

Response from other Local Authorities

Question 1	Do developers generally start to construct adoptable roads shortly after gaining planning permission but also prior to the S38 Agreement being completed?
Question 2	Do developers generally seem disinterested in completing the highway adoption once they have left site and moved on to a new development?
Question 3	Has the recession created a change of attitude with developers keen to reduce bonds and get old developments finished and out of the way?

Question 1 Do developers generally start to construct adoptable roads shortly after gaining planning permission but also prior to the S38 Agreement being completed?

Middlesbrough	Generally after Planning permission, rarely before S38 completed
Hampshire	Soon after Planning permission, rarely before S38 completed
Peterborough	Yes
Fleet (Hants)	Advanced payments code against each property has worked well in getting developers to sign up to S38 Agreement
North Somerset	Start before Agreement is signed. Found no answer to overcome this. An offence to construct houses unless cost of roads have been secured
South Gloucestershire	Developer's behaviour erratic. Road construction strating before planning permissions received and well before S38 Agreement in place Thank goodness for Advanced Payment Code notices
Darlington	Yes exactly as stated
Hartlepool	Allow larger developers to start before Agreement in place. Make sure Agreement is in place for smaller developments
Norfolk	Yes. Developers signing an Agreement before work starts only pay 8% supervision fee. Otherwise it is 10%. (York is currently 7%)
Portsmouth	Approximately 20% start before signing

Question 2 Do developers generally seem disinterested in completing the highway adoption once they have left site and moved on to a new development?

Middlesbrough	Bigger developers attempt to complete adoption. Smaller developers seem disinterested
Hampshire	No problems getting developers to complete once they have moved on. Threat of calling in the bond has desired affect
Peterborough	Most seem to lose interest after they have sold majority of houses
Fleet (Hants)	Overall, yes
North Somerset	Progress after some pushing. Frustratingly long period to finish roads. Chased by councillors and residents. Sit agents focus on completing units to achieve occupation dates. Work with completions engineer after houses fully occupied to complete roadworks
South Gloucestershire	Some instances, but try to keep bond levels high for as long as possible to keep developer's interest
Darlington	Yes exactly as stated
Hartlepool	Large developers lose interest once left site. Smaller developers want bond monies back at earliest opportunity. Problem getting work to an adoptable standard. External source chase up outstanding problems
Norfolk	Yes
Portsmouth	Yes

Question 3 Has the recession created a change of attitude with developers keen to reduce bonds and get old developments finished and out of the way?

Middlesbrough	Yes, agree totally
Hampshire	Developers keen to get bonds reduced. Getting remedials done before adoption proved difficult in some cases
Peterborough	Keen to see bonds reduced, but some want reduction irrespective of completion or adoption
Fleet (Hants)	Adoption moved back to County three years ago, so unable to comment
North Somerset	Some developers are keen to reduce bonds and some are very keen to complete works
South Gloucestershire	Yes!
Darlington	Yes exactly as stated
Hartlepool	No appreciable change of attitude to finish developments and cancel bonds. Other than social housing, most developments have shut down with little or no attention to getting roads adopted
Norfolk	Yes
Portsmouth	Yes