



Policies, Sites and Places Plan – Call for Sites Response Form

This form should only be used by landowners and developers that are promoting a site for inclusion in the PSP Plan.

Comments are invited on the issues set out in paragraphs 19.1 – 22.2 of the PSP Plan Regulation 18 Consultation document in respect of the suitability, availability and achievability of potential housing sites. The purpose of these questions is to gauge potential preparedness to engage constructively in a possible planning application process, likelihood of achieving policy compliant schemes and early delivery of dwellings.

Comments related to the general methodology and process should be set out on the response form for the Regulation 18 Consultation document, available online: www.southglos.gov.uk/PSPconsultation

Please note that freedom of Information regulations mean that the Council cannot treat any information supplied confidentially.

For enquiries or assistance please contact the Strategic Planning Policy and Specialist Advice Team 01454 863469 or planningLDF@southglos.gov.uk

1. YOUR DETAILS

Ref Number (for office use only)

Name

Paul Jobson

Company/Organisation
(If relevant)

DLP Planning Consultants

Address

Broad Quay House (5th Floor)
Prince Street
Bristol

Postcode

BS1 4DJ

Telephone

Email address

I am (please tick all those that apply)	Owner of part of the site	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
	Planning consultant	<input checked="" type="checkbox"/>	Developer	<input type="checkbox"/>
	Affordable Housing Provider	<input type="checkbox"/>	Amenity/Community Group	<input type="checkbox"/>
	Local resident	<input type="checkbox"/>	Other	<input type="checkbox"/>

2. SITE DETAILS

Site address

Land at Bristol Road/ A4174 Avon Ring Road, Hambrook

Site Postcode

BS16 1RF

Grid ref. (if known)
e.g. 367712,177756

364181,178545

Site area (hectares)

10 Hectares (gross)

Current use(s)

Agriculture (not currently active)

Relevant Planning History
(if known please include any relevant planning application reference number(s) and confirm if the site has previously been submitted in response to a call for sites for the PSP or other Local Plan process).

The site has previously been submitted as part of the January 2015 'Call for Sites' South Gloucestershire Reference: SG00111.

Also subject to a Pre Application Enquiry [REDACTED]

3. PROPOSED FUTURE USES AND CAPACITY

Please indicate if the proposal is for 100% residential or a mixed use scheme (and if so the intended proportions and respective capacity of each use.)

The proposed use is solely residential including the capacity for up to 150 dwellings (both market and affordable).

Please state how your proposal is proportional to the existing size and character of the settlement. E.g. % increase of existing settlement (Demographic data on existing settlement size is set out in the Rural Villages and Settlements Topic Paper (2015)

The proposed site is in a sustainable location which is very accessible and immediately adjacent to the North Bristol urban area. The proposal is a suitable location for a medium sized residential development. It is acknowledged that the site is close to the village of Hambrook which is relatively small (current population around 325). Redrow Homes are happy to work with the council to ensure the identify of Hambrook is maintained

Whilst residential development in this location can be seen as an extension to the Greater Bristol urban area, it could also go some way to create a more balanced housing profile and help to address affordability issues in the Hambrook locality.

The site represents a sustainable location for new residential development in terms of its access to public transport, nearby employment opportunities and a wide variety of local amenities. Within the Rural Villages and Settlements 2015 Topic Paper Hambrook is rated within tier two, with 'good

	<p>access' to key services and facilities; scoring maximum points for education, employment, broadband, and public transport.</p> <p>The 2015 Topic Paper, discusses the Community Profiles undertaken to inform the South Gloucestershire Core Strategy evidence base. Within the Hambrook profile, when referring to Sustainable Community Issues a negative characteristic included the villages much higher than average detached property profile (55%) and consequently lower than average other dwelling type (including only 4% flatted properties). They also had a lower than average rental properties. This lack of housing mix, types and tenures can create an unbalanced concentration and exacerbate issues of affordability.</p> <p>In terms of the local character of the existing setting, the Hambrook Conservation Appraisal has been considered and would be used to inform the detailed development proposals in terms of layout and design in order to protect the character and setting of the adjacent village.</p> <p>It should also be noted that our assessment of the sites residential capacity is based on the developable area of approximately 6 hectares (ha) of the site (gross site area being 10 ha) and takes into account the prospect for leaving a meaningful area of land around the village open and undeveloped.</p> <p>For further information, see the attached supporting Planning Statement</p>
<p>Please state how your proposal will address/contribute to the community aspirations established during previous consultation rounds of the PSP Plan and listed at Appendix 2 of the November 2015 PSP Plan consultation document</p>	<p>As stated in the Regulation 18 PSP Plan, the authorities initial approach was to support communities to bring forward new housing sites in the rural areas, rather than propose sites. This however, only led to one community identifying one site for the potential delivery of 20 new homes. Therefore, as stated a more comprehensive review was required in order to deliver the 1,500 dwelling shortfall identified.</p> <p>The relevant community aspirations as set out in Appendix 2 of the PSP Plan cover the Winterbourne Parish boundary. They are focused on ensuring adequate provision of infrastructure to support future growth, provision and improvement of open space, recognising village design statements and also increasing accommodation for young people.</p> <p>In terms of the proposed site;</p> <ul style="list-style-type: none"> • It is in a highly sustainable location in terms of access to public transport, road infrastructure and nearby amenities. • Development at this site will include safeguarding of important natural features and the incorporation of open space, play areas and community uses. • The detailed design to be covered through the master planning process will be in keeping with the Hambrook Conservation Area and seek to enhance the local setting. • The site is available for development now and has the potential to deliver a greater variety of housing mix including accommodation for young people and the provision of 1 and 2 bed properties, something lacking in this location. <p>For further information, see the attached supporting Planning Statement.</p>

4. SITE OWNERSHIP AND STATUS

Have or are consultants engaged to undertake any studies or design work? [x]

If so who and when? Please provide details. Please indicate if those studies may be made available to the Council?

DLP Planning Planning BE1 Architects Ltd Design Matrix Transport Consultants road infrastructure and access arrangements.

Please indicate an approximate timescale for delivery (no. of dwellings per year):

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
50	50	50		

2021/2022	2022/2023	2023+

5. SITE CONSTRAINTS

Has the highway authority been consulted? []

If so please provide details, of when and any conclusions.

- Insofar as access is concerned, through Pre Application Advice DLP have already established with the Council the feasibility of providing this from both the B4058 Bristol Road and the A4174 Avon Ring Road [REDACTED]. The former would be an 'all movements' junction to the south of the Great Western Brewery while the latter would be limited to a 'Left in, Left out' arrangement with the Ring Road; albeit the Council's highways engineers have expressed a preference for the former.

Has any proposed scheme been financially appraised? [x]

If so did the appraisal conclude that a development would be viable and provide a reasonable return to the landowner? [x]

Can any assumptions and or the appraisal work be provided to the Council? []

Have any soil investigations been undertaken? []

If so was any significant contamination found or need for further investigations advised? Please provide details.

The site was previously in agricultural use, so is relatively flat and free from ecological or access constraints. There are also no known abnormal development costs.

Is the site subject of a Local Green Space nomination or any other such designation? If so please provide details below.

The site not the subject of a Local Green Space designation nomination or other known such designation.

*With regard general site constraints the Council retains significant information and expertise with regard these issues. The Council **does not** advise that such studies should be commissioned at this time if not already done so. Depending on the Council's initial considerations interested parties will be advised where necessary if and when additional study work should be undertaken to support a proposed allocation.*

Would the site impact on any landscape, ecological, archaeological or built heritage interests? Please provide use the box below to provide information of any such interests where known and the details of studies undertaken.

The site lies within the boundary of the Hambrook Conservation Area, but only within open land to the south east of the village which was added to the original Conservation Area in 1999. Our assessment of capacity (150 dwelling on 6 hectares) takes into account the prospects for leaving a meaningful area of land around the village open and undeveloped. This is also an SNCI and therefore also excluded from the assumed net developable area.

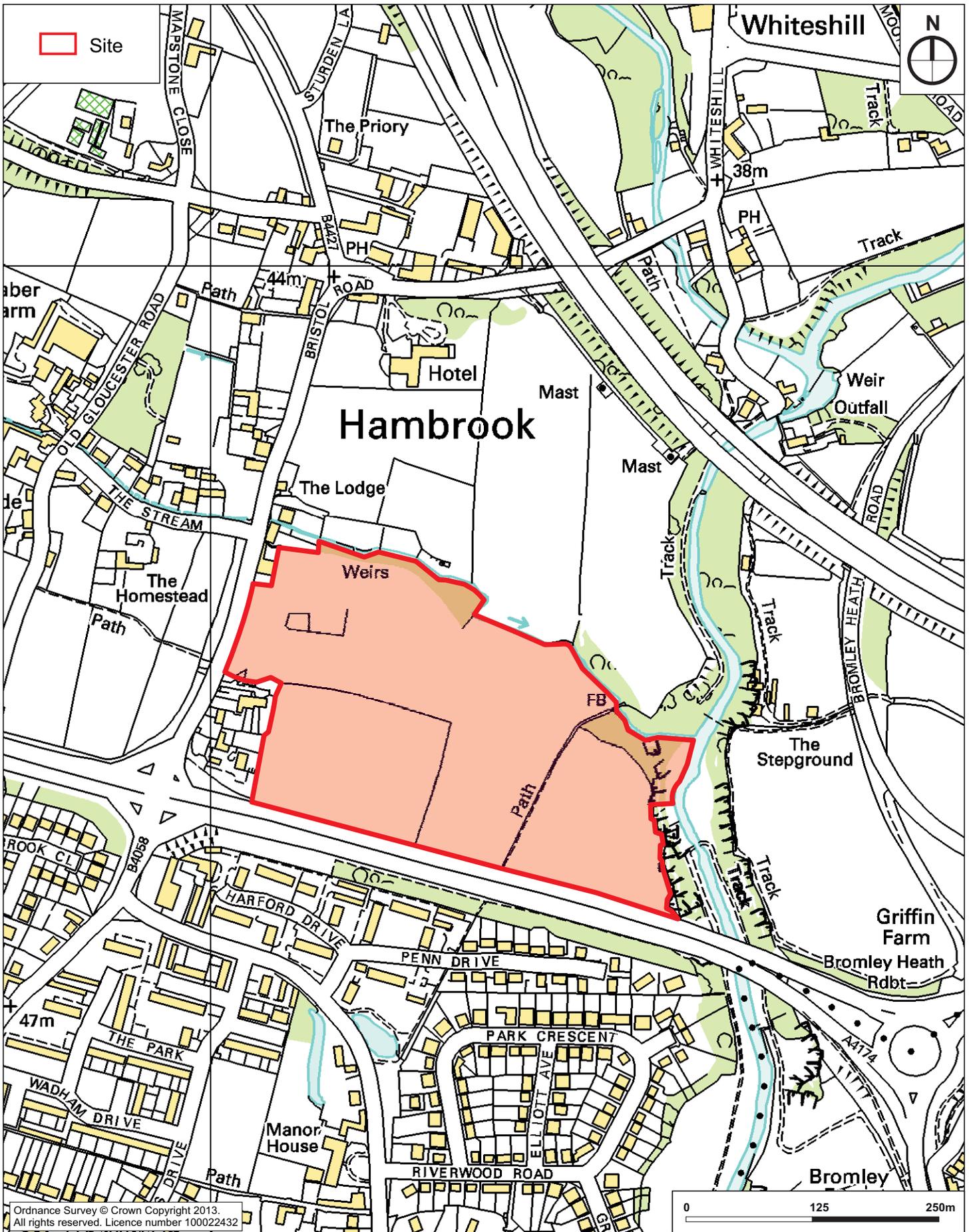
Is the site known to suffer from any flooding issues (river or drainage related)? Please provide details, and of any studies undertaken, in the box below.

The main body of the site and the potential accesses to it lies within an area that is not subject to risk of flooding (i.e. it is within Flood Zone 1). Flood risk is confined entirely to the bed of the stream which runs in a narrow steep sided valley along the site's northern boundary.

6. ADDITIONAL COMMENTS

PLEASE REFER TO ATTACHED PLANNING STATEMENT

The information collected as part this consultation will also be used by the Council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in plan making; and to contact you, if necessary, regarding the planning consultation process. Some of the data may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require public disclosure of any data received on the response form, in accordance with the Freedom of Information Act 2000.



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CLIENT Redrow Homes South West Ltd	DATE 04:02:2014	OS REF 364181.178545	Checked By PMG	DLP PLANNING CONSULTANTS 1 Blenheim Court, Beaufort Office Park, Woodlands, Bradley Stoke, Bristol, MK44 3WH  <small>(dynamic development solutions) Ltd</small>
	SCALE 1:5,000 @ A4	DRWG NO PLOC 01	Checked By TR	
	JOB NO N-380-7	REV		
PROJECT Land at Bristol Road / A4174 Avon Ring Road, Hambrook, South Gloucestershire	DRAWING TITLE Location Plan			Offices also at: Bedford, Cardiff, East Midlands, London, Milton Keynes and Sheffield



dynamic development solutions™

For and on behalf of
Redrow Homes

**PLANNING STATEMENT TO SUPPORT CALL FOR SITES
SUBMISSION**

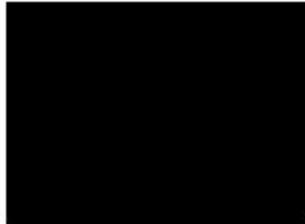
Land off Bristol Road, Hambrook

Prepared by

**DLP Planning Ltd
Bristol**

January 2016

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Date:

January 2016

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1.0 INTRODUCTION

- 1.1 This document has been prepared by DLP Planning Ltd on behalf of Redrow Homes, to support the promotion of land it has interests in at Bristol Road, Hambrook. The site proposed has been put forward for consideration as a housing allocation within the South Gloucestershire's Policies Sites and Places DPD.
- 1.2 The site is known as Land at Bristol Road, Hambrook and the proposed boundary can be found in Appendix 1 of this report.

Background

- 1.3 The proposed submission version of South Gloucestershire's Policies, Sites and Places DPD was published in March 2015. However, in June 2015 (during the six-week consultation period on the Plan), an appeal decision was granted permission for residential development on a site at Charfield. The Inspector allowing the appeal, concluded that the Council was unable to demonstrate a deliverable 5-year supply of housing.
- 1.4 Since this appeal the Council has amended its timetable for the production of the Plan in order to allow further public consultation on the allocation of housing sites to address the shortfall in the Council's five-year housing land supply.
- 1.5 This submission is therefore in response to the Council's Sites, Policies and Places Regulation 18 consultation, which looks to consider allocating further sites which will be genuinely deliverable within the next five years.

Development Summary

- 1.6 The site represents a sustainable location for new residential development in terms of access to public transport, nearby employment opportunities and a wide variety of local amenities.

- 1.7 The size of the site is sufficient to make a significant contribution to the required housing provision with up to 150 new homes (depending on the detailed master-planning). There are no known constraints which would prevent this site from being deliverable within the next five-years.
- 1.8 The site also has the potential to deliver a number of positive benefits including an improved setting for the Hambrook Conservation Area with enhanced landscaping, improved public access to open spaces, play space and potential community uses. Any development would also be supported by a range of developer contributions, including the provision of local affordable housing.
- 1.9 The site is in single ownership with Redrow Homes benefiting from a signed Option to acquire the site. The land is therefore available for development and can be delivered within the next five years.

Next steps

- 1.10 This is the start of the process for bringing this land forward for development and Redrow Homes would very much welcome the opportunity to have further discussions with South Gloucestershire Council about the development of the site.

2.0 PLANNING POLICY CONTEXT

National Planning Policy Framework

Sustainable Development

- 2.1 In March 2012 the Government published the National Planning Policy Framework (NPPF) with a view to streamlining planning policy and planning processes.
- 2.2 The NPPF's overriding objective is to secure the sustainable development needed to meet the needs of the country's communities and businesses.
- 2.3 A presumption in favour of sustainable development was introduced in the Ministerial Statement: Planning for Growth (31 March 2011) and is central to the NPPF. Paragraph 14 states that;

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.”

- 2.4 The NPPF requires Local Planning Authorities to positively seek opportunities to meet the development needs of their area, encouraging growth in the most sustainable locations. Paragraph 7 identifies that there are three dimensions to sustainable development:

“economic, social and environmental. In terms of an economic role the planning system should contribute to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation. A social role would support strong, vibrant and healthy communities by supplying housing required to meet the needs of present and future generations, and an environmental role that contributes to protecting and enhancing the natural, built and historic environment.”

- 2.5 Based on the sustainable nature of this site in terms of its locational attributes and accessibility to nearby amenities; and the proposed use which can support local growth, whilst being considerate of the natural, built and historic environment, we feel this site is suitable for consideration as of a residential allocation.

Housing delivery

- 2.6 NPPF, paragraph 47 states that to boost significantly the supply of housing, LPA's should use their evidence base to ensure that their Local Plan meets the full,

objectively assessed needs for market and affordable housing in the housing market area.

- 2.7 Furthermore, LPA's are required to identify a supply of deliverable (within 5 years) and developable (available within 6-15 years) housing sites. The NPPF requires there to be a continuous supply of deliverable sites with the provision of an additional 5% buffer (sites moved forward from the latter period of the plan) to allow there to be wider choice. The buffer extends to 20% where it is demonstrated that the LPA's have 'persistently under delivered'.
- 2.8 The basis of this consultation is in response to South Gloucestershire's shortfall of deliverable housing sites which has meant they are not able to meet their five-year housing land supply target. The South Gloucestershire Core Strategy housing target aims to deliver around 28,550 new dwellings between 2006 – 2027.
- 2.9 The Council have identified this shortfall to be around 1,500 dwellings. With the main objective of the current consultation being to make further housing allocations which will support sustainable development, and that can genuinely be delivered over the next five years to meet growing demand.
- 2.10 There is an identified need to restructure the housing trajectory, by bringing forward identified development sites, in order to boost immediate housing supply. There is also a need to identify additional non-strategic, small and medium sized, residential allocations.
- 2.11 In terms of suitability therefore, the site at Bristol Road, Hambrook, is available now to deliver a sustainable residential development and based on the site context and size it can be delivered within the next five years.

Green Belt

- 2.12 The site is located within the Green Belt, adjacent to the Greater Bristol urban area and south of the M4 motorway network. Through this report, however we have considered how the location would be suitable for release from Green Belt designation based on the fact this area does not contribute significantly to the five purposes of the Green Belt as set out in paragraph 80 of the NPPF relative to other Green Belt options;
 - *to check the unrestricted sprawl of large built-up areas;*
 - *to prevent neighbouring towns merging into one another;*
 - *to assist in safeguarding the countryside from encroachment;*
 - *to preserve the setting and special character of historic towns; and*
 - *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

2.13 In terms of reviewing the Green Belt designation, Paragraph 81 of the NPPF states that;

“Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan”.

2.14 South Gloucestershire’s PSP Regulation 18 consultation document, already states that the exceptional circumstances required to alter the Green Belt boundary may have already been met through the need to supply suitable sites to deliver a five years supply of housing.

2.15 Section Four of this report looks to consider the opportunities and constraints associated with the proposed development and seeks to demonstrate how by allowing the release of this site, the Green Belt could be revised without losing the ability to function in relation to the five purposes as set out above.

3.0 SITE DESCRIPTION

- 3.1 The site proposed is located adjacent to the existing limits of the Greater Bristol urban area at Frenchay, as defined by the Avon Ring Road and the settlement boundary of Hambrook. The remaining boundaries of the site are clearly defined by; the B4058 Bristol Road to the west (including properties fronting onto that), a tributary of the River Frome to the north, and the valley containing the River Frome itself to the east.
- 3.2 The site comprises a number of fields which are divided by existing hedgerows, some of which contain mature trees. The majority of the site is relatively flat, although the land does slope steeply along the northern and eastern boundaries. The site area is approximately 10 hectares in area.
- 3.3 The site is well connected to its surroundings by the existing public transport infrastructure including a network of footpaths and cycleways.
- 3.4 The land-use of the site is agricultural; however, the site is not currently in active use.

4.0 CONSTRAINTS AND OPPORTUNITIES

4.1 A constraints map of Land at Hambrook is provided in Appendix 4. This illustrates that the site is relatively unconstrained and suitable for development. For specific details are given below.

Transport and Access

4.2 As illustrated on Matrix Drawing A380-9M-001 in Appendix 2, access to the site will be obtained via a priority controlled tee-junction, incorporating a ghost island right-turn lane, from Bristol Road. As noted on the drawing, the proposed site access will result in the removal of an existing parking lay-by on the site frontage, however, replacement parking could be provided within the site. It is also noted that the gradient of the proposed site access road will be subject to further analysis as part of any future planning application.

4.3 Whilst a left in, left out, priority controlled tee-junction could be provided from the A4174, as established through initial dialogue, the Council's highways engineers have expressed a preference for an access from Bristol Road.

4.4 The site represents a sustainable location for new residential development. A shared footway / cycleway is located on the western side of Bristol Road adjacent to the site and an on-road cycle lane is provided on the eastern side of Bristol Road to the south of the site. Bus stops are located immediately adjacent to the proposed site access junction on Bristol Road and currently offer an hourly service between Bristol and Yate (number 46) and an hourly service between Bristol and Chipping Sodbury (number X46). The site would be developed to link into the existing network of sustainable transport facilities.

4.5 Major employment opportunities are located in central Bristol and the North Fringe areas. A wide variety of local amenities, including schools, are located within the nearby settlements of Hambrook, Frenchay, Downend and Winterbourne. Within the

Rural Villages and Settlements 2015 Topic Paper Hambrook is rated within tier two, with 'good access' to key services and facilities; scoring maximum points for education, employment, broadband, and public transport. Full analysis of the impact of the proposed development by all modes of transport would be provided as part of a Transport Assessment that would be required to support any future planning application.

Sustainable Development

- 4.6 Strategically, the site is located in a highly sustainable location which is suitable to deliver residential development and can make a significant contribution to boosting housing supply in South Gloucestershire within the next five years.
- 4.7 In terms of access the proposed site is located at the intersection of existing and proposed major public transport routes (including the North Fringe Hengrove Metrobus package, the orbital bus route along the ring road and the bus corridor along the B4058 Bristol Road).
- 4.8 The site is well located in respect of the major concentrations of employment in the Bristol North Fringe, as well as schools and everyday social needs available in Frenchay, Downend and Winterbourne. Indeed, on initial analysis, this location compares at least as favourably as the land east of Harry Stoke which has been allocated for development in the Core Strategy.
- 4.9 The South Gloucestershire Rural Villages and Settlements Topic Paper (2015) undertaken as part of the evidence base for the Regulation 18 consultation, reviews the accessibility of all town, villages and rural settlements in the South Gloucestershire region. The paper records the adjacent village of Hambrook as 'good' in terms of the accessibility hierarchy, scoring maximum points in terms of education, employment, broadband, and public transport access.

Green Belt

- 4.10 The NPPF and South Gloucestershire PSP Regulation 18 consultation document both acknowledge that *'it may not be possible to meet the housing land shortfall only from sites in non-Green Belt locations that are sustainable and which do not cause*

demonstrable harm which outweighs the benefits of development' (NPPF Paragraph 14).

4.11 The PSP Regulation 18 consultation, highlights the exceptional circumstances which would justify the release of land from the Green Belt; including the requirement to meet future housing need, to ensure future developments are located in the most sustainable locations and to plan effectively for the creation and preservation of sustainable communities.

4.12 In terms of meeting future housing need, the consultation document, goes on to state that the lack of 5-year land supply and demonstrable harm to non-Green Belt locations could provide the exceptional circumstances required to justify a further review of the existing Green Belt and where necessary;

'sites on the edge of the Bristol urban area, adjoining market towns and sustainable rural settlements within the Green Belt might then in turn need to be assessed' (paragraph 14.4).

4.13 Given the sites sustainability as identified above, and the Council's own assessment of Hambrook as being good (see paragraph 4.5 above) it is considered that this Green Belt option should be considered further by the Council.

4.14 The fundamental aim of Green Belt policy and its five purposes as set out by the (NPPF paragraph 80) focus on preventing urban sprawl by keeping land permanently open (NPPF paragraph 79). The guidance also refers to the permanence of Green Belts (NPPF paragraph 83). In addition to this, Local Planning Authorities are also encouraged to plan positively to enhance the beneficial use of the Green Belt (NPPF paragraph 81). The five purposes of Green Belt are set out in paragraph 2.6 of this report.

4.15 To determine the significance of the Green Belt, best practice indicates that Green Belt parcels are identified and criteria for each purpose are set out to determine the relative significance of each parcel in Green Belt terms.

4.16 The South Gloucestershire Strategic Green Belt Assessment November 2011 did not undertake a full Green Belt Review for the whole Green belt and therefore Land at

Hambrook was not one of the 23 strategic sites considered by this study. The significance of the Green Belt designation at Land at Hambrook has not been assessed by the Council, but our analysis indicates that is relatively less significant than other Green Belt options in terms of maintaining the integrity of the Green Belt in accordance with the NPPF Green Belt purposes. We understand that the Council is currently undertaking/commissioning a Green Belt Review to inform the Joint Spatial Plan, but prior to this work being made available we have considered the relative merits of Land at Hambrook based on our experience of undertaking Green Belt Reviews for other Local Planning Authorities.

- 4.17 The NPPF makes it clear that Green Belt boundaries should be robust and permanent. Strong boundaries include railways, watercourses and hedgerows, whilst weak boundaries include minor public footpaths and disused railway lines.
- 4.18 It is of our opinion, that should the Green Belt be amended to allow the release of this site for housing. A revised Green Belt boundary could be created which would not detrimentally effect the strength of the Green Belt function and would comply with Paragraph 85 of the NPPF.
- 4.19 To the north of the site is the M4 motorway which would act as a very strong boundary to the Green Belt. If, however, a smaller parcel of land was to be released the tributary of the River Frome and established vegetation, directly north of the site could also function as a strong boundary.

Strong Boundaries	Moderate – Weak Boundaries
Motorway	Road with open edge to countryside Private road
Main road, particularly with hedgerow alongside	Disused railway lines
Railway line (in use)	Brooks and culverted watercourses
Rivers, streams and canals	Non protected woodlands, trees and hedges
Protected or dense woodland	Field boundaries, unless well defined by mature vegetation
Protected or tall hedgerows	Open space boundaries
Residential, employment or other development with strong established	Residential, employment or other development with weak or intermediate

boundaries (such as tall walls, mature vegetation)	established boundaries (such as low walls, timber fences, open boundaries or immature vegetation)
Prominent topography Major public footpath	Power lines Minor public footpath

Taken from Woking Green Belt Review 2013

4.20 The following table includes two columns taken from South Gloucestershire's Strategic Green Belt Assessment November 2011 and has been used to assess the function of the Green Belt in relation to Land at Bristol Road, Hambrook.

National Policy: Purposes of Green Belt	Further explanation of the method of analysis and parameters used	Land at Hambrook	Potential Green Belt Review
1. To check the unrestricted sprawl of large built-up areas	In order to consider the Green Belt purpose of whether a strategic assessment area checks the unrestricted sprawl of large built up areas the assessors considered if development would: - take place outside urban areas; - take place in area that cannot be easily linked to existing town centres by public transport; and - impact on the accessibility to the open countryside for urban residents.	The parcel of land at Hambrook is located adjacent to the Greater Bristol urban area. The site is well linked to nearby employment opportunities/ residential amenities through the local public transport network. The severance caused by the motorway network to the north of the site already restricts the accessibility to open countryside. However, if the proposed site was developed the existing footpaths on the site would be protected, and where possible enhanced, to encourage public access.	Although the site is on the outskirts of the urban area, based on the existing motorway network, it would appear a suitable site for release without leading to further urban sprawl.
2. To prevent neighbouring towns from merging into one another	In order to consider the Green Belt purpose of whether a strategic assessment area prevents neighbouring towns from merging into one another the assessors considered if development would: Lead to Bristol merging with Bath/ Lead to Bristol and Bath merging with settlements near to the edge of the conurbation; Lead to Bristol merging with Yate /Chipping Sodbury, and the settlements in between; Lead to Bristol merging with Thornbury and the settlements in between; and erode the visual separation both from distant views and as perceived	As previously described, the location of this site is relatively contained within the existing transport infrastructure, including the motorway network to the north and surrounding ring road. Development of this site is unlikely to contribute to further encroachment and therefore would not lead to the merging of neighbouring towns.	As shown in the indicative site layout; a large area of the proposed site to the north would include green amenity space and could form an appropriate separation between the proposed development and Hambrook village. This could also go some way to improving the existing setting, leaving a meaningful area of land around the

	when travelling between settlements or from within settlements.		village open and undeveloped.
3. To assist in safeguarding the countryside from encroachment	In order to consider the Green Belt purpose of whether a strategic assessment area assists in safeguarding the countryside from encroachment the assessors considered if development would impact on the surrounding rural areas outside of the contained urban area. Assessors also considered that whilst landscape quality was not in itself an issue, the impact development would have on the role of smaller scale ridges and key landscape feature in providing a backcloth to urban areas could be considered as these features are fundamental to the appreciation of the open countryside.	The contained nature of this site based on the existing highway network and other well defined physical/natural barriers means the delivery of a residential scheme here is unlikely to encourage further encroachment, especially if the northern boundary of the site is reinforced with planting to provide a stronger natural boundary.	This parcel of land is clearly enclosed by several significant physical barriers which already detaches it from the wider countryside. If the Green Belt boundary were to be revised to allow the release of land south of the motorway network, it could still maintain its function in this respect.
4. To preserve the setting of historic towns	In order to consider the Green Belt purpose of whether a strategic assessment area preserves the setting of historic towns the assessors considered if development would impact on: <ul style="list-style-type: none"> - Bath - Chipping Sodbury - Thornbury - Conservation Areas - The setting and character of highly valued historic assets 	<p>Development of this site would not impact on the setting of historic towns in the South Gloucestershire. It is however, adj. to the village of Hambrook and within the Hambrook Conservation Area.</p> <p>Whilst the village of Hambrook has its own unique character; our analysis suggests this is not based on its contribution to the openness of the Green Belt.</p> <p>The Conservation Area will need to be considered when detailing the layout, density and design brief for the site; but should not act as a reason for maintaining the land within the Green Belt. Preservation of the character can be achieved through the conservation area designation.</p>	NPPF Paragraph 86 states; <i>'If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt'</i> . DLP Consider that

<p>5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</p>	<p>In order to consider the Green Belt purpose of whether a strategic assessment area assists in urban regeneration, by encouraging the recycling of derelict and other urban land the assessors considered if development would impact upon the likelihood of sites within the existing urban in coming forward. The assessors recognised that this purpose could only be achieved in combination with the appropriate regeneration/ development plan policies.</p>	<p>It has already been acknowledged through the PSP consultation, that South Gloucestershire does not have a five-year housing land supply of deliverable sites. Therefore, this would suggest that further sites are required on top of those already identified.</p>	<p>Best practice on undertaking green Belt reviews acknowledge that this Green Belt Purpose is difficult to differentiate sites. The Green Belt as a Whole encourages regeneration of urban areas.</p>
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4.21 In summary, this parcel of Green Belt is well defined and enclosed by several significant physical barriers which detaches it from the wider countryside. In terms of the purposes of Green Belt it is not considered to form a significant part of the Green Belt compared to other parcels such as those beyond the M4. As such if the site were to be removed as an exceptional circumstance by the PSP, the function of the Green Belt in South Gloucestershire would remain.

4.22 In terms of the relationship of this site to the openness of the Green Belt, future development here would result in a marginal impact as the openness has already largely been compromised through surrounding transport infrastructure (including the M4 and busy Bristol Road which runs through the centre of the Hambrook). The contained nature of this site based on the existing highway network also means the delivery of a residential scheme here is unlikely to encourage further encroachment.

Historic Environment

4.23 The site lies within the boundary of the Hambrook Conservation Area. The site is however largely detached from the village, but within the open land to south east of the village which was added to the original Conservation Area in 1999.

4.24 Our assessment of the sites residential capacity is based on the developable area of approximately 6 hectares (ha) of the site (gross site area being 10 ha) and takes into account the prospect for leaving a meaningful area of land adjoining the village open and undeveloped.

- 4.25 Due to intervening trees and existing landscaping, important views into Hambrook Village (as shown on the Hambrook conservation advice note 7) are also unlikely to be detrimentally impacted.
- 4.26 There are no listed buildings on the site and those listed buildings within the village of Hambrook are unlikely to be impacted on through the development of this parcel of land due to the lack of intervisibility.
- 4.27 The Hambrook Conservation Appraisal can be used to inform the future more detailed layout and design of the proposed development with careful management to protect the character and setting of the village. Redrow Homes would work with South Gloucestershire Council and Stakeholders to design a scheme which responds sensitively to the Conservation Area.

Landscape

- 4.28 There are no known landscape designations which cover the site. There are also no known constraints to development insofar as ground conditions are concerned.
- 4.29 A steep slope forms the northern boundary of the site. Within the site there are also a number of areas of existing vegetation and landscaping, although none are designated.
- 4.30 The existing green infrastructure within the site provides an opportunity for inclusion within open spaces areas, and the provision of improved landscape buffers.

Biodiversity

- 4.31 The site is not covered by any statutory designations. The site is however located adjacent to a Site of Nature Conservation Interest (SNCI). Detailed masterplanning for the site would propose to respond appropriately to any potential impact. It is considered that the gross site size is sufficient to enable a suitable development to come forward without having any adverse impact upon this feature.
- 4.32 Existing vegetation surrounding the River Frome, tributary and existing footpath through the site would be protected and any existing priority non-designated habitats to the north east of the site can be protected through the masterplanning process.

4.33 The site offers opportunities to restore existing habitats, and to create significant new biodiversity resources within informal public open spaces. This will not only complement existing open space, but will add to the existing ecological network, by maintaining and enhancing links to the wider countryside. Overall it is considered that development on the site could deliver net gains for biodiversity.

Flood Risk

4.34 The majority of this site is within Flood Zone 1, apart from a minor part along the northern boundary. The development will be designed to ensure this is considered within the layout and covered by the existing vegetation and proposed amenity space.

4.35 The site is of sufficient size to ensure that appropriate SuDs measures can be incorporated into the scheme to ensure that development would not increase the risk of flooding elsewhere.

Other environmental issues

4.36 The A4174 runs along the southern boundary of the site and noise impact will need to be considered as part of any detailed design work., An adequate landscaped buffer, supplemented by appropriate acoustic treatment if required, can be created along this boundary, which should mitigate any impacts and would be provided as an integral part of the wider development of the site.

5.0 DEVELOPMENT PROPOSAL

Introduction

- 5.1 The site Bristol Road, Hambrook, has the potential to deliver up to 150 new dwellings, with a residential development that responds positively to the site's constraints and opportunities. Please see indicative site layout in Appendix 3.
- 5.2 A new green infrastructure framework can provide the setting for the proposed development, with the inclusion of enhanced green linkages through the site and further proposed green amenity space and allotment provision.
- 5.3 Access to the site will be via the B4058 to the west and a new primary estate road would run central through the proposed development.
- 5.4 The proposed site is already suitably accessible in terms of access to public transport, the existing highway network and cycling and pedestrian routes to nearby amenities and the site can be developed so as to link into this existing network.
- 5.5 The development represents the opportunity to provide:
- Up to 150 dwellings.
 - Approximately 1 hectare of natural green amenity space with public access to support local biodiversity.
 - Proposed indicative attenuation basins to allow sustainable drainage.
 - The introduction of children's play areas and potential community uses.
- 5.6 The key design principles consider how landscape, movement and development form will work together to help achieve a sense of place and create identity and character to the proposed development. As such the design principles are broken down into the following:
- Green infrastructure
 - Movement structure
 - Place-making

Green Infrastructure

5.7 The development proposal has considered the site's existing landscape features from the outset, which include the setting and outlook of the Hambrook Village. The approach is to create a network of multi-functional green spaces that harnesses the ecological benefits of the site to add greater environmental value. As such the green infrastructure principles will include:

- The creation of two areas of publically accessible green amenity space to the north-west corner and eastern end of the site. These areas of land are the indicative locations for the proposed amenity space and children's play areas and the proposed attenuation basins. The north-west parcel of non-developed land should act as an appropriate buffer between the Hambrook settlement and new development whilst ensuring accessible linkages between the two.
- Protection of important biodiversity assets and landscape characteristics as part of the wider green infrastructure proposals.
- Existing linkages through the site will be retained and where possible enhanced to ensure permeability across the site.
- Introducing a landscaped buffer to the southern boundary of the site, to mitigate against the potential noise impact from the adjacent A4174. Also structural planting (including RPA's) to the northern perimeter of the site where development is unsuitable due to the steep slopes.

Movement Structure

5.8 The proposed development will be accessed from the western boundary at the B4058 Bristol Road. At the entrance to the site, sloped banks will be incorporated to overcome the slight level difference between the Bristol Road and proposed development.

5.9 The development proposal includes a primary estate road which will run through the centre of the site and provide the main form of vehicle circulation within the site.

5.10 General movement principles include:

- Maintaining the existing footpath and cycle linkages through the site, linking areas of landscape and other uses such as local facilities and services; and
- Promoting a new access route through the site which provides the main form of vehicle circulation within the site as well as external connections to the surrounding area.

Place-making

5.11 The development proposal is based on the understanding of the sites context and constraints as well as a series of place making principles. The approach is to create a medium sized residential development which sits well within the existing green infrastructure and remains well connected to nearby facilities and services such a health, education and public transport.

6.0 CONCLUSION

- 6.1 Based on the sustainable location of the site, its lack of significant constraints and its deliverability within the next five years, we feel this site should be considered a suitable site for a housing allocation in the South Gloucestershire's Policies Sites and Places DPD.
- 6.2 Overall the we submit that the locational attributes of the site and its accessibility to nearby amenities, along with the benefits that development on the site can deliver, provide exceptional circumstances to justify the allocation of this Green Belt site. Furthermore, the site can be developed in such a way as to ensure that a robust and defensible Green Belt boundary is retained.

APPENDIX 1

Proposed Site Boundary

APPENDIX 2

Site Access - Matrix Drawing A380-9M-001

APPENDIX 3

Proposed Land-use Masterplan

APPENDIX 4

Constraints Mapping

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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