

Reference: RFI 1807037

Request:

Section S278 Agreements relating to residential developments during each of the past 5 financial years.

1. Please could you confirm the average time taken from technical submission to the issue of a technical approval?

We do not have records confirming the average time taken from technical submission to the issuing of technical approval. All technical approvals within North Tyneside are considered on an individual basis and this is based on the size and complexity of the works (i.e. a new roundabout into a residential estate will take longer than a new vehicular access). A major scheme (200 dwellings plus associated adoptable highway infrastructure) will generally take around three months to achieve full technical approval whereas a small vehicular access will take around 4 weeks. Therefore, we do not hold this information.

2. Please could you confirm what is the average time from technical approval to the completion of a Section 278 legal agreement?

We do not have records confirming the average time taken from technical approval to the completion of a Section 278 Legal Agreement. All sites/developments are considered on an individual basis. Various factors must be taken into account during the timescales, i.e. the complexity of the site and also the time taken by the developers legal representative to respond to the Section 278 Legal Agreement and any additional queries the Council may have associated with the Legal Agreement. Therefore, we do not hold this information.

Section 38 Road Adoptions relating to residential developments during each of the past 5 financial years.

1. Please could you confirm what is the average time taken: a. from technical submission to technical approval to;

We do not have records confirming the average time taken from technical submission to the issuing of technical approval. All technical approvals within North Tyneside are considered on an individual basis and this is based on the size of site, number of units and amount of adoptable infrastructure the developer wishes the Council to adopt. A development with 200 dwellings plus associated adoptable highway infrastructure will take around ten weeks compared to a development with 10 units taking around four weeks. Therefore, we do not hold this information.

- b. completion of a Section 38 legal agreement to;

We do not have records confirming the average time taken from technical approval to the completion of a Section 38 Legal Agreement. All sites/developments are considered on an individual basis. Various factors must be taken into account during the timescales, i.e. the complexity of the site and also the time taken by the developers legal representative to respond to the Section 38 Legal Agreement and any additional queries that may arise during this process. Therefore, we do not hold this information.

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c. commencement of the maintenance period to;

We do not have records confirming the average time taken for the development to commence the maintenance period. The maintenance period is determined by many factors such as what priority the developer gives the site in order to bring it up to an adoptable stand in order to commence the maintenance period, how long it takes the site to be built out therefore allowing the roads and footpaths to be constructed, the appointment/tendering by the developer of sub-contractors to carry out the adoptable works and third party issues (utility operators etc). Therefore, we do not hold this information.

d. the date of formal adoption to;

We do not have records confirming the average date taken for formal adoption as this is dependant on the size of the development, the scope of the remedial works, the priority the developer places on the site with regards other developments within the borough and third party approvals (i.e. Northumbrian Water Section 104 adoption etc). Therefore, we do not hold this information.

e. notification that any bond can be cancelled?

We do not have any records confirming the average time taken regarding the notification that the bond can be cancelled as this is dependant on the developer writing in or e-mailing a request that any outstanding monies relating to the agreement be released. This is purely down to the developer and what priority they place on this task. Therefore, we do not hold this information.