

LICHFIELDS



Southend-on-Sea Local Plan

Land Budgets in Large Scale New Developments

Research Report

March 2023

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1. Introduction

This report looks at land budgets within large scale developments, providing benchmark evidence to underpin allocations within Southend's Local Plan

This report has been prepared by Lichfields on behalf of Southend-on-Sea City Council, in order to contribute to the Southend Local Plan evidence base. The purpose of this research is to inform the consideration and development of policy around a potential large-scale allocations north of Southend.

This report seeks to generate benchmarks for land use budgets (and densities) in order to inform the scale and quantum of development that might be achievable at, and allocated to, any new neighbourhood. We have synthesised data on 16 benchmark large scale developments to identify the quantum of different land uses within each development (either identified through an SPD or endorsed masterplan, or in planning application documents). Section 2 sets out further information on the case study developments selected. We have considered the broad proportion of land within such sites and planned developments given to different land uses including:

- Housing (of all types on housing development parcels, including net housing density);
- Employment;
- Schools;
- Community services/neighbourhood centres (shops, health facilities, gyms, community spaces, pubs etc.);
- Formal green/blue infrastructure (local parks, country parks, playing fields, SuDs features etc.);
- Informal green/blue infrastructure (meadowland, woodland, semi-natural);
- Hard infrastructure (strategic roads, bridges, utilities etc.) where this is separated from the above.



The results of the analysis are set out in Section 3 of this report, which provides guidance in relation to site capacity, understanding the net developable area and the land budgets that might typically be expected for each of the uses mentioned above.

Section 4 provides a summary of the key findings. In the Appendix a proforma of each site is included. Throughout the report, examples of best practice or notable features are highlighted.

2. Methodology and Scope

We have adopted 16 case study sites, generally from across the wider south of England, to provide benchmark land budgets for typical planned schemes.

Site Selection

Our research is based upon analysis of 16 case study sites which are allocated and/or have permission. We have included a variety of sites based on:

- **Size of site*** – ranging from 1,250 to 11,000 dwellings. The majority of sites are within the 3,000-7,000 dwelling range;
- **Form of development** – including urban extensions and standalone garden communities and towns;
- **Stage of development** – ranging from sites that have been under construction for many years and are nearly complete, to those which are at an earlier stage. This has allowed us to capture different time periods and any changes in the forms of development.
- **Lead developers and masterplanners** – a variety to ensure different practitioners are represented;
- **Location** – a variety of LPAs with a focus on the South of England.

Further details on each individual site are set out in the Appendix. The sources of information used for each site generally comprise either an adopted SPD or endorsed masterplan document, or planning application documents where an application has been submitted or approved. Different approaches will have been taken by LPAs or masterplanners to calculating the figures presented in these documents. For example, when a figure is presented for the residential area of development, this may or may not include roads and local parks, and this is not always clear. While this may lead to some discrepancies within the data, the sample size allows us to be confident in our conclusions.

Throughout our analysis we distinguish between ‘small’, ‘medium’ and ‘large’ sites to provide an additional level of detail. For this purpose ‘small’ sites are defined as those less than 3,000 dwellings, ‘medium’ are those 3,000-6,000 dwellings and ‘large’ are over 6,000 dwellings.

Table 1 – Case Study Sites

| Site Name | LPA | No. Dwellings | Year of allocation/ permission |
|---------------------------------------|-----------------------------------|---------------|--------------------------------|
| Barnham, Eastergate, Westergate | Arun | 1,250 | 2018 |
| Beaulieu Park | Chelmsford | 3,600 | 2011 |
| Chelmsford Garden Village | Chelmsford | 5,500 | 2020 |
| Culm | Mid-Devon | 2,600 | 2020 |
| Dunton Hills | Brentwood | 4,000 | 2022 |
| Eastern Expansion Area, Milton Keynes | Milton Keynes | 4,000 | 2005 |
| Ebbsfleet (Eastern Quarry)* | Ebbsfleet DC (Gravesham/Dartford) | 6,250 | 2002 |
| Harlow Gilston* | East Herts | 1,500 | 2018 |
| Graven Hill | Cherwell | 1,900 | 2015 |
| Kingsbrook Aylesbury | Buckinghamshire | 2,450 | 2015 |
| Long Marston Airfield | Stratford-on-Avon | 3,100 | 2017 |
| Milton Keynes East | Milton Keynes | 4,000 | 2019 |
| Mountfield Park | Canterbury | 4,000 | 2017 |
| Otterpool Park | Folkestone & Hythe | 10,000 | 2022 |
| Waterbeach | South Cambs | 11,000 | 2018 |
| Tendring/Colchester Borders | Tendring and Colchester | 7,500 | 2021 |

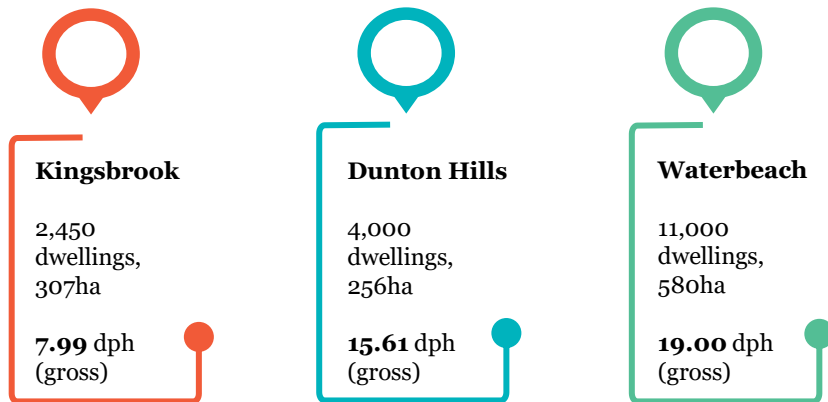
* Some sites considered are part, or a phase, of a wider development, where robust data was available for one part of the site only.

3. Land Budget Analysis

Typically, net developable area will account for nearly three quarters of an overall site, with the remainder given over to informal blue/green infrastructure

Site and capacity identification

Many factors might influence the location, size and site boundary of a new settlement or urban extension, including landownership, availability of infrastructure and site constraints such as flood risk or heritage. In purely land-use terms, our analysis provides some insight into the relationship between the size of the site and the number of dwellings that it might accommodate. On average, we found that the **gross density** of residential development was **13.9 dwellings per hectare** (across the entire site, including non-developable areas). Three of the case study examples are set out below, which demonstrate a significant range across the sample.



There is a significant variation in the overall density of large-scale developments. However, the average of 13.9 dph can be used as a broad indication of initial capacity; for example, a 500ha site might be able to accommodate c. 7,000 dwellings, whereas a 700ha site might be able to accommodate c. 9,750 dwellings. This is only a starting point from which a more accurate capacity can be determined through site specific factors and detailed masterplanning.

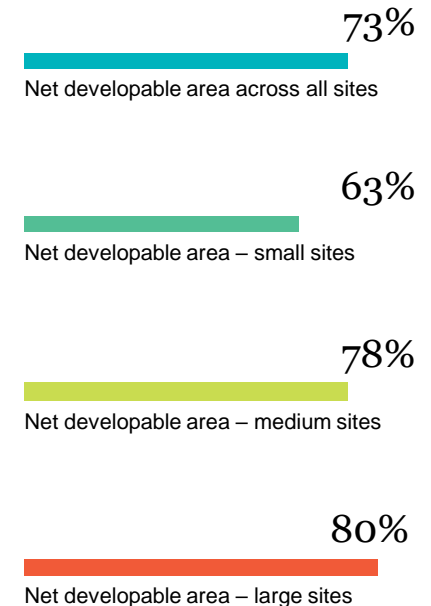
Net developable area

Our analysis shows that the net developable area of a large-scale development is **73%** on average. Where a figure was not provided in the documents reviewed, we have estimated this by including all built development including hard infrastructure, and excluded informal blue/green infrastructure (which could be located, for example, in a flood zone which is otherwise not developable).

This figure varies depending on site-specific factors. Key factors that might influence the net developable area of a site include any existing uses to be retained within the site boundary and site constraints such as floodplain or the need for a substantial buffer to protect against noise.

Our analysis shows that the net developable area typically increases depending on the size of the site, with an average net developable area of **80%** in the largest sites we considered.

In terms of the overall range, the site with the smallest net developable area was Graven Hill, where 49% of the site was developable; this is a former MoD site where the remainder includes St Davids Barracks and existing MoD storage. The largest net developable area was at Beaulieu Park, with an area of 91%.



3. Land Budget Analysis

Residential development area typically accounts for around 36% on such developments

Quantum

Our analysis finds that the average area of residential development across the case studies was **35%** of the total site area, with a range between circa. **20%** and circa. **50%**. The area of residential development is likely to be determined largely as a result of site-specific factors such as key constraints, the extent to which there is employment and green and blue infrastructure provision on site. Our analysis suggests that the largest sites are likely to have a slightly lower quantum of residential development, with an average of **32%**.

35%

Proportion of residential development across all sites

36%

Proportion of residential development – small sites

35%

Proportion of residential development – medium sites

32%

Proportion of residential development – large sites



Residential Gardens

Information regarding the area of residential gardens was not typically available in the source information used – this is generally included within the figure for total residential development. In order to establish a benchmark, we have considered completed schemes that form roughly their own ‘Middle Super Output Area’ and used ONS data on the median size of private outdoor space per house (i.e. gardens and driveways):

- Ebbsfleet (MSOA ref. E02005029) is 111sqm.
- Eastern Expansion Area (MK), (MSOA ref. E02003475) is 138sqm.

These are both likely to be inflated in the data by nearby homes within the MSOA but beyond the development, however, suggest a broad benchmark for rear garden and driveway provision combined of between **110-140sqm** per dwelling.

In order to establish a figure for rear garden sizes specifically, we have measured a sample of gardens from schemes which are partially/fully completed, using aerial mapping. For each scheme a random sample of 10 rear gardens from a variety of dwellings across the scheme were measured. The results are set out below:

- Ebbsfleet (Eastern Quarry): A range of between 38sqm and 136sqm, with an average of 73sqm
- Eastern Expansion Area: A range of between 50sqm and 146sqm, with an average of 87sqm
- Kingsbrook Aylesbury: A range of between 32sqm and 83sqm, with an average size of 59sqm

This suggests that a typical rear garden size across a development might be between **60-90sqm per dwelling** as a broad benchmark, although this will vary across the scheme according to house type and character.

Source:
<https://www.ons.gov.uk/economy/environmentalaccounts/datasets/accesstogardensandpublicgreenspaceingreatbritain> and Google Maps

3. Land Budget Analysis

A typical net density across residential parcels is 40dph, however a range should be provided across the site to introduce different character areas

Net Densities

We have calculated the average net density across our sample schemes (i.e. total number of residential dwellings/area of residential development). This was consistent across all site types with an average of **40** dph across all sites. Rounded to the nearest dph, the average net densities across the site types were 40 dph for small and medium sites and 41 dph for large sites. This average is broadly equivalent to an average gross density of 13.9dph applied to the average 35% of a site being residential development area.

40 dph can therefore be considered a benchmark figure for a suitable net density across the entire residential area, however it is expected that there should be a range of densities across the site. Our analysis found that density within residential parcels varies significantly depending on the nature of the development including character areas and varying urban typologies within the site. Within different character areas or neighbourhoods, densities can vary from between **10** to **150** dph.

The below definitions, taken from the Chelmsford Garden Community Development Framework Document (2023), are helpful in illustrating how a range of densities might be delivered:

- 20-35 dph: heights two to three storeys, predominantly houses; terraces, semi-detached and some detached homes.
- 25-45 dph: heights two to three storeys, predominantly houses but with some apartment buildings around key nodes.
- 35-65 dph: heights two to four storeys, primarily a mix of townhouse typologies and small apartment buildings - three to four storeys.
- 45-150 dph: heights four to five storeys, primarily apartment buildings with mixed uses at ground floor.

Many of the new settlements we looked at incorporated a smaller range of densities within residential parcels e.g.:

25-50
dph

Long Marston Airfield

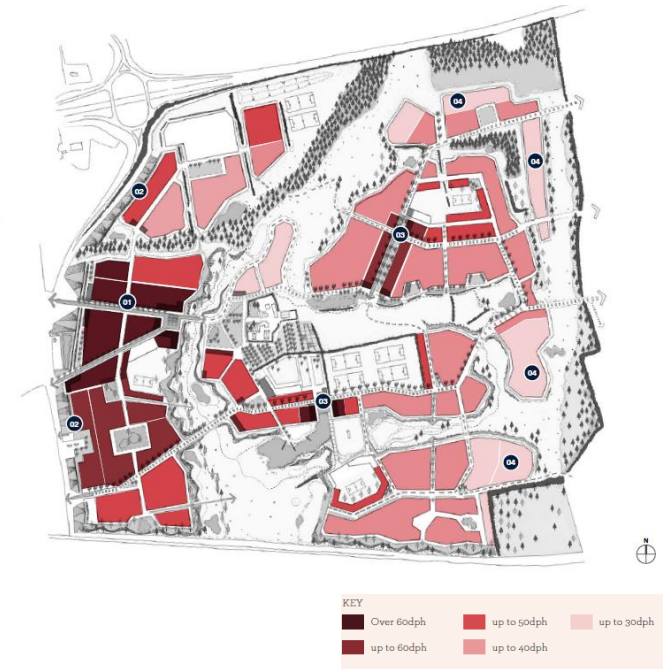
30-50
dph

Mountfield Park

30-60+
dph

Dunton Hills

The below plan is taken from the Dunton Hills Framework Masterplan (2020) and demonstrates how a range of densities might be arranged across a site.



3. Land Budget Analysis

Green and blue infrastructure

Formal Green and Blue Infrastructure

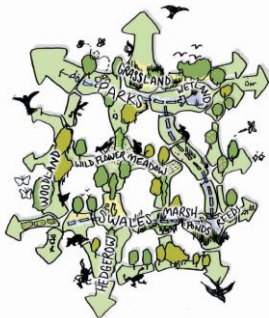
For the purpose of this exercise we have defined formal green and blue infrastructure as including local parks, country parks and playing fields with a focus on strategic open space elements (rather than incidental/local space within housing parcels). This excludes private gardens and blue/green roofs (as these are typically included within residential parcel area calculations).

Our analysis finds that on average, formal green and blue infrastructure comprises **18%** of overall site area. There was a significant range within our results with no clear correlation between site size and quantum of formal green and blue infrastructure as a proportion of site area.

Milton Keynes East

At Milton Keynes East, **14%** of total site area is dedicated to formal green and blue infrastructure. This includes a 43ha linear park along the River Ouzel which will open up 2km of new riverside walks for both existing and new residents.

Image credit: JTP (Design and Access Statement 2021)



Chelmsford Garden Village

50% of the garden village will be green infrastructure, with **29%** of this comprising formal typologies. This includes three new destination parks evenly distributed across the development, formal sports pitches and a discovery trail. The majority of new homes will be located within a 7 minute walk of a park.

Image credit: Chelmsford Garden Community Development Framework Document 2023

Informal Green and Blue Infrastructure

Informal green and blue infrastructure comprising woodland, meadowland, semi-natural green space etc. comprised on average **23%** of the sites that we considered. There was a correlation between the size of site and proportion of informal green and blue infrastructure, with an average of **27%** for small sites, **21%** for medium sites and **19%** of large sites.



Waterbeach

At Waterbeach, **32%** of the total site area comprises informal green and blue infrastructure. This includes retained woodland, a strategic landscape edge and an 8ha lake which is existing within the site.

Image credit: waterbeachwb.co.uk/facts/the-lake

Green and Blue Infrastructure – Summary

40%

Average area of green and blue infrastructure (formal and informal) as a proportion of total site area (not including residential gardens/green walls)

50%

An ambitious yet realistic target for the proportion of green and blue infrastructure as site area – this has been achieved or exceeded at Chelmsford Garden Village, Waterbeach, Dunton Hills, and Kingsbrook Aylesbury.

3. Land Budget Analysis

Education and community facilities

Education

Our analysis finds that on average, **4%** of site area was given over to schools/educational uses. This tends to increase in correlation with site size, which reflects an increased ability and necessity to provide facilities on-site as site size increases, rather than making off-site contributions.

3% Small Sites

4% Medium Sites

5% Large Sites

The site with the highest education provision as a proportion of site area was Waterbeach where **9%** of the site area is in educational use. This includes:

- Appropriate early years provision;
- Five x three-form entry primary schools (4ha land per school);
- Two x eight-form entry secondary schools (8ha per school);
- A sixth form college (2ha);
- A special educational needs school (2ha).

The above (taken from the Waterbeach SPD 2019) provides an indication of the land take that might be required for various types of education provision; though further guidance from Building Bulletin 103 'Area guidelines for mainstream schools' published by the Department for Education are also commonly used.

It should be noted that school playing fields are typically included within the budgets for schools rather than green/blue infrastructure, this is appropriate as they are not always accessible to the public.

Community Facilities

For the purpose of this exercise we have grouped all local/neighbourhood centres including shops, health facilities, gyms, community spaces, pubs etc. as community facilities. On average, these facilities comprise **3%** of total site area. This is broken down as **4%** for small sites and **2%** for medium and large sites. In many of these cases neighbourhood centres may also be planned to have housing above ground floor.

There was a range within these figures, with community facilities comprising **1%** or less of total site area in 9 out of 16 schemes considered. The maximum value was **7%** at Culm and Gilston. At Culm, this figure includes some existing uses at Fordmore Farm, with additional retail, community centre, offices, hotel and leisure uses including 32,000sqm of commercial floorspace. The masterplan at Culm is based around the idea of a 20-minute place, which includes at the neighbourhood scale, walkable new communities with local facilities such as workspaces, schools, community space, open space and shops as a central part of new neighbourhoods. The image below taken from the East Cullompton Masterplan SPD (2022) seeks to demonstrate this concept.

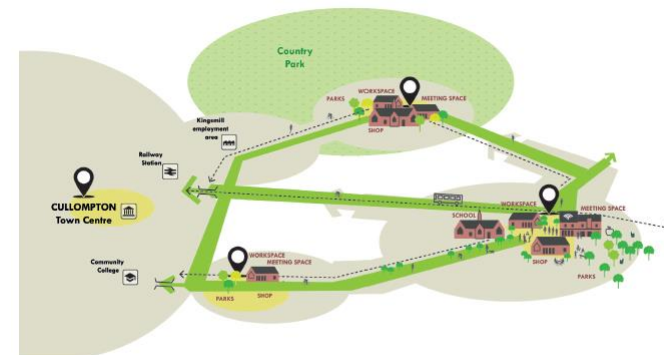


Illustration of the 20 minute place at Cullompton demonstrating the town wide and neighbourhood scale opportunities

3. Land Budget Analysis

Employment provision

Employment Provision

On average employment provision comprised **6%** of total site area in our analysis. However, this figure is of limited use as employment provision is bespoke and varies greatly across different sites depending on the local circumstances/need and the desire of the developer or planning authority to include employment provision as part of the scheme. We set out some relevant examples below.

26%

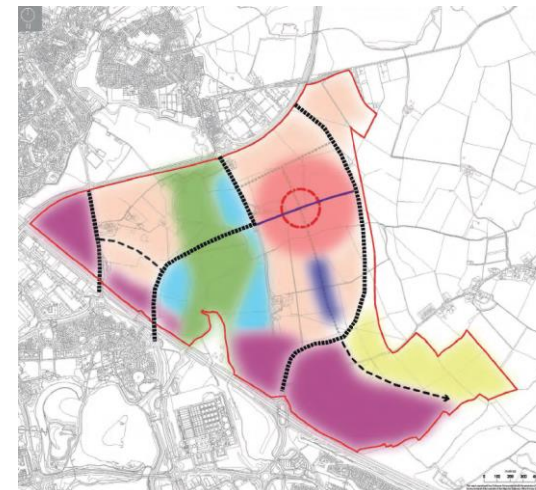
Beaulieu Park

26% of the site area in the Beaulieu Park masterplan is for employment use. The majority of this is within 'Beaulieu Xchange' business park, which will contain 40,000sqm of B1a, B1b and B1c uses (now Class E) in a naturalistic landscaped parkland setting. The location was chosen with regard to road, bus and rail networks and seeks to create a strategic employment offer of significant regional importance. The business park will comprise of a series of 2-3 storey buildings with at-grade parking courts and a separate car parking deck.



Figure 47: Illustrative Masterplan of Beaulieu Xchange Business Park

Illustrative masterplan of Beaulieu Xchange Business Park. Source: L&Q/Countryside Design and Access Statement 2012



Indicative Character Areas (employment shown in dark pink). Source: MKE Development Framework SPD 2020

21%

Milton Keynes East

21% of the site area at Milton Keynes East is proposed for employment use. This comprises a 105ha area of land adjacent to the M1 which has been identified for B1/B2/B8 employment uses, but with a focus on large-scale logistics due to its access to the strategic road network. Landscaped buffers will be provided to reduce visual and other impacts of large industrial buildings on the rest of the scheme. Smaller scale employment opportunities will also be provided within the community hub and the local centres where opportunities for locating smaller scale office uses above the ground floor should be taken.

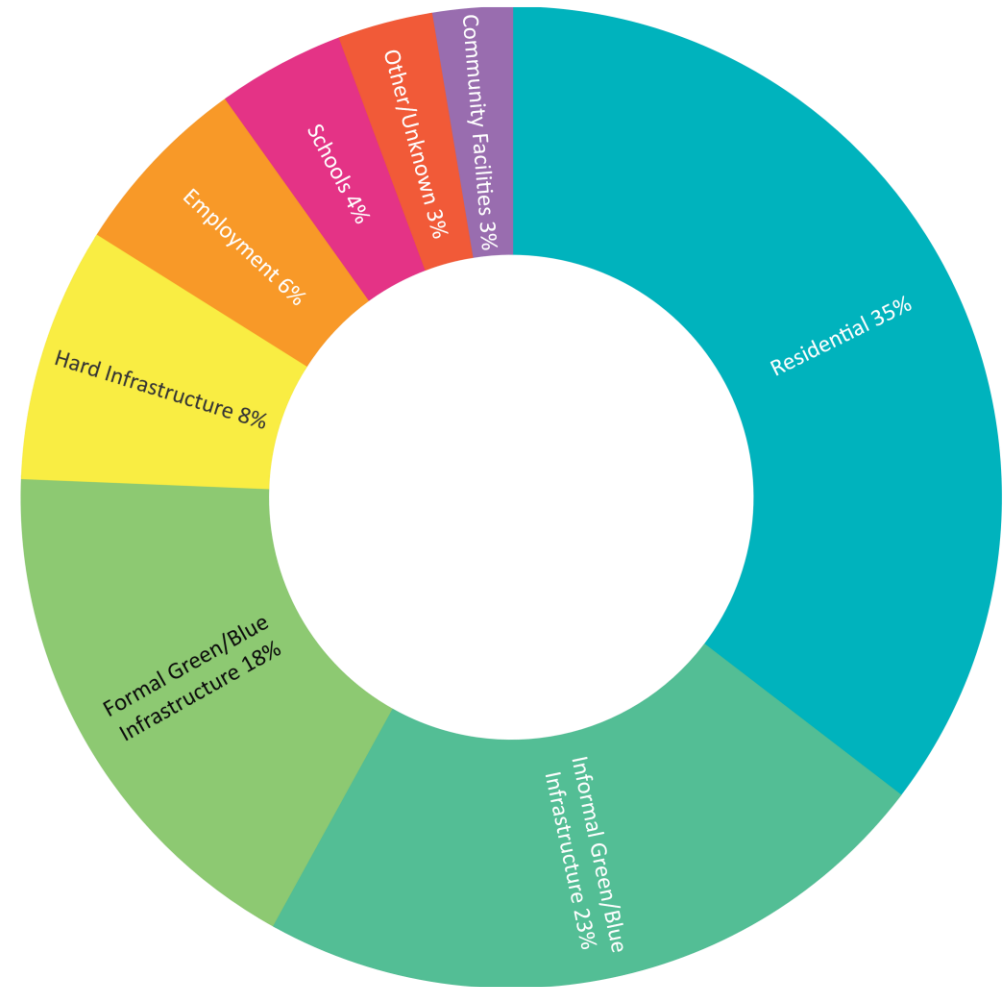
4. Summary & Key Considerations

Key outcomes and considerations going forward

Summary of Findings

The chart on the right sets out the average land budget across all sites considered. Our key findings are:

- **Average residential density** across entire sites is approximately **14 dph**, this varies significantly but can be used to establish an initial indication of capacity;
- **Net developable area** is **73%** on average, and this tends to increase in correlation with site size;
- A typical quantum of **residential development** is **35%**, although this depends on site specific factors, with a range between c. 20% to 50%
- **Densities within residential parcels** can vary significantly, but a broad range of between **20-60 dph** is relatively standard across the sites considered. **40dph** is a typical net residential density across an entire scheme;
- Formal **green/blue infrastructure** on average comprises 18% of site area, with 23% of site area typically informal green/blue infrastructure. Across an entire site, typically **40%** is green/blue infrastructure, but we consider that **50%** is an ambitious yet realistic target;
- Typically **4%** of site area comprises **educational uses**, this tends to increase slightly in correlation with site size;
- On average **community facilities** comprise **3%** of site area;
- **Employment provision** is bespoke but around **25%** of site area is considered a significant provision, with the average at **6%**.



Average Land Budgets – All Sites

4. Summary & Key Considerations

Key outcomes and considerations going forward

Summary of Findings - Continued

Table 2 sets out the average land budgets across small, medium and large sites. For this purpose ‘small’ sites are defined as those less than 3,000 dwellings, ‘medium’ are those 3,000-6,000 dwellings and ‘large’ are over 6,000 dwellings; the size relating more to the neighbourhood and potential population, than necessarily the site area itself.

While our findings present an overview of the average land budgets of the 16 schemes, it is important to note that there is variation within the figures and that site-specific factors are key in determining land budgets. For example, the figure for employment for medium sites is influenced by Milton Keynes East and Beaulieu Park which both include significant areas of employment. Other medium sites such as Chelmsford Garden Village and Dunton Hills have a much lower employment provision (at 2% and 1% respectively). Therefore, while these figures may provide a helpful starting point, they should be adjusted to reflect the aspirations, constraints and locations of specific schemes. Site specific constraints may include existing uses on the site which need to be retained, this is particularly the case in larger schemes. For example, at Graven Hill, an operational barracks was retained as part of the site.

Notwithstanding they provide a useful and helpful benchmark for estimating capacities for large scale development proposals, and the land budgets that might reasonably be given over to different uses to achieve an appropriate balance between homes, infrastructure, commercial and green spaces.

The following Appendix sets out a proforma for each site including a graphic overview of their land use budgets and key facts, including the source of information used.

Table 2- Average Land Use Figures

| Land Use | Small Sites Average Quantum | Medium Sites Average Quantum | Large Sites Average Quantum | Overall Average Quantum |
|------------------------------------|-----------------------------|------------------------------|-----------------------------|-------------------------|
| Residential | 36% | 35% | 32% | 35% |
| Employment | 2% | 13% | 2% | 6% |
| Schools | 3% | 4% | 5% | 4% |
| Community Facilities | 4% | 2% | 2% | 3% |
| Formal Green/Blue Infrastructure | 20% | 15% | 19% | 18% |
| Informal Green/Blue Infrastructure | 27% | 21% | 19% | 23% |
| Hard Infrastructure | 9% | 9% | 6% | 8% |
| Other/Unknown | 0% | 1% | 20% | 5% |

N.B. Figures may not sum to 100% due to rounding

100

[illegible]

Appendix – Site Proformas

Site 2: Milton Keynes East

| | |
|----------------------------------|---|
| Scheme Name | Milton Keynes East |
| Typology | Urban Extension |
| LPA | Milton Keynes |
| Lead Developer(s) | St James Group Ltd (Berkeley) |
| Lead Masterplanner(s) | JTP |
| Size (ha) | 385 |
| No. of new homes | 4,000 |
| Allocation Document | Plan:MK (2019) |
| Status | Outline permission granted |
| Years under construction | 0 |
| Key features/notes | Total allocation is 5,000 dwellings. 4,000 St James Parcel used as more detailed information was available for this parcel. Formal green/blue infrastructure includes a 43ha linear park along the River Ouzel. |
| Key source of information | Design and Access Statement for outline permission, Development Framework SPD |



Appendix – Site Proformas

Site 3: Beaulieu Park

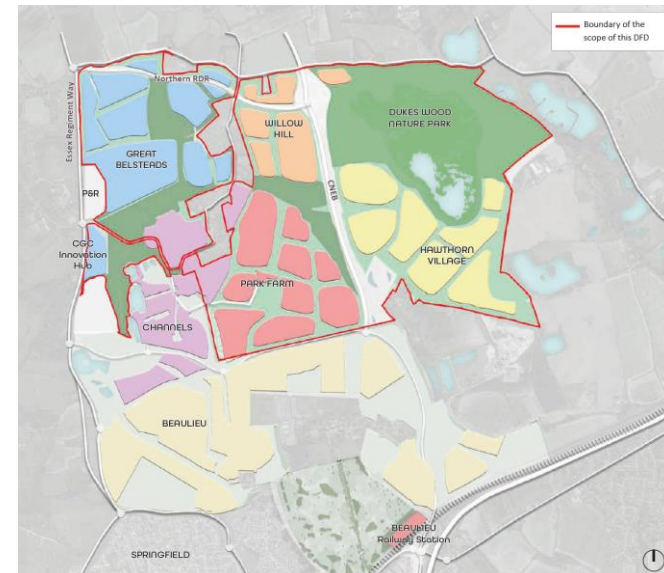
| | |
|----------------------------------|---|
| Scheme Name | Beaulieu Park |
| Typology | Urban Extension |
| LPA | Chelmsford |
| Lead Developer(s) | Countryside Properties and L&Q |
| Lead Masterplanner(s) | Andrew Martin Associates |
| Size (ha) | 234 |
| No. of new homes | 3,600 |
| Allocation Document | North Chelmsford Area Action Plan (2011) |
| Status | Outline permission granted 2014, site is being built out with some early phases completed. |
| Years under construction | 9 |
| Key features/notes | Hard infrastructure figure is approximate and includes a safeguarded by-pass corridor and railway station car park. |
| Key source of information | Application documents for 09/01314/EIA |



Appendix – Site Proformas

Site 4: Chelmsford Garden Village

| | |
|----------------------------------|---|
| Scheme Name | Chelmsford Garden Village |
| Typology | Garden Village |
| LPA | Chelmsford |
| Lead Developer(s) | Ptarmigan Land, Countryside L&Q, Halley Developments |
| Lead Masterplanner(s) | JTP |
| Size (ha) | 509 |
| No. of new homes | 5,500 |
| Allocation Document | Chelmsford Local Plan (2020) |
| Status | Allocated 2020, live planning application |
| Years under construction | 0 |
| Key features/notes | The development framework document sets out that 50% of the garden community will be green infrastructure, with a 20% biodiversity net gain target. Includes a Country Park. Figures for residential development and hard infrastructure are approximate. |
| Key source of information | Development Framework Document (January 2023) |



Appendix – Site Proformas

Site 5: Otterpool Park

| | |
|----------------------------------|---|
| Scheme Name | Otterpool Park |
| Typology | Garden Town |
| LPA | Folkestone & Hythe |
| Lead Developer(s) | Folkestone & Hythe District Council and the Cozumel Estates |
| Lead Masterplanner(s) | Farrells |
| Size (ha) | 765 |
| No. of new homes | 10,000 |
| Allocation Document | Core Strategy 2022 |
| Status | Outline application live. |
| Years under construction | 0 |
| Key features/notes | ‘Other’ includes existing communities within the site area. |
| Key source of information | Otterpool Park Framework Masterplan (2018) |



100

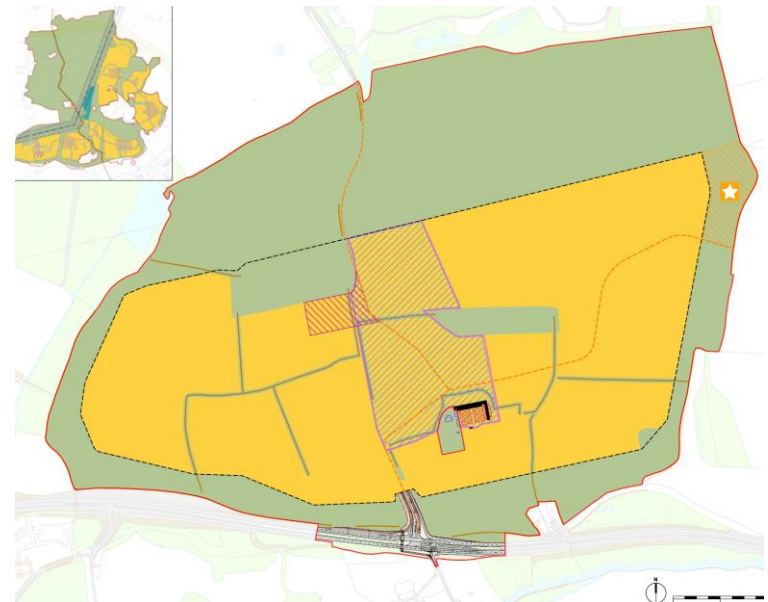
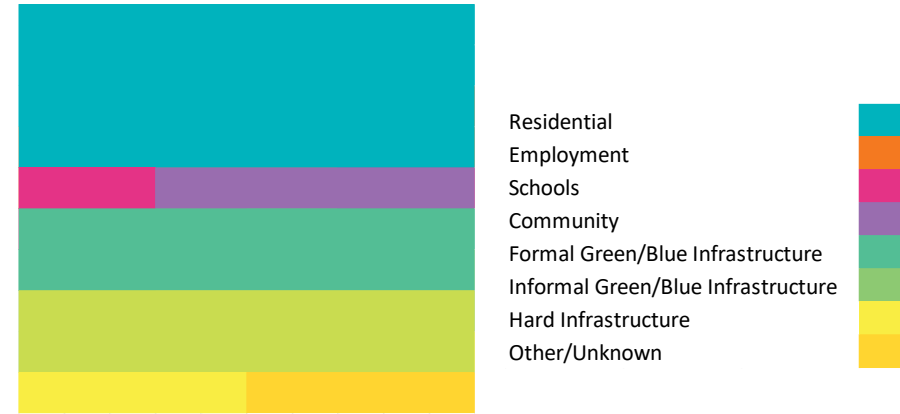
| | |
|----------------------------------|---|
| Scheme Name | Ebbsfleet (Eastern Quarry) |
| Typology | Garden City (part) |
| LPA | Ebbsfleet Development Corporation (Gravesham/Dartford) |
| Lead Developer(s) | Land Securities |
| Lead Masterplanner(s) | Unknown |
| Size (ha) | 270 |
| No. of new homes | 6,250 |
| Allocation Document | Eastern Quarry Planning Brief (2002) |
| Status | Outline permission granted in 2007, site being built out. |
| Years under construction | 16 |
| Key features/notes | Eastern Quarry - the largest single parcel of Ebbsfleet Garden City has been selected due to the fragmented nature of the allocation. Residential area and formal/informal green and blue infrastructure is an estimate. Former quarry. |
| Key source of information | Ebbsfleet Implementation Framework and Eastern Quarry Outline Permission (DA/03/01134) |



Appendix – Site Proformas

Site 7: Gilston (part)

| | |
|----------------------------------|--|
| Scheme Name | Gilston (part) |
| Typology | Garden Town |
| LPA | East Herts |
| Lead Developer(s) | Taylor Wimpey |
| Lead Masterplanner(s) | Figure/Ground Architects |
| Size (ha) | 117.4 |
| No. of new homes | 1,500 |
| Allocation Document | East Hertfordshire Local Plan (2018) |
| Status | Allocated 2018. Two live applications. |
| Years under construction | 0 |
| Key features/notes | Garden Town formed of seven villages. Taylor Wimpey application relates to village 7. A separate live application has been submitted by Places for People for the remaining villages. |
| Key source of information | Application documents for 3/19/2124/OUT |



Appendix – Site Proformas

Site 8: Dunton Hills

| | |
|----------------------------------|--|
| Scheme Name | Dunton Hills |
| Typology | Garden Village |
| LPA | Brentwood |
| Lead Developer(s) | CEG |
| Lead Masterplanner(s) | Broadway Malyan |
| Size (ha) | 256 |
| No. of new homes | 4,000 |
| Allocation Document | Brentwood Local Plan (2022) |
| Status | Allocated 2022. Draft Framework Masterplan being consulted on. |
| Years under construction | 0 |
| Key features/notes | 'Other' includes a Gypsy/Traveller Site. |
| Key source of information | Draft Framework Masterplan (2020) |



Appendix – Site Proformas

Site 9: Culm

| | |
|----------------------------------|--|
| Scheme Name | Culm |
| Typology | Garden Village |
| LPA | Mid-Devon |
| Lead Developer(s) | Mid-Devon District Council |
| Lead Masterplanner(s) | LDA |
| Size (ha) | 160 |
| No. of new homes | 2,600 |
| Allocation Document | Mid-Devon District Council Local Plan (2020) |
| Status | Allocated 2020. Draft SPD recently consulted on. |
| Years under construction | 0 |
| Key features/notes | ‘Other’ includes an area under 440kv powerlines which could provide space for wildlife corridors/SuD but will not be accessible. |
| Key source of information | Draft Masterplan (2022) |



Appendix – Site Proformas

Site 10: Long Marston Airfield

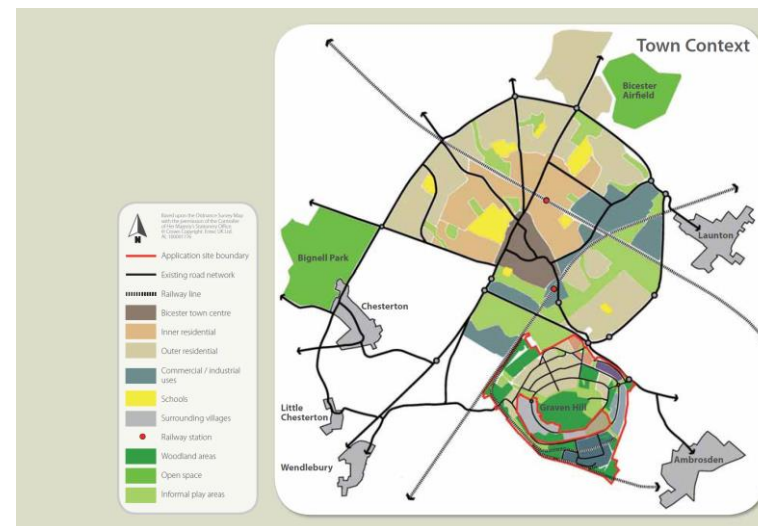
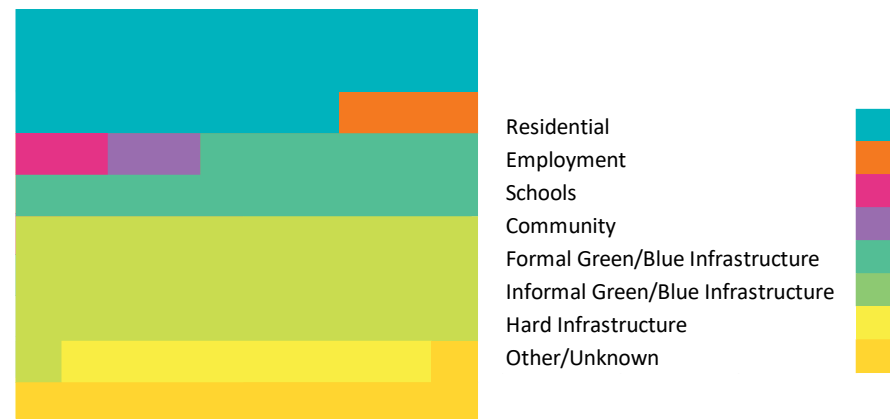
| | |
|----------------------------------|---|
| Scheme Name | Long Marston Airfield |
| Typology | Garden Village |
| LPA | Stratford-on-Avon |
| Lead Developer(s) | Cala Homes |
| Lead Masterplanner(s) | JTP |
| Size (ha) | 169 |
| No. of new homes | 3,100 |
| Allocation Document | Stratford-on-Avon Core Strategy (2017) |
| Status | Allocated 2017, early phase under construction, live application |
| Years under construction | 3 |
| Key features/notes | Details relate to the 3,100 homes parcel which represents the majority of the allocation. |
| Key source of information | Application docs for 18/01892/OUT |



Appendix – Site Proformas

Site 11: Graven Hill

| | |
|----------------------------------|--|
| Scheme Name | Graven Hill |
| Typology | Garden Community (self-build) |
| LPA | Cherwell |
| Lead Developer(s) | Ministry of Defence/Graven Hill Village Development Company Ltd |
| Lead Masterplanner(s) | AMEC Environment and Infrastructure UK |
| Size (ha) | 207 |
| No. of new homes | 1,900 |
| Allocation Document | Cherwell Local Plan (2015) |
| Status | Permission granted 2012 followed by allocation. Site being built out. |
| Years under construction | 8 |
| Key features/notes | Former MoD site. 'Other' includes storage, St Davids Barracks, potential energy use. |
| Key source of information | Application documents for 11/01494/OUT |



Appendix – Site Proformas

Site 12: Kingsbrook Aylesbury

| | |
|----------------------------------|---|
| Scheme Name | Kingsbrook Aylesbury |
| Typology | Urban Extension |
| LPA | Buckinghamshire |
| Lead Developer(s) | Barratt and Ashfield Land |
| Lead Masterplanner(s) | Simon Beck Architects |
| Size (ha) | 307 |
| No. of new homes | 2,450 |
| Allocation Document | N/A – not allocated |
| Status | Permission granted 2013, site being built out |
| Years under construction | 9 |
| Key features/notes | Hard infrastructure figure is approximate. |
| Key source of information | Application docs for 10/02649/AOP |



Appendix – Site Proformas

Site 13: Barnham Eastergate Westergate (Parcel SC1)

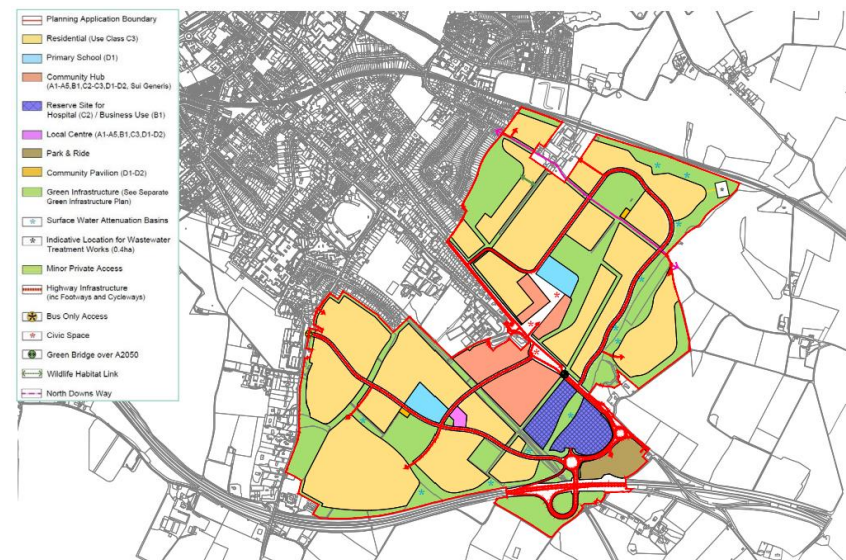
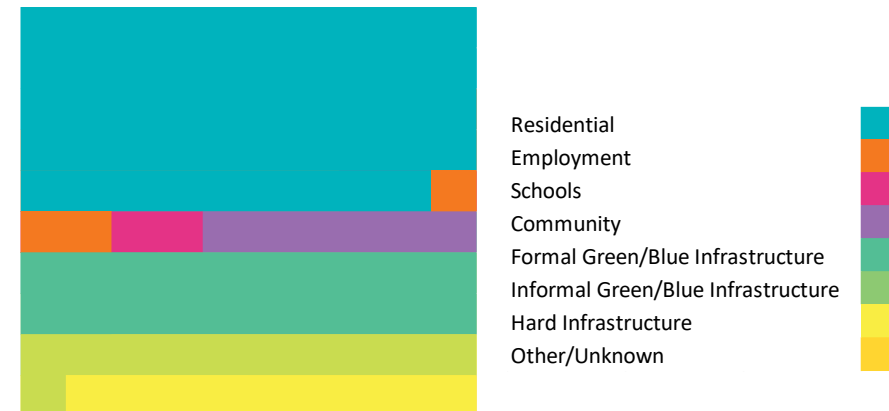
| | |
|----------------------------------|--|
| Scheme Name | Barnham Eastergate Westergate (Parcel SC1) |
| Typology | Garden Community |
| LPA | Arun |
| Lead Developer(s) | Church Commissioners for England and Hanbury Properties |
| Lead Masterplanner(s) | JTP |
| Size (ha) | 93 |
| No. of new homes | 1,250 |
| Allocation Document | Arun Local Plan (2018) |
| Status | Allocated 2018, live application |
| Years under construction | 0 |
| Key features/notes | Parcel SC1 of the wider allocation (total 3,000 dwellings) |
| Key source of information | Application docs for BN/11/22/OUT |



Appendix – Site Proformas

Site 14: Mountfield Park

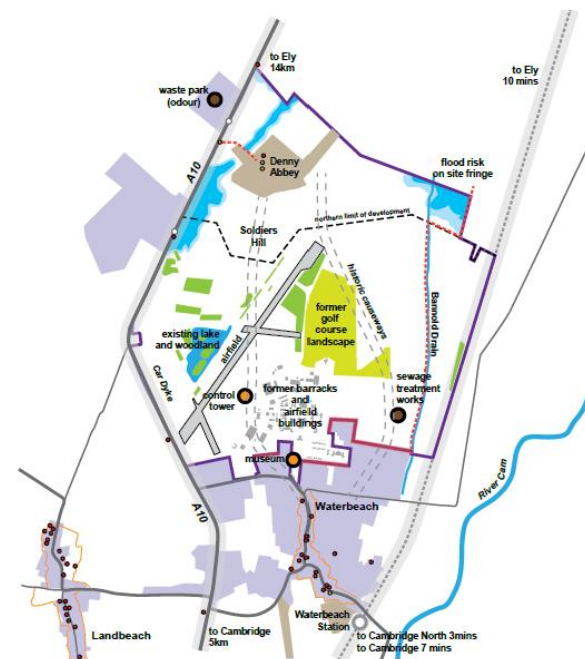
| | |
|----------------------------------|--|
| Scheme Name | Mountfield Park |
| Typology | Urban Extension |
| LPA | Canterbury |
| Lead Developer(s) | Corinthian Land |
| Lead Masterplanner(s) | David Lock Associates |
| Size (ha) | 233 |
| No. of new homes | 4,000 |
| Allocation Document | Canterbury Local Plan (2017) |
| Status | Allocated 2017. Resolution to grant outline application December 2022. |
| Years under construction | 0 |
| Key features/notes | 30% of the site green infrastructure. Employment includes potential relocation of an existing hospital. |
| Key source of information | Application documents for CA/16/00600 |



Appendix – Site Proformas

Site 15: Waterbeach

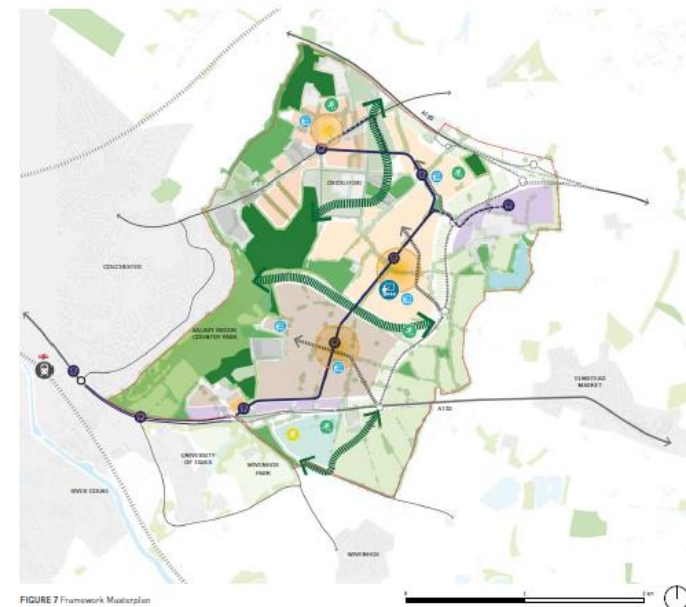
| | |
|----------------------------------|---|
| Scheme Name | Waterbeach |
| Typology | New Town |
| LPA | South Cambridgeshire |
| Lead Developer(s) | Urban & Civic and MoD |
| Lead Masterplanner(s) | Fletcher Priest Architects |
| Size (ha) | 580 |
| No. of new homes | 11,000 |
| Allocation Document | South Cambridgeshire Local Plan (2018) |
| Status | Allocated 2017, permission 2019 on eastern part of site and live application for remaining western part. |
| Years under construction | 2 |
| Key features/notes | Some mixed uses included in residential areas. The new town is being developed in 2 parts. The western half comprises the former army barracks and is owned by the Ministry of Defence, U&C are development partners. The eastern half is being promoted by RLW Estates on behalf of the landowners to the east of the former barracks. Informal blue and green infrastructure includes an 8 ha lake. |
| Key source of information | Waterbeach SPD 2023 |



Appendix – Site Proformas

Site 16: Tendring Colchester Borders

| | |
|----------------------------------|---|
| Scheme Name | Tendring Colchester Borders |
| Typology | Garden Community |
| LPA | Tendring and Colchester |
| Lead Developer(s) | Tendring District Council, Colchester City Council and Essex County Council |
| Lead Masterplanner(s) | Prior and Partners |
| Size (ha) | 715 |
| No. of new homes | 7,500 |
| Allocation Document | Tendring and Colchester Local Plan Part 1 (2021) |
| Status | Allocated 2021, Strategic Framework being consulted on 2023 |
| Years under construction | 0 |
| Key features/notes | Not developable area includes protected woodlands, existing properties and roads within the boundary. Remaining land includes a gypsy and traveller site (1.08ha). Hard infrastructure figure is estimated. |
| Key source of information | Tendring Colchester Borders Garden Community Masterplan Strategic Framework Masterplan |



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