

# Draft Policies, Sites & Places Plan

Presentation to Rockhampton Parish  
14 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. Rockhampton 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 covers the period up to 2027
- Land use plan – but shaped by community-led planning approach

# 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 a new local plan which complies with National Planning Policy Framework
- This addresses the statutory requirement

# Preparation Process

- Plan preparation started 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 material produced for current public consultation, running until 28<sup>th</sup> August.

# Draft PSP 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 eg to support local services or provide for particular housing 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 whether they would like some additional housing above that which would be delivered under the current planning policies for their area
- Around 15 parishes have said that they would like some changes

# 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 28<sup>th</sup> 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.

# Rockhampton Parish: Rural Housing Review #1

- After careful consideration the Parish Council have suggested:
- **There is a local need for some additional housing (less than 10 homes)**
- **This should be market and affordable houses of varying sizes and affordable accommodation suitable for young families from the area.**
- 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.

# Rockhampton Parish: Rural Housing Review #2

## Consultation question:

*Do you agree with your Parish council's conclusion about the amount, type and size of housing outlined above, required to meet the needs of their area, over and above that allowed by existing planning policies? If not, why?*

# How can new housing be delivered in Rockhampton?

- There are two options for delivering these additional homes
- **Option 1: Identify a settlement boundary for the village and allocate a site for residential development.** This could be around Church Road/Church View?
- **Option 2: “Rural Exception Scheme” site(s) allocation** This would be for only affordable housing for local people
- A combination of 1 & 2 is also possible

# Consultation Questions

- *Q Do you want South Gloucestershire council to test options to identify the most appropriate site(s) for less than 10 new homes at Rockhampton village for further consultation in the autumn 2014? If not, why?*
- *Q If you answered yes to the question above, which option do you prefer and why?*
- *Q If you are a land owner within or adjoining residential development at Rockhampton village which may be available (and you have not already submitted a site to the Call for Sites consultation) please give us your contact details.*

# Rockhampton Parish: Proposed Local Green Spaces

- The parish have not proposed any Local Green Spaces in the Draft Plan but you are asked to suggest any if you wish

## Consultation question:

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

# Rockhampton 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:

# Rockhampton Parish: Proposed Community Aspirations #2

1. Suitable land drainage system and protection from flooding
2. Measures to control impacts of construction from Oldbury power station development
3. Affordable accommodation, suitable for young families from the local area, is seen as a priority.

# Rockhampton Parish: Proposed Community Aspirations #3

## Consultation question:

*Q Do you have any further aspirations for development to improve the facilities within your parish?*

Further details of the consultation and how to respond:

[www.southglos.gov.uk/policies/sitesandplaces](http://www.southglos.gov.uk/policies/sitesandplaces)

Consultation ends on 28 August.

Questions?

Please also look around the exhibition.