



**Millard Tuddenham**  
Planning and Development

**BRECKLAND DISTRICT COUNCIL**

**PRE-EXAMINATION HEARING SESSION INFORMATIVE STATEMENT**

**EXAMINATION DOCUMENT EX.79**

**September 2018**

In producing EX.79 Breckland District Council make statements on delivery rates on specific sites outside of their control. In our view the Examination Inspector and interested parties need to see the documentation/evidence relied upon from neighboring authorities to satisfy himself/themselves that what is being stated in terms of context and in this case completions is reliable.

The following Informative Statement sets out in detail and expands upon the contents of Table 4 of EX.79 and is provided to assist the Inspector and interested parties in the Examination hearing scheduled to take place on 25<sup>th</sup> September 2018.

Table 4 Submitted by Breckland District Council within EX.79 is shown below:

Development and total size	Developers	Number active in a single year	Max. delivery on whole site in a single year	Max. delivery by an individual developer in a single year
Queen's Hills, Costessey (1,755+ units)	7 Developers Barratts Bellway Homes Bovis David Wilson Homes Laing Keir/Twigden Taylor Wimpey	5	339 (2007/08)	92 (2007/08)

Table 4 Delivery at Queen's Hills, Costessey, Norfolk

Appendix 1 attached provides an extract from the South Norfolk Council "**Residential Land Availability April 2014 - March 2015**" publication confirming;

- the Queen's Hill development site is likely to deliver 1,755 dwellings;
- an outline planning application ref: 01/1435 was submitted in August 2001 and permission was granted 3 years later on 07/07/2004; and
- a total delivery/completions to March 2015 of 1,420 dwellings.

It can therefore be demonstrated that annual average delivery rates across this strategic site were as follows:

- Since the lodging the outline planning application 96/year  
(1420/14.66years)
- Since the grant of permission 122/year  
(1420/11.66years).

Assuming 5 developers worked on the site the evidence provided above indicates a delivery rate of 20 to 24 dwellings/developer/annum.