



Real value in a changing world

Examination in **Public**
South Gloucestershire Core Strategy
Submission DPD

Hearing Statement submitted on behalf of LaSalle
Investment Management

Matter 22 - Communities of the Northern Fringe/ Cribbs / Patchway / East of Harry
Stoke and University of the West of England - Policy CS25, CS26, CS27 & CS28

Week 3 Day 9 - Questions 4 and 6

Personal ID Number 4024481

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Question 4: Is there sufficient flexibility in phasing arrangements to ensure housing can be brought forward on other sites in the Northern Fringe areas if those being developed are not completed to schedule?

Representation

Jones Lang LaSalle has been instructed by LaSalle Investment Management to submit further representations in regard to the submission Core Strategy, which is currently being considered by the Inspector at the Examination in Public.

In the previously submitted representations, a flexible and enabling approach to the redevelopment of Patchway Industrial Estate was sought for alternative uses. In addition to this, a flexible approach to the renewal and improvement of existing buildings on the site, as and when required, was also sought to ensure that the site can be viably redeveloped for other uses such as housing and retail / mixed use.

This approach is required because the existing use value of the site means that to enable it to come forward for redevelopment, it must be financially viable to do so. Therefore, the financial implications of the loss of the income from tenants and the demolition of each building on site must be taken into account, to ensure that the site can come forward for redevelopment in line with our client's aspirations.

Furthermore (dependant on market conditions) Patchway Industrial Estate could be redeveloped for a housing led redevelopment, which could accomodate more than the 1,000 new homes suggested for the wider Cribbs/Patchway area, so long as the policy framework is flexible and allows for a range of dwelling types and other residential uses such as care homes, sheltered housing as well as a range of complementary town centre/retail uses.

In conjunction with the Core Strategy, it must also be remembered that the emerging site specific guidance must also be flexible, and to ensure that the estate can be viably redeveloped the site must be designated as lying within the sub regional centre to enable it to be brought forward for a range of uses if required.

Therefore, in order to ensure that vast areas of the Estate are not left vacant, a flexible planning framework must be put in place (as detailed above) within the Core Strategy and in subsequent documents to allow the redevelopment of the site for a range of uses, in a flexible timescale, allowing for the refurbishment of the existing industrial units (if required) in the meantime. In addition to this, the emerging guidance must ensure that Section 106 / CIL requirements reflect the existing use value and higher redevelopment costs of Patchway Industrial Estate.

On this basis, although we believe the Core Strategy is sound (for the reasons set out below) and that there is sufficient flexibility in the phasing arrangements, a minor change to the wording of the policy would ensure that complete flexibility is incorporated into Policy CS26. This suggested change is also set out below.

The National Planning Policy Framework (NPPF) March 2012

The NPPF sets out the government's planning policy to be used as guidance to inform the preparation of development plans and how applications for new development should be considered, some of the most relevant points in relation to Policy CS26 and Patchway Industrial Estate are set out below:

- Planning policies in Local Plans should follow the approach of the presumption in favour of sustainable development (para 15).
- Local planning authorities should prepare Local Plans on the basis that they proactively drive and support sustainable economic development to deliver the homes, business and industrial units. (para 17).

- Local plans should support existing business sectors and allow a rapid response to changes in economic circumstances (para 21).
- Local authorities should identify and maintain a rolling supply of specific deliverable sites, sufficient to provide five years' worth of housing (para 41).
- Local authorities should plan for a mix of housing (para 159).
- Policies should work closely with the business community to understand their changing needs including viability (para 160).

Broadly, Jones Lang LaSalle considers that the Core Strategy is sound and is in line with the new National Planning Policy Framework. Policy CS26 and the Council's approach to the Core Strategy satisfies the requirements within the NPPF and it responds to each of the identified points above, which are specifically relevant to Patchway Industrial Estate, in line with the representations submitted in respect of the site.

However, to help ensure Policy CS26 is flexible enough to allow the site to accommodate further housing if required, a suggested change to the wording of the policy is set out below.

Suggested Change

It is suggested that consideration be given for the following wording for Patchway Industrial Estate:

- 'Cribbs Causeway [\(including Patchway Industrial Estate\)](#) – an area of further development and diversification, including approximately 1,000 dwellings [or more if required post 2021, for future.](#) [The area will be](#) designated as a sub-regional centre, conditional upon the measures set out below and in Policy CS14.

Question 6: Is it realistic to expect the range and type of facilities required can be provided as part of the Cribbs/Patchway New Neighbourhood?

Representation

LaSalle Investment Management has been working with Officers at the Council to promote Patchway Industrial Estate for redevelopment within the Cribbs/Patchway area.

Patchway Industrial Estate is a key link between the Patchway residential area and the Mall / Cribbs Causeway. It is vital that the site is brought forward for redevelopment to allow the integration of the proposed town centre with Patchway, in line with Policy CS25 Communities of the North Fringe of Bristol Urban Area and Policy CS26 Cribbs/Patchway New Neighbourhood.

Policy CS26 and associated Key Diagram (Figure 6) is supported by LaSalle Investment Management.

However, in progressing the detail of the policy framework in the Core Strategy, through a Supplementary Planning Document and associated 'Concept Diagram' the Industrial Estate should be considered as being within the sub regional centre designation and this should be made clear within the emerging policy framework (as indicated in the representations set out above).

This is to ensure that a wide range of town centre uses can be brought forward on the site to facilitate its redevelopment and enable the comprehensive development of the wider area.

It should also be noted that it is much easier to develop the airfield and farmland to the south and west for residential use, as the land is barely developed and, as such, does not have a high existing use value or high development costs (such as the removal of existing buildings etc.)

Therefore, this must be taken into account when the Council considers how the range and type of facilities required as part of the new neighbourhood is accommodated within the development area. This is because (putting planning aside), unfortunately the commercial reality is that in the short term, alternative uses such as housing may not exceed the existing investment value of the industrial buildings on the Estate.

Consequently, in order to allow the site to come forward, the existing use value must be taken into account within the detailed guidance moving forward and any requirement for facilities, as if located on the Estate, could mean that the site would not be financially viable to develop. Furthermore, the developer contributions required, as part of any redevelopment should take into account the high redevelopment costs of this site, especially when compared to the other housing sites within the northern fringe.

In conclusion, although we believe that the Core Strategy is sound (in line with the reasons set out in our previous representation above) another minor change to the wording of policy CS26 will ensure that Patchway Industrial Estate can come forward for redevelopment.

Suggested Change

It is suggested that consideration be given for the following wording with Policy CS26:

- This list is not exhaustive and development should also meet other policies of the Local Development Framework and the provision of necessary utilities as appropriate [taking into account individual existing site circumstances](#). Further details are also set out in the Infrastructure Delivery Plan.