

Appendix 2A: Large sites with outline permission – Pro forma

Category (b) deliverable sites: sites with outline planning permission

Site Reference	S00746
Planning Application Reference	16/02518/OUT
Address	West Bar Square
Date of permission	16/02/2017
Applicant	Urbo (West Bar) Limited
Developer / Agent details (if applicable)	Jon Suckley Asteer Planning LLP Block 1, G32, Alderley Park, Congleton Road Nether Alderley Cheshire. SK10 4TG
Planning application progress	<i>Which relevant assessments have been undertaken as required by conditions attached to the outline permission?</i>
	<i>Which relevant assessments are still ongoing / not yet commissioned?</i>
	<i>When are applications for reserved matters anticipated to be submitted?</i> Urbo has commenced pre-application discussions with SCC. A £150M funding agreement was entered into on 27th April 2020 between Urbo, SCC and investors, Legal and General which included the delivery of buildings 1a/1b which will comprise 368 apartment units, split between 2 buildings. Reserved matters application (21/01999/REM) submitted April 2021 and is targeted for determination at SCC's Planning Committee on 17 August.
	<i>What is the anticipated timescale for discharge of conditions application(s) thereafter?</i>
	<i>Any other relevant information?</i>
Site assessment progress	<i>Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?</i> landscape impact assessment undertaken;

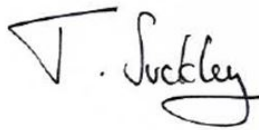
	<i>Are there any known barriers to delivery, or that are delaying or preventing development?</i>
	<i>If so, how will these barriers be resolved?</i>
	<i>What are the timescales for resolving these barriers?</i>
	<i>Any other relevant information?</i>
Ownership information	<i>Is the site still available?</i>
	<i>Is the site in single ownership or are there land assembly complications?</i> Since the outline planning permission was granted, Urbo has secured the entirety of the West Bar Square site through extensive dialogue and negotiations with landowners and a Compulsory Purchase Order (CPO) for the wider masterplan area which was completed in the summer of 2019.
	<i>Does the developer own the site?</i>
	<i>Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)?</i>
	<i>If so, how and when are these issues likely to be resolved?</i>
	<i>Any other relevant information?</i>
Infrastructure considerations	<i>Are there any infrastructure constraints that might delay the site coming forward?</i>
	<i>If so, what steps have been taken to resolve these infrastructure constraints?</i>
	<i>What is the likely timescale for resolving any infrastructure constraints?</i>

	<i>Are there any highway works that need to be carried out prior to commencement or occupation?</i>										
	<i>Any other relevant information?</i>										
Market considerations	<i>Are there any relevant consideration relating to the housing market that might impact delivery?</i>										
	<i>Is there any firm commitment from a developer / housebuilder to bring the site forward?</i>										
	<i>If not, has the site been actively marketed and has there been any market interest?</i>										
	<i>Is there any relevant market information justifying delivery assumptions?</i>										
Viability considerations	<i>Are there any viability issues with bringing the site forward in accordance with the planning permission granted and associates conditions/ S106 obligations?</i>										
Any other relevant information	<i>Are there any other barriers delaying or preventing development from coming forward?</i>										
Lead in time in years (from 1.4.21)	<p><i>Include anticipated start date and any evidence to justify that.</i></p> <p>Subject to securing reserved matters approval in March 2021, construction is targeted for commencement in Q1 2022 with completion in 2024, which will deliver 368 units.</p> <table border="1"> <thead> <tr> <th>Year</th><th>Yield</th></tr> </thead> <tbody> <tr> <td>Year 1 (2021/22)</td><td>0</td></tr> <tr> <td>Year 2 (2022/23)</td><td>0</td></tr> <tr> <td>Year 3 (2023/24)</td><td>140 (Building 1B) Jan 24</td></tr> <tr> <td>Year 4 (2024/25)</td><td>228 (Building 1A) Jun 24</td></tr> </tbody> </table>	Year	Yield	Year 1 (2021/22)	0	Year 2 (2022/23)	0	Year 3 (2023/24)	140 (Building 1B) Jan 24	Year 4 (2024/25)	228 (Building 1A) Jun 24
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	Year 5 (2025/26)	0
	Total 5 year supply	368
Build rate per annum		
Any assumptions made in relation to the build rate	<i>How many outlets are anticipated? Any additional market information or comparators that justify these assumptions?</i>	
Total units	368	
Year 1 (2021/22)	0	
Year 2 (2022/23)	0	
Year 3 (2023/24)	140	
Year 4 (2024/25)	228	
Year 5 (2025/26)	0	
Total 5 year supply	368	

I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site as at 1. April 2021.

Signed



Print name: JON SUCKLEY

Organisation: ASTEER PLANNING LLP

Date 9 AUGUST 2021