					Turley	0	0	0	0	0	0	22	45	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90
Extant Planning Permission on Unallocated Sites of 10+ dwellings																															
Full 15/00029/FUL	Former Clinic RAF Upwood 527744 283587	0	60	60	Council	0	10	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	60	60	0	0	0
					Turley	0	0	10	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	60	60	0
Full (part) 1301895OUT	St Ives West - The Spires (former Golf Course) 530307 271995	18	166	184	Council	41	25	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	166	125	166	0	0	0
					Turley	41	25	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	166	125	166	0
Full 16/00582/FUL	Cambridge Rd Fenstanton - West 531825 268117	0	86	86	Council	0	20	40	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	86	86	86	0	0	0
					Turley	0	20	40	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	86	86	86	0
Full permission (17/01597/FUL)	Former Forensic Science Lab	0	103	103	Council	0	30	60	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	103	103	103	0	0	0
					Turley	0	0	30	60	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	103	103	103	0
Full Permission (15/01343/FUL)	Crown Place (Former Dairy Crest)	0	88	88	Council	0	0	44	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	88	88	88	0	0	0
					Turley	0	0	44	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	88	88	88	0
Reserved Matters 1101894REM	R. Gateway High Lode Ramsey 528360 285818	0	110	110	Council	0	0	5	5	10	10	10	15	15	20	20	0	0	0	0	0	0	0	0	0	20	30	110	0	0	0
					Turley	0	0	5	5	10	10	10	15	15	20	20	0	0	0	0	0	0	0	0	0	0	0	20	30	110	0
Reserved Matters 15/01817/REM	Great Pastures, West of Station Rd, Warboys 531051 280593	6	114	120	Council	65	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	114	49	114	0	0	0
					Turley	65	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	114	49	114	0
Outline 1401852OUT	Field Rd Ramsey 527950 285184	0	90	90	Council	0	0	45	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90	90	90	0	0	0
					Turley	0	0	45	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90	90	90	0
Outline 1401659OUT	E of Glebe Farm Sawtry 516228 283661	0	80	80	Council	0	0	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	80	80	0	0	0
					Turley	0	0	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	80	80	0

Reserved Matters (part) 1201158/OUT	Alconbury Weald 519713 276509	48	4952	5000	Council	102	220	260	260	245	250	250	250	250	250	250	300	300	300	300	300	300	285	280	1087	1235	4952	-97	-155	-812
					Turley	135	180	225	225	225	225	225	225	225	225	225	225	225	225	225	225	225	225	225	225	225	225			
Reserved Matters (part) 1200685/OUT	Bearscoft Farm GMC 525533 269869	87	666	753	Council	95	95	95	95	95	95	96	0	0	0	0	0	0	0	0	0	0	0	0	475	475	666	0	0	0
					Turley	95	95	95	95	95	95	96	0	0	0	0	0	0	0	0	0	0	0	0	0	0	475			
Planning application approved subject to completion of S106 1201274/OUT	RAF Upwood & Upwood Hill House 527513 283586	0	450	450	Council	0	0	0	20	70	90	90	90	90	0	0	0	0	0	0	0	0	0	0	90	180	450	-90	-180	0
					Turley	0	0	0	0	0	0	22	45	90	90	90	90	23	0	0	0	0	0	0	0	0	0			
Outline 1401887/OUT	S of Farrier's Way Warboys 530897 279900	0	74	74	Council	0	24	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74	74	74	0	0	0
					Turley	0	24	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74			
Outline 16/01484/OUT	Brampton Park Golf Club 521201 269790	0	56	56	Council	0	49	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65	65	65	3	3	3
					Turley		45	23																			68			
Outline 16/00194/OUT	North West End Of Dorling Way, Brampton 519609 271731	0	150	150	Council	0	9	51	64	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150	150	150	0	0	0
					Turley		9	51	64	26																	150			
Outline 16/00576/OUT	Land off Lucks Lane And W. & S. of The Osiers & Springfield Close, Buckden 519163 267079	0	180	180	Council	0	0	18	45	45	45	27	0	0	0	0	0	0	0	0	0	0	0	0	108	153	180	-45	-45	0
					Turley			18	45	45	45	27	0														63			
Planning application submitted 16/02519/OUT	Extension to W of Station Rd, Warboys 531051, 280593	0	80	80	Council	0	0	20	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	80	80	0	0	0
					Turley			20	45	15																	80			
Residual Allocated Sites																														
Allocation only HWAAP HW4	George St Huntingdon 523521 271848	0	300	300	Council	0	50	62	62	63	63	0	0	0	0	0	0	0	0	0	0	0	0	237	300	300	-138	-111	4	
					Turley			54	45	90	90	25														99				189
Draft Local Plan to 2036: proposed allocations																														
Application submitted 1300388/OUT	St Neots East - Loves Farm East 520734 260742	0	1020	1020	Council	0	0	30	115	185	185	185	115	115	65	25	0	0	0	0	0	0	0	330	515	1020	-285	-380	0	
					Turley				45	90	135	135	135	135	135	135	75									45				135
Draft Local Plan allocation	St Neots East, Wintingham Park 519797, 259471	0	2800	2800	Council	0	0	25	150	250	250	250	250	250	250	250	250	250	250	125	0	0	0	0	425	675	2800	-380	-540	-370
					Turley				45	90	135	180	180	180	180	180	180	180	180	180	180	180	180	180	180	45	135			
Draft Local Plan allocation	Land south of Colebrook Road, Draft Local Plan allocation, (California accommodate Road), Huntingdon 524281, 272827	0	54	54	Council	0	18	25	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	54	54	6	6	6	
					Turley				45	15																60				60
Draft Local Plan allocation	Cromwell Rd North, St Neots 519367, 260052	0	80	80	Council	0	0	0	0	30	50	0	0	0	0	0	0	0	0	0	0	0	0	0	30	80	80	0	0	0
					Turley					30	50															30	80			

Planning application submitted 1301056OUT	St Ives West - Land Between Houghton Grange & The How	0	125	125	Council	0	0	0	0	0	50	50	25	0	0	0	0	0	0	0	0	0	0	0	0	0	50	125	0	-50	0	
					Turley																										0	0
Planning application submitted 16/00311/FUL	Ramsey Gateway (Land Adjacent St Marys Road Industrial Estate) 528270, 285725	0	52	52	Council	0	0	0	20	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52	52	52	0	0	0
					Turley				20	32																					52	52
Draft Local Plan allocation	East of Valiant Square	0	90	90	Council	0	0	20	30	30	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	90	90	-80	-45	0
					Turley						45	45																			0	45
Draft Local Plan allocation	East of Silver Street and South of A1	0	270	270	Council	0	0	0	0	48	69	69	69	15	0	0	0	0	0	0	0	0	0	0	0	0	48	117	270	-48	-117	0
					Turley						0	45	90	90	45																0	0
Draft Local Plan Allocation	North of Station Road	0	65	65	Council	0	0	0	25	25	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	65	65	-50	-40	1	
					Turley						25	25	16																		0	25
Draft Local Plan allocation	N of The Bank Somersham 536995, 278143	0	120	120	Council	0	0	60	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120	120	120	-120	-75	0
					Turley						45	45	30																		0	45
Draft Local Plan Allocation	College Farm, West of Newlands Industrial Estate	0	55	55	Council	0	0	0	30	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55	55	55	-10	-10	-10	
					Turley				30	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	45	45	
Draft Local Plan Allocation	North of School Lane, Alconbury	0	95	95	Council	0	0	0	15	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55	95	95	-55	-50	0
					Turley				0	0	45	45	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	95	
Planning Application	Land West of Longacres, Bluntingsham	0	135	135	Council	0	0	35	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	135	135	135	-90	0	0	
					Turley				0	45	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	135	135	
Other Sites in the Plan Period																																
Draft Local Plan Allocation	Ermine Street South	0	1040	1040	Council	0	0	0	0	0	50	50	100	100	100	100	100	100	100	100	40	0	0	0	0	50	1040	0	-50	0		
					Turley						0	45	90	135	135	135	135	135	135	95	0	0	0	0	0	0	0	0	0	1040		
Draft Local Plan Allocation	Ermine Street North	0	400	400	Council	0	0	0	0	0	80	80	80	80	80	0	0	0	0	0	0	0	0	0	0	0	80	400	0	-80	0	
					Turley						0	0	0	0	0	0	0	0	0	45	90	90	90	85	0	0	0	0	0	400		
Draft Local Plan Allocation	RAF Alconbury	0	1320	1320	Council	0	0	0	0	0	0	0	0	0	0	50	180	185	185	180	180	180	180	180	180	0	0	1320	0	0	-645	
					Turley						0	0	0	0	0	0	0	0	0	45	90	135	135	135	135	135	135	0	0	675		

33	-152	-348	-439	-598	-472	-105	-21	23	78	140	65	-192	-205	-30	50	110	160	80
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Appendix 7a: Housing Land Supply Trajectory based on draft Local Plan OAN

Turley Housing Supply Trajectory 2011 to 2036 - Based on Draft Local Plan OAN

Sources of Supply

Sources of Supply	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Totals
Council Supply	847	412	686	514	534	682	689	1265	1613	1864	1734	1629	1315	1034	942	783	645	700	830	725	600	580	520	465	460	22068
Turley Supply	847	412	686	514	534	682	722	1113	1265	1425	1136	1157	1210	1013	965	861	785	765	638	520	570	630	630	625	540	20,245

Council Supply - Draft Local Plan OAN

Stage	1st April 2012	1st April 2013	1st April 2014	1st April 2015	1st April 2016	1st April 2017	1st April 2018	1st April 2019	1st April 2020	1st April 2021	1st April 2022	1st April 2023	1st April 2024	1st April 2025	1st April 2026	1st April 2027	1st April 2028	1st April 2029	1st April 2030	1st April 2031	1st April 2032	1st April 2033	1st April 2034	1st April 2035	1st April 2036	Totals					
Cumulative Supply	847	1259	1945	2459	2993	3675	4364	5629	7242	9106	10840	12469	13784	14818	15760	16543	17188	17888	18718	19443	20043	20623	21143	21608	22068	22068					
Housing Requirement	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	20100					
Cumulative requirement	804	1608	2412	3216	4020	4824	5628	6432	7236	8040	8844	9648	10452	11256	12060	12864	13668	14472	15276	16080	16884	17688	18492	19296	20100	20100					
Annual shortfall/surplus **	-43	392	118	290	270	122	115	-461	-809	-1060	-930	-825	-511	-230	-138	21	159	104	-26	79	N/A										
Cumulative shortfall/surplus **	-43	349	467	757	1027	1149	1264	803	-6	-1066	-1996	-2821	-3332	-3562	-3700	-3679	-3520	-3416	-3442	-3363											
Base 5 Year Requirement	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020							4,020	4,020	4,020	4,020	4,020
With cumulative shortfall/surplus	4,020	4,369	4,487	4,777	5,047	5,169	5,284	4,823	4,018	3,665	3,307	2,935	2,632	2,401	2,170	1,976	1,820	1,580	1,152	657											
With buffer *	4,824	5,243	5,384	5,732	6,056	6,203	6,341	5,788	4,219	3,848	3,473	3,082	2,763	2,521	2,279	2,075	1,911	1,659	1,209	690											
5 year annual requirement	965	1049	1077	1146	1211	1241	1268	1158	844	770	695	616	553	504	456	415	382	332	242	138											
5 Year supply trajectory	2,828	3,105	3,684	4,783	6,113	7,165	8,105	8,155	7,576	6,654	5,703	4,719	4,104	3,900	3,683	3,500	3,435	3,255	2,890	2,625											
Years Supply	2.93	2.96	3.42	4.17	5.05	5.78	6.39	7.05	8.98	8.65	8.21	7.66	7.43	7.74	8.08	8.43	8.99	9.81	11.95	19.03											

Turley Supply - Draft Local Plan OAN

Stage	1st April 2012	1st April 2013	1st April 2014	1st April 2015	1st April 2016	1st April 2017	1st April 2018	1st April 2019	1st April 2020	1st April 2021	1st April 2022	1st April 2023	1st April 2024	1st April 2025	1st April 2026	1st April 2027	1st April 2028	1st April 2029	1st April 2030	1st April 2031	1st April 2032	1st April 2033	1st April 2034	1st April 2035	1st April 2036	Totals					
Cumulative Supply	847	1259	1945	2459	2993	3675	4397	5510	6775	8200	9336	10493	11703	12716	13681	14542	15327	16092	16730	17250	17820	18450	19080	19705	20245	20245					
Housing Requirement	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	20100					
Cumulative requirement	804	1608	2412	3216	4020	4824	5628	6432	7236	8040	8844	9648	10452	11256	12060	12864	13668	14472	15276	16080	16884	17688	18492	19296	20100	20100					
Annual shortfall/surplus **	-43	392	118	290	270	122	82	-309	-461	-621	-332	-353	-406	-209	-161	-57	19	39	166	284	N/A										
Cumulative shortfall/surplus **	-43	349	467	757	1027	1149	1231	922	461	-160	-492	-845	-1251	-1460	-1621	-1678	-1659	-1620	-1454	-1170											
Base 5 Year Requirement	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020	4,020							4,020	4,020	4,020	4,020	4,020
With cumulative shortfall/surplus	4,020	4,369	4,487	4,777	5,047	5,169	5,251	4,942	4,481	3,967	3,844	3,695	3,499	3,356	3,210	3,088	2,983	2,863	2,808	2,850											
With buffer *	4,824	5,243	5,384	5,732	6,056	6,203	6,301	5,930	5,377	4,165	4,037	3,880	3,674	3,524	3,370	3,242	3,132	3,006	2,949	2,993											
5 year annual requirement	965	1049	1077	1146	1211	1241	1260	1186	1075	833	807	776	735	705	674	648	626	601	590	599											
5 Year supply trajectory	2,828	3,138	3,565	4,316	5,207	5,661	6,096	6,193	5,941	5,481	5,206	4,834	4,389	4,014	3,569	3,278	3,123	2,988	2,975	2,995											
Years Supply	2.93	2.99	3.31	3.76	4.30	4.56	4.84	5.22	5.52	6.58	6.45	6.23	5.97	5.69	5.30	5.06	4.99	4.97	5.04	5.00											

* 20% applied up to the year at which the Council have delivered a cumulative surplus of housing, at which point a 5% buffer is applied

** Inverse figures - figures shown as a negative actually indicate a surplus

Appendix 7b: Housing Land Supply Trajectory based on Turley OAN

Turley Housing Supply Trajectory 2011 to 2036 - Based on Turley OAN

Sources of Supply

Sources of Supply	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Totals
Council Supply	847	412	686	514	534	682	689	1265	1613	1864	1734	1629	1315	1034	942	783	645	700	830	725	600	580	520	465	460	22068
Turley Supply	847	412	686	514	534	682	722	1113	1265	1425	1136	1157	1210	1013	965	861	785	765	638	520	570	630	630	625	540	20,245

Council Supply - Turley OAN

Stage	1st April 2012	1st April 2013	1st April 2014	1st April 2015	1st April 2016	1st April 2017	1st April 2018	1st April 2019	1st April 2020	1st April 2021	1st April 2022	1st April 2023	1st April 2024	1st April 2025	1st April 2026	1st April 2027	1st April 2028	1st April 2029	1st April 2030	1st April 2031	1st April 2032	1st April 2033	1st April 2034	1st April 2035	1st April 2036	Totals					
Cumulative Supply	847	1259	1945	2459	2993	3675	4364	5629	7242	9106	10840	12469	13784	14818	15760	16543	17188	17888	18718	19443	20043	20623	21143	21608	22068	22068					
Housing Requirement	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	22000					
Cumulative requirement	880	1760	2640	3520	4400	5280	6160	7040	7920	8800	9680	10560	11440	12320	13200	14080	14960	15840	16720	17600	18480	19360	20240	21120	22000	22000					
Annual shortfall/surplus **	33	468	194	366	346	198	191	-385	-733	-984	-854	-749	-435	-154	-62	97	235	180	50	155	N/A										
Cumulative shortfall/surplus **	33	501	695	1061	1407	1605	1796	1411	678	-306	-1160	-1909	-2344	-2498	-2560	-2463	-2228	-2048	-1998	-1843											
Base 5 Year Requirement	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400							4,400	4,400	4,400	4,400	4,400
With cumulative shortfall/surplus	4,400	4,901	5,095	5,461	5,807	6,005	6,196	5,811	5,078	4,298	3,986	3,666	3,423	3,265	3,120	3,032	3,008	2,937	2,735	2,557											
With buffer *	5,280	5,881	6,114	6,553	6,968	7,206	7,435	6,973	6,094	4,513	4,185	3,849	3,595	3,428	3,276	3,183	3,158	3,084	2,872	2,685											
5 year annual requirement	1056	1176	1223	1311	1394	1441	1487	1395	1219	903	837	770	719	686	655	637	632	617	574	537											
5 Year supply trajectory	2,828	3,105	3,684	4,783	6,113	7,165	8,105	8,155	7,576	6,654	5,703	4,719	4,104	3,900	3,683	3,500	3,435	3,255	2,890	2,625											
Years Supply	2.68	2.64	3.01	3.65	4.39	4.97	5.45	5.85	6.22	7.37	6.81	6.13	5.71	5.69	5.62	5.50	5.44	5.28	5.03	4.89											

Turley Supply - Turley OAN

Stage	1st April 2012	1st April 2013	1st April 2014	1st April 2015	1st April 2016	1st April 2017	1st April 2018	1st April 2019	1st April 2020	1st April 2021	1st April 2022	1st April 2023	1st April 2024	1st April 2025	1st April 2026	1st April 2027	1st April 2028	1st April 2029	1st April 2030	1st April 2031	1st April 2032	1st April 2033	1st April 2034	1st April 2035	1st April 2036	Totals					
Cumulative Supply	847	1259	1945	2459	2993	3675	4397	5510	6775	8200	9336	10493	11703	12716	13681	14542	15327	16092	16730	17250	17820	18450	19080	19705	20245	20245					
Housing Requirement	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	22000					
Cumulative requirement	880	1760	2640	3520	4400	5280	6160	7040	7920	8800	9680	10560	11440	12320	13200	14080	14960	15840	16720	17600	18480	19360	20240	21120	22000	22000					
Annual shortfall/surplus **	33	468	194	366	346	198	158	-233	-385	-545	-256	-277	-330	-133	-85	19	95	115	242	360	N/A										
Cumulative shortfall/surplus **	33	501	695	1061	1407	1605	1763	1530	1145	600	344	67	-263	-396	-481	-462	-367	-252	-10	350											
Base 5 Year Requirement	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400							4,400	4,400	4,400	4,400	4,400
With cumulative shortfall/surplus	4,433	4,901	5,095	5,461	5,807	6,005	6,163	5,930	5,545	5,000	4,744	4,467	4,290	4,220	4,160	4,143	4,171	4,220	4,392	4,750											
With buffer *	5,320	5,881	6,114	6,553	6,968	7,206	7,396	7,116	6,654	6,000	5,693	5,360	4,505	4,431	4,367	4,351	4,379	4,431	4,611	4,988											
5 year annual requirement	1064	1176	1223	1311	1394	1441	1479	1423	1331	1200	1139	1072	901	886	873	870	876	886	922	998											
5 Year supply trajectory	2,828	3,138	3,565	4,316	5,207	5,661	6,096	6,193	5,941	5,481	5,206	4,834	4,389	4,014	3,569	3,278	3,123	2,988	2,975	2,995											
Years Supply	2.66	2.67	2.92	3.29	3.74	3.93	4.12	4.35	4.46	4.57	4.57	4.51	4.87	4.53	4.09	3.77	3.57	3.37	3.23	3.00											

* 20% applied up to the year at which the Council have delivered a cumulative surplus of housing, at which point a 5% buffer is applied

** Inverse figures - figures shown as a negative actually indicate a surplus

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