



1. Matter 5 Employment

1. Introduction

1. Copperfield is instructed by Vistry Homes Limited ('Vistry', previously Linden Homes) and Comapro who have made representations at the Preferred Option TBP in 2018 and the Pre-Submission TBP in 2019.
2. This hearing statement reflects the representations previously made and is focused on the Inspectors' MIQs (dated December 2020).
3. Vistry and Comparo have interests in land to the north of Bishops Cleeve and both have engaged in the delivery of the 450 dwelling Homelands Farm mixed-use development in the same location.
4. Vistry has a live planning application at the Homelands Farm Buildings which is also the subject of a proposed allocations **BIS2** and **EMP2**. The site has the benefit of a resolution to grant planning permission for 65 dwellings (26 affordable) and up to 2000sqm GIA of business class use. A draft S106 is with the LPA and the County Council for signing.
5. Comparo also controls the proposed **BIS1** allocation which has the benefit of full planning permission for residential development.
6. Vistry and Comparo also control land to the north of Homelands Farm to the west and east of Gotherington Lane. Details of the land ownership were presented as part of the Regulation 19 representations and the plan is reproduced in **Appendix A** of the Matter 3 Statement.
7. Set out below are the responses to the relevant MIQs on behalf of Vistry and Comapro.

Question 5.7

"5.7 In several cases, extensions to the sites are proposed in the TBP on adjacent land, not previously allocated. According to ELBP Appendix D, outside the Green Belt, these total 38ha of new land. In each case:

- *What is the current use of the site and is there any relevant planning history? Are there any current planning applications or appeals?*
- *Is the new employment allocation justified given the site selection criteria, constraints, infrastructure requirements and potential impacts? Is there evidence the site is deliverable during the plan period?*

In turn:

Homelands Farm, Bishops Cleeve 1.4 ha (new site)"



RESPONSE:

8. The 1.4Ha Homelands Farm site consists of a series of poor-quality industrial agricultural buildings. The Farm building once serviced a significant part of the land between Bishops Cleve and Gotherington but over the last 20 years much of the land has been the subject of housing development and the Farm has generally deteriorated, is underutilised and the time is now right for redevelopment.
9. In 2019 an application was submitted (19/00758/OUT) by Linden Limited (now Vistry) for redevelopment. The application included the eastern part of the 1.4Ha draft allocation alongside 65 houses on land to the south. The application currently has a resolution to grant consent subject completion of a S106 agreement.
10. The details included with the 2019 application included provision of up to 2,000sqm (GIA) of small-scale employment use (B1). All matters were reserved except for access. Plans showed access through the eastern parcel of land to service the balance of the land within the allocation and beyond.
11. Subject to the s106 being signed and the permission being issued the intention of the landowner is to actively market the site either on a build to let or freehold sale basis. Technical investigations show no impediment to the delivery of the site within the life of the planning permission/ plan. Subject to market conditions, the land is expected to be redeveloped within the next 3 years.
12. Based on the recent planning resolution and in accordance with the details set out above we believe that the site should be considered a committed proposal which is both deliverable and achievable and its inclusion as an allocation in the TBP is entirely justifiable.
13. Although it is expected that a planning decision notice will be issued shortly, it is important to continue to allocate the site for development in the TBP for the following reasons in accordance with Section 6 of the NPPF:
 - Planning permission has not yet been granted.
 - A commitment in the adopted plan will encourage those seeking to invest in business.
 - Support a prosperous semi-rural economy by confirming that the principle of development for the balance of the site is established, in a sustainable location.
14. There are no technical impediments to the delivery of both elements of proposed allocation.



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For and on behalf of Copperfield L&P Ltd

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