

## Proposed Revised Policies CS15, CS27, CS31 & CS33

### Policy CS27

#### POLICY CS27 – EAST OF HARRY STOKE NEW NEIGHBOURHOOD

~~Provision will be made for a major mixed use development of 2,000 dwellings with associated infrastructure, including the safeguarding of the route for the Stoke Gifford Transport Link, on land east of Harry Stoke, extending south from Winterbourne Road to the A4174 Avon Ring Road which is part of the Major Scheme programme of the West of England. The safeguarding of this strategically important route for the Stoke Gifford Transport Link, as shown on the Proposals Map and its construction are the exceptional circumstances in which land will be removed from the Green Belt at this location. Development of the new neighbourhood will not come forward until the programmed delivery or construction of this route has been secured.~~

~~Development will be planned on a comprehensive basis that integrates with SGLP site 13 (Harry Stoke) and the Stoke Gifford Transport Link as set out in Policy CS7, and be in accordance with the vision, Policy CS25 & partnership priorities of the Bristol North Fringe communities, and high quality urban design principles as set out in Policy CS1.~~

~~Residential development will provide for a range of types and tenures in accordance with Policies CS17 and CS18.~~

~~It will also provide the following infrastructure:~~

~~*A major mixed use development is planned on land to the East of Harry Stoke extending south from Winterbourne Road to the A4174 Avon Ring Road, as defined on the Proposals Map. Within the New Neighbourhood provision will be made for approximately 2,000 dwellings in a new mixed use community. This will be supported by the preparation and adoption of a Supplementary Planning Document. Development will be comprehensively planned and phased to ensure full integration between different uses, provision of ancillary facilities and supporting infrastructure including the Stoke Gifford Transport Link, both within and beyond the area.*~~

~~*It is essential that an area-wide adopted SPD is the policy delivery mechanism to ensure development is comprehensively planned and delivered in order to integrate with SGLP site 13 (Harry Stoke) and the Stoke Gifford Transport Link as set out in Policy CS7. Development will be undertaken in accordance with the vision, Policy CS25 and partnership priorities of the Bristol North Fringe communities, and high quality urban design principles as set out in Policy CS1.*~~

~~Development proposals will be required to demonstrate that they are in accordance with the SPD. They should positively facilitate and not prejudice the development of the New Neighbourhood, and meet the overall vision for the area. *This area will be a major focus for development and will deliver:*~~

- ~~• *A range of residential types and tenures in accordance with*~~

**Policies CS17 and CS18:**

- Primary School(s) for approximately 3 forms of entry and full day nursery;
- A multi-use building comprising doctors surgery, library, community meeting space, children's and youth facilities;
- Local retail, food and drink outlets;
- Well planned and integrated Green Infrastructure including a strategic green corridor for amenity, recreation, woodland and wildlife use along the eastern edge of the site, sustainable urban drainage and allotments in accordance with Policies CS2 and CS24;
- Sports pitches and changing facilities;
- **Provision of pitches for Gypsies and Travellers:**
- ~~A waste transfer and recycling facility;~~
- The East of Harry Stoke New Neighbourhood Transport Package (see Policy CS7);
- Junctions, public transport stops, pedestrian crossing points and street trees/landscaping in order to integrate the transport link with the new neighbourhood;
- An Extra Care housing scheme; and
- Contributions will also be required for the provision of secondary school places in the locality.

Special attention will be required to layout, building form, scale and roofscape, architectural treatment, and landscaping along ridgelines and slopes visible from the wider area.

This list is not exhaustive and development should also meet other policies of the Local Development Framework and the provision of necessary utilities as appropriate. Further details are also set out in the Infrastructure Delivery Plan.

## Policy CS31

### POLICY CS31 – NORTH YATE NEW NEIGHBOURHOOD

~~At land in north Yate provision will be made for a major mixed use development, of 2,400 dwellings in the plan period (and up to 3,000 dwellings in total) (at an average density of 45 dwellings per hectare), employment opportunities and associated infrastructure. Development will be planned on a comprehensive basis in accordance with the vision, Policy CS30 and partnership priorities for Yate & Chipping Sodbury, and high quality design principles as set out in Policy CS1.~~

*A major mixed use development is planned at land in north Yate, as defined on the Proposals Map. Within the new neighbourhood provision will be made for 2,400 dwellings in the plan period (and up to 3,000 dwellings in total) (at an average density of 45 dwellings per hectare) in a new mixed use development, employment opportunities and associated infrastructure. This will be supported by the preparation and adoption of a Supplementary Planning Document. Development will be comprehensively planned and phased to ensure full integration between the different uses and provision of ancillary facilities and supporting infrastructure, both within and beyond the area.*

*It is essential that an area-wide adopted SPD is the policy delivery mechanism to ensure development is comprehensively planned and delivered in accordance with the vision, Policy CS30 and partnership priorities for Yate communities, and high quality urban design principles as set out in Policy CS1. Development proposals will be required to demonstrate that they are in accordance with the SPD. They should positively facilitate and not prejudice the development of surrounding areas of the New Neighbourhood, and meet the overall vision for the area*

The development will be contingent upon the provision of appropriate strategic sewerage infrastructure. No more than 500 dwellings will be allowed prior to the completion of the strategic sewerage infrastructure.

Residential development will provide for a range of types and tenures in accordance with Policies CS17 and CS18.

The new neighbourhood will incorporate up to 9ha of employment land. Opportunities for modern working practices within residential dwellings to enable people to work from their homes must also be delivered.

A through road linking Randolph Avenue to the B4060 (Peg Hill) will be delivered as part of this new neighbourhood.

Development will not impact on the special separate identity of Yate Rocks and a strategic green corridor on the eastern edge of the new development will be retained.

Development will also provide the following infrastructure:

- 2 Primary Schools for approximately 2 forms of entry each and a full day nursery;

- **A multi-use local centre comprising community meeting space, provision of a home working hub facility, doctors surgery, and facilities for children and young people;**
- **Local retail, food and drink outlets;**
- **Off-site contribution to extend Yate Library;**
- **Provision of pitches for Gypsies and Travellers;**
- **An Extra Care Scheme;**
- **Green Infrastructure, sport and recreation provision (including the provision of allotments), in accordance with Policies CS2 and CS24;**
- **Enhancement of sport and recreation facilities, particularly on-site and at Yate Outdoor Sports Complex;**
- **Contribution to waste disposal and recycling;**
- **Contribution to the Yate and Chipping Sodbury Transport Package (see Policy CS7);**
- **Measures to slow traffic and retain the 'green' character of Tanhouse Lane;**
- **Neighbourhood-wide wireless internet network;**
- **Contribution to the provision of public arts, performance and cultural space to be located in the town centre;**
- **Contributions will be sought for the provision of secondary school places in the locality.**

**This list is not exhaustive and development should also meet other policies of the Local Development Framework and the provision of necessary utilities as appropriate. Further details are also set out in the Infrastructure Delivery Plan.**

## Policy CS33

N.B. The purple text in Policy CS33 is not new but has been moved upwards from further down the policy.

### **POLICY CS33 – HOUSING OPPORTUNITY**

The preferred location for a housing opportunity area is to the north of Thornbury near to the Castle School (as indicated in Figure 13), where potential exists for **approximately up to** 500 dwellings to be delivered within the plan period.

**Development will be planned comprehensively in accordance with the vision, Policy CS32, and high quality urban design principles as set out in Policy CS1. In addition proposals will need to demonstrate that the development would not adversely impact upon the historic environment of Thornbury and its setting. Where adverse impacts cannot be avoided these impacts should be minimised by the use of sensitive high quality design and mitigation including appropriate enhancements to the historic environment of Thornbury and its setting.**

The housing capacity of the area north of Thornbury and near the Castle School will be confirmed through the satisfactory completion of:

- An Historical Environment Character Assessment which will also inform the layout and scale of development to help mitigate any possible impact on heritage values and assets; and
- Technical work to demonstrate that development would not increase the likelihood or severity of flooding either at Thornbury or further downstream at Oldbury.

The design of the development, informed by extended habitat and protected species surveys, will incorporate appropriate buffer zones around features of ecological importance. The design will address the need for connectivity between the Medieval fishponds and Park Mill Covert to the west along the stream corridor.

Development will need to address the following:

- Contributions to education provision where local education provision is inadequate to meet the needs arising from the future occupiers. Appropriate provision in scale and kind will be sought.
- Uses which may be required to meet wider community and Green Infrastructure needs, including a high level of footpath/bridleway permeability through the development and into the surrounding countryside.
- Improved transport links via Park Road from new development to the town centre to ensure its integration into the existing community. Any new vehicular access onto Butt Lane/Oldbury Lane will need to address any other related highway improvements arising from the development, including improved pedestrian and cycle routes to and from the town centre.

- **A range of house types and tenures in accordance with Policies CS17 and CS18.**

**This list is not exhaustive and development should also meet other policies of the Local Development Framework and the provision of necessary utilities as appropriate. Further details are also set out in the Infrastructure Delivery Plan.**

**~~The production of a Development Brief that will be adopted as a Supplementary Planning Document will inform the development and delivery of the site.~~**

## Policy CS15 and supporting text

### *Distribution of Housing*

NEW TABLE

		2011/12- 2015/16 (5yrs)	2016/17- 2020/21 (5yrs)	2021/22- 2026/27 (6yrs)	Total 2006- 2027
<b>Completions 2006 – 2011</b>					4,060
<b>North &amp; East Fringes of Bristol urban area</b>	<b>Existing Local Plan Sites</b>	3,060	3,930	395	7,385
	<b>Potential housing sites, including infill development<sup>3</sup></b>	1,130	500	1,100	2,730
	<b>New Neighbourhoods:</b>				
	<ul style="list-style-type: none"> <li>• East of Harry Stoke</li> <li>• Cribbs/Patchway<sup>1</sup></li> </ul>	50	1,090	860	2,000
		100	1,030	4,570	5,700
<b>Rest of South Glos</b>	<b>Potential housing sites including infill development<sup>2</sup></b>	1,030	245	85	1,360
	<b>New Neighbourhood at Yate<sup>1,2</sup></b>	-	810	1,890	2,700
	<b>Housing Opportunity at Thornbury</b>	180	320	-	500
<b>TOTAL excluding completions 2011 - 2027</b>		5,550	7,925	8,900	22,375
<b>TOTAL including completions 2006 - 2027</b>					26,435

<b>POLICY CS15 - DISTRIBUTION OF HOUSING</b>					
<b>Between 2006 and 2027, covering a period of 15 years from adoption of the Plan, provision will be made for up to 26,400 new homes in accordance with the plan, monitor and manage approach and the location of development set out in Policy CS5. The distribution will be:</b>					
		<b>2012/13-2016/17 (5yrs)</b>	<b>2017/18-2021/22 (5yrs)</b>	<b>2022/23-2026/27 (5yrs)</b>	<b>Total 2006-2027</b>
<b>Completions 2006 – 2012</b>					<b>4,990</b>
<b>North &amp; East Fringes of Bristol urban area</b>	<b>Existing Local Plan Allocations</b>	<b>3,750</b>	<b>3,520</b>	<b>25</b>	<b>7,295</b>
	<b>Potential housing sites, including infill development<sup>3</sup></b>	<b>1,070</b>	<b>325</b>	<b>735</b>	<b>2,130</b>
	<b>New Neighbourhoods:</b>				
	• <b>East of Harry Stoke<sup>1</sup></b>	<b>155</b>	<b>1,250</b>	<b>595</b>	<b>2,000</b>
	• <b>Cribbs/Patchway</b>	<b>235</b>	<b>1,520</b>	<b>3,945</b>	<b>5,700</b>
<b>Rest of South Glos</b>	<b>Potential housing sites including infill development<sup>3</sup></b>	<b>905</b>	<b>185</b>	<b>450</b>	<b>1,540</b>
	<b>New Neighbourhood at Yate<sup>1,2</sup></b>	<b>260</b>	<b>940</b>	<b>1,500</b>	<b>2,700</b>
	<b>Housing Opportunity at Thornbury</b>	<b>260</b>	<b>240</b>	<b>-</b>	<b>500</b>
<b>TOTAL excluding completions 2012-2027</b>		<b>6,635</b>	<b>7,980</b>	<b>7,250</b>	<b>21,865</b>
<b>TOTAL including completions 2006 - 2027</b>					<b>26,855</b>

<sup>1</sup> Development of the new neighbourhoods at north Yate and Cribbs/Patchway is contingent on the delivery of major new strategic infrastructure to support sustainable communities subject to confirmation from delivery partners.

<sup>2</sup> Remainder of the 3000 dwellings capacity at Yate new neighbourhood to be delivered post 2026/7

<sup>3</sup> Potential housing sites including infill development on sites that have planning permission (outline or full planning permission that has not been implemented), specific, unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the first 5 year period of the Core Strategy and small sites expected to come forward beyond 2024/2

10.5a6 The overall level of housing provision put forward in this Plan reflects the underlying spatial objectives, the sustainable development principles set out in Policy CS1 and the locational strategy set out in Policy CS5. In establishing the strategic housing provision, consideration has been given to the following factors that have shaped capacity:

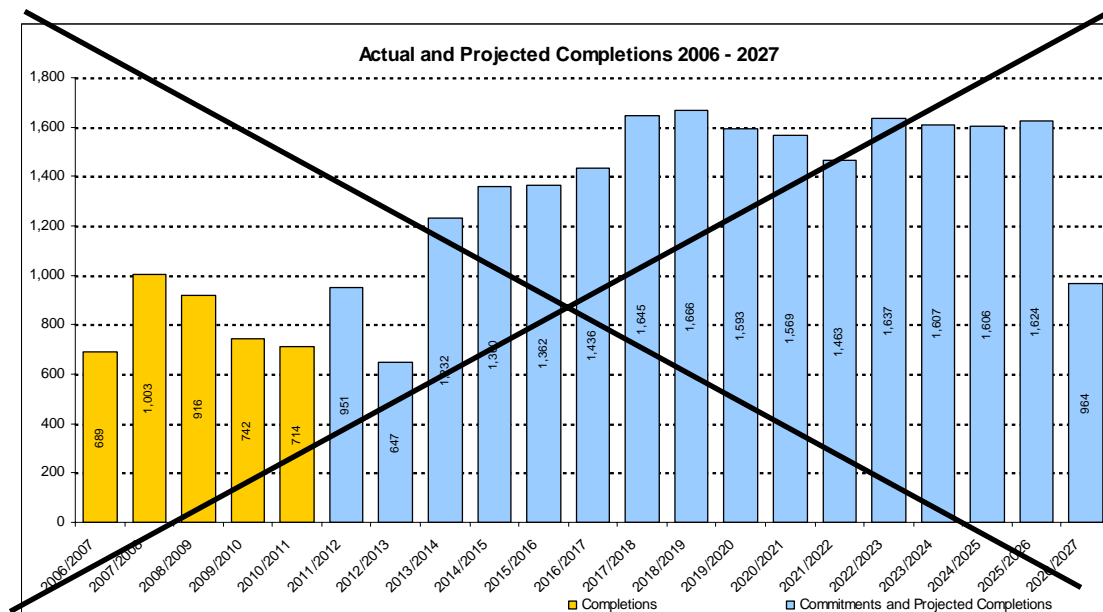
- the relationship between projected local employment growth and housing to plan for prosperous local economies over the duration of the plan period;
- putting into a local context the demographic drivers to housing demand;

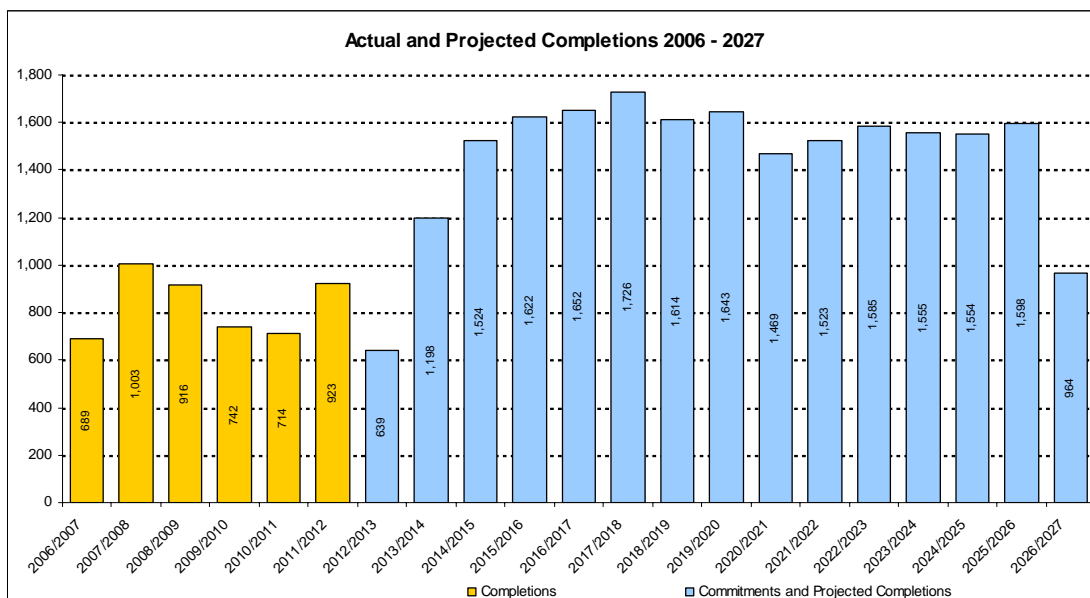


- protecting environmental assets and making the most effective use of developed land and buildings;
- the physical, green and community infrastructure needed to support additional housing and the importance of its delivery through comprehensive and co-ordinated plan making;
- providing a framework which takes a long term view to support the delivery of housing, for which there is likely to be genuine demand, but which is resilient and flexible to respond to rapidly changing circumstances; and
- consistency with the underlying commitment to sustainable patterns of development across the area and the principles of localism.

10.67 Between 2006 and 2027 provision will be made for up to 26,400 new dwellings, 4,060 4,990 of which have already been completed, this means providing up to ~~22,340~~ 21,410 dwellings, between 2014~~2~~ and 2027.

10.6a8 This new housing will be delivered in accordance with the phasing set out in Policy CS15. The purpose of this is to provide practical steps to guide development and to identify broad timescales for the release of development to co-ordinate with infrastructure delivery in accordance with the locational strategy. The ‘flexibility’ in the provision also enables the Core Strategy to provide a 15 years supply of land at adoption. The following housing trajectory demonstrates that there is a deliverable and adequate supply of housing available until 2027.





10.6b9 For the purposes of calculating the 5 year land supply up to 2024~~2~~, the level of housing required will be determined by the provisions set in the first two phasing periods of Policy CS15. It is important housing land supply is monitored. To achieve this an annual report and supporting technical methodology will be prepared which will confirm the level of housing provision to be provided for the basis of the 5 year land supply. Through this detailed monitoring, if necessary, the timing of land releases may be altered if land supply falls short, or exceeds, expectations. For the period beyond 2024~~2~~, for the basis of calculating the 5 year land supply, the housing requirement identified in Policy CS15 will be reviewed to establish the suitability and adequacy of phasing assumptions for the last ~~6~~ 5 years of the plan period.

10.6e10 Over 40% of this housing is accounted for through allocations in the South Gloucestershire Local Plan and planning permissions. At ~~October 2014~~ April 2012 there were outstanding planning permissions for around ~~5,780~~ 5,680 dwellings and a further ~~4,270~~ 4,180 dwellings on committed sites.

10.711 To supplement the existing permissions and commitments, the Core Strategy identifies 3 new neighbourhoods which will deliver 10,400 dwellings. In addition, a smaller development opportunity at Thornbury will provide a further 500 dwellings to support local housing needs over the next 15 years.

10.7a12 Over half of the dwellings to be provided in the new neighbourhoods will come forward in the Cribbs/Patchway New Neighbourhood, a significant proportion of which are expected with the anticipated closure, and subsequent release for development, of Filton Airfield. BAE Systems has announced its intentions in this respect. This level of development is justified in order to deliver a comprehensive and sustainable development in this area of the Bristol North Fringe, well integrated with the existing communities surrounding the area, and to secure the level of infrastructure investment required, particularly transport and education. However, should BAE Systems decide against releasing the Airfield for development, the Council will not seek to compensate with alternative housing provision elsewhere. Rather, the Council may consider the need to undertake an early review of the Core Strategy to respond to this change in circumstance should it arise.

10.7b13 In addition, the Council is of the view that there is the potential for further new dwellings to come forward from unidentified small sites (i.e. sites of less than 10 dwellings, including changes of use and conversions). Small sites have made a considerable contribution to housing delivery in the past. The Council has cautiously estimated that there are reasonable prospects of around ~~1,650~~ 2,250 homes (at 150 per annum) over and above existing commitments, being ~~delivered~~ added to from this source from 2015~~2~~. ~~However, in accordance with~~ Following changes to national guidance regarding windfalls set out in the

NPPF this additional allowance will be used to support the Council's 5 year land supply.  
Provision is only made in Policy CS15 for that proportion of small sites expected to be delivered post 2024.

10.814 This policy fulfils the requirement in national policy to enable a continuous delivery of housing for at least 15 years from the date of adoption, with sufficient specific deliverable sites to deliver housing for the first 5 years, the identification of a further supply of specific, developable sites for years 6-10 and where possible for years 11-15. ~~Further, as required by national guidance, no allowance has been made for windfalls during the first 10 years of the Core Strategy, and they are not expected to make a contribution before 2022.~~

10.4015 In recent years at least 60% of housing development in South Gloucestershire has taken place on previously developed land. Many of the committed sites are also on previously developed land. However, because of the level of housing growth which South Gloucestershire has to accommodate up to 2027, increasingly new housing development will have to be on greenfield sites, as there is a declining amount of brownfield land available in sustainable locations. These greenfield sites support the Core Strategy's Strategy for Development and will help in delivering the longer term vision for the West of England.

### **Delivery**

10.4416 This policy will be delivered through the development management process by private developers and affordable housing providers approved by the Council. Policies CS26, CS27 and CS31 provide detailed guidance on the new neighbourhoods at Cribbs Causeway, East of Harry Stoke and north Yate. South Gloucestershire Local Plan Policy M2 sets out detailed requirements for the major development at Emersons Green.