

Matter 3 – Spatial Portrait, Issues, Visions and Objectives

1. Does the Spatial Portrait provide a reasonable snapshot of the area and the issues which face it?

We support the general approach of locating the majority of new housing on land in the urban fringe, and in Yate/Chipping Sodbury and in Thornbury, however, the general commentary setting out the Spatial Portrait of South Gloucestershire fails to acknowledge the sustainability of any settlements within the Rural Areas especially the largest settlement close to the urban fringe i.e. Frampton Cotterell.

Whilst the Spatial Portrait acknowledges that there is a variety of settlement types, it should identify that there are opportunities for Frampton Cotterell close to the urban area to grow through sustainable development, whilst not impacting on the green belt or AONB.

Frampton Cotterell which has been acknowledged as a sustainable location for development by an Inspector at an appeal in relation to land at an appeal on land at Park Farm, Frampton Cotterell (now 'The Meads') in 2009.

2. Are the Strategic Objectives broadly consistent with the aspirations of organisations and the population and do they provide appropriate goals for the Council to pursue?

One of the objectives, under the maintaining Economic Prosperity heading, is ensuring that South Gloucestershire plays its role in making the West of England economy one of the most prosperous, innovative and vibrant in Europe. Under the heading 'Providing housing and Community Infrastructure' another objective is 'Providing a range of housing to meet the needs of the whole community'.

We do not object to either of these objectives which are consistent with 'Planning for Growth' and the NPPF, however, they are not reflected within the remainder of the Core Strategy.

Appendix 1 to our Paper on Matter 8 sets out why we do not consider that the Core Strategy proposes sufficient land to meet the level of housing required or in locations likely to meet the five year housing land requirement, to support the economic growth forecast for South Gloucestershire and required in order to ensure that South Gloucestershire plays its role in making the West of England economy one of the most prosperous in Europe.

The Strategic Objectives are sound, but the Core Strategy fails to deliver these objectives.

3. Are there any visions which the Council has put forward which are inappropriate or unrealistic?

The vision for Yate and Chipping Sodbury proposes a strategy for development at the towns which up until 2016, focuses on limited housing development on brownfield sites. The impact of this is that the proposed level of housing growth to be delivered by 2026 (2,400 dwellings), becomes overly optimistic and unrealistic. In order to enable the vision for Yate and Chipping Sodbury to be achieved, the vision should recognise that parts of the Yate urban extension that can be delivered ahead of 2016, such as land at Peg Hill, should be encouraged to be delivered in the first half of the plan period.

The vision for the Rural Areas seeks to restrict development within the rural areas in the first 5 years since submission. This approach fails to acknowledge that there is need for additional housing in South Gloucestershire and that additional housing is required in the next 5 years.

The vision should be amended to allow for the NYNN to commence before 2016 and should allow for significant development at sustainable locations in the Rural areas.