



Our Ref: P994/PD/FS  
Date: 23<sup>rd</sup> July 2013

Grosvenor House  
75-76 Francis Road  
Edgbaston  
Birmingham B16 8SP

T 0121 455 9455 F 0121 455 6595  
E [info@harrislamb.com](mailto:info@harrislamb.com)

Mr P Crysell (Inspector)  
C/o Kath Thorne  
Programme Officer  
South Gloucestershire Core Strategy Examination  
South Gloucestershire Council  
P.O. Box 2081  
South Gloucestershire  
BS35 9BP

Dear Sir

**Town and Country Planning Act 1990**  
**Planning and Compulsory Purchase Act 2004**  
**Localism Act 2011**  
**South Gloucestershire Local Plan**  
**– Further Consultation on Five Year Housing Land Supply Issues**

We refer to the above and confirm that we are instructed on behalf of Bridgehouse Capital and BAE Systems to submit representations in respect of the consultation exercise regarding five year housing land supply issues.

**Summary**

Our clients control Filton Airfield, part of the CPNN allocation. We can confirm that the site is being actively prepared for development and that an outline application together with full applications for the first phases of development should be submitted to the Local Planning Authority for determination by the end of 2013 or the very early part of 2014. Much of the preparatory work for these applications has been done and more detailed work is being carried out at the time of writing.

The effect of these actions is that the site should be able to provide more housing during the next five years than is anticipated in the BNP analysis of five year supply. We also believe that the site is capable of accommodating more outlets than anticipated by BNP. The overall consequence is that the site will be able to make a more meaningful contribution to five year housing land supply than anticipated.

Our detailed design work also suggests that Filton Airfield will be able to make an increased contribution to overall housing delivery, probably something in the order of 3,200 units and that given its ability to achieve significant urban regeneration with consequential benefits for the residential and business community of North Bristol, further development at Filton Airfield is to be preferred over the release of greenfield sites elsewhere in the district.

We expand upon these matters below:

LONDON 0207 317 4550 | STOKE-ON-TRENT 01782 272555 | WORCESTER 01905 22666



## Background

Filton Airfield has been acquired by Bridgehouse Capital from BAE Systems. Bridgehouse Capital has wider property interests in the United Kingdom and throughout the world and brings its skills as a long term property investor and regeneration business to Filton Airfield.

Bridgehouse Capital continues to work alongside BAE Systems, given the previous owners involvement in the area.

Bridgehouse Capital is committed to bringing forward the release of Filton Airfield as a major mixed use development providing housing, employment, community and heritage assets for the local community.

A full consultancy team has now been appointed and this includes consultants who have worked on the site previously so the team has a very good, in depth knowledge of the site and the opportunities it presents.

A draft masterplan has been prepared and work is now underway to prepare and submit an outline planning application by the end of 2013 or January 2014 at the latest. This Outline Application will also be accompanied by a series of full applications for initial phases of development, including residential development and one of the social centres proposed for Filton Airfield which itself will also include elements of residential use.

Bridgehouse Capital is in active discussions with four housebuilders who are currently operating in the North Bristol area and our initial discussions with these housebuilders together with our own research into the market suggests that the site should be able to operate at least three outlets in the next five years and that a sales rate of up to 50 market units per outlet per annum is achievable. Affordable housing provision at 35% will be in addition to this figure.

Our initial analysis of the site and the state of the market leads us to believe that the site is capable of delivering units during, 2015/16 based on 2 outlets being open. With a contribution from affordable housing at 35% we anticipate a provision of 115 units in 2015/16. During years 2016/17 and 2017/18 we anticipate that the site could operate with at least 3 outlets providing some 50 units per outlet, i.e. some 230 units per annum to include 35% affordable housing provision. Thus in the forthcoming 5 year period we foresee that the site could yield some 570 units compared to the 310 units anticipated by BNP, an uplift of 260 units.

The initial work undertaken by the consultancy team has indicated that there are no technical or environmental reasons why development cannot commence at an early stage.

It should also be noted that our analysis of the capacity of Filton Airfield has demonstrated that it could yield in the order of 3,200 residential units during the plan period and we believe that this factor should be taken into account as well. Given that it represents the most important regeneration opportunity in the North Bristol area then we believe that Filton Airfield must be supported and should be favoured over the release of land in other locations in South Gloucestershire.

Finally, I wish to confirm that if the Local Plan Examination is reopened we would wish to participate in any debate about housing numbers and 5 year housing land supply matters. We would also wish to contribute to any further requests for information from the Examination Inspector.

We would be very happy to discuss the content of our representations further with the Council.

Yours sincerely



**Patrick Downes BSc (Hons) MRICS**

**Director**

patrick.downes@harrislamb.com

DIRECT DIAL: 0121-213-6023

CC: *Neil Hobday, Bridgehouse*  
*Simon Lewsley, Bridgehouse*  
*Linda Beauchamp, Bridgehouse*  
*Nick Shattock, Bridgehouse*  
*Thomas Adeane, NS Real Estate Limited*  
*Kay Blair, NS Real Estate Limited*  
*Jonathan Orton, Origin 3*  
*Matt Seaman, Origin 3*  
*Chris Wilson, Origin 3*