

**SOUTH GLOUCESTERSHIRE CORE STRATEGY
– EXAMINATION HEARING**

**STATEMENTS ON BEHALF OF PERSIMMON
HOMES, ASHFIELD LAND AND CHARLTON
ESTATES**

MAY 2012

CONTENTS

Introduction	1
Matter 1: Legal Compliance/Procedural Matters	4
Matter 2: Justification – The Evidence Base	6
Matter 3: Spatial Portrait, Issues, Visions and Objectives	8
Matter 4: Sustainability Appraisal	10
Matter 5: Regional Strategy	12
Matter 6: Green Belt	14
Matter 7: Spatial Strategy, Location of Development	18
Matter 8: Provision and Distribution of Housing	22
Matter 9: Filton Airfield	24
Matter 11: Affordable Housing/Rural Exception Sites/Extra Care Housing	27
Matter 12: Gypsy and Traveller Provision – Policies CS21 & CS22	29
Matter 14: Strategic Transport and Accessibility	30
Matter 16: Infrastructure and Developer Contributions	34
Matter 17: Green and Community Infrastructure & Cultural Activities, Sport & Recreation	35
Matter 18: Renewables	36
Matter 19: Design	37
Matter 20: Density/Diversity	38

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Introduction

- 1.1 The following Statements have been prepared by Turley Associates on behalf of Persimmon Homes, Ashfield Land and Charlton Estates, who control land at Wyck Beck Road/Fishpool Hill which is part of the proposed Cribbs/Patchway New Neighbourhood.
- 1.2 Representations to the Draft Core Strategy (and subsequent proposed changes) were previously submitted by Turley Associates on behalf of Persimmon Homes and Ashfield Land. Turley Associates are instructed to progress these representations at this Examination.
- 1.3 Persimmon Homes, Ashfield Land and Charlton Estates will shortly (prior to the Examination hearings) be submitting a planning application for up to 1,100 dwellings, on land at Wyck Beck Road/Fishpool Hill. This development is an important early phase of the New Neighbourhood proposals, provides a primary means of access into the wider development site and it is important to make progress now to ensure the timely delivery of housing required in the local area to meet sustainable development objectives.
- 1.4 The following Statements provide our initial comments based on 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 9 – Filton Airfield
 - Matter 11 – Affordable/Rural Exception Sites/Extra Care Housing
 - Matter 12: Gypsy and Traveller Provision (see separate response submitted by Turley Associates)
 - Matter 14: Strategic Transport and Accessibility

24 May 2012

- 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

1.5 These representations will be elaborated further at the relevant Examination hearings.

Matter 8: Provision and Distribution of Housing

1.47 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.

1.48 For clarity, we would like to confirm two points in relation to the joint statement.

- our clients will be submitting an outline planning application for up to 1,100 dwellings on land at Wyck Beck Road/Fishpool Hill before the Examination opens.
- 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.

1.49 Any additional matters will be addressed at the Examination session itself.

1.50