

**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 19: Design

Question 1: Is there sufficient emphasis in the CS to reflect the importance placed on design in the Planning Framework?

- 1.83 Yes there is sufficient emphasis placed on Good Design, **Policy CS1** makes clear that development will only be permitted where the highest possible standards of design and site planning are achieved – in this regard it is consistent with the NPPF in attaching great importance to the design of the built environment. Notwithstanding this there remain a number of detailed concerns relating to **Policy CS1** as set out in our previous representations, including with regard to the retention of natural site features, and in perpetuity management regimes.

Question 2: Is the supporting text too prescriptive or is the level of detail useful in setting out the Council's design priorities when assessing planning applications?

- 1.84 The supporting text to **Policy CS1** (and **Policy CS1** itself) is too lengthy and prescriptive. It would be more appropriate for the detail given in the supporting text to be provided in the Policies, Sites and Places DPD and a reviewed South Gloucestershire Design Checklist. Paragraph 58 of the NPPF gives clear guidance in relation to the factors that the government considers contributes to the achievement of good design. The supporting text provides no distinctive or detailed guidance for the achievement (or assessment) of Good Design in South Gloucestershire and should be simplified.

Question 3: Is the Council justified in including reference to targets relating to the Code for Sustainable Homes or other standards where these are a requirement of different regulatory processes?

- 1.85 The Council is not justified in including reference to targets relating to the Code for Sustainable Homes, as it has been confirmed by the Government that it intends to implement the transition to Zero Carbon development through the building regulations. The Council does not have specific local evidence to differentiate (justify) why South Gloucestershire should be different to other areas in following the nationally set timetable for the introduction of Zero Carbon Standards, through the building regulations and other regulatory process which are currently being defined.