

SS 23

South Gloucestershire Core Strategy Examination

STATEMENT OF COMMON GROUND

BETWEEN

South Gloucestershire Council

AND

RPS Planning on behalf of Crest Strategic Projects
(representor number 347713)

In respect of East of Harry Stoke New Neighbourhood
(Matter 22, Policies CS27)

Declaration

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

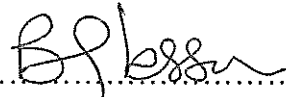
Signed on behalf of Crest Strategic Projects


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Position... TECHNICAL DIRECTOR, RPS.....

Date... 28/6/12.....

Signed on behalf of the South Gloucestershire Council


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Position... Head of Strategic Planning.....

Date... 28/06/2012.....

East of Harry Stoke New Neighbourhood

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Overview

1. This Statement of Common Ground (SOCG) has been prepared jointly by South Gloucestershire Council and RPS on behalf of Crest Strategic Projects in respect of Land East of Harry Stoke containing the New Neighbourhood Strategic Housing allocation.
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).

Background

3. The East of Harry Stoke New Neighbourhood Housing Area identified in Policy CS27 is split into two distinct areas, north and south of the A4174. The area to the north of the A4174 ring road proposes a development of 2,000 houses, open space, transport and community services and facilities to support the new community on approximately 120 hectares of land currently in agricultural use. The New Neighbourhood Housing Area is bounded to the north by the A4057 Winterbourne Way, to the east by the M4 and M32 motorways, to the south by the A4174 ring road and to the west by the existing settlement of Harry Stoke.
4. The policy area south of the A4174 measures approximately 39 hectares and sites within the Green Belt. This land is reserved for public open space and Green Infrastructure. The area is bounded by the M32 motorway to the east and south, Bristol Business Park and the Coldharbour Lane housing development to the west.
5. The site includes provision for the Stoke Gifford Transport Link, which forms part of the North Fringe to Hengrove rapid transport project. This link connects the A4174 to Bradley Stoke Way.

Matters of Agreement

6. RPS made several representations to the Core Strategy at each consultation stage of the document. The following Matters are agreed between the Council and RPS on behalf of Crest Strategic Projects.

Location of development and Distribution of Housing

7. Crest Strategic Projects support the Council's strategic housing allocation on Land east of Harry Stoke set out in Policy CS5. Crest has recently submitted a master plan and supporting material to the Council as part of its latest representations on the Core Strategy.
8. It is agreed by both parties that the new neighbourhood area at East of Harry Stoke is available, suitable for development and capable of delivering 2,000 new homes together with supporting infrastructure.

Comprehensive Development

9. 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

Green Belt

10. RPS on behalf of Crest has raised the discrepancy in the key to Figure 5 in which an area of land within the housing allocation is still identified as Significant GI within the Green Belt and in Figure 7 in which the remaining extent of Green Belt is not acknowledged.
11. Both parties are agreed that the notation and Figure 5 need to be amended to reflect the new settlement boundary and release of land from the Green Belt. The Council; has proposed this modification in its 'suggested modifications to matter 22' contained in document PSM 22.
12. Both parties agree that Figure 7 will be amended as set out in the Council's Schedule of Rolling Suggested Changes document SC1 Ref 65.

Flooding

13. The Council's SFRA Level 2 study has identified an area of flood risk (zones 2, 3a and 3b) within the East of Harry Stoke allocation. The Council has undertaken a capacity study and Sequential test for the land. Crest is working with the Environment Agency to secure a betterment to the current flood risk.
14. Both parties are agreed that the capacity of the site is sufficiently great to accommodate the proposed level of housing and supporting infrastructure within the new neighbourhood area without placing inappropriate development in areas at risk of flooding.

Transport

15. RPS on behalf of Crest has made representation regarding contributions towards the delivery of the North Fringe to Hengrove package. Both parties are agreed that the East of Harry Stoke New Neighbourhood will make land and financial contributions towards the North Fringe to Hengrove package, provide stops on the rapid transit route. In addition the scheme will provide for connections to and improvements to the cycle/pedestrian network, highway links and off site highway works to mitigate the impacts arising from the delivery of the development.
16. Both parties agree that 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.

Matters of Disagreement

Gypsies and Traveller provision

17. RPS on behalf of Crest has made representation to have the reference to the provision of pitches for gypsies and travellers removed from site specific policies. In its view suitable sites for the provision of pitches should be identified and assessed through the Policies Sites and Places DPD process, (as per the approach taken on Policy CS22 for Travelling Showpeople) rather than pre-determining the outcome of site selection process by requiring provision within the new neighbourhoods.
18. The Council's position is that this wording is consistent with the policy wording set out in Policy CS21. The New Neighbourhoods are a suitable, sustainable location available to meet the provision of all housing needs, including the provision of housing for Gypsies and Travellers. The criteria set out in Policy CS21 can be met through appropriate master planning to contribute to the identified housing need.
19. Therefore the Council and the Representors are unable to reach common ground on this matter. The parties are however agreed that this matter does not undermine the suitability and deliverability of the new neighbourhood and that the Inspector's decision on this matter will be greatly appreciated.

Policy CS7 and CS8 Strategic Transport and accessibility

20. RPS on behalf of Crest has made representations on Policy CS7&8 East of Harry Stoke Transport package, which contains reference to contributions towards improvements to Filton Abbeywood station. Their position is that it is unreasonable to expect contributions to Filton Abbey wood station without further justification , as these contributions would appear to be unnecessary to make the development acceptable, not directly related to the development and not related in scale and kind to the development.
21. The Council's position is that this full package of measures is necessary to support a sustainable development and to meet the future travel needs of the new community. In this respect the contributions are necessary, related to the development and reasonable in scale and kind.
22. The parties are unable to agree on the specific matter relating to Filton Abbeywood station. However, the Council and Crest are willing to work together to establish the principles of a multi modal transport strategy for the East of Harry Stoke scheme which demonstrates the potential for effective investment in public transport, cycling and walking, consistent with the spirit of the East of Harry Stoke Transport Package.

Revised Policy Wording for CS27 Land East of Harry Stoke

23. The Council is proposing to revise the wording to all the New Neighbourhood policies. Their intention is to introduce a consistent approach to planning and co-ordinating the delivery of comprehensive development across the new neighbourhoods. The revised wording sets out that the preparation of SPD is the preferred route to securing comprehensive development within the new neighbourhoods, and brings the policy in line with the SCI and LDS.

24. RPS Planning on behalf of Crest takes the view that this late alteration in the policy creates a less flexible process for planning and delivering the new neighbourhood East of Harry Stoke. The development management process is an equally valid way to secure comprehensive development and the policy should reflect this.

25. The parties are unable to agree on this matter.

