

APPENDIX 7

Methodology – Development Lead in Times

DEVELOPMENT LEAD-IN TIME

Based on historic completions for permissions issued 2006-2016



BACKGROUND

National Planning Practice Guidance for Housing and Economic Land Availability Assessments states that the timescale and rate of development be assessed and presented. The guidance states that “*The Local Planning Authority should use the information on suitability, availability, achievability and constraints to assess the timescale within which each site is capable of development. This may include indicative lead-in times and build out rates for the development of different scales of sites. On the largest sites allowance should be made for several developers to be involved. The advice of developers and local agents will be important in assessing lead-in times and build-out rates by year*”¹. The guidance goes on to say that the assessment should produce a standard set of outputs which include a “*reasonable estimate of build out rates...*”² and that when monitoring LPA’s should record “*progress with delivery of development on allocated and sites with planning permission*”³

APPROACH

In order to estimate within the plan period when delivery of a particular site is able to happen, we first need to make assumptions about lead-in time⁴. Lead-in times can vary drastically dependent on circumstances; however there is clear indication from Government that there is an intention to introduce further measures which incentivise decreases in lead in times enabling faster delivery.

*“As a government, we want to listen to developers and to address evidenced concerns about things that are slowing up development, be it pre-commencement conditions, the time it takes to agree section 106 agreements or concerns about utilities...However, if we do all those things, I think we have a right to turn to the development industry and ask what it is going to do to raise its game in terms of the speed with which it builds out.” Gavin Barwell, October 2016*⁵

*“The number of plots approved for residential development each year rose by 59% between 2011 and 2015. But the number of building starts rose by just 29%. In 2012, permission was granted for more than 195,000 homes. Yet 3 years later, 40,000 of those homes still hadn’t been completed. 40,000 homes! That’s a town the size of Hartlepool, just waiting to be built...If you want us to pull out all the stops to create the sites, you have to build on them. The permission gap has to come down. The build-out rate has to go up.” Sajid Javid, November 2016*⁶

A White Paper, setting out proposals for planning reforms is expected to be released in January 2017. There is an expectation that proposals set out in the white paper will both speed up the planning

¹ Paragraph 023 Reference ID:3-023-20140306

² Paragraph 028 Reference ID 3-028-20140306

³ Paragraph 043 Reference ID 3-043-20140306

⁴ Lead-in time includes; time taken to determine a planning application, where outline time between outline approval and submission of reserved matters (approval of reserved matters), time taken between approval of permission (full or reserved matters) and commencement of dwellings.

⁵ House of Commons Hansard, Neighbourhood Planning Bill second reading, volume 615, 10th October 2016

⁶ Extract from transcript of speech, exactly as it was delivered, National House Building Council annual launch, 24th November 2016

process and place onus on developers to commit to prompt delivery. From these indications we expect lead-in times, as a general rule, to decrease.

For the purposes of the SHLAA and plan making, information on historic sites based on local evidence has been used. By using real examples, but in some cases using averages from the best performing schemes, lead-in assumptions which are both realistic (as we have examples of sites which have already performed to this standard) and which also take into account the positive impact of anticipated reforms have been generated.

LEAD-IN TIME RANGE

Site size (dwellings)	Lead-in time range full permission (weeks)	Lead-in time range outline permission (weeks)
10 to 49	26-53	N/a
50 to 99	28-63	N/a
100-350	42-63	182-203
350+	63+	182-203+

This equates to an approximate range of starting at a low lead-in from 6 months for small schemes and high lead-in of up to 4 years for large schemes.

APPLYING THE RANGE

The range is provided as a guide, and most sites within the SHLAA are expected to be able to fit at some point within the range. Unless there is prior knowledge about the likely lead-in time, the lowest end of the range will normally be applied. This guidance is intended to indicate the lead-in times for suitable sites post a local plan allocation⁷, therefore no allowance is required for time taken to allocate sites. The key factor in applying the range is to apply realistically what it should be possible to achieve assuming all parties are working together to achieve prompt commencement from the point at which a planning application might be anticipated. The Lead in times methodology will also be used for sites with planning consent yet to commence where appropriate.

Examples of applying the range to various circumstances:

- For schemes of over 400 dwellings, due to the complexities of the scheme, outline consent may be necessary even where principle has been established via a local plan allocation. For these schemes, it is likely to be appropriate to make a bespoke estimate of lead-in time.
- Schemes with high percentages of Affordable Housing are likely to have lead-in times at the lower range due to increased public funding.
- Conversely, schemes which may have or may require a compromise resulting in a below 30% Affordable Housing level in order to make the scheme viable are likely to have lead-in times which are either mid or high range.

⁷ applying the assumption of allocation regardless of whether the plan takes forward the site for allocation of residential development

- Where there are known issues involving multiple land ownership, land in existing use or possible intervention required by compulsory purchase, high range would be expected.
- Schemes with a high level of public funding or public control would be expected to perform at the lowest range.
- For phased development involving outline consent, there would not be a separate lead-in period for second reserved matters. Developers would be expected to gain necessary consents while building out phase one, in order to be in a position to commence phase two as phase one completes.

EVIDENCE FOR THE RANGE

A sample of data from the yearly Housing Survey carried out by the Local Planning Team has been used. The sample consists of sites where planning permission was granted between 01 April 2006 and 31 March 2016, sized over 10 units. Student permissions have been removed from the sample. As the survey records the site by permission phase, not all records were used to gain averages (as for example it would only be appropriate to include the first reserved matters application when listing gaps between stages).

Average Set A

Site size (dwellings)	Number of schemes in sample	Average Weeks to determine full valid planning applications
10 to 49	98	20
50 to 99	19	30
100+	16	27

The full sample is in appendix 1-3.

Average Set B

Due to the Government's recent and future intentions to reform the planning system to increase the supply of housing expediently and thus decrease lead in times seen in the past and present an average from the lowest 75% of the data has been taken to give a realistic indication of what sites can be expected to achieve with further Government reforms.

Site size (dwellings)	Number of schemes in sample	Average Weeks to determine full valid planning applications
10 to 49	74	14
50 to 99	14	16
100+	12	15

The full sample is in appendix 4-6.

Average Set C

An assumption will be made that sites under 100 units will not require outline consent and progress straight to full consent.⁸ For sites sized 100-399 units a mix of both methods are likely to apply, an assessment of which route will be looked at on a site by site basis. For sites over 400 units, the assumption will be that an outline would usually be expected. .

Site size (dwellings)	Number of schemes in sample	Average Weeks to determine an outline application
100+	8	125

Due to our sample containing outline consents which would fall under the 400+ category (which would require a bespoke estimate), two schemes were removed from the sample as outliers.

Site size (dwellings)	Number of schemes in sample	Average Weeks to determine an outline application, excluding outliers
100+	6	72

A time allowance should also be made for the gap between outline approval, and the submission of first reserved matters. Due to the small sample size, no outliers were removed.

Site size (dwellings)	Number of schemes in sample	Average Weeks between outline approval and submission of first reserved matters
100+	4	80

As approval of the principle of development is at this point clearly established, we should expect to allow less time for a first reserved matters application than a full application for a comparable scheme.

Site size (dwellings)	Number of schemes in sample	Average Weeks taken to approve first reserved matters application
100+	4	18

The full sample is in appendix 7-10.

Average Set D

⁸ The assumption being that suitable sites are either likely to be allocated in the local plan where necessary or have supporting evidence and a positive policy framework reducing the need for outline consent. Should the local plan choose to allocate such sites for other uses then this will be amended with regard to the plan's housing trajectory and 5 year supply demonstration

Site size (dwellings)	Number of schemes in sample	Average Weeks to commence works after planning approval
10 to 49	46	33
50 to 99	5	27
100+	3	31

The sample size is low due to lack of information on certain schemes due to the Initial Notices being submitted for Building Regulations for many schemes in the sample. Due to the variance not appearing to follow a noticeable pattern dependent on scheme size, and reforms are expected which will lessen pre-commencement delays, the three size bands have been combined to gain an overall average of the 50% best performing schemes.

Site size (dwellings)	Number of schemes in sample	Average Weeks to commence works after planning approval
All	27	12

The full sample is in appendix 11-14.

CONCLUSION

A sensible approach takes a combination of the results to create a range which uses both realistic timings from our evidence base, and adapts this to ensure we are taking into account the positive impact that Government reforms, are expected to have. A commencement range of 12 to 33 weeks from date of planning permission has been used for all size categories. This allows for schemes which perform anywhere within the averages of set D.

Site size (dwellings)	Lead-in Time range full permission (weeks)
10 to 49	26-53 At lowest end, 14 weeks for planning permission plus 12 weeks for commencement At highest end, 20 weeks for planning permission plus 33 weeks for commencement
50 to 99	28-63 At lowest end, 16 weeks for planning permission plus 12 weeks for commencement At highest end, 30 weeks for planning permission plus 33 weeks for commencement

Site size (dwellings)	Lead-in Time range full permission (weeks)
100 to 350	42-63

	<p>At lowest end, 30 weeks for planning permission plus 12 weeks for commencement</p> <p>At highest end, 30 weeks for planning permission plus 33 weeks for commencement</p>
350+	<p>63+</p> <p>At highest end, 30 weeks for planning permission plus 33 weeks for commencement, with an allowance for a bespoke increased lead-in time particularly where sites are in excess of 400 units.</p>
<p>For 100+ units, 30 weeks has been allowed for the planning application stage, as an allowance for the anomaly in our results which showed 100+ sized schemes unexpectedly taking less time to determine than 50 to 99 sized schemes.</p>	

Site size (dwellings)	Lead-in Time range outline permission (weeks)
100 to 350	<p>182-203</p> <p>At lowest end, 72 weeks for outline planning permission plus 80 weeks gap until submission or reserved matters, plus 18 weeks for reserved matters permission plus 12 weeks for commencement</p> <p>At lowest end, 72 weeks for outline planning permission plus 80 weeks gap between submission, plus 18 weeks for reserved matters permission plus 33 weeks for commencement</p>
350+	<p>182-203+</p> <p>As per the 100 to 350 site size category, but with an acknowledgement that bespoke estimates may be required for large complex schemes.</p>

Appendix One: Time taken to determine full valid planning applications 10 to 49 units

SITE_REF	ADDRESS	Application Number	Working Days to determine application	Time taken in weeks to determine app from valid date
003/83	FORMER SHIP HOSTEL, GEORGE PLACE	15/00776/FUL	29	5.7
023/70	FORMER MOD SITE, MOUNT WISE	13/00662/FUL	35	6.9
006/19	STRATHMORE HOTEL ELLIOT STREET	06/00399/FUL	41	8.0
001/20	8-10 WHIMPLE STREET	14/01122/FUL	42	8.4
026/21	ST MARKS VICARAGE CAMBRIDGE ROAD	06/00639/FUL	46	9.0
029/07	LP084 FORMER ALLOTMENT GARDENS HAM DRIVE	06/01629/FUL	47	9.1
020/17	PARK VIEW CENTRE, HAWKERS LANE	07/00116/FUL	54	10.4
035/17	FORMER COMMUNITY CENTRE, DUXFORD CLOSE	15/01154/FUL	56	11.0
018/32	1 WOODLAND TERRACE GREENBANK ROAD	07/00589/FUL	56	11.0
011/17	CARPARK, WOODSIDE	09/01443/FUL	58	11.3
003/62	MIDDLETONS WYNDHAM SQUARE	07/00612/FUL	58	11.3
023/40	49-83 DUKE STREET	09/01116/FUL	59	11.7
039/20	ST CHADS CHURCH WHITLEIGH GREEN	07/02043/FUL	60	11.9
057/39	PLYMPTON CATTLE MARKET, MARKET ROAD	09/01432/FUL	60	11.9
030/03	THE LION AND COLUMN PUB, HAM GREEN LANE	09/01753/FUL	62	12.1
025/08	ST THOMAS THE APOSTLES CHURCH ROYAL NAVY AVENUE	07/00012/FUL	62	12.1
056/18	13-15 RIDGE PARK ROAD	07/02070/FUL	62	12.1
023/76	LAND AT 1-56, RAGLAN ROAD	11/01603/FUL	63	12.3
006/26	ASTOR HOTEL,14 ELLIOT STREET	13/01702/FUL	63	12.3
023/60	DP05 Curtis Street/Duke Street	12/01867/FUL	64	12.4
033/31	THE CORNWALL GATE, 71 NORMANDY WAY	14/00525/FUL	63	12.6
056/29	3 to 5 MARKET ROAD	11/00238/FUL	65	12.6
060/55	27 SPRINGFIELD CLOSE, AND LAND TO REAR	12/02082/FUL	63	12.6
003/74	WATERLOO COURT, WATERLOO CLOSE	13/01083/FUL	63	12.6

Appendix One: Time taken to determine full valid planning applications 10 to 49 units

SITE_REF	ADDRESS	Application Number	Working Days to determine application	Time taken in weeks to determine app from valid date
032/04	LAND ADJACENT TO, FOULSTON AVENUE	11/00839/FUL	65	12.6
030/02	SOUTH TRELAWNY PRIMARY SCHOOL, JEDBURGH CRESCENT	09/01708/FUL	65	12.6
045/32	THE WHITE COTTAGE AND HOLTWOOD PLYMBRIDGE ROAD	06/01770/FUL	65	12.6
024/17	23-51 VICTORIA PLACE	13/01688/FUL	64	12.7
003/50	9-11 Durnford Street Plymouth PL1 3QJ	06/01254/FUL	64	12.7
033/30	DAWSON CLOSE	12/01891/FUL	65	12.9
031/10	THE FORMER CREAMERY, BRIDWELL LANE NORTH	14/02136/FUL	65	12.9
061/50	LIBRARY HORN CROSS ROAD	06/01443/FUL	65	12.9
014/35	PATERNOSTER HOUSE, EFFORD LANE	09/01749/FUL	66	13.0
034/18	THE FELLOWSHIP INN, TREVITHICK ROAD	10/00853/FUL	66	13.0
039/31	THE TIGER, 141A DORCHESTER AVENUE	09/01736/FUL	66	13.0
003/71	HORNBY COURT, 7 CRAIGIE DRIVE	10/01412/FUL	66	13.0
011/19	WOODLAND TERRACE LANE	10/00180/FUL	66	13.0
031/11	LP085 LAND AT FERNDALE ROAD	06/01749/FUL	66	13.0
035/16	50-58 ERNESETTLE GREEN	07/00561/FUL	66	13.0
023/52	FORMER GARAGE SITE, QUEEN STREET	06/02001/FUL	66	13.0
042/18	(FORMER PLUSS SITE), 271 CLITTAFFORD ROAD	13/01984/FUL	66	13.0
035/15	ST AIDANS PARISH CHURCH WEST MALLING AVENUE	06/00050/FUL	66	13.0
006/22	THE GRAND HOTEL, 24 ELLIOT STREET	10/00205/FUL	66	13.0
044/11	443 TAVISTOCK ROAD	09/00941/FUL	66	13.0
003/76	PLOT G, Land at Millbay Road	10/02131/FUL	66	13.0
017/36	FORMER PLYMOUTH COLLEGE PREPARATORY SCHOOL HARTLEY ROAD	09/01930/FUL	66	13.0
063/14	53 HOOE ROAD	15/01609/FUL	66	13.0
005/19	LP041 Former Car Park Pier Street	15/01629/FUL	66	13.0

Appendix One: Time taken to determine full valid planning applications 10 to 49 units

SITE_REF	ADDRESS	Application Number	Working Days to determine application	Time taken in weeks to determine app from valid date
006/23	FORMER TENNIS COURTS, HOE ROAD-PIER STREET	11/01874/FUL	66	13.0
009/21	58-64 EMBANKMENT ROAD	06/02047/FUL	66	13.0
013/23	LAIRA UNITED CHURCH,247 OLD LAIRA ROAD	11/00028/FUL	66	13.0
049/32	THE MERMAID ,15 FROGMORE AVENUE	13/02385/FUL	66	13.0
041/36	HILLTOP COMMUNITY CENTRE, CUNNINGHAM ROAD	15/00415/FUL	67	13.1
007/27	98-100 VAUXHALL STREET	06/00495/FUL	67	13.1
031/13	CHURCH OF WESTON MILL, ST PHILIP, BRIDWELL LANE NORTH	13/02009/FUL	71	14.0
033/32	LAND AT PERCY STREET	13/02445/FUL	76	15.0
023/80	ADMIRALTY HOUSE, MOUNT WISE CRESCENT	12/01666/FUL	76	15.0
012/11	54 TO 56 LIPSON ROAD	07/00993/FUL	82	16.1
047/04	FURSDON LEISURE CENTRE, PENRITH GARDENS	06/01657/FUL	82	16.1
003/79	17, 19, 21, 23 AND 25 PHOENIX QUAY, GEORGE PLACE	14/01296/FUL	82	16.1
040/54	273 TAVISTOCK ROAD	13/01025/FUL	83	16.3
009/26	RIVER VIEW	12/01321/FUL	83	16.6
017/40	FORMER PLYMOUTH PREPARATORY SCHOOL, BEECHFIELD GROVE	14/00128/FUL	87	17.1
007/28	25-27 BRETONSIDE	06/00679/FUL	93	18.3
013/22	301 OLD LAIRA ROAD	08/01222/FUL	93	18.6
040/69	LAND WEST OF CARADON CLOSE	14/01954/FUL	101	20.0
014/28	FORMER ROYAL MARINE PUB SITE, TORRIDGE WAY	12/01330/FUL	103	20.6
050/05	LP067 Land at Hallerton Close	07/01322/FUL	106	21.0
012/13	THE ASTOR COMMUNITY CENTRE, DARTMOOR VIEW	14/01355/FUL	108	21.6
023/89	VISION ZONE G, CHAPEL STREET	15/01073/FUL	110	21.9
023/48	Mayflower Marina Richmond Walk Plymouth	08/00180/FUL	111	22.0
016/32	MANNAMEAD CENTRE, 15 EGGBUCKLAND ROAD	14/02336/FUL	112	22.1

Appendix One: Time taken to determine full valid planning applications 10 to 49 units

SITE_REF	ADDRESS	Application Number	Working Days to determine application	Time taken in weeks to determine app from valid date
045/43	PENLEE COTTAGE, PLYMBRIDGE ROAD	11/00018/FUL	114	22.4
033/17	LAND AT NORMANDY WAY	09/00285/FUL	112	22.4
023/68	KER STREET	09/00930/FUL	116	23.0
022/43	ST MICHAELS CHURCH, 37 ALBERT ROAD	06/01589/FUL	116	23.0
016/29	TRENGWEATH , HARTLEY ROAD	07/01750/FUL	122	24.1
045/52	LAND OFF TOWERFIELD DRIVE	14/00223/FUL	123	24.3
031/12	CARLTON TERRACE	10/02071/FUL	128	25.3
047/07	LAND OFF DOVER ROAD	14/01304/FUL	139	27.4
009/12	LAND REAR OF QUEEN ANNES QUAY	10/00499/FUL	140	27.9
023/65	BROWN BEAR,20 CHAPEL STREET	12/00005/FUL	143	28.3
052/57	ALSTON HOUSE, 2 PLYMBRIDGE ROAD	09/01900/FUL	144	28.4
027/05	COOKWORTHY ROAD	12/01847/FUL	144	28.7
003/70	241 UNION STREET	09/00956/FUL	150	29.9
023/75	DP01 (part)VISION Zone E (FORMER STORES ENCLAVE), CHAPEL STREET	12/00853/FUL	155	30.9
007/79	FORMER GOVERNMENT OFFICES, HOEGATE STREET	13/02395/FUL	159	31.4
051/39	LAND OFF CUNDY CLOSE	11/00149/FUL	166	33.0
023/39	DP03 KER STREET, DUKE STREET, MONUMENT STREET	07/02449/FUL	168	33.6
023/78	AREA C, VISION, (FORMER STORES ENCLAVE), CHAPEL STREET	12/00708/FUL	170	33.9
030/04	FORMER COMMUNITY CENTRE, HAM DRIVE	13/01865/FUL	176	35.0
003/65	29 MANOR STREET	07/00338/FUL	186	37.0
040/71	FORT HOUSE, FORT TERRACE	14/01815/FUL	199	39.7
023/90	LAND OFF PARK AVENUE, PARK AVENUE	15/00922/FUL	206	41.0
064/55	RADFORD QUARRY LOWER SALTRAM	06/01246/FUL	247	49.1
039/32	CROWNHILL BAPTIST CHURCH, BERWICK AVENUE	09/00226/FUL	285	56.9

Appendix One: Time taken to determine full valid planning applications 10 to 49 units

SITE_REF	ADDRESS
003/84	ST GEORGE CRC, GEORGE PLACE
039/30	WHITLEIGH COMMUNITY CAMPUS

Application Number	Working Days to determine application	Time taken in weeks to determine app from valid date
14/00975/FUL	471	94.0
07/01872/FUL	596	119.0
Average Calendar Weeks		20
Average Working Days		100
Sample Size		98

Appendix two: Time taken to determine full valid planning applications 50 to 99 units

SITE_REF	ADDRESS	Application Number	Working Days to determine application	Time taken in weeks to determine app from valid date
032/17	FORMER BARNE BARTON PRIMARY SCHOOL, POOLE PARK ROAD	11/00669/FUL	41	8.0
029/10	FORMER CIVIL SERVICE SPORTS CLUB, RECREATION ROAD	15/00256/FUL	56	11.0
032/05	LAND AT KINTERBURY SQUARE	10/02141/FUL	58	11.6
056/26	THE HILLSIDE CENTRE, STATION ROAD	06/01386/FUL	65	12.9
014/38	FORMER PLYM VIEW PRIMARY SCHOOL	13/01786/FUL	66	13.0
055/18	Pocklington Rise, George Lane	07/02189/FUL	66	13.0
003/67	FORMER SPORTS GROUND, HARWELL STREET	13/02394/FUL	69	13.7
010/06	LP025 BRENTOR ROAD	06/01297/FUL	77	15.1
023/82	PHASE 3A, MOUNT WISE	14/01572/FUL	78	15.3
064/40	BOSTONS BOAT YARD, BAYLYS ROAD	12/01180/FUL	82	16.1
042/19	FORMER TAMERTON VALE SCHOOL	15/01332/FUL	103	20.3
045/30	LAND AT TAVISTOCK ROAD	11/01559/FUL	105	20.9
047/09	LAND OFF MILLER WAY	15/01626/FUL	124	24.7
045/44	LAND OFF TOWERFIELD DRIVE	14/00135/FUL	138	27.6
007/23	GRAINEYS JOINERY & LAMINATING BILBURY STREET	07/01617/FUL	207	41.1
059/59	NIGHTINGALE CLOSE	13/02348/FUL	277	55.4
008/38	48 EBRINGTON STREET	05/00431/FUL	280	55.9
004/25	LP039(part) MILLS BAKERY ROYAL WILLIAM YARD CREMYLL STREET	05/00417/FUL	332	66.1
009/20	EAST QUAYS BOAT YARD SUTTON ROAD	09/01882/FUL	625	124.6

Average Calendar Weeks	30
Average Working Days	150
Sample Size	19

Appendix Three: Time taken to determine valid full application sites sized 100+

SITE_REF	ADDRESS	Application Number	Working Days to determine application	Time taken in weeks to determine app from valid date
023/34	FORMER MOD SITE, MOUNT WISE	11/01891/FUL	41	8.0
029/06	LP121 RECREATION ROAD BUSINESS PARK, RECREATION ROAD	06/01011/FUL	44	8.4
023/38	KER STREET	12/00633/FUL	54	10.7
042/16	AREA 1B CLITTAFFORD ROAD	10/01965/FUL	63	12.3
027/02	NORTH PROSPECT SCHEME, WOODHEY ROAD	10/02026/FUL	64	12.4
064/46	FORMER HOOE LAKE QUARRY, LAND OFF BARTON ROAD	14/02107/FUL	71	14.0
001/06	LP002 COLIN CAMPBELL COURT	06/01236/FUL	80	15.9
	DP02 LAND AT GRANBY GREEN, WEST OF PARK AVENUE AND LAND AT GRANBY STREET, EAST OF PARK AVENUE	14/01780/FUL	86	17.0
023/81	AVENUE	15/01956/FUL	87	17.1
027/08	NORTH PROSPECT PHASE 3, WORDSWORTH ROAD/WORDSWORTH CRESCENT	13/00048/FUL	102	20.1
029/09	LAND EAST AND WEST OF PENNYCROSS CLOSE	13/02419/FUL	106	21.0
023/83	VISION ZONES J, K, M	13/00688/FUL	110	21.9
003/75	PLOT A1, BRUNEL WAY, MILLBAY	12/01304/FUL	136	27.0
027/04	WOODVILLE ROAD	14/01103/FUL	332	66.1
003/61	MS07 - MILLBAY MARINA VILLAGE, CUSTOM HOUSE LANE	08/02267/FUL	356	71.0
009/25	PLYMOUTH FRUIT SALES, SUTTON ROAD	05/00191/FUL	448	89.3
003/58	LP036(part) LAND EAST OF MILLER COURT (SITE KNOWN AS D1) MIL			
Average Calendar Weeks			27	
Average Working Days			136	
Sample Size			16	

Appendix Four: Time taken to determine valid full applications, 10 to 49 units, lowest 75% of determination times.

SITE_REF	ADDRESS	Application Number	Working Days to determine application	Time taken in weeks to determine app from valid date
003/83	FORMER SHIP HOSTEL, GEORGE PLACE	15/00776/FUL	29	5.7
023/70	FORMER MOD SITE, MOUNT WISE	13/00662/FUL	35	6.9
006/19	STRATHMORE HOTEL ELLIOT STREET	06/00399/FUL	41	8.0
001/20	8-10 WHIMPLE STREET	14/01122/FUL	42	8.4
026/21	ST MARKS VICARAGE CAMBRIDGE ROAD	06/00639/FUL	46	9.0
029/07	LP084 FORMER ALLOTMENT GARDENS HAM DRIVE	06/01629/FUL	47	9.1
020/17	PARK VIEW CENTRE, HAWKERS LANE	07/00116/FUL	54	10.4
035/17	FORMER COMMUNITY CENTRE, DUXFORD CLOSE	15/01154/FUL	56	11.0
018/32	1 WOODLAND TERRACE GREENBANK ROAD	07/00589/FUL	56	11.0
011/17	CARPARK, WOODSIDE	09/01443/FUL	58	11.3
003/62	MIDDLETONS WYNDHAM SQUARE	07/00612/FUL	58	11.3
023/40	49-83 DUKE STREET	09/01116/FUL	59	11.7
039/20	ST CHADS CHURCH WHITLEIGH GREEN	07/02043/FUL	60	11.9
057/39	PLYMPTON CATTLE MARKET, MARKET ROAD	09/01432/FUL	60	11.9
030/03	THE LION AND COLUMN PUB, HAM GREEN LANE	09/01753/FUL	62	12.1
025/08	ST THOMAS THE APOSTLES CHURCH ROYAL NAVY AVENUE	07/00012/FUL	62	12.1
056/18	13-15 RIDGE PARK ROAD	07/02070/FUL	62	12.1
023/76	LAND AT 1-56, RAGLAN ROAD	11/01603/FUL	63	12.3
006/26	ASTOR HOTEL,14 ELLIOT STREET	13/01702/FUL	63	12.3
023/60	DP05 Curtis Street/Duke Street	12/01867/FUL	64	12.4
033/31	THE CORNWALL GATE, 71 NORMANDY WAY	14/00525/FUL	63	12.6
056/29	3 to 5 MARKET ROAD	11/00238/FUL	65	12.6
060/55	27 SPRINGFIELD CLOSE, AND LAND TO REAR	12/02082/FUL	63	12.6
003/74	WATERLOO COURT, WATERLOO CLOSE	13/01083/FUL	63	12.6

Appendix Four: Time taken to determine valid full applications, 10 to 49 units, lowest 75% of determination times.

SITE_REF	ADDRESS	Application Number	Working Days to determine application	Time taken in weeks to determine app from valid date
032/04	LAND ADJACENT TO, FOULSTON AVENUE	11/00839/FUL	65	12.6
030/02	SOUTH TRELAWNY PRIMARY SCHOOL, JEDBURGH CRESCENT	09/01708/FUL	65	12.6
045/32	THE WHITE COTTAGE AND HOLTWOOD PLYMBRIDGE ROAD	06/01770/FUL	65	12.6
024/17	23-51 VICTORIA PLACE	13/01688/FUL	64	12.7
003/50	9-11 Durnford Street Plymouth PL1 3QJ	06/01254/FUL	64	12.7
033/30	DAWSON CLOSE	12/01891/FUL	65	12.9
031/10	THE FORMER CREAMERY, BRIDWELL LANE NORTH	14/02136/FUL	65	12.9
061/50	LIBRARY HORN CROSS ROAD	06/01443/FUL	65	12.9
014/35	PATERNOSTER HOUSE, EFFORD LANE	09/01749/FUL	66	13.0
034/18	THE FELLOWSHIP INN, TREVITHICK ROAD	10/00853/FUL	66	13.0
039/31	THE TIGER, 141A DORCHESTER AVENUE	09/01736/FUL	66	13.0
003/71	HORNBY COURT, 7 CRAIGIE DRIVE	10/01412/FUL	66	13.0
011/19	WOODLAND TERRACE LANE	10/00180/FUL	66	13.0
031/11	LP085 LAND AT FERNDALE ROAD	06/01749/FUL	66	13.0
035/16	50-58 ERNESETTLE GREEN	07/00561/FUL	66	13.0
023/52	FORMER GARAGE SITE, QUEEN STREET	06/02001/FUL	66	13.0
042/18	(FORMER PLUSS SITE), 271 CLITTAFORD ROAD	13/01984/FUL	66	13.0
035/15	ST AIDANS PARISH CHURCH WEST MALLING AVENUE	06/00050/FUL	66	13.0
006/22	THE GRAND HOTEL, 24 ELLIOT STREET	10/00205/FUL	66	13.0
044/11	443 TAVISTOCK ROAD	09/00941/FUL	66	13.0
003/76	PLOT G, Land at Millbay Road	10/02131/FUL	66	13.0
017/36	FORMER PLYMOUTH COLLEGE PREPARATORY SCHOOL HARTLEY ROAD	09/01930/FUL	66	13.0
063/14	53 HOOE ROAD	15/01609/FUL	66	13.0
005/19	LP041 Former Car Park Pier Street	15/01629/FUL	66	13.0

Appendix Four: Time taken to determine valid full applications, 10 to 49 units, lowest 75% of determination times.

SITE_REF	ADDRESS	Application Number	Working Days to determine application	Time taken in weeks to determine app from valid date
006/23	FORMER TENNIS COURTS, HOE ROAD-PIER STREET	11/01874/FUL	66	13.0
009/21	58-64 EMBANKMENT ROAD	06/02047/FUL	66	13.0
013/23	LAIRA UNITED CHURCH,247 OLD LAIRA ROAD	11/00028/FUL	66	13.0
049/32	THE MERMAID ,15 FROGMORE AVENUE	13/02385/FUL	66	13.0
041/36	HILLTOP COMMUNITY CENTRE, CUNNINGHAM ROAD	15/00415/FUL	67	13.1
007/27	98-100 VAUXHALL STREET	06/00495/FUL	67	13.1
031/13	CHURCH OF WESTON MILL, ST PHILIP, BRIDWELL LANE NORTH	13/02009/FUL	71	14.0
033/32	LAND AT PERCY STREET	13/02445/FUL	76	15.0
023/80	ADMIRALTY HOUSE, MOUNT WISE CRESCENT	12/01666/FUL	76	15.0
012/11	54 TO 56 LIPSON ROAD	07/00993/FUL	82	16.1
047/04	FURSDON LEISURE CENTRE, PENRITH GARDENS	06/01657/FUL	82	16.1
003/79	17, 19, 21, 23 AND 25 PHOENIX QUAY, GEORGE PLACE	14/01296/FUL	82	16.1
040/54	273 TAVISTOCK ROAD	13/01025/FUL	83	16.3
009/26	RIVER VIEW	12/01321/FUL	83	16.6
017/40	FORMER PLYMOUTH PREPARATORY SCHOOL, BEECHFIELD GROVE	14/00128/FUL	87	17.1
007/28	25-27 BRETONSIDE	06/00679/FUL	93	18.3
013/22	301 OLD LAIRA ROAD	08/01222/FUL	93	18.6
040/69	LAND WEST OF CARADON CLOSE	14/01954/FUL	101	20.0
014/28	FORMER ROYAL MARINE PUB SITE, TORRIDGE WAY	12/01330/FUL	103	20.6
050/05	LP067 Land at Hallerton Close	07/01322/FUL	106	21.0
012/13	THE ASTOR COMMUNITY CENTRE, DARTMOOR VIEW	14/01355/FUL	108	21.6
023/89	VISION ZONE G, CHAPEL STREET	15/01073/FUL	110	21.9
023/48	Mayflower Marina Richmond Walk Plymouth	08/00180/FUL	111	22.0
016/32	MANNAMEAD CENTRE, 15 EGGBUCKLAND ROAD	14/02336/FUL	112	22.1

Appendix Four: Time taken to determine valid full applications, 10 to 49 units, lowest 75% of determination times.

SITE_REF	ADDRESS
045/43	PENLEE COTTAGE, PLYMBRIDGE ROAD
033/17	LAND AT NORMANDY WAY

Application Number	Working Days to determine application	Time taken in weeks to determine app from valid date
11/00018/FUL	114	22.4
09/00285/FUL	112	22.4

Average Calendar Weeks
Average Working Days
Sample Size

14
70
74

Appendix Five: Time taken to determine valid full applications, 50 to 99 units, lowest 75% of determination times.

SITE_REF	ADDRESS	Application Number	Working Days to determine application	Time taken in weeks to determine app from valid date
032/17	FORMER BARNE BARTON PRIMARY SCHOOL, POOLE PARK ROAD	11/00669/FUL	41	8.0
029/10	FORMER CIVIL SERVICE SPORTS CLUB, RECREATION ROAD	15/00256/FUL	56	11.0
032/05	LAND AT KINTERBURY SQUARE	10/02141/FUL	58	11.6
056/26	THE HILLSIDE CENTRE, STATION ROAD	06/01386/FUL	65	12.9
014/38	FORMER PLYM VIEW PRIMARY SCHOOL	13/01786/FUL	66	13.0
055/18	Pocklington Rise, George Lane	07/02189/FUL	66	13.0
003/67	FORMER SPORTS GROUND, HARWELL STREET	13/02394/FUL	69	13.7
010/06	LP025 BRENTOR ROAD	06/01297/FUL	77	15.1
023/82	PHASE 3A, MOUNT WISE	14/01572/FUL	78	15.3
064/40	BOSTONS BOAT YARD, BAYLYS ROAD	12/01180/FUL	82	16.1
042/19	FORMER TAMERTON VALE SCHOOL	15/01332/FUL	103	20.3
045/30	LAND AT TAVISTOCK ROAD	11/01559/FUL	105	20.9
047/09	LAND OFF MILLER WAY	15/01626/FUL	124	24.7
045/44	LAND OFF TOWERFIELD DRIVE	14/00135/FUL	138	27.6
Average Calendar Weeks			16	
Average Working Days			81	
Sample Size			14	

Appendix six: Time taken to determine valid full applications, for sites sizes 100+, only showing 75% lowest determination times

SITE_REF	ADDRESS	Application Number	Working Days to determine application	Time taken in weeks to determine app from valid date
023/34	FORMER MOD SITE, MOUNT WISE	11/01891/FUL	41	8.0
029/06	LP121 RECREATION ROAD BUSINESS PARK, RECREATION ROAD	06/01011/FUL	44	8.4
023/38	KER STREET	12/00633/FUL	54	10.7
042/16	AREA 1B CLITTAFFORD ROAD	10/01965/FUL	63	12.3
027/02	NORTH PROSPECT SCHEME, WOODHEY ROAD	10/02026/FUL	64	12.4
064/46	FORMER HOOE LAKE QUARRY, LAND OFF BARTON ROAD	14/02107/FUL	71	14.0
001/06	LP002 COLIN CAMPBELL COURT	06/01236/FUL	80	15.9
023/81	DPO2 LAND AT GRANBY GREEN, WEST OF PARK AVENUE AND LAND AT GRANBY STREET, EAST OF PARK AVENUE	14/01780/FUL	86	17.0
027/08	NORTH PROSPECT PHASE 3, WORDSWORTH ROAD/WORDSWORTH CRESCENT	15/01956/FUL	87	17.1
029/09	LAND EAST AND WEST OF PENNYCROSS CLOSE	13/00048/FUL	102	20.1
023/83	VISION ZONES J, K, M	13/02419/FUL	106	21.0
003/75	PLOT A1, BRUNEL WAY, MILLBAY	13/00688/FUL	110	21.9
Average Calendar Weeks			15	
Average Working Days			76	
Sample Size			12	

Appendix Seven: Time taken to determine outline applications, sites sized 100+

SITE_REF	ADDRESS	OUTLINE APP NO	Date OUT App Valid	Time taken in weeks to determine app from valid date	Time taken in network days to determine app from valid date
003/63	LAND AT MILLBAY ROAD LAND TO NORTH OF FORDER VALLEY, SOUTH OF WILLIAM PRANCE	14/01448/OUT	11-Aug-14	56	281
048/29	ROAD	12/02027/OUT	09-Nov-12	58	291
048/27	LAND AT SEATON NEIGHBOURHOOD	12/02027/OUT	09-Nov-12	58	291
023/77	FORMER MOD SITE MOUNT WISE (REMAINDER)	10/01271/OUT	23-Jul-10	81	407
042/17	LAND PARCEL 1A, OFF CLITTAFORD ROAD 395 SOUTHWAY DRIVE, WAREHOUSE UNITS AND 279 CLITTAFORD	05/01085/OUT	29-Jun-05	88	442
042/13	ROAD	05/01085/OUT	29-Jun-05	88	442
058/58	PLYMSTOCK QUARRY, BROXTON DRIVE	07/01094/OUT	02-Oct-07	206	1034
059/65	SHERFORD NEW COMMUNITY LAND SOUTH/SOUTHWEST OF A38	06/02036/OUT	15-Dec-06	361	1803

Average Calendar Weeks	125
Average Working Days	624
Sample Size	8

Appendix Eight: Time taken to determine outline applications, sites sized 100+, excluding outliers

SITE_REF	ADDRESS	OUTLINE APP NO	Date OUT App Valid	Time taken in weeks to determine app from valid date	Time taken in network days to determine app from valid date
003/63	LAND AT MILLBAY ROAD	14/01448/OUT	11-Aug-14	56	281
048/29	LAND TO NORTH OF FORDER VALLEY, SOUTH OF WILLIAM PRANCE ROAD	12/02027/OUT	09-Nov-12	58	291
048/27	LAND AT SEATON NEIGHBOURHOOD	12/02027/OUT	09-Nov-12	58	291
023/77	FORMER MOD SITE MOUNT WISE (REMAINDER)	10/01271/OUT	23-Jul-10	81	407
042/17	LAND PARCEL 1A, OFF CLITTAFFORD ROAD	05/01085/OUT	29-Jun-05	88	442
042/13	395 SOUTHWAY DRIVE, WAREHOUSE UNITS AND 279 CLITTAFFORD ROAD	05/01085/OUT	29-Jun-05	88	442

Average Calendar Weeks	72
Average Working Days	359
Sample Size	6

Appendix Nine: Gap between approval of outline consent and submission of reserved matters, schemes sized 100+

SITE_REF	ADDRESS
048/29	LAND TO NORTH OF FORDER VALLEY, SOUTH OF WILLIAM PRANCE ROAD
042/17	LAND PARCEL 1A, OFF CLITTAFFORD ROAD
058/58	PLYMSTOCK QUARRY, BROXTON DRIVE
059/65	SHERFORD NEW COMMUNITY LAND SOUTH/SOUTHWEST OF A38

Application Number	Gap between in weeks	Gap between in calendar days
14/01665/REM	37	184
09/01081/REM	125	626
13/00941/REM	88	440
15/00517/REM	71	355

Average Calendar Weeks	80
Average Working Days	401
Sample Size	4

Appendix Ten: Time taken to determine first reserved matters application, schemes sized 100+

SITE_REF	ADDRESS	Application Number	Working Days to determine application	Time taken in weeks to determine app from valid date
048/29	LAND TO NORTH OF FORDER VALLEY, SOUTH OF WILLIAM PRANCE ROAD	14/01665/REM	76	15
042/17	LAND PARCEL 1A, OFF CLITTAFFORD ROAD	09/01081/REM	58	12
058/58	PLYMSTOCK QUARRY, BROXTON DRIVE	13/00941/REM	130	26
059/65	SHERFORD NEW COMMUNITY LAND SOUTH/SOUTHWEST OF A38	15/00517/REM	90	18
Average Calendar Weeks				18
Average Working Days				86
Sample Size				4

Appendix Eleven: Time taken from determination to commencement of works, 10 to 49 units

SITE_REF	ADDRESS	Application Number	Time in calendar weeks app decided to works commence
011/17	CARPARK, WOODSIDE	09/01443/FUL	59
014/35	PATERNOSTER HOUSE, EFFORD LANE	09/01749/FUL	21
034/18	THE FELLOWSHIP INN, TREVITHICK ROAD	10/00853/FUL	35
031/12	CARLTON TERRACE	10/02071/FUL	79
040/69	LAND WEST OF CARADON CLOSE	14/01954/FUL	11
012/11	54 TO 56 LIPSON ROAD	07/00993/FUL	28
031/13	CHURCH OF WESTON MILL, ST PHILIP, BRIDWELL LANE NORTH	13/02009/FUL	18
033/32	LAND AT PERCY STREET	13/02445/FUL	11
047/04	FURSDON LEISURE CENTRE, PENRITH GARDENS	06/01657/FUL	14
017/40	FORMER PLYMOUTH PREPARATORY SCHOOL, BEECHFIELD GROVE	14/00128/FUL	10
024/17	23-51 VICTORIA PLACE	13/01688/FUL	12
033/30	DAWSON CLOSE	12/01891/FUL	50
031/11	LP085 LAND AT FERNDAL ROAD	06/01749/FUL	19
023/48	Mayflower Marina Richmond Walk Plymouth	08/00180/FUL	14
020/17	PARK VIEW CENTRE, HAWKERS LANE	07/00116/FUL	17
003/62	MIDDLETONS WYNDHAM SQUARE	07/00612/FUL	18
031/10	THE FORMER CREAMERY, BRIDWELL LANE NORTH	14/02136/FUL	4
023/52	FORMER GARAGE SITE, QUEEN STREET	06/02001/FUL	13
003/79	17, 19, 21, 23 AND 25 PHOENIX QUAY, GEORGE PLACE	14/01296/FUL	4
030/04	FORMER COMMUNITY CENTRE, HAM DRIVE	13/01865/FUL	16
006/19	STRATHMORE HOTEL ELLIOT STREET	06/00399/FUL	199
042/18	(FORMER PLUSS SITE), 271 CLITTAFFORD ROAD	13/01984/FUL	18
050/05	LP067 Land at Hallerton Close	07/01322/FUL	40
035/11	AGATON FARM BUDSHEAD ROAD	06/00588/REM	22
026/21	ST MARKS VICARAGE CAMBRIDGE ROAD	06/00639/FUL	77
040/54	273 TAVISTOCK ROAD	13/01025/FUL	6
003/74	WATERLOO COURT, WATERLOO CLOSE	13/01083/FUL	18
035/15	ST AIDANS PARISH CHURCH WEST MALLING AVENUE	06/00050/FUL	18
061/50	LIBRARY HORN CROSS ROAD	06/01443/FUL	42
023/75	DP01 (part)VISION Zone E (FORMER STORES ENCLAVE), CHAPEL STREET	12/00853/FUL	32

Appendix Eleven: Time taken from determination to commencement of works, 10 to 49 units

SITE_REF	ADDRESS	Application Number	Time in calendar weeks app decided to works commence
007/79	FORMER GOVERNMENT OFFICES, HOEGATE STREET	13/02395/FUL	37
023/39	DP03 KER STREET, DUKE STREET, MONUMENT STREET	07/02449/FUL	8
023/63	DP01(part) VISION Zone G, FORMER STORES ENCLAVE, CHAPEL STRE	12/01302/REM	27
032/04	LAND ADJACENT TO, FOULSTON AVENUE	11/00839/FUL	2
023/67	DP01(part) Vision Zone F, FORMER STORES ENCLAVE, DEVONPORT	09/00216/REM	49
022/43	ST MICHAELS CHURCH, 37 ALBERT ROAD	06/01589/FUL	33
001/19	8 TO 10 WHIMPLE STREET	14/00054/GPD	53
030/02	SOUTH TRELAWNY PRIMARY SCHOOL, JEDBURGH CRESCENT	09/01708/FUL	28
023/55	DP01(part) VISION Zone D, FORMER STORE ENCLAVE	07/02136/REM	82
003/83	FORMER SHIP HOSTEL, GEORGE PLACE	15/00776/FUL	44
001/20	8-10 WHIMPLE STREET	14/01122/FUL	33
006/26	ASTOR HOTEL,14 ELLIOT STREET	13/01702/FUL	38
006/23	FORMER TENNIS COURTS, HOE ROAD-PIER STREET	11/01874/FUL	146
041/36	HILLTOP COMMUNITY CENTRE, CUNNINGHAM ROAD	15/00415/FUL	9
023/89	VISION ZONE G, CHAPEL STREET	15/01073/FUL	1
047/07	LAND OFF DOVER ROAD	14/01304/FUL	20
		Average	33
		Sample Size	46

Appendix Twelve: Time taken from determination to commencement of works, 50 to 99 units

SITE_REF	ADDRESS	Application Number	Time in calendar weeks app decided to works commence
014/38	FORMER PLYM VIEW PRIMARY SCHOOL	13/01786/FUL	19
008/38	48 EBRINGTON STREET	05/00431/FUL	46
023/53	DP01(part) VISION Zone B, FORMER STORES ENCLAVE	06/01612/REM	5
004/25	LP039(part) MILLS BAKERY ROYAL WILLIAM YARD CREMYLL STREET	05/00417/FUL	5
023/82	PHASE 3A, MOUNT WISE	14/01572/FUL	59
Average			27
Sample Size			5

Appendix Thirteen: Time taken from determination to commencement of works, 100 to 350 units

SITE_REF	ADDRESS	Application Number	Time in calendar weeks app decided to works commence
023/83	VISION ZONES J, K, M LAND TO NORTH OF FORDER VALLEY, SOUTH OF WILLIAM PRANCE	13/02419/FUL	18
048/29	ROAD	14/01665/REM	22
003/58	LP036(part) LAND EAST OF MILLER COURT (SITE KNOWN AS D1) MIL	05/00191/FUL	52
Average		31	
Sample Size		3	

Appendix Fourteen: Time taken in calendar weeks from determination of planning permission to commencement of works, sites sized 10 to 350 units, site within 50% lowest time taken to commence

SITE_REF	ADDRESS	Application Number	Time in calendar weeks app decided to works commence
023/89	VISION ZONE G, CHAPEL STREET	15/01073/FUL	1
032/04	LAND ADJACENT TO, FOULSTON AVENUE	11/00839/FUL	2
003/79	17, 19, 21, 23 AND 25 PHOENIX QUAY, GEORGE PLACE	14/01296/FUL	4
031/10	THE FORMER CREAMERY, BRIDWELL LANE NORTH	14/02136/FUL	4
004/25	LP039(part) MILLS BAKERY ROYAL WILLIAM YARD CREMYLL STREET	05/00417/FUL	5
023/53	DP01(part) VISION Zone B, FORMER STORES ENCLAVE	06/01612/REM	5
040/54	273 TAVISTOCK ROAD	13/01025/FUL	6
023/39	DP03 KER STREET, DUKE STREET, MONUMENT STREET	07/02449/FUL	8
041/36	HILLTOP COMMUNITY CENTRE, CUNNINGHAM ROAD	15/00415/FUL	9
017/40	FORMER PLYMOUTH PREPARATORY SCHOOL, BEECHFIELD GROVE	14/00128/FUL	10
040/69	LAND WEST OF CARADON CLOSE	14/01954/FUL	11
033/32	LAND AT PERCY STREET	13/02445/FUL	11
024/17	23-51 VICTORIA PLACE	13/01688/FUL	12
023/52	FORMER GARAGE SITE, QUEEN STREET	06/02001/FUL	13
047/04	FURSDON LEISURE CENTRE, PENRITH GARDENS	06/01657/FUL	14
023/48	Mayflower Marina Richmond Walk Plymouth	08/00180/FUL	14
030/04	FORMER COMMUNITY CENTRE, HAM DRIVE	13/01865/FUL	16
020/17	PARK VIEW CENTRE, HAWKERS LANE	07/00116/FUL	17
003/62	MIDDLETONS WYNDHAM SQUARE	07/00612/FUL	18
042/18	(FORMER PLUSS SITE), 271 CLITTAFFORD ROAD	13/01984/FUL	18
003/74	WATERLOO COURT, WATERLOO CLOSE	13/01083/FUL	18
023/83	VISION ZONES J, K, M	13/02419/FUL	18
035/15	ST AIDANS PARISH CHURCH WEST MALLING AVENUE	06/00050/FUL	18
031/13	CHURCH OF WESTON MILL, ST PHILIP, BRIDWELL LANE NORTH	13/02009/FUL	18
014/38	FORMER PLYM VIEW PRIMARY SCHOOL	13/01786/FUL	19
031/11	LP085 LAND AT FERNDAL ROAD	06/01749/FUL	19

Appendix Fourteen: Time taken in calendar weeks from determination of planning permission to commencement of works, sites sized 10 to 350 units, site within 50% lowest time taken to commence

SITE_REF	ADDRESS
047/07	LAND OFF DOVER ROAD

Application Number	Time in calendar weeks app decided to works commence
14/01304/FUL	20

Average	12
Sample Size	27