

## **Technical Note: Long List of Sites to be Assessed for Development Potential**

### **1. Introduction**

- 1.1 South Gloucestershire Council is currently preparing a new Local Plan, which will help decide where new homes and work places will be built, as well as roads, public transport, shops, green spaces and community buildings.
- 1.2 This emerging document identifies the need to deliver new development within both urban and rural areas of South Gloucestershire as follows<sup>1</sup>:
- 2,900 homes within the existing urban areas of the North and East Fringes of Bristol and Yate (known as Urban Living); and
  - 1,300 homes within rural areas (known as Non-Strategic Growth), plus a contingency of a further 500 homes which can be delivered if required.
- 1.3 A public consultation on the emerging Local Plan was held between 5<sup>th</sup> February and 30<sup>th</sup> April 2018. As part of this consultation, as required under the Government's planning rules, we asked people to let us know if they were aware of any locations or sites they thought should be considered by the council for development potential.
- 1.4 As part of the next stage of work on the Local Plan, the council has taken all of the information received during that public consultation, along with sites that it owns and supporting technical work undertaken to review the potential for further development in our urban areas and compiled a single record of all possible options for delivering Urban Living and Non-Strategic Growth. The purpose of this and the associated online mapping, is to show for information purposes at this stage, the 'long list' of sites that the council has been provided with, which it will use as the basis to undertake further site assessment and selection from over the coming months.
- 1.5 The Local Plan will sit below another document, known as the Joint Spatial Plan (JSP). The JSP is being jointly prepared by the four West of England authorities (South Gloucestershire, Bath and North East Somerset, Bristol City and North Somerset Councils). It will identify where larger-scale development should be located, but the exact boundaries of these large sites, known as Strategic Development Locations (SDL's), will be decided through the Local Plan. However, the principle of development in these locations is being established through the JSP.

### **2. The Long List of Sites**

- 2.1 In total, 354 sites have been identified at this stage. **It should be noted that these sites have a total capacity clearly well in excess of the housing requirement for Urban Living and Non-Strategic Growth (see paragraph 1.2). However, this does demonstrate at this stage the large number of potential options available to the Council and that not all sites listed here will all be required in order to provide for the amount of new development that is needed.**

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<sup>1</sup> Note that these figures form part of the overall housing requirement in the West of England of 105,000 homes by 2036.

It should also be noted that this is not intended to be an exhaustive list of all sites that could have potential, as other opportunities may be identified over the coming months.

- 2.2 All of the sites the council will be considering for development potential are shown on an online mapping webpage which can be accessed here:  
<http://www.southglos.gov.uk/environment-and-planning/planning/planning-policy/planning-policy-monitoring-reports/local-plan-making-call-sites/>.
- 2.3 **It should be underlined that, at this stage, the council has not come to any view about the potential suitability of any of the sites identified. Site assessment work to identify development potential will be undertaken over the coming months (see Section 3 for further details). Once this assessment work is complete, sites that are considered to be suitable for development will be subject to public consultation, as part of the next stage of developing the Local Plan, in 2019.**
- 2.4 The sites have been identified from three different sources as detailed below.

#### Call for Sites

- 2.5 The council has undertaken a number of Call for Sites exercises in recent years. A Call for Sites is where the council asks developers, landowners and other interested parties to submit details of sites that they consider could be suitable for development. In total, 311 sites have been proposed through Calls for Sites on which the council has up to date information for (i.e. sites that were received after July 2016, or where up to date information has been submitted for sites received before July 2016). Some sites that were previously proposed are no longer listed as the information provided was out of date and not updated when we approached proponents. Certain sites – those located within areas identified by the JSP as potential SDL's – have also been submitted to the Council after July 2016 as part of a Call for Sites exercise. For completeness, these sites are shown on the online mapping. However, information on the JSP and the SDL's can be found on the West of England's website: <https://www.jointplanningwofe.org.uk/consult.ti>. In addition, for completeness, sites that have been suggested for uses other than residential and employment are also shown on the online mapping.

#### Urban Living sites

- 2.6 In 2017 the council commissioned Nash Partnership to identify sites that could have the potential to help meet the Urban Living element of the Local Plan. The resulting study, which can be viewed online (<http://www.southglos.gov.uk/environment-and-planning/planning/planning-policy/planning-policy-monitoring-reports/local-plan-making-call-sites/>), identified 39 sites within the North and East Fringes of Bristol as well as Yate. While Nash Partnership has undertaken some initial work in order to identify these sites, the council still needs to assess them in much more detail in order to determine whether they are suitable for future development or not (see Section 3 for further details).
- 2.7 In addition, the Nash Partnership study also identifies potential for additional housing to be delivered on 'New Neighbourhood Sites' already allocated within the council's adopted Core Strategy.

### Council owned land

- 2.8 The council, in its role as landowner, has also put forward four sites to be considered through the site assessment process. While these sites have been suggested by the council's Property Services team, the council has not come to any view about the potential suitability of these sites for development. The sites will be assessed for development potential in exactly the same way as those identified through the Call for Sites or the Urban Living work.

### **3. The Site Assessment Process**

- 3.1 All 354 sites outlined above will be assessed for their development potential through a process called the Housing and Economic Land Availability Assessment (HELAA). This process will provide a key part of the evidence that will help determine the location of sites for development within the new Local Plan. It is therefore directly linked to the delivery of new homes and employment spaces over the plan period up to 2036. The council published a draft methodology for undertaking the HELAA alongside the Local Plan consultation document in February 2018:  
<https://consultations.southglos.gov.uk/consult.ti/NewLocalPlanFeb2018/consultationHome>

### **4. Conclusion**

- 4.1 This document and associated online mapping, provides in a single information source, all of the possible options for delivering Urban Living and Non-Strategic Growth that have been proposed at this stage. The purpose of these materials is to show for information purposes at this stage, the long list of sites on which the council will now undertake further assessment over the coming months, to help deliver development needs in the urban and rural parts of South Gloucestershire. **As noted above, at this stage the council has not come to any view about the potential suitability of any of the sites identified on the online mapping.**
- 4.2 Over the coming months the HELAA methodology will be finalised and the site assessment process will be undertaken. The HELAA conclusions, including sites that are considered to be suitable for development, will be subject to public consultation in 2019.