



Plain Guide to the Policies, Sites and Places (PSP) Plan November 2015 Consultation

Introduction

In 2013 South Gloucestershire Council adopted its Core Strategy. It sets out the key strategic land use objectives and policies. Policy CS15 of the Core Strategy identifies a minimum of 28,355 new homes are required in South Gloucestershire over the plan period (2006-2027).

Government policy requires sufficient housing land to be deliverable over the next 5 years. The council therefore monitors the number of new homes that are built and provides a trajectory of future housing delivery.

The current housing supply situation:

Following the outcome of a planning appeal earlier in the year and review of our housing supply, a shortfall of around 1,500 have been identified within the next five year period.

While our adopted Core Strategy identifies sufficient housing supply overall, in the short term it cannot be delivered quickly enough. This short fall does not affect the Council's overall requirement of providing a minimum of 28,355 new homes from 2006-2027, however, it does mean that there is a need to boost the immediate housing supply and meet people's needs.

Consultation on addressing the housing supply shortfall:

While the shortfall remains in place we cannot progress our PSP Plan to the next stage. This is why we have launched a further consultation to help us identify a range of additional housing sites and to ensure development in South Gloucestershire remains plan-led and we are not left open to speculative planning applications.

The proposed way in which we plan to find, assess and allocate suitable sites for additional housing is set out in this consultation document, it also details the additional benefits to pausing the submission of the PSP Plan.

We are proposing to consider land for housing in sustainable locations across South Gloucestershire including existing urban areas, market towns and rural settlements. The overall objective of the PSP Plan is to deliver a significant boost to address the shortfall of housing over the next 5 year period but to ensure that future allocations support sustainable growth. It is not the aim of this process to promote growth at any cost. Where potential allocations are currently within the Green Belt the council will ensure full compliance with Government Green Belt policy. This would mean the need to consider whether exceptional circumstances apply in order to fully justify land being released from the Green Belt for development.

What are the next steps and how can I get involved?

We are encouraging everyone with an interest in future housing provision to have a say on the proposals and help us identify any potential housing allocations which could make a meaningful contribution to addressing the current short term shortfall. Through this consultation the Council is looking to consider sites with a maximum threshold of 150 new homes to ensure they can be built within the next 5 years. The consultation document

recognises that in certain locations or settlements 150 new homes would be too many, but a smaller number may be appropriate.

Consultation runs until Friday 8 January, 2016. Full details are available online at www.southglos.gov.uk/PSPconsultation

Once the consultation has closed we will analyse all the comments received.

The housing sites which are identified will be subject to further consultation next summer before we submit the final proposals to the Planning Inspector for a formal Examination in Public. The full timetable is set out here www.southglos.gov.uk/policiesitesandplaces

How does this fit with the consultation for the Joint Spatial Plan?

The Joint Spatial Plan (JSP) is a plan which is being prepared collaboratively with our neighbouring West of England local authorities, it focusses on appropriate locations for housing and employment across the West of England region. The timescale for delivery of these strategic growth locations goes beyond that of our current Core Strategy plan period, to 2036. The Policies, Sites and Places plan will feed in to the wider JSP but purely covers development in South Gloucestershire and seeks to make additional allocations that can be delivered in the next five years. The JSP Issue and Options document is also out for public consultation - more information is available at: www.jointplanningwofe.org.uk

Further background information on the Policies, Sites and Places (PSP) Plan is available at: www.southglos.gov.uk/policiesitesandplaces

The current consultation on the PSP Plan is available at: www.southglos.gov.uk/PSPconsultation