



Policies, Sites and Places Plan – Call for Sites Response Form

This form should only be used by landowners and developers that are promoting a site for inclusion in the PSP Plan.

Comments are invited on the issues set out in paragraphs 19.1 – 22.2 of the PSP Plan Regulation 18 Consultation document in respect of the suitability, availability and achievability of potential housing sites. The purpose of these questions is to gauge potential preparedness to engage constructively in a possible planning application process, likelihood of achieving policy compliant schemes and early delivery of dwellings.

Comments related to the general methodology and process should be set out on the response form for the Regulation 18 Consultation document, available online: www.southglos.gov.uk/PSPconsultation

Please note that freedom of Information regulations mean that the Council cannot treat any information supplied confidentially.

For enquiries or assistance please contact the Strategic Planning Policy and Specialist Advice Team 01454 863469 or planningLDF@southglos.gov.uk

1. YOUR DETAILS

Ref Number (for office use only)

Name

Peter Roberts, Barton Willmore (Agent)

Company/Organisation
(If relevant)

Harrow Estates plc (part of Redrow plc)

Address

c/o Barton Willmore, 101 Victoria Street, Bristol

Postcode

BS1 6PU

Telephone

Email address

I am
(please tick all those that apply)

Owner of part of the site	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Planning consultant	<input checked="" type="checkbox"/>	Developer	<input type="checkbox"/>
Affordable Housing Provider	<input type="checkbox"/>	Amenity/Community Group	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Other	<input type="checkbox"/>

2. SITE DETAILS

Site address

Land south of the B4055, Easter Compton

Site Postcode

BS35 5SB

Grid ref. (if known)
e.g. 367712,177756

356904

182581

Site area (hectares)

Redrow's land ownership around Easter Compton is extensive, there are two potential areas currently being promoted for built development which are approximately 4.1ha for the parcel served off Prospect Close; or 7ha for the parcel served off Blackhorse Hill (B4055). This forms part of a wider land holding which could form part of a wider mixed use development.

Current use(s)

Agricultural

Relevant Planning History (if known - please include any relevant planning application reference number(s) and confirm if the site has previously been submitted in response to a call for sites for the PSP or other Local Plan process).

No relevant planning history.

3. PROPOSED FUTURE USES AND CAPACITY

Please indicate if the proposal is for 100% residential or a mixed use scheme (and if so the intended proportions and respective capacity of each use.)

The site is proposed for residential development about 110-150 dwellings. As part of the development public open space would be provided and the developer would explore with the community whether there is interest in creating a community run village store.

Please state how your proposal is proportional to the existing size and character of the settlement. E.g. % increase of existing settlement (Demographic data on existing settlement size is set out in the Rural Villages and Settlements Topic Paper (2015))

In 2015 Easter Compton had 229 household spaces. Provision of about 110-150 new homes would represent a significant increase on the existing size of the village. Section 19 of the consultation document states that the effect of additional housing on a village of settlement's ability to function as a sustainable, high quality place which meets local needs will be considered in deciding on a proportionate level of growth.

It is also recognised that boosting housing numbers in specific settlements to support or enhance access and availability of key service and facilities, may lead to more sustainable outcomes.

In the case of East Compton, the proposed development has the opportunity to provide public open space and potentially the creation of a new community shop, enhancing the availability of services and facilities in the village.

Please state how your proposal will address/contribute to the community aspirations established during previous consultation rounds of the PSP Plan and listed at Appendix 2 of the November 2015 PSP Plan consultation document

Community aspirations for Almondsbury Parish include the provision of village shops/post office within the villages and provision of new playing fields/green spaces.

The proposed development could contribute to achieving these aspirations by providing public open space to the north of All Saints Church which could function as an attractive village green. Harrow Estates is also keen to explore with the local community whether there is interest in creating a community-run village store as part of the development. Since the closure of Lippiatt Stores there has not been a local food/convenience shop in the village, as recorded in the Topic Paper.

4. SITE OWNERSHIP AND STATUS

my client

Is sole owner of the site [X]

Owns part of the site []

Do not own the site []

If you are not the owner, or only own part of the site, do you know who owns the site or the remainder of it (please provide details, including a plan showing site ownerships)

N/A

Does the owner (or other owner(s)) support your proposals for the site? [Y]

Is the land for sale? If so how long has it been on the market?

N/A

Are there any covenants or other legal issues that may restrict development potential? If so please explain. (including wayleaves and easements)

Harrow Estates plc has confirmed that there are no legal issues that may restrict development potential.

Has the land been subject to developer interest e.g. initial interest, a feasibility appraisal, option agreement or contract to purchase? If so please provide details including the nature of the option agreement(s) and purchase contract(s). i.e. fixed / minimum value or subject to planning.

Harrow Estates plc is part of Redrow. Redrow is one of the UK's leading residential property developers. The land is therefore already owned by a leading residential property developer.

There would be no delays to the delivery of the site required by the need to undertake viability exercise, negotiations with landowners or purchase of the site. Once planning permission is granted the development could commence without delay.

Have any utility searches been undertaken?

[Y]

If so is the site readily serviceable? Please provide details of which utilities are available to the site.

Site is readily serviceable.

Have or are consultants engaged to undertake any studies or design work?

[Y]

If so who and when? Please provide details. Please indicate if those studies may be made available to the Council?

Barton Willmore's urban design team has undertaken an analysis of constraints and opportunities and produced a Concept masterplan. This drawing shows two potential areas of development that lie within the ownership of Redrow and are considered to present suitable opportunities for development at Easter Compton. Both Sites are shown on the Concept Masterplan included within the enclosed promotional document.

Please indicate an approximate timescale for delivery (no. of dwellings per year):

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
		C.50	C.50	C.10-50

2021/2022	2022/2023	2023+

5. SITE CONSTRAINTS

Has the highway authority been consulted? [N]

If so please provide details, of when and any conclusions.

Has any proposed scheme been financially appraised? [N]

If so did the appraisal conclude that a development would be viable and provide a reasonable return to the landowner? [N/A]

Can any assumptions and or the appraisal work be provided to the Council? [N]

Have any soil investigations been undertaken? [N]

If so was any significant contamination found or need for further investigations advised? Please provide details.

The site is in agricultural use. Save for some remnants of historic farm buildings immediately to the south of Prospect Close, inspection of historic mapping dating to 1880 suggests that the site has been in agricultural use and has not been built upon. It is therefore considered unlikely that the site is contaminated.

Is the site subject of a Local Green Space nomination or any other such designation? If so please provide details below.

The site is not understood to have been nominated for designation as a Local Green Space.

*With regard general site constraints the Council retains significant information and expertise with regard these issues. The Council **does not** advise that such studies should be commissioned at this time if not already done so. Depending on the Council's initial considerations interested parties will be advised where necessary if and when additional study work should be undertaken to support a proposed allocation.*

Would the site impact on any landscape, ecological, archaeological or built heritage interests? Please provide use the box below to provide information of any such interests where known and the details of studies undertaken.

The site comprises relatively flat pasture land. Hedgerows mark field boundaries. The site is not considered to be subject to landscape constraints.

The ecological value of the site has not yet been assessed, but, save for the hedgerows, there are no features which would suggest high ecological value (there are no waterways or ponds, no barns, nor significant mature trees).

The site adjoins three listed buildings. The Grade II listed Fox public House on the B4055 and the Grade II* listed Church of All Saints (with its separately listed Grade II lych gate) and adjacent Grade II listed Church Farmhouse. A public footpath leads in a north to south direction from the B4055 to All Saints Church. The settings of these listed buildings, and in particular the Church, is an important consideration for future development of the site. The enclosed Concept Masterplans show how, in order to maintain the setting of the Church, the field immediately to its north would not be developed.

No archaeological assessment has yet been undertaken.

Is the site known to suffer from any flooding issues (river or drainage related)? Please provide details, and of any studies undertaken, in the box below.

Environment Agency mapping shows the site lying within Flood Zone 1 (low probability) and as being at very low risk from surface water flooding.

6. ADDITIONAL COMMENTS

The information collected as part of this consultation will also be used by the Council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in plan making; and to contact you, if necessary, regarding the planning consultation process. Some of the data may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require public disclosure of any data received on the response form, in accordance with the Freedom of Information Act 2000.

Additional comments are provided within the enclosed representations report which should be considered alongside this form.

South Gloucestershire
Policies, Sites and Places Plan
Regulation 18 Consultation
(December 2015)

Land south of the B4055, Easter Compton

Representations on behalf of Harrow Estates plc

December 2015

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Regulation 18 Consultation
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Representations on behalf of Harrow Estates plc

Project Ref:	8279/A3/PR/NH/jmm		
Status:	Draft		
Issue/Rev:	P1		
Date:	December 2015		
Prepared by:	Neil Holly		
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Ref: 8279/A3/PR/NH
Date: December 2015

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1.0 INTRODUCTION

1.1 These representations have been prepared on behalf Harrow Estates plc in response to the South Gloucestershire Policies, Site and Places Plan Regulation 18 Consultation. These representations are supported by the following documents:

- Call for sites response form;
- Concept Masterplan prepared by Barton Willmore showing two potential sites for development within the ownership of Redrow and under the management of Harrow Estates.

1.2 A site location plan is appended to this report. These representations comprise two sections:

- (1) Section 2 provides responses to some of the consultation questions raised in the Regulation 18 consultation document.
- (2) Section 3 provides an assessment of land south of the B4055, Easter Compton against the four-step sequential assessment outlined in the consultation document.

2.0 RESPONSE TO REGULATION 18 CONULSTATION

Question 2: It is considered that the development industry's ability to deliver an annual supply of 2,100 homes per year is not feasible or practical, therefore do you support the council's approach to calculation the 5 year housing requirement?

- 2.1 'The council's approach' referred to in the question is the use of the 'Liverpool method' to spread addressing the shortfall that has occurred in the two years 2013-2015 over the remaining 12 years of the plan period. That approach contrasts with the 'Sedgefield method' which would seek to address that shortfall in the next 5 monitoring years.
- 2.2 The consultation document argues the 'Liverpool method' should be used because the 'Sedgefield method' would require the delivery of in excess of 2,100 homes each year, a level that has not been attained in the period since 1989.
- 2.3 The consultation question makes the assertion that this level of delivery is therefore not feasible or practical.
- 2.4 In contradiction to this, the Annual Monitoring Report's trajectory predicts delivery of 2,115 homes in 2018-2019 and delivery in excess of 2,000 homes in 2017-2018 and 2019-2020.
- 2.5 Our view is that an argument that supply should be constrained to historic levels of delivery is not consistent with the objective of significantly boosting the supply of housing. This is particularly important because the historic levels of delivery referred to are those achieved in a period of very significant house price inflation and worsening affordability.
- 2.6 As the Inspector's report on the Core Strategy identified, there has been significant under-delivery in South Gloucestershire. That historic under-delivery has now been compounded by a shortfall since the adoption of the Core Strategy. There is now a need to take steps to proactively address that shortfall.
- 2.7 The Planning Practice Guidance is clear in stating "Local Planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible".

- 2.8 Where this cannot be met in the first five years, local Planning authorities will need to work with neighbouring authorities under the 'Duty to Cooperate' (PPG, IE: 3-035).
- 2.9 Clearly the Government's intention is for Local Planning authorities to take proactive measure to address shortfall in housing as quickly as possible, in accordance with its aspirations to 'boost significantly' the supply of housing. It should only be an option to default to the "Liverpool Approach" where it has been demonstrated that there is no prospect of achieving the rates of delivery required to meet the undersupply within the first 5 years.
- 2.10 We do not consider that this has been done. The Council refer back to previous rates of delivery as justification for not achieving higher rates of delivery. However, this provides no acknowledgement as to the capability of the house building sector to deliver more houses under the right conditions. This plan could provide the conditions to enable such increased rates of delivery. To achieve this would require:
- a balanced portfolio of sites (a mix of large strategic sites and smaller sites) in a variety of locations around South Gloucestershire; and
 - certainty for the house builders that the sites that are planned for will progress through the planning process in a timely manner.
- 2.11 The Core Strategy provides a number of large strategic sites but all are complex to deliver which has resulted in the delays to delivery seen to date. Combining a mix of smaller sites with these large strategic sites will help to reduce reliance on a small number of sites to meet housing requirements and will combine to increase delivery. With the right mix of sites we see no reason why rates of delivery required to meet the Sedgefield approach could not be achieved.
- 2.12 We therefore consider that further delay in taking steps to address the accumulated shortfall is not the correct approach. Attempts should be made to address the shortfall within the next 5 years by allocating more than the 1,451 homes proposed.
- 2.13 We consider that further sites are also needed because of delay on existing allocations. For example on the Land at North Yate allocation, where we understand that no housebuilder is yet involved. We also consider there is a risk that delivery at Cribbs Patchway New Neighbourhood will slip further. There have been resolutions to grant

in relation to CPNN, but the absence of any issued permissions suggests start on site remains some way away.

2.14 Recommended changes:

5 year land supply calculations should be based on the Sedgefield methodology; Additional sites should be allocated to provide an additional buffer to accommodate any further under delivery from Strategic Sites.

Question 7: Do you have any comments on the soundness of this sequential approach for assessing potential housing sites?

2.15 There are some issues with the sustainable locational strategy outlined in section 16 of the consultation document:

- First, the sequential approach seeks to direct development to Yate/Chipping Sodbury and Thornbury as a first preference. These towns have been the location of significant levels of development. While there are undoubtedly further opportunities at the main towns, we consider that there needs to be sites allocated to a mix of locations to meet all sources of housing need. Increasing the portfolio of sites and locations will aid delivery and could benefit those smaller settlements in providing new homes and boosting local services.
- Second, we think that the approach to assessing the sustainability of the smaller villages pays insufficient regard to the potential for development to enhance the services and facilities and vitality of those settlements, thereby enhancing sustainability. For example, Harrow Estates' proposal could deliver new services and facilities at Easter Compton. The adverse effects of a strategy of further concentration solely at the north fringe and Yate/Chipping Sodbury and Thornbury should be considered in assessing the sustainability of this approach. For example, in terms of traffic congestion and pressure on existing infrastructure. It cannot therefore be straightforwardly said that the most accessible locations are always the most sustainable locations for new homes. This is particularly the case for land at Easter Compton which has exceptional access to services and areas of employment which result in it offering a significantly more sustainable option for growth than other settlements that fall within the 'Acceptable Areas' ranking (see response to Question 10).

- Third, as outlined in our response to questions 9 and 10 below, the approach used to assess sustainable accessibility in the Rural Settlements and Villages Topic Paper is flawed. We say this because the assessment does not take into account of access to major employment destinations. It also does not take into account the potential for access by public transport to be approved.
- Fourth and more fundamentally, the sustainable locational strategy is undermined by being cut across by Green Belt policy. Treating Green Belt as a fixed constraint could, in the sequential approach proposed, lead to the rejection of more sustainable options in preference for locations which are outside of the Green Belt. It is important to recognise that, as the NPPF states (at para 84), "*When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development.*". For the plan to be justified we consider that suitable Green Belt sites should be considered as reasonable alternatives.

Question 9: Do you agree with the range of key services and facilities used for the assessment of sustainable access?

Question 10: Do you agree with the ranking of rural villages and settlements?

- 2.16 In response to both of these questions we would argue that the assessment of sustainable access is insufficiently well grounded in an understanding of how people travel within (or outside of) South Gloucestershire and where they travel to. The assessment relies on a tick-box approach rather than a nuanced understanding of accessibility and the capacity for it to be improved.
- 2.17 Dealing first with how people travel, the Transport Topic Paper (November 2015) prepared for the issues and options consultation on the Joint Spatial Plan shows that across large parts of South Gloucestershire fewer than 5% of residents use public transport to travel to work (see page 5 of that document). 2011 census data for South Gloucestershire similarly shows 73% of journeys to work were made by private motor vehicle either as a driver or passenger. It is therefore important to assess ease of access to major areas by private transport as well as public transport.
- 2.18 Turning to consider where people travel to, access to a range of destinations has been assessed in the Rural Settlements and Villages Topic Paper. However, the destinations assessed are principally non-work destinations (save for major employers which lie

within 2000m of the assessed locality and town centres within South Gloucestershire). The assessment therefore does not reflect the reality of travel patterns for two main reasons.

- First, travel to work is a significant trip generator and so should be afforded greater prominence in the assessment. National Travel Survey England 2014 data shows that nationally commuting accounts for 16% of trips and 20% of distance travelled. Commuting is the purpose with the joint highest share of journeys by distance travelled and is third in terms of percentage of trips. Journeys to work therefore represent a significant proportion of travel movements and furthermore are concentrated into peak times.
- Second, the assessment does not assess accessibility to the principal travel to work destinations. Importantly, the list of 'major areas' to which access is assessed does not include Bristol city centre. This is despite the fact that 25% of South Gloucestershire residents who were in work in 2011 commuted to work in Bristol (South Gloucestershire Economic Profile 2015). In addition, it is relevant to assess accessibility to other major employment areas, namely the north fringe which supports around 70,000 jobs (South Gloucestershire Local Plan: Core Strategy) and Avonmouth/Serverside which supports around 14,200 jobs (2010 West of England LEP figure). This is particularly relevant when the amount of employment land that benefits from planning permission at Severnside is taken into account as this could provide a significant number of new jobs in the future, further enhancing the sustainability of land at Easter Compton.

2.19 When accessibility is considered on the basis that:

- travel to work accounts for a significant proportion of journeys, particularly at peak times;
- within South Gloucestershire the overwhelming majority of journeys to work are made by private motor vehicle and it is therefore relevant to assess accessibility by private as well as public transport; and
- the principal (and growing) work destinations include the major employment centres of Bristol city centre, the north fringe and Avonmouth/Serverside;

then locations like Easter Compton is clearly and demonstrably more accessible than the Topic Paper suggests. Furthermore, the sustainability credentials of Easter

Compton are not solely linked to the proximity employment areas. There are other attributes of the village that make it particularly well suited to accommodate development and to perform better in respect of its sustainability than the ranking in the PSP suggests. Specifically:

- Easter Compton is located very close to the north fringe and Avonmouth/Sevenside, so providing new homes in the village could reasonably be expected not to encourage long distance commuting.
- Easter Compton is close to a range of facilities and services at Cribbs Causeway.
- In view of its close physical proximity to these major destinations, there are short public transport journey times and therefore considerable scope for providing enhanced public transport links to the village.

2.20 The example of Easter Compton shows that the Topic Paper's assessment of sustainable access pays insufficient regard to ease of access to major employment destinations. We therefore suggest that a less prescriptive approach is adopted to allow reasonable alternatives to be considered and a more positive approach to be taken to planning for improved access and services in rural settlements. When such an approach is taken, Easter Compton is found to perform better in accessibility terms. It also highlights the need for the assessment not only to look at the accessibility of key services but also the capacity of suitably located settlements (such as Easter Compton) to accommodate development that could in itself improve the accessibility of services, either by provision of services as part of the development or by providing additional population to support new or enhances services to be provided.

Question 11: Do you have any comment on step 2?

2.21 Step 2's references to 'significant harm' or 'adverse impacts' on character are implicitly rooted in a perception of development as a threat. The consultation document also appears to be based on an assumption that 'character' is something that is fixed and should not significantly change.

2.22 Furthermore, the reference to 'proportional' levels of growth and the question in the call for sites form seem to suggest that the Council has in mind a predetermined percentage increase in dwelling numbers as an appropriate level of growth.

- 2.23 We consider that in assessing options a more positive approach should be taken to change and to identifying and embracing opportunities for development to play a role in enhancing smaller settlements.

3.0 LAND SOUTH OF THE B4055, EASTER COMPTON – SUITABILITY, AVAILABILITY AND ACHIEVABILITY

3.1 This section assesses the site at land south of the B4055, Easter Compton, against the approach to selecting sites outlined in the consultation document.

Step 1 – assessment against sustainable locational strategy

3.2 The site is adjacent to Easter Compton which is assessed as a settlement with acceptable levels of access to key services and facilities. For the reasons outlined above, we consider that the Rural Settlements and Villages 2015 Topic Paper provides an inadequate assessment of accessibility to work places and ease of accessibility by private transport.

3.3 As outline above, Easter Compton is in very close proximity to major employment areas and to the range of services and facilities at Cribbs Causeway. It therefore has potential for public transport improvements.

3.4 Therefore whilst in the settlement hierarchy terms, Easter Compton is only classified as having 'Acceptable Access' it benefits from unique attributes that mean it performs far better than this ranking suggests in terms of its sustainability and the benefits that could be delivered if new development were to be located there.

3.5 Finally, for the reasons outlined above, we consider that excessive emphasis is places on Green Belt in the sequential approach proposed.

3.6 We consider that when a wider assessment is made, Easter Compton can be seen to be an accessible and sustainable location for new homes.

Step 2 – Assessment of the impact on the character of the existing settlement

3.7 In 2015 Easter Compton had 229 household spaces. Provision of about 110-150 new homes would represent a significant increase on the existing size of the village. Section 19 of the consultation document states that the effect of additional housing on a village of settlement's ability to function as a sustainable, high quality place which meets local needs will be considered in deciding on a proportionate level of growth.

- 3.8 Whilst it is recognised that this would represent a significant increase to the existing settlements this is not considered to represent an unacceptable impact in relation to Easter Compton given the unique characteristics of the settlement in respect of its proximity to existing and expanding employment opportunities (which themselves will impact on the character of the existing settlement), the proximity to significant services and facilities including Cribbs Causeway, and the potential for new development to improve the existing services and access to public transport in the village. Indeed, it is recognised within the PSP that boosting housing numbers in specific settlements to support or enhance access and availability of key services and facilities, may lead to more sustainable outcomes. We consider that Easter Compton is one such settlement.
- 3.9 Specifically, in the case of East Compton, the proposed development could, through the provision of public open space and potentially a community shop, enhance the availability of services and facilities in the village.
- 3.10 Community aspirations for Almondsbury Parish (in which Easter Compton is situated), include the provision of village shops/post office within the villages and provision of new playing fields/green spaces.
- 3.11 The proposed development could also contribute to achieving these aspirations through the possible provision of public open space to the north of All Saints Church which could function as an attractive village green. This is an opportunity that would directly respond to the community aspirations and which Harrow Estates is keen to explore with the local community together with establishing whether there is interest in creating a community-run village store as part of the development. These elements of the development would further enhance the sustainability of the whole settlement of Easter Compton and enhance the sustainability merits of the village.

Step 3 – Assessing suitability of potential housing sites

- 3.12 This section assesses the site against the considerations outlined on page 24 of the consultation document. Harrow Estates and Redrow are confident that the site is deliverable and would be willing to undertake further technical studies to evidence this. We would welcome a meeting with the LPA to discuss the extent of further information that they would require to demonstrate the deliverability of the site.

3.13 Whilst two areas of within the ownership of Redrow are put forward for consideration, the responses to the questions below are the same for both options.

Current use	The site is currently in use as agricultural land.
Heritage/archaeology	<p>The site adjoins three listed buildings. The Grade II listed Fox public House on the B4055 and the Grade II* listed Church of All Saints (with its separately listed Grade II lych gate) and adjacent Grade II listed Church Farmhouse. A public footpath leads in a north to south direction from the B4055 to All Saints Church. The settings of these listed buildings, and in particular the Church, is an important consideration for future development of the site. The enclosed Concept Masterplan shows how, in order to maintain the setting of the Church, the field immediately to its north would not be developed.</p> <p>No archaeological assessment has yet been undertaken.</p>
Ecology	The ecological value of the site has not yet been assessed, but, save for the hedgerows, there are no features which would suggest high ecological value (there are no waterways or ponds, no significant mature trees).
Landscape	The site comprises relatively flat pasture land. Hedgerows mark field boundaries. The site is not considered to be subject to landscape constraints.

Local Green Space nomination	The site is not understood to have been nominated for designation as a Local Green Space.
Flood risk assessment/surface water drainage issues	Environment Agency mapping shows the site lying within Flood Zone 3 (low probability) and as being at very low risk from surface water flooding.
Health & safety	The neighbouring uses are residential, a Public House a churchyard and agricultural land. It is not considered that the relationship with neighbouring uses gives rise to concern in terms of environmental impact.
Green Belt	<p>The site lies within the Green Belt. The Joint Spatial Plan Green Belt Assessment (November 2015) identifies the parcel in which the site lies as contributing to the Green Belt purposes of checking unrestricted sprawl of large built-up areas, safeguarding the countryside from encroachment, and assisting in encouraging urban regeneration.</p> <p>We consider that a finer grain analysis would find that the proposed site south of Easter Compton makes a very limited contribution to checking the sprawl of large built up areas.</p>

- 3.14 The suitability of the site for residential development is supported by the enclosed Barton Willmore Concept Masterplan which provides initial concepts for the site's development based upon constraints analysis.

Step 4 – Assessing availability and achievability

3.15 The site is not subject to practical serviceability or land remediation issues.

Access to the transportation network	There are bus stops on the main road a short walk north of the site. Possible access points could be achieved either from Prospect Close or directly from the B4055 to the east (or both).
Access to utilities	Site is readily serviceable.
Existing services infrastructure	Existing services infrastructure is not a constraint.
Contamination	The site is in agricultural use. Save for some remnants of historic farm buildings immediately to the south of Prospect Close, inspection of historic mapping dating to 1880 suggests that the site has been in agricultural use and has not been built upon. It is therefore considered unlikely that the site would be contaminated.

3.16 In terms of the stage of the development process the site has reached, the position is as follows:

Land ownership and legal issues. Who owns the land, is the land for sale, any covenants and legal restrictions?	Redrow is the Owner of the land, which is under the management of Harrow Estates. Harrow Estates plc is part of Redrow. Redrow is one of the UK's leading residential property developers. The land is therefore already owned by a leading residential property developer.
Developer interests. Is the land subject to an option agreement or been subject	See above.

to developer interest? Has the site been subject to any site feasibility studies?	
Has or is a consultant team employed, i.e. land agent, planning & highway consultant, architects etc?	Barton Willmore's urban design team has undertaken an analysis of constraints and opportunities and produced an illustrative masterplan.
Has a proposed scheme been viability tested against a policy compliant position (i.e. 35% affordable housing)?	The site is considered by Harrow Estates to be viable. There are no abnormal costs that would be associated with the development and the site is within the ownership of Redrow, so there are no contractual uncertainties or delays to purchase that could result in viability issues.

Conclusions

- 3.17 For the reasons outlined above, the site is suitable, available and achievable. The site is owned by Redrow under the management of Harrow Estates (part of Redrow) and can be developed to deliver about 110-150 new homes within a five year period. The anticipated trajectory would be as follows:

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
		c.50	c.50	c.10-50

- 3.18 Allocating the site for residential development would contribute to meeting the housing supply shortfall in an accessible location with an unparalleled relationship to existing and new areas of employment and could contribute to enhancing the range of services and facilities available at Easter Compton. In addition to the immediately developable part of the site promoted in these representations, there is an opportunity for a wider mixed-use development at Easter Compton/Pilning through the Joint Spatial Plan, alongside flood protection measures.
- 3.19 South Gloucestershire Council is respectfully invited to allocate the site in the Proposed Submission version of the PSP for residential development of about 110-150 dwellings. Its allocation would also add to the variety of locations of housing in South Gloucestershire, assisting the Council in achieving the balanced portfolio of sites necessary to deliver a 5 year supply of housing.

















- 3.20 Should officers have any questions about the site, or wish to discuss any aspect of its deliverability in greater detail, we and Harrow Estates would be pleased to answer any questions or meet with officers.

**APPENDIX:
SITE LOCATION AND CONCEPT MASTERPLAN
FOR LAND SOUTH OF THE B4055,
EASTER COMPTON**

**Site 1 – Land off Prospect Close
Capacity circa 110 dwellings**

**Site 2 – Land off B4055
Capacity circa 150 dwellings**



-  Land within Redrow ownership
-  Site 1 boundary, area 4.1 hectares, 112 dwellings at 33 dph
-  Site 2 boundary, area 7 hectares, 150 dwellings at 33 dph
-  Residential
-  Private gardens
-  Primary vehicular access
-  Pedestrian access
-  Primary vehicular route
-  Access road
-  Private drive
-  Pavement
-  Public Right of Way
-  Proposed footpath
-  Public open space
-  Proposed trees and hedgerows
-  Indicative drainage location

Project
Land at Easter Compton

Drawing Title
Concept Masterplan

Date	Scale	Drawn by	Check by
06.01.16	1:2,500	CW	PR
Project No	Drawing No	Revision	
8279	9300	-	

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