

SS28

**South Gloucestershire
Core Strategy
Examination**

STATEMENT OF COMMON GROUND

BETWEEN

SOUTH GLOUCESTERSHIRE COUNCIL

AND

**Turley Associates on behalf of Persimmon Homes, Ashfield Land and Charlton Estates,
(Land at Fishpool Hill)**

Terence O'Rourke on behalf of BAE Systems, (Land at Filton Airfield)

**PJP Planning Consultants on behalf of Deeley Freed Estates and Skanska Residential UK (DFSR),
(Land west of the A4018)**

Cribbs Mall Nominee (1) Ltd/ Cribbs Mall Nominee (2) Ltd/ JT Baylis

LaSalle Investment Management (Land at Patchway Trading Estate)

Redrow Homes (Land at Charlton Road)

In respect of the Cribbs/ Patchway New Neighbourhood (CPNN)

Signed on behalf of Deeley Freed & Skanska Residential Development
UK Ltd (DFSR) in relation to SS28 V1 10.06.12

.....
Position.....  Project Director.....
Date..... 10 July 2012.....

Signed on behalf of Persimmon Homes, Ashfield Land & Charlton
Estates in relation to SS28 V1 10.06.12

AR Dams

Position STRATEGIC LAND DIRECTOR

Date 10/7/12

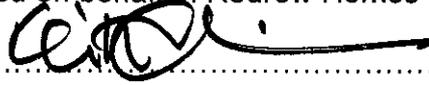
Signed on behalf of BAE Systems in relation to SS28 V1 10.06.12

Mike Craddock Mike Craddock

Position... Real Estate Manager...

Date... 10/07/2012

Signed on behalf of Redrow Homes in relation to SS28 V1 10.06.12



Position..... PLANNING DIRECTOR

Date..... 10th July 2012

Declaration

The contents of this paper are agreed for the purposes of South Gloucestershire Core Strategy by the following signatories:

Signed on behalf of Cribbs Mall Nominee [1] Ltd / Cribbs Mall Nominee [2]
Ltd/ JT Baylis in relation to SS28 V1 10.06.12

..... Nathaniel Kichfeld & Partners Ltd

Position..... N/A

Date..... 9th July 2012

Cribbs/ Patchway New Neighbourhood

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1. Overview

- 1.1. This Statement of Common Ground (SOCG) has been prepared to confirm the points of agreement between South Gloucestershire Council and the residential and commercial developers and landowners at the Cribbs Patchway New Neighbourhood (CPNN) in relation to the Council's Core Strategy (incorporating Post-Submission Changes, December 2011) to assist the planning Inspector at the Examination in Public (EIP)
- 1.2. This document relates to the owners of the land and interests highlighted on the front cover.
- 1.3. This statement is made in good faith of the respective positions of the signatory parties and is not intended to be a legally binding agreement.

2. Background

- 2.1. The Cribbs/ Patchway New Neighbourhood, as described in Policy CS26 and Fig. 6 of the December 2011 Core Strategy, encompasses an area of land bounded by the Hallen rail line to the south, the M5 to the west, the A38 to the east, and Cribbs Causeway and Patchway Trading Estate to the north.
- 2.2. Policy CS26 describes how the delivery of the Cribbs/ Patchway New Neighbourhood will comprise approximately 5,700 dwellings in new mixed-use neighbourhoods, around 50ha of employment land, and a greater diversity of commercial uses at Cribbs Causeway, together with supporting infrastructure and facilities.
- 2.3. The developers/ landowners have made several representations to the Core Strategy at each consultation stage of the document. All parties support the principle of the New Neighbourhood, and a number of concerns have been resolved. Some individual parties have concerns remaining as set out in **Section 6 and 7** of this statement.
- 2.4. An outline planning application was received by the Council on 7th June 2012 for up to 1,100 dwellings on Land at Wyck Beck Road and Fishpool Hill. This application, made by Turley Associates on behalf of Persimmon Homes, Ashfield Land and Charlton Estates, was registered by the Council on the 18th June 2012 and has been allocated reference number PT12/1930/O.
- 2.5. An application for realignment and widening of an existing access road on Land at Charlton Road, reference number PT11/2581/F, made by NLP on behalf of Redrow Homes was approved on 31st January 2012.

3. Matters of Agreement

3.1. The following matters are agreed between the Council and all the developers/ landowners:

Location of development

- 3.2. The development strategy is correct to concentrate new development within the Bristol North Fringe (BNF) and specifically within the Cribbs Patchway area. By focusing development in this location the Plan recognises the economic importance of the whole area and the advantages to be gained by strengthening the inter-relationship between work place and home place.
- 3.3. The opportunities provided by the release of Filton Airfield has allowed further flexibility to respond to housing demand and the need to promote economic growth without compromising the existing spatial strategy. The outcome of this is to strengthen and reinforce the BNF as a key location for meeting development needs in South Gloucestershire and the West of England as well as enhance transport links and social infrastructure in the area.

Deliverability

- 3.4. Sites under the control of the developers/ landowners within the Cribbs Patchway New Neighbourhood are available, suitable for development and deliverable.
- 3.5. The delivery of Policy CS26 is therefore realistic and achievable through the development of each land parcel in the control of the landowners.
- 3.6. As a statement of intent the following timescales will apply, subject to an acceptable proposal and the necessary resources being in place, to assist the timely determination of applications and delivery of development:
- Resolution to grant outline/ full applications within 6 months of submission;
 - Approval of S106 and discharge of pre-commencement conditions within 6 months of resolution to grant permission, and;
 - Approval of Reserved Matters applications within 4 months of submission.
- 3.7. It is expected that development proposals will be submitted in accordance with the Council's Planning Performance Agreement Charter (or an agreed alternative arrangement) to assist the Development Management process.

Comprehensive development

- 3.8. In order to achieve the best possible integration with, and benefit to, the wider area the Cribbs/ Patchway New Neighbourhood will be delivered in a comprehensively planned way. All parties agree that the master plans for each land ownership represented by this agreement will be integrated and that there will be a coordinated approach to the delivery of development, including the provision of ancillary facilities and supporting infrastructure required by the New Neighbourhood.

Key principles of policy CS26

- 3.9. The delivery of sites under the control of the developers/ landowners will contribute to the overall objective of Policy CS26. All parties agree development in the Cribbs Patchway New Neighbourhood should deliver new residential and commercial development with substantial investment in community and transport infrastructure, public open space, pedestrian and cycle connections and the provision of a high quality built environment and public realm in a comprehensive and integrated way.
- 3.10. Proportionate contributions will be made to the provision of the infrastructure requirements as set out in Policy CS26 and the Infrastructure Delivery Plan.
- 3.11. The Council has suggested further proposed modifications to Policy CS26 (Examination Library Ref PSM22/1 Appendix B). Notwithstanding the changes made, the developers/ landowners reserve the right to make further comments at the relevant future consultation stages, including on those issues raised in Section 5 and 6 of this Statement.

Transport infrastructure

- 3.12. All parties support the strategic transport objectives as set out in Policy CS7 and agree the approach taken to the development of the North Fringe Transport Strategy is appropriate in principle and is consistent with good practice. All parties agree that there should be a strong focus on reducing the need to travel and encouraging walking, cycling and public transport as attractive options for travel to, from and within the New Neighbourhood.
- 3.13. All parties agree that the Council's Core Strategy model is a suitable tool for examining the strategic impacts of the development proposals.
- 3.14. All parties agree that based on the Strategic Transport Modelling work undertaken by the Council (which is yet to be reviewed in detail by the developers/ landowners), it has been demonstrated that the scale of development envisaged in the Bristol North Fringe can be accommodated through the delivery of a sustainable transport package as supported by CS26.
- 3.15. The developers/ landowners support the safeguarding of land for future rail stations subject to the demonstration of a satisfactory business case.

3.16. The overall transport package will be delivered by three funding streams; namely Section 106/ CIL contributions, Major Scheme Bids to DfT, and South Gloucestershire Council funding. All parties agree that the approach to delivery of elements of the transport infrastructure through private sector funding is reasonable, whilst ensuring viability of development within the New Neighbourhood.

Requirement to provide a Neighbourhood-Wide wireless internet network

3.17. Through its proposed modifications to Policy CS26 (Examination Library Ref PSM22, Appendix B) the Council has removed reference to the need for a Neighbourhood Wide wireless internet network. Those parties who had made representations to this issue (Persimmon Homes, Ashfield Land and Charlton Estates and BAE Systems) are agreed with the Council that their objection to this element has been resolved.

Requirement for provision of 180 Extra Care dwellings

3.18. Through its proposed modifications to Policy CS26 (Examination Library Ref PSM22, Appendix B) the Council has removed reference to the specific need for 180 Extra Care dwellings. Those parties who had made representations to this issue (Persimmon Homes, Ashfield Land and Charlton Estates and BAE Systems) are agreed with the Council that their objection to this element has been resolved.

Provision of local retail

3.19. All parties are agreed that the wider new neighbourhood will offer suitable locations for provision of an appropriate number of local centres.

4. Matters of Agreement - SGC, DF SR, Cribbs Mall Nominees (1) & (2) & JT Baylis, and LaSalle Investment Management only

Supplementary Planning Document (SPD)

4.1. The mechanism for setting out how the infrastructure requirements for the development proposals will be comprehensively planned will be the Supplementary Planning Document (SPD).

4.2. Proposals submitted by the developers/ landowners will accord with the principles of the SPD, subject to the SPD being produced and adopted by the Council by January 2013, as the attached Appendix A.

4.3. The SPD will be produced in accordance with the Council's Statement of Community Involvement (SCI) and will focus on the neighbourhood wide and site specific infrastructure requirements. It will involve formal and informal consultation with relevant stakeholders including Development

Partners, and allow the opportunity to input into the development and form of the SPD.

Concept diagram

4.4. The Council's Concept diagram (contained in Appendix B) indicates how strategic principles for the Cribbs/ Patchway New Neighbourhood as expressed in Policy CS26 and Figure 6, might be accommodated across the area, and provides a starting point for the production of the Council's SPD.

5. Matters of Agreement - SGC, DF SR, Persimmon Homes, Ashfield Land and Charlton Estates, BAE Systems and Redrow Homes only

Housing Trajectory

5.1. The interested developers / landowners have carried out their own review of potential delivery, particularly in the first five years (2012/13 to 2016/17). This review is attached at Appendix C, and indicates a greater delivery in the first five years than the Council's projection currently contained in Policy CS15.

5.2. The Council has reviewed these figures and considers given the progress that has been made with developers/ landowners this higher level of completions is acceptable. This therefore provides a further 858 completions in the first five years than previously assumed by South Gloucestershire Council.

6. Outstanding Matters

6.1. **This section relates to matters that remain outstanding between the Council, Persimmon, Ashfield Land and Charlton Estates, BAE Systems, DF SR & Redrow Homes**

6.2. Outstanding matters that have not been agreed will be explored further during the EIP hearing sessions and are as set out in previous written representations and submitted further Statements, however these can be summarised as below:

Policy CS15 - Phasing and timing of Delivery

6.3. The developers / landowners suggest that policy CS26 should include clarification on timing and phasing to ensure the timely delivery of the new neighbourhood, and that the commencement of the new neighbourhood could occur before 2016. It is suggested that Policy CS15 does not currently provide sufficient flexibility over the delivery of housing in the CPNN and artificially restricts the number of houses to be delivered over the plan period, and that it is sensible to encourage the

maximum delivery of housing from each of the sites, to be sure of securing the Council's annual housing targets.

Alterations to Policy CS26

- 6.4. The developers/ landowners consider the proposed alterations to Policy CS26 (Examination Library Ref PSM22/1 Appendix B) introduce greater uncertainty and are therefore not helpful. The removal of certain areas of detail, (such as the proposed housing numbers for each land ownership) reduces clarity.

Reference to a single character area in CS26

- 6.5. The developers/ landowners consider that the scale of the single character area, identified as 'New Charlton' in Figure 6, is too large and that this should be further divided into separate character areas to reflect likely phasing and local character.

CS21 & CS26 - Gypsy and Traveller provision as part of the New Neighbourhood

- 6.6. The developers/ landowners object to the specific identification of Gypsy and Traveller provision as part of the CPNN prior to a more comprehensive site selection process being undertaken (through a subsequent DPD).

Provision and location of waste transfer and recycling facility and indoor sports facilities

- 6.7. The developers/ landowners consider that the location of a waste transfer and recycling facility should be clarified in policy and flexibility introduced to the wording used in case more than one facility is required.
- 6.8. There are also concerns regarding the requirements, as set out in policy CS26 for indoor sports facilities, without the presentation of further evidence.

Possible identification of a major sports facility at Filton

- 6.9. The developers/ landowners do not support the possible identification of a major sports facility at Filton as proposed by Policy CS26. This proposal is unsound as it is not justified and unsupported by a sound evidence base. It is also not deliverable on the airfield site without compromising the other land uses proposed in this Policy.

7. Outstanding matters

7.1. This section relates to matters outstanding between the Council Persimmon, Ashfield Land and Charlton Estates, BAE Systems & Redrow Homes

Single SPD methodology

7.2. The Council is proposing to revise the wording of 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 for CS26 sets out that the preparation of SPD is the preferred route to securing comprehensive development within the new neighbourhoods.

7.3. Persimmon Homes, Ashfield Land and Charlton Estates, BAE Systems and Redrow Homes are concerned that the requirement for a single SPD for the entire New Neighbourhood will impact on the timely delivery of development. They suggest that its production is unnecessary given the detail already contained in the Core Strategy and other documents. In their view the proposed alteration in the policy creates a less flexible process for planning and delivering the new neighbourhood. The development management process is an equally valid way to secure comprehensive development and the policy should reflect this.

SGC draft concept diagram

7.4. Persimmon Homes, Ashfield Land and Charlton Estates, BAE Systems and Redrow Homes do not support the Council's emerging concept diagram as currently drafted, and suggest it is a regression from Core Strategy Figure 6. We suggest that the Council's focus should be on defining the delivery mechanisms for the CPNN should an SPD be progressed. All parties support Figure 6.

Reference to regeneration of Cribbs Causeway in CS26

7.5. Persimmon Homes, Ashfield Land and Charlton Estates, BAE Systems and Redrow Homes consider that the regeneration and redevelopment of the Cribbs Causeway retail/commercial area might be more effectively progressed through a separate policy. This separate policy should detail how the retail expansion, regeneration and diversification of Cribbs Causeway will be achieved and delivered and the planning deliverables the development will need to meet.

8. Appendices

Appendix A – Draft timetable for production of Cribbs/ Patchway SPD

Appendix B – Cribbs/ Patchway Concept Diagram April 2012

Appendix C – Proposed amendments to housing trajectory

APPENDIX A

Timetable for production of Cribbs Patchway SPD

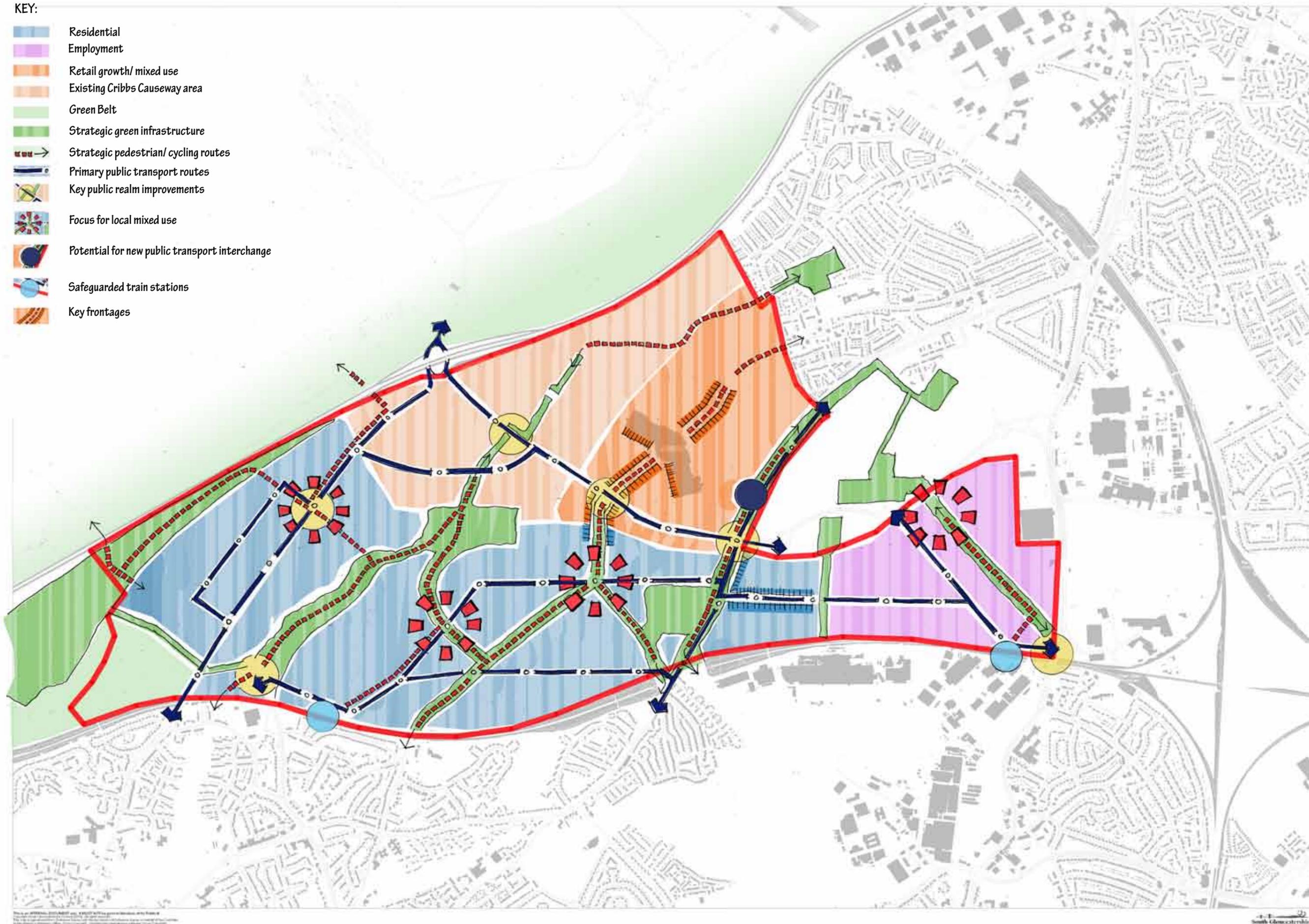
Key steps:	Timeline – weeks	Suggested dates
<p>1. Evidence Gathering – Evidence gathering has been ongoing but this represents a formal period when input will be invited. Feedback from statutory consultees, landowners/ developers, and public. Proposed Ten week period for 'Formal' evidence gathering to supplement existing information and public comment. This would equate to one month in advance of EIP and should allow 2-3 weeks after the main hearings. Informal evidence gathering will continue into the production stage. This may include further local workshops as appropriate but with the intention of these being held after the main EIP has been held. i.e. between 16th and 27th July.</p>	<p>18 weeks</p>	<p>1st May – 31st August.</p>
<p>2. Production</p> <p>a. Preparation of the draft SPD will be largely undertaken by Officers but in contact with stakeholders where helpful. This is likely to take 6 - 8 weeks and would coincide with the main holiday period and so avoid main consultations in August.</p>		<p>3rd August – 28st September</p>
<p>b. Public participation on draft SPD – a statutory 4 - 6 week period for publicity and comments.</p>		<p>1st October -12th November</p>
<p>c. Representations and finalise SPD Consideration would need to be given to whether any changes made to the Core Strategy as a result of the Inspectors report impact on the SPD as drafted.</p> <p>d. Officers anticipate that it would take 6-8 weeks to review feedback and to</p>		<p>13th November – 28th December</p>

report through the Council's decision making processes before it would be possible to adopt the SPD		
3. Adoption Adoption is by Council decision and by public notice. This would be finalized in early January.		Notice of adoption 7-th – 11th January Regulation 15.

Cribbs/ Patchway New Neighbourhood Concept Diagram

KEY:

-  Residential
-  Employment
-  Retail growth/ mixed use
-  Existing Cribbs Causeway area
-  Green Belt
-  Strategic green infrastructure
-  Strategic pedestrian/ cycling routes
-  Primary public transport routes
-  Key public realm improvements
-  Focus for local mixed use
-  Potential for new public transport interchange
-  Safeguarded train stations
-  Key frontages



For illustrative purposes only

South Gloucestershire Council

Core Strategy

Housing Numbers, 5 year land supply and delivery

The figures listed in the table are based on receipt of a positive Inspectors Report by November 2012, and the following critical dates for each of the CPNN sites:

Land details	Land Owner	Planning Submitted	Resolution to grant planning (6 months)	Resolution of S106 and pre-commencement conditions (6 months)	Start on Site	Delivery rate Numbers by 16/17
Filton Airfield	BAE Systems	April 2013 (Phased Hybrid)	Dec 2013	June 2014	July 2014	Variable rate 14/15 – 52 units 15/16 – 150 units 16/17 – 200 units Total = 402
Land to south of the airfield	Persimmon / Ashfield	June 2012	Dec 2012	July 2013	Sept 2013	3 sale points at 33/year 3.5 years at 100/year Total = 350
Charlton Road	Redrow	Sept 2012	March 2013	Sept 2014	Jan 2014	1 sale point at 30/year All complete by 16/17 Total = 100
Land to the west of A4018	DFSR	March 2013	Sept 2013	March 2014	Oct 2014	2 sale points at 40/year 3 years at 80/year Total = 240
Patchway Trading Estate	La Salle Investment	This will be market lead and depend on the commercial viability. La Salle Investment understands the requirements of the Council and would suggest that the flexibility is retained so that when the commercial and contractual situation is correct the housing will be brought forward. Discussions with the Council will continue during the plan period.				
The Mall	Prudential	We understand that this is still to be discussed and agreed with the owners of the Mall				
Total	This is the number of houses the Development Partners, on the CPNN, would expect to deliver by 2016/17. This is subject to the assumptions listed above.					1092

Land and parties involved:

Based on the above and a review of the Core Strategy we have set out below the major sites included in the Core Strategy, the parties involved and some details of their interest.

This only includes the sites listed in the Core Strategy:

Site Name	Land details	Land Owners	Lead Consultant	Number of Units	Earliest start date	Issues	Units up to 16/17
CPNN (5,700 units)	Filton Airfield	BAE Systems	Terence O'Rourke	2500	2014		402
	Land to south of the airfield	Persimmon / Ashfield	P Davis /Turley's	1200	2013		350
	Charlton Road	Redrow	K Annis /NLP	80	2014		100
	Land to the west of A4018	DFSR	PJP	1000	2014		240
	Patchway Trading Estate	La Salle Investment	Doug Bradford (0207 852 4000)	1000	2018		Depends on the commercial viability
	The Mall	Prudential	NLP		TBC		0
Sub - Total				5780			1092
East of Harry Stoke (2,000 units)	South from Winterbourne Road to the A4174 Avon Ring Road	Crest	RPS Simon Fitton	2000	This site requires the Stoke Gifford Transport Link to be funded and SF agreed (28/06) with the figures in SGC's CS15 housing distribution		155
Yate and Chipping Sodbury (3,000 units)	North Yate – (To deliver 2700 in the CS period)	Heron – (2200 in the period) Barratt's – Peg Hill (500 in the period))	Boyer Planning David Lander	2700	DL agreed (28/06) with the figures in SGC's CS15 housing distribution		260
Thornbury (500 units)		Barratt's	Rob Duff	500	RD agreed (26/06) with the figures in SGC's CS15 housing distribution		260
TOTAL							1767
West of M32 and East of Harry Stoke (2,600 units)	Cheswick Village	Redrow / Taylor Wimpey / Elan Homes		900	Part of the Existing Local Plan Allocation		
	Harry Stoke	Crest	RPS	1200			
	Land east of Coldharbour Lane	Walscourt Foundation / UWE	Alder King	500			
Emersons Green East (2,400 units)	Gallagher/Heron and Quintain	Mainly Taylor/Wimpey		2400	Part of the Existing Local Plan Allocation		
Key:	These are part of the Existing Local Plan Allocation as shown in Policy CS15 – Distribution of Housing. (See following SGC table)						

