
Bristol Local Plan Examination

Matter 7: Other Housing Policies

Written Statement Prepared by Savills
on behalf of Taylor Wimpey

Issue 7.2 – Whether the remaining policies relating to housing delivery are positively prepared, justified and consistent with national policy and would they be effective in securing sustainable development?

Introduction

- i. As means of introduction to this Issue, Taylor Wimpey submits this Statement in support of the Plan’s identification of Land adjacent to Elsbert Drive, Bishopsworth in Policy DS11 as a residential allocation.
- ii. Taylor Wimpey are the freehold land owner of all land identified within the allocation, and have engaged at all stages of the emerging Plan process. A copy of Taylor Wimpey’s representations submitted in January 2024 to the most recent Reg. 19 consultation in relation to:
 - Policy H5 (Self-Build and Community-Led Housing) can be found [here](#)¹; and
 - DS11 (Development Allocations South West Bristol) can be found [here](#).
- iii. Although Taylor Wimpey support the principle of the site’s allocation, in earlier representations they have advocated for changes to the allocation’s wording as means of enhancing the site’s deliverability and ensuring consistency with other policies and allocations within the Plan.
- iv. A pre-application submission was made to Bristol City (the “Council”) in November 2024, and Taylor Wimpey will be working toward the submission of an outline planning application in 2025.
- v. Unless expressly stated, the comments below relate to the proposed allocation of Elsbert Drive in isolation.

¹ Hyperlink, linking to Bristol City Council’s website as part of REP01, REP02 and REP03.

Policy H5: Self-Build and Community-Led Housing

Q7.3: Is Policy H5 positively prepared, justified, consistent with national policy and effective. In particular: ...

c) Is the requirement to deliver 5% self-build and custom housebuilding and/or community-led housebuilding at Bath Road, Brislington (DS12) and Land to the West of Elsbert Drive, Highridge (DS11) justified?

- vi. No, there is no justification in the Council's evidence base for the inclusion of this requirement for Elsbert Drive.
- vii. As Taylor Wimpey stated in their Reg. 19 representations, Elsbert Drive is one of only two allocations in the emerging plan where at least 5% self/custom build is included as a requirement. Nowhere in the evidence base is this explained or justified.
- viii. Furthermore, there does not appear to have been any consideration of the impact that this requirement might have on viability or delivery rates.
- ix. This is not without consequence as there are numerous challenges associated with including a requirement for a proportion of self/custom build as part of a larger site. As a starting point, many self/custom-builders have aspirations to build their own home precisely because they want a product that is fundamentally different from "standard" developer products. It therefore follows that many want a plot that is not part of a larger development that comprises "standard" products.
- x. Another issue is that because of the lag that often occurs in the delivery of self/custom-build plots, as well as more unique designs, regular market plots adjacent to self-build plots are often subject to reduced interest from purchasers, which in turn has a negative impact on viability.
- xi. In the absence of adequate evidence and any justification, this requirement should be removed for Elsbert Drive, and we suggest the following edits to Policy H5 below. Text in struck-through red is proposed for deletion. All other text is as set out in the submitted policy.

“Policy H5: Self-build and community-led housing

...

Provision for self-build, custom housebuilding and other community-led housing as part of new development

At least 5% of homes will be in the form of self-build/custom-build housing and/or community-led housing on the following sites allocated for new homes:

- *Land at Bath Road, Brislington;*
- ~~*Land to west of Elsbert Drive, Highridge.*~~

...”

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