



File Note

Job No: JBB7320

Date 31st July 2013

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Clients: Persimmon Homes South Midlands & Gallagher Estates

Subject: Brockhill East, Redditch – Viability and Delivery Rate

RPS Planning and Development have been instructed by Persimmon Homes South Midlands that, based on previous experience of development in the local area notably most recently at Phase 1 Brockhill East on challenging topography, the proposed Strategic Site at Brockhill East/Site 2 west of the railway is viable.

The land has been assembled by Persimmon Homes South Midlands in part in conjunction with Gallagher Estates. RPS is retained jointly by Persimmon Homes and Gallagher Estates to promote the cross-boundary land at Brockhill East, west of the railway, as identified in the emerging development plan in April 2013 and subject to representations submitted at that stage.

It is currently expected that the following numbers of dwellings will be constructed during each monitoring year. This excludes the area of existing Phase 1 area which has planning consent and is under construction and the separate area east of the railway that is controlled by Gallagher Estates with the benefit of a resolution to grant permission.

| Date | Redditch Borough | Bromsgrove District | Total | Cumulative Total |
|-----------|---------------------|------------------------|-------|---------------------|
| 2015-2016 | 40 | 0 | 40 | 40 |
| 2016-2017 | 100 | 0 | 100 | 140 |
| 2017-2018 | 100 | 0 | 100 | 240 |
| 2018-2019 | 100 | 0 | 100 | 340 |
| 2019-2020 | 100 | 0 | 100 | 440 |
| 2020-2021 | 100 | 0 | 100 | 540 |
| 2021-2022 | 60 | 40 | 100 | 640 |
| 2022-2023 | 0 | 100 | 100 | 740 |
| 2023-2024 | 0 | 100 | 100 | 840 |
| 2024-2025 | 0 | 100 | 100 | 940 |
| 2025-2026 | 0 | 100 | 100 | 1040 |
| 2026-2027 | 0 | 100 | 100 | 1140 |
| 2027-2028 | 0 | 100 | 100 | 1240 |
| 2028-2029 | 0 | 10 | 10 | 1250 |
| 2029-2030 | 0 | 0 | 0 | 1250 |
| 2030-2031 | 0 | 0 | 0 | 1250 |
| | 600 | 650 | 1250 | 1250 |