

Appendix D

POLICY CS15 - DISTRIBUTION OF HOUSING					
<p>Between 2006 and 2027, covering a period of 15 years from adoption of the Plan, a supply of deliverable and developable land will be identified to secure the delivery of a minimum of 26,855 <u>28,355</u> 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: <u>The indicative phasing capacity is shown below.</u></p>					
		2012/13- 2016/17 (5yrs)	2017/18- 2021/22 (5yrs)	2022/23 2026/27 (5yrs)	Total 2006- 2027
Completions 2006 – 2012					4,990
North & East Fringes of Bristol urban area	Existing Local Plan Allocations	3,750	3,520	25	7,295
	Potential housing sites, including infill development³	1,070	325	735	2,130
	New Neighbourhoods:				
	<ul style="list-style-type: none"> • East of Harry Stoke¹ • Cribbs/Patchway 	155	1,250	595	2,000
		235	1,520	3,945	5,700
		<u>1093</u>		<u>3,087</u>	
Rest of South Glos	Potential housing sites including infill development³	905	185	450	1,540
	New Neighbourhood at Yate^{1, 2}	260	940	1,500	2,700
		<u>510</u>		<u>1,250</u>	
	Housing Opportunity at Thornbury	260	240	-	500
<u>Windfall allowance</u>		<u>750</u>	<u>750</u>	Previously Incorporated ⁴	<u>2,250</u>
TOTAL excluding completions 2012 - 2027		6,635	7,980	7,250	21,865
		<u>8,493</u>	<u>8,405</u>	<u>6,142</u>	<u>23,365</u>
TOTAL including completions 2006 - 2027					26,855⁴
					<u>28,355</u>
<p><u>The appropriate level of new homes will be reviewed after 10 years from the adoption of the Core Strategy. to be reviewed prior to 2021</u></p>					

Footnote to Policy CS15

¹ 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.

² Remainder of the 3000 dwellings capacity at Yate new neighbourhood to be delivered post 2027

³ 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. Small site windfalls expected to come forward from 2022 to 2027 included.

⁴ ~~There is sufficient flexibility on top of the total housing figure in Policy CS15 to meet the 20% “buffer” identified in NPPF (para. 47) to provide up to 28,355 dwellings (See also paras. 10.6b and 10.6bi below). 750 dwellings are included as a windfall allowance in the column figures above.~~

10.5a 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:

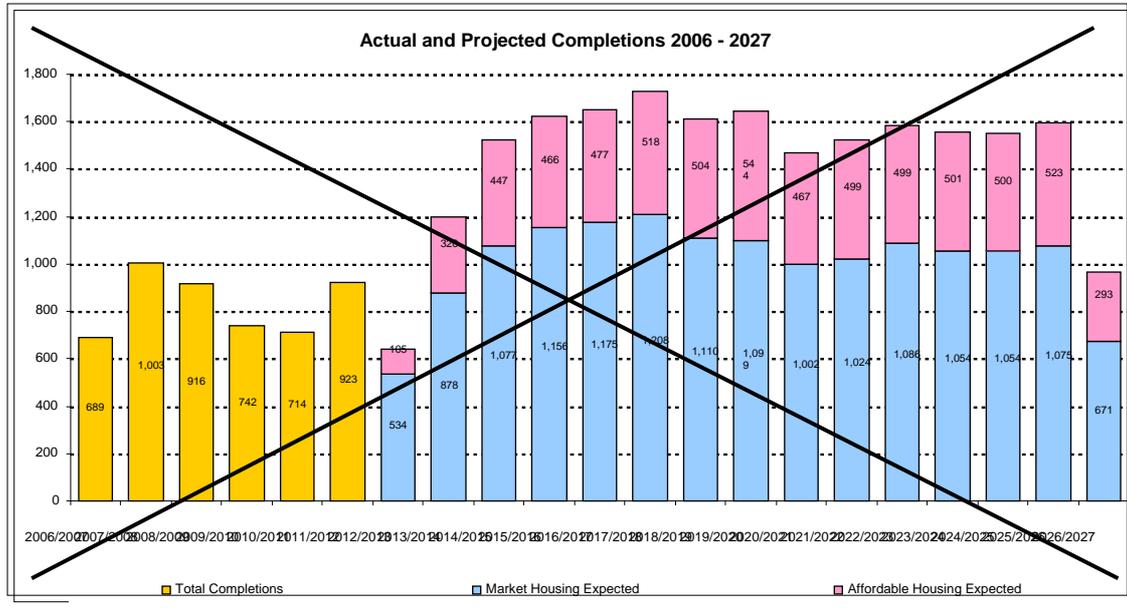
- the relationship between projected local employment growth and housing to plan for prosperous local economies over the duration of the plan period;
- putting into a local context the demographic drivers to housing demand;
- protecting environmental assets and making the most effective use of developed 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.

10.6 ~~Between 2006 and 2027 provision will be made for a minimum of 26,855~~ 28,355 new dwellings, 4,990 of which have already been completed, this means providing 21,865 23,365 dwellings, between 2012 and 2027.

10.6a ~~The Plan does not seek to achieve annualised rates of delivery over the 15 year plan period 2012 to 2027. Instead, this new housing will be delivered in accordance with the phasing set out in Policy CS15 together with the requirement for affordable housing set out in Policy CS18. 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 both market and affordable housing available until 2027.~~

10.6a The Council will seek to achieve an annualised rate of housing delivery over the 15 year plan period 2012 – 2027. On this basis 7,788 dwellings should be provided for each 5 year period. This equates to 1,588 dwellings per annum.

To comply with the requirements of paragraph 47 of the NPPF the Council will provide an additional buffer of 20% to ensure choice and competition. As the required 5 year supply + 20% cannot be achieved for the current 5 year period when compared against the indicative phasing set out above, the Council will identify additional sites either brought forward from later in the plan period or, if necessary, new sites capable of meeting the shortfall. This will be achieved through the production of an Interim Housing Statement.



~~10.6b For the purposes of complying with Government policy to ensure sufficient flexibility is available to boost supply and respond to rapidly changing circumstances, the following is also factored into the first 5 year phasing period:~~

- ~~i. Making an allowance for windfall sites (small sites of 1-9 dwellings). This introduces a further 750 dwellings into the first 5 year period and a further 750 into the second phasing period taking overall supply up to 28,355. In total windfall sites from small site sources is expected to contribute 2,250 dwellings (at 150 per annum) over the period 2012 to 2027 (included in CS15 Table above).~~
- ~~ii. Reviewing the phasing arrangements for North Yate and Cribbs/Patchway New Neighbourhoods by bringing delivery forward from later phasing periods (250 dwellings brought forward North Yate and 858 dwellings brought forward Cribbs/Patchway).~~

~~10.6bi This additional flexibility raises the total supply available in the first 5 years phasing period to 8,493 (6,635 + 750 + 250 + 858 = 8,493). This results in 28% additional available supply based against CS15 provisions of 6,635 and thereby achieves compliance with the NPPF paragraph 47. It is important housing land supply is monitored in order to ensure that there remains a flexible supply of deliverable and developable land for housing. 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 in the context of paragraph 47 of the NPPF.~~

- 10.6bii ~~At ten years from the adoption of the Core Strategy, the Council will review the appropriate level of new homes. It will examine~~ To ensure sufficient land is made available to meet housing needs to the end of the plan period the Council will undertake a review of the Core Strategy/Local Plan to be completed before 2021. This will have regard to all available evidence sources including demographic evidence, economic conditions and forecasts. If evidence suggests that additional provision of homes will be required the review will consider the appropriate response. If additional strategic provision is required its delivery will be determined on a West of England-wide basis through the duty to cooperate. This will involve reviewing the general extent of the Green Belt. This will enable, should the further release of land for development prove necessary, land currently within the Green Belt to be assessed against other reasonable alternatives.
- 10.6c Over 40% of this housing is accounted for through allocations in the South Gloucestershire Local Plan and planning permissions. At April 2012 there were outstanding planning permissions for around 5,680 dwellings and a further 4,180 dwellings on committed sites.
- 10.7 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.
- 10.7a 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.
- ~~10.8 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.~~
- 10.9 *TEXT DELETED*
- 10.10 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

- 10.11 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.