

REGIONAL SPATIAL STRATEGY FOR THE SOUTH WEST
EXAMINATION IN PUBLIC
RESPONSE TO PANEL NOTE NO.2 CONCERNING PROGRAMMING OF
DEVELOPMENT AREAS
AREA OF SEARCH I: NORTH WEST CHELTENHAM
PREPARED ON BEHALF OF
BLOOR HOMES AND PERSIMMON HOMES (456)

JANUARY 2007

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1 INTRODUCTION

- 1.1 This note has been prepared on behalf of Bloor Homes¹ and Persimmon Homes who are, together, promoting the development of a sustainable mixed use urban extension at North West Cheltenham. They control a substantial tract of land within Area of Search I.
- 1.2 It deals with the three questions posed in Panel Note no.2, namely:
- the expected start date;
 - the broad development programme; and
 - the implications of strategic infrastructure.
- 1.3 In addition, sensitivity testing has also been undertaken and is set out in *Appendix 1*.

¹ In December 2006, Barwood Land Limited transferred its Option Interests in land at North West Cheltenham to Bloor Homes Limited.

2 EXPECTED START DATE

- 2.1 In assessing the expected start date regard must be had to the implications of the plan-led system in accordance with PPS1 and the timescale associated with plan preparation, the planning application process and furthermore the development process. A number of assumptions must therefore been made. Those assumptions relevant to the delivery of an urban extension at North West Cheltenham are as follows.
- 2.2 **The Final Issuing of RSS:** Regional Spatial Strategy will be issued in its final form by the Secretary of State within 12 months of receipt of the Inspector's Report (ie Autumn 2008). This is a similar timescale to that of RPG10 and it is the anticipated timescale for the East of England Plan which is at more advanced stage than the South West.
- 2.3 **Joint Area Action Plan:** Work on the required Joint Area Action Plan can commence ahead of the RSS being issued in its final form as the Panel will have adjudicated on the need for an urban extension at Cheltenham and the suitability of Area of Search L prior to this. The Implementation Plan produced at the time of the Draft RSS (Appendix 1, page 76) indicates that the Preferred Options stage will be reached in March 2007 with adoption in February 2009. In December 2005, Tewkesbury Borough Council issued its First Review of its Local Development Scheme which includes a partial timeline for the production of the PUA Urban Fringe Area Action Plan. This indicated pre-production will commence in Mid 2007, and a submission document will be ready by Spring 2009. (At present Cheltenham's Local Development Scheme has not made provision for this Local Development Document). On the basis of this timescale it can be assumed that the AAP will be adopted by Summer 2010. This assumes some 15 month delay from that in the Implementation Plan.

- 2.4 **Planning Permission:** An outline planning application will be submitted by the developers in 2009 so as to enable its determination following adoption of the Joint Area Action Plan in 2010. Planning permission will be in place by summer 2011.
- 2.5 **Commencement on Site:** As a rule of thumb a period of 18 months to 2 years between the grant of outline permission and commencement on site is an appropriate allowance. This allows for discharge of conditions, approval of reserved matters and pre commencement works. Development will therefore commence in 2012/2013.
- 2.6 **First Completions:** First completions normally occur 6 months after commencement of development; during 2013.
- 2.7 These timescales are summarised below.

<i>RSS Issued in Final Form</i>	<i>Autumn 2008</i>
<i>Planning Application Submitted</i>	<i>2009</i>
<i>Estimated date for adoption of AAP</i>	<i>Summer 2010</i>
<i>Outline Planning Permission Granted</i>	<i>Summer 2011</i>
<i>Commencement on Site</i>	<i>2012/2013</i>
<i>First Completions</i>	<i>2013</i>

- 2.8 An element of the employment provision may be brought forward on a different and quicker timescale to reflect the importance of the need to provide additional employment land at Cheltenham. Employment provision at Swindon Farm has already been recommended to be allocated by the Cheltenham Borough Local Plan Inspector and this could be the subject of an earlier planning application, albeit this would need to comply with masterplan objectives for the development of the urban extension as a whole.

3 DEVELOPMENT PROGRAMME

- 3.1 It is anticipated that the residential element of the site will be undertaken by a number of housebuilders. For example, nine outlets are currently in place at the RAF Quedgeley development at Gloucester which is a similar strategic mixed use urban extension. These include both national and regional housebuilders. Multiple outlets would be active at North West Cheltenham. Housing Associations would also be involved in the development.
- 3.2 Development rates are ordinarily low at the start of the housebuilding process and output increases over a number of years. As a general indication, the usual assumption is that each housing outlet on a site can deliver some 50 dwellings per annum. Factors which affect this include the mix of accommodation and the number of flats/apartments provided on a scheme, market conditions generally, the strength of demand and the constraint imposed by the planning system on housing supply and alternative sites.
- 3.3 In this context, the following table illustrates the anticipated build programme for North West Cheltenham (subject to final determination of urban extension size):

Year	No. of completions	Cumulative completions
2013	50	50
2014	100	150
2015	250	400
2016	300	700
2017	350	1050
2018	350	1400
2019	450	1850
2020	500	2350
2021	500	2850
2022	500	3350
2023	400	3750
2024	250	4000

3.4 This anticipated build programme demonstrates that the Draft RSS' requirement can be satisfactorily met by 2024. The above figures include both market housing and affordable housing.

4 KEY INFRASTRUCTURE

- 4.1 There are no known strategic constraints which serve to constrain the implementation of an urban extension at North West Cheltenham.
- 4.2 Work undertaken in relation to transportation has identified that a public transport based strategy with on line local highway network improvements could satisfactorily accommodate a mixed use urban extension of more than 4000 new homes and associated uses. There is accordingly, no justification in terms of traffic related to the urban extension to warrant the construction of any new strategic highway infrastructure such that implementation of the urban extension would be delayed. Should it be determined that a strategic highway scheme(s) is required for other reasons, this does not present an impediment to implementation of the urban extension and is not a pre-condition to development at North West Cheltenham.
- 4.3 Moreover, preliminary infrastructure investigations have identified that utility services can be provided by means of local upgrades and reinforcements as opposed to new strategic infrastructure provision. Save for electric supply, which requires new supply lines at the commencement of development, all other utility services have available capacity to accommodate at least 1500 new homes and thereafter improvements will be required. Consequently this is unlikely to necessitate pre-commencement works of a scale that would have an adverse impact on the delivery on the urban extension. Improvements can be made on a phased basis and as is conventional the costs associated with this will be borne by the developers.
- 4.4 Moreover, there exists scope within the timescale envisaged in Section 2 for the early implementation of strategic landscaping if this is required to assist in defining a new Green Belt boundary.

Boyer Planning Limited
03.131

APPENDIX 1: SENSITIVITY TESTING

- A1. In order to assess the sensitivity of this development programme two alternative scenarios have been explored:
- the submission of an early application in 2008 predicated upon confirmation of the suitability of the North West Cheltenham urban extension by the Panel, pre application consultation with the Regional Assembly (Planning and Compulsory Purchase Act 2004, Section 3(6)) and its determination by the Secretary of State utilising call-in powers (Scenario 1); and
 - a delay, either by reason of an extended LDF process or in the determination of the planning application, of two years thus restricting first completions until 2015 (Scenario 2).
- A2. The timescales associated with these two scenarios are recorded overleaf. This testing illustrates that an early release would achieve completions at an earlier date and would facilitate the achievement of a higher overall level of development than currently anticipated in the Draft RSS.
- A4. It also illustrates that in the event of a delayed release of the site it is anticipated that the Draft RSS requirement can still be met by 2026.

Scenario 1: Submission of an Early Planning Application

<i>Submission of Planning Application</i>	<i>Early 2008</i>
<i>Statutory Period for Determination</i>	<i>Summer 2008</i>
<i>Secretary of State call in</i>	<i>Summer 2008</i>
<i>RSS Issued in Final Form</i>	<i>Autumn 2008</i>
<i>Inquiry</i>	<i>Winter 2008</i>
<i>Secretary of State Decision</i>	<i>Winter 2009</i>
<i>Commencement on Site</i>	<i>Early 2012</i>
<i>First Completions</i>	<i>Summer 2012</i>

Year	No. of completions	Cumulative completions
2012	50	50
2013	100	150
2014	250	400
2015	300	700
2016	350	1050
2017	350	1400
2018	450	1850
2019	500	2350
2020	500	2850
2021	500	3350
2022	500	3850
2023	350	4200
2024	300	4500
2025	250	4750
2026	250	5000

Scenario 2: Delay in commencement of development

<i>RSS Issued in Final Form</i>	<i>Autumn 2008</i>
<i>Outline Planning Permission Granted</i>	<i>Summer 2013</i>
<i>Commencement on Site</i>	<i>Summer 2015</i>
<i>First Completions</i>	<i>By the end 2015</i>

Year	No. of completions	Cumulative completions
2015	50	50
2016	100	150
2017	250	400
2018	300	700
2019	350	1050
2020	350	1400
2021	450	1850
2022	500	2350
2023	500	2850
2024	500	3350
2025	500	3850
2026	350	4200