

**Section 42 planning application to vary Condition 3 of planning
permission in principle 1012/P/05**

Supporting Statement



March 2022

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1 Introduction

- 1.1 The purpose of the planning application submitted to West Lothian Council as planning authority for determination is to vary the time limit set by Condition 3 of planning permission in principle 1012/P/05 for the submission of matters specified in conditions (MSC) applications.
- 1.2 The request made under Section 42 of the Town & Country Planning (Scotland) Act 1997 (as amended) is to extend the expiration period set out in Sub-section (I) of the condition from 15 to 20 years. The reasons for this request are set out below.

2 Planning Condition 3 wording (existing and proposed)

- 2.1 Planning Condition 3 of planning permission in principle 1012/P/05 currently states –

Application for the first approval of such matters specified in Condition 2 above (MSC application), must be made before the expiration of a period of 3 years from the date of the grant of this planning permission in principle.

Application for the approval of the last of such matters (MSC application) must be made before expiration of whichever is the latest of the following:

- I. The expiration of a period of 15 years from the date of the grant of this planning permission in principle*
- II. The expiration of 6 months from the date on which and earlier application for the last requisite approval was refused and (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed.*

The planning permission in principle shall lapse in the expiration of 2 years from the requisite approval for the last of such matters that has been obtained unless the development to which this planning permission in principle relates is begun before that expiration.

- 2.2 The variation sought to the above wording seeks to replace “15” in Sub-section (I) with “20” such that the condition would read –

Application for the first approval of such matters specified in Condition 2 above (MSC application), must be made before the expiration of a period of 3 years from the date of the grant of this planning permission in principle.

Application for the approval of the last of such matters (MSC application) must be made before expiration of whichever is the latest of the following:

- I. The expiration of a period of **20** years from the date of the grant of this planning permission in principle*
- II. The expiration of 6 months from the date on which and earlier application for the last requisite approval was refused and (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed.*

The planning permission in principle shall lapse in the expiration of 2 years from the requisite approval for the last of such matters that has been obtained unless the development to which this planning permission in principle relates is begun before that expiration.

- 2.3 This will allow the submission of MSC applications to April 2032. The reasoning for this is set out below.

3 Reasoning for Request

- 3.1 The reasoning for the request for variation is to reflect the most up to date development programme as known at March 2022. This comprises a number of factors.
- 3.2 Delivery of the first phase of 550 residential units within the planning permission in principle was deliberately controlled due, primarily to education capacity constraints. Phase 1 only achieved substantial completion by the end of 2018, concurrent with the signing of the Tri-partite Agreement for delivery of non-denominational secondary school infrastructure.

Tri-partite Agreement

- 3.3 The Tri-partite Agreement was signed between Scottish Ministers, Winchburgh Developments Limited (WDL) and West Lothian Council in late 2018. It sets out the legal position on funding arrangements for various infrastructure items including new schools delivery. The Agreement specifically references funding arrangements in place for years following on from 2027 – the year that the final MSC applications could be made under the current wording set out in Planning Condition 3 – such that there is an expectation that development will occur well beyond that date.
- 3.4 A summary of that document is submitted as part of this planning application (Appendix 1).

Winchburgh Developments Limited Development Programme

- 3.5 The latest updates to the WDL development programme that is periodically shared with West Lothian Council note that there are development blocks land sales within later phases of development that will only come forward post 2027. Housing numbers and layouts for these areas will only be available at the time that the Block purchaser(s) is ready to make an application for development.
- 3.6 The twelve month forecast (Appendix 2) predicts that 1,000 units will be occupied by December 2022 with the longer term forecast (Appendix 3) predicting that only 2,687 units will be occupied by December 2027. This leaves a balance of over 1,000 units to occupy post 2027.
- 3.7 Not all of these units will be consented or constructed by the end of 2027 and the WDL longer term forecast shows that it will take to 2032 to deliver the balance of units expected from the overall strategic expansion. The long term forecast shows housing completions expected from 2028 onwards for Blocks H, I, T, X and HH.

- 3.8 The forecast takes account of ongoing discussions with West Lothian Council as planning authority on the scope for extension of certain Blocks that will be done through either non-material variation or formal amendment to the approved Winchburgh Masterplan as appropriate.

House Occupations Programme

- 3.9 As of December 2022, there have been 662 housing occupations from an anticipated 3,800 occupations leaving a balance of circa 3,100 units. The reason for the low rate of delivery to date is simply that infrastructure procurement and delivery, post Phase 1, was put on hold until the Tri-partite Agreement was signed. Infrastructure delivery, with the Tri-partite Agreement signed, is accelerating rapidly and is a material factor in the new forecasts of housing occupations.
- 3.10 At an annual occupation rate of 250 dwellings per year, this would require a further 12.4 years of construction which would take the ongoing development to 2033 to achieve. This ties in with the longer term WDL timeline in Appendix 2 and would necessitate a number of residential and supporting infrastructure MSC applications for development post 2027 as a result.

4 New Schools Campus

- 4.1 The transitional arrangements put in place by West Lothian Council, as education authority, indicates that the new non-denominational and denominational secondary schools, whilst constructed, will not be fully occupied by all year groups until 2028.

Appendix 1

TO Winchburgh Developments Limited
FROM Pinsent Masons LLP
DATE 24 January 2019
FILE NUMBER RE0139.07026
SUBJECT Summary of Winchburgh Tripartite Arrangements

1. Introduction

- 1.1 This document contains a summary of the headline terms of the tripartite agreement (the "**Tripartite Agreement**") dated 11th, 12th and 13th December (all dates in 2018) between The Scottish Ministers, West Lothian Council ("**WLC**") and Winchburgh Developments Limited ("**WDL**").
- 1.2 This is not attempt to be an exhaustive list of all contractual terms and we are happy to provide any further detail where required.
- 1.3 Unless separately defined herein, capitalised terms used in this document shall have the meaning given to those terms in the Tripartite Agreement.

2. Parties

- 2.1 The parties to the Tripartite Agreement are:
- 2.1.1 Scottish Ministers;
 - 2.1.2 WLC; and
 - 2.1.3 WDL.

3. Planning Matters

- 3.1 In the event that the s75A Application submitted by WDL on or about 14 December 2018 (relating inter alia to proposed "roof tax" payments of £5,760 per Occupation is approved, each of WDL and WLC agree to use their reasonable endeavours to enter into the "Section 75A Agreement" (which we would interpret as including a decision notice) documenting this approval on or before 31 March 2019.
- 3.2 WDL agrees to make payment of WDL Developer Contributions when due in accordance with the relevant s75 arrangements.
- 3.3 WLC agrees to use reasonable endeavours to collect any relevant developer contributions (in respect of the catchment area for the new non-denominational secondary school (the "**New School**")) from third parties ("**Third Party Developer Contributions**").

4. Property Matters

- 4.1 WDL makes standard representations to each of WLC and The Scottish Ministers as to title to the land over which WDL grants security to those parties. Each such representation is

subject to the terms of the Reports on Title issued by Pinsent Masons LLP on or about the date of the Tripartite Agreement.

- 4.2 WDL gives standard undertakings with regard to its use of the secured property referred to in paragraph 4.1 above. This is mainly in relation to exercise of rights in respect of the relevant sites, an agreement not to waive or surrender rights and an agreement not to enter into any lease or licence in respect of the relevant site without heritable creditor consent.
- 4.3 If the obligation to transfer the School Site (Plot L) to WLC arises under s75 arrangements, WDL agrees that it will procure a report on title for that site in form and substance acceptable to WLC (acting reasonably) and will transfer title to that site in accordance with the Land Transfer Conditions (as defined in the s75 documentation).

5. Payment Obligations

- 5.1 WLC agrees that it will apply all WDL Developer Contributions, any Additional WDL Developer Payments (see below) and any amounts drawn down under the WDL Standby Facility (see below) pro rata towards the annual debt service liability of WLC in relation to the funding of the New School (subject to an agreed annual cap of £825,000) and the fee payable to The Scottish Ministers for the availability of the SG Standby Facility (see below).
- 5.2 Any amounts drawn down by WLC under the SG Standby Facility can only be applied towards the annual debt service liability of WLC in relation to the funding of the New School.
- 5.3 WLC agrees to apply any Third Party Developer Contributions towards the annual debt service liability of WLC in relation to the funding of the New School.
- 5.4 If there is a surplus of WDL Developer Contributions and Third Party Developer Contributions in any year (a "**Surplus**"), this is held over for future years to the extent this Surplus is not required in order to repay a shortfall from previous years. WLC expressly agrees that this arrangement with regard to Surpluses applies notwithstanding that its funding costs for the development of the New School may be higher than anticipated.
- 5.5 If there is a shortfall in any year in the payment of the SG Availability Fee (see below), WDL agrees to meet this shortfall. Clawback of such amounts is dealt with at paragraph 7.5 below.
- 5.6 If there is a shortfall in WDL Developer Contributions and Third Party Developer Contributions (taken together) (in comparison to WLC's annual debt service requirement (capped as above) and the annual liability for the SG Availability Fee) (a "**Shortfall**"), in respect of the financial years ending on 31 March 2022, 31 March 2023 and 31 March 2024, WDL is responsible for making up that shortfall. Clawback of such amounts is dealt with at paragraph 7.5 below.
- 5.7 The Tripartite Agreement contains certain limited set-off rights in favour of WLC and standard VAT provisions.

6. Reporting Requirements

- 6.1 WLC is generally required to provide:
- 6.1.1 information requested by the other parties in relation to the funding arrangements for the New School;
 - 6.1.2 confirmation of those funding terms when finalised;
 - 6.1.3 with effect from March 2021, quarterly reporting on levels of WDL Developer Contributions and Third Party Developer Contributions received and anticipated;

6.1.4 with effect from 31 March 2022, annual reporting on levels of WDL Developer Contributions and Third Party Developer Contributions received and levels of Shortfall or Surplus in respect of the relevant financial year.

6.2 WDL is required to:

6.2.1 provide quarterly reporting on levels of WDL Developer Contributions received and anticipated and anticipated levels of Occupations; and

6.2.2 within 5 business days of becoming aware of the same, notify The Scottish Ministers of any event pursuant to which there has been or will be, a share sale, listing or business disposal (of all or substantially all of its assets) relating to WDL or its immediate parent (each of which is an "Exit").

7. Treatment of Surpluses and Drawdown of Facilities

7.1 WLC is obliged to apply any previously held over Surplus against an annual shortfall in WDL Developer Contributions and Third Party Developer Contributions if one arises in any subsequent year.

7.2 From and including the financial year ending 31 March 2025, if there is an annual shortfall in WDL Developer Contributions and Third Party Developer Contributions which cannot be met from a previous Surplus, WLC will draw down from the standby facility provided by WDL (the "**WDL Standby Facility**") up to a maximum of £864,000.

7.3 From and including the financial year ending 31 March 2026, if there is an annual shortfall in WDL Developer Contributions and Third Party Developer Contributions which cannot be met from a previous Surplus, WLC will draw down from the WDL Standby Facility up to a maximum of £864,000 and then from the standby facility provided by The Scottish Ministers (the "**SG Standby Facility**") up to a maximum of £825,000 per annum and subject to an aggregate cap on drawdowns of £15,000,000 (as reduced annually if not used, pursuant to the mechanism set out in the relevant facility agreement).

7.4 WDL agrees to make payment to the Scottish Ministers directly of any interest accruing and payable under the SG Standby Facility.

7.5 If there is an annual Surplus in any year where any amounts referred to in paragraphs 5.5, 5.6, 7.2 or 7.3 remain outstanding from previous years, the relevant Surplus is applied in the following order:

7.5.1 repayment to The Scottish Ministers of amounts outstanding under the SG Standby Facility;

7.5.2 repayment to WDL of amounts outstanding under the WDL Standby Facility;

7.5.3 repayment to WDL of amounts paid by WDL as referred to in paragraph 5.6; and

7.5.4 repayment to WDL of amounts paid by WDL as referred to in paragraph 5.5.

8. Security

8.1 The documentation provides for the grant of standard securities by WDL over the following pieces of land:

8.1.1 Block C in favour of The Scottish Ministers; and

8.1.2 Block FF in favour of WLC.

8.2 The beneficiaries of the security can only take enforcement action in the following circumstances:

8.2.1 in relation to The Scottish Ministers:

- (a) an insolvency event relating to WDL;
- (b) an amount of more than £3,300,000 has been drawn under the SG Standby Facility;
- (c) a breach by WDL of the modern slavery or corruption / bribery provisions of the Tripartite Agreement; or
- (d) the occurrence of an Exit where neither West Coast Capital Holdings Limited or Cala Management limited or their affiliates continue to have a direct or indirect shareholding in WDL; and

8.2.2 in relation to WLC:

- (a) any of the triggers referred to in paragraph 8.2.1 above;
- (b) a default by WDL in its payment obligations referred to in paragraph 5.6 which is not being contested in good faith and is not remedied within 10 business days following the default.

8.3 Notwithstanding the occurrence of any of the above triggers, neither of The Scottish Ministers or WLC may continue with enforcement action if WDL remedies any payment default and undertakes to make direct payment of any future Shortfall within 20 business days after the annual reporting date applicable to the relevant financial year. Any failure to make such payment shall result in either or both of The Scottish Ministers and/or WLC being able to commence (or re-commence) enforcement action.

8.4 WDL can require a release of:

8.4.1 the security granted in favour of WLC once Developer Contributions in an amount equal to or greater than £3,750,000 have been received; and

8.4.2 the security granted in favour of The Scottish ministers when WLC holds a Surplus sufficient to ensure that drawdown under the SG Standby Facility will never be required.

8.5 The Tripartite Agreement contains a mechanism pursuant to which the security granted in favour of WLC and The Scottish Ministers can be replaced either by cash collateral or alternative property security. Broadly the cash collateral or replacement property security needs to have a minimum value of:

8.5.1 in the case of the Security in favour of WLC, the lower of:

- (a) £3,750,000; and
- (b) at any time 1.25x
 - (i) £3,750,000, less
 - (ii) the aggregate of Developer Contributions paid to date; and

8.5.2 in the case of Security in favour of The Scottish Ministers, the lower of:

- (a) £8,000,000; and

- (b) at any time 1.25x
 - (i) principal amounts outstanding under the SG Standby Facility, plus
 - (ii) the maximum amount which may still be drawn under the SG Standby Facility,

and any replacement property security is subject to the condition that a satisfactory Report on Title is procured by WDL in respect of the replacement site.

9. Other Provisions

9.1 The Tripartite Agreement contains standard public sector contractual provisions in respect of:

9.1.1 Statutory Authority;

9.1.2 Confidentiality;

9.1.3 Freedom of Information;

9.1.4 Corruption / Bribery;

9.1.5 Modern Slavery;

9.1.6 Data Protection

9.2 The rights and obligations of the parties can only be assigned or transferred with the consent of the other parties, although there is provision for the transfer of the Tripartite Agreement by any public sector party to statutory successors.

9.3 The governing law of the Tripartite Agreement is Scots law.

Pinsent Masons LLP

Appendix 2

Winchburgh Occupations Forecast (12 months ahead)

Occupation - Applied	31/01/21	30/09/21	31/10/21	30/11/21	31/12/21	31/01/22	28/02/22	31/03/22	30/04/22	31/05/22	30/06/22	31/07/22	31/08/22	30/09/22	31/10/22	30/11/22	31/12/22				
Phase - Plot name - Category																					
Phase 2 - K2 - Smarts - Housing plots	4	-	-	-	-	2	2	-	-	-	-	-	-	-	-	-	-				
Phase 2 - J - Robertson - Housing plots	53	-	-	-	3	3	1	1	3	3	3	3	3	3	3	3	1				
Phase 2 - N1 - Bellway - Housing plots	93	-	3	4	6	6	6	4	4	2	2	-	-	-	-	-	-				
Phase 2 - N2 - Bellway - Housing plots	24	-	-	-	2	2	2	4	4	4	2	2	2	-	-	-	-				
Phase 2 - O1 - TW - Housing plots	46	-	-	-	-	-	-	-	-	-	-	3	3	3	3	3	3				
Phase 2 - O2A - Affordable TW - Housing plots	55	-	-	-	-	-	-	-	-	-	-	3	3	3	3	3	3				
Phase 2 - BB - Wheatley - Housing plots	81	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3				
Phase 2 - P1 + P2 - Housing plots	153	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Phase 2 - Q1 S - Smarts - Housing plots	64	-	-	-	-	3	3	3	3	3	3	3	3	3	3	3	3				
Phase 2 - Y - Housing plots	98	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Phase 2 - CC - Housing plots	65	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Phase 2 - FF - Private - Housing plots	70	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Phase 2 - FF - Affordable - Housing plots	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Phase 2 - O3B - Barratt - Housing plots	75	-	-	3	4	4	4	4	4	4	4	3	3	3	3	3	3				
Phase 2 - O4B - Housing plots	33	-	-	-	-	-	-	-	3	3	3	3	3	3	3	3	3				
Phase 2 - O3A - Affordable Barratt - Housing plots	20	-	-	-	-	-	5	5	5	5	-	-	-	-	-	-	-				
Phase 2 - O3C - CALA - Housing plots	74	-	-	3	3	3	3	3	3	3	3	3	3	3	3	3	3				
Phase 2 - O4C - CALA option - Housing plots	44	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	2				
Phase 3 - A - Housing plots	110	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Phase 3 - B + B1 - Housing plots	124	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Phase 3 - C - Housing plots	120	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Phase 3 - D - Housing plots	19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Phase 3 - DD - Housing Plots	37	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Phase 3 - Q2W + Q3 Residential - Housing Plots	104	-	-	-	-	-	-	-	-	-	-	-	-	2	2	2	2				
Phase 3 - P3 - Housing plots	70	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Phase 3 - Q1 N - Housing plots	44	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Phase 3 - Q2 E Residential - Housing plots	64	-	-	-	-	-	-	-	-	-	-	-	-	2	2	2	2				
Phase 3 - EE - Housing plots	176	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Phase 3 - HH1 + HH2 - Housing plots	53	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Phase 3 - Q2 E Commercial: Office - Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Phase 3 - Q2 E Commercial: Retail Parade - Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Phase 3 - HH3 + HH4 (e.g.) - Affordable Balance? - Housing plots	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Units Occupied - Total	3,980	510	-	-	3	10	15	18	20	26	24	27	25	18	22	20	20				
Phases 2-4 Cumulative					35	76	91	109	129	155	180	207	232	249	271	291	311	336	364	391	419

Appendix 3

Winchburgh Occupations Forecast

Forecast Occupations - Calendar Years

Annual period commencement		00/01/00	01/01/18	01/01/19	01/01/20	01/01/21	01/01/22	01/01/23	01/01/24	01/01/25	01/01/26	01/01/27	01/01/28	01/01/29	01/01/30	01/01/31	01/01/32
Annual period end	Total	31/12/17	31/12/18	31/12/19	31/12/20	31/12/21	31/12/22	31/12/23	31/12/24	31/12/25	31/12/26	31/12/27	31/12/28	31/12/29	31/12/30	31/12/31	31/12/32
Status headers		Actuals	Actuals	Actuals	Actuals	Actuals / Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection
Phase - Plot name - Category	GDA (Acres)	TOTAL Units	ff - Sale Date (incl U delays)		(up to)												
Phase 2 - K2 - Smarts - Housing plots	0.7	4.0	29/02/20		4	-	-	-	-	-	-	-	-	-	-	-	-
Phase 2 - J - Robertson - Housing plots	5.6	53.0	31/12/20		53	-	-	-	-	6	30	17	-	-	-	-	-
Phase 2 - N1 - Bellway - Housing plots	8.1	93.0	31/07/19		93	-	-	-	32	49	12	-	-	-	-	-	-
Phase 2 - N2 - Bellway - Housing plots	1.7	24.0	30/04/20		24	-	-	-	-	6	18	-	-	-	-	-	-
Phase 2 - O1 - TW - Housing plots	3.4	46.0	30/09/21		46	-	-	-	-	-	18	28	-	-	-	-	-
Phase 2 - O2A - Affordable TW - Housing plots	2.9	55.0	30/09/21		55	-	-	-	-	-	18	30	8	-	-	-	-
Phase 2 - BB - Wheatley - Housing plots	4.0	81.0	31/03/22		81	-	-	-	-	-	3	30	30	18	-	-	-
Phase 2 - Spare - Housing plots	-	-	31/01/00		-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 2 - P1 + P2 - Housing plots	5.7	153.0	31/05/22		153	-	-	-	-	-	-	54	59	39	-	-	-
Phase 2 - Spare (prev. Q3) -	-	-	31/01/00		-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 2 - Spare (prev. Q2W) -	-	-	31/01/00		-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 2 - Q1 S - Smarts - Housing plots	1.7	64.0	30/06/20		64	-	-	-	-	-	40	24	-	-	-	-	-
Phase 2 - Ph2 TC Retail (Q1/Q3 rem) deleted - Commercial	-	-	31/01/00		-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 2 - Y - Housing plots	10.7	98.0	31/03/24		98	-	-	-	-	-	-	3	30	30	30	5	-
Phase 2 - CC - Housing plots	6.5	65.0	31/10/22		65	-	-	-	-	-	15	30	20	-	-	-	-
Phase 2 - FF - Private - Housing plots	7.6	70.0	31/10/22		70	-	-	-	-	-	15	30	25	-	-	-	-
Phase 2 - FF - Affordable - Housing plots	1.1	20.0	31/10/22		20	-	-	-	-	-	15	5	-	-	-	-	-
Phase 2 - O3B - Barratt - Housing plots	6.4	75.0	31/05/20		75	-	-	-	-	19	41	15	-	-	-	-	-
Phase 2 - O4B - Housing plots	2.7	33.0	30/06/21		33	-	-	-	-	-	25	8	-	-	-	-	-
Phase 2 - O3A - Affordable Barratt - Housing plots	0.9	20.0	31/05/20		20	-	-	-	-	-	20	-	-	-	-	-	-
Phase 2 - O3C - CALA - Housing plots	8.8	74.0	30/09/20		74	-	-	-	-	15	36	23	-	-	-	-	-
Phase 2 - O4C - CALA option - Housing plots	4.9	44.0	31/01/22		44	-	-	-	-	-	7	29	7	-	-	-	-
Phase 3 - A - Housing plots	11.7	110.0	31/03/23		110	-	-	-	-	-	3	30	30	30	18	-	-
Phase 3 - B + B1 - Housing plots	12.2	124.0	31/07/24		124	-	-	-	-	-	-	22	30	30	30	12	-
Phase 3 - C - Housing plots	10.3	120.0	28/02/23		120	-	-	-	-	-	5	30	30	30	25	-	-
Phase 3 - D - Housing plots	2.0	19.0	31/05/23		19	-	-	-	-	-	-	19	-	-	-	-	-
Phase 3 - DD - Housing Plots	3.8	37.0	31/08/23		37	-	-	-	-	-	-	20	17	-	-	-	-
Phase 3 - Q2W + Q3 Residential - Housing Plots	5.7	104.0	31/12/21		104	-	-	-	-	-	10	30	30	30	5	-	-
Phase 3 - Spare -	-	-	31/01/00		-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 3 - P3 - Housing plots	3.2	70.0	30/09/22		70	-	-	-	-	-	18	30	23	-	-	-	-
Phase 3 - Q1 N - Housing plots	1.8	44.0	31/03/24		44	-	-	-	-	-	-	2	29	12	-	-	-
Phase 3 - Q2 E Residential - Housing plots	3.0	64.0	31/12/21		64	-	-	-	-	-	10	30	25	-	-	-	-
Phase 3 - Ph3 TC Retail (P1 & P2) deleted - Commercial	-	-	31/01/00		-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 3 - EE - Housing plots	15.1	176.0	31/08/23		176	-	-	-	-	-	-	20	30	30	30	30	5
Phase 3 - HH1 + HH2 - Housing plots	4.8	53.0	31/03/24		53	-	-	-	-	-	-	1	11	11	11	8	-
Phase 3 - Q2 E Commercial: Office - Commercial	0.3	-	31/08/22		-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 3 - Q2 E Commercial: Retail Parade - Commercial	0.8	-	31/08/25		-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 3 - HH3 + HH4 (e.g.) - Affordable Balance? - Housing plots	1.3	18.0	31/03/24		18	-	-	-	-	-	-	3	15	-	-	-	-
Phase 3 - Q3 Care Home = none with MLA - Commercial	-	-	31/01/00		-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 4 - F + F1 - Housing plots	4.4	48.0	31/08/26		48	-	-	-	-	-	-	-	-	20	28	-	-
Phase 4 - G + G1 - Housing plots	7.0	64.0	31/08/26		64	-	-	-	-	-	-	-	-	20	30	15	-
Phase 4 - H + H1 - Housing plots	19.5	190.0	31/08/27		190	-	-	-	-	-	-	-	-	-	32	48	48
Phase 4 - I + I1 - Housing plots	10.1	102.0	31/08/28		102	-	-	-	-	-	-	-	-	-	-	34	51
Phase 4 - I2 - Housing plots	5.8	52.0	31/08/29		52	-	-	-	-	-	-	-	-	-	-	35	17
Phase 4 - DD1 Y1? (prev. B1 F1 G1 H1 DD1 Y1 HH5ext) - Housing plots	-	-	31/12/29		-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 4 - Phase 4 TC Retail (Q2) deleted - Commercial	-	-	31/01/00		-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 4 - T - Housing plots	6.3	80.0	31/08/29		80	-	-	-	-	-	-	-	-	-	-	34	46
Phase 4 - GG + GG1 - Housing plots	10.8	110.0	31/08/25		110	-	-	-	-	-	-	-	-	20	30	30	-
Phase 4 - S - Housing plots	3.9	60.0	31/08/29		60	-	-	-	-	-	-	-	-	-	-	34	26
Phase 4 - HH1 + HH2 Phase 4 balance - Housing plots	10.4	115.0	31/03/24		115	-	-	-	-	-	-	2	19	19	19	19	-
Phase 4 - HH3 + HH4 Private - Housing plots	24.0	205.0	31/08/25		205	-	-	-	-	-	-	-	-	29	43	43	4
Phase 4 - HH5 - Housing plots	19.6	200.0	31/08/28		200	-	-	-	-	-	-	-	-	-	47	71	12
Phase 4 - X + X1 - Housing plots	12.1	155.0	31/01/29		155	-	-	-	-	-	-	-	-	-	15	60	20
Phase 4 - Q2W Commercial: Food Retail - Commercial	1.9	-	31/08/22		-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 4 - Spare -	-	-	31/01/00		-	-	-	-	-	-	-	-	-	-	-	-	-
Total	463.0	3,980.0			3,980	510	78	-	32	97	290	388	383	389	246	276	257
Cumulative	TRUE	TRUE			510	588	588	620	717	1,007	1,394	1,777	2,166	2,412	2,687	2,944	3,246
Population estimate	2,400	Existing population			14,340	3,930	4,164	4,164	4,260	4,551	5,420	6,583	7,731	8,898	9,636	10,462	11,233
																	12,137
																	13,333
																	14,197
																	14,340