

Draft Policies, Sites & Places Plan

Presentation to Aust Parish
2 July 2014

Presentation Content

1. Context - What is the PSP Plan? And why are we producing it?
2. Content of the Draft PSP Plan
3. Summer 2014 consultation
4. Next steps
5. Aust Chapter
6. Questions

What is the PSP Plan?

- It will be part of the statutory Local Plan, and used to determine planning applications
- Follows on from the Core Strategy and is intended to cover the period up to 2027
- Land use plan – but shaped by community-led planning approach
- Provides detail Development Management policies including Oldbury New Nuclear Build
- Allocations for range of land uses
- Detailed the aspirations of local communities

Why produce the PSP Plan?

- Core Strategy – adopted Dec 2013
- Joint Waste Core Strategy – adopted 2011
- It is essential that we now replace the rest of the 2006 South Gloucestershire Local Plan & 2002 Minerals and Waste Local Plan with the PSP Plan to complete the new National Planning Policy Framework compliant Local Plan
- This addresses the statutory requirement

Preparation Process

- Plan preparation commenced May 2013
- Targeted consultation with key stakeholders including Parish & Town Councils
- Public consulted on what the plan ought to contain
- Conducted a 'Call for Sites' and prepared Town Centre profiles
- Draft Plan and supporting documentation produced for current public consultation, running until 28th August.

Draft Plan - content

Part 1 – Development Management Policies and Policy for Oldbury New Nuclear Build:

- 44 policies to be used in determining planning applications covering issues such as
 - landscape protection & enhancement, transport impact management, flood risk, mineral safeguarding areas, rural economy, town centre uses, Gypsy and Traveller sites.

Part 2 – Sites and Places:

- 47 area chapters based on Parishes
- Common format:

Part 2 - content

- Map
- Planning Policy Context
- Housing Strategy – inc. rural housing review
- Town Centres and Retail Parks
- Site Allocations – minerals / G&T intensification sites
- Proposed Local Green Spaces
- Community Aspirations

Rural Housing Review #1

- Core Strategy provides for the housing needs of South Gloucestershire, including the rural areas up to 2027. There is no need to find new housing sites in the rural areas.
- However the CS requires that there should be a review of rural housing and settlement boundaries through the PSP Plan to meet local needs.

Rural Housing Review #2

- SGC has decided there should be a community led approach to identifying those parishes which would like a limited number of new homes or a change to their settlement boundary.
- Parish councils have been asked about their approach to future residential development and whether they would like some additional housing above that which would be delivered under the current planning policies for their area.

Rural Housing Review #3

Parishes where some change in planning policy is proposed	
Almondsbury	Yes – settlement boundary for Hortham
Aust	Yes - Remove settlement boundary at Aust
Charfield	Yes – additional housing
Cromhall	Yes – additional housing or status quo
Doynton	Yes – additional housing
Dyrham & Hinton	Yes - Exception scheme
Frampton Cotterell	Yes - Separate settlement boundary from Coalpit Heath and Winterbourne and extend settlement boundary around the Meads
Horton	Yes - additional housing
Iron Acton	Yes – additional housing
Marshfield	Yes – Rural exception scheme
Oldbury	Yes – additional housing
Rangeworthy	Yes – additional housing
Rockhampton	Yes – additional housing and new settlement boundary
Westerleigh	Yes – Additional housing at Westerleigh village Separate settlement boundary of Coalpit Heath from Frampton Cotterell
Wick & Abson	Yes - Additional housing
Winterbourne	Yes - Separate settlement boundary of Winterbourne from Frampton Cotterell

Process for allocating residential sites or settlement boundary changes

- Consultation event at each settlement – Summer 2014
- Review response to consultation and evidence
- Identify preferred approach and site/boundary change
- Targeted public consultation with communities on preferred option – autumn 2014
- Allocate site/settlement boundary change in Draft PSP Plan – December 2014

Proposed Local Green Spaces and Community Aspirations

- Local Green Space:
 - New designation
 - Protection of spaces that are of particular importance to a community
 - Prevents development taking place unless very special circumstances are demonstrated.
- Community Aspirations
 - Relating to development and the provision of services and facilities, providing a basis for future partnership work

PSP Timetable

Prepare draft plan and evidence in consultation with key stakeholders	by April 2014
South Gloucestershire Council approved draft plan for public consultation	June 2014
Public consultation	Summer 2014
Work up submission plan	Autumn 2014
Targeted public consultation e.g. in those rural parishes where small scale development is proposed	Autumn 2014
Approval by SG Council of draft submission plan	December 2014
Submission of PSP Plan	March 2015

Current Stage of PSP Plan

- Draft Plan and supporting documentation produced for public consultation, running until 28th August.
- Consultation supported by over 20 public consultation events.
- We need your views on the development management policies (Part 1) and your Parish chapter in Part 2 of the draft Plan.

Aust Parish: Rural Housing Review #1

- After careful consideration Aust Parish Council have suggested:
 - the removal of the existing settlement boundary to Aust village to prevent further limited development; and
 - Elberton and Littleton upon Severn should continue not to have settlement boundaries.
- If agreed some limited residential development will continue to take place in the parish as change of use, redevelopment and conversion of rural buildings where allowed by national and local planning policies.

Aust Parish: Rural Housing Review #2

Consultation question:

Do you agree with the Parish Council's about the approach to how new housing will be delivered including the removal of the settlement boundary from Aust village? If not, why?

Aust Parish: Proposed Local Green Spaces #1

- The following Local Green Spaces have been put forward in the Draft Plan:
 - 1. Woodwell nature reserve, Littleton
 - 2. Littleton-upon-Severn village pond
 - 3. Aust pound and the land adjacent to it
 - 4. The green space (triangle) of land at Elberton including the wide verges
 - 5. Fishing ponds and nature reserve at Whale Wharf

Aust Parish: Proposed Local Green Spaces

- **Consultation question:**

Do you have further evidence to support the proposed Local Green Space(s)?

- **Consultation question:**

Do you wish to propose any other specific spaces for designation as Local Green Space(s)?

Aust Parish: Proposed Community Aspirations #1

- Where community projects or developments have been identified, the Council will work with its partners, including the parish council and developers to try to achieve the delivery of these aspirations.
- The parish council has identified the following aspirations for development to improve facilities within the Parish:

Aust Parish: Proposed Community Aspirations

#2

1. Provision of allotments.
2. Provision of a play area
3. Delivery of a Park and Ride scheme by re-using the Greenarces site, and/or re-use the site for the provision of the above uses.
4. Removal of wide load lay-by to improve safety/visibility
5. Off street parking for commuters and car sharers to avoid parking on Passage Road near its junction with the A403, and in the main street of Aust village
6. If and when a new power station at Oldbury is constructed, seek the appropriate routing of construction and other traffic.

Aust Parish: Proposed Community Aspirations #3

Consultation question:

In no particular order please indicate 3 community aspirations from the list below which you feel are most important.

Further details of the consultation and how to respond:

www.southglos.gov.uk/policies/sitesandplaces

Consultation ends on 28 August.

Questions?

Please also look around the exhibition.