

Appendix E
DELIVERY OF HOUSING
An examination of timelines for sites in Oxford

In order to assess the delivery of housing sites in Oxford, a desk-based examination of timelines has been conducted. 15 minor developments and 13 major developments from 2013 to present form the overall case sample chosen. Tables 1.2 and 1.3 present the data captured from minor sites and major sites, whilst table 1.1 provides a summary of this data. As the numbers provided in the evidence are averages, the findings are not true of all sites. However, the figures do provide a useful indication of housing delivery timescales for both minor and major housing sites in Oxford.

Table 1.1 - SUMMARY					
	<i><u>FROM APPLICATION VALIDATION TO DECISION</u></i>	<i><u>FROM DECISION TO FULL DISCHARGE OF ALL CONDITIONS (if relevant)</u></i>	<i><u>FROM DECISION TO COMMENCEMENT</u></i>	<i><u>FROM COMMENCEMENT TO COMPLETION</u></i>	<i><u>TOTAL LENGTH OF DELIVERY TIME FROM APPLICATION TO COMPLETION</u></i>
AVERAGE LENGTH OF TIME ACROSS ALL MINOR SITES SAMPLED (MEASURED IN MONTHS)	4.5	6.8	8.4	12.8	24
AVERAGE LENGTH OF TIME ACROSS ALL MAJOR SITES SAMPLED (MEASURED IN MONTHS)	10	16.5	4	21	40

*the numbers above don't necessarily add up across as they are averages and represent an incomplete dataset for some case samples (i.e. not all case samples have yet been commenced or completed)

*15 minor sites were used as case samples

*13 major sites were used as case samples

As expected, table 1.1 shows that minor sites are delivered in a much shorter time frame than major sites (approximately half the time of major sites). This is likely due to the greater complexity of major planning applications, requiring a longer application process and build-out time due to the greater scale of major development. The evidence has also shown that minor sites take almost double the time (on average) to commence the building process. Nathaniel Lichfield & Partners found a similar result in their paper¹ on housing delivery – and conclude that this could be due to larger sites having housebuilders on board at the time of planning permission being secured, and thus are able to commence more quickly².

Table 1.2 - MINOR SITES (case examples of C2 and C3 / time measured in months)

<i>SITE</i>	<i>FROM APPLICATION VALIDATION TO DECISION</i>	<i>FROM DECISION TO FULL DISCHARGE OF ALL CONDITIONS (if relevant)</i>	<i>FROM DECISION TO COMMENCEMENT</i>	<i>FROM COMMENCEMENT TO COMPLETION</i>	<i>TOTAL LENGTH OF DELIVERY TIME FROM APPLICATION TO COMPLETION</i>
Former Cowley Community Centre, Barns Road (12/03278/FUL)	30/01/2013 – 25/09/2013	25/09/2013 – 25/04/2016	25/09/2013 – 03/02/2014	03/02/2014 – 30/09/2016	30/01/2013 – 30/09/2016
	9	7	4	32	44
24 Norham Gardens (17/00418/FUL)	17/02/2017 - 13/04/2017		13/04/2017 – 01/08/2017	01/08/2017 – 20/11/2018	17/02/2017 – 20/11/2018
	2		3.5	16	22

¹ (Nathaniel Lichfield & Partners, 2016) 'Start to Finish – How Quickly do Large-scale Housing Sites Deliver?'

² <https://lichfields.uk/blog/2016/november/8/start-to-finish-how-quickly-do-large-scale-housing-sites-deliver/>

Land Adjacent 55 Wellington Street (16/00367/FUL)	12/02/2016 – 08/04/2016	08/04/2016 - 18/04/2017	08/04/2016 – 27/02/2017	27/02/2017 – 08/11/2018	12/02/2016 – 08/11/2016
	2	12	11	20	10
23 Westlands Drive (15/00577/FUL)	19/02/2015 – 16/04/2015	16/04/2015 – 21/04/2017	16/04/2015 – 22/01/2017	22/01/2017 – 03/03/2017	19/02/2015 – 03/03/2017
	2	2	21	2	24.5
29 Apsley Road (17/01211/FUL)	17/05/2017 - 12/07/2017	12/07/2017 – 18/09/2017	12/07/2017 – 09/11/2017	09/11/2017 – 15/01/2019	17/05/2017 – 15/01/2019
	2	2	4	14	20
11 Blenheim Drive (16/01035/FUL)	18/04/2016 - 02/09/2016	02/09/2016 – 17/07/2017	02/09/2016 – 11/09/2017	11/09/2017-29/03/2019	18/04/2016 – 29/03/2019
	4.5	10.5	12	18.5	24.5
6a King Street (16/03160/FUL)	19/12/2016 - 13/02/2017	13/02/2017 – 11/07/2018	13/02/2017 – 01/09/2017	01/09/2017-28/03/2019	19/12/2016 – 28/03/2019
	2	5	6.5	19	27.5
78A St Clement's (16/01880/FUL)	15/08/2016 - 24/04/2017	24/04/2017 - 03/08/2017	24/04/2017 – 07/08/2017	07/08/2017 - 29/03/2019	15/08/2016 – 29/03/2019
	8	3.5	3.5	20	7.5
24 Maltfield Road (14/01654/FUL)	27/04/2014 - 20/04/2015		20/04/2015 – 25/07/2017	25/07/2017 - 04/06/2018	27/04/2014 – 04/06/2018
	12		27	12	49
6 Perrin Street and 18 Windsor Street (15/01778/FUL)	15/06/2015 - 10/08/2015	10/08/2015 - 15/06/2016	10/08/2015 – 15/06/2017	15/06/2017 – 21/11/2018	15/06/2015 – 21/11/2018
	2	10	10	5	29
7 Abberbury Road (16/02927/FUL)	11/11/2016 - 05/01/2017	05/01/2017 - 25/04/2017	05/01/2017 – 29/05/2017	29/05/2017 – 22/11/2018	11/11/2016 – 22/11/2018
	2	4	5	5	24
Electricity Sub Station Adjacent 299 Iffley Road (15/03189/FUL)	02/11/2015 - 19/01/2016	19/01/2016 - 31/01/2017	19/01/2016 – 08/05/2017	08/05/2017 – 15/03/2018	02/11/2015 – 15/03/2018

	2	12	4.5	10	28
Canterbury House, 393 Cowley Road (16/01973/FUL)	27/07/2016 - 22/12/2016	22/12/2016 – 24/07/2017	22/12/2016 – 22/02/2017	22/02/2017 - 31/01/2018	27/07/2016 – 31/01/2018
	5	7	2	11	18
22A Marsh Road (15/01021/FUL)	02/04/2015 – 09/11/2015		09/11/2015 – 31/08/2016	31/08/2016 – 06/03/2017	02/04/2015 – 06/03/2017
	7		10	6	23
6 Temple Road (16/01222/FUL)	06/05/2016 – 21/11/2016		21/11/2016 – 05/01/2017	05/01/2017 – 06/03/2017	06/05/2016 – 06/03/2017
	6.5		1.5	2	10

Table 1.2 demonstrates an average delivery time two years from application validation to completion. This provides us with an indication of the delivery timescales for minor development (less than 10 dwellings), and thus our ‘windfalls’.

The data has found that two particular sites exceeded this average by a significant margin – 12/03278/FUL and 14/01654/FUL. The extensive delivery time of the first site (12/03278/FUL) can be attributed to the lengthy commencement to completion period. This could be due to a number of factors, likely surrounding possible delays during the building process. The second site (14/01654/FUL) had both a lengthy validation to decision period, and decision to commencement period. There is no clear reasoning behind the extensive application period, and therefore can be assumed to be an anomaly.

Overall, it can be concluded that minor sites (on average) have a shorter planning approval period (from validation to discharge of all conditions), than major applications. The period that generally lengthened the overall delivery time was from the decision issue date to the completion date. As previously discussed, it was found that minor sites take longer to commence development. Additionally, once work has commenced on site, it takes an average of 12.8 months for development to reach completion³. Minor sites still have an average delivery time of 2 years; half the delivery time of major sites. As expected, minor sites are delivered quicker than major sites, with an average delivery time of 2 years compared to that of 3 years and 4 months.

³ The sites with shorter completion times were generally smaller less complex developments. 15/00566/FUL had the shortest commencement to completion period (only 2 months). This could be attributed to the small scale of the development, which consisted of a side extension to create 2x1 bed flats. The site that had the longest commencement to completion period was 12/03278/FUL, a complex application consisting of the erection of a four storey building, consisting of a community centre, retail and workshop unit, with 40 residential flats.

Table 1.3 - MAJOR SITES (case examples of C2, C3, and mixed-use / time measured in months)

<u>SITE</u>	<u>FROM APPLICATION VALIDATION TO DECISION</u>	<u>FROM DECISION TO FULL DISCHARGE OF ALL CONDITIONS (if relevant and complete)</u>	<u>FROM DECISION TO COMMENCEMENT</u>	<u>FROM COMMENCEMENT TO COMPLETION</u>	<u>TOTAL LENGTH OF DELIVERY TIME FROM APPLICATION TO COMPLETION</u>
265-279 Iffley Road (16/02687/FUL)	21/10/2016 – 10/04/2017		10/04/2017 – 12/06/2017	12/06/2017 – Not yet complete	21/10/2016 - Not yet complete (expected completion of September 2019)
	5.5		2		35 (expected)
36-40 London Road and 2 Latimer Road (15/00858/FUL, 16/01150/VAR, 17/02712/VAR)	(FUL app): 13/04/2015 – 15/04/2016 (VAR app): 27/04/2016 - 20/01/2017 (2 nd VAR app): 18/10/2017 - 12/03/2018		15/04/2016 – 16/07/2016	16/07/2016 – 22/09/2017	13/04/2015 (FUL app) – 22/09/2017
	12 / 9 / 5		3	14	29
Barton Park - Phase 1 (13/01383/OUT, 15/03642/RES)	(OUT app): 31/05/2013 – 18/10/2013 (RES app): 21/12/2015 – 10.03.2016		10/03/2016 – 30/11/2016	30/11/2016 – partially complete at moment	From OUT app to first occupants: 31/05/2013 – March 2019
	5 / 3		8.5		70
Former Avis site on Abbey Road (15/02512/FUL)	25/08/2015 – 10/08/2016	10/08/2016 - 29/03/2018	10/08/2016 – 12/09/2016	12/09/2016 – 05/03/2018	25/08/2015 – 05/03/2018
	12	20	1	18	32
Former BT site at	FUL app: 14/08/2017 -		04/01/2018 – 07/02/2018	07/02/2018 – Not yet	14/08/2017 (FUL app) -

Hollow Way and James Wolfe Road (17/02140/FUL, 18/00770/VAR, 18/03082/VAR)	04/01/2018 1 st VAR app: 21/11/2018 – 20/02/2019 2 nd VAR app: 21/03/2018 – 05/07/2018			complete (expected completion of 31 July 2019)	Not yet complete (expected completion of 31 July 2019)
	5 / 3 / 3.5		2		24 (expected)
Northgate House, Jesus College site at Cornmarket and Market Street (18/00258/FUL)	01/02/2018 – 24/08/2018		24/08/2018 – 15/03/2019	15/03/2019 – Not yet complete	01/02/2018 – Not yet complete
	7		7.5		
Land North Of Littlemore Healthcare Trust Sandford Road (12/02848/OUT, 15/02269/RES, 17/03050/FUL)	OUT app: 31/10/2012 – 16/05/2014 RES app: 12/08/2015 – 09/03/2016 FUL app: 07/12/2017 - 18/03/2019		18/03/2019 – Not yet commenced	Not yet commenced	31/10/2012 – Not yet commenced
	19 / 5 / 16				
Marywood House, Leiden Road (14/01770/FUL, 16/00459/VAR)	FUL app: 19/06/2014 - 09/07/2015 VAR app: 17/02/2016 – 13/06/2016	13/06/2016 - 30/06/2017	09/07/2015 – 19/10/2015	19/10/2015 – 06/04/2017	19/06/2014 – 06/04/2017
	13 / 4	12	3	18	34
Part Of Former Travis Perkins Site Collins Street (14/01273/OUT, 15/03328/FUL, 16/02673/VAR)	OUT app: 19/05/2014 – 29/07/2015 FUL app: 09/11/2015 – 05/04/2016 VAR app: 13/10/2016 – 03/02/2017		05/04/2016 – 05/12/2016	05/12/2016 – 29/11/2018	19/05/2014 – 29/11/2018
	26 / 5 / 3.5		6	23	55
Site Of 4 To 5 Queen Street And 114 - 119 St	12/08/2014 – 04/08/2015	04/08/2015 – 15/08/2017	04/08/2015 – 01/02/2016	01/02/2016 – 20/09/2017	12/08/2014 – 20/09/2017

Aldate's (14/02256/FUL)					
	12	24	6	20	37
Temple Cowley Pools (16/01225/FUL)	10/05/2016 – 31/01/2018	31/01/2018 – 05/11/2018	31/01/2018 – 01/05/2018	01/05/2018 – Not yet complete	10/05/2016 – Not yet complete (Expected completion of October 2019, potential first occupants in May 2019)
	20.5	10	3		40 (expected completion)
Westgate (13/02557/OUT, 14/02402/RES)	OUT app: 24/09/2013 – 16/10/2014 RES app: 16/10/2014 – 05/12/2014		05/12/2014 – 14/01/2015	14/01/2015 – 21/11/2017	24/09/2013 – 21/11/2017
	13 / 2		1	34	50
Wolvercote Paper Mill (13/01861/OUT, 18/00966/RES)	OUT app: 16/07/2013 – 21/09/2017 RES app: 20/04/2018 – 25/09/2018		25/09/2018 – March 2019	March 2019 – Not yet complete	16/07/2013 – Not yet complete
	50 / 5		5		

Table 1.3 demonstrates an average delivery time of 40 months from application validation to completion⁴. This provides us with an indication of the delivery timescales for major development (sites of 10 or more dwellings).

The site that exceeded the average 40 month delivery time by a significant margin was 'Barton Park – Phase 1', taking a total of 70 months from application validation date to completion. This was largely due to the extensive commencement to completion period, which could be attributed to the complexity and scale of the site.

Overall, major sites have a longer planning approval and build-out period, which could be attributed to their greater scale and complexity. Major development sites unlike minor sites commence development on average very shortly after planning approval, with the Westgate only

⁴ The dataset for major development sites is not as complete as the minor development data set. This is because many sites have not yet reached completion, although a number of these have been provided with expected completion dates

taking one month to commence development. This resulted in an average delivery time of three years and four months for the major sites sample.