



JONES LANG  
LASALLE®

22 Hanover Square London W1S 1JA  
tel +44 (0) 20 7493 4933

www.joneslanglasalle.co.uk

FAO Inspector Paul Crysell  
c/o South Gloucestershire Council  
Spatial Planning Team  
PO Box 2081  
South Gloucestershire  
BS35 9BP

Your ref  
Our ref CS/nlb  
Direct line 020 7087 5479  
Direct fax 020 7087 5498  
catherine.seddon@eu.jll.com

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Dear Sir/Madam

## **SOUTH GLOUCESTERSHIRE COUNCIL CORE STRATEGY – ADDITIONAL HEARING DATE**

Jones Lang LaSalle has been instructed by LaSalle Investment Management on behalf of the Coal Pension Fund to submit representations to the Inspector's Additional Hearing Date in regard to the Core Strategy, which is currently being consulted upon.

### **Background**

As you are aware, LaSalle Investment Management has been working with the other landowners within the Cribbs Patchway New Neighbourhood (CPNN) area and Officers at the Council to promote Patchway Trading Estate for redevelopment within the Cribbs/Patchway area.

Patchway Trading Estate is a key link between the Patchway residential area and the Mall/Cribbs Causeway. It is vital that it is brought forward for redevelopment to allow the integration of the CPNN area with the existing residential area of Patchway, which lies to the east of the Trading Estate.

### **Response to the Inspector's Question**

There are two areas the Inspector wishes to consider at the proposed hearing session in the context of the conclusions he came to in his draft modifications of September 2012: The Second is:

*"The relative merits of various sites at a number of locations including (in no particular order) Thornbury, Yate/Chipping Sodbury, Severnside and the East and North Fringes. Factors to consider include the degree of coherence with the Plan's vision and spatial strategy, site capacity, deliverability, having regard to constraints including infrastructure provision and transport connections and how effectively the site could be assimilated into the existing settlement pattern."*

### **The Degree of Coherence with the Plan's vision and Spatial Strategy**

The Cribbs/Patchway New Neighbourhood is allocated for development under Policy CS25 and Policy CS26 in the Core Strategy. This allocation follows the overall vision within the Plan, which seeks to



promote a 5 year housing supply in sustainable locations within the district within its 'place making' policies.

The emerging housing policies direct new homes to sites which are previously developed land (such as the majority of the CPNN area) to reduce as much as possible the need for Green Belt land to accommodate growth. They also direct new housing development near to major economic areas (such as the northern fringe) to ensure people can live close to where they work.

The policies within the Core Strategy along with the Council's evidence base in justifying the CPNN urban extension on, in the main, previously developed land, is considered, sustainable and sound both at the time of the EiP and following the draft modifications proposed by the Inspector in his Report and therefore in line with the spatial policies set out in the Core Strategy.

The production of the draft Supplementary Planning Guidance clearly details how the site can come forward for development in line with the Spatial Strategy set out in the Core Strategy. Indeed there is already a planning application, which has been submitted to the Council for the development of one of the landholdings for residential development, which demonstrates how the policy framework can be implemented.

#### Site Capacity and Deliverability

A flexible and enabling approach to the redevelopment of Patchway Trading Estate including the renewal and improvement of existing buildings on the site, as and when required has been promoted by LaSalle Investment Management to enable the Estate's redevelopment for retail/mixed use development including new homes.

This approach is needed 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.

Dependant on market conditions, Patchway Industrial Estate could be redeveloped relatively quickly for a housing led redevelopment, which could potentially accommodate most if not all of the 1,000 new homes suggested for the wider Cribbs/Mall area, so long as the policy framework continues to be 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 type uses.

The draft Supplementary Planning Document produced by the Council along with the policy framework set out in the Core Strategy supports this approach. It promotes 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, helping to ensure that Patchway Trading Estate (as well as the wider CPNN area) can deliver the housing capacity envisaged by the Council.

#### Infrastructure Provision and Transport Connections and how effectively the site could be assimilated into the existing settlement pattern

The level of supporting evidence provided by the Council in terms of Transport, Infrastructure and other issues shows that the CPNN area as a whole and Patchway Trading Estate within this area can



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sustainably be brought forward for development to help deliver 5,700 new homes for South Gloucestershire as well as employment floorspace and other educational and community facilities.

In terms of the redevelopment of Patchway Trading Estate, it is previously developed land, which already has an impact in terms of the number of trips made to and from the Estate on the road network. It's redevelopment for alternative uses is likely to have a similar or perhaps improved impact on the highway network and the new Rapid Transit Link and the possibility of improvements to the rail infrastructure in other areas of the CPNN will only improve the current situation.

All the issues identified by the Inspector in his second question have (as part of the Core Strategy evidence base) and are currently being assessed (as part of the development of the Supplementary Planning Document for the delivery of housing in the CPNN area) by the Council. For example, in terms of infrastructure and transport issues, the Council's Transport Consultant Atkins, has been instructed to set out detailed costs and set out detailed transport solutions, which will enable the CPNN area to come forward without having an undue impact on the highway impact.

In terms of integration with the existing settlement pattern, clearly the Estate is already integrated by way of pedestrian and cycle links to the adjacent residential area of Patchway and is situated adjacent to the retail provision provided at the Mall. As a result of its location and the opportunity to improve upon the existing links, the redevelopment of the estate for housing and other mixed uses will seamlessly blend with the existing uses surrounding it and improve links between the Patchway and the rest of the CPNN area.

## **Conclusion**

On this basis, we believe the Core Strategy is sound, based on a strong evidence base and the CPNN Northern Fringe area (including Patchway Trading Estate) should remain allocated for 5,700 new homes under policy CS26 including Patchway Trading Estate, and come forward before any other new sites that the Inspector may consider as part of the additional hearing date.

I hope that this information is of use and I would be happy to discuss any aspect in further detail with you if you require.

Yours faithfully,

**Catherine Seddon**  
**Senior Associate**  
Jones Lang LaSalle