Policy Title:

LP8 - North Warmley New Neighbourhood

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 a residential led mixed-use development comprising about 1060 dwellings, plus supporting facilities and infrastructure on land between London Road and Webbs Heath.

This New Neighbourhood will make a significant contribution to the establishment of a green corridor between the existing urban area / Siston Common and Overscourt Wood via a significant extension to the Warmley Forest Park. It will also play a key role in assisting deliver new 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

1. **Land comprising 4 sites north of Warmley between London Road & Webbs Heath (see figure 5) will deliver a landscape led, net zero energy neighbourhood and mixed-use hub, and contribute towards a strategic green corridor between Siston Common and Overscourt Wood.**
2. **Acceptable development proposals will be required to:**

   Ensure a new robust Green Belt boundary along the Siston Brook, Webbs Heath & Webbs Heath Road. The existing tree & hedgeline along the western edge of Webbs Heath will be reinforced with new planting, contribute to the expansion and improvement of Warmley Forest Park and establishment of a strategic green corridor between Siston Common & Overscourt Wood. They will also be comprehensively planned and connected to ensure full integration between different uses, phases and landholdings.

   <u>Site A will:</u>
3. **Deliver a minimum of 950 dwellings (including a minimum of 75 age friendly homes). At least 30% of the dwellings will be Affordable Homes and 5% will be for self and or custom build. A mixed-use hub will provide a minimum of 600m2 employment space including some small low-cost affordable flexible workspaces and a cafe type outlet, a convenience retail store and nursery. The mixed-use hub will be sited adjacent a new open space in the centre of the new neighbourhood.**
4. **Establish a multi-functional green infrastructure network that;**
   - i. **provides tree lined streets and allotments,**
   - ii. **takes an integrated approach to SuDs,**
   - iii. **respects the local PROW network,**
   - iv. **protects and enhances the existing hedge network and retains and reinforces a wooded skyline on the central ridgeline,**
   - v. **respects the setting of nearby listed buildings including the historic drift mine head and miner's cottages,**
   - vi. **improve & expands the species rich common land alongside Webbs Heath Road, and**
   - vii. **Assists to respect the amenity of existing residents, including on Winfield Road, and**

viii. **The scheme will also contribute towards the establishment of a strategic green corridor between Siston Common & Overscourt Wood by providing a substantial expansion of the adjacent Warmley Forest Park (for wildlife and recreation) and create a new accessible wetland habitat along the Siston Brook. Works will also be required to improve connectivity for existing residents and the new population on the adjoining common land and Warmley Forest Park through the improvement of footpaths and enhanced habitat creation for local wildlife. A minimum of 10% Biodiversity Net Gain will be provided onsite.**

5. **Use development forms, house typologies, drainage infrastructure and access arrangements that work sympathetically with the topography to ensure the profile of the Siston Brook Valley hillside is retained, existing vegetation protected, and the skyline enhanced. Dwellings along the western edge should create a landmark frontage overlooking the Siston Brook Valley. Elsewhere homes will predominantly be compact forms including dwellings that reflect the historic local vernacular such as Webbs Heath mining cottages and local terraces. They will be interspersed with communal courtyard gardens and parking courts to ensure the efficient use of land.**
6. **Meet outdoor sports and provision for children & young people requirements by investing in the nearby Forest Park, Commons and other open spaces and sports facilities combined with a central green space that will accommodate some equipped play and an inclusive games area.**
7. **Active travel will be achieved and promoted by; integration of cycle storage (where possible into the front of properties), provision of a mobility hub including electric bikes & scooters for hire, a cycle repair shop or service, EV charging spaces, at least 3 car club vehicles for hire, and reduced car parking standards. The promoter and Council will collaborate to secure a new active travel route and improved safety for walking and wheeling along and or parallel to Siston Hill and Webbs Heath Lane. The main spine route through the site will be a very low speed active travel corridor. Safe and direct active travel links to the National Cycleway Network (Bristol to Bath Route – NCN4) and Warmley High Street, plus enhancements of other local active travel connections to nearby schools will also be required.**
8. **Provide utilities, active travel and vehicular connections to sites B, C & D as necessary.**

Site B will:

9. **Retain and repurpose the existing stone farm buildings for residential and employment uses, provide a minimum of 50 dwellings (40% affordable) and new grassland habitat corridor along the frontage of the site.**

Site C will:

10. **Provide a minimum of 60 dwellings (40% affordable), a segregated active travel and vehicular connection from London Road to Site A. New dwellings adjacent Winfield Road will be provided with additional planting and garden space (at least 15m long) to protect the amenity of existing residents.**

Site D will:

11. **Provide 30 dwellings (40% affordable) and substantive grassland and woodland buffer to Webbs Heath Road.**

All sites will:

12. **Contribute proportionately towards offsite outdoor sports provision, improved walking and wheeling routes through the Forest Park, improvements to the local active travel network to ensure safe routes to school, additional, primary, secondary school and special needs places, primary care & waste services, a Strategic Transport Package including the Ring Road Transport Package and local bus services, sustainable travel improvements including new traffic calming to Warmley High Street and traffic calming to Siston Hill & Webbs Heath Road and respective Travel Plans. Financial contributions towards offsite Gypsy & Traveller pitches will also be required.**
13. **Provide funds to invest in a substantial upgrade of the existing Community Centre and support the economic and social vibrancy of Warmley High Street by contributing to (1) environmental improvements to the high street, (2) investment in existing youth venues and local library services and (3) a fund to support local businesses.**
14. **Investigate and record sites of archaeological potential, such as the Roman Road and associated settlement/heritage, and medieval agricultural features associated with Mounds Court Farm. The results of these shall be analysed, published and archived. Designs should respond to the archaeology in a creative way.**

And

15. **All developers will work together and with the Council to develop robust stewardship arrangements to manage and maintain all the strategic green infrastructure and communal facilities across the four sites. This will also include Council adoption of areas dedicated as Community Forest Park. A stakeholder group will be formed and a community development worker appointed to assist promote community integration and cohesion across the four developments and with the local community. (See Policy LP29 - Stewardship Arrangements).**

The Concept Diagram provides a framework for a future more detailed community consultation and master planning process. A coordinating masterplan & design code will be agreed prior to the commencement of development.

Supporting text

1. The Commons and Warmley Forest Park provide the basis for the establishment of a permanent green corridor between Siston and Overscourt. Land in the control of the promoter offers the potential for a major expansion of the Forest Park and so consolidation of the significant green assets in the locality. The proposed extension to Warmley also benefits from its proximate location to the Bristol Urban Area and Bristol to Bath cycleway, supporting facilities and employment opportunities in Warmley, and recreational opportunities offered by the Warmley Forest Park and Commons. It therefore has the potential to be a very attractive and sustainable place to live.
2. The development area bounded by the Siston Brook, Goose Green, Webbs Heath Road and Webbs Heath common will be removed from the greenbelt to facilitate the new development. Existing planting along the western edge of the heath will be enhanced and maintained.
3. The four sites will need to be connected via active travel and vehicular links. Landowners & developers will therefore be required to work together to deliver these links in a timely way. Ransoms of any kind will not be permissible.

Site A

4. This site will provide a minimum of 950 dwellings (30% will be affordable) including an element of age friendly accommodation. To achieve efficient use of land and environmental performance objectives the new development will need to be relatively compact in form. An element of Self and Custom build housing will also be provided. The mixed-use hub will provide some affordable flexible workspace and a café, with a convenience store and nursery, which will, alongside a play park, inject some vibrancy into the centre of the scheme. The mixed-use hub will be supported by robust long-term stewardship arrangements that ensure affordability of the workspaces in perpetuity. (Note: Age Friendly accommodation comes in a variety of models, but essentially is Homes with Care. It is also known as ExtraCare Housing, Assisted Living, Retirement Living Plus or Integrated Retirement Communities). See Policy LP16 - Age Friendly Housing and Care Homes, for further details.)
5. The site benefits from a mature network of hedges and trees. These field boundaries will be maintained and reinforced. Any vegetation removed in the interests of positive placemaking should be replaced by more comprehensive linear green infrastructure in the vicinity, contributing to the green/blue infrastructure network. Streets will be planned to incorporate trees of sufficient stature to provide further canopy cover so softening views of the new homes from near & afar. New trees, swales and SuDs features will also be incorporated to collect and cleanse surface water before entering the Siston Brook as well as provide biodiversity benefits. New grassland habitat will be required to reinforce the species rich verges along Siston Hill & Webbs Heath Lane. A major extension and improvements to accessibility of the Forest Park provides a key benefit of the scheme for the wider community. Enhancements to paths and additional habitat will also be provided to the Heath to mitigate additional use. 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. At least 10% BNG improvement will be provided onsite.

6. The western edge of the site is characterised by slopes down to the Siston Brook. Care will therefore be required to sensitively incorporate SuDs infrastructure and active travel access towards the high street and Bristol to Bath National Cycle Path. This edge will also be a key driver of character and has potential to create a new wetland habitat mosaic, such as an Alder Carr with boardwalks, naturalistic pools, flowering marsh etc, offering high quality amenity and biodiversity value. Where necessary reprofiling should be minimal and sympathetic to the existing topography. Dwellings will be designed to look over the valley so facing towards the forest park and the Bristol urban area and be of a distinct and beautiful character along this edge.
7. Due to the topography but also the availability of offsite enhancement opportunities afforded by the adjacent Forest Park, Commons and nearby sports facilities provision for children and young people and outdoor sports requirements will primarily be met offsite using developer contributions to strengthen the existing offer. To ensure an accessible neighbourhood and heart to the scheme a new play and outdoor meeting space will be provided near the community hub. This will include an equipped play area, multi-use inclusive space, and a little green space for informal recreational and social use such as picnics. Allotments will be provided elsewhere onsite.
8. Successful integration into the existing community, long-term sustainability and efficient use of land will require active travel opportunities to be maximised. Parking standards will necessarily be lower than current (Jan 25) standards to enable compact forms of development with a high degree of green infrastructure integrated into the scheme. This also necessitates a development which provides high quality routes and significant enhancements for existing active travel connections to the High Street, local schools and west towards Siston Hill. A mobility hub will be provided, and homes will have convenient and secure cycle parking, to promote use of the nearby local national cycle network. A car club and bus service through the site will also reduce the need for parking.
9. To ensure the sites B, C & D are a connected part of the new neighbourhood Site A will provide utilities, vehicular, and active travel connections to the legal boundary as necessary.

Site B

10. The site comprises an attractive collection of farm and outbuildings. These will be retained, refurbished and repurposed as appropriate to provide some residential and business use opportunities. The species rich grassland adjacent the road will be enhanced via a corridor along the frontage of the site. A minimum of 50 dwellings will be provided.

Site C

11. Located between site A & the London Road this site will provide an additional segregated route for active travel between the two sites and possible second vehicular access onto London Road for site A. A minimum of 60 dwellings will be provided. Care will be taken to respect the amenity of the adjoining properties.

Site D

12. Adjacent Webbs Heath Road this site will provide a thick meadow and woodland buffer to the new neighbourhood so contributing to local biodiversity objectives and protecting the rural aspect of this edge and therefore connect (vehicularly) westwards into the new residential area. About 30 dwellings will be provided.

All sites

13. A package of offsite measures will be required to integrate the new neighbourhood into the existing community. All sites will therefore be expected to contribute proportionately towards these items. Sites B, C & D though, 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 deliver a higher % of affordable housing than site A. In the event that elements are forward funded by the Council contributions will be used to pay back incurred expenditure. An apportionment & tariff mechanism or similar may therefore be necessary to enable these contributions to be equitably shared.
14. Given the proximity of the site to Kingswood Town Centre and Warmley High Street, the development needs to support and not compete with the existing services and facilities. It will therefore not have its own 'local centre' but will provide direct and safe active travel connections to the High Street via the forest park and Site C. The existing Community Centre is also in need of modernisation. Financial contributions will therefore be used to provide environmental improvements to the High Street and invest in improvements to the existing community centre. A small investment fund will also be created for local businesses to bid into and facilitate links between the new neighbourhood and the existing business community.
15. A Roman Road, identified from excavations to the north, is likely to occur within site A and potentially site C. Such roads have the potential to include roadside settlement. Medieval agricultural features are also evident in sites A & B around Mounds Court Farm. Therefore, archaeological investigations will need to be undertaken, the archaeology recorded, and the results properly analysed, published and archived. Layout and designs should respond sensitively and creatively to any remains.
16. Given the large extent of open space and green infrastructure across the 4 sites stewardship arrangements will need to be carefully considered. As residents on sites B, C & D will benefit from public open space and amenities on Site A they will therefore be required to join and contribute towards Site A's stewardship arrangements. The scheme also offers the opportunity for a major expansion to Warmley Forest Park. The Council will work with the promoter of site A towards public ownership and adoption of these areas. (see policy LP29 - Stewardship Arrangements).
17. CIL receipts as well as s106 contributions will need to be retained and spent locally to achieve these objectives. Contributions may be used to pay back expenditure on infrastructure, such as the Ring Road Package, where the infrastructure is delivered ahead of s106 triggers.
18. A master plan and detailed design code will be produced via a community consultation process with local people and stakeholders to inform future development proposals prior to any detailed planning submissions.

Additions	
Key evidence	
Other relevant policies to cross-reference?	LP29 - Stewardship Arrangements LP16 - Age Friendly Housing and Care Homes LP11 - Major Sites Delivery Policy

Figure 5. North Warmley New Neighbourhood Concept Diagram

