

Delivery

The Blakesley Hill site is being brought forward by Richborough Estates as part of a promotion agreement with the landowner. Once outline planning permission is granted the site will be marketed and sold through Fisher German's Development Agency team. The acquiring housebuilder will go on to obtain reserved matters consent and to develop the site.

Prior to selling the site to the housebuilder, Richborough Estates would address all known technical matters at the time (if relevant) and discharge any relevant planning conditions, thus allowing the housebuilder to submit a reserved matters application immediately after purchasing the site i.e. the site is fully de-risked.

Richborough Estates is one of the UK's most successful strategic land promotion companies and has a strong track record for housing delivery. They work on behalf of a wide range of landowners including private individuals, charities, trusts and Local Council / Government estate departments - promoting land through the planning system to secure housing allocations and planning permissions for residential development. As stated above, they then manage the sale of the site from the landowner to the housebuilder who then build out the site and deliver homes.

The Richborough team is made-up of a wide range of development experts who deal with land acquisition and planning issues. Their objective is to deliver 'oven-ready' sites to house builders ensuring that planning permissions are quickly turned into homes for local people. Its approach is closely aligned with the Government's key aim of boosting significantly the supply of new homes. Their aim is to leave a lasting legacy for the communities within which they work.

All Richborough masterplans are produced with the developer in mind. The Illustrative Masterplan submitted as part of the planning application demonstrates delivery of up to 69 homes across a landscape led scheme. Whilst indicative in appearance, there is a detailed CAD plan that sits behind the layout to provide the housebuilder with assurance that the requisite number of houses, parking spaces etc can be accommodated. The Illustrative Masterplan assumes 50% affordable housing, a compliant housing mix and a compliant parking quota.

Anticipated completions are outlined below with the assumption of a single housebuilder at the site.

Total number of dwellings:- 69 dwellings

2020/21	2021/22	2022/23	2023/24	2024/25
	30	39		

Number of affordable dwellings:- 35 dwellings

2020/21	2021/22	2022/23	2023/24	2024/25
	15	20		

There are no technical constraints which would prevent the early delivery of this site.

Furthermore, Richborough Estates are willing to offer a shorter planning permission of two years to ensure delivery of the site in a timely period, rather than the standard three year timeframe.