Policy Title:

LP7 - Carsons Green and Rockhouse Farm New Neighbourhoods

Existing Policies Which adopted Core Strategy or Policies Sites and Places (PSP) policy would eventually be replaced	**New**
Non-Strategic / Strategic	**Non-Strategic**

Purpose

Policy LPS2 - Locational Strategy for South Gloucestershire makes provision for two residential led mixed-use new neighbourhoods comprising about 1930 dwellings, plus supporting facilities and infrastructure on land just east of the A4174 Ring Road between the B4465 & Carsons Road. These new neighbourhoods will provide new homes, facilities and jobs on a significant new employment area. It will also play a key role in assisting deliver new orbital bus services and active travel infrastructure in the local area. This policy and supporting Concept Diagram set out the key principles of development for the new neighbourhood

Policy wording

Land comprising 3 sites at Shortwood, north and south of Main Road (Figure 4), will deliver a minimum of 1930 dwellings and a new strategic employment area.

Acceptable development proposals will be required to:

1. **Ensure a new robust Green Belt edge for the northern site (B) along the B4465 and Cattybrook Road, and for the southern sites (A and C) along Shortwood Hill, Carsons Road and existing readily recognisable physical features along the eastern edge of site A, which will require reinforcement with new planting. (See Policies Map).**
2. **Provide two comprehensively planned, visually attractive, compact, functionally and physically connected (to ensure full integration between different uses, phases and landholdings), net zero energy, mixed-use new neighbourhoods, that respond sensitively to the topography and mining heritage of the locality. Parking standards will be reduced to enable the efficient use of land and encourage the use of non-car modes of transport.**

<u>Site A (Carsons Green) will:</u>

3. **Provide a minimum of 1600 dwellings including a minimum of 100 age friendly homes (30% of the new homes will be affordable and 5% for self and or custom build) in a series of distinct character areas and a minimum of 5.8 ha of safeguarded employment land. About 770 homes will be delivered in the plan period. The site will be phased from south to north. Land north of the golf course will be developed post 2041.**
4. **Establish a robust and multi-functional green infrastructure network that takes an integrated approach to SuDS, provides tree lined streets and allotments, safeguards the amenity of existing properties on Main Road, enhances the mosaic of existing vegetation cover, includes belts and blocks of tree planting to soften the appearance of new development areas in long distance views and views of the visually important hillside and its ridgeline, minimise harm to the Siston Conservation Area & conserve the setting of the Grade I listed Siston Court and Grade II listed Lodge Farm. It will also contribute to the setting of the local PROW network including the Community Forest Path, connect wildlife movement corridors and seek to achieve a minimum of 10% Biodiversity Net Gain (BNG) onsite.**

5. **Provide a local centre comprising architecturally distinct and well-designed, vertically mixed-use block(s) including hotel & convenience retail store, primary care services, nursery, small affordable workspaces and cafe or similar with apartments above, mobility hub and new public realm. Nearby, linked by attractive active travel routes, will be a new primary school, community building and neighbourhood play area. The priority for delivering outdoor sports facilities will be to enhance provision at existing nearby facilities. Any residual need for pitches and associated facilities will be provided on-site. If required, ancillary buildings and floodlighting associated with new on-site outdoor sports facilities will need to be sensitively located and designed to mitigate the impact on views from visual receptors, which, subject to detailed assessment could include the Cotswold National Landscape (AONB) and Siston Conservation Area.**
6. **Create vehicular access points on Carsons Road and off the A4174 Ring Road. An active travel connection and emergency access will be required off Shortwood Hill near the junction with the B4465. Highways within the new neighbourhood will generally be very low speed and prioritise active travel. Site A will also provide an unfettered level active travel connection to Site C.**
7. **Provide a strategic mobility hub that will include provision of bus stop/shelter, electric bikes, scooters & charge points, private bike storage and repair point/service, EV charging spaces and at least 5 EV car club vehicles for hire.**

Site B – (Rockhouse Farm) will:

8. **Provide a minimum of 280 dwellings (40% affordable and 5% for self and or custom build) and new flexible employment space, retail/café/community space and a mobility hub in renovated and or redeveloped farm buildings adjacent the site entrance on Cattybrook Road.**
9. **Establish a robust, multi-functional green infrastructure network that takes an integrated approach to SuDS, provides tree lined streets and allotments, extends the woodland SNCI east of Cattybrook Road, enhances the play area on Cattybrook Road and safeguards the amenity of the existing miners' cottages on Main Road and in so doing provides a minimum of 10% BNG onsite.**

Site C (Shortwood Hill) will:

10. **Provide 50 dwellings (post 2041) of which 40% will be affordable.**
11. **Include a play area and substantial area of woodland up the slope to soften the appearance of new development on the visually important hillside in overlooking views, safeguard the amenity of existing properties on Shortwood Hill and achieve a minimum of 10% BNG onsite.**
12. **Create a vehicular access off Shortwood Hill and active travel and unfettered level active travel connection to Site A.**

Sites A & C will:

13. **Use development forms, access and connectivity arrangements that work sympathetically with the topography to ensure the landform and gradient of the visually important hillside is predominantly unaltered and avoids the creation of construction platforms & retaining structures that significantly impact on its profile and associated/adjoining retained vegetation, and in so doing create an interesting roofscape and skyline. A single 'Levels Strategy' will be agreed at Outline stage so agreed principles can be reflected in Design Codes and Reserved Matters Applications.**
14. **Development will also need to investigate and record the potential Roman Road that runs north-south across the sites. Designs should respond to the archaeology in a creative way.**

Sites B & C will:

15. **Provide proportionate financial contributions towards the delivery of amenities on Site A, including the primary school, community centre, outdoor sports pitches and pavilion, primary care services and strategic mobility hub.**

All sites will contribute towards:

16. **Delivery of a Strategic Transport Package including the Ring Road Package & local bus service(s), local transport improvements including new traffic calming, enhanced footways and bus stops to Main Road & Shortwood Hill and a package of measures that protect and enhance the Dramway and other local foot and cycle connections to Mangotsfield, Pucklechurch, Siston Common and Emersons Green Retail Park, plus secondary & special education needs in the wider area, improvements to outdoor sports nearby existing facilities and offsite G&T pitches in the district;**

and

17. **All developers will work together and with the Council to establish a single management entity/arrangement to manage and maintain all the strategic green infrastructure and communal facilities across the three sites. This will also include the creation of a single stakeholder group and appointment of a community development worker to assist promote community integration and cohesion across the 3 developments and with the local community (see Policy LP29 - Stewardship Arrangements).**

The Concept Diagram provides a framework for a more detailed community consultation and master planning process. An Infrastructure Delivery Plan, coordinating Master Plan & design code will be agreed prior to approval of any outline permission(s). Detailed design codes will be agreed as necessary prior to the submission of any reserved matters.

Supporting text

1. The locality benefits from its proximity to the principal urban area, several sporting facilities nearby, the ring road and Bristol to Bath cycleways, and nearby secondary schools at Mangotsfield, Kingswood and Lyde Green (under construction). Shortwood village also contains a pub and chapel. The locality also has dense PROW network into the open countryside, nearby conservation area and grade I listed buildings at Siston. It therefore has the potential to be a sustainable and very attractive place to live. It is though separated from the urban area by the ring road so will have to work hard to provide additional local amenities and to reduce the barrier to active travel that this road presents.
2. The allocation comprises three sites; Carsons Green (site A), Rockhouse Farm (site B) and Shortwood Hill (site C). These sites will come forward independently whilst making proportionate contributions towards shared facilities and new strategic infrastructure. Specifically:
    a. The Green Belt will be drawn back to the B4465 & Cattybrook Road around site B, Shortwood Hill and an enhanced tree and hedge buffer along the eastern edge of the site A down to Carsons Road around sites A & C (see Figure 4).
    b. The area has a rich mining heritage, including the Dramway, a former 19th century tramway that carried coal from mines to the north of Bristol down to the Bristol Avon. The Dramway runs down the western edge of the allocation. Shortwood village is characterised by its terraced miners' cottages and a linear form becoming more dispersed up Shortwood Hill. This rising land forms part of the visually important hillside of the Pucklechurch Ridge, a north-south escarpment that provides a natural edge to the Bristol urban area. The land then rolls eastward towards Pucklechurch, the Siston Estate and Conservation Area. Development will therefore necessarily need to respect and respond to the topography, history and character of the locality. This will necessitate the achievement of a locally distinct character and, in some parts a very compact built form (e.g. more terracing and small apartment buildings interspersed with communal gardens and small parking courts and car barns). Parking standards will consequently need to be relaxed and provided in more innovative ways to help respond to the topography and make efficient use of the land as well as promote non-car modes of transport. Parking standards will therefore need to be less than the current (Jan 25) minimum standards.

<u>Site A – Carsons Green</u>

3. Site A will deliver a minimum of 1600 dwellings (about 770 within the plan period) and new employment land, providing much needed jobs in the east of Bristol urban area. Both the housing and employment areas will be expected to utilise compact development forms (e.g. more terraces and small apartment buildings interspersed with communal gardens and small parking courts) to ensure the dwelling numbers and jobs are maximised on this relatively constrained site. Providing the ring road and Carsons Road accesses at the southern end of the site first will enable a significant amount of development, including the employment land and local centre to be released early in the build out. Land north of the former golf course is not expected to be developed until after 2041. Steps will also be taken to ensure a safe footpath back to Main Road, Shortwood for early occupiers.

4. The fall of the land generally from north-east to south-west, means the site will predominantly drain to the low flat land adjacent the ring road and existing settlement. A small water course also runs along the rear boundaries of dwellings along Main Road providing a wildlife corridor. New SuDS and wetland habitat will therefore be created along the western edge which will also assist buffer the existing settlement from the new neighbourhood. Field F5 is of high ecological value and will be retained and enhanced as wildlife habitat. Robust green infrastructure corridors will be necessary to maintain and enhance existing wildlife movements and PROWs up onto the ridgeline where a wide mosaic of new habitat and recreational opportunities will be provided to integrate the development into the wider countryside. Belts of new structural tree planting will screen and soften the appearance of new buildings in external views.
5. Being the largest of the three sites, Site A will accommodate most of the new facilities necessary to make this a vibrant and sustainable place. These will include some small affordable workspaces, a new primary school, nursery, convenience retail offer, café/restaurant, primary care services, community building and outdoor sports facilities (subject to offsite investigations).
6. The number of homes necessitates at least two vehicular accesses; from Carsons Road and the A4174 Ring Road. An emergency access may also be required in later years to serve land north of the golf course. It is also advantageous to provide an early access off the ring road to serve the employment land, local centre, new homes and provide bus access into the site. The access off the ring road will cross The Dramway and will inevitably cause harm to this asset and therefore have to be carefully designed to ensure any impacts are minimised. An active travel connection will be necessary to site C to integrate the two developments through a co-ordinating masterplan.
7. To promote sustainable forms of travel and reduced parking standards a strategic mobility hub will be provided including electric vehicle and bike charge points, scooter parking, bus stop, car club vehicles, bike stands and repair point.

Site B – Rockhouse Farm

8. Comprising relatively flat land between the ring road and Cattybrook Road the site has potential to provide a minimum of 280 dwellings, 40% of which will be affordable. Rockhouse Farmhouse will be retained and the wider yard near to the site entrance repurposed to provide some small workspaces, a retail/cafe outlet/community space and include a small mobility hub.
9. Land east of Cattybrook Road and around the northern perimeter of the site will be used to provide habitat so buffering and extending Shortwood West Woodland SNCI which provides an important backdrop to the development when viewed from the west. A new naturalistic SuDS and green infrastructure corridor will form the eastern and southern boundaries providing drainage, habitat and active travel routes. This green infrastructure will also safeguard the amenity of existing cottages that sit at a lower level on Main Road.

Site C – Shortwood Hill

10. Linked to and reliant on Sites A & B for supporting infrastructure, this site will provide 50 dwellings (post 2041) on the lower field. 40% will be affordable housing.

11. The upper slopes will be wooded so protecting the ridgeline and providing a green backdrop to the sites when viewed from the west and southwest.

12. The main site access will be off Shortwood Hill. It will be necessary to integrate the scheme via an unfettered, foot and cycle connection to site A.

Sites A & C

13. The energy used and carbon released from the ground in undertaking reprofiling / cut & fill operations is a fundamentally unsustainable activity. Responding sensitively to the existing topography can also create more distinct built forms and architecture. Meeting accessibility requirements may well however mean that some reprofiling is necessary. This should be minimal and sympathetic to the existing topography and adjoining vegetation. Suitable forms of housing and a creative approach to street & block layout will therefore be expected to ensure these visually important hillsides are respected and earthmoving and retaining structures are minimised. A single 'Levels Strategy' will need to be agreed at Outline Application stage and set principles for Design Coding and Reserved Matters.

14. A Roman Road is also thought to run across these sites from north-south. Archaeological investigations will therefore need to be agreed and undertaken, and findings recorded. Layout and designs should respond sensitively and creatively to any remains.

Sites B & C

15. Site A, being by far largest will deliver a wider variety of amenities and facilities that will be necessary to serve all three sites. Sites B&C will therefore be required to contribute financially towards the delivery of these facilities, particularly a new primary school, outdoor sports facilities & community building. Sites B & C due to their smaller size, have a higher net developable area and lower infrastructure burden than site A making them more financially viable. To ensure fairness they will therefore also deliver a higher % of affordable housing than site A. An Infrastructure Delivery Plan shall inform the equitable funding of all assets and a tariff mechanism or similar will need to be agreed ahead of s106 agreements for each site. Site C will not be allowed to come forward until Sites A & B have delivered supporting infrastructure such as a new school & convenience retail outlet(s) which will likely push it beyond the plan period (2041).

All sites

16. All three sites will be required to contribute towards a wider package of works, to improve sustainable transport options in the locality. This will include improved bus services, improvements to Main Road & Shortwood Hill, Dramway improvements and other local foot & cycle connections. It is also expected that contributions will be necessary to provide for secondary school places & improvements to the nearby sports facilities (this will be prioritised over new onsite provision given its proximity and established management arrangements). The site promoters /developers will be required to commission and fund a joint feasibility study by an accredited specialist sport organisation/s of the existing nearby outdoor sports facilities to assess pitches, soil quality, drainage and ancillary facilities, so to identify options for investment to provide necessary mitigation for the new developments. The brief should be agreed with the Council and Sport England.

17. As Sites B & C will benefit from open spaces and facilities on Site A, it is only equitable that these sites contribute towards their management. It is required therefore that developers and landowners of all three sites will collaborate to bring about the formation of a single resident's management entity to manage all the public open spaces across the three sites. These stewardship arrangements should be carefully considered from very early in the development process. It should also be noted that the site also lies within a 'focus area for nature recovery' (East of Bristol Commons Connection) within the West of England Local Nature Recovery Strategy (LNRS). The creation and good management of lowland meadow, dry acid and calcareous grassland should be prioritised accordingly to receive a 15% BNG uplift.
18. CIL receipts as well as s106 contributions will need to be retained locally to achieve these objectives. If any elements of infrastructure are forward funded by the Council contributions will be used to pay back incurred expenditure.
19. An Infrastructure Delivery Plan, coordinating master plan and strategic design code will be agreed for all 3 sites via a community consultation process with local people and stakeholders to inform future development proposals prior to approval of any outline permissions being granted. Detailed design codes on a phased and site basis will then be agreed ahead of reserved matters.

Additions	
Key evidence	
Other relevant policies to cross-reference?	LP29 - Stewardship Arrangements LP11- Major Sites Delivery Policy

Figure 4. Concept Diagram for Carsons Green & Rockhouse Farm New Neighbourhoods

