

8 February 2013

Delivered by Post

Ms Thorne
South Gloucestershire Council
PO Box 2081
South Gloucestershire
BS359BP

Our ref: PERA2019
Your ref:
E: gbarnton@turleyassociates.co.uk

Dear Ms Thorne

SOUTH GLOUCESTERSHIRE CORE STRATEGY - ADDITIONAL HOUSING SITES

This statement is prepared on behalf of our client, Persimmon Homes (Severn Valley) and Maximus Developments, in relation to the Inspector's invitation to submit written representations to the further hearing session scheduled for 7 March 2013. It should be read in the context of our previous representations made at earlier stages of the Core Strategy process, together with our appearance at the Examination in Public. Our clients have a specific interest in land to the east of Chipping Sodbury.

Our clients have joined with a housebuilder/developer consortia to prepare a joint response to the two matters set out in the Inspector's note dated 10 January 2013. A copy of this statement (ref: 20979/A3/SP/JMM) is appended and forms part of our formal response.

We continue to support the view that the housing target set out in the Core Strategy has not been objectively assessed. As established by Barton Willmore, if an objective assessment was to be carried out there is a need for a requirement of at least 33,000 dwellings over the plan period. The attached joint statement also establishes that, as currently drafted, the Core Strategy will not deliver a five year supply of sites to 2016/17. As such, there is a need to identify additional sites to meet this residual shortfall in five year supply (of at least 909 dwellings). To meet this requirement, the attached joint statement establishes that a number of sites should be brought forward, including our clients land to the east of Chipping Sodbury.

As set out in the attached table, the anticipated timescales and delivery rates for our client's site at Chipping Sodbury demonstrate that circa 150 units are capable of being delivered within the five year period (2012-2017). This would represent a first phase of a wider development that is deliverable within the remainder of the plan period (to 2027). The delivery timescales are considered realistic given sufficient support from the Local Planning Authority.

As set out in the attached statement, there is a need to deliver a number of additional sites over the plan period rather than just the one site identified as a 'backstop' by the Council (Morton Way, Thornbury). As demonstrated by the attached table, and our previous representations, our client's site is in a sustainable location that accords with the overarching settlement hierarchy set out in the Core

Strategy. The attached statement also demonstrates that our client's site meets the five main criteria identified by the Inspector when considering the relative merits of the sites proposed. These matters are considered in more detail below.

Degree of Coherence with the Plan's Vision and Spatial Strategy

The Core Strategy identifies Chipping Sodbury and Yate as suitable locations for new development, with a view to achieving greater self-containment and to improve the separate, but inter-related roles and functions of the towns. To achieve the overall objectives for Yate and Chipping Sodbury, it is necessary to bring forward a further strategic site to the east of Chipping Sodbury. Such development would also address the specific needs of Chipping Sodbury itself. The Council recognises that whilst interrelated, both settlements do serve different roles. A residential led mixed use strategic extension to the east of Chipping Sodbury would therefore be fully coherent with the vision and spatial strategy of the Core Strategy.

Site Capacity

The site has capacity for circa 150 dwellings within the current five year period. This would represent a first phase of a wider strategic extension, which would be deliverable over the plan period.

Deliverability

The site is controlled by our clients, which include a major national housebuilder. The preparation of an outline planning application and Environmental Statement is currently underway, with a view to submission by June 2013. The site would be brought forward as two outlets (Persimmon Homes and Charles Church), which would again ensure that it the units are deliverable within the five year period.

Infrastructure Provision

The site is not reliant on major infrastructure requirements that would unduly impede delivery of the development. A suite of technical work has already been undertaken as part of a promotional document submitted in support of representations made to the Pre-Submission Draft Core Strategy in 2010. This work demonstrated that the site is not subject to significant constraints. Full technical work is currently underway to ensure that all necessary infrastructure requirements are met as part of the application package.

Transport Connections

The site is in a highly sustainable location, within close walking distance of a range of services and facilities including shops, foodstores and other services and facilities at Chipping Sodbury and Yate. Likewise the site is accessible to employment opportunities and has access to a range of sporting and leisure opportunities. The site is also adjacent to existing bus routes.

Assimilation into the Existing Settlement Pattern

The site adjoins, and can be easily assimilated into, the existing settlement pattern. Development would be visually contained by the strategic landscape area proposed as part of the development. Technical work undertaken on behalf of our client's demonstrates that the strategic extension can be brought forward without any adverse impact on the Cotswold AONB, having regard to topography, physical features and the proposed structural landscaping at the site. Indeed, it was concluded that development to the east of Chipping Sodbury would help to provide a strategic landscape edge, without prejudice to the ancient commons or AONB.

We look forward to the opportunity to explore the above issues in more detail at the forthcoming hearing session.

Yours sincerely

Gareth Barton

Associate Director