

Site Allocations DPD

MSDC 05b:

Mid Sussex District Council and Homes England
regarding the Northern Arc District Plan Policy
DP9 (3,500 homes)

**Response to AP3 – Matter 3.1 (iv)
Statements of Common Ground on the Delivery
Trajectories of the Strategic Sites Allocated in
the District Plan**

June 9th 2021

Purpose

The Hearings into the Site Allocations DPD held on 2 June 2016 focussed on the residual housing requirement to be met through the additional allocations in the Sites DPD. Following a debate about the delivery trajectory of the four strategic sites allocated through the District Plan, the Council agreed to prepare and enter Statements of Common Ground with the developers of the four sites to provide confirmation of the position.

This work updates the position set out in Paper MSDC 01: Response to Inspector's Initial Questions (ID-01) 19 March 2021.

History

At the time the District Plan was being prepared this site was being promoted by 3 developers/promoters, Wates, Rydon and Gleeson and assumptions made on the delivery timetable were based on work undertaken at that point in time. However, in July 2018 a land deal and delivery partnership were confirmed which has seen Homes England take ownership of the site and become key master developer delivery lead. The involvement of Homes England and the use of the tools set out below has had a significant positive impact on the delivery mechanism of the site and the financial backing of the allocation.

Master Planning and Applications

The Northern Arc Masterplan (2018), which sets out the vision and strategic development principles for the site, Infrastructure Delivery Plan (IDP) and Phasing Strategy (2018) were approved at the Mid Sussex District Council on 24th September 2018 as a material consideration for all the planning applications in relation to the Northern Arc.

Outline Planning consent for the 3,040 units was granted in October 2019 (DM/18/5114). Since then work has progressed with discharge of pre-commencement conditions and planning obligations, as well as applications for infrastructure to support site delivery. A full planning application for the Eastern Bridge and Link Road, which will link the Freeks Farm site with Isaacs Lane, was approved in January 2020 (DM/19/3313) and reserved matters for the Western Link Road, which will link the A2300 with Sussex Way, was approved in July 2020 (DM/20/0254).

The land to the west of Freeks Lane is being progressed ahead of the rest of the allocation. The site was sold by Homes England to Countryside. As part of the disposal contract, Countryside was tasked with meeting an ambitious programme to obtaining planning permission and the site was subject to a separate Outline Planning Application (DM/18/0509) which was approved in July 2019 and Reserved Matters were approved in December 2019 (DM/19/3945). Work commenced on the site preparation during 2020, and the junction with Maple Drive has been completed. The first completions at Freeks Farm are expected in 2021.

Homes England is starting the process of procuring development partners for the western end of which will include a neighbourhood centre, employment centre and residential plots for 342 homes and will look to include opportunities for SMEs to help diversify the market and accelerate delivery. The employment land to the western end will also be marketed around the same time.

A Development Phasing and Specification Plan has been approved via a discharge of condition application (DM/21/0787) which provides updated delivery trajectory. There is a peak of over 400 homes in 2024 / 2025, at which point there will be 5 – 6 outlets / developer partners on site including at Freeks Farm, Phase 1B, Phase 1C and Phase 1D. The use of multiple delivery outlets and simultaneous development from the western and eastern sides of the site is one of the ways Homes England will be ensuring accelerated delivery.

To ensure timely consideration of the planning applications and supporting documentation a Planning Performance Agreement (PPA) for the masterplan and preparation of the outline planning applications was entered into. A second PPA has been agreed for the next stage of the work, including comprehensive pre-application discussion processes for each sub-phase. The agreement sets out clear timelines for the achievement of key milestones. In addition, MSDC has appointed a member of staff whose sole responsibility is dealing with the Northern Arc planning matters.

Infrastructure

The key pieces of infrastructure required to unlock the development of this allocation are the new roads that will link the site to the existing highway network. Homes England has entered into construction contracts to deliver two key pieces of infrastructure – the Eastern Bridge Link Rd (EBLR) and the Western Link Rd (WLR) – which will be constructed on site until late 2021 - mid 2022. This infrastructure opens up opportunities to enable serviced plots to be sold at both the Western and Eastern ends.

The upgrade of the A2300 (link road to the A23) is also a critical piece of infrastructure required to support the development. Work commenced during 2020. The cost of this is c £27.6 million and has been funded by the Local Growth Fund and S106 contributions including from Homes England as a requirement of the Section 106 Agreement on the Outline Planning Permission. The Homes England contribution is £2,882,000. The Business Case for funding of this major project was conditional on the Northern Arc proceeding and the homes coming forward in line with the Local Plan trajectory.

In terms of infrastructure requirement to support the delivery of the first residential phase of the site, there is a planning condition on the Freeks Farm outline permission that prevents no more than 130 dwellings from being occupied until the bridge over the River Adur and the road link between the bridge and Isaacs Lane (The Eastern Bridge and Link Road) is completed. As set out above, the timescale for this infrastructure is on track to meet the delivery trajectory which anticipates 210 homes complete by end March 2023.

Development also required investment in the Goddard's Green Wastewater Treatment works to reduce the odour contours arising from the site, to enable the development potential of the allocation to be maximised. £15.24m funding package has been secured for this work, which consists of £4m Local Growth Funding, £6.54m Housing Infrastructure Fund funding and £4.70m from Southern Water. These works are well progressed with odour mitigation to be secured by the end of 2021.

The first primary school to be delivered on the Northern Arc is due to open in September 2023. Homes England are funding and directly delivering this school and have appointed a consultant to carry out a full site feasibility. The school is proposed to be delivered through the Department for Education MMC Framework Panel which will enable the school to be delivered by MMC and construction is due to be completed by Summer 2023.

Homes England is working closely with MSDC and West Sussex County Council (WSCC) to deliver the secondary school in the eastern end. WSCC have recently appointed a consultant to carry out a full site feasibility and this is currently underway. Construction on the secondary school is due to be completed by Summer 2024.

Delivery Rates

The District Plan trajectory indicated that the full 3,500 homes would be delivered in the plan period. The further work that has taken place since the adoption of the District Plan now demonstrates that 2,310 homes will be delivered to March 2031, leaving 730 homes to be delivered outside this plan period. The housing trajectory prepared to support the Sites DPD and the Housing Land Supply Paper H2 both take this into account.

Homes England has been able to accelerate progress by reducing lead in times to start on site and through a range of mechanisms to ensure once on site development is delivered at pace.

In February 2020, Lichfields Insight – Start to Finish (second edition) identified that the average lead in time for the delivery of large sites of 500+ homes following the grant of consent was 36 months. This document states that this figure rises to 96 months from submission of outline planning to completion of the first units for sites of 2,000+ homes.

At Northern Arc, Homes England has reduced overall lead in times from acquisition (March 2018) to Freeks Farm housing starts (March 2020) to only 24 months – significantly less than seen elsewhere – and this demonstrates the ability of Homes England to reduce the lead in time for major sites.

Homes England has entered into contract with Bellway to deliver 247 homes at Phase 1B (parcels east of Isaacs Lane). As part of Bellway's contract, a Reserved Matters application is required to be submitted within 100 days from the start of the contract. A comprehensive pre-application meeting programme has been set via a PPA to ensure the Reserved Matters application is submitted within the timeframes.

Homes England is currently in advanced contract negotiations for Phase 1C with a Modern Method of Construction (MMC) specialist partner. An example of Homes England using MMC developer partners can be seen at Northstowe where a 406-home 100% MMC neighbourhood is being brought forward through a partnership between Urban Splash, Sekisui House and Homes England. This delivery partner will also be required through contract arrangements to submit the Reserved Matters application within 100 days from the start of contract.

As set out in the Homes England Strategic Plan 2018 – 2023¹, there is a range of contractual mechanisms available to Homes England to accelerate housing delivery. Specifically, in relation to strategic sites such as Northern Arc and in its capacity as master developer. Homes England is able to use its expertise and test innovative

¹ Homes England Strategic Plan 2018 to 2023

<https://www.gov.uk/government/publications/homes-england-strategic-plan-201819-to-202223>

delivery models and financing options that will support the accelerated delivery of large settlements.

Homes England believe that these measures create the conditions necessary to accelerate housing delivery on large sites such as Northern Arc including addressing delays caused by Covid-19. This aligns broadly to a number of the findings of the Letwin Review² which recommended more diversity of the type and tenure of new homes, to accelerate market absorption and the build out rate of large sites. By adopting the following mechanisms to accelerate delivery on large sites, Homes England can ensure that housing delivery is greater than can be delivered by the market alone and therefore meet local housing needs.

- **Diversification** – Homes England is providing support for smaller builders and new entrants to create a more diverse, resilient and competitive market. Diversification is also being encouraged by providing access to land and short-term development finance through the Home Building Fund. This can be seen at Northern Arc with Bellway contracted to delivery at one of the sub-phases via a SME.
- **Methods of Modern Construction** – Homes England is accelerating the delivery of homes without eroding value by incorporating MMC to drive innovation, quality and productivity in the industry. Covering a range of offsite and modular building techniques, MMC have the potential to be significantly more productive than traditional building methods; allowing homes to be built more quickly, addressing labour and skills shortages and improving the quality, consistency and energy efficiency of newly built homes. As part of Homes England's strategic objective to improve construction productivity and encourage the uptake of MMC in housing delivery, a series of Homes England's own sites including Northern Arc will deliver ambitious levels of MMC which are higher than the market norm.
- **Simplifying Procurement** – Homes England currently uses Delivery Partner Panel 3 (DPP3) framework which offers public sector organisations a streamlined procurement route to appoint a developer or contractor to deliver housing led developments. However, the DPP3 is being replaced by a new Delivery Partner DPS which will change the way Homes England procure the developers who will build homes on Homes England's sites and land. The main difference is that with the Delivery Partner DPS, developers can apply to join it at any time, throughout its ten-year life span. The application process is also quicker and lighter creating efficiencies for Homes England and for all developers. Homes England is confident that this flexible approach will help diversify the housing market and work with a wider range of housebuilders large and small. The DPS provides Homes England with a procurement compliant approach to land disposals so that Homes England can control the

² Letwin 2018. Independent Review of Build Out, Final Report. Rt Hon Sir Oliver Letwin MP, October 2018 - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/752124/Letwin_review_web_version.pdf

speed and quality of housebuilding through Building Leases and deliver government objectives of higher quality urban design, increased delivery speed through use of MMC or higher sustainability standards.

- **Increasing the Pace of Delivery** – through the DPP3 and DPS frameworks, Homes England are able to use their Building Lease arrangements to ensure their development partners deliver at predetermined contractual pace levels over and above what would be expected through the market alone. Current contract data from Homes England sites shows that sites procured through DPP3 are contracted to deliver between 115% - 150% of the market rate and this is expected to be continued through the DPS Framework.

A direct example of how Homes England are increasing the pace of delivery at Northern Arc, is that the two contracted housebuilders have minimum acceleration clauses in their Building Leases to ensure they build at a required rate. The construction pace for Countryside at Freeks Farm is a minimum 8 homes per month and for Bellway at Phase 1B it is 6 homes per month. Homes England undertakes monthly monitoring through compliance inspectors to ensure the housebuilders meet these targets. This will be the case for all phases which are being delivered by developer partners with each phase minimum number of homes being determined by site specific circumstances and the method of delivery i.e. MMC is expected to deliver at an increased pace.

In the three years since Homes England acquired the site and by summer 2021, 30% (1,049 homes) of the whole allocation (including Freeks Farm) and key highways infrastructure is under contract with delivery partners.

Statement of Common Ground

Site address	North and North-west of Burgess Hill (Northern Arc)
SHELAA ID	493 and 969
District Plan allocation	DP9 – up to 3,500 homes

Planning Status

For the purposes of this statement the site is split into the Northern Arc (3,040 homes) and Freeks Farm (460 homes). 3,500 homes in total. As set out the delivery trajectory 2310 homes will be within the Plan Period. This is reflected in the delivery trajectory below.

Freeks Farm

Planning application Reference		Date of Permission
DM/18/0509	Outline planning permission for 460 homes	24.07.2019
DM/19/3845	Reserved matters for 460 homes	19.12.2019

Northern Arc


Planning application Reference		Date of Permission
DM/18/5115	Outline Permission for 3,040 homes	04.10.2019
DM/19/3313	Full planning permission Bridge and Eastern Link Road	17.01.2020
DM/20/0254	Reserved matters for Western Link Road	10.07.2020


A Detailed Phasing and Specification Plan, including Development timetabling relating to the outline application has been approved (DM/21/0787). This sets out the more detailed phasing of each phase that informs the delivery trajectory set out below. The phasing document is appended to this statement.

I, Ken Glendinning, Project Director, Homes England can confirm that the information set out in the table below are an accurate reflection of the anticipate delivery rates on this site.

Freeks Farm, Burgess Hill - 460 homes	
Financial Year (1st April – 31st March)	Number of completions
2021/22	56
2022/23	138
2023/24	120
2024/25	131
2025/26	15
2026/27	0
Total	460

Northern Arc – 3,040 homes (2,310 homes within plan period)	
Financial Year (1st April – 31st March)	Number of completions
2021/22	0
2022/23	135
2023/24	172
2024/25	272
2025/26	335
2026/27	272
2027/28	260
2028/29	278
2029/30	306
2030/31	280
Total within Plan Period	2310
2031/32	276
2032/33	284
2033/34	170
Total	3040

Signed: Ken Glendinning FRICS Project Director Homes England	
Date:	9 June 2021

Signed: Sally Blomfield Divisional lead for Planning and Economy Mid Sussex District Council	
Date:	9 June 2021

Extract from MSDC 01 – Update June 2021

DP9 North and North-West Burgess Hill (3,500 homes)

As set out in MSDC 01 – March 2021

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total within Plan	2031/32	2032/33	2033/34	Total
DP March 2018	0	201	202	202	388	388	388	388	388	238	239	239	239					3500
Actual delivery	0	0																0
Difference		-201																
Update March 2021			77	212	264	275	266	283	269	260	275	306	300	2787	276	280	157	3500
<u>Phase 1: Freeks Farm (Commenced)</u>																		
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total within Plan Period	2031/32	2032/33	2033/34	Total
				80	130	114	121	15						460				

Updated – June 2021

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total within Plan Period	2031/32	2032/33	2033/34	Total
DP March 2018	0	201	202	202	388	388	388	388	388	238	239	239	239					3500
Actual delivery	0	0	0															0
Difference		-201	-202															
Update June 2021			0	56	273	292	403	350	272	260	278	306	280	2310	276	284	170	3500

Phase 1: Freeks Farm (Commenced)

This phase forms part of (not additional to) the total DP9 allocation (3,500 units) that is detailed above. It is the first residential phase to have full planning permission and works on site have commenced. Therefore, a phase specific delivery trajectory is set out below.

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total within Plan Period	2031/32	2032/33	2033/34	Total
				56	138	120	131	15						460				



Homes
England

Northern Arc Allocation Planning Permission Burgess Hill

Development Phasing and Specification Plan

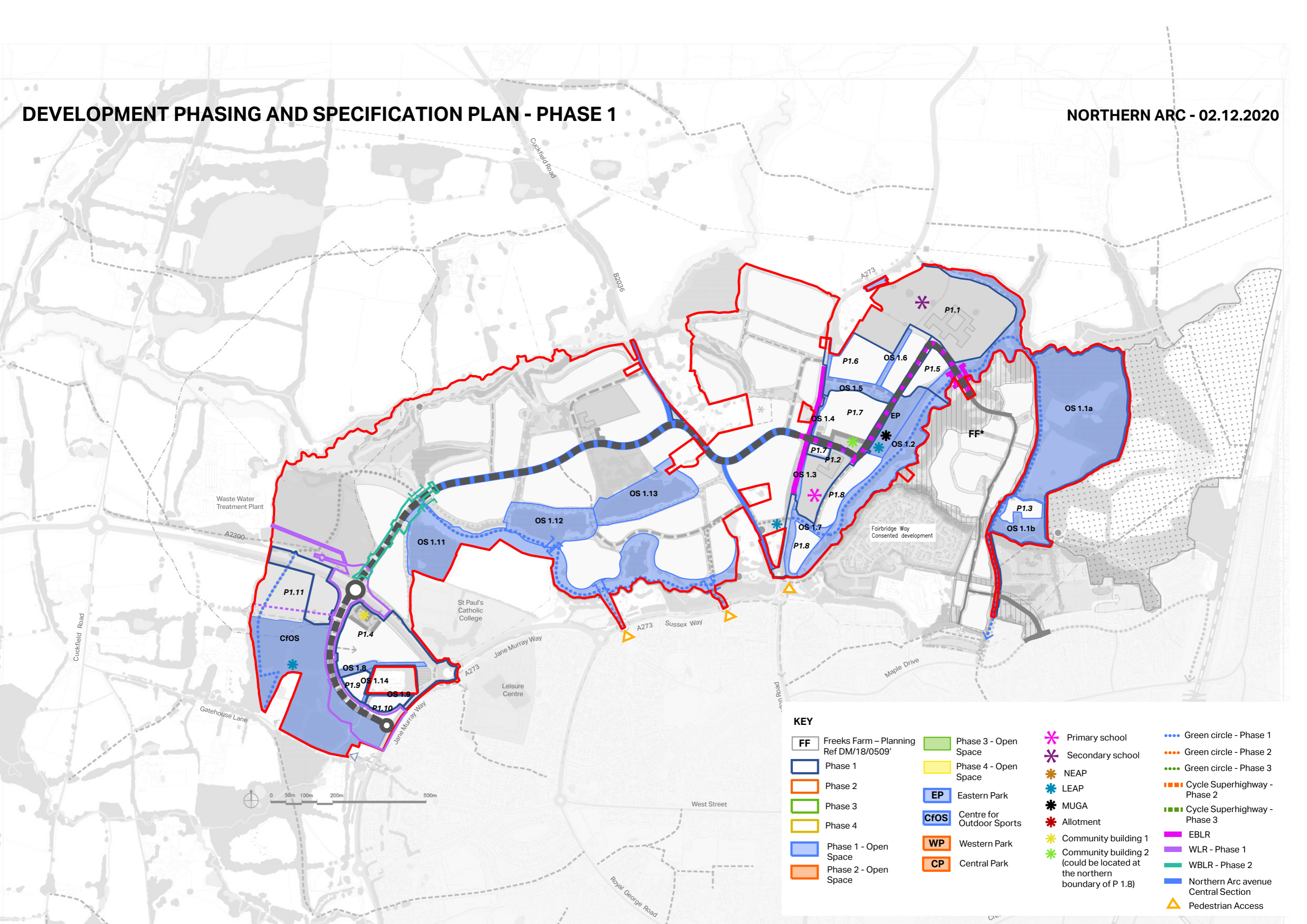


June 2021

AECOM

DEVELOPMENT PHASING AND SPECIFICATION PLAN - PHASE 1

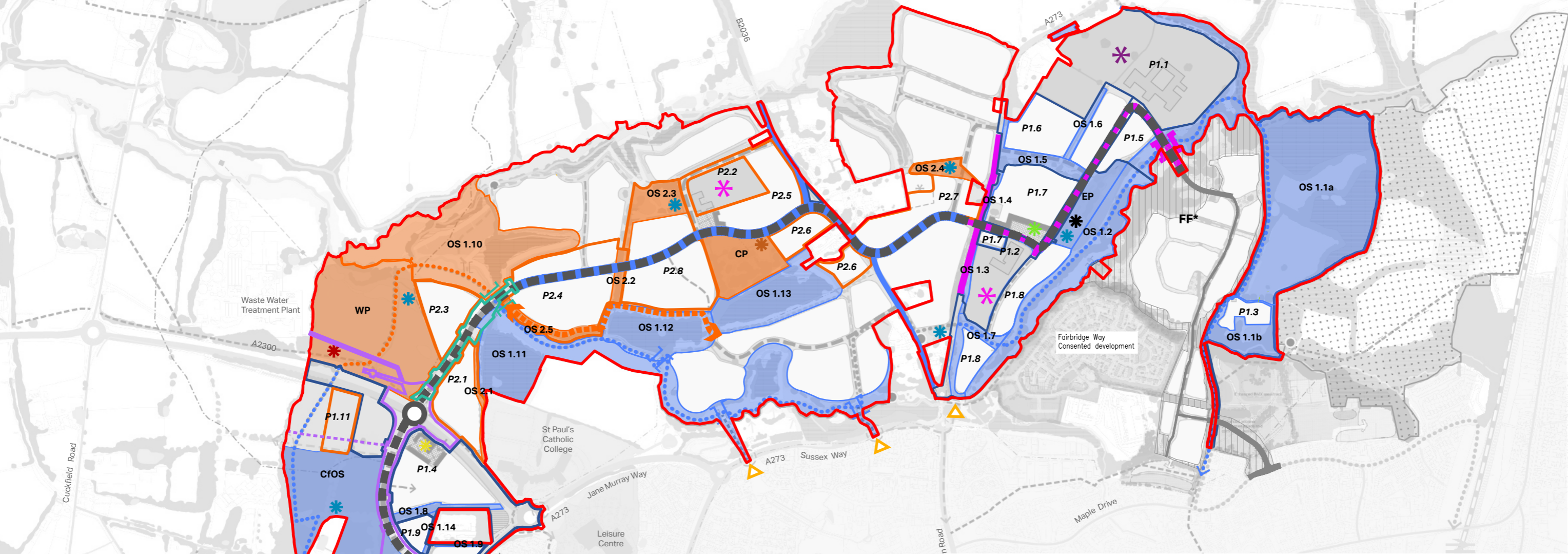
NORTHERN ARC - 02.12.2020



KEY			
FF	Freeks Farm – Planning Ref DM/18/0509'		Phase 3 - Open Space
	Phase 1		Phase 4 - Open Space
	Phase 2		EP Eastern Park
	Phase 3		CfOS Centre for Outdoor Sports
	Phase 4		WP Western Park
	Phase 1 - Open Space		CP Central Park
	Phase 2 - Open Space		Primary school
	Phase 3 - Open Space		Secondary school
	Phase 4 - Open Space		NEAP
	EP Eastern Park		LEAP
	CfOS Centre for Outdoor Sports		MUGA
	WP Western Park		Allotment
	CP Central Park		Community building 1
	Primary school		Community building 2 (could be located at the northern boundary of P 1.8)
	Secondary school		Green circle - Phase 1
	NEAP		Green circle - Phase 2
	LEAP		Green circle - Phase 3
	MUGA		Cycle Superhighway - Phase 2
	Allotment		Cycle Superhighway - Phase 3
	Community building 1		EBLR
	Community building 2 (could be located at the northern boundary of P 1.8)		WLR - Phase 1
	Green circle - Phase 1		WBLR - Phase 2
	Green circle - Phase 2		Northern Arc avenue Central Section
	Green circle - Phase 3		Pedestrian Access
	Cycle Superhighway - Phase 2		
	Cycle Superhighway - Phase 3		

DEVELOPMENT PHASING AND SPECIFICATION PLAN - PHASE 1 and 2

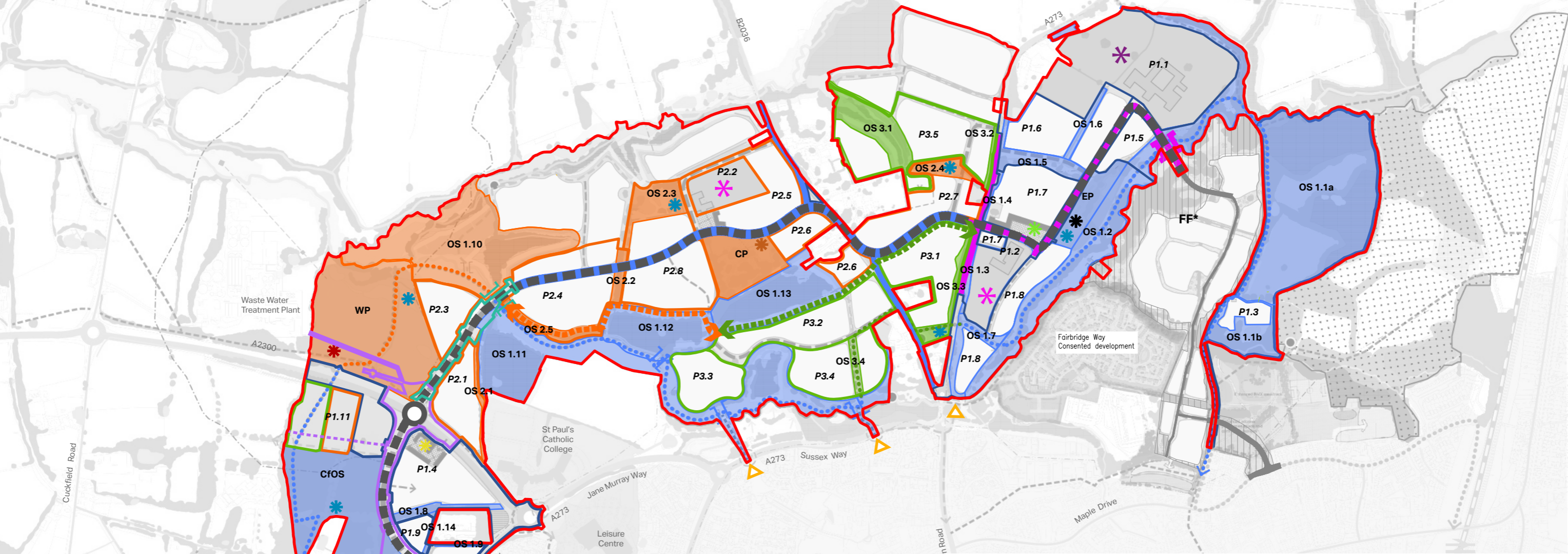
NORTHERN ARC - 02.12.2020



KEY			
FF	Freeks Farm – Planning Ref DM/18/0509'		Phase 3 - Open Space
	Phase 1		Phase 4 - Open Space
	Phase 2		Eastern Park
	Phase 3		Centre for Outdoor Sports
	Phase 4		Western Park
	Phase 1 - Open Space		Central Park
	Phase 2 - Open Space		Primary school
	Green circle - Phase 1		Secondary school
	Green circle - Phase 2		NEAP
	Green circle - Phase 3		LEAP
	Cycle Superhighway - Phase 2		MUGA
	Cycle Superhighway - Phase 3		Allotment
	EBLR		Community building 1
	WLR - Phase 1		Community building 2 (could be located at the northern boundary of P 1.8)
	WBLR - Phase 2		
	Northern Arc avenue Central Section		
	Pedestrian Access		

DEVELOPMENT PHASING AND SPECIFICATION PLAN - PHASE 1, 2 and 3

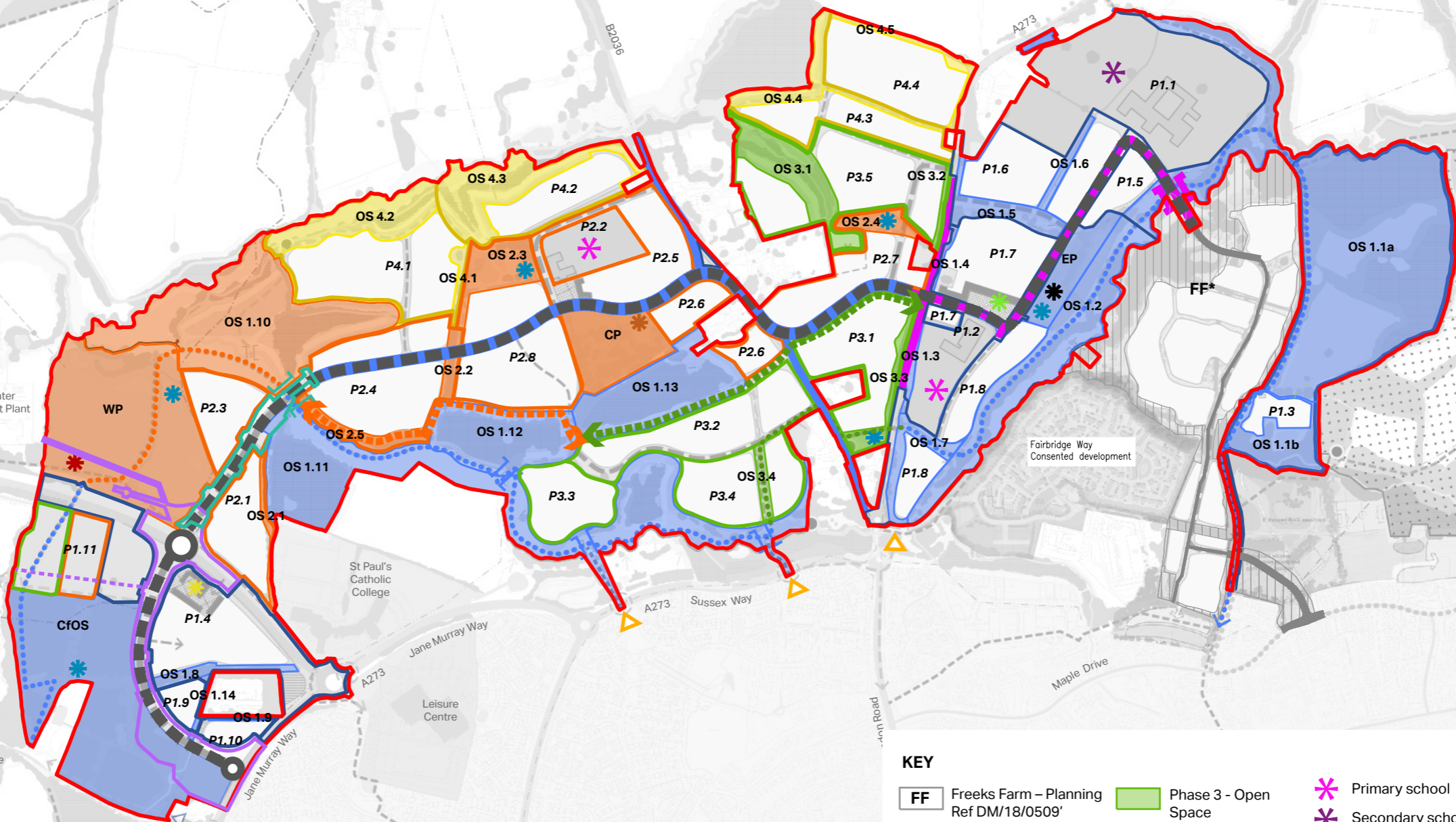
NORTHERN ARC - 02.12.2020



KEY			
FF	Frees Farm – Planning Ref DM/18/0509'		Phase 3 - Open Space
	Phase 1		Phase 4 - Open Space
	Phase 2		EP Eastern Park
	Phase 3		CfOS Centre for Outdoor Sports
	Phase 4		WP Western Park
	Phase 1 - Open Space		CP Central Park
	Phase 2 - Open Space		Primary school
	Phase 3 - Open Space		Secondary school
	Phase 4 - Open Space		NEAP
	EP Eastern Park		LEAP
	CfOS Centre for Outdoor Sports		MUGA
	WP Western Park		Allotment
	CP Central Park		Community building 1
	Primary school		Community building 2 (could be located at the northern boundary of P 1.8)
	Secondary school		Cycle Superhighway - Phase 3
	NEAP		EBLR
	LEAP		WLR - Phase 1
	MUGA		WBLR - Phase 2
	Allotment		Northern Arc avenue Central Section
	Community building 1		Pedestrian Access
	Community building 2 (could be located at the northern boundary of P 1.8)		
	Cycle Superhighway - Phase 3		
	EBLR		
	WLR - Phase 1		
	WBLR - Phase 2		
	Northern Arc avenue Central Section		
	Pedestrian Access		

DEVELOPMENT PHASING AND SPECIFICATION PLAN - PHASE 1, 2, 3 and 4

NORTHERN ARC - 02.12.2020



KEY			
FF	Freeks Farm – Planning Ref DM/18/0509'		Phase 3 - Open Space
	Phase 1		Phase 4 - Open Space
	Phase 2		EP Eastern Park
	Phase 3		CfOS Centre for Outdoor Sports
	Phase 4		WP Western Park
	Phase 1 - Open Space		CP Central Park
	Phase 2 - Open Space		Primary school
	Phase 3 - Open Space		Secondary school
	Phase 4 - Open Space		NEAP
	EP Eastern Park		LEAP
	CfOS Centre for Outdoor Sports		MUGA
	WP Western Park		Allotment
	CP Central Park		Community building 1
	Cycle Superhighway - Phase 3		Community building 2 (could be located at the northern boundary of P 1.8)
	Cycle Superhighway - Phase 2		EBLR
	Cycle Superhighway - Phase 1		WLR - Phase 1
	Phase 1		WBLR - Phase 2
	Phase 2		Northern Arc avenue Central Section
	Phase 3		Pedestrian Access

Northern Arc Development Phasing and Specification Plan: Sub Phase Details

23-Mar-21

Phase	Sub-Phase	Sub-Phase Area (ha)	Indicative Commencement of Sub-Phase	Indicative Completion of Sub-Phase	Total Units within Sub-Phase	Non-affordable Housing Units	Affordable Housing Units	Non-Residential Infrastructure within Sub-Phase
1	FF (Planning Ref DM/18/0509)	18.81	Jul-20	Jun-25	460	322	138	
1	EBLR (Planning Ref DM/19/3313)	1.75	May-21	Apr-22				Cycle Superhighway Eastern Bridge
1	WBLR Phase 1	4.88	Mar-21	Jun-22				Walking and Cycling routes Green Circle Cycle Superhighway
1	WBLR Phase 2	1.12	Apr-22	Apr-23				Walking and Cycling routes Green Circle Cycle Superhighway Western Bridge
1	P1.1	9.31	Sep-22	Sep-24				Secondary School
1	P1.3	0.18	Jan-22	Nov-22	25	18	8	Green Circle Cycle Superhighway
1	OS1.1a	13.03	Jan-22	Nov-22				Green Circle
1	OS1.1b	1.93	Jan-22	Nov-22				Green Circle
1	P1.4	3.84	Mar-23	Oct-25	277	194	83	Western Neighbourhood Centre Community Building 1 Primary School 1
1	P1.2	2.42	Mar-22	Sep-23				
1	OS1.3	0.26	Mar-22	Sep-23				
1	P1.5	2.2	Jan-22	Feb-26	111	78	33	
1	OS1.6	0.28	Jan-22	Oct-25				
1	P1.6	2.13	Jan-22	Feb-26	111	78	33	
1	OS1.5	0.7	Jan-22	Oct-25				
1	OS1.2N	2.7	Mar-22	Apr-23				Green Circle
1	P1.7	3.14	Jan-22	Aug-25	139	97	42	Eastern Neighbourhood Centre Community Building 2
1	EP	1.4	Jan-22	May-25				Eastern Parkland LEAP 2
1	OS1.4	0.05	Jan-22	May-25				
1	P1.8	2.64	Jan-22	Oct-25	123	86	37	MUGA Green Circle
1	OS1.7	0.7	Jan-22	Jun-25				Green Circle
1	OS1.2S	4.14	Jan-22	Apr-23				Green Circle Cycle Superhighway
1	P1.9	0.64	Aug-23	Feb-25	31	22	9	
1	OS1.8	0.39	Aug-23	Jan-25				
1	P1.10	0.7	Aug-23	Mar-25	34	24	10	
1	OS1.9	0.11	Aug-23	Feb-25				
1	P1.11a	1.43	Jul-23	Jul-24				Temporary Green Circle connection to CFOS (completed Jul-24) Green Circle
1	NAA	2.72	Jul-24	Dec-25				
1	OS1.11	8.66	Jul-24	Oct-26				Green Circle Cycle Superhighway Three Pedestrian/Cycle Bridges
1	OS1.12	3.17	Jul-22	Oct-26				
1	OS1.13	3.56	Jul-22	Oct-26				Cycle Superhighway
1	OS1.14	0.09	Aug-23	Jan-25				
1	CFOS	9.86	Aug-23	Aug-24				Centre for Outdoor Sport LEAP 3 Green Circle
2	P2.1	2.16	Jun-24	Dec-26	106	74	32	Cycle Superhighway
2	OS2.1	0.3	Jun-24	Jun-25				Cycle Superhighway
2	P2.2	1.81	Mar-26	Sep-27				Primary School 2
2	P2.3	2.15	Jun-24	Nov-26	97	68	29	
2	WP	8.73	Jul-23	Jun-25				LEAP 1
2	OS1.10	6.94	Jul-23	Jun-25				
2	P2.4	4.22	Oct-25	Jul-28	239	167	72	Cycle Superhighway
2	OS2.5	0.43	Oct-25	May-28				Cycle Superhighway
2	P2.5	3.28	Oct-25	Sep-27	128	90	38	Central Neighbourhood Centre
2	P2.6	1.58	Jan-27	Aug-28	86	60	26	
2	P2.7	2.43	Jan-27	Feb-29	151	106	45	7 Permanent Travellers Pitches
2	OS2.4	0.53	Jan-27	Jan-29				LEAP 4
2	P2.8	4.3	Oct-27	Mar-30	196	137	59	
2	OS2.2	0.35	Oct-27	Jan-30				Cycle Superhighway
2	OS2.3	1.37	Oct-27	Jan-30				LEAP 5
2	CP	2.32	Oct-27	Jan-30				Central Parkland NEAP
2	P1.11b	1.43	Jan-26	Jan-27				
3	OS3.3	0.66	Oct-25	Sep-26				LEAP 6
3	OS3.4	0.18	Oct-25	Sep-26				Green Circle
3	P3.1	3.29	Apr-28	Jul-30	171	120	51	Cycle Superhighway
3	P3.2	3.74	Feb-29	Jan-31	123	86	37	Cycle Superhighway
3	P3.3	1.87	Feb-29	Oct-30	96	67	29	
3	P3.4	3.07	Jan-30	Feb-32	155	109	47	
3	P3.5	4.77	Jan-30	Apr-32	173	121	52	6 Permanent Traveller Pitches
3	OS3.1	2.03	Jan-30	Mar-32				
3	OS3.2	0.17	Jan-30	Mar-32				
3	P1.11c	1.43	Jan-29	Jan-30				
4	P4.1	4.68	Feb-31	May-33	167	117	50	
4	OS4.1	0.24	Feb-31	Mar-33				
4	OS4.2	2.29	Feb-31	Mar-33				
4	P4.2	2.18	Apr-31	Aug-32	56	39	17	
4	OS4.3	3.42	Apr-31	Jul-32				
4	P4.3	2.4	Oct-31	Aug-33	119	83	36	
4	OS4.4	0.9	Oct-31	Jul-33				
4	P4.4	3.59	Feb-32	Dec-33	126	88	38	
4	OS4.5	0.72	Feb-32	Dec-33				
Total Units					3500	2450	1050	

Northern Arc Development Phasing and Specification Plan: Forecast Completions at Progress Report Dates

Phase	Progress Report Date	Expected Completions Per Progress Report Date Period	Expected Completions Cumulative DM/18/5114 (excl. Freeks Farm)	Expected Completions Cumulative DM/18/0509 (Frees Farm)	Expected Completions Cumulative (incl. Freeks Farm)
1	31/03/2021	0	0	0	0
	30/09/2021	0	0	0	0
	30/03/2022	0	0	56	56
	30/09/2022	60	60	139	199
	30/03/2023	75	135	194	329
	30/09/2023	66	201	242	443
	30/03/2024	106	307	314	621
	30/09/2024	132	439	383	822
	30/03/2025	140	579	445	1024
	30/09/2025	188	767	460	1227
2	30/03/2026	147	914	460	1374
	30/09/2026	117	1031	460	1491
	30/03/2027	155	1186	460	1646
	30/09/2027	128	1314	460	1774
3	30/03/2028	132	1446	460	1906
	30/09/2028	160	1606	460	2066
	30/03/2029	118	1724	460	2184
	30/09/2029	132	1856	460	2316
	30/03/2030	174	2030	460	2490
	30/09/2030	171	2201	460	2661
4	30/03/2031	109	2310	460	2770
	30/09/2031	132	2442	460	2902
	30/03/2032	144	2586	460	3046
	30/09/2032	130	2716	460	3176
	30/03/2033	154	2870	460	3330
	30/09/2033	132	3002	460	3462
	30/03/2034	38	3040	460	3500

4	P4.4	Feb-32	Feb-33	Dec-33	8.1	S19c to S19c	P4.4, OS4.5	Feb-32	Feb-33	Feb-32	Feb-33	No
					8.1	S19c to MH08-108	P4.4	Feb-32	Feb-33	Feb-32	Feb-33	No
4	OS4.5	Feb-32		Dec-33	8.1	S19c	P4.4, OS4.5	Feb-32	Feb-33	Feb-32	Feb-33	No

