

**5.3 Rate of Development**

An outline planning application shall be submitted in October 2010 at the latest. This deadline is dependant on the appropriate time windows in which bat surveys are required to be carried out (activity surveys are required from May to August 2010). A public participation exercise is planned for April 2010, so as not to conflict with the EiP, and full pre-application discussions shall continue with the LPA.

Marketing of the site shall start as soon as the outline application is submitted. As the application shall comply with the development template, it is anticipated that permission shall be granted in line with the 13 week target, in mid/late January 2011, with the sale of the site following shortly after. It is Defence Estates intention to sell the site as soon as possible after vacation so as to minimise guarding costs.

A Reserved Matters application would be prepared and submitted by the end developer, with the full co-operation of Defence Estates, and is likely to be submitted in April 2011. Permission should again take no longer than the 13 week target, and be granted circa July 2011. It is therefore likely that site works would start late 2011/early 2012. A further incentive for an early start is that the end developer shall have to meet the costs of guarding the site.

The build rates set out below are considered to be reasonable:

2011/12	10 dwellings	
2012/13	120 dwellings	
2013/14	120 dwellings	10,000m2 employment floor space
2014/15	100 dwellings	10,000m2 employment floor space
2015/16	100 dwellings	10,000m2 employment floor space

Although DE shall not be the end developer, it is thought reasonable that the end developer shall need to generate income from the sale of some units prior to construction of the employment space. It is also our experience that developers are seeking to secure occupiers for employment units prior to construction and avoiding speculative development in an uncertain market. Indications are that the economy is showing signs of growth and shall hopefully be in a much stronger position in 2013/14 than presently.

This relatively short time frame is considered reasonable as the site is uncomplicated in development terms. The site is within single ownership and shall be sold shortly after vacation. A Phase 1 LQA has been carried out and identified no major contaminants. The master plan shall be developed to utilise the existing road network and no major highway works are required.