

Stroud District Local Plan Review - Draft Plan - Sites survey

Your details

Name
[REDACTED]
Your company or organisation
McGough Planning Consultants Ltd
Your email address
[REDACTED]
Client's name (if applicable)
n/a
Client's company or organisation (if applicable)
Ashtenne Industrial Fund LP (C/o Hansteen Ltd)

Alternative sites

If you would like to suggest an alternative site that has not previously been considered as part of the Local Plan Review or Strategic Assessment of Land Availability (SALA) please fill in the Draft Plan Site Submission Form that can be found at www.stroud.gov.uk/localplanreview If you would like to suggest/ comment on an alternative site that has previously been considered as part of the Local Plan Review or Strategic Assessment of Land Availability (SALA), or if you would like to provide additional information in relation to a previously assessed site, please include the site reference number below and upload any additional information.

- File: Viability Assessment -Quedgeley - Final Report.pdf
- File: 2017-06-14 Review.pdf
- File: 2019-08-05 Viability Report - Quadrant Way[2].pdf
- File: 2019-03-21 Appendix 1 Policy Compliant with 30%[1].xls
- File: 2019-07-31 Appendix 2 - Viable Appraisal with 39 affordable units[1].xls

Site reference/ comments:

Site Ref HAR013 Land at Quadrant Distribution Centre, Davy Way Quedgeley Further to my email of 21st November 2019 (and in response to the latest local plan consultation), I have attached copies of the viability evidence that demonstrates employment development is not viable on our client's (Ashtenne Industrial Fund (AIF)) site – your ref HAR013. This includes: A letter from Tony Williams at the District Valuers Service (DVS), dated 14th June 2017, following our pre-application submission to consider the viability of employment development on the site which concluded at point s(4) and (5) on page 2 as follows: “4) Summary – It can be seen from the above that the base enabling costs (excluding fees, 106 costs, finance and profit etc) are equal to or exceed the values that we believe could be achieved for the

serviced sites, i.e. after the enabling works have been carried out. On this basis viability of the site is a major issue in order to bring the site forward for development incorporating employment uses. 5) Phasing – You have raised the issue of phasing and whether this would help the scheme. In a way, the site has already been phased with the last 20 acres to be dealt with as a final phase. However, with the current uncertainty in the general economic market, I can't see the market for this site for employment uses improving in the short to medium term. " Our Viability Appraisal (dated 11 July 2018) submitted with the subsequent planning application for 160 dwellings on the site (ref. s18.1947/OUT). A further letter from [REDACTED] the DVS, dated 5th August 2019, which considered the viability of employment development, as well, and concluded at the bottom of page 2: "We understand that the site sits within a Key Employment Area, but that an appraisal carried out by Cushman & Wakefield utilising the site for industrial use has shown such a scheme to be undeliverable. Cushman & Wakefield have undertaken a residual appraisal of the proposed industrial development which shows a negative land value of - £571,000. In June 2017 we undertook a review of the employment potential of this site and concluded that viability was a major issue in order to bring the site forward for development incorporating employment uses." This DVS letter was accompanied by his two appraisals of the 160 dwellings proposal (also attached) which showed 30% affordable housing was not viable, but just over 24% was – which means the scheme can support the provision of 39 affordable units. For ease of reference (and to be certain there is no misunderstanding), in my email of 21st November, I included a copy of the email sent as part of a call for sites on 4th December 2017. This email included the same site ownership plan, completed call for sites form and an indicative layout plan demonstrating how the site can be developed for 160 houses. This layout has been superseded by the layout plan submitted as part of the planning application (ref. s18.1947/OUT), but you should already have a copy of that as it was submitted via your on-line form in response to the Emerging Strategy consultation on 18th January 2019. We feel this information conclusively demonstrates employment development is not viable on our client's site. Frankly, we hope that our planning application will be approved by the planning committee on 7th January 2020, removing any need for further involvement in the local plan. However, until that happens we have to keep taking part in the local plan process, so if you have any questions about the employment viability in relation to our client's site, please let me know. For the avoidance of doubt, we may make further comments about the local plan in due course.