



## **Response to Panel Note 2 – Programming of Development Areas**

### **Land South of Gloucester Potential Sustainable Urban Extension**

Submitted by Savills on behalf of Hallam Land Management Ltd

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This statement is provided in response to the publication of Panel Note Two regarding the programme for the delivery of development for the major growth areas in the South West RSS. Our representations to the Submission Draft RSS relate to land south of Gloucester which is not currently identified within an 'area of search' in the RSS. In total we believe it could accommodate an sustainable urban extension in the region of 1,500 units.

One of the key advantages of the site as a future urban extension to Gloucester is its ability to deliver development expeditiously in order to meet the strategic requirements of the SSCT. For this reason we believe it will be of assistance to the Panel to provide details on the delivery timescale for this land should the land be identified as a sustainable strategic urban extension.

As background, it is worth very briefly noting that the land south of Gloucester is within dual ownership and both parcels are under option to our client, Hallam Land Management. Hallam Land Management have considerable experience of bringing together and delivering large-scale urban extensions and will be known to the Panel as the lead developers for the new community known as Cranbrook, east of Exeter; the development at north east Bridgwater; and the urban extension east of Swindon, to name a few.

The development is ideally placed to delivery a substantial amount of housing within the RSS period. Of particular relevance to the delivery of the urban extension it should be noted that:

- there are no ownership constraints or land assembly requirements which would impact upon or delay the delivery of development;
- assessment work has demonstrated that there are no environmental or ecological constraints likely to limit development or impact upon the delivery of the necessary service and highways infrastructure;
- the site is not within an area at risk of flooding;
- a previous archaeological assessment has concluded that the site is unlikely to be a source of significant archaeological remains.

The site is therefore very well placed to provide a sustainable and deliverable urban extension to the City of Gloucester. Indeed not only is it one of, if not the, most suitable location for development on the edge of the City, but the development would also bring with it the following benefits:

- provision of community facilities;
- delivery of much needed affordable housing;
- improvement to the environment within the locality, in particular Daniels Brook;
- enhancement of the public transport and cycle networks.

In light of the above assessment, we set out below the projected delivery programme for the development of an urban extension on this land. In preparing the delivery programme we have assumed that, if the merits of the urban extension south of Gloucester are accepted by the Panel and incorporated into the RSS, the most appropriate means of taking this through the LDF process is the joint preparation of an Area Action Plan for the urban extension between Stroud District Council and Gloucester City Council. The programme builds in a timetable for the preparation of this document, assuming that preparation can commence immediately following the publication of the Panel Report into the RSS.

| <b>Date</b>   | <b>Stage</b>  |
|---------------|---|
| October 2007  | Publication of the Panel Report into the RSS  |
| December 2007 | Commence preparation of the Urban Extension (Joint Authority) Area Action Plan      |
| Early 2008    | Publication of the RSS <sup>1</sup>   |
| March 2008    | Adoption of the Gloucester City Core Strategy DPD <sup>2</sup>                      |
| March 2009    | Adoption of the Stroud Core Strategy DPD <sup>3</sup>                               |
| December 2009 | Adoption of the Urban Extension (Joint Authority) Area Action Plan                  |
| January 2010  | Submission of Outline Planning Application  |
| April 2010    | Determination of Planning Application   |
| December 2010 | Approval of first phase of reserved matters and completion of Section 106 Agreement |
| January 2010  | Commence site preparation and infrastructure provision                              |
| January 2011  | Commence housing delivery at 50 dpa for 2 years                                     |
| January 2013  | Commence housing delivery at 150 dpa until completion                               |
| April 2022    | Completion of housing   |

<sup>1</sup> In accordance with the Adopted Delivery Programme produced by the SWRA

<sup>2</sup> In accordance with the Gloucester City Council approved Local Development Scheme

<sup>3</sup> In accordance with the Gloucester City Council approved Local Development Scheme

<sup>3</sup> In accordance with the Stroud District Council approved Local Development Scheme

The delivery programme assumes a very conservative housing build rate of 150 dwellings per annum. This we believe is at the lower end of the likely rate of development, however, even at this rate of development the urban extension is comfortably capable of being delivered prior to the end date of the RSS.

In line with the above development programme we are entirely confident that the land south of Gloucester can accommodate up to 1,500 dwellings by 2026. There are no practical, ownership, legal or environmental constraints which would delay or constrain development. And the site represents an entirely appropriate location for an urban extension.

**Savills**  
**NM**

**15 January 2007**