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Our Ref: 14640/A3/SP/PR/jmm

22<sup>nd</sup> June 2018

Dear Sir/Madam

**RE: HENGROVE AND WHITCHURCH PARK NEIGHBOURHOOD PLAN**

These representations are submitted on behalf of Taylor Wimpey, Bovis Homes and Land Improvement Holdings, who are jointly promoting land to the south of Whitchurch for development. This is broadly within the area identified for development in the emerging Joint Spatial Plan (JSP).

Taylor Wimpey, Bovis Homes and Lands Improvement Holdings have been promoting land at Whitchurch for development for a number of years. The land was promoted for allocation through the Regional Spatial Strategy, B&NES Core Strategy and most recently through the emerging Joint Spatial Plan (JSP). The JSP Emerging Spatial Strategy published by the four West of England Authorities proposes a draft allocation for a total of 2,500 homes around the Whitchurch area. Our clients land interests are focused on land to the east of the A37 and have the capacity to accommodate about 2,000 homes, together with a Park and Ride, Primary School, Local Centre, Green Infrastructure and facilitates a future extension to the Metrobus and links to the A4 and ring road.

It is the West of England Councils, through the JSP, that has proposed development at Whitchurch rather than ourselves, but we consider that this presents a significant opportunity for the local area. Working with the Council and local community we are committed to seeking this is the best form of development possible, that it integrates with and is a positive addition to the surrounding area.

The development team have undertaken technical assessment of the site which has demonstrated that the site is free from constraints and is deliverable. The development team are committed to working with the Council and taking account of the views of the local community to address any concerns regarding the proposal.

The consortium has been promoting land at Whitchurch for a significant time and are committed to working with the local community in order to achieve the best form of development that can be achieved. We welcome the opportunity presented by this consultation to comment on the Neighbourhood Plan and recognise all the hard work that will have gone into assessing the issues, involving the community, preparing the draft policy response, writing the Plan and organising the consultation.

We recognise that the Neighbourhood Plan is silent on the prospect of a strategic development location at Whitchurch and moreover that this is an issue that will be addressed by the West of England Authorities through the emerging Joint Spatial Plan; and subsequently by B&NES within their new Local Plan. Notwithstanding this, we acknowledge the priorities identified by local



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residents. Whilst the land within the control of the consortium lies outside the Neighbourhood Plan area, the consortium consider that the development of land at Whitchurch would have the potential to support the aspirations of the Neighbourhood Plan through a variety of measures, including:

- o Providing high quality open space accessible to wider local communities;
- o Increasing and improving the range of community facilities;
- o Providing green infrastructure links and wildlife corridors with surrounding areas;
- o Providing formal sport and recreation facilities to support the existing and proposed residents;
- o Improving cycling and walking facilities and connections;
- o Promoting sustainable and active travel - facilitating an extension to Metrobus and enabling provision of a Park and Ride facility;

We would welcome the opportunity to engage with the Neighbourhood Planning Forum (alongside the JSP's Examination) in order to explore how the development of land at Whitchurch could assist in supporting the local ambitions and aspirations set out within the draft Neighbourhood Plan.

Yours faithfully



**SIMON PRESCOTT**  
Partner