

MATTER 8 - PROVISION AND DISTRIBUTION OF HOUSING– POLICY CS15

Main issue:

Will the Core Strategy provide sufficient housing in the most appropriate locations to meet future housing needs?

See comments below

Housing Provision

Q3 Is the phasing of housing realistic and deliverable?

- 1.1 See response to Matter 6 and Matter 7 Q4

Housing Distribution

Q1 Is the distribution of housing proposed in the CS consistent with sustainable development objectives?

- 1.2 Yes. The spatial strategy is appropriate and it is correct to concentrate new development in the North Fringe where it can offer an opportunity to deliver a better more balanced and more sustainable strategy for the area. By focussing development within the North Fringe development can take advantage of existing services and facilities and higher levels of accessibility. The strategy locates new development where it provides the opportunity to minimise the need to travel and allow safe and convenient access to services by walking, cycling and public transport. The increased critical mass supports the delivery of public transport improvements and allows the switch from private car to public transport.
- 1.3 The site's scale, shortly to become vacant and brownfield status and excellent sustainability characteristics derived from its sustainable and strategically important location within the urban area, surrounding land uses and lack of environmental constraints, as identified in the accompanying Framework Document, support the allocation of the site as identified by the council under policy CS26.
- 1.4 A pivotal attribute of the site is the opportunity to facilitate timesaving linkages between existing and new centres of employment and housing, through the provision of more sustainable movement choices and accessibility by bus, cycle and on foot. The delivery of new connections through the site will facilitate the integration of existing communities surrounding the airfield and provides a key

opportunity to develop a more sustainable future for the whole of the North Fringe.

Q2 Is the level of allocation in each of the main locations broadly appropriate having regard to the character of these places?

- 1.5 Yes. Upon closure in December 2012 the airfield site will become vacant. The site's shortly to become vacant and brownfield status, lack of environmental constraints and sustainability credentials as noted above support the change of use of the site for mixed use redevelopment as promoted by the council in the strategy for development and the allocation of the site under CS26.
- 1.6 Whilst the site is currently open and expansive in character this is a reflection of the site's current use as an airfield. The character of the site will change as a result of the development proposals, however this will result in significant social, economic and environmental benefits, as evidenced by the framework master plan document and the PBA Economic Impact Appraisal. The scale of development proposed is in accordance with the scale of the site and supported by the framework master plan document. The framework master plan demonstrates how key assets will be afforded appropriate protection during the master planning and development phases, including heritage assets and ecology considerations.
- 1.7 See response to Matter 9, particularly paragraph 1.15 including appended framework master plan document