

The Top 100

The 100 biggest regeneration projects in the UK, ranked by investment required and including development progress and job creation

The Top 100 1-19

Name of scheme	Investment required (£m)	Status*	Completed last year (sqm)	Completed so far (sqm)	Planned (sqm) ¹	Jobs created so far	Total jobs planned
1 Nine Elms on the South Bank	£13,460	B	0	0	1,993,230	0	25,000
Mixed-use regeneration of Thames south bank Main investors Nine Elms Development Partnership, Wandsworth and Lambeth Councils, Greater London Authority (GLA)							
2 Queen Elizabeth Olympic Park	£8,950	B	86,260	965,420	606,600	Unknown	8,000
London 2012 Olympics venues and legacy programme Main investors Taylor Wimpey, L&Q, QDD, Triathlon Homes, GLA, National Lottery, DCMS and DCLG							
3 Greenwich Peninsula	£4,750	C	0	66,630	1,108,200	2,500	29,000
Mixed-use development in south-east London Main investors Knight Dragon, Quintain, AEG, Bellway, Lend Lease, Deka, Trinity College Cambridge, GLA, Ravensbourne College, Transport for London							
4 Wirral Waters, Birkenhead	£4,500	B	0	0	2,195,490	0	20,000
Redevelopment of disused docklands Main investors Peel Holdings, European Regional Development Fund (ERDF), Forestry Commission							
5 Canning Town and Custom House	£3,700	B	28,330	28,330	1,533,890	6	5,000
Renewal of two town centres in east London Main investors Countryside Properties, English Cities Fund, Bouygues Development, Newham Council, Homes & Communities Agency (HCA), GLA							
6 Barking Riverside	£3,500	B	10,180	16,460	861,440	0	Unknown
Housing-led regeneration in east London Main investors Bellway Homes, Southern Housing Group, HCA, GLA, London Thames Gateway Development Corporation							
7 Clyde Gateway, Glasgow	£2,700	B	90,290	167,690	436,790	900	21,000
Area around 2014 Commonwealth Games site Main investors MEPC, Viridor, Scottish Government, ERDF							
8 Heygate, Southwark	£1,500	E	0	0	195,050	0	1,250
Regeneration of inner south London estate Main investors Lend Lease, Southwark Council, Transport for London							
9 Royal Arsenal, Woolwich	£1,450	B	19,200	200,890	250,770	950	2,200
Mixed-use scheme for historic brownfield site Main investors Berkeley Group, Transport for London, London Development Agency, Ministry of Defence, HCA							
10 Kidbrooke Village	£1,425	B	20,090	64,460	294,780	250	1,750
Mixed-tenure upgrade of south London estate Main investors Berkeley Group, HCA, GLA, Greenwich Council							
11 Wembley City	£1,400	B	54,330	125,000	699,850	800	10,000
Mixed development around Wembley Stadium Main investors Quintain, Hearthstone, Keystone, Sojourn Hotel Group, GLA, Paddington Churches and Moat Housing Associations							
12 Western Expansion Area	£1,300	C	0	0	509,980	0	2,000
Housing-led mixed scheme in Milton Keynes Main investors Gallagher Estates, Milton Keynes Council							
13 South East Edinburgh	£1,250	B	5,510	5,510	333,200	250	7,550
Regeneration based on Craigmillar area Main investors NHS Lothian, Scottish Enterprise, University of Edinburgh, Edinburgh City Council, EDI Group							
14= Chatham Maritime	£1,100	D	3,190	255,400	138,000	3,000	Unknown
Regeneration of historic Kent dockyards Main investors Countryside Properties, Byrne Estates, Matrix, HCA, Universities of Greenwich and Christ Church Canterbury							
14= Woodberry Down, London	£1,100	B	47,720	72,730	302,760	200	760
Redevelopment of north London housing estate Main investors Berkeley Homes, GLA, Hackney Council							
16 Dundee Waterfront	£1,018	B	101,110	396,980	338,070	580	7,000
Regeneration of railyards and docks Main investors Unicorn Projects, H & H Developments, Scottish Capital Group, Dundee City Council, Scottish Enterprise, Scottish Government							
17= Glan Llyn, Newport	£1,000	B	3,570	3,570	454,430	0	5,800
Redevelopment of Llanwern Steelworks Main investors St Modwen, Persimmon Homes, Newport City Council, Welsh Government							
17= Surrey Canal, London	£1,000	C	0	0	273,400	370	2,000
Sports-led project around Millwall football stadium Main investors Renewal Group, Lewisham Council, Sport England, Transport for London							
19 Coed Darcy, Port Talbot	£900	C	0	0	359,500	100	3,500
Mixed-use redevelopment of former oil refinery Main investors St Modwen, BP, Persimmon Homes, Neath Port Talbot Council, Welsh Government							

PLANNING STATUS KEY **A** FULL PLANNING PERMISSION FOR WHOLE SCHEME **B** FULL PLANNING PERMISSION FOR PART OR PARTS OF SCHEME **C** OUTLINE PLANNING PERMISSION FOR WHOLE SCHEME **D** OUTLINE PLANNING PERMISSION FOR PART OR PARTS OF SCHEME **E** DETAILED MASTERPLAN ADOPTED AS SUPPLEMENTARY PLANNING GUIDANCE

FOOTNOTE ¹ FURTHER DEVELOPMENT PLANNED BEYOND 31 DECEMBER 2012

Ins and Outs

Entering the Top 100 in pole position for 2013 is a project that looks set to dominate the listings for years to come. **Nine Elms on the South Bank** is a 12-year venture that aims to re-

vive 25 interconnected sites spread across 195 hectares of Thameside between Lambeth and Chelsea Bridges.

Under the umbrella of the Nine Elms Vauxhall Partnership, a dozen separate landowners controlling 95 per cent of the land involved have teamed up with the London Boroughs of Wandsworth and Lambeth and the Greater London Authority (GLA) to deliver their vision for the Vauxhall, Nine Elms and Battersea opportunity area. An updated planning framework was formally endorsed by London mayor Boris Johnson last spring.

According to the partnership, private sector commitment to the project already exceeds £12 billion. On the public sector side, the two boroughs expect to spend £250 million on associated infrastructure over a 20-year period. On top of that, the government has confirmed that it will underwrite up to £1 billion of GLA borrowing to extend the Northern Line into the opportunity area.

A separate entry for the Covent Garden Market Authority's 25-hectare **New Covent Garden Market** has been subsumed into the Nine Elms figures. According to developer St Modwen, this scheme alone will need £1 billion to complete over the next decade. The existing market is planned to be reconfigured, releasing eight hectares of land for 2,430 homes, 28,700 square metres of commercial space and a 200-bed hotel.

Outline permission for the market scheme was granted last October. According to the partnership, seven other permissions awarded last year for individual sites elsewhere in the opportunity area allow more than 4,000 homes, 400 student rooms, 600,000 square metres of commercial space and 500 hotel bedrooms.

The other big new entry this year is developer Lend Lease's **Heygate Estate** regeneration project in south London. The Heygate masterplan forms part of the Elephant and Castle opportunity area supplementary planning document, adopted by the London Borough of Southwark last year. The masterplan itself has been signed off by Southwark Council and the mayor of London over the past three months. The 1,100-home estate will be demolished and redeveloped for up to 2,470 homes, along with shops, office, community facilities and a park.

Elsewhere in London, development stalled last year on the **Greenwich Peninsula**



Nine Elms on the South Bank

project despite an investor commitment of £1.65 billion. In February, in a bid to speed up delivery, the Royal Borough of Greenwich agreed to reduce the proportion of affordable housing from 38 to 25 per cent on 11 development plots on the peninsula, as well as granting permission for three of the plots. After the decision, a spokesman for developer Quintain said construction would resume this summer.

Last year saw 134 homes completed at **Barking Reach**. The GLA, which is partnering with housebuilder Bellway Homes on the scheme, predicts that around 700 homes will be completed during 2015, along with community and commercial facilities. At **Canning Town and Custom House**, work began in December on the first of five phases in the Canning Town centre regeneration scheme, which envisages 1,100 homes and over 30,000 square metres of retail and leisure space by 2024. Site preparation work began last summer on the largest project outside the capital – Peel Holdings' 200-hectare **Wirral Waters** project in Birkenhead docks, granted outline permission in 2010.

Among the 22 new entries in this year's Top 100, development completed last year included 23,000 square metres of shopping at **New Square** in West Bromwich, 259 homes and 12,500 square metres of retail at **Woolwich Central**, 142 homes on Islington's **Packington Estate** and another 73 at **Rochester Riverside**. On the planning front, Thurrock Council resolved to approve its **Purfleet Centre Regeneration** masterplan in December.

Housing renewal schemes at **Acton Gardens, South Thamesmead** and **Blackwall**

Reach in London, **Scotswood** in Newcastle, and Bradford's **New Bolton Woods** urban village have seen progress in winning planning approvals in the past 18 months, while consents for the retail element of Milton Keynes' **Western Expansion Area** were also updated in 2012.

Among the 22 schemes that have dropped out since last year's listing, the most prominent is **Brent Cross Cricklewood** in north-west London. A spokesman for the partners behind the scheme said they had decided not to submit information because it is likely to see some changes in the months ahead. In Salford, a city council spokeswoman said there was insufficient information on the next phase of **Mediacity** to allow a submission.

North Solihull Partnership declined to submit information except for the **Smith's Wood Village Centre**, where the investment required was insufficient to reach the Top 100. In Birmingham, the largely complete **Selly Oak** development dropped out of the running. The residual City Park element of **East-side Locks** showed insufficient investment to make the list, and has been replaced with an entry covering the next phase of the **Birmingham City University** Eastside campus.

Among other absentees, the promoters of **Holt Town Waterfront**, **Heartlands, Gainsborough New Residential Quarter** and **Bracknell Town Centre** confirmed that they would not fill in returns this year, without offering reasons. Work pressures were the chief reasons given for why returns were not made for **Warrington Omega**, **Clapham Park** and **WEHM**, Coventry.

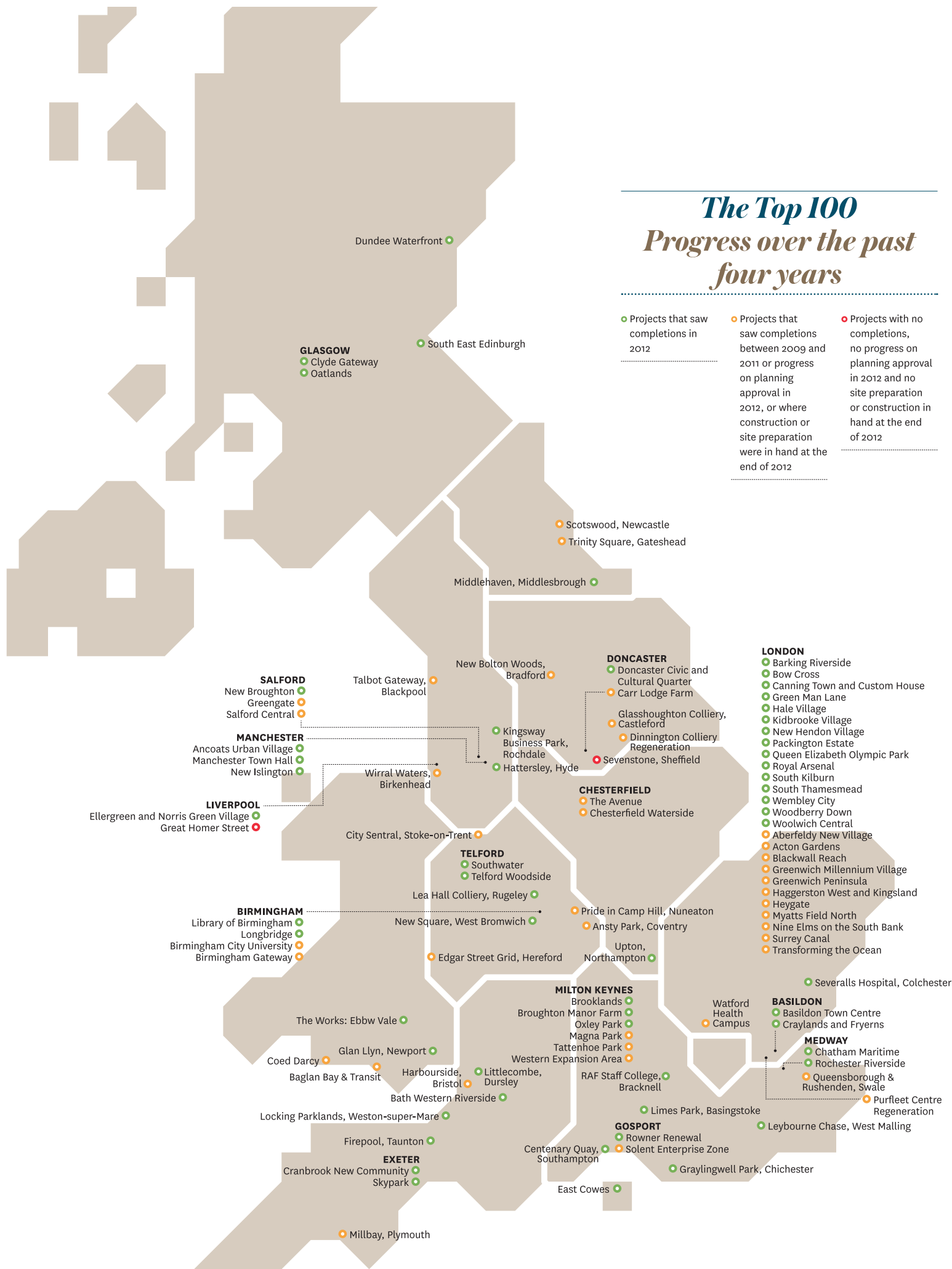
Entries from **Rochdale Town Centre** and **Heart of Slough** ultimately fell below the £122 million cut-off point for gross investment value in this year's listing. Three new entries also narrowly missed out: **Larner Road** in London, **Droylsden Marina** in Tameside and **North-shore** in Stockton on Tees. No submission was made for **Skelmersdale Town Centre**, after a reduction in planned homes took the scheme's value below £100 million.



Heygate Estate

The Top 100 Progress over the past four years

- Projects that saw completions in 2012
- Projects that saw completions between 2009 and 2011 or progress on planning approval in 2012, or where construction or site preparation were in hand at the end of 2012
- Projects with no completions, no progress on planning approval in 2012 and no site preparation or construction in hand at the end of 2012



The Top 100 20-44

Name of scheme	Investment required (£m)	Status*	Completed last year (sqm)	Completed so far (sqm)	Planned (sqm) '1	Jobs created so far	Total jobs planned
20 Baglan Bay and Transit	£850	D	0	0	725,500	0	10,000
Redevelopment of former petrochemical site Main investors St Modwen, BP, Swansea University, Welsh Government, European Investment Bank							
21 New Hendon Village	£810	B	16,640	26,680	207,550	30	200
Redevelopment of housing estate in north London Main investors Genesis Housing Association, HCA, GLA							
22= Purfleet Centre Regeneration	£750	E	0	0	284,350	0	1,560
Town centre project including homes and business space Main investors Thurrock Council							
22= Watford Health Campus	£750	C	0	0	115,430	0	2,700
Hospital development with employment space and homes Main investors Kier Property Investments, Watford Borough Council, West Hertfordshire Hospitals Trust, Hertfordshire LEP							
24 Basildon Town Centre	£700	B	7,600	41,420	190,800	8	500
Rejuvenation initiative for centre of former new town Main investors BWB, National Express, HCA, South Essex College, Basildon Council, Department for Communities and Local Government							
25= Birmingham Gateway	£650	A	0	0	125,000	0	1,000
Revamp of New Street station and surroundings Main investors Department for Transport, Birmingham City Council, Department for Business, Innovation & Skills							
25= City Sentral, Stoke-on-Trent	£650	B	0	0	81,900	0	2,100
Renewal of city centre shopping area and bus station Main investors Realis Estates (SoT), Stoke-on-Trent City Council							
25= Salford Central	£650	B	0	0	306,900	0	9,500
Major commercial development in city centre Main investors English Cities Fund, Artisan, ERDF, Salford City Council, North West Development Agency							
28 Longbridge, Birmingham	£640	B	10,170	49,820	276,860	1,160	10,000
Redevelopment of former car factory on city fringe Main investors St Modwen, HCA, Big Lottery Fund, Bournville College, Advantage West Midlands, Bournville College							
29 South Kilburn, London	£612	B	17,400	17,400	175,000	30	400
Regeneration of housing estate in north London Main investors Brent Council, South Kilburn Neighbourhood Trust, HCA, Network, L&Q, Catalyst							
30 Acton Gardens, London	£560	B	0	0	205,200	2	10
Mixed-tenure renewal of estate in west London Main investors Countryside Properties, L&Q, Ealing Council							
31 Cranbrook New Community	£550	B	11,980	12,030	221,400	500	Unknown
Free-standing new community in Exeter growth point Main investors New Community Partners, HCA, Department for Communities and Local Government							
32= Centenary Quay, Southampton	£500	B	8,660	12,160	123,630	3	1,000
Housing-led project on Southampton waterfront Main investors Crest Nicholson, Southampton City Council, Radian, Spectrum Housing Group							
32= Greenwich Millennium Village	£500	B	0	113,220	192,700	200	400
Housing-led project in south-east London Main investors Taylor Wimpey, Countryside Properties, GLA, Moat Housing							
34 Hale Village, Tottenham	£451	B	42,280	75,640	36,620	240	370
Housing-led renewal around north London transport hub Main investors Unite Group, Bellway Homes, Hale Village Properties, Lee Valley Estates, Newlon Housing Trust, GLA							
35 Greengate, Salford	£445	B	0	67,290	165,960	30	5,200
Mixed-use scheme in inner area including health centre Main investors ASK Developments, HCA, Salford City Council							
36 Brooklands, Milton Keynes	£437	C	12,390	15,200	200,680	20	500
New neighbourhood for Milton Keynes Main investors Places for People, Milton Keynes Council, HCA, Department for Education							
37 Bath Western Riverside	£432	B	8,440	12,920	166,440	20	30
Commercial and housing project in city centre Main investors Crest Nicholson, Curo Group, Bath and North East Somerset Council, HCA							
38 Sevenstone, Sheffield	£401	B	0	0	97,380	0	2,990
Retail-led renewal project in city centre Main investors Hammerson, HCA							
39 Locking Parklands	£400	B	6,460	6,460	198,740	0	1,600
Mixed community on former training camp near Weston-super-Mare Main investors St Modwen, HCA							
40 Ancoats Urban Village	£399	B	5,590	96,500	96,340	1,870	3,240
New community on edge of Manchester city centre Main investors ING, UK Land & Property, Northern Group, HCA							
41 Upton, Northampton	£387	B	4,480	64,430	45,600	40	180
Housing-led urban expansion on fringes of county town Main investors Paul Newman New Homes, Miller Homes, David Wilson Homes, Metropolitan, Barratt, HCA, Northamptonshire County Council							
42 South Thamesmead	£383	B	5,200	22,300	173,060	90	720
Regeneration of housing estate in south London Main investors Gallions Housing Association, Trust Thamesmead, Bellway Homes, Development Securities, Bexley Council, GLA, HCA							
43 The Avenue	£352	A	0	0	99,500	0	780
Redevelopment of former coke works near Chesterfield Main investors HCA, Department of Energy and Climate Change							
44= Millbay, Plymouth	£350	B	0	26,160	111,090	20	500
Residential and cultural development on Plymouth waterfront Main investors Muse Developments, English Cities Fund, Legal & General, Midas Homes, Sutton Harbour Group, HCA							
44= Queensborough and Rushenden	£350	B	0	0	321,000	0	2,800
Housing-led renewal in two Isle of Sheppey communities Main investors LXB Retail Properties, Crown Estate, HCA, Kent County Council, South East England Development Agency							
44= The Works, Ebbw Vale	£350	C	37,340	58,310	53,950	240	Unknown
Redevelopment of former steelworks in Welsh valleys Main investors Welsh Government, Blaenau Gwent County Borough Council, Coleg Gwent							

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FOOTNOTE '1' FURTHER DEVELOPMENT PLANNED BEYOND 31 DECEMBER 2012

The Top 100 47-73

Name of scheme		Investment required (£m)	Status*	Completed last year (sqm)	Completed so far (sqm)	Planned (sqm) ¹	Jobs created so far	Total jobs planned
47=	Chesterfield Waterside	£340	B	0	1,510	166,600	0	2,000
Mixed-use neighbourhood on edge of town centre Main investors Urbo, East Midlands Development Agency, HCA								
47=	Harbourside, Bristol	£340	B	0	94,510	13,200	Unknown	Unknown
Retail and commercial project on city centre dockside Main investors Crest Nicholson, HCA, Canada Life, KP, Prudential, Sovereign								
49	Broughton Manor Farm	£320	C	8,890	94,620	21,660	0	0
Residential-led mixed use development in Milton Keynes Main investors Gallagher Estates, Taylor Wimpey, HCA								
50	Blackwall Reach, London	£311	B	0	0	123,760	0	0
Housing-led regeneration project in east London Main investors Swan Housing Association, Tower Hamlets Council								
51	Severalls Hospital, Colchester	£306	B	610	610	101,520	40	750
Housing-led project with school and community centre Main investors Crest Nicholson, HCA, Essex County Council, Colchester Borough Council								
52	New Broughton, Salford	£301	B	8,590	70,330	182,150	40	80
Housing-led mixed community near city centre Main investors Countryside Properties, Contour Housing, Great Places, Salford City Council, HCA								
53	Rochester Riverside	£300	B	5,960	5,960	197,850	0	750
Mixed-use redevelopment in waterside setting Main investors Medway Council, Department for Communities and Local Government, HCA								
54	Graylingwell Park, Chichester	£293	B	3,420	11,930	46,970	0	100
Mixed-use project at former hospital in Chichester Main investors Galliford Try, Affinity Sutton, HCA								
55	Oxley Park, Milton Keynes	£271	D	6,540	38,100	20,820	60	100
Mixed community within original new town boundary Main investors Barratt, David Wilson, Taylor Wimpey, HCA								
56	Firepool, Taunton	£270	D	2,510	2,510	100,400	100	3,500
Expanding commercial scheme close to town centre Main investors St Modwen, Taunton Deane Borough Council, HCA								
57	Scotswood, Newcastle	£265	B	0	0	140,800	40	Unknown
Regeneration of housing area and community facilities Main investors New Tyne West Development Company								
58	Limes Park, Basingstoke	£257	A	4,180	77,310	50,630	0	20
Housing-led redevelopment of Park Prewett Hospital Main investors Taylor Wimpey, Persimmon Homes, Charles Church, Carey, Thomas Homes, David Wilson Homes, HCA								
59	Middlehaven	£256	D	3,220	7,600	60,800	1,000	14,000
Mixed-use scheme north of town centre Main investors Terrace Hill, Quintain, Keiro, Middlesbrough Council, HCA, One North East, ERDF, Middlesbrough College								
60	Hattersley, Hyde	£253	B	18,290	27,470	45,600	0	200
Homes and district centre using spare land on estate Main investors BASE Hattersley, HCA, Tameside Council, Manchester City Council, Contour Housing Group								
61=	Doncaster Civic & Cultural Quarter	£250	B	23,060	23,060	37,220	1,600	2,200
Arts-led town centre scheme incorporating civic offices Main investors Muse Developments, Doncaster Council, ERDF, Yorkshire Forward, Arts Council for England								
61=	Skypark	£250	C	3,000	3,000	142,500	0	6,500
Commercial-led project in Exeter growth point Main investors St Modwen, E.ON, Devon County Council, East Devon District Council, HCA								
61=	Southwater, Telford	£250	B	350	5,850	129,100	20	1,660
Mixed-use town centre project in former new town Main investors Citygrove, HCA, Telford & Wrekin Council, Southwater Event Group								
64	Tattenhoe Park	£245	C	0	2,500	101,200	0	200
Residential project with community facilities Main investors HCA, Milton Keynes Council, Department for Education								
65	New Bolton Woods	£244	B	0	0	108,500	0	500
Extension to existing community north of city centre Main investors Urbo, Bradford City Council								
66	Solent Enterprise Zone	£238	E	0	0	157,270	190	3,500
Major employment site plus homes and community facilities Main investors HCA, Regional Growth Fund, Hampshire County Council, Solent LEP, Fareham College								
67	Aberfeldy New Village	£230	B	0	0	92,900	0	200
Partnership to reshape deprived east London estate Main investors Willmott Dixon, Poplar HARCA, GLA								
68	Oatlands, Glasgow	£222	B	3,800	32,980	102,460	0	100
Mixed-tenure city neighbourhood in parkland setting Main investors Bett Homes, Glasgow City Council, Clyde Gateway Urban Regeneration Company, Glasgow Housing Association, Link Group								
69	Talbot Gateway, Blackpool	£220	B	0	0	48,490	0	2,000
Town centre development with offices, retail and hotel space Main investors Muse Developments, Sainsbury's, Blackpool Borough Council, HCA, North West Development Agency								
70	Craylands and Fryerns	£219	B	1,980	15,280	77,880	0	6
Rebuild of 1960s housing estate and community facilities Main investors Swan Housing Association, HCA								
71	Carr Lodge Farm, Doncaster	£218	C	0	0	115,950	0	30
Housing-led development on strategic growth corridor Main investors HCA								
72	Pride in Camp Hill, Nuneaton	£212	B	0	46,380	53,880	0	0
Community regeneration initiative providing mix of uses Main investors Barratt, Lovell Partnerships, Redrow Homes, HCA, ERDF, Nuneaton and Bedworth Borough Council								
73=	Ansty Park, Coventry	£200	C	0	23,780	116,220	770	3,500
Commercial-led project on outskirts of city Main investors Highbridge Properties, Ericsson, Sainsbury's, HCA, Universities of Loughborough, Nottingham and Birmingham								

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FOOTNOTE¹ FURTHER DEVELOPMENT PLANNED BEYOND 31 DECEMBER 2012

PLANNING

09 APRIL 2013

PLANNING

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The Top 100 73-100

Name of scheme	Investment required (£m)	Status*	Completed last year (sqm)	Completed so far (sqm) ¹	Planned (sqm)	Jobs created so far	Total jobs planned
73= Haggerston West and Kingsland	£200	B	0	0	59,490	4	20
Redevelopment of east London housing estates Main investors Taylor Wimpey, L&Q, Zest Homes, HCA, Department for Communities and Local Government							
73= Transforming the Ocean	£200	B	0	4,620	61,720	350	Unknown
Redevelopment of Ocean estate in east London Main investors East Thames Group, Bellway Homes, HCA, New Deal for Communities, Tower Hamlets Council, GLA							
73= Woolwich Central	£200	B	32,180	32,180	59,180	2,420	Unknown
Town centre scheme including homes, retail and civic offices Main investors Spenhill Developments, Greenwich Council							
77 Myatts Field North, Lambeth	£195	B	0	0	70,520	20	20
Housing-led regeneration project in south London Main investors Pinnacle Regeneration Group, Higgins Group, HCA							
78 Library of Birmingham	£189	A	38,000	38,000	100	0	160
City centre cultural and community space Main investors Birmingham City Council							
79 New Islington, Manchester	£180	B	1,370	15,708	93,600	20	Unknown
Regeneration of former Cardroom estate in east of city Main investors Urban Splash, HCA, ERDF							
80 Leybourne Chase, West Malling	£177	B	9,270	54,340	44,840	0	12
New community on former hospital site in Kent Main investors Taylor Wimpey, HCA							
81 Telford Woodside	£175	B	680	2,580	69,930	0	0
Redevelopment of 1970s housing estate in former new town Main investors Wrekin Housing Trust, Bellway Homes, HCA, Telford & Wrekin Council							
82 RAF Staff College, Bracknell	£174	A	4,560	36,180	19,560	0	0
Housing-led project near town centre Main investors Taylor Wimpey, HCA							
83 Magna Park, Milton Keynes	£162	C	0	105,950	291,500	300	2,500
Major commercial development serving Milton Keynes Main investors HCA							
84 Ellergreen & Norris Green Village	£160	C	28,580	28,580	54,260	Unknown	Unknown
Redevelopment of defective dwellings in Liverpool Main investors New City Vision, Countryside Properties, Liverpool City Council, InLiverpool Partnership, HCA							
85 Bow Cross, London	£156	C	43,410	44,060	8,440	10	10
Redevelopment and refurbishment of former council estate Main investors Swan New Homes, London Borough of Tower Hamlets, GLA							
86 Manchester Town Hall	£154	B	150	0	45,700	1,350	2,200
Refurbishment and reorganisation of civic centre Main investors Manchester City Council, Heritage Lottery Fund							
87 Trinity Square, Gateshead	£152	A	0	0	65,200	0	1,100
Mixed scheme replacing shopping centre and car park Main investors Spenhill Developments Ltd, Gateshead Council							
88= East Cowes, Isle of Wight	£150	C	5,320	10,340	51,000	200	300
Homes, retail and commercial space on waterfront Main investors David Wilson Homes, Waitrose, Kimberley Developments, HCA, Cowes Harbour Commissioners							
88= Great Homer Street, Liverpool	£150	E	0	0	356,480	0	750
Mixed-use scheme in inner area including health centre Main investors St Modwen, Liverpool City Council							
88= Littlecombe, Dursley	£150	B	5,000	10,850	61,000	80	1,000
Housing-led project near small town centre Main investors St Modwen, Bloor Homes, HCA, Gloucestershire Primary Care Trust, South West of England Regional Development Agency							
91 Birmingham City University	£149	B	0	0	41,140	0	490
Campus development in Eastside regeneration zone Main investors Birmingham City University, Department for Business, Innovation & Skills, Advantage West Midlands							
92 Edgar Street Grid, Hereford	£144	B	0	0	40,260	0	1,086
Urban village and retail-led market redevelopment Main investors Stanhope, British Land, Herefordshire Council							
93 Lea Hall Colliery, Rugeley	£136	B	7,620	111,700	44,920	1,300	1,500
Redevelopment of former colliery site in Staffordshire Main investors Persimmon Homes, Gazeley, Whitbread, HCA, ERDF, Staffordshire County Council							
94 Packington Estate, Islington	£135	A	11,780	21,930	39,670	2,600	Unknown
Redevelopment of defective flats in north London Main investors Hyde Group, Rydon, Department for Communities and Local Government							
95 New Square, West Bromwich	£134	A	25,200	25,340	23,570	0	2,000
Retail and leisure town centre development Main investors Tesco, Department for Transport							
96 Glasshoughton Colliery, Castleford	£128	A	0	163,720	32,980	3,900	8

PLANNING STATUS KEY **A** FULL PLANNING PERMISSION FOR WHOLE SCHEME **B** FULL PLANNING PERMISSION FOR PART OR PARTS OF SCHEME **C** OUTLINE PLANNING PERMISSION FOR WHOLE SCHEME
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FOOTNOTE¹ FURTHER DEVELOPMENT PLANNED BEYOND 31 DECEMBER 2012

09 APRIL 2013

PLANNING

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