

Proposed changes to CS12 – Safeguarded Areas for Economic Development

1) At the EIP session on Matter 10 - provision of employment land on 21st June the Inspector and objector's raised concerns over the approach to interim sites set out in policy CS12 and in particular to the reference to concept statements in the upper case policy.

Issues

2) Policy CS12 safeguards land primarily for B uses but with criteria which allow for flexibility for a variety of employment uses in line with the NPPF definition of economic development. This allows the Council to give certainty for business about the core supply of employment land across the district while allowing for flexibility for rapidly changing circumstances in the market.

3) The Council has been mindful that it needs to find a balance between promoting growth by providing appropriate land for business while avoiding the long term safeguarding of land where there is no reasonable prospect of a site being used for that purpose (NPPF para 22) while on the other hand achieving the visions of our communities whilst not over burdening businesses with policy requirements (NPPF para 21).

4) The purpose of identifying sites in Table 2 is to acknowledge that there are some safeguarded employment sites which will be subject to flexibility and change which could be over and above that allowed by the criteria in CS12. These sites are those where continued economic prosperity may require a move away from B uses over the whole site or regeneration for example through focussed public/private investment.

5) Changes at the Tabel 2 sites within the Cribbs Patchway New Neighbourhood will be managed through master plan SPD as set out in Policy CS26. For other interim sites the Council's concept statement process, as set out in the SCI, is its preferred approach to managing this level of change in accordance with NPPF para 17. However, it is important to note that this can be initiated by the developer or the Council at any time and that on some sites the development management route may be appropriate if this would achieve a positive outcome. Change could also be managed through the Policies, Sites & Places DPD.

Recommendation

Change wording of Policy CS12 as follows:

POLICY CS12 - SAFEGUARDED AREAS FOR ECONOMIC DEVELOPMENT
Land identified in Table 1 will be safeguarded for economic development. Proposals for change from B Use Classes to other economic development uses, including town centre uses, or to

non-employment uses, will need to demonstrate that:

1. The proposal would not prejudice the regeneration and retention of B Use Classes elsewhere within the defined employment area; and
2. It can be clearly demonstrated that it would contribute to a more sustainable pattern of development in the local area as a consequence of the appropriateness of the proposed use to the location; and
3. The proposal would improve the number or range of jobs available in the local area; and
4. No suitable alternative provision for the proposal has been made elsewhere in the Local Plan Development Framework.

~~Proposals for major change in the form and character of these areas should be considered through the concept statement process.~~

~~Sites identified in Table 2 will be safeguarded through this policy until their future use is resolved through endorsed Concept Statements, masterplan and detailed SPD or the Policies Sites and Places DPD.~~

Development proposals on sites identified in Table 2 will be assessed against the above criteria unless a more fundamental review of their long term future, to enable regeneration in line with Policies CS25, CS26, CS28 or CS30, is resolved through endorsed Concept Statements (as set out in the Council's SCI), masterplan SPD or the Policies, Sites and Places DPD.

Make the following changes to the text at para 9.13 and 9.13a.

9.13 The Council has identified some existing employment areas which will be subject to review (see Table 2). These are primarily in the Cribbs Causeway/Patchway area where new residential neighbourhoods are proposed in Policy CS26, and at UWE, as part of the long term expansion of the University (see Policy CS28). In the long term, alternative uses on these areas may be more appropriate, such as residential or mixed use. An area of up to 50ha of employment land will be safeguarded through the redevelopment of Filton Airfield to support, complement and enhance the existing cluster of aerospace excellence and provide for other employment needs as appropriate (see Policy CS26). At Stover Road, North Road and Badminton Road, Yate the aim is to improve the range and increase the number of jobs and to create a more attractive western approach to Yate, as set out in CS30.

9.13a These sites will be safeguarded until while their long term future is determined resolved. Within the Cribbs/Patchway new neighbourhood this will

be implemented through SPD. The Council's preferred approach on the remaining sites is to do this through Concept Statements or masterplan and detailed SPD in accordance with the Council's SCI or the Policies, Sites and Places Development Plan Document. However, it is recognised that depending on the nature of the proposals (size, site, scale and proposed uses), the development management process may be an alternative if this would lead to an effective outcome that accords with the Plan's objectives. Following the review of a site the need for any consequential changes to the Policy CS12 designation will be confirmed in the development plan at the earliest opportunity.

South Gloucestershire Council 9th July 2012