

Date: 14/11/2012

Ref: 08.188

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Dear Mr Conroy,

**North Yate New Neighbourhood – Housing Trajectory  
Heron Land Developments - Appl Ref. PK12/1913/0**

I refer to our meeting on 17<sup>th</sup> October which reviewed progress on the above application. At the meeting we were asked to consider the expected delivery programme from the development in the early years. I am writing to confirm Heron's position on this matter.

There have been two important developments since the delivery rate was discussed at the Core Strategy Examination in June. The first is the recognition by Wessex Water that there is capacity in the existing foul drainage infrastructure to serve 750 dwellings and the second, related to that, is the grant of planning permission to Barratt in respect of their site within the New Neighbourhood at Peg Hill. As you will be aware there was already in place an agreement between Heron and Wessex Water which ring-fences a capacity in the system for 500 dwellings from the Heron land prior to the delivery of any new strategic sewerage infrastructure.

The Design & Access Statement accompanying Heron's application (June 2012) includes at page 84 a phasing and delivery programme. This indicates that in the period to 2017, 487 dwellings would be constructed pursuant to this permission. Heron is content that this figure can be rounded to 500 as a realistic scale of development. Added to the 250 dwellings expected from the Barratt development it can be seen that the New Neighbourhood will deliver 750 dwellings in the period, consistent with the scale of development identified by Wessex Water at this stage to be capable of delivery from the existing sewerage infrastructure.

I trust this clarifies the position.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'David Lander'.

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**RTPI**



Date: 31/01/2013

Ref: 08.188

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Dear Ms Tucker,

### **North Yate New Neighbourhood – Heron Land Developments**

I refer to our meeting on 16<sup>th</sup> January which reviewed progress on the above application. One of the matters we discussed at the meeting was the expected delivery programme from the development in the early years. I understand that this was specifically in regard to the trajectory set out in the Council's Annual Monitoring Report which identifies a total of 750 dwellings from the New Neighbourhood in the period to 2017.

I previously wrote to Patrick Conroy on this matter in November and attach a copy of that letter for your information, together the Agreement with Wessex Water to which it refers. This confirms the basis on which 750 dwellings will be delivered in the five years to 2017 as the AMR indicates.

The only thing I would wish to add is that we do not see the rate of completions on the Heron land (500) being delivered at an even rate of 125 per year as the AMR indicates. Although the Design & Access Statement which accompanies Heron's planning application for the New Neighbourhood anticipated initial completions by March 2014, the timetable for determining the outline application makes that optimistic. On the other hand we would expect the annual rate of completions to have risen substantially above 125 by March 2017. As you will appreciate, it will normally be the case with a major development that completions will escalate through the life of the project.

Heron considers the following to be a more appropriate trajectory for the early years: 2014-15:**75**; 2015-16:**175**; 2016-17:**250**. This still amounts to **500** in all and it should be borne in mind that these figures represent total annual completions including affordable housing units.

I should add that Heron believes this to be a conservative trajectory. There is scope to deliver at a faster rate, subject to market conditions, assuming the grant of outline planning permission in May 2013. There would be no planning and infrastructure constraints to additional delivery, assuming the timely grant of Reserved Matters approvals.

I trust this clarifies the position.

Yours sincerely

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