

Distribution of housing

POLICY CS15 - DISTRIBUTION OF HOUSING

Between 2006 and 2027, covering a period of up to 14 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.

		2013/14- 2017/18 (5yrs)	2018/19- 2022/23 (5yrs)	2023/24 2026/27 (4yrs)	Total 2006- 2027
Completions 2006 – 2013					5,810
North & East Fringes of Bristol urban area	Existing Local Plan Allocations	4,175	2,885	-	7,060
	Potential housing sites, including infill development ³	4,175	2,885	-	7,060
	New Neighbourhoods:				
	•East of Harry Stoke	370	900	730	2,000
	•Cribbs/Patchway ¹	1,265	2,400	2,035	5,700
Rest of South Glos	Potential housing sites, including infill development ³	805	160	-	965
	New Neighbourhood at Yate ¹ ,	795	1,090	815	2,700
	Housing Opportunities at Thornbury ⁴	800	-	-	800
Small Site Windfall allowance		750	750	600	2,100
TOTAL available supply (excluding completions, and inc. 20% “buffer” for the first five year period) 2013 - 2027		10,125	8,435	4,180	22,740
TOTAL including completions 2006 - 2027					28,550

Footnotes

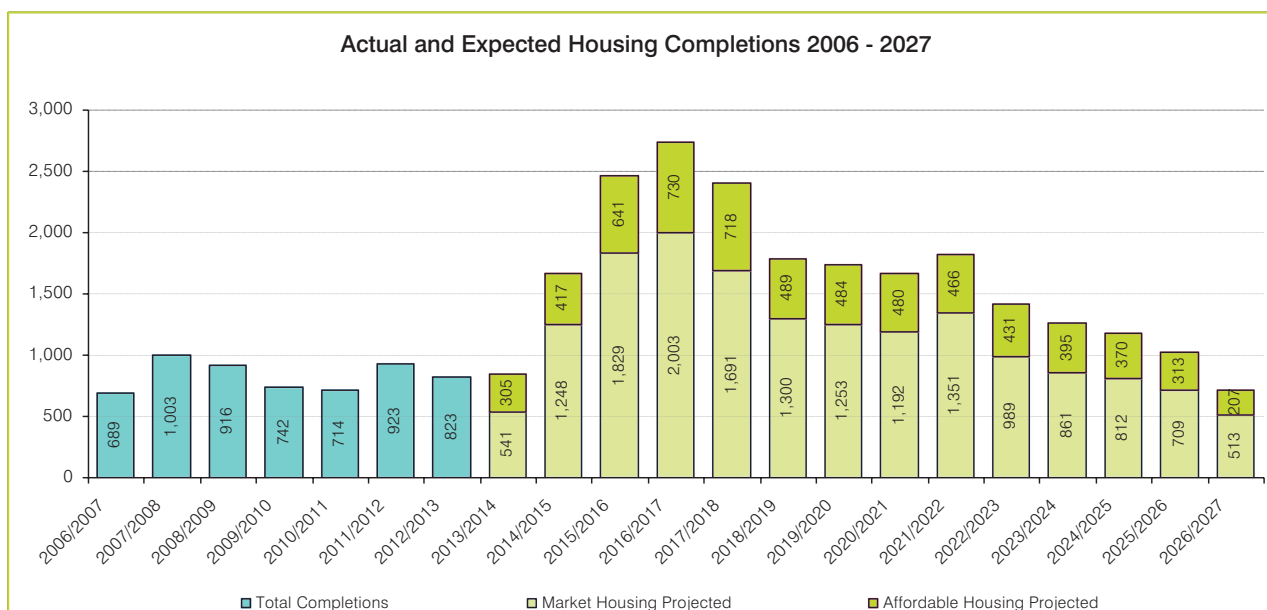
¹ Development of the new neighbourhoods at North Yate and Cribbs/Patchway is contingent on the delivery of major new strategic infrastructure to support sustainable communities subject to confirmation from delivery partners.

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. Does not include allowance for large windfall sites.

⁴ Includes two sites: North of Park Farm, and at Morton Way North, Thornbury.

- 10.6 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.
- 10.7 Between 2006 and 2027 provision will be made for 28,355 new dwellings, 5,810 of which have already been completed, this means providing up to 22,545 dwellings, between 2013 and 2027.
- 10.8 The Council will seek to achieve an annualised rate of housing delivery over the 14 year plan period 2013 – 2027. This equates to 1,610 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.



- 10.9 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.
- 10.10 To ensure sufficient land is made available 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 the end of 2018. This should be based on a revised Strategic Housing Market Assessment undertaken in conjunction with other relevant authorities in the West of England region. 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.
- 10.11 The April 2013 Update to the 2012 Annual Monitoring Report shows there was outline, detailed or reserved planning permission for 11,191 dwellings. A further 8,684 dwellings awaited completion of a legal agreement or are otherwise allocated in the South Gloucestershire Local Plan or identified in the Core Strategy.
- 10.12 To supplement the existing permissions and commitments, the Core Strategy identifies 3 new neighbourhoods which will deliver 10,400 dwellings. Development at Thornbury will provide a further 800 dwellings to support local housing needs and to address a deficiency in the Council's 5 year housing land supply. 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.
- 10.13 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.
- 10.14 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

- 10.15 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.