

Big permissions in 2018

13 December 2018

From a 4,000-home scheme at a former Parcelforce depot to the "New Monaco" urban village in the centre of Birmingham and a new stadium for Aberdeen FC, here is our at-a-glance guide to major resolutions to grant, appeal and secretary of state consents given this year.



BIG 2018 HOUSING PERMISSIONS

Project name	LPA	Homes	Affordable	Status	Date	Type (1)	Description	Applicant	Consultancy (3)	Lawyer for applicant (3)
Former Parcelforce Depot	Newham	4000	40%	Hybrid	20 Feb	LPA	Detailed permission for 1,020 homes plus offices, shops, secondary school, bridge and more. Outline permission for around 4000 units	Berkeley Homes	Savills	Ashurst
Beam Park	Havering/Barking & Dagenham	3000	50%	Hybrid	28 Sep	London mayor	Cross-boundary hybrid application for 3,000 homes, primary schools and nursery, railway station and retail. 3000 homes, plus 7.2 ha of employment land, a	Countryside and L&Q	Peter Brett Associates	

Dallington Grange	Northampton	3000	10%	Outline	31 Oct	LPA	new 2,250 sq m centre with supermarket, offices, schools, landscaping and green spaces.	Persimmon Homes	Pegasus Group	
Fairham Pastures	Rushcliffe	3000	10%	Outline	25 Jan	LPA	Urban extension with 3,000 homes, 100,000 sq m of office space, 2,500 sq m of retail, community uses, and other infrastructure.	A consortium of developers, including CWC Group.	Oxalis Planning	
Northfields Industrial Estate	Brent	2900	35%	Hybrid	18 Jul	LPA	Mixed-use development of 2,900 homes, commercial, office and industrial space plus community facilities and an energy centre.	St George	Terence O'Rourke	
Wintringham Park	Huntingdonshire	2800	13%	Hybrid	19 Mar	LPA	Mixed use urban extension to St Neots including residential, employment, district and local centres, schools, open spaces.	Wintringham Partners	David Lock Associates	Dentons and Middle East LLP (LPA) Mills + Reeve (applicant)
Clapham Park Regeneration	Lambeth	2532	53%	Full	15 Mar	LPA	2,532 homes and community facilities.	Metropolitan	JLL	
Chesterton urban extension	Cotswold	2350	30%	Outline	16 Jan	LPA	Urban extension south of Cirencester with 2,350 homes, 9.1ha of land for employment, a school, a new neighbourhood centre plus open space.	Bathurst Development	Savills	
Comeytrove/Trull urban extension	Taunton Deane	2000	18%	Outline	25 April	LPA	Mixed-use urban extension at Comeytrove/Trull with residential, employment land, school and 'park and bus' facility.	Taylor Wimpey UK, Mactaggart & Mickel, Bovis Homes, Summerfield Developments	Barton Willmore, Transport Planning Associates, Peter Brett Associates, EDP	Eversheds Sutherland
Land south and east of Adastral Park, Martlesham	Suffolk Coastal	2000	25%	Outline	15 Jan	LPA	2,000 homes, employment area, school, sports and play areas, allotments, and cycleways.	Carlyle Land and Commercial Estates Group	CODE Development Planners	
Fulham Gasworks	Hammersmith & Fulham	1843	35%	Hybrid	9 Oct	LPA	Residential-led, mixed-use development with up to 1,843 homes, shops and office space, open spaces, and pedestrian and vehicle routes.	St William Homes	Quod	
Dunsfold Park	Waverley	1800	30%	Outline	29 Mar	SoS	Former aerodrome site, with 1,800 homes, care accommodation, commercial space, a health centre, schools and leisure.	Dunsfold Airport and the Rutland Group	Bidwells	Mills and Reeve
Clowne Garden Village	Bolsover	1800	6%	Outline	26 Jun	LPA	Scheme with 1,800 homes, 24ha of employment land, education and recreation uses, a retirement village, a hotel, healthcare facilities and a link road.	Waystone Ltd	Knight Frank	
							1,714 flats and 7,500 sq m of employment space	St William, a joint venture		

Clarendon Gasworks	Haringey	1714	32.5%	Hybrid	12 Feb	LPA	employment space in residential-led, mixed-use development and infrastructure in Wood Green.	between housebuilder Berkeley Group and the National Grid	Quod	Ashurst
High Path Estate, Wimbledon	Merton	1570	18%	Outline	8 Mar	LPA	Phased regeneration with up to 1,570 homes, 9,900 sq m of commercial and community space, amenity spaces, cycle parking and car parking.	Clarion Housing Group	Savills	Trowers & Hamlins
South Seaham Garden Village	Durham	1500	50%	Outline	6 Nov	LPA	1,500 homes, a community health and well-being village, commercial and leisure uses, a primary school, public open space and allotments.	Tolent	Peacock and Smith	
Wretchwick Green	Cherwell	1500	30%	Outline	25 Oct	LPA	Part of Bicester garden city with homes, 7ha of employment land, a retail and community centre and a primary school.	Redrow Homes and Wates Developments	Boyer	Cripps advising on S106
Temple Laugharne, West of Worcester	Malvern Hills	1400	20%	Outline	4 Jul	LPA	Urban extension to Worcester with 1,400 homes, new access, areas of open space and associated infrastructure.	Bloor Homes	Boyer	Gowling WLG
Former C6 and Nestle site, Castleford	Wakefield	1400	0%	Outline	24 May	LPA	Mixed-use scheme with 1,400 homes and a local centre, plus extra care provision.	Castleford Riverside Regeneration	HOW Planning (now part of GVA)	
Land at the south of the railway, east of Harry Stoke	South Gloucestershire	1290	22.6%	Outline	4 Oct	LPA	1,290 homes, an extra care facility, community facilities and a mixed-use local centre on 65ha of land.	Crest Nicholson	Alder King	
Ruby Triangle	Southwark	1150	35%	Full	29 Oct	LPA	Mixed-use development with 1,152 homes, plus commercial, retail and community uses.	Avanton	GL Hearn	
Land at former British Sugar site and former Manor School	City of York	1100	20%	Outline	29 Sep	SoS	1,100 residential units, community uses, and new public open space.	British Sugar	Rapleys	
Ipswich urban extension	Ipswich	1100	5%	Outline	8 Feb	LPA	Mixed-use development with 1,100 homes, a local centre, a primary school, sports facilities, and a country park.	Crest Nicholson	Barton Willmore	
St Neots urban extension	Huntingdonshire	1020	28%	Outline	16 Apr	LPA	Mixed-use development with 1,020 homes, plus employment space, care accommodation, a hotel pub and nursery/creche.	Gallagher Estates	Savills	
New Monaco	Birmingham	1009	9%	Full	16 Aug	LPA	Urban village in Birmingham city centre, residential-led, mixed-use scheme including 29- and 27-storey towers.	Orchidtime Limited	Pegasus Group	JMW
							1,000 homes (400 affordable), a primary school, a local centre of up	Barwood		

Arkall Farm	Lichfield	1000	40%	Outline	7 Jun	SoS	to 40 sq m, 33 ha of public open space and associated infrastructure.	Strategic Land	Savills
South Heywood	Rochdale	1000	15%	Hybrid	15 Mar	LPA	Mixed-use scheme with 136,000 sq m of industrial space, a new primary school and up to 2,500 sq m of retail space.	Russell Homes	HOW
Hulton Park	Bolton	1000	0%	Hybrid	22 Mar	LPA	Homes and golf course.	Peel Land	Turley
Elephant & Castle shopping centre redevelopment	Southwark	979	35%	Full	3 Jul	LPA	979 homes plus 18,234 sq m of retail space, 2,800 sq m of business space and 5,743 sq m of leisure uses.	Delancey	DP9
Croydon Whitgift	Croydon	967	20%	Outline	8 Jan	LPA	Retail-led, mixed-use development of up to 507,571 sq m with retail, leisure and residential uses, student accommodation and community facilities.	Croydon Limited Partnership	Quod
X1 South Bank	Leeds	928	5%	Full	13 Sep	LPA	Mixed-use residential scheme comprising up to 928 apartments, ancillary ground floor commercial uses, car parking and public realm set over five buildings of 6-20 storeys	X1 Developments	Turley
Land to south of Cocklaw Street, Kely	Fife Council	900	5%	PPiP	29 Aug	LPA	Urban extension with homes, 3.5 ha of employment land, a primary school and health centre.	I and H Brown	Ironside Farrar
Gascoigne Estate West	Barking & Dagenham	850	42%	Outline	15 Jun	LPA	850 flats, shops, offices and community space.	LB Barking & Dagenham	Iceni Projects
Land west of Leigh Road South/west of Bee Fold Lane and east of Millers Lane, Atherton	Wigan	830	0%	Outline	11 Sep	LPA	830 dwellings with associated open space, road infrastructure and landscaping.	Tarleton Estates	Turley
Eastfields estate regeneration, Mitcham, London	Merton	800	33%	Outline	8 Mar	LPA 2	Regeneration with up to 800 homes, up to 275 sq m of flexible use space, communal amenity spaces and highways and utilities works.	Clarion Housing Group	Savills
Strode Farm, Herne, Kent	Canterbury	800	30%	Hybrid	6 Aug	Appeal	New neighbourhood including 800 homes, commercial and community facilities and supporting infrastructure.	Hollamby Estates	VLH Associates
Kenavon Drive	Reading	765	30%	Full	10 Jan	LPA	765 flats, five commercial units, offices, a riverside square, landscaping, parking and associated works.	London and Quadrant	PRP Planning
Land at Globe Road and Water Lane, Holbeck, Leeds	Leeds	750	5%	Hybrid	29 Mar	LPA	Mixed-use scheme of 750 homes plus 111,575 sq m of offices plus retail, leisure, hotel, healthcare and	Commercial Estates Group	Lichfields

Project Name	Location	Area (sq m)	Percentage	Stage	Date	Application Type	Description	Developer	Agent
Gasholder Station, Kennington Oval,	Lambeth	738	35%	Full	12 Jun	LPA	Residential-led mixed-use development of brownfield site including restoration of listed gasholder.	Berkeley Homes	Boyer
Roden Street, Ilford	Redbridge	683	4%	Full	14 Mar	Appeal	4,745 sq m supermarket, 683 homes, 951 sq m of commercial space and 452 car parking spaces.	Sainsburys	Barton Willmore, Hutchinson & Partners, Mayer Brown, Hoare Lea, Turley, Gerald Eve, Tavenor, Anstey Home Dentons
Wixam Park	Central Bedfordshire	650	35%	Outline	31 Jan	LPA	Urban extension close to Wixams new settlement, Bedford.	Old Road Securities and O&H	David Lock Associates
Former Romford Ice Rink site	Havering	620	11%	Full	22 Feb	LPA	620 homes and 830 sq m of commercial space on a 2.9 ha former ice rink site.	Affinity Global Real Estate	Savills
Land near Wishaw	North Lanarkshire	601	Not Known	PPiP	13 Jun	Appeal	Appeal against non-determination of green belt residential application by North Lanarkshire Council.	W.D. and R.T. Hill	Holder Planning
New Monks Farm	Adur	600	30%	Hybrid	3 Oct	LPA	Planning permission for 249 homes, with an outline element for 351 more, an IKEA store, a community hub and a primary school. Homes C DMH Stallard	New Monks Farm Development Ltd/CALA Homes	DMH Stallard
Oswestry urban extension	Shropshire	600	10%	Outline	3 Apr	LPA	Housing and associated infrastructure on 24.4 ha site south east of Oswestry.	J Ross Developments	WYG
Bishop's Stortford Goods Yard	East Herts	586	20%	Outline	27 Mar	LPA	Mixed-use scheme with homes, office space, a hotel, new retail accommodation and a care home.	Solum (Network Rail and Kier Property joint venture)	Savills
The Arches Business Centre	Ealing	575	35%	Full	21 Nov	LPA	Residential-led, mixed-use redevelopment to provide 575 residential units, 2,100 sq m of office space and 424 sq m of flexible commercial space.	Merrick Road	Barton Willmore
Former Boddington Brewery site	Manchester	556	0%	Full	28 Jun	LPA	Four-block residential development plus 3,490 sq m of commercial space.	Prosperity Capital Partners	Deloitte Real Estate
Land at Pound Lane, Magpie Hall Road, Bond Lane and Ashford Road,	Ashford	550	30%	Outline	14 Nov	LPA	550 homes plus infrastructure on four separate sites.	Pentland Homes Ltd and Jarvis Homes	Ian Bull Consultancy
Free Wharf, Shoreham-by-Sea	Adur	540	30%	Full	22 Jan	LPA	540 homes plus 2,707 sq m of commercial space, 512 parking spaces, a new river wall and new flood defences.	Southern Housing Group	DaviesMurch
West Haddon							516 residential units (442 market and 74		

West Herts Regeneration Area (Phase 6)	Barnet	516	14%	Full	25 Jun	LPA	intermediate), a gym, parking, and new landscaped public space.	Barratt Metropolitan	Quod
Former Colindale Telephone Exchange	Barnet	505	35%	Hybrid	5 Nov	LPA	505 homes, plus up to 743 sq m of commercial space in buildings ranging from three to 17 storeys.	Telereal Trillium	Iceni Projects
Former Kent Street Baths	Birmingham	504	0%(4)	Full	29 Mar	LPA	Residential-led, mixed-use development with 504 dwellings, 955 sq m of flexible retail, restaurant, leisure and office space.	Camborne Land Investments	Turley
Land at Sun Lane and Ilkley Road at Burley-in-Wharfedale	Bradford	500	30%	Outline	14 May	LPA	Homes and primary school on green belt land.	Commercial Estates Group	Lichfields

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BIG 2018 RETAIL AND LEISURE DECISIONS

Project name	LPA	Retail and leisure floorspace	Status	Date granted	Type1	Description	Applicant	Consultancy
Aberdeen FC stadium	Aberdeen	24,250 sq m (leisure)	Full	29 Jan	LPA	20,000 capacity, all-seater stadium, plus training pitches. A Aberdeen Football Club C Halliday Fraser Munro Planning	Aberdeen FC	Halliday Fraser Munro Planning
Stane Park Site	Colchester	23,669 sq m retail	Full	29 Aug	LPA	23,669 sq m of retail space, with cafés, parking and landscaping. A The Churchmanor Estates Company C Martin Robeson Planning Practice	The Churchmanor Estates Company	Martin Robeson Planning Practice
Botany Bay Outlet Village	Chorley	20,830 sq m retail	Outline	14 Aug	LPA	Retail element of 37ha mixed-use development, including 288 homes and 27,871 sq m of employment space. A FI Real Estate Management C HOW Planning (now part of GVA)	FI Real Estate Management	HOW Planning
New Monks Farm	Adur	32,900 sq m retail	Hybrid	10 Mar	LPA	Planning permission for 249 homes, with an outline element for 351 more, an IKEA store, a community hub and a primary school. A New Monks Farm Development/CALA Homes C DMH Stallard	New Monks Farm Development Ltd/CALA Homes	DMH Stallard

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BIG 2018 COMMERCIAL AND INDUSTRIAL DECISIONS

Project name	LPA	Commercial and industrial floorspace (sq m)	Status	Date	Type	Description plus Applicant plus Consultancy plus Lawyer	Applicant	Consultancy	Lawyer
Symmetry Park, Lutterworth	Harborough	278,709 sq m	Outline	5 July	LPA	db symmetry		Framptons Town Planning, Stephen George and Partners, Environmental Dimension Partnership, Peter Brett Associates	Bird Wilford and Sale
South Heywood	Rochdale	136,000 sq m	Hybrid	15 Mar	LPA	Mixed-use scheme with 136,000 sq m of industrial space, a new primary school and up to 2,500 sq m of retail space. A Russell Homes C HOW Planning	Russell Homes	HOW	
Land at Globe Road and Water Lane, Holbeck, Leeds	Leeds	111,575 sq m	Hybrid	29 Mar	LPA	Mixed-use scheme of 750 homes plus 111,575 sq m of offices plus retail, leisure, hotel, healthcare and leisure space. A Commercial Estates Group C Lichfields	Commercial Estates Group	Lichfields	
Cheesegrater 2	City of London Corporation	102,000 sq m	Full	10 Jul	LPA	56-storey tower in City of London, with viewing gallery and ground floor retail. A Lai Sun Development Company C DP9	Lai Sun Development Company	DP9	
Fairham Pastures	Rushcliffe	100,000 sq m	Outline	25 Jan	LPA	Urban extension with 3,000 homes, 100,000 sq m of office space, 2,500 sq m of retail, community use, and other infrastructure. A Consortium including CWC Group C Oxalis Planning	A consortium of developers including CWC Group.	Oxalis Planning	

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DEVELOPMENT CONSENT ORDERS ISSUED IN 2018

Silvertown Tunnel

Date: 10 May 2018. Applicant: Transport for London. Legal advisers: Pinsent Masons. Planning advisers: Arcadis, ABPmer, Atkins, Hyder Consulting, Mott Macdonald.

Project description: Twin-bore tolled road tunnel under the Thames between Silvertown and North Greenwich, connecting to the A1020 Silvertown Way/Lower Lea Crossing and A102 Blackwall Tunnel Approach, and related highway works.

Testo's Junction

Date: 12 September 2018. Applicant: Highways England. Legal advisers: Bircham Dyson Bell. Planning advisers: Jacobs.

Project description: Replacement of roundabout at junction of the A184 and the A19 on Tyneside with a grade-separated junction, raising the A19 carriageway on embankments and bridge structures.

Eggborough Combined Cycle Gas Turbine

Date: 20 September 2018. Applicant: Eggborough Power Ltd. Legal advisers: Pinsent Masons. Planning advisers: Dalton Warner Davis.

Project description: Construction and operation of a 2,500MW generating station, new pipeline to the national gas transmission grid and associated development.

