



# File Note

Job No: JBB7320

Date 31<sup>st</sup> 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