




BARRATT
DEVELOPMENTS PLC

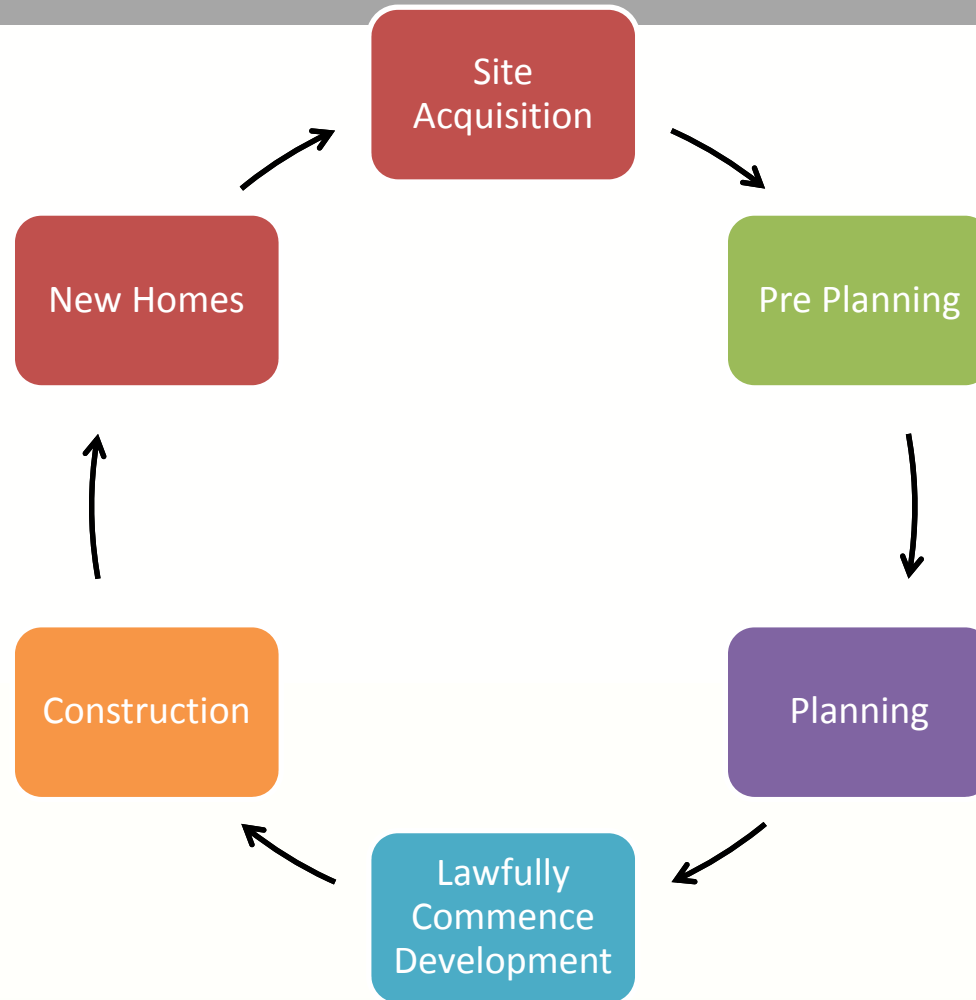
Private Sector Delivery – The What and How



Addressing the Housing Crisis

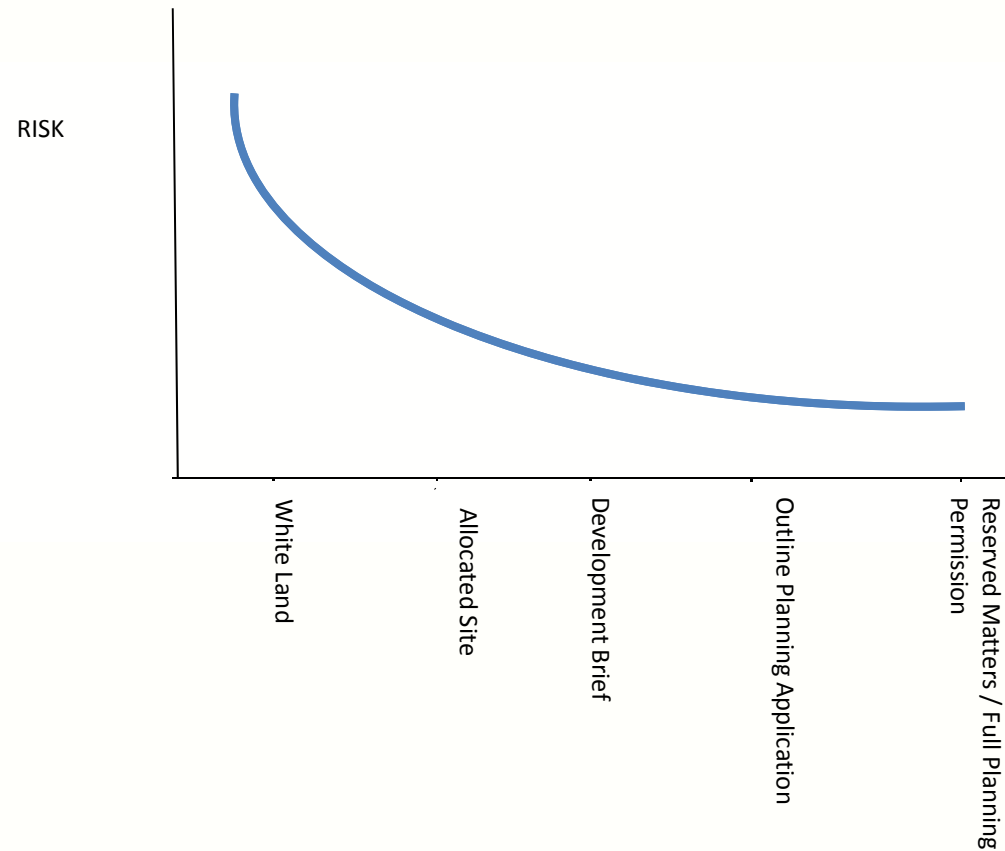
- The Private Sector wants to deliver more homes to help address the housing crisis
- Housebuilders do not landbank!
- The development process is complex
- ‘Planning’ is a key part of the process but it is only part of the process

The Development Process



Site Acquisition Process

- Development is a risky and complex business and naturally we seek to minimise risk
- The 'Planning' stage influences the risks and rewards associated with a site



Site Acquisition Process

- Option Land – land which is considered to have longer term potential beyond the current Plan Period
- Conditional on Planning Contract
- Unconditional Contract

Pre - Planning

Aboriginal
Surveys

Agricultural Land

Flooding

Utilities and Services

Ground Conditions/
Remediation

Design

Heritage

Ecology

Noise

Air Quality

Access and
Transport

Drainage

Landscape

Sustainability

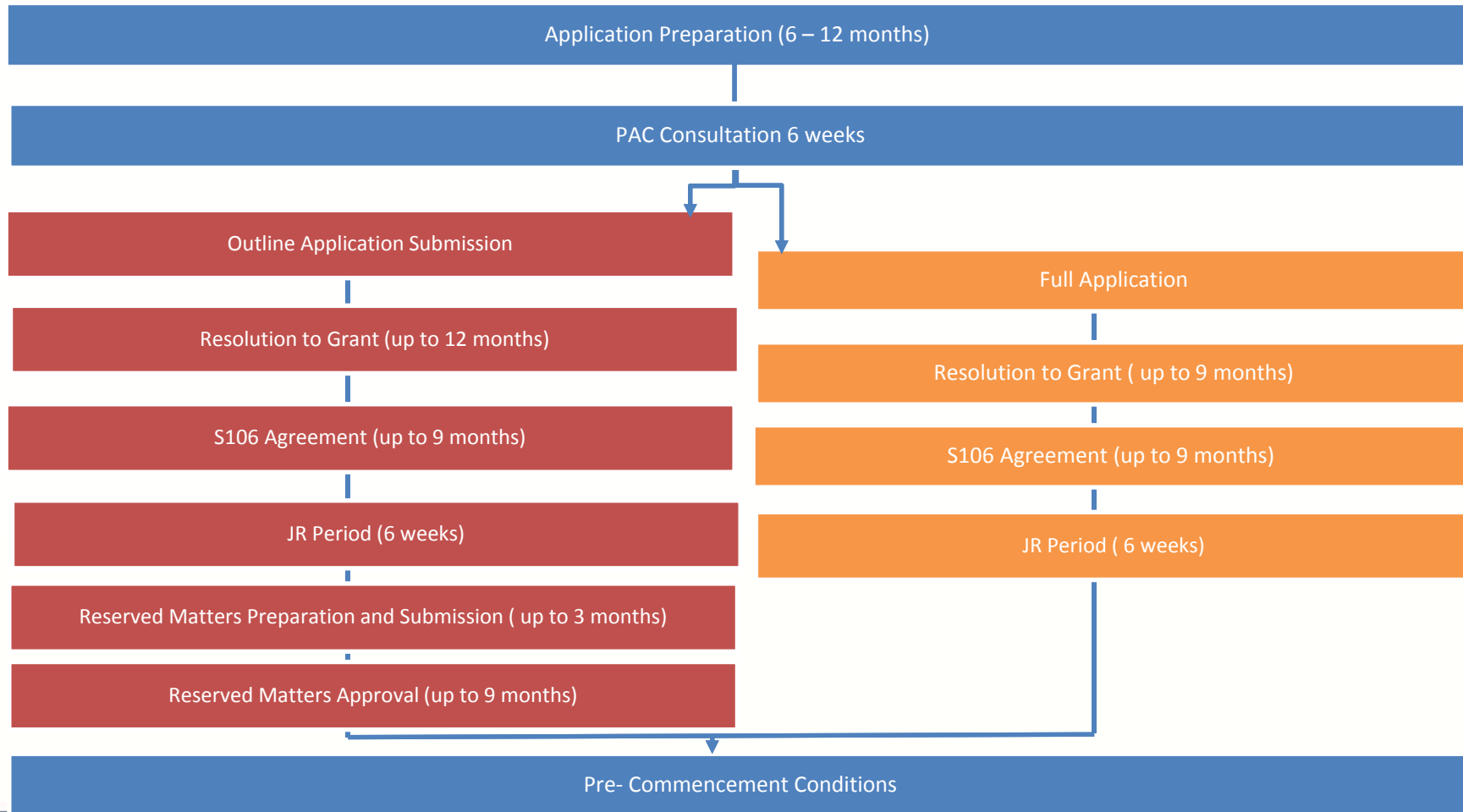
Planning Policy, S106
contributions and
CIL

Coal Mining Assessment

LDP Promotion

- Frontloaded system
- £££££
- 4-6 years to complete process
- If site is not allocated in Deposit LDP, experience confirms that it is very unlikely to be allocated
- Track record of undeliverable sites being allocated e.g. Caerphilly, RCT

Planning Application Processes



Planning Studies

Aboriginal
Surveys

Agricultural Land

Flooding

Utilities and Services

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Ecology Survey Windows

BSG | ecology

Ecology Survey Calendar

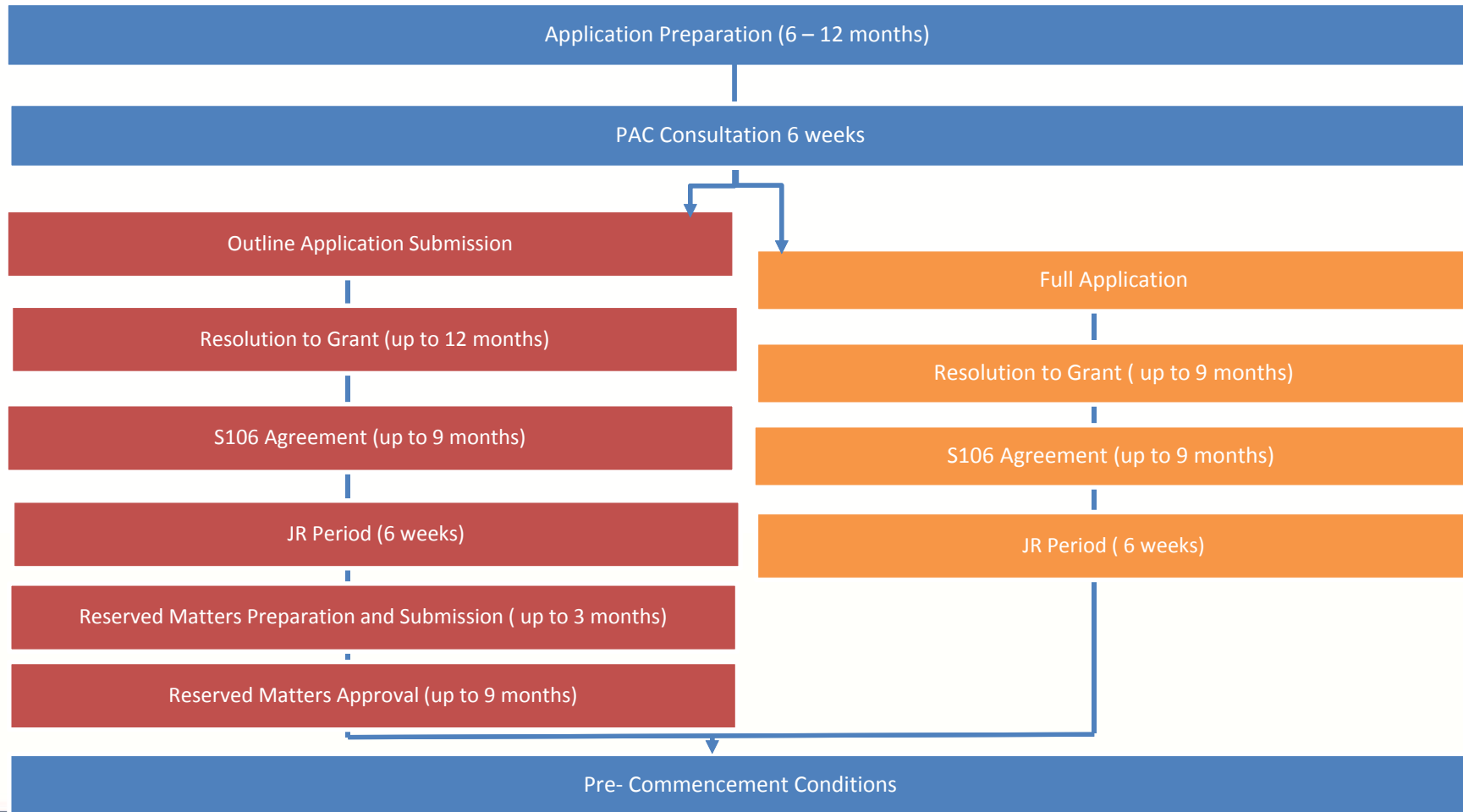


Key survey periods
 Other survey periods

This calendar provides guidance on survey periods for species commonly encountered on development projects. Since survey requirements can vary, professional advice is recommended. Survey work should be carried out by suitably experienced, qualified and, where necessary, licensed individuals. Visit www.bsg-ecology.com for further information.

www.bsg-ecology.com | info@bsg-ecology.com | Oxford: 01865 883833 | Derbyshire: 01433 651869 | Monmouth: 01600 891576 | Newcastle: 0191 3038964 | Swansea: 01792 363026 | Glasgow: 0141 5305764

Planning Application Processes



Lawfully Commencing Development

- **Pre-commencement Planning Conditions** e.g. landscaping, Construction Traffic Management Plan
- **NRW Licenses** – dormouse, bats, great crested newts etc...
- **Ecology Mitigation Windows**
- **S104 Agreements**
- **S278 Agreements**

Ecology Mitigation Windows

	January	February	March	April	May	June	July	August	September	October	November	December	
Badger	No disturbance to existing setts. Construction of artificial setts						Exclusion or destruction of existing setts*					As January to June	
Bats	Maternity or low impact roosts*	Maternity, hibernation, and low impact roosts*		Hibernation roosts or low impact roosts*			Maternity, hibernation, and low impact roosts*		Maternity or low impact roosts*				
Dormouse	Above ground vegetation clearance*		Limited	Stump & root clearance/translocation*			Stump & root clearance/translocation*		Above ground vegetation clearance*				
Great crested newt	Pond management*	Newt trapping and translocation (ponds and land)*				Newt trapping and translocation (land only)*				Pond management*			
Otter	Mitigation can potentially take place throughout the year, but no works possible where otters are breeding or resting*												
Nesting birds	Vegetation clearance (some species nest all year round)	No vegetation clearance within at least 5m of nests						Vegetation clearance (some species nest all year round)					
Reptiles	Above ground vegetation clearance	Capture and translocation				Capture and translocation		Capture, translocation, & clearance	Capture, translocation, & clearance	Above ground vegetation clearance			
Vegetation / habitats	Tree/hedgerow planting & translocation	Tree/hedgerow planting & translocation		Limited opportunities during main growing season			Planting & translocation	Tree/hedgerow planting & translocation					
Water vole	Avoidance measures	Trapping and exclusion*		No works during breeding period			Trapping and exclusion*		Avoidance measures				

Optimal mitigation works period

Sub-optimal / limited mitigation works period

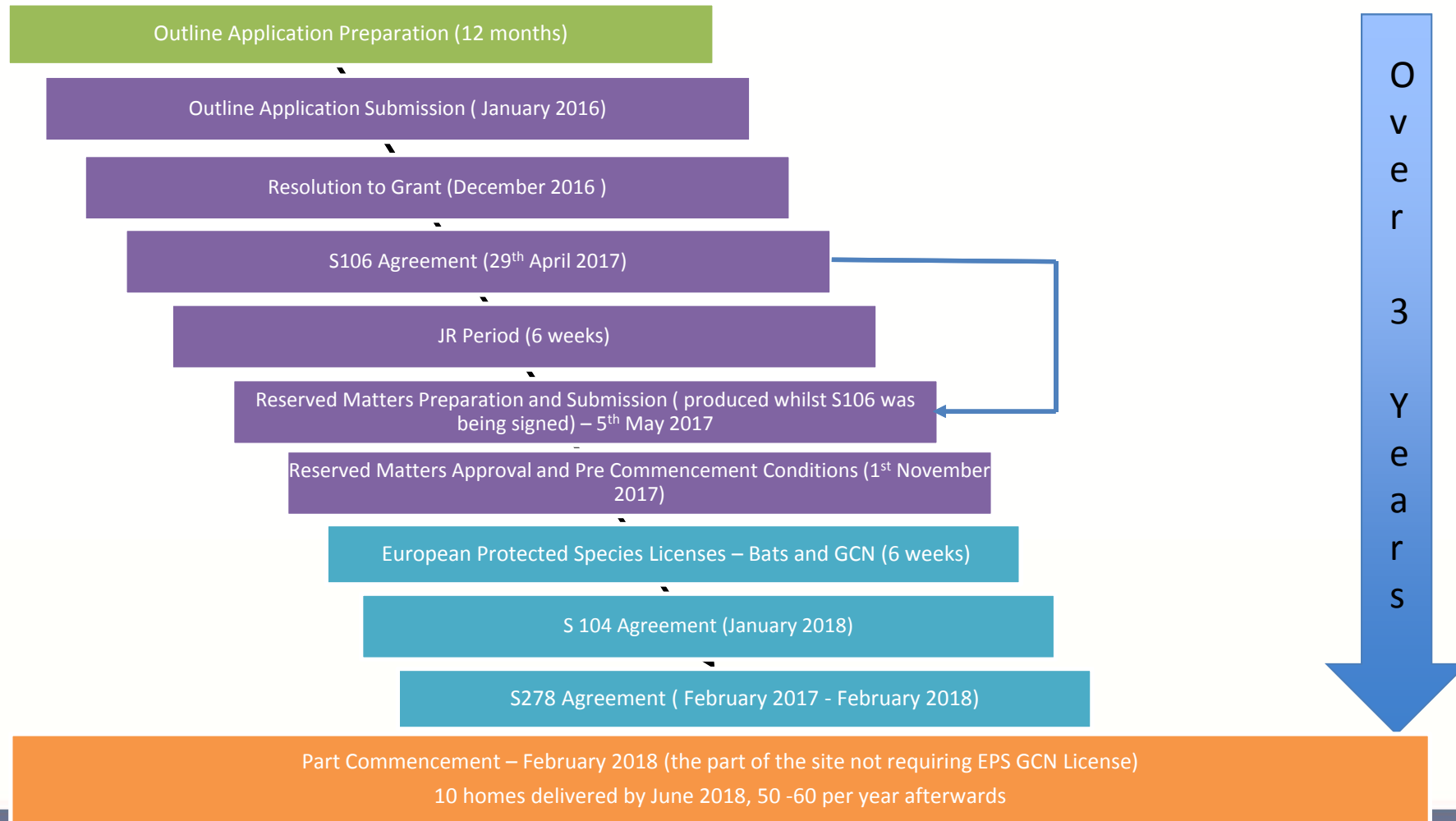
Mitigation not possible at this time of year

Construction & Delivering New Homes

- Site initiation 3-6 months
- Challenges
 - Lack of skills and labour
 - Lack of materials
 - Weather
 - Ecology Mitigation



An Example: Goitre Fach, North East Cardiff





Legend

- 1. Proposed Buildings
- 2. Proposed Roads
- 3. Proposed Green Spaces
- 4. Proposed Fencing
- 5. Proposed Fencing
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GCN South Wales Ltd

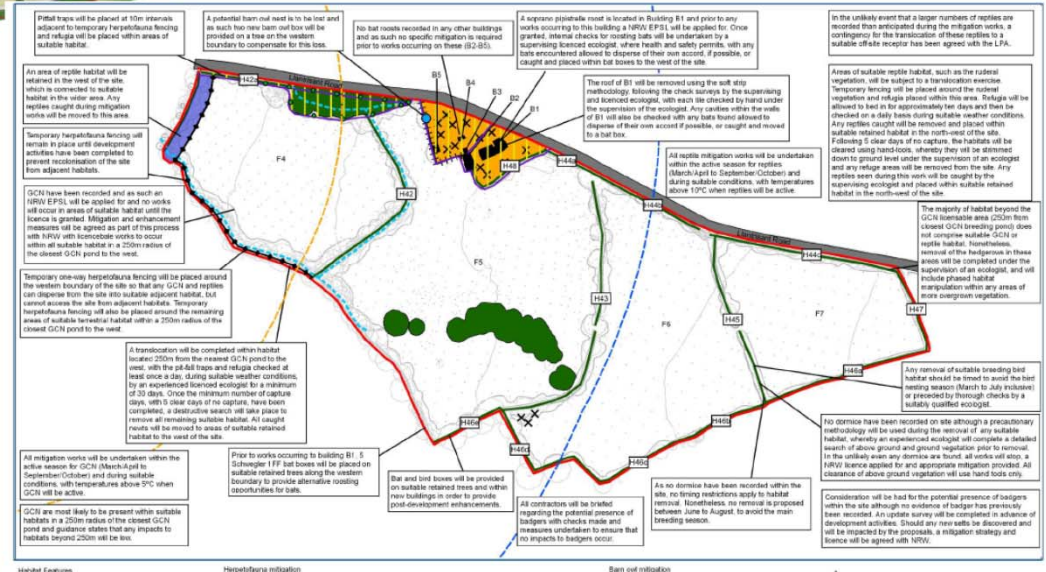
Cultiv Farm

Planning Layout

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PREPARATION SCHEDULE


Activity	Start Date	End Date
Site Investigation	15/01/2024	31/01/2024
Design Development	01/02/2024	31/03/2024
Construction	01/04/2024	31/03/2025
Handover	01/04/2025	31/03/2026



Change v Certainty

- Consultations – *no more*
 - Planning Code
 - Draft Planning Policy Wales
 - National Development Framework
- LPAs and Statutory Consultees need adequate resources
- Prevent the collapse of the Development Plan system
- Vacant Land Tax – we don't land bank!




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- Questions

