

# Delivery Statement

## Land off Crosby Close, Mountnessing

### Introduction

This Delivery Statement sets out the shared position of the Promoter of the above site, M Scott Properties Ltd (“Scott Properties”) and the intended Developer, Scott Residential Ltd (“the Developer”) in respect of the delivery of specialist residential accommodation for older people on land off Crosby Close, Mountnessing (“the application site”). This document provides information to assist Brentwood Borough Council in assessing the deliverability of the proposals, and provides a justification for giving weight to the ability to deliver the site promptly and early within the Local Plan period.

### Anticipated Delivery

The below table is based on Brentwood Borough Council adopting the new Local Plan (2016-2033) in Summer 2020. It is the intention of both the Promoter and the Developer for a detailed planning application to be submitted for:

*“Demolition of 13 Crosby Close and subsequent erection of 20 specialist dwellings for older people and/ or those living with a disability, associated site infrastructure and public open space.”*

The majority of the technical reports required for the application are already in place, and it is anticipated that the application could be submitted within a month of the Local Plan being adopted.

Stage	Programme / Timescales
Application Submission	Q3 2020
Application Determination	Q4 2020
S106 Agreed	Q1 2021
Start on Site	Q2 2021
Estimated Completions	Year
2 (including site infrastructure)	2021
18	2022

A conservative rate of 26 completions per full calendar year has been assumed. This is informed by the current sales rates on two existing Scott Residential sites at Gainsford Gardens, Clacton-on-Sea and Avocet Place, Thorrington. A significant amount of demographic and market research on the local area has been carried out to date, and as such a strong demand for the type of accommodation proposed in this location can be predicted. It is expected that at least 80% of the plots would be reserved off-plan (the average rate across other Scott Residential developments is currently 94%). This proposed rate of delivery will be readily achievable on a site of this scale, and the conservative approach adopted is in keeping with the broad findings of Letwin Review of Build Out Rates (2018).

### Conclusion

It is submitted that the proposed development represents a highly deliverable scheme that can provide tangible benefits to the local area and Borough as whole in a short and realistic time period.

### M Scott Properties Ltd / Scott Residential Ltd

Signature:



Print Name:

Robert Scott

Position:

Managing Director / Director

Date:

15/03/19