

South West Regional Spatial Strategy EIP

Panel Note 2: Programming of Development Areas

Submission of Redrow Homes (South West) Ltd: North West Cheltenham

Introduction

- 1.1 Further to my letter dated 5th January 2007 I confirm that Redrow is leading a consortium of developers who own and control substantial areas of land at North West Cheltenham. Redrow regularly works with other developers to bring forward strategic sites and is therefore experienced in this area.
- 1.2 The majority of this land is within Cheltenham Borough Council area and skirts Swindon Village to the west and north.
- 1.3 The Panel has requested information relating to the major development areas in the South West, including that proposed at Cheltenham. Specifically information is sought on:
 - the expected start date;
 - the broad development programme in terms of dwellings per annum and any related assumptions on the number of developers expected to be involved; and
 - the implications of any strategic infrastructure components for the programme.
- 1.4 In the absence of such information from Gloucestershire County Council as S4(4) authority, Redrow and development partners believes that the following information will be of assistance to the Panel.

Expected Start Date

- 1.5 As there is no mention of a joint Area Action Plans in up to date Local Development Schemes for Cheltenham or Tewkesbury Councils, Redrow has assumed that the first completions would be in the first quarter of 2012. This timescale would allow for a pre application submission to the South West Regional Assembly on receipt of the Panel's Report, consideration of an application, approvals and initial site infrastructure.

Development Programme

- 1.6 Cheltenham Borough Council has not set out an anticipated housing trajectory for North West Cheltenham. Research from similar and slightly larger urban extensions in this part of the region shows that an average of 400-500 dwellings per year is achievable allowing for an increase in completions from commencement and a tailing off toward the end of the development.
- 1.7 Redrow therefore considers that there is potential to secure between 5,600 and 7,000 dwellings at North West Cheltenham within the plan period, subject

to detailed master planning and any major infrastructure constraints. Even if significant and unforeseen circumstances delayed the first completions by two years the capacity of North West Cheltenham is between 4,800 and 6,000 dwellings in the plan period and more beyond that period.

- 1.8 In the table below, Redrow sets out a potential development programme which is both realistic and appropriate. The completions include both affordable and market housing completions.

Projected Housing Completions for North West Cheltenham

Year	Annual Completions	Cumulative completions
2012	200	200
2013	400	600
2014	500	1100
2015	500	1600
2016	500	2100
2017	600	2700
2018	600	3300
2019	600	3900
2020	600	4500
2021	600	5100
2022	500	5600
2023	500	6100
2024	400	6500
2025	300	6800
2026	200	7000

Strategic Infrastructure

- 1.9 This area of Gloucestershire is relatively unconstrained and Redrow envisages a scheme that will provide very high modal shifts to public transport and other forms of non-car based movement.
- 1.10 Redrow notes that Gloucestershire County Council as Highways Authority in responding to the Panel Note makes reference to significant infrastructure and associated costs without identifying the significant infrastructure required. Redrow believes that the likely development programme set out in the table above reflects and is consistent with the provision of likely infrastructure requirements.