

**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 18: Renewables

### **Question 1: Is either policy inconsistent with the objectives in the Planning Framework, excessively onerous or likely to place unreasonable requirements on development?**

- 1.80 As set out in our previous representations amendments are required to these policies to ensure that proposals are practical and feasible (and in turn do not place unreasonable requirements on development). In common with other policies regard needs to be had to the viability of development. The current requirement for District Heating solutions on all major development sites, in many cases will not be feasible and may in due course become redundant in any event as technical solutions are found to address Zero Carbon requirements in other ways – both **Policies CS3 and CS4** should deliver a flexible framework to secure the objectives of the plan.

### **Question 2: Is it sensible to provide for district heating networks in smaller schemes when further development may not be forthcoming or where new technology could make provision redundant?**

- 1.81 No – the provision of District Heat networks in smaller schemes, or as part of larger schemes where delivery is likely to be phased over the entire plan period is not a sensible approach. District heat may be appropriate in some circumstances, but the Core Strategy should not be prescriptive about this and, as above, should deliver a flexible framework for the delivery of renewables (low carbon technology) as part of new development.
- 1.82 **Policy CS4** should be amended to ensure that overall development viability and the performance of the development in respect of other environmental and sustainability indicators (some of which will not be directly built into the spatial planning process) are fully taken into account. It will not always be viable or desirable for district heating to be utilised, even when such a system is theoretically feasible.