# **Land West of Park Farm, Thornbury (APP/P011999/W/21/3288019)**Delivery Rate Note (October 2022)

This Note has been produced by Nick Matthews of Savills to explain the appellant’s experience in delivering large strategic sites and the rate of delivery anticipated. It should be read alongside the email to the application case officer, Cat Loveday dated 15 February 2021 (Document J10.1) which set out the delivery programme based upon a locally determined planning application being considered at planning committee in April 2021.

Barwood Development Securities Ltd (‘Barwood Land’) has a strong track record in progressing swiftly from securing outline planning permission to the delivery of development on site. Provided below are the key dates in the delivery of four Barwood Land schemes of varying sizes. Whilst each site is unique and circumstances vary, the examples provided in this note demonstrate the Barwood experience in delivering development. These timescales reflect Barwood’s experience and expertise in securing outline planning permissions which are market facing and can be delivered promptly.

It is this experience which gives Barwood Land the confidence to propose deadlines for the submission of reserved matters and implementation of those reserved matters which are significantly shorter that the statutory time limits.

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| **Site** | **Dwellings** | **OPP Date** | **RMA Submitted** | **RMA Determined** | **Construction Commences** | **Time from OPP to Start** |
| Land south of A4130, Didcot | 166 | Sept 2017 | Feb 2018 | Nov 2018 | Feb 2019 | 17 months |
| Bloxham Road, Banbury | 145 | Sept 2013 | July 2014 | Nov 2014 | Jan 2015 | 16 months |
| Norwood Farm, Northampton | 1,900 | June 2020 | June 2021 | March 2022 | April 2022 | 22 months |
| Land at Wharf Farm, Rugby | 370 | July 2017 | March 2018 | July 2018 | Jan 2019 | 18 months |

**Conclusion**

In each of the above examples, development on site commenced less than two years after outline permission was granted. If the same delivery timescales are applied to the Thornbury site and the development is built out at 91 dwellings per annum (as evidenced in Document J10.1), then three years of construction would deliver 273 dwellings with five years of securing outline planning permission. If the Inspector concluded that there would only be two years of delivery, this would result in 182 dwelling completions; still a significant contribution towards the land supply shortfall.

Notwithstanding, as explained in my Proof of Evidence (Section 6 of Document P1.1), it will be 2029 (extended from 2028 due to the delay in the plan-making process) at the earliest before plan-led development comes forward to address housing needs. Whilst delivery within the five-year window has been raised as an key consideration by objectors, in practice, delivery beyond five year is also important in this context.