

**SOUTH GLOUCESTERSHIRE CORE STRATEGY DPD EXAMINATION
MATTER 7 - SPATIAL LOCATION AND LOCATION OF DEVELOPMENT
WEDNESDAY, 20TH JUNE 2012**

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1. *Is the overall strategy consistent with sustainable development principles as contained in the Planning Framework.*

1.1 Para. 7 of the NPPF identifies three dimensions to sustainable development: - economic, social and environmental. Paras. 8 to 10 note that the three roles are mutually dependent and should be sought jointly and simultaneously through the planning system. They should lead to positive improvements in people's quality of life, including easier access to jobs, net gains in biodiversity, better design, improved conditions in which to live, work, travel and take leisure, and widening housing choice. Local circumstances should be taken into account.

1.2 Policy CS5 provides a coherent Spatial Strategy for South Gloucestershire with bespoke components for different communities according to their local characteristics. The principles set out are carried through in subsequent locationally specific policies. In each case consideration is given to economic, social and environmental aspects and to their integration to deliver sustainable outcomes in fulfilment of the respective vision statements.

1.3 By way of example, we address this in more detail as regards Yate and Chipping Sodbury in our Statement responding to Matter 21.

2. *Are there other spatial options which would be more likely to deliver better outcomes for South Gloucestershire during the Plan period.*

2.1 One of the core planning principles set out in para. 17 of the NPPF is that:

"Planning shouldtake account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic

character and beauty of the countryside and supporting thriving rural communities within it."

2.2 Whilst the Core Strategy was prepared in advance of the NPPF, Policy CS5 reflects this approach. It is based on high level planning principles facilitating more detailed strategies in subsequent policies, including in terms of the scale and type of development to be provided.

3 *Is the overall balance of growth between identified settlements clearly founded on the evidence-base and is it likely to be effective in promoting sustainable development across the Borough.*

3.1 Policy CS15 sets out the scale and distribution of new housing in the District. The scale of development proposed is broadly consistent with the Spatial Strategy, including in particular a concentration of the majority of new housing within the Greater Bristol area. The second largest component of housing is provided at Yate and Chipping Sodbury. The following comments focus on this element of the strategy.

3.2 With a population of 35,000, Yate & Chipping Sodbury is the fourth largest contiguous urban area in the West of England (after Bristol, Bath and Weston Super Mare). Historically the community has demonstrated (and continues to demonstrate) a strong locally-generated demand for housing and a relatively younger age profile than the District as a whole, with a particular focus on the prime household-generating age groups. Empirical evidence derived from a Household Survey in 2010 (RD27) has re-affirmed these characteristics, including a high degree of satisfaction among residents with the town and a strong propensity for potential purchasers to remain in the town when they move.

3.3 The scale of housing proposed at Yate & Chipping Sodbury is well within the ability of the local housing market and will make a significant contribution to meeting affordable housing needs. Moreover it has been demonstrated that it will facilitate substantial investment in transport improvements, especially as regards non-car modes. These will impact not only on the development itself but will benefit the

residents of the remainder of North Yate and the town as a whole, thereby promoting enhanced sustainability.

- 3.4 The provision of other forms of development across the District must reflect existing locations and conditions, together with the needs for and opportunities arising from the principal areas of new housing. Economic development proposals (Policy CS9) and town centre/retail proposals (Policy CS14) are of particular relevance in this context.

4 *Is the spatial strategy deliverable in the Plan period and have the risks to delivery been properly assessed.*

- 4.1 Our submissions on this point relate to the North Yate New Neighbourhood. What follows is an extract from our Statement in respect of Matter 21.

- 4.2 Whilst the Core Strategy envisages one major housing project at Yate, there will inevitably be some additional small-scale schemes. Nevertheless, national policy (now NPPF para. 52) recognizes the merits of larger-scale housing developments. Mixed use urban extensions to existing towns have an established role in urban planning. They offer the critical mass of development which can be most effective in terms of:

- Co-locating housing with jobs and services (provided within the scheme) facilitating a reduced need to travel;
- Enabling the delivery of a mix of house types and tenures;
- Generating funding for physical and social infrastructure investment, responding not only to the needs of the development but benefitting the established community as well.

- 4.3 The most commonly expressed concern with such developments relates to delivery – the ‘all eggs in one basket’ issue. In the case of NYNN this is clearly not a concern:

- the land required to deliver the first phase, and the majority of the scheme, is in the control of HLD and is immediately deliverable. This provides two distinct development outlets - from Randolph Avenue and Leechpool Way;
- a third outlet exists, from Peg Hill to the east (Barratt Developments);
- HLD have prepared a comprehensive planning application which relates to their landholding. The Barratt Developments land is already the subject of an application/appeal.

4.4 Housing completions will be delivered over a twelve year period from 2015 - 2027. A minimum of three sales outlets is envisaged. On the assumption that 35% are delivered as affordable housing (Policy CS18) market sales would need to average 162 dpa. This is well within historic sales rates in the town and consistent with the rate of delivery expected from three outlets.

4.5 In light of the above, the Council's strategy of focusing growth in one comprehensively planned urban extension at Yate provides the best means to deliver the identified objectives and in so doing enhancing the sustainability profile of the town as a whole.

5 *Is there sufficient flexibility in the CS to allow for change or unforeseen events.*

5.1 So far as large-scale planned developments are concerned it is crucial to ensure a robust approach to masterplanning in which there is scope to vary the precise form of development if circumstances dictate over the extended life of such a project. Provided this is secured at outline planning stage, it can then be addressed through the development control process, ensuring flexibility over the detailed layout and form of development.

6 *Have the cross-boundary implications of the strategy been taken into account.*

6.1 No comments.

Boyer Planning Limited
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