

Appendix A

Further Main Modifications to the South Gloucestershire Core Strategy

The Further Main Modifications listed below represent changes made as a result of responses received to the draft Main Modifications (MM) which were made available for the purposes of public consultation between 4th October and 16th November 2012 and following the Additional Hearing Session held on 7 March.

These further modifications involve revisions to some of the earlier ones. In each instance the original modification number has been retained. Where the further changes are relatively minor in terms of textual alterations the revisions are set out in Appendix A below and should be read in conjunction with the earlier modification for the same policy. Where more significant changes are being proposed the entire policy and supporting text is set out in Appendices B, C and D. These appendices show the policy and supporting text in the form proposed by the draft Main Modification. Changes proposed to the original versions of the policy have therefore been discarded in order to make the further changes now being proposed easier to identify.

The modifications are expressed either as ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*. They are based on the form proposed in the draft Main Modifications.

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
MM7	54 - 58	CS5 and supporting text.	See Appendix B.	
MM13	87 & 90	CS12	Include reference to land at Filton, Northfield into Table 2 (in addition to retaining reference in Table 1)	To reflect progress made by Council and landowner in recognising potential of part of the site for other uses.
MM14	94 - 101	Policy CS14 and supporting text	See Appendix C.	In response to representations made to draft Main Modifications
MM15	103 - 108	Policy CS15 Housing Trajectory	See Appendix D (Include revised trajectory as a consequential change)	In response to representations to draft Main Modifications and further hearing session on 7 March 2013
MM18	122	Policy CS20	Delete the second paragraph of policy CS20 and associated references to policy CS18 in the supporting text as follows: In order to assist in meeting emerging need, and creating sustainable, inclusive and mixed communities, the provision of Extra Care Housing will be required in South Gloucestershire, including the new neighbourhoods identified in Policies CS26, CS27 and CS31.	To clarify that Extra Care schemes are normally classified as C2 rather than C3 uses under the 1987 Use Classes Order (as amended)

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
		10.55	<p>Where viable and appropriate the Council would expect all Extra Care Housing schemes to deliver 35% of the total Extra Care Units provided either as affordable Extra Care units or as general needs affordable housing, and in exceptional circumstances it will seek off-site provision or a financial contribution in lieu of on-site provision in accordance with Policy CS18. Regard will be had to the nature of a scheme to determine whether it comes within category C2 or C3 of the Use Classes Order and is subject to the provisions of Policy CS18 in relation to affordable housing provision.</p> <p>Extra Care schemes should be located so they are accessible to local facilities, proportionate in scale to the locality and provide ancillary facilities as part of the development. These ancillary facilities should complement locally available amenities and be made available to the wider community.</p> <p>Extra Care Housing schemes will be required throughout South Gloucestershire and the Council will particularly look to the strategic housing allocations set out in Policies CS26, CS27 & CS31 to deliver such schemes as an integral part of those developments. In accordance with Policy CS18, and where viable and appropriate, 35% of the total Extra Care units provided should be delivered either as affordable extra care units or as general needs affordable housing or in exceptional circumstances through equivalent off-site provision or a financial contribution in lieu. These affordable units will count towards meeting the overall affordable housing requirement. <u>Extra Care housing can take a variety of forms which influence whether it is classified as a C2 or C3 use under the relevant Use Classes Order. The Council will consider the nature and type of accommodation to be provided in</u></p>	

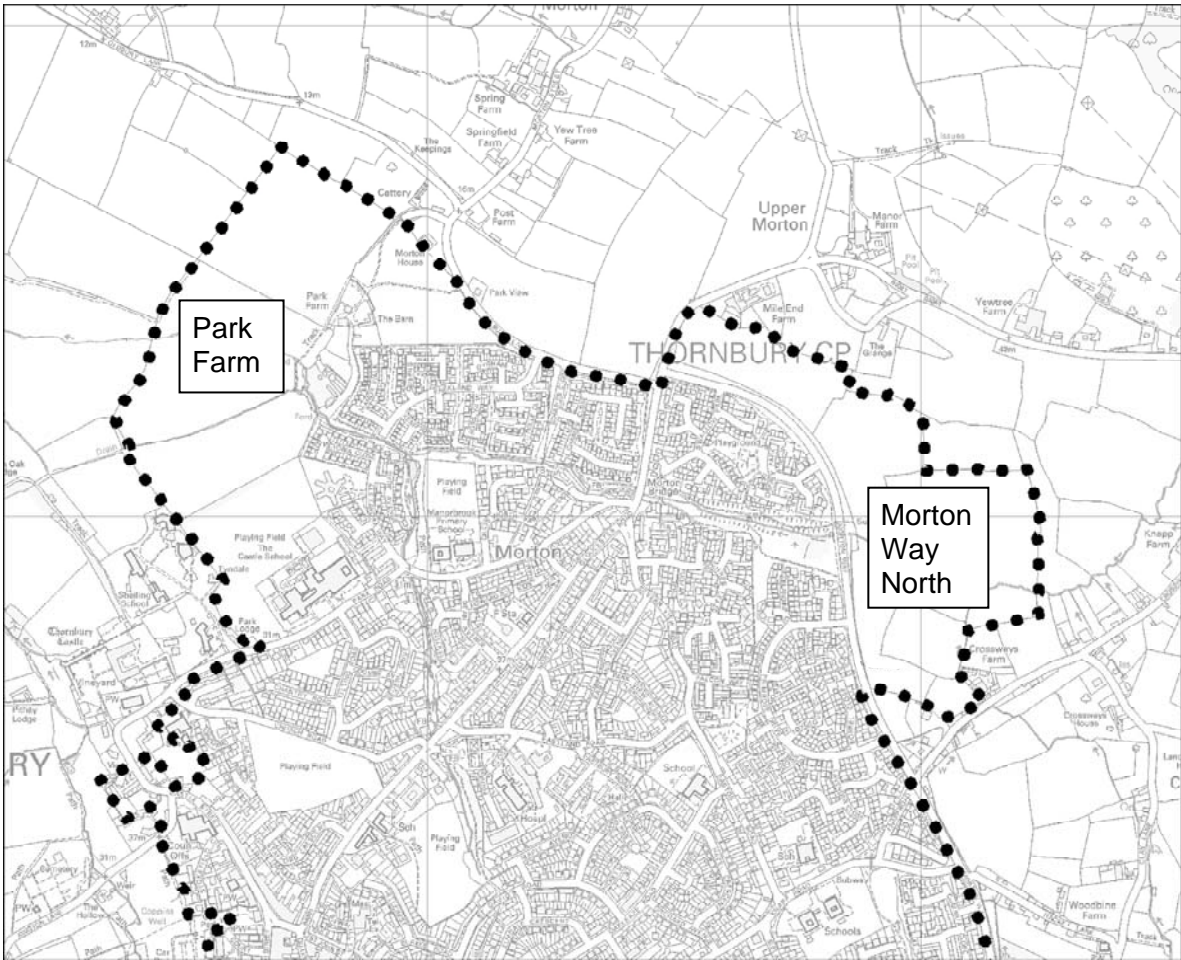
Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
			<u>each scheme in order to determine this and whether the proposal needs to accord with the provisions of Policy CS18 in relation to affordable housing contributions where this is viable and appropriate.</u>	
MM19	124	CS21	Modify Policy CS21 as follows: Delete reference to Howsmoor Lane, Emersons Green (site 12) as a safeguarded Gypsy and Traveller site	Location is not an authorised Gypsy and Traveller site.
MM22	146 - 152	CS26	Delete paragraph 12.19 to policy CS26 12.19 Development at Cribbs Causeway will address the poor physical and spatial legacy of out-of-town retailing and large-scale warehousing in the area, in particular the traffic-dominated movement patterns, isolated land parcels, lack of diversity of use, and the lack of legibility and cohesion to spaces and built form. The objectives within the area are to provide a focus of development on new sites and through the redevelopment of existing sites that reinforces cohesion and provides activity to streets and spaces, to promote pedestrian and cycle movement around and through the area, and achieves within the area a balanced mix of uses, spaces and built form commensurate with a town centre.	Premature in reflecting Council's longer term ambitions to re-designate CC/Mall as a town centre.
MM23	155	CS27	Add following text to end of first paragraph of Policy CS27: <u>Development of the new neighbourhood will not come forward until the programmed delivery of the Stoke Gifford Transport Link has been secured.</u>	To ensure consistency with paragraphs 1.37 and 4.17 of the Core Strategy.

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
MM26	189	CS33	<p>Insert at end of policy CS33:</p> <p><u>A further site is identified on land off Morton Way North and is capable of providing an additional 260 dwellings. This is required to enable the Council to provide sufficient housing land in order to meet its 5 year housing land target and an additional 20% buffer of housing land in accordance with the National Planning Policy Framework</u></p> <p>(As identified in SG28 Appendix D) N.B. The Policies Map should be adjusted to show the amended boundary for Thornbury having regard to the resolution to grant planning permission for development at Park Farm (PT11/1442/O) and the area identified in Appendix D of SG28 in relation to land off Morton Way North.</p> <p>See Appendix A1 (below)</p>	In response to representations made to the Core Strategy, draft Main Modifications and the further hearing session on 7 March 2013.
MM27	193	Policy CS34	<p>Modify point 5 to read:</p> <p>Maintain the settlement boundaries defined on the Policies Map around rural settlements until they are reviewed in the Policies, Sites and Places DPD <u>or a replacement Local Plan</u> following engagement with local communities and other stakeholders/partners;</p>	To ensure consistency with policy CS5
MM29	207 – 220	Chapter 18 (including policies CS36 &	<p>Retain draft Main Modifications as proposed except for the following changes:</p> <p>Modify paragraph 18.16 (iii)a as follows:</p>	To clarify position on the provision of benefits and role of neighbourhood plans

Main Mod Ref No.	Core Strategy Post Submission Page	Paragraph/ Policy	Proposed Modification	Reason
		CS37)	<p>18.16iii(a) Community benefits <u>which go beyond the requirements of the Planning Acts</u> may be sought through the provisions of the Local Government Acts, the Planning Acts, or other legislation, or alternatively through voluntary agreement with the project provider, or in accordance with an industry protocol.</p> <p>Modify criterion 1 to policy CS37 as follows:</p> <p>1. <u>Any relevant development plan documents and neighbourhood plans</u> and Council or locally produced village/town/community strategies and plans should shape the approach to the development of proposals for nuclear related development and any associated development or infrastructure; and</p>	

Appendix A1

South Gloucestershire Council Local Development Framework		Ref No: MM26 PM78
Changes to the Proposals Maps – Core Strategy		
SGLP Proposals Map:	Insert 23	Site Names:
Local Plan Policy Reference:	N/A	<u>Park Farm, Thornbury</u> <u>And</u> <u>Morton Way North, Thornbury</u>
Core Strategy Policy Reference:	CS33 & CS5 (Revised settlement Boundary)	
Description:	Revised settlement boundary (Policy CS5), to encompass the Park Farm and Morton Way North sites, Thornbury – indicated on the map as a dotted line. Please see MM26.	



NOT TO SCALE

© Copyright South Gloucestershire Council [2013]. All rights reserved
This map is reproduced from Ordnance Survey with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings 100023410 [2013].



Appendix B

POLICY CS5 – LOCATION OF DEVELOPMENT

In order to deliver the Strategy for Development, the framework for the location and scale of development is:

1. Most new development will take place within the communities of the North and East Fringes of Bristol urban area:
 - The focus will be the development of existing commitments and the remaining South Gloucestershire Local Plan allocations, together with delivery of the Greater Bristol Bus Network, and the planning for the West of England transport package and future schemes; and
 - New neighbourhoods of sustainable communities will be developed at Cribbs/Patchway and to the east of Harry Stoke
2. At Yate/Chipping Sodbury, new development will be of a scale appropriate to achieve greater self-containment and to improve the separate but inter-related roles and functions of the towns, focusing on investment in the town centres and improving the range and type of jobs;
 - Provided infrastructure, particularly sewerage infrastructure, is delivered, a new neighbourhood at north Yate will be developed, supported by a package of transport measures and a new local centre;
3. At Thornbury, new development will be of a scale appropriate to revitalise the town centre and strengthen community services and facilities;
4. The economic potential of Severnside will be realised as a strategic location for a range of employment uses, subject to the resolution of flood risk, environmental and infrastructure issues and taking into account the most recent government legislation and guidance;
5. In the rural areas communities will be empowered to shape the future of their own local area through opportunities presented by Neighbourhood Planning.

Outside the Green Belt:

(a) Small scale development may be permitted within the settlement boundaries of villages defined on the Proposals Policies Map, but will be limited in scale to no more than infilling within those villages with defined settlement boundaries washed over by the Green Belt. Small scale development within and well related to settlement boundaries may also come forward in accordance with criteria 7;

(b) Defined settlement boundaries will be maintained around

rural settlements and reviewed in the Policies, Sites and Places DPD or a replacement Local Plan. This will include a A review of the approach to the distribution of housing in the rural areas will be undertaken which will include engagement with the local community and other stakeholders/parties;

~~Any changes to the rural housing distribution will be reflected in the Policies, Sites and Places DPD;~~

6. ~~(b)(c)~~ In villages and other settlements without defined settlement boundaries development will be strictly controlled, but small scale development within or well related to villages or settlements may come forward through Neighbourhood Planning initiatives and rural housing exception site policy; ~~and~~

~~(e)(d)~~ Any changes/proposals should be commensurate with the locality in terms of its form, character and landscape and cumulatively acceptable when considered with any other development identified in the Core Strategy, Policies Sites and Places DPD, replacement Local Plan or Neighbourhood Plans.

~~(e)(e)~~ in the open countryside, new development will be strictly limited.

~~7. Non strategic changes to Green Belt boundaries to facilitate development for housing and other land uses will be delivered through the vehicles of Policies, Sites and Places DPD and or Neighbourhood Plans subject to the following criteria being demonstrated:~~

~~(a) Housing provision set out in Policy CS15 is demonstrated as not capable of coming forward taking account of any available contingencies and bringing sites forward from latter phasing periods; and~~

~~(b) it can be demonstrated that the purpose of retaining land in the Green Belt the need to release it for other land uses and that such releases are consistent with the principles of securing sustainable development; or~~

~~(c) Responds to the need to provide additional growth to meet any objectively assessed and evidence based need to address locally generated requirements identified by local communities through Neighbourhood Planning, parish plans / local housing needs surveys etc; or~~

~~(d) The need for minor adjustments to address anomalies e.g. where the current boundary does not follow readily recognisable boundaries using physical features in accordance with government policy;~~

~~— And~~

~~Criteria (a) (b) (c) and (d) provide the exceptional circumstances justifying non strategic amendments to the Green Belt.~~

~~In non Green Belt locations the justification for and appropriateness of the release of land for non strategic development for residential and other forms of land uses is based on criteria (a), (c) and (e) above with the addition of:~~

~~(f) In rural areas small scale development only (considered to be up to 30 dwellings).~~

- 6.** The extent of the Green Belt will remain unchanged from that shown in the South Gloucestershire Local Plan, except to the east of Harry Stoke/Stoke Gifford (north of the A4174 Avon Ring Road), and to the west of the A4018 at Cribbs Causeway, where the need to: meet future housing requirements; ensure sustainable patterns of development; create and plan comprehensively for sustainable communities; are the exceptional circumstances in which land will be removed from the Green Belt at these locations. In addition, the visual impact of the proposed Stoke Gifford Transport Link on the openness of the Green Belt to the east of Harry Stoke/ Stoke Gifford (north of the A4174 Avon Ring Road) is also considered to provide an exceptional circumstance which justifies the release of this land from the Green Belt.

Elsewhere in the Green Belt:

(a) small scale infill development may be permitted within the settlement boundaries of villages shown on the Policies Map. Settlement boundaries will also be reviewed through the Policies, Sites and Places DPD or a replacement Local Plan.

(b) Development brought forward through a Community Right to Build Order is not inappropriate development in the Green Belt, provided it preserves the openness of the Green Belt and its purposes in accordance with Government policy and therefore no change is required to Green Belt boundaries.

~~No change to Green Belt boundaries are required for the delivery of Rural Exception sites under Policy CS19 in accordance with government policy.~~

(c) Other proposals for development in the Green Belt will need to comply with the provisions in the NPPF or relevant local plan policies in the Core Strategy.

~~Only non-strategic changes to Green Belt boundaries in accordance with other parts of this policy will be permitted. Strategic changes including any possible extensions of the Green Belt will only take place following a review of the Local Plan having particular regard to the requirements to establish long term boundaries capable of enduring beyond the plan period as identified in the NPPF.~~

- 7.** The sequential and exceptions tests will be applied to direct development to areas with the lowest probability of flooding, taking account of the vulnerability of the type of development proposed, its contribution to creating sustainable communities and achieving the sustainable objectives of the Core Strategy.

6.5 The largest share of new development will take place within the North Fringe of the Bristol urban area, (incorporating land west of the A4018) which includes the new neighbourhood areas at Cribbs Causeway/Patchway, and on the edge of the North Fringe east of Harry Stoke, and at Emersons Green East in the East Fringe of the Bristol urban area. This represents places where essential infrastructure is in place or

planned. This will reduce the need to travel and commute, accompanied by a package of public transport measures and supported by other community infrastructure. The boundaries of the North and East Fringes are shown on the Proposals Policies Map.

- 6.6 Other than in two locations, east of Harry Stoke/Stoke Gifford (north of the A4174 Avon Ring Road) and to the west of the A4018 at Cribbs Causeway, the general extent of the Bristol and Bath Green Belt will be maintained as shown on the Policies Map. The exceptional circumstances identified by the Council, which justify the release of this land from the Green Belt, are the need to:
- meet future housing need;
 - ensure sustainable patterns of development;
 - create and plan comprehensively for sustainable communities.

In addition, in relation to the land east of Harry Stoke/Stoke Gifford (north of the A4174 Avon Ring Road), the visual impact of the proposed Stoke Gifford Transport Link on the openness of the Green Belt is also considered to provide an exceptional circumstance which justifies the release of this land from the Green Belt. ~~Any non strategic amendments to the Green Belt, where exceptional circumstances can be justified, will be addressed in the Policies, Sites and Places DPD and/or through Neighbourhood Plans.~~ The Council's Supplementary Planning Document (SPD) "Development in the Green Belt, June 2007" will remain and provide guidance, where it accords with the Green Belt policy in the NPPF, until such time as it is replaced and updated either through a new policy in the Policies Sites and Places DPD or a replacement Local Plan. ~~or by a refreshed SPD through the Local Development Scheme.~~

- 6.7 Outside the Bristol urban area, development land will be provided in Yate/ Chipping Sodbury and Thornbury, to promote greater self-containment of these settlements. This will include a new neighbourhood to the north of Yate.
- 6.8 In the rural areas communities will be empowered to shape the future of their own local area through opportunities presented by Neighbourhood Planning. Small scale development will be allowed in villages with defined settlement boundaries where it meets local housing needs or supports or enhances existing services and their viability. However where settlements with defined settlement boundaries are in the Green Belt then, to accord with government guidance, development will be limited to no more than infilling. Affordable housing will be supported in accordance with Policy CS19 (Rural Housing Exception Sites), where there is identified need and local community support. A small element of market housing will be permitted on such sites if it can be satisfactorily proved that this will facilitate the delivery of the local affordable housing need. Settlement boundaries are currently defined on the Policies Map for 37 villages. ~~The approach to rural housing will be reviewed through the Policies, Sites and Places DPD allowing the Council to~~ defined settlement boundaries to villages will ~~engage with local communities over the future use of settlement boundaries be reviewed in the Policies, Sites and Places DPD or a~~ replacement Local Plan. ~~Any proposed changes will be identified in the Policies, Sites and Places DPD.~~

~~6.8a—For the purposes of the Core Strategy non-strategic development, in the Green Belt will comprise schemes of no more than 30 dwellings or 1 hectare. Such schemes will be delivered through the Policies, Sites and Places DPD or through Neighbourhood Plans as set out in criterion 7 of Policy CS5.~~

- 6.9 The Severnside area is recognised as being a regionally significant employment area, covered by longstanding planning permissions, much of which remains undeveloped. Planning policy continues to support its development, while recognising the significant constraints that affect the area by way of flood risk, highway infrastructure, ecology and archaeology.
- 6.10 Government guidance requires that a sequential test relating to flood risk is applied to the identification of land for development, to ensure that there are no alternative sites available in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed. Departures from this approach will only be justified in exceptional circumstances where it is necessary to meet the wider aims of sustainable development. The Council's Strategic Flood Risk Assessments have helped inform the Strategy for Development. This work indicates that the Strategy for Development can be delivered despite the flood risk issues by following a sequential approach in accordance with national policy. This approach will be used for allocating land in the Policies, Sites and Places DPD or a replacement Local Plan.
- 6.10i The areas surrounding the existing nuclear licensed sites at Oldbury and Berkley are covered by 'safeguarding zones' designated by the Office of Nuclear Regulation, as shown on the diagram at Appendix 8. HSE will be consulted on proposed development in these zones in accordance with their published procedures and practices. The implications of any proposed development will also be considered from an emergency planning perspective, and responses received would be a material consideration in determining planning applications. The promoters of the proposed new build site at Oldbury may also have an interest in seeking to ensure that any proposed development in the surrounding area does not compromise their ability to deliver on the National Policy Statement nomination of the site near Oldbury as being potentially suitable for a new nuclear power station.
- 6.10a Where major infrastructure projects are proposed, including the NPS identification of a site near Oldbury for a potential new nuclear power station, a potential new power station at Severnside and National Grid Connections, the Council will seek to work with the scheme promoters, statutory bodies and the community, to seek to ensure optimal benefits for the locality and to minimise social, economic and environmental impacts. The Council may have a dual role in respect of these developments, either as consultee to Development Consent Order Applications that are assessed by the Planning Inspectorate and determined by the Secretary of State, or as consultee on applications that are determined by other statutory bodies such as the Environment Agency or the Marine Management Organisation, or as the determining authority for any applications for development associated with but not part of Development Consent Orders.
- Delivery**
- 6.11 The development will be delivered by the private sector through the planning and development management process and by Neighbourhood Planning. More details on delivery are set out in the policies in Part 2 of the Core Strategy.

Appendix C

POLICY CS14 - TOWN CENTRES AND RETAIL	
<p>The Council will work with partner organisations and the local community to protect and enhance the vitality and viability of existing centres in South Gloucestershire in recognition of their retail, service and social functions:</p>	
<i>Centres</i>	<i>Role & Function</i>
Town Centres	
Bradley Stoke	Town centre
Emersons Green	Town centre. Opportunity for expansion to serve new housing
Kingswood	Larger High Street shopping and service centre
Thornbury	Market town
Yate (including Station Road)	Market town
Chipping Sodbury	Market town
Downend	High Street shopping and service centre
Filton	Convenience shopping and service centre
Hanham	High Street shopping and service centre
Staple Hill	High Street shopping and service centre
District Centres	
Patchway (new)	New centre to be developed by extending the existing local centre on Rodway Road to support Charlton Hayes development
Sainsbury's/B&Q, Stoke Gifford (new)	New centre to be investigated to serve the Stoke Gifford, Harry Stoke, UWE and Cheswick village area
Local Centres & Parades	
49 Centres/Parades (listed in Table. 3)	Provide local level services
Out-of-Centre	
Cribbs Causeway/Mall Abbey Wood and Longwell Green Retail Parks	Cribbs Causeway/Mall, Abbey Wood and Longwell Green Retail Parks will be treated as out-of-centre and development proposals will need to satisfy the sequential test. The future role of Abbey Wood Retail Park is addressed under Policy CS25.

New investment in main town centre uses consistent with the NPPF will be directed into the town and district centres, reflecting the scale and function of the centre including making provision for 34,000 sq.m. net of new comparison floorspace by 2026. The distribution of this floorspace will be through the Policies, Sites and Places Development Plan Document or a replacement Local Plan.

Development in local centres/parades will be primarily to meet local needs only and of a scale appropriate to the role and function of the centre/parade and where it would not harm the vitality and viability of other centres.

This will be achieved by:

- **Identifying in the Policies, Sites and Places Development Plan Document centre boundaries, primary shopping areas, shopping frontages, and development opportunities in accessible locations within and on the edge of centres;**
- **Encouraging retail, commercial, leisure and cultural development within a centre of an appropriate type and scale commensurate with its current or future function;**
- **Safeguarding the retail character and function of centres by resisting developments that detract from their vitality and viability and protecting against the loss of retail units;**
- **Applying the sequential approach when considering proposals for new town centre uses;**
- **Requiring impact assessments for edge-of-centre and out-of-centre proposals with a floorspace over 1,000 sq.m. gross;**
- **Encouraging convenient and accessible local shopping facilities to meet the day to day needs of residents and contribute to social inclusion.**

Shops and services, both in urban and rural areas, are also safeguarded from loss under Policy CS13 and policies in the NPPF.

9.22 This policy sits alongside the town centre and retail policies in the South Gloucestershire Local Plan, until these Local Plan policies are replaced by the Policies, Sites and Places DPD, and Policy CS13 (Non-Safeguarded Economic Development Sites). All these policies are aimed at protecting and strengthening the health and vitality of centres, recognising their important social function and sense of place, as well as safeguarding against the loss of shops and other services in centres and villages, including individual premises within the urban area, in recognition of their importance to the local community and the local economy. Policy CS14 is supported by the South Gloucestershire Town Centre and Retail Study. This Study sets out a strategy for the management and growth of centres over the plan period, including a centre hierarchy and identifies future retail floorspace requirements. Communities will also be empowered to shape the future of their town, district and local centres through opportunities presented by Neighbourhood Planning.

9.23 National policy requires a network and hierarchy of centres to be defined. Due to its settlement pattern, South Gloucestershire is characterised by a number of town centres. These centres, particularly the traditional ones, are highly valued by their local communities for their heritage and functions. In

addition to retail, all the centres provide, to a greater or lesser extent, a range of services and facilities including financial, community, leisure, employment and housing.

- 9.24 Over the past 20 years, retail expenditure has polarised towards the out-of-town retail parks, The Mall Regional Shopping Centre and freestanding stores. Partly as a consequence, the traditional centres have seen a decline in the proportion of shop frontages in retail use, with an increase in non-retail uses such as cafes, takeaways, and building societies etc. The role of the centres has become more focused upon meeting day to day convenience needs with comparison shopping comprising more of amenity goods such as chemist items, household hardware etc. Furthermore, a number of these centres do not offer the space for development or find it difficult to attract comparison retail investment. There is, therefore, a need to redefine the role and increase the competitiveness of certain centres to ensure they continue to meet the needs of the local community and maintain viability and vitality. Further out-of-centre development will be carefully controlled to support this strategy.
- 9.25 In addition to existing centres, a new district centre will be created at Patchway with the development of Charlton Hayes, as an expansion of the current local centre on Rodway Road. The classification of 'district' is in recognition that, unlike the town centres, the role of this centre will be more local. This classification will be kept under review. A new centre is also proposed, potentially on land currently occupied by Sainsburys and B&Q off Great Stoke Way, to serve the new housing areas to be developed along the Ring Road in the Stoke Gifford/Filton area, UWE and nearby existing housing and employment areas. As part of the development and re-modelling of the area between Filton and the M32, a broader range of uses, including an element of retail, will be promoted at Abbey Wood Retail Park in line with its location adjacent to a main line rail station, major employment and housing areas, and away from the sale of bulky goods. The park will continue to be treated as out of centre for the purposes of national planning policy (see Policy CS25).
- 9.26 At Cribbs Causeway, development comprises The Mall, retail parks, free-standing stores and leisure development. New communities are to be developed in the area and will require the provision of additional retail facilities. The Council will undertake a review of the scope for permitting some additional development at this location to support the Mall consistent with the need to maintain the vitality and vitality of other centres. Additional provision will be delivered through the Policies, Sites and Places DPD or a replacement Local Plan. Until this review is completed, any additional retail floorspace provision in out-of-centre locations will be considered against national policy guidance in the NPPF having regard for the sequential approach and retail impact tests.
- 9.27 In addition to the larger centres, there are 49 local centres/parades within the urban area and larger village settlements which meet the needs of local residents for everyday convenience goods and basic services within walking distance, thereby providing an essential and valuable service. New local centres will be created to serve the strategic housing areas referred to in the Strategy for Development. There are also a significant number of smaller village shopping centres and local shops throughout the district.

Table 3 - Local Centres and Parades

Communities of the Bristol North Fringe			
1.	Gloucester Road North	7.	Gloucester Road, Patchway
2.	Filton Avenue (Nos. 508-550 & 551-557)	8.	Kingsway, Little Stoke
3.	Filton Avenue (at junction with Conygre Rd)	9.	Chelford Grove, Patchway
4.	Station Road, Filton	10.	Ratcliffe Drive, Stoke Gifford
5.	The Parade, Coniston Road, Patchway	11.	Peartree Road, Bradley Stoke
6.	Coniston Road, Patchway	12.	Webbs Wood Road, Bradley Stoke
Downend/Hanham/Kingswood/Staple Hill			
13.	Baugh Gardens	26.	Oldland Common Village
14.	Burley Grove	27.	Poole Road, Soundwell
15.	Cleeveood Road, Downend	28.	Pound Road, Kingswood
16.	Dibden Road, Mangotsfield	29.	Quakers Road Parade, Downend
17.	Ellacombe Road, Longwell Green	30.	Soundwell Road, Kingswood
18.	High Street, Hanham	31.	Station Road, Kingswood
19.	Holly Hill Road	32.	Stockwell Drive, Mangotsfield
20.	Longwell Green Parade, Bath Road	33.	Tibberton, Kingswood
21.	Mangotsfield Village (St James Place, St James's St, Cossham St)	34.	Warmley Village (Deanery Road, High St, Stanley Rd, Tower Rd North)
22.	Memorial Road, Hanham	35.	Westbourne Road Parade, Downend
23.	New Cheltenham Road, Kingswood	36.	Westcourt Drive, Oldland Common
24.	Newton Road/School Road, Cadbury Heath	37.	Westons Way, Kingswood
25.	North Street/Pleasant Street/Victoria Street		
Thornbury			
38.	Oakleaze Road		
Winterbourne/Frampton Cotterell			
39.	Lower Stone Close, Church Road and Woodend Road, Frampton Cotterell	41.	Bradley Avenue, Winterbourne

40.	Flaxpits Lane, Whitegates and High Street, Winterbourne	42.	Park Avenue, Winterbourne
Yate & Chipping Sodbury			
43.	Abbotswood Shopping Centre	47.	Cranleigh Court Road
44.	Brimsham Park, Yate	48.	Firgrove Crescent
45.	Heron Way	49.	Westerleigh Road Stores
46.	Wellington Road		

9.28 Beyond existing commitments, the Town Centre and Retail Study does not identify any requirement for convenience floorspace, although it does recognise that further floorspace is justified where this addresses a shortfall in provision in a local area (see Policy CS30 which identifies a new food store in Chipping Sodbury). By contrast, after taking account of commitments, a shortfall in comparison floorspace is identified for the period 2011 – 2026 of 34,000 sq.m. net. The Policies, Sites and Places Development Plan Document or a replacement Local Plan will distribute this floorspace between the various centres, identify sites, define town centre and primary retail area boundaries and define primary and secondary frontages.

9.29 National policy requires an impact assessment for any edge-of-centre or out-of-centre proposal over a floorspace threshold of 2,500 sq.m. gross unless a local lower threshold is set. This national threshold does not allow for the situation in South Gloucestershire where centres are relatively small, there is a dominance of out-of-town floorspace, particularly for retail, and a number of the centres are experiencing reduced vitality. As a consequence, smaller developments can, on their own or cumulatively, have a significant impact on existing centres and the threshold, therefore, is lowered to 1,000 sq.m gross to reflect this.

Delivery

9.30 This policy will be delivered through the development management process. ~~The delivery of floorspace will be set out in and developed further through the Policies, Sites and Places DPD~~ or through a replacement Local Plan and through neighbourhood planning.

~~9.41 It is not intended to designate a town centre at Cribbs Causeway in this Core Strategy. Any designation will be brought forward in a future review of the Core Strategy, following an assessment as to how far the Council's vision for the area has been realised.~~

Appendix D

POLICY CS15 - DISTRIBUTION OF HOUSING					
<p>Between 2006 and 2027, covering a period of <i>up to</i> 15 years from adoption of the Plan, a supply of deliverable and developable land will be identified to secure the delivery of a minimum of 28,355 new homes in accordance with the plan, monitor and manage approach and the location of development set out in Policy CS5. The indicative phasing capacity is shown below.</p>					
		2012/13- 2016/17 (5yrs)	2017/18- 2021/22 (5yrs)	2022/23 2026/27 (5yrs)	Total 2006- 2027
Completions 2006 – 2012					4,990
North & East Fringes of Bristol urban area	Existing Local Plan Allocations	3,750	3,520	25	7,295
	Potential housing sites, including infill development³	<u>1,255</u>	<u>315</u>	<u>195</u>	<u>1,765</u>
	New Neighbourhoods:				
	<ul style="list-style-type: none"> • East of Harry Stoke¹ • Cribbs/Patchway 	155	1,250	595	2,000
		1,093	1,520	3,087	5,700
Rest of South Glos	Potential housing sites including infill development³	<u>1,070</u>	<u>145</u>	<u>155</u>	<u>1,370</u>
	New Neighbourhood at Yate^{1,2}	<u>750</u>	940	<u>1,010</u>	2,700
	Housing Opportunities at Thornbury⁴	<u>520</u>	240	-	<u>760</u>
<u>Windfall allowance</u>		750	750	<u>750</u>	2,250
TOTAL <u>available supply</u> (excluding completions, and inc. 20% “buffer” for the first five year period) 2012 - 2027		<u>9,343</u>	<u>8,680</u>	<u>5,817</u>	<u>23,840</u>
TOTAL including completions 2006 - 2027					<u>28,830</u>
The appropriate level of new homes to be reviewed prior to 2021					

Footnotes to Policy CS15

¹ Development of the new neighbourhoods at North Yate and Cribbs/Patchway is contingent on the delivery of major new strategic infrastructure to support sustainable communities subject to confirmation from delivery partners.

² Remainder of the 3000 dwellings capacity at Yate new neighbourhood to be delivered post 2027

³ Potential housing sites including infill development on both large and small sites that have planning permission (outline or full planning permission that has not been implemented), specific, unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the first 5 year period of the Core Strategy. ~~Small site windfalls expected to come forward from 2022 to 2027 included.~~

⁴ Includes North of Park Farm, Thornbury and an additional site allocation is made at Morton Way North, Thornbury (see Policy CS33) to address a potential deficit in the overall supply of housing land to satisfy the requirements in the National Planning Policy Framework. This requires the Council to provide a 5 year housing land supply with an additional buffer of 20% to ensure choice and competition.

⁵ ~~750 dwellings are included as a windfall allowance in the column figures above.~~

10.5a The overall level of housing provision put forward in this Plan reflects the underlying spatial objectives, the sustainable development principles set out in Policy CS1 and the locational strategy set out in Policy CS5. In establishing the strategic housing provision, consideration has been given to the following factors that have shaped capacity:

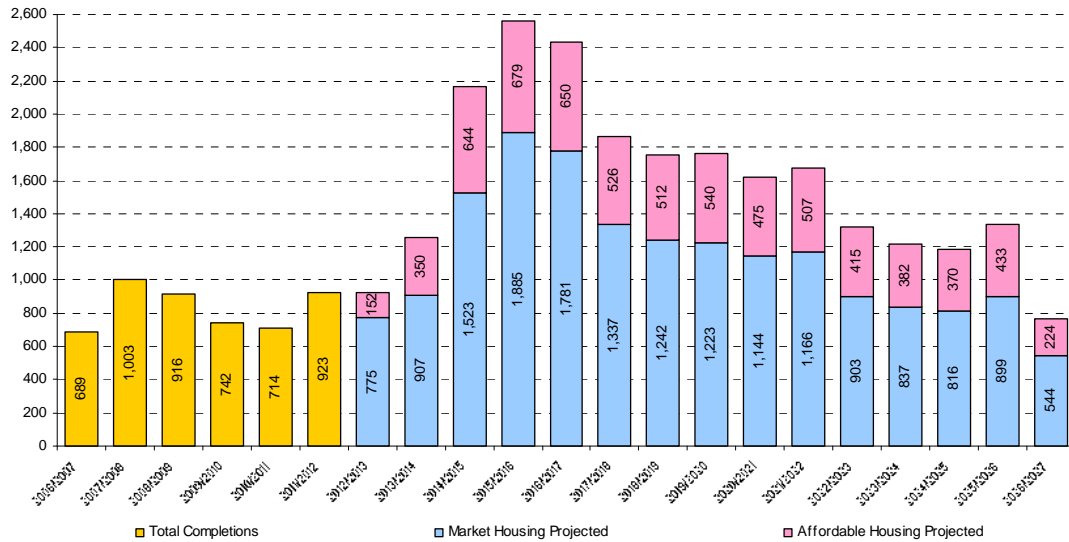
- the relationship between projected local employment growth and housing to plan for prosperous local economies over the duration of the plan period;
- putting into a local context the demographic drivers to housing demand;
- protecting environmental assets and making the most effective use of developed land and buildings;
- the physical, green and community infrastructure needed to support additional housing and the importance of its delivery through comprehensive and co-ordinated plan making;
- providing a framework which takes a long term view to support the delivery of housing, for which there is likely to be genuine demand, but which is resilient and flexible to respond to rapidly changing circumstances; and
- consistency with the underlying commitment to sustainable patterns of development across the area and the principles of localism.

10.6 Between 2006 and 2027 provision will be made for a minimum of 28,355 new dwellings, 4,990 of which have already been completed, this means providing 23,365 dwellings, between 2012 and 2027.

10.6a The Council will seek to achieve an annualised rate of housing delivery over the 15 year plan period 2012 – 2027. On this basis 7,788 dwellings should be provided for each 5 year period. This equates to 1,558 dwellings per annum. To comply with the requirements of paragraph 47 of the NPPF the Council will provide an additional buffer of 20% to ensure choice and competition. As the required 5 year supply + 20% cannot be achieved for the current 5 year period when compared against the indicative phasing set out above, an

~~additional site is identified at Thornbury to satisfy this requirement. the Council will identify additional sites either brought forward from later in the plan period or, if necessary, new sites capable of meeting the shortfall. This will be achieved through the production of an Interim Housing Statement.~~

Actual and Projected Completions 2006 - 2027



10.6bi It is important housing land supply is monitored in order to ensure that there remains a flexible supply of deliverable and developable land for housing. To achieve this, an annual report and supporting technical methodology will be prepared which will confirm the level of housing provision to be provided for the basis of the 5 year land supply in the context of paragraph 47 of the NPPF.

10.6bii To ensure sufficient land ~~is made available~~ comes forward to meet housing needs to the end of the plan period the Council will undertake a review of the Core Strategy/Local Plan to be completed before 2021. This should be based on a revised Strategic Housing Market Assessment undertaken in conjunction with other relevant authorities in the West of England region. ~~This will have r~~ Regard will also be had to all available evidence sources including demographic evidence, economic conditions and forecasts. If evidence suggests that additional provision of homes will be required the review will consider the appropriate response. If additional strategic provision is required its delivery will be determined on a West of England-wide basis through the duty to cooperate. This will involve reviewing the general extent of the Green Belt. This will enable, should the further release of land for development prove necessary, land currently within the Green Belt to be assessed against other reasonable alternatives.

10.6c Over 40% of this housing is accounted for through allocations in the South Gloucestershire Local Plan and planning permissions. At April 2012 there were outstanding planning permissions for around 5,680 dwellings and a further 4,180 dwellings on committed sites.

- 10.7 To supplement the existing permissions and commitments, the Core Strategy identifies 3 new neighbourhoods which will deliver 10,400 dwellings. ~~In addition, a smaller d.~~ Development at Thornbury will provide a further 500 dwellings two sites (Park Farm and Morton Way North) to support local housing needs over the next 15 years and to address a deficiency in the Council's 5 year housing land supply. ~~A~~The additional site at Morton Way North is necessary to provide a 20% buffer to ensure choice and competition in the market for housing land as required by the NPPF.
- 10.7a Over half of the dwellings to be provided in the new neighbourhoods will come forward in the Cribbs/Patchway New Neighbourhood, a significant proportion of which are expected with the anticipated closure, and subsequent release for development, of Filton Airfield. BAE Systems has announced its intentions in this respect. This level of development is justified in order to deliver a comprehensive and sustainable development in this area of the Bristol North Fringe, well integrated with the existing communities surrounding the area, and to secure the level of infrastructure investment required, particularly transport and education.
- 10.10 In recent years at least 60% of housing development in South Gloucestershire has taken place on previously developed land. Many of the committed sites are also on previously developed land. However, because of the level of housing growth which South Gloucestershire has to accommodate up to 2027, increasingly new housing development will have to be on greenfield sites, as there is a declining amount of brownfield land available in sustainable locations. These greenfield sites support the Core Strategy's Strategy for Development and will help in delivering the longer term vision for the West of England.

Delivery

- 10.11 This policy will be delivered through the development management process by private developers and affordable housing providers approved by the Council. Policies CS26, CS27 and CS31 provide detailed guidance on the new neighbourhoods at Cribbs Causeway, East of Harry Stoke and north Yate. South Gloucestershire Local Plan Policy M2 sets out detailed requirements for the major development at Emersons Green.