

Whitfield Urban Expansion and Whitfield Roundabout Mitigation Expected Delivery Trajectory

Whitfield Urban Expansion and Whitfield Roundabout Improvements Expected Delivery ACTION	2024				2025				2026				2027				2028				2029				2030				2031 - 2040										
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Phase 1/1A Expected total annual (and cumulative) completions (Halsbury Homes and others) (Area A) (1005 units extant of total 1350)	100 (445)				100 (545)				100 (645)				100 (745)				100 (845)				100 (945)				100 (1045)				100 (1145)	100 (1245)	105 (1350)								
Application Progress & Expected Annual Completions - Pentland (Area D) (300 units)	Application determined				Start on-site works				50				50				50				50				50				50										
Application Progress & Expected Annual Completions - Danescroft (Area F) (445 units)	Hybrid application received (23/01458)				Application Determined						Start on-site works						50				50				50				50	50	50	50	50	45					
Application Progress & Expected Annual Completions - Persimmon (Area G)	Commence Masterplanning				Submit Hybrid Application				Application Determined						Start on-site works						50				50				50	100	100	100	100	105	200	200	200	200	
Cumulative Completions*	445				545				695				845				945				1,195				1,445				1,695	1,945	2,200	2350	2500	2650	2850	3050	3250	3450	
Expected Whitfield roundabout mitigation payments (Total cost £6.3 Million)					Payment expected from Pentland - 300 units- £312k				Payment expected from Danescroft - 445 units - £462k				Payment expected from Persimmon up to £5.5m																										
Roundabout Mitigation Design and construction											Outline Design		Detailed Design	Public Engagement	Procurement		Mobilisation and site clearance	Main Construction			Open to Traffic	Lanscaping and close down																	

Key/Notes:

- i. Completions are as set out in Local Plan Housing Trajectory ([Appendix 1 to DDC Matter 4 Statement](#)) and Matter 3 Statement ([Issue 1 – Q5](#)). *Cumulative completions are indicative and subject to possible occupation restrictions until Whitfield roundabout is open to traffic
- ii. Roundabout Programme of works, triggers and funding as set out in the [DDC response to Matter 3 Appendix 2- Technical Note - Whitfield and Duke of York Roundabout Mitigation Contributions and Delivery - October 2023](#).
- iii. Phases and Areas of WUE as identified on Figure 1 in [DDC response to Matter 3 – Issue 1 – Q1](#).
- iv. Proposed Timescales for Area G as agreed in [ED22 - SoCG DDC and Persimmon – Section 5](#)
- v. Financial payments of £1040 per unit shown but may increase to £1,400 per unit as explained within [DDC response to Matter 3 – Issue 1 – Q8 \(para 62\)](#)
- vi. Payments are expected on commencement of on-site works to ensure full funds are received by time of procurement of roundabout works. Any delay in on site start delays payments, but also delays need for roundabout works to be open to traffic.