

APPENDIX G - MID SUFFOLK

Unblocking stalled sites project

Defining a stalled site

In order to construct a database the following premise was used:

A development site which has all the necessary approvals for housing development (full planning permission, reserved matters approval, conditions discharged) but for what ever reason has not yet commenced on site and is therefore categorised as stalled.

Current position on working database:

A site can be stalled at different stages of its progress through the planning process phases, such as: -

- a. 'Early stallers': Before full planning permission is granted
- b. 'Conditions stallers': The period between the grant of full planning permission and all conditions having been discharged, i.e. ready for construction
- c. 'Late-stage stallers': After the point at which construction can commence

The matrix shown in Table 2 below, aims to provide a better understanding of the nature and causes of stalled projects. Whilst a further exercise summarised in Table 3 aims to provide an understanding of the type of stalled sites, in relation to their location and whether they are in a high or low value area.

For the purpose of this exercise, the planning process is broken down into 3 phases:

Phase 1 - Outline Planning Permission to Full Planning Permission or Reserved Matters

Phase 2 - Full Planning Permission or Reserved Matters to all pre-commencement conditions being discharged

Phase 3 - Under construction to completion

At each phase, a site could be assessed as stalled, after a timeframe which is deemed reasonable for progression from one phase to the next. At each phase, a "reason" for the site to be stalled has been devised to establish a stalled site category, such as:

At phase 1:

- A) No detailed permissions to enable a commencement to occur
- B) Site for sale or in process of being sold

At phase 2:

- A) No known condition discharge
- B) Condition discharge occurring, yet no start date planned
- C) Condition discharge occurring, and planned start on site but no start yet
- D) No known condition discharge due to known impediments for commencement
- E) No known condition discharge as site for sale or in process of being sold

At phase 3:

- A) Work has started on site, however development has stopped/stalled
- B) Construction progressing – monitoring only

Table 1: Summary of number of Outstanding Planning Permissions and number of dwellings in each category – as of 05/02/2020

		Phase 1		Phase 2					Phase 3		
		A) No detailed permissions to enable a commencement to occur	B) Site for sale or in process of being sold	A) No known condition discharge	B) Condition discharge occurring, yet no start date planned	C) Condition discharge occurring, and planned start on site but no start yet	D) No known condition discharge due to known impediments for commencement	E) No known condition discharge as site for sale or in process of being sold	A) Work has started on site, however development has stopped/stalled	B) Construction progressing – monitoring only	Totals
Mid Suffolk	Number of Sites	43	2	16	6	-	-	2	1	28	98
	Number of dwellings	2620	66	749	430	-	-	78	13	3400*	7356

*Please note: Land North of Chilton Leys, Chilton Leys, Stowmarket total of 600 dwellings under outline, 175 dwellings under Reserved Matter that are under construction.

Table 1: Summary of number of Outstanding Planning Permissions and number of dwellings in each category – as of 31/07/2020

		Phase 1		Phase 2					Phase 3		
		A) No detailed permissions to enable a commencement to occur	B) Site for sale or in process of being sold	A) No known condition discharge	B) Condition discharge occurring, yet no start date planned	C) Condition discharge occurring, and planned start on site but no start yet	D) No known condition discharge due to known impediments for commencement	E) No known condition discharge as site for sale or in process of being sold	A) Work has started on site, however development has stopped/stalled	B) Construction progressing – monitoring only	Totals
Mid Suffolk	Number of Sites	40	2	19	3	-	-	2	1	33	100
	Number of dwellings	2395	66	924	36	-	-	78	13	3607*	7119

*Please note: Land North of Chilton Leys, Chilton Leys, Stowmarket total of 600 dwellings under outline, 175 dwellings under Reserved Matter that are under construction.