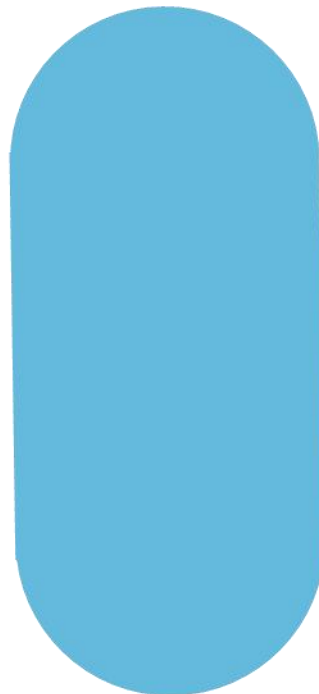
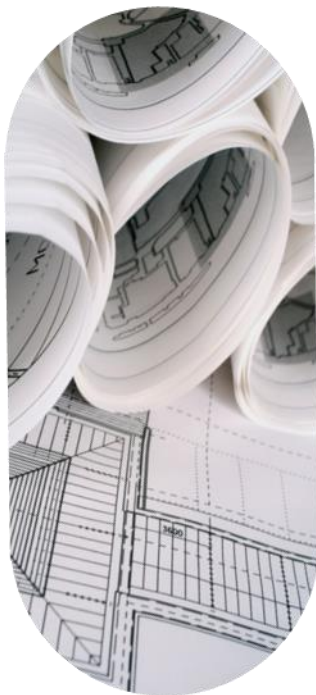




Hallam Land Management Limited

INFORMATION ON DELIVERY

Land south of Daventry Road, Southam





1. This report has been prepared on behalf of Hallam Land Management Limited (HLM) in response to a request for information on delivery matters from Stratford-on-Avon District Council (SDC).

2. The information provided relates to the development of land south of Daventry Road, Southam as illustrated in the previous representations to the 'Call for Sites' and Site Allocations Plan consultations from October 2014. For ease of reference, I attach a copy of the representations and supporting information.

3. In preparing this report, HLM are mindful of the National Planning Policy Framework. In particular the policy requirements of paragraph 173, in that plans should be deliverable.

4. The remainder of the report is structured around the six questions set out by SDC.

Land ownership issues (e.g. does site promoter intend to develop site or sell on once planning permission achieved?)

5. All of the land necessary to deliver the development of up to 500 homes is under the control of HLM and is available for development. There are no land ownership issues which would prevent or delay the delivery of its development.

6. HLM are experienced and reputable land promoters who will sell the site to house builder(s) after planning permission has been granted. It is in the interests of HLM that the selected house builder(s) delivers development as soon as possible, and therefore HLM will ensure the process of selection of the house builder(s) is undertaken as swiftly as possible once permission is granted.

Application lead-in times (e.g. whether they would seek Full Permission or Outline first)

7. HLM have appointed a multi-disciplinary consultant team to prepare the necessary material to support a planning application, and commenced the preparation of baseline



surveys. By way of example, I attach to this submission for your information the results of an Extended Phase One Ecology Survey (June 2015). This identifies that there are no statutory or non statutory designations affecting the land, and that all on site habitats and species of interest can be protected and enhanced through mitigation and/or compensation measures. The scope of those measures will be informed by further survey work which is being undertaken.

8. Other surveys and assessments are underway and will be completed over the coming months.

9. In terms of application lead-in times, HLM would undertake pre-application consultation with the Council, relevant statutory consultees, and members of the public prior to submission of any application. This could take place over the coming summer/autumn period. Allowing time for any further assessment work or re-consideration of the proposals, an application could be submitted by the 4th quarter of 2015.

10. HLM would be seeking an outline planning permission.

Start on site (quarter, year) (inc. remediation if required)

11. The following table overleaf sets out an indicative timetable leading up to a start on site in the first quarter of 2017 (i.e. January-March). No land remediation works are envisaged to be required given its current agricultural use. HLM are also able to undertake the delivery of initial infrastructure on site to bring forward development earlier in 2017.



Time Period	Stage
3 rd and 4 th quarter 2015	Preparation of outline planning application
1 st quarter 2016	Determination of outline planning application
1 st and 2 nd quarter 2016	Selection of housebuilder(s)
3 rd quarter 2016	Preparation of first phase reserved matters
4 th quarter 2016	Determination of first phase reserved matters
1 st quarter 2017	Start on site

Expected build-out rates and number of outlets

12. As the land has two distinct site access points (Daventry Road and Welsh Road East), there is the potential for there to be two sales outlets. Based on the assumption that a single house builder would deliver up to 50 dwellings per annum, the build-out rate could be up to 100 dwellings per annum.

Expected first and last completions (quarter, year)

13. Having regard to the above timetable, first completions might be expected in the third quarter of 2017 (July-September). Based on an average build-out rate of 75 dwellings per annum, the last completions would be in the second quarter of 2024.

Phasing (if applicable)

14. It is not envisaged there would be a need to phase the development. However, in practice, the housebuilder(s) may phase their submission of reserved matters and therefore the delivery of the site.

Infrastructure requirements that may impact timescales

15. There are no infrastructure requirements that may impact on the above timescales, and a start on site in the 1st quarter of 2017. Discussions have already commenced with infrastructure providers, and information is being collated to provide a timetable for its



delivery. Importantly, in respect of highway infrastructure, there are no significant off site highway works expected to be required by this development.

Are the parties involved promoting other sites in the District and how they see this site coming on stream?

16. HLM are promoting another site at land south of Trinity Way, Stratford-upon-Avon. Both sites can be brought forward for development independently.

June 26th 2015
Marrons Planning