

**SOUTH GLOUCESTERSHIRE CORE STRATEGY
– EXAMINATION HEARING**

**STATEMENTS ON BEHALF OF PERSIMMON
HOMES AND MAXIMUS DEVELOPMENTS**

MAY 2012

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Introduction

- 1.1 The following Statements have been prepared by Turley Associates on behalf of Persimmon Homes and Maximus Developments, who control land to the east of Chipping Sodbury.
- 1.2 Representations to the Draft Core Strategy (and subsequent proposed changes) were previously submitted on behalf of Persimmon Homes and Maximus Developments. Turley Associates are now instructed to progress these representations at the forthcoming Examination.
- 1.3 The following Statements provide our initial comments based on each of the matters identified by the Inspector for Examination at the respective sessions:
 - Matter 1: Legal Compliance/Procedural Matters
 - Matter 2: Justification – the Evidence Base
 - Matter 3: Spatial Portrait, Issues, Vision & Objectives
 - Matter 4: Sustainability Appraisal
 - Matter 5: Regional Strategy
 - Matter 6: Green Belt
 - Matter 7: Spatial Strategy, Location of Development
 - Matter 8: Provision and Distribution of Housing (see separate joint response submitted by Barton Willmore)
 - Matter 12: Gypsy and Traveller Provision (see separate response submitted by Turley Associates)
 - Matter 16: Infrastructure and Developer Contributions
 - Matter 17: Green and community Infrastructure and Cultural Activities, Sport and Recreation
 - Matter 18: Renewables
 - Matter 19: Design
 - Matter 20: Density/Diversity
 - Matter 21: Yate and Chipping Sodbury
- 1.4 These representations will be elaborated further at the relevant Examination sessions.

Matter 8: Provision and Distribution of Housing

- 1.5 Our response to the Inspector's questions under Matter 8 is addressed in a joint statement prepared and submitted by Barton Willmore. We fully support the content of the joint statement in relation to its findings on the actual housing requirement for South Gloucestershire.
- 1.6 For clarity, we would like to confirm one point in relation to the joint statement.
- We strongly support Barton Willmore's conclusion that the Council's approach to identifying the housing requirement is based on their consideration of potential housing capacity in the district. We would emphasise that the Council's response to the Inspector's request for further information, continues to use a capacity based approach rather than projection led. The approach taken in the joint statement submitted by Barton Willmore (being projection led) is the correct starting point.
- 1.7 Any additional matters will be addressed at the Examination session itself.