

**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 17: Green and Community Infrastructure & Cultural Activities, Sport & Recreation

Question 1: Should the policy or supporting text to policy CS2 acknowledge that the Council's objectives for existing or new Green Infrastructure provision will not necessarily affect all areas identified in the Strategic Green Infrastructure Network diagram?

- 1.77 The policy or supporting text should make this position clear. As currently worded, **Policy CS2** implies that all of the identified objectives will apply to all green spaces. Taking our clients site at Wyck Beck Road/Fishpool Hill this is clearly not the case with Green Infrastructure.

Question 2: Should Policy CS2 include reference to the contribution of woodland as part of Green Infrastructure initiatives?

- 1.78 Our clients believe that **Policy CS2** should include reference to the contribution that can be made by woodland as part of Green Infrastructure initiatives.

Question 3: How will viability be taken into account when assessing the need for facilities and how will the priority for different facilities be determined?

- 1.79 As is noted with respect to other matters, Persimmon Homes, Ashfield Land and Charlton Estates agree that viability associated with the requirements of **Policy CS2** should be taken into account. Priority will need to be given to additional or enhanced Green Infrastructure in line with the Council's overall objectives for the area and the other priorities which might compete for funding in circumstances where viability of development restricts the ability to deliver all required obligations – please cross refer also to Matter 16.