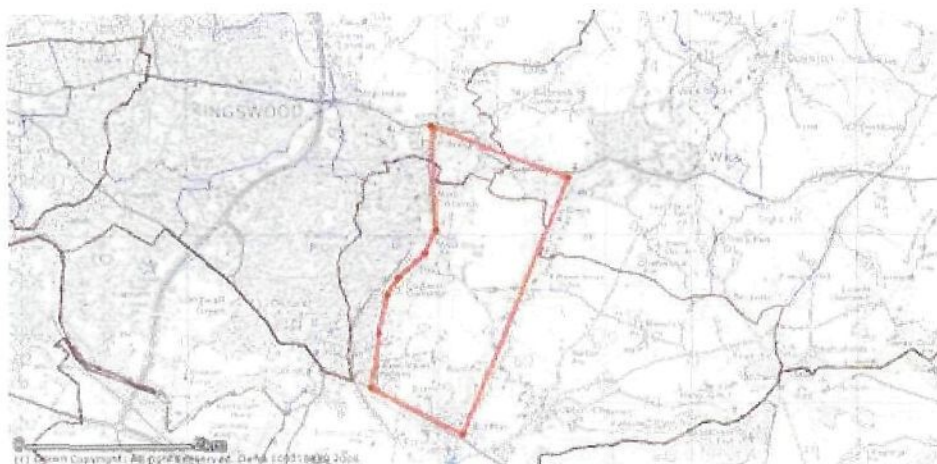


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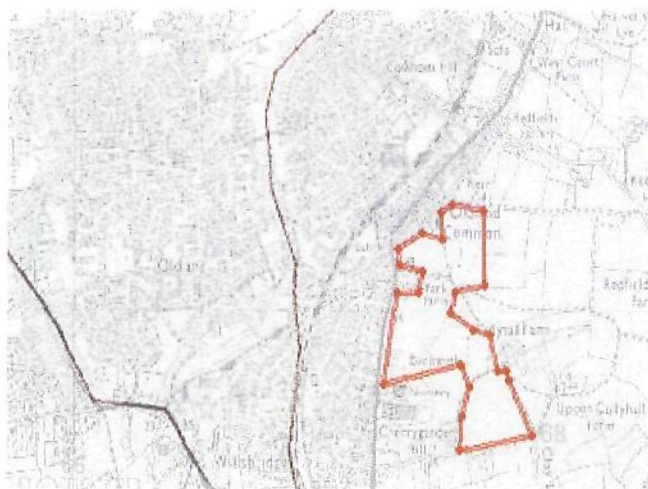
From: "Tim Baker (Greendale)" <tim@greendalecourt.com>
To: "Enquiries" <enquiries@southwesteip.co.uk>
Sent: 12 January 2007 17:04
Subject: DRAFT RSS10 - EIP - PANEL NOTE 2 - A RESPONSE

As you know we are suggesting, ref 474C, that the area of search on the east side of Bristol (usually shown and known as Area of Search D) be either reshaped or extended to include land immediately to the east of Oldland Common.

The plan below shows the general area suggested by us as the extension area or as a replacement area for land removed from the area of search shown in key diagram 41 page 55 of the Draft RSS10.



Within this are we own 18.5 hectares at Oldland Common which adjoins the Barry Road, a road with capacity for both public and private transport modes.



Assuming 15% of the land for POS and leisure, a site of 0.5 hectares for a new primary school and 2 hectares of employment then the 13,225 hectares developable could release 660 houses at the rate of 50 per hectare of which 200 approximately would be affordable housing.

At least another 20 hectares can be brought in meaning, pro rata, a total of 1,200 houses (400 affordable) out of total identified of 6,000 for this side of Bristol.

The land has no environmental designations and surveys show that it is not the habitat of protected species.

The land is flat, has frontage to the existing highway network, more than adequate service capacities available to it and could be developed immediately

Primary and secondary schools are situated within 800 metres radius of our boundary; a primary school could be accommodated within our development.

Oldland Common has a good range of local shops and any additional retail need could be accommodated on our site.

The land we own sits well below the Oldland Ridge and would therefore fit into the existing urban form; see the attached document from S Glos council.

Employment is available in the industrial and trading estates to the west in the greater Bristol area.

So in terms of phasing the land could be released early in the plan period.

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