

Gadbury Fold Residential Scheme – 34.39 acres Residential.

The residential scheme at Gadbury Fold is located on a fully remediated site formerly deep mined and the location of a brickworks. Following cessation of the industrial and mining uses the land was used for the deposition of colliery spoil material to a depth of up to 12m.

The site was remediated over a 20 month period relocating some 1.4 million tonnes of spoil, treating 27 mine shaft shafts providing a sound development platform.

Three major house builders and a smaller housing developer were involved with the ongoing residential development which commenced in January 2005. The house builders were:

1. Taylor Wimpey
2. Bett Homes Limited
3. Morris Homes Limited
4. Elite Homes Limited (1.25 acre apartment project)

The site was substantially completed in December 2010 with 650 completions to that date with a further 25 units being completed during 2011. A total of 675 units being completed on site over the build out period.

The annual build out rate at Gadbury Fold site over the six year period where 650 dwellings were constructed equates to 108 units per annum of which none were affordable dwellings. Should affordable properties have been built on the site (30%) then the construction totals would have been in the order of 140 units per year from the three major house builders that were operating on site.

Each house builder has on average completed 36 units each per annum and should there have been affordable housing this completion figure would have been in the region of 47 units per annum over what has been boom bust period commencing with the demise of Lehman Brothers on 15 September 2008.

