

1. CONTACT INFORMATION			
Emma Gillespie, emma.gillespie@countrysidepartnerships.com			
1a	Site name:		<i>Lotmead Farm, Swindon</i>
1b	Site references	SHELAA ref (if known / applicable):	Policy NC3
		Site allocation reference (if applicable):	
		Planning permission ref:	S/OUT/19/0582
1c	I am responding as... (please delete or amend as appropriate)		<i>developer and landowner</i>
1d	If applicable, who are you representing (please delete / amend as appropriate)		<i>N/A</i>
1e	Respondent contact details	Name:	Emma Gillespie
		Job title (if applicable):	Planning Manager
		Organisation (if applicable):	Countryside Sovereign Swindon LLP
		Address:	H2 Harlequin, Folly Brook Road, Emersons Green, BS16 7FN
		Email address:	emma.gillespie@countrysidepartnerships.com
		Main contact telephone:	7799640018
1f	Landowner contact details	Name:	Countryside Sovereign Swindon LLP
		Title:	N/A
		Address:	Countryside House, The Dr, Great Warley, Brentwood CM13 3AT
1g	House builder details	Name:	Countryside Sovereign Swindon LLP
		Address:	Countryside House, The Dr, Great Warley, Brentwood CM13 3AT
1h	Other key interested parties:		Parts of site retained by Vendor.
1i	Please sign and date to confirm that you are	Signature:	E.Gillespie

	<p>Confirm that you are authorised to submit this information</p>	<p>Date:</p>	<p>29/03/2023</p>
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2. SITE INFORMATION			
Please provide details of anticipated site delivery.			
2a	Availability	<i>Is the site available for development now? (Please amend as necessary)</i>	Yes, the site is available now
2b	Achievability	<i>What progress has been made towards submission of a planning application?</i>	Reserved Matters for Phase 1 submitted November 2023. All associated conditions submitted.
		<i>What progress has been made with site assessment work?</i>	All complete.
		<i>If there is a resolution to grant planning permission how long has the planning obligation been outstanding? When is it likely to be concluded?</i>	N/A - site has OPP
		<i>If there is an outline permission, what progress has been made with discharging conditions?</i>	All site-wide and Phase 1 conditions submitted
		<i>Are there any abnormal / extraordinary infrastructure requirements which may restrict the development of the site? Please detail.</i>	Flood Restoration Works to be complete prior to development on certain phases. Details submitted and awaiting approval
		<i>Are there any site-specific constraints with the development of the site and if so what are they?</i>	Flood zones 1-3, Scheduled ancient monument, TPOs, existing vegetation, existing buildings and services
		<i>Are there any ownership and / or land assembly issues with the development of the site and if so what are they?</i>	No
		<i>Are there any viability issues with the development of the site? Please detail.</i>	Yes, viability will be affected by requirement of Flood Risk Assessment Addendum approved at Outline. A Section 73 Application has been submitted to regularise this and remove viability issue.
2c	How is it intended to deliver the housing?	<i>(please delete as appropriate)</i>	<i>joint venture to develop independently</i>
2d	Housing delivery	<i>Is there a current Option or Promotion Agreement(s) on the site? Please explain.</i>	Countryside Sovereign Swindon LLP own the site, however parts have been retained by the Vendor
		<i>When do you expect to start on site?</i>	Q2 2023

		If applicable, what have build-out rates been historically and might this be expected to change?	
		How many house builders including RSL will / are likely to develop the site?	Only Countryside Sovereign Swindon LLP
		Does your site have the potential to a) deliver earlier and / or b) at higher yield rates? Please explain.	Quicker delivery can be achieved if planning decisions are issued in line with the proposed PPA.
		What are the key issues, which need to be overcome to facilitate earlier delivery?	Gaining planning decisions. Applications have been sitting with the planning department for well over the statutory time period and without a positive determination, the delivery of the site cannot commence/progress.
		What potential actions and / or interventions do you consider necessary to further the delivery of the site? (For example: access constraints, additional land assembly, public sector investment).	Public Sector Investment to facilitate suitable resource to deal with planning applications.
2e	Please describe your housing trajectory assumption(s).	a) Number of developers / outlets	1 developer, 7 outlets anticipated across the site
		b) Average completions per annum	
		c) Forecast Annual Yields	
		2023-24:	0 due to planning delays
		2024-25	92
		2025-26	359
		2026-27	442
		2027-28	663
		2028+	644+

Thank you for taking the time to complete this questionnaire.