

SS 20

South Gloucestershire Core Strategy Examination

STATEMENT OF COMMON GROUND

BETWEEN

South Gloucestershire Council

AND

**Boyer Planning on behalf of Heron Land (representor
number 2880673)**

**In respect of North Yate New Neighbourhood (Matter 21,
Policies CS30 & CS31)**

Declaration

The contents of this paper are agreed for the purposes of South Gloucestershire Core Strategy.

Signed on behalf of Heron Land Developments Ltd

[Handwritten Signature]

Position *Bayer Planning Ltd*

Date *21/6/12*

Signed on behalf of the South Gloucestershire Council

[Handwritten Signature]

Position *Head of Strategic Planning*

Date *21/06/2012*

North Yate New Neighbourhood

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1. Overview

- 1.1 This Statement of Common Ground (SOCG) has been prepared jointly by South Gloucestershire Council and Boyer Planning on behalf of Heron Land Developments Ltd (HLD).
- 1.2 The SOCG has been prepared to confirm the points of agreement between the Council and its development partner in relation to the Council's Core Strategy (incorporating Post Submission Changes, December 2011), to assist the Planning Inspector at the forthcoming Examination in Public (EiP).

2. Background

- 2.1 The North Yate New Neighbourhood Housing identified in Policy CS30 and CS31 at North Brimsham, Yate proposes a development of 3,000 houses (of which 2,700 will be delivered by 2027), up to 9ha of employment land, open space, transport and community services and facilities to support the new community on approximately 118 hectares of land currently in agricultural use.
- 2.2 The site is bounded to the north by Tanhouse Lane, to the west by the Bristol to Gloucester railway line, to the east by the foot of a ridge of land known as Yate Rocks and to the south by the existing development at North Brimsham.
- 2.3 The New Neighbourhood Area has been the subject considerable community engagement and pre-planning with the development partner. An outline planning application has been received by the Council and was registered on 1st June 2012. The developer has agreed to a deferment of any decision on the planning application, pending receipt of the Inspector's Report.
- 2.4 The North Yate New Neighbourhood site is controlled by several land interests, with the majority land interest held by Heron Land Developments (HLD).

3. Matters of Agreement

- 3.1 Boyer Planning made several representations to the Core Strategy at each consultation stage of the document. The following Matters are agreed between the Council and Boyer Planning on behalf of HLD.

Location of development and Distribution of Housing

- 3.2 HLD supports the Council's allocation of new development in North Yate in Policy CS31. HLD has recently submitted an outline planning application to the Council which demonstrates the new neighbourhood area is available, suitable for development and deliverable.

Comprehensive development

- 3.3 Both Parties agree that development will be comprehensively planned and delivery will be co-ordinated to ensure full integration between the different land ownerships for the provision of ancillary facilities and supporting infrastructure required by the New Neighbourhood.

Policy CS31 Flood Risk Assessment

- 3.4 Following detailed modelling work, the Environment Agency has confirmed a flood map change, which recognises that the original extent of flood risk within the site shown on its records was inaccurate. HLD has prepared a flood risk assessment for North Yate new neighbourhood which has the agreement and support of the Environment Agency. The Environment Agency has also confirmed that the design approach to development adopted by HLD will ensure that no additional surface water volumes are conveyed downstream and that an overall betterment to the catchment is achieved.
- 3.5 Both parties are agreed that the level of information submitted to and agreed by the Environment Agency is sufficient to support the allocation of North Yate new neighbourhood area as a strategic housing location.

Sewerage

- 3.6 HLD and Wessex Water have agreed a memorandum of understanding to confirm that the delivery of strategic sewerage infrastructure required to deliver the North Yate New Neighbourhood is not a constraint to the progress of the scheme.
- 3.7 A second agreement between HLD and Wessex Water confirms the availability within the existing system of capacity for 500 dwellings in the area north of Randolph Avenue and Leechpool Way.
- 3.8 Both parties agree that these memoranda of understanding are sufficient to demonstrate the developer's ability to deliver 3,000 new homes at North Yate.

Transport

- 3.9 HLD has undertaken work to confirm the capacity of the highway network to support the delivery of 3,000 new homes at North Yate. This position has been independently reviewed and confirmed by Atkins. Working with the Council, HLD has established the principles of a multi modal transport strategy for the scheme which demonstrates the potential for effective investment in public transport, cycling and walking, consistent with the Yate and Chipping Sodbury transport package from which the town as a whole will benefit.
- 3.10 The parties are agreed that that there is potential for effective investment in off site improvements to the local highway network public transport, cycling and walking, to ensure the proposals are consistent with the Yate and Chipping Sodbury transport package and will offset any impact arising from the New Neighbourhood.

Green Infrastructure

- 3.11 The Council has proposed an amendment to Figure 12 to distinguish the area of Green Infrastructure falling within the new neighbourhood and therefore required as part of the development. Both parties are agreed that Herons objection relating to the Green Infrastructure notation on Figure 12 has been resolved.