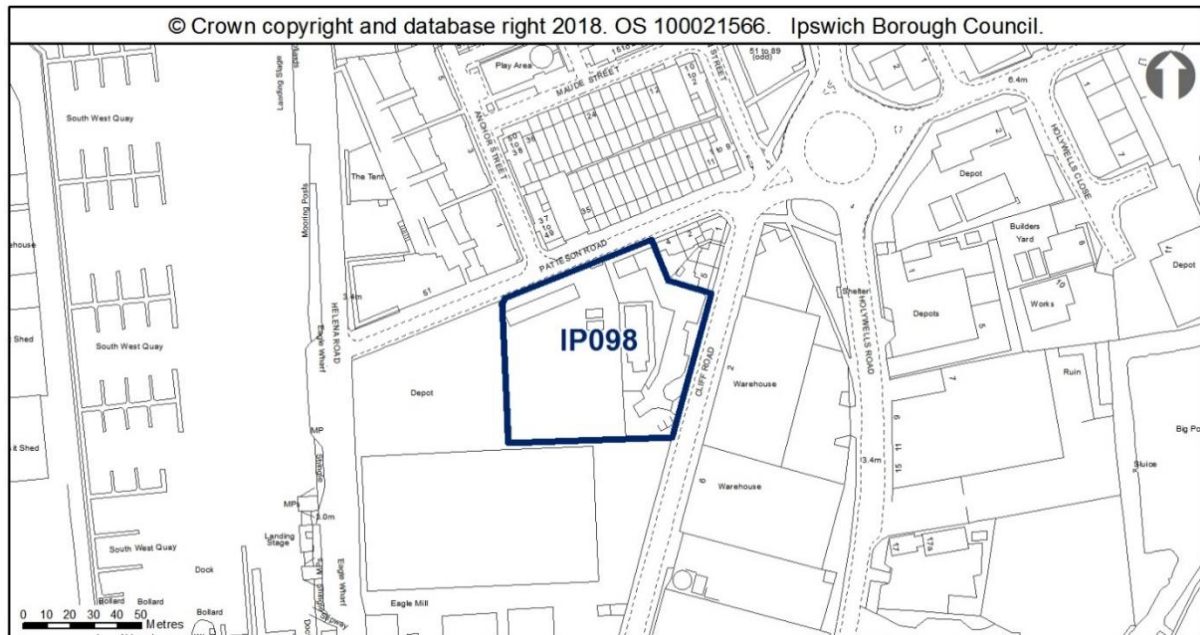


IBC's response to the request to describe timing of site and availability of site IP098 Transco, Patteson Road



The site was previously promoted through the SHLAA informing the adopted Local Plan.

The site has recently changed hands (2018). It is cleared apart from a gas governor, which consists of pipework above ground and housing in a box. Aerial photograph evidence shows the site was in use for external storage in June 2020. There are covenants/ easements on part of the site regarding the gas infrastructure which would need to be adhered to. Whilst the Council would prefer to see the gas governor relocated to facilitate redevelopment, we understand that residential use can take place adjacent to a gas governor.

Development has successfully taken place on the north side of Patteson Road on the former gas works site. The completed site to the north consists of 356 dwellings (43 houses and 313 flats) with completions having taken place between 2003 and 2007 (by Persimmon Homes) at a density of approximately 146dph.

In spite of efforts to contact the new owner through the SHLAA and Local Plan process, to date it has not proved possible to achieve meaningful engagement. However, there has been no objection to the allocation from the landowner.

The site is included in the housing trajectory in years ten and eleven (2030-2032).