

**SOUTH GLOUCESTERSHIRE CORE STRATEGY
– EXAMINATION HEARING**

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

MAY 2012

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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

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- 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 9: Filton Airfield

Question 2: Is the balance of uses proposed for this area appropriate to the needs of the North Fringe and Bristol area?

Question 3: To what extent has the Council had regard to the impact of development at the Airfield on the surrounding communities including those in the City Council's area?

- 1.51 As set out within the introduction to this Statement and previous representations Persimmon Homes, Ashfield Land and Charlton Estates control land at Wyck Beck Road/Fishpool Hill (to the south of Filton Airfield) which is part of the Cribbs/Patchway New Neighbourhood (which now includes the development of Filton Airfield). Detailed development proposals have been prepared for this site, which have been the subject of pre-application discussions with the Council (including a PPA) and wider stakeholder/public engagement/consultation. A planning application for up to 1,100 dwellings will be submitted before the start of the Examination.
- 1.52 Given the decision to cease the operation (and close) Filton Airfield) Persimmon Homes, Ashfield Land and Charlton Estates support the principle of the proposed comprehensive redevelopment of this previously developed land. This would complement the development of other land parcels in this area and support sustainable growth and development within the North Fringe area for the benefit of South Gloucestershire and the wider Bristol City (West of England) sub-region.
- 1.53 Persimmon Homes and Ashfield Land have been in discussions with South Gloucestershire Council with regard to a Statement of Common Ground relating to the New Neighbourhood Proposals. In addition Persimmon Homes, Ashfield Land and Charlton Estates have been liaising with representatives of BAE (Filton Airfield) with regard to the future development of this site and the co-ordination of development on these two significant land parcels.
- 1.54 In developing proposals for the Fishpool Hill/Wyck Beck Road site Persimmon Homes, Ashfield Land and Charlton Estates have consulted with nearby residents within the Bristol City administrative area, and have had regard to cross boundary issues and impacts (including specifically highways and transportation) during the preparation of a full Environmental Impact Assessment for the forthcoming development proposals (Outline Planning Application).

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- 1.55 Overall, it is considered that the comprehensive development of the Cribbs/Patchway New Neighbourhood, including the redevelopment of Filton Airfield, represents a significant opportunity for the delivery of sustainable development in South Gloucestershire. In this regard the delivery of new homes and further employment land, as well as improved expanded community facilities and infrastructure is supported. It is also important to note that Persimmon Homes, Ashfield Land and Charlton Estates consider that Filton Airfield will not adversely impact on (affect) development at Wyck Beck Road/Fishpool Hill, given that the development can come forward either with, or without development at Filton Airfield.
- 1.56 Detailed comments on the new neighbourhood proposals have been made within our previous representations and will also be covered within a specific statement to be submitted on Matter 22.