

# South Gloucestershire Core Strategy



## Regulation 30(1)(d) Statement of Consultation and Engagement

February 2011

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Separate Documents

## 1. Introduction

1.1 This statement sets out the consultation and engagement activities that South Gloucestershire Council has undertaken with stakeholders and local communities in preparing its Core Strategy Development Plan Document. The consultation and engagement activities have been undertaken in accordance with Regulation 25 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 and 2009 and with the Council's adopted Statement of Community Involvement.

1.2 The Regulations require the Council to prepare and publish a statement setting out:

- a) which bodies and persons were invited to make representations during the preparation of the Core Strategy;
- b) how those bodies and persons were invited to make such representations;
- c) a summary of the main issues raised by those representations; and
- d) how the issues have been addressed in the Core Strategy Pre-Submission Publication document.

1.3 Work on the Core Strategy began in early 2007 and at that time, the Regulations included a Preferred Options stage after Issues and Options. Around the time the Core Strategy was at Issues and Options in 2008, the Regulations were amended to remove the Preferred Options stage. The decision was taken by the Council to carry out further consultation and engagement activities post Issues and Options to further develop the visioning, spatial objectives and place making elements of the emerging Core Strategy, before proceeding to the Publication stage of the Core Strategy.

1.4 The timetable and content of the Core Strategy has been prepared within the context, of, and affected by, delays in the progress of the Regional Spatial Strategy for the South West .

1.5 This statement presents a summary of the activities undertaken, the representations received and the issues raised. More detailed information is contained in a number of specific documents which have been prepared as work on the Core Strategy has progressed, and these are cross-referred in the statement and attached as appendices.

## 2. Consultees

2.1 The Council maintains a Local Development Framework Consultation Database and members of this database were kept informed of progress and opportunities for involvement throughout the preparation of the Core Strategy. The following organisations, groups and individuals were listed in the database:

### Specific Consultees

Acton Turville Parish Council	English Welsh and Scottish Railway
Alkington Parish Council	Environment Agency
Almondsbury Parish Council	Falfield Parish Council
Alveston Parish Council	Filton Town Council
Arriva CrossCountry	First Great Western
Aust Parish Council	First In Bristol
Aylburton Parish Council	Fisher German Pipelines Office
Badminton Parish Council	Forest of Dean Council
Bath and North East Somerset Council	Frampton Cotterell Parish Council
Batheaston Parish Council	Gloucestershire County Council
Bitton Parish Council	Government Office for the South West
BNET	Grittleton Parish Council
Bradley Stoke Town Council	Ham and Stone Parish Council
Bristol City Council	Hanham Abbots
Bristol Primary Care Trust	Hanham Parish Council
Bristol Water	Hawkesbury Parish Council
British Telecom	Hill Parish Meeting
Cable & Wireless Global UK	Hillesley and Tresham Parish Council
Central Networks	HM Nuclear Directorate
Charfield Parish Council	Home Office,
Charlcombe Parish Council	Horton Parish Council
Cold Ashton Parish Council	Iron Acton Parish Council
Colerne Parish Council	Keynsham Town Council
Colt Communications	Kingswood Parish Council
Cotswold District Council	Little Sodbury Parish Council
Cromhall Parish Council	Lower Severn Internal Drainage Board
Department for Culture Media & Sport	Luckington Parish Council
Department for Education and Skills	Magnox Electric
Department for Environment, Food & Rural Affairs	Mangotsfield Rural Parish Council
Department for Transport	Marshfield Parish Council
Department of Constitutional Affairs	Midlands Electricity Plc
Department of Health	Mobile Operators Association
Department of Work and Pensions	Monmouthshire County Council
DETR, Airports Policy Division	National Grid
Didmarton Parish Council	Natural England
Dodington Parish Council	Nettleton Parish Council
Downend and Bromley Heath Parish Council	Network Rail
Doynton Parish Council	NHS South West
Dyrham and Hinton Parish Council	North Bristol NHS Trust
Easynet Telecom Ltd	North Nibley Parish Council
Eon Energyyu	North Somerset Council
English Heritage	North Stoke Parish Council
	North Wiltshire District Council
	North Wraxall Parish Council

NTL Telewest  
 Nuclear Electric Plc  
 Nuclear Safety Directorate  
 O2  
 Office of Government Commerce  
 Oldbury on Severn Parish Council  
 Oldland Parish Council  
 Olveston Parish Council  
 Orange  
 Patchway Town Council  
 Pilning and Severn Beach Parish  
 Council  
 Pucklechurch Parish Council  
 Rangeworthy Parish Council  
 Rockhampton Parish Council  
 Saltford Parish Council  
 Seabank Power Ltd  
 Severn Trent Water Plc  
 Siston Parish Council  
 Sodbury Town Council  
 Sopworth Parish Council  
 South Gloucestershire PCT  
 South West Regional Assembly  
 South West Regional Development  
 Agency

South Western Electricity  
 St Catherine Parish Council  
 Stoke Gifford Parish Council  
 Stroud District Council  
 Surf Telecom Ltd  
 Swainswick Parish Council  
 The Coal Authority  
 The Highways Agency  
 Thornbury Town Council  
 Tidenham Parish Council  
 Tormarton Parish Council  
 Tortworth Parish Council  
 Tytherington Parish Council  
 Wales & West Utilities  
 Wessex Water  
 West of England Partnership  
 West Wiltshire District Council  
 Westerleigh Parish Council  
 Western Power Distribution  
 Wick and Abson Parish Council  
 Wickwar Parish Council  
 Wiltshire County Council  
 Winterbourne Parish Council  
 Woolaston parish Council  
 Yate Town Council

### **Interest/Environmental/Community Groups**

A.E.K. Boco Football Club  
 Age Concern  
 Alexandra Workwear  
 Almondsbury Local History Society  
 Alveston History Society  
 Alveston Parish Plan Group  
 Ancient Monuments Society  
 Armstrong Hall Management  
 Committee  
 ATLAS  
 Avon & Somerset Police  
 Avon & Wiltshire Mental Health  
 Partnership Trust  
 Avon Ambulance Service NHS Trust  
 Avon Archaeological Council  
 Avon Consortium Traveller Education  
 Service  
 Avon Co-operative Development  
 Agency  
 Avon Federation of Women's Institutes  
 Avon Fire and Rescue Services  
 Avon Gardens Trust  
 Avon Industrial Buildings Trust  
 Avon Local Councils Association  
 Avon Local History Association  
 Avon Valley Partnership

Avon Valley Railway Heritage Trust  
 Avon Wildlife Trust  
 Avonlea Court  
 B R Rentals  
 Bangladesh Association  
 Bath Preservation Trust  
 Bendry Brothers Ltd  
 Berkeley Strategy  
 Black Development Agency  
 Boots The Chemist  
 Boyd Link (Owls)  
 Bradley Stoke Community School  
 Brimsham Green Secondary School  
 Bristol & Glos Archaeological Society  
 Bristol and Avon Chinese Women's  
 Group  
 Bristol Chamber Of Commerce And  
 Industry  
 Bristol Civic Society  
 Bristol Cultural Development  
 Partnership  
 Bristol Industrial Archaeological  
 Society  
 Bristol International Airport  
 Bristol Mind  
 Bristol Pubs Group

Bristol Regional Environmental  
Records Centre (BRERC)  
Bristol Visual & Environmental Group  
British Chemical Distributors and  
Traders Association  
British Geological Survey  
British Horse Society  
British Motorcyclist Federation  
British Trust for Conservation  
Volunteers  
British Waterways  
British Wind Energy Association  
Bromley Heath Neighbourhood  
Council  
BS17 Voluntary Link  
Business Link  
Business West  
Byways and Bridleways Trust  
Cadbury Heath History Group  
Campaign Against Filton Commercial  
Airport  
Campaign for Dark Skies  
Castle Secondary School  
Cemex UK  
Centrapak Limited  
Centre for Ecology and Hydrology  
Chase and Kings Forest Community  
Project  
Children and Young People's  
Participation Working Group  
Chipping Sodbury Cricket Club  
Chipping Sodbury Secondary School  
Chipping Sodbury Town Trust  
Church Commissioners  
Churches Council for Industry & Social  
Responsibility  
City Line  
City of Bristol (Soundwell) College  
Civic Trust  
Civil Aviation Authority  
Colerne Parish Council  
Commission for Architecture and the  
Built Environment  
Commission for Equality and Human  
Rights  
Community Action  
Community Recycling Network  
Confederation of British Industry  
Coniston Community Centre  
Connexions West of England  
Cotswold Conservation Board (AONB)  
Cotswold Way National Trail  
Council for the Education of Romany &  
other Travellers  
CPRE  
Creda Limited  
Crime Concern  
Cruse Bereavement Care  
CVS South Gloucestershire  
Cycle Forum  
Cyclebag East  
Cyclists Touring Club  
Defence Estates  
Destination Bristol  
Disability Access Advisory Services  
Disabled Persons Transport Advisory  
Committee  
Downend Community Association  
Downend Local History Society  
Downend Secondary School  
Dyrham & Hinton History Group  
English Federation of Disability Sport  
SW  
English Golf Union  
English Partnerships  
English Rural Housing Association  
Equal Opportunities Commission  
Essilor Limited  
Eurotaxi Ltd  
Falfield Action Group  
Farming and Countryside Education  
Federation of Small Businesses  
Filton College  
Filton High School  
Folk House Archaeological Society  
Forest of Avon  
Forestry Commission  
Frampton Cotterell & District  
Community Association  
Frampton Cotterell Conservation  
Group  
Frampton Cotterell Youth Council  
Freight Transport Association,  
Frenchay Preservation Society  
Friends Of Cock Road Ridge  
Friends of Leap Valley  
Friends of Severn Beach Railway  
Friends of the Earth  
Friends of the Moat  
Friends of Winterbourne Medieval  
Barn  
Friends, Families & Travellers  
Fusion Online Limited  
Garden History Society  
Georgian Group  
Green Belt Defence Campaign  
Gypsy Council for Health, Education  
and Welfare  
Hanham District Green Belt  
Conservation Society

Hanham High School  
Hanham Local History Society  
Hanson Aggregates  
Hawkesbury Upton Conservation Society  
Hawkesbury Vision Project  
Health and Safety Executive  
Help the Aged  
Henbury & Brentry Community Council  
History Association  
Housing Corporation  
Ibstock Brick Limited  
Institute of Directors  
Inter Route  
Irish Travellers Movement in Britain  
Joint Cycleway Group  
Joint Local Access Forum  
King Edmund Community School  
Kingsfield Secondary School  
Kingswood and District Business Partnership  
Kingswood Bus Project  
Kingswood Community Association  
Kingswood Conservative Association  
Kingswood Council for the Disabled  
Kingswood Environmental Forum  
Kingswood Group of Community Associations  
Kingswood Heritage Museum Trust  
Kingswood Local History Society  
Kingswood Ramblers  
Kleeneze Sealtech  
Land Access & Recreation Association  
Landscape Design Associates  
Learning and School Effectiveness Service  
Learning and Skills Council  
Learning South West  
Leisure Travel  
LIDL UK  
Lincombe Barn Natural History Society  
Longwell Green Christian Fellowship  
Longwell Green Community Association  
Magna Interior Systems  
Mangotsfield Community Association  
Mangotsfield Secondary School  
Mangotsfield Watch Committee  
Marine and Fisheries Agency  
Marlwood Secondary School  
Marshfield & District Local History Society  
Marshfield Society  
McNicholas  
Mead Packaging Limited  
Mineral Valuer South Western  
Ministry of Defence  
Monica Britton Exhibition Hall  
Motorcycle Action Group  
National Farmers Union  
National Gypsy Council  
National Playing Fields Association  
National Romani Rights Association  
National Trust  
National Westminster Bank  
National Wind Power  
New Earth Solutions LTD  
Northavon Conservative Association  
Northavon Green Party  
Northavon Highways Action Group  
Oldbury Village History Group  
Olveston & Tockington Countryside Group  
Olveston History Society  
Patchway Community College  
Patchway Local History Group  
Pedestrian Association  
Piling and Severn Beach Parish Plan Group  
Police Community Safety Department  
Public Art South West  
Pucklechurch Community Association  
Pucklechurch Parish Plan Group  
Quarry Products Association  
Quartet Community Foundation  
RAC Motoring Services  
Radar  
Regen SW  
Rexam Medical Packaging  
Richards Gray  
Ridgewood Community Association  
Road Haulage Association  
Rockhampton History  
Romany Guild  
Royal Mail (Bristol)  
Royal Yachting Association  
RRHT  
RSPB  
Save Britain's Heritage  
Securicor Omega Express  
Severn Estuary Partnership  
Severn Estuary Strategy  
Severn Vale Webpoints  
Severnside Branch Railway Development Society  
Severnvale History Research  
Showmen's Guild of Great Britain  
Sir Bernard Lovell Secondary School  
SITA UK

Socialist Environmental Resources Association	Thornbury Access Group
Society for the Protection of Ancient Buildings	Thornbury Baptist Church
Society Of Travelling People	Thornbury FM
Sodbury History Society	Thornbury Labour Party
Sodbury Vale Family History Group	Thornbury Liberal Democrats
Sodbury Vale Heritage Museum	Thornbury Ramblers
South Gloucestershire Asian Project	Thornbury Society
South Gloucestershire Bus & Coach Company	Thornbury Society for Archaeology & Local History
South Gloucestershire Chinese Association	Thornbury Town Trust
South Gloucestershire Senior Citizens Forum	Thornbury United Reformed Church
South West Planning Aid	Transport 2000
Southwold Ramblers	Traveller Law Reform Coalition
Spandex	Twentieth Century Society
Sport England (South West)	Tytherington Countryside Group
St Mary Shopping Centre	Tytherington History Group
Staple Hill Chamber Of Trade	UK Rainwater Harvesting Association
Staple Hill Regeneration Partnership	UK Waste Management
Sun Life Assurance Plc	University of the Third Age
Sustainable Thornbury	University of the West of England
Sustrans	Victorian Society
The Care Forum	Warmley Community Association
The Children's Society	West of England Learning and Skills Council
The Clocktower Association	Westec
The Environmental Dimension Partnership	Westward Travel
The Grange School and Sports College	Whitfield Trust
The Greenfield Charitable Trust	Wick Local History Society
The Mall	Wickwar Community Association
The Ramblers Association	Winterbourne & District Community Association
The Ridings High School	Winterbourne Down Society
The Theatres Trust	Woodland Golf and Country Club
The Willow Tree Centre	Women's National Commissions
The Woodland Trust	Worldwide Fund For Nature
Thornbury & District Heritage Trust	WSPD Energy Forum
	Yate Community Association
	Yate Youth Council

### **Developers/Landowners/Agents**

Adams Homes Associates	Barton Willmore
Airbus	Bloomfields
Alder King	Bovis Homes
Alliance Planning	Boyer Planning
Ariva Ltd	BPA Consultants
ARK Consultancy	Bristol Diocesan
Atisreal	Bromford Housing Group
Atkins	C.S. Properties Ltd
BAE Aviation Services	Carter Jonas
BAE Systems	CB Richard Ellis
Baker Associates	CgMs Consulting
Barratt Homes	Charles F Jones & Son



Chris Thomas Ltd	Philip Brown Associates
Colliers CRE	Phillip Hodges Solicitor
Country Landowners Association	Phillips Planning and Development
Crest Nicholson	Planning Issues Ltd
Crisp Cowley	Planning Potential
CSJ Planning	PRC Architects
D K Symes Associates	Pro Planning
David Ames Associates	PTS land
David James & Partners	Redcliffe Homes
Development Planning Partnership	Redrow Homes
Diocese of Gloucester	Rolls Royce Military Aero Engines
DLP Planning Ltd	RPS
DMS Consulting (Town Planning) Ltd	Rural Housing Trust
Downend Estates Limited	Sarsen Housing Association
DPDS Consulting Group	Savills
Dreweatt Neate	Sellwood Planning
DTZ Pida Consulting	Severnside Distribution Ltd
Edward Hardwick and Partners	SF Planning
Edward Ware Homes	Shortwood Green Belt Campaign
Filton Airfield, BAE Systems	Slough Estates
Fulford Land & Planning	Solon Housing Association
Gloucester Diocesan	Somer Community Housing Trust
GVA Grimley	Sovereign Housing Association
Hartnell Taylor Cook	Spectrum Housing Group
Heron Land Developments Ltd	Stewart Ross Associates
Hewlett Packard	Strategic Land Partnership
Hives Planning Limited	Stride Treglown
Hoddell Associates	Strutt and Parker
Holt Associates	Stuart Larkin & Associates
Home Builders Federation	Sustainable Property Consultants
Humberts	Terence O'Rourke
Indigo Planning Ltd	Tetlow King Planning
John White & Associates	The Bell Cornwell Partnership
Level Ltd	The Crown Estate
LPC (Trull) Ltd	The Planning Bureau Ltd
Malcolm Scott Consultants	Tortworth Estate Co
McCarthy and Stone	Turley Associates
Metropolis Planning and Design LLP	United Housing Association
Nathaniel Lichfield & Partners	Veale Wasbrough
New Futures	Weatherall Green & Smith
Newland Homes	White Young Green
Parkhill Estates Ltd	Williamson Associates Limited
Peacock & Smith	Willis & Co
Pearce Construction	Wimpey Homes
Pegasus Planning	WS Atkins
Persimmon Homes	

### Individuals

Adams, Mr	Beecher, S	Britton, D
Allinson, B	Begley, Al	Britton, Mr
Andrews, L	Berry, R MP	Brown, P
Angell, B	Bendry, R	Buckoke, A
Banks, R J	Bowering, W E	Burton, R
Baum, M	Brady, R	Church, M J

Concannon, M	Hall, C	Parsons, A
Cook, S	Harding, M	Pease, E W
Cook, S	Harford, G	Perrin, B
Cox, Y	Hartnell, J	Phillips, R
Crocker, A	Helps, M W	Pirie, M
Cross, L	Hewish, Mr	Pople, S
Crowe, E K	Hidson, R	Porteous, D
Cullimore, A W	Higgins, W	Porteous, E
Daniells, A	Hill, A	Povey, A
Davidge, T L	Hobbs, R D	Priest, A D
Dearden, O	Hodson, E W	Pritchard, R
Didcot, A	Holloway, S	Probert, B J
Dove, I	Howard, Mr	Purchase, S
Drain, S	Hume, A	Riddle, M
Duckworth, J	Hutchinson, I	Ross, M
Dye, K	Iles, R	Scolding, E
Edgar, J	Jacobs, P	Selman, J
Edwards, S	Johnson, B	Seymour-Williams, J
Eggbeer, D	Jones Mr	Simpson, C
Elkington, A	Keller, N	Sims, S
Elliot, R S	Keller, P	Smith, G
England, A D	Killearn, Lord	Soper, S
England, T	Lawrence, J	Spratt, R J
Evans, R	Legg, Mr	Stephens, M
Fear, M	Leppier, T	Stephens, M
Firkins, S	Lloyd, R	Studley, E
Flook, W	Maggs, Mr & Mrs	Tanner, S
Gardner, P E	Makepeace, Mr	Thompson, D
Gearing, C	Matthews, D	Trotman, P
Gill, J	Mayer, B	Tuck, H R
Golledge, S	McCarthy, J	Varney, H M
Gooding, R	Mealing, Mr	Vaughan, A
Gradwell, P M	Murdoch, A	Waterstone, D
Grant, S	Naysmith, D MP	Western, D
Greenhalgh, R	Nelson, G	Webb, S MP
Greenslade, S K	Nichols, P	Williams, P
Gynyer, Mr	Parr, K	Williams-Lock, C

### **3. Consultation methods used**

3.1 A wide range of methods and techniques were used to involve, consult, notify and inform people during the preparation of the Core Strategy. This has fully accorded with the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 and 2009 and with the Council's adopted Statement of Community Involvement.

3.2 In addition to letters, emails, website publicity and newspaper articles and notices, methods of engagement have included public exhibitions, community based workshops, topic based stakeholder workshops, meetings with specific groups and organisations, briefing events and questionnaires. The Council also regularly presented and discussed the emerging Core Strategy with the South Gloucestershire Local Strategic Partnership.

3.3 The Council also 'joined-up' Core Strategy consultations with events run by external organisations or other Council services and departments, in order to reduce 'consultation fatigue' and to ensure that engagement was appropriately targeted to the particular audience.

### ***Stage 1 : Pre-issues and Options***

3.4 The purposes of the Stage 1 engagement were:

- to focus on key service providers and stakeholders and examine the principal issues affecting South Gloucestershire and the possible options available;
- to develop links between the Core Strategy and the Sustainable Community Strategy;
- to meet the requirements of South Gloucestershire Council's Statement of Community Involvement, and
- to raise awareness with the public of the forthcoming Core Strategy and of their role in the process.

3.5 Between March 2007 and February 2008 the Council undertook the following consultation and engagement activities:

- South Gloucestershire Council inter-departmental officer workshop
- Residents' Questionnaire
- South Gloucestershire Viewpoint Survey
- Initial letter to every organisation/person on the Council's Local Development Framework Consultation Database
- Meetings with developers/agents of strategic development locations.
- Meetings with adjoining and nearby local authorities
- South Gloucestershire Members and Parish/Town Council Workshop
- Key Stakeholder Workshop
- South Gloucestershire Community Strategy and Core Strategy Workshop
- Presentations/briefing notes/questionnaires to specialist/interest groups.

3.6 **The Pre-Issues and Options Engagement Statement in Appendix 1** sets out in detail the consultation and engagement activities identified above.

3.7 A total of 1,748 questionnaires were completed and returned for the Residents' Questionnaire/Viewpoint Survey. The analysis of the questionnaires and the notes from the workshops are included within the appendices to the Pre-Issues and Options Engagement Statement.

## **Stage 2 : Issues and Options**

3.8 During the period Friday 2<sup>nd</sup> May to Friday 11<sup>th</sup> July 2008 the Council published the Core Strategy “Issues and Options for consultation” document. This document set out ideas about the issues and challenges facing South Gloucestershire, together with proposed ways that the Core Strategy could address them. This included work to develop ‘visions’ for different areas of South Gloucestershire and options for the spatial distribution of development. An Initial Sustainability Appraisal Report was published alongside the Issues and Options for consultation also.

3.9 In undertaking the Issues and Options consultation, the Council identified the following four key engagement objectives:

- to fulfil the requirements of national planning policy in respect of early engagement with the wider community;
- to accord with the Council’s Statement of Community Involvement;
- to engage as widely as possible with those groups identified as ‘hard to reach’ groups; and
- to ensure that the wider community of South Gloucestershire was made aware as far as possible of the Council’s strong objections to the Regional Spatial Strategy’s proposals for future growth in the area and the impact that this level of growth would have on local communities.

3.10 The following consultation was undertaken:

- advance notification of the consultation in late March/April through a press release, letters/emails to all parish and town councils, public sector agencies, community and voluntary organisations in the Council’s Compact partnership, emails to libraries and a verbal report to the Parish Charter meeting
- copies of the document were made available for inspection at local libraries and at the Council’s One Stop Shops
- a copy was made available online on the Council’s website and as an e-consult document with questions on the Council’s e-consult iNovem website
- a consultation notice/advert was placed in the local press to advertise the consultation
- every organisation/person on the Council’s Local Development Framework Consultation Database was notified of the consultation by letter/email. Selected consultation bodies and all parish and town councils also received complimentary copies of the documents
- a Question Response Booklet was available with the consultation documents and on the Council’s website
- posters were sent to all parish and town councils, South Gloucestershire Council offices, leisure centres, sports centres and youth clubs and Merlin area housing offices to display on their public notice boards
- posters were displayed in shop windows/public notice boards in the areas near to identified options for growth - communities in the East Fringe of Bristol, Henbury/Brentry, Yate/Chipping Sodbury and Thornbury
- publicity material was displayed in the Council’s One Stop Shop in Thornbury
- a plain guide leaflet on the Issues and Options document and the consultation was available to take away from libraries, One Stop Shops and exhibitions

- an email advising of the consultation was sent to major employers on the North Fringe Travel Forum
- an article was included in the South Gloucestershire Care Forum newsletter advising of the consultation
- verbal reports to the Council's Safer and Stronger Meetings advising of the consultation
- letters/emails were sent to every Member of South Gloucestershire Council and the Chief Officer Management Team

3.11 The following engagement activities were also undertaken as part of the consultation process:

- 4 manned public exhibitions to promote the Issues and Options material were arranged at venues and times to enable wide attendance (i.e. geographically dispersed and covering both day and evening sessions) at Thornbury, Bradley Stoke, Emerson's Green and Chipping Sodbury
- 4 stakeholder workshops at the same venues as the public exhibitions, with each workshop covering a different spatial area
- a workshop for the Local Strategic Partnership/Strategic Partnerships and Councillors was held
- a Council interdepartmental officer briefing was held

3.12 Full details of all the consultation and engagement activities are set out in the **Core Strategy Issues and Options Document – Engagement Statement in Appendix 2.**

3.13 About 1,300 responses were received to the Issues and Options consultation (although a further 600 letters were received which had been copied to the Leader of the Council, but these are discounted from the total figure as they were duplicates of representations sent direct to the Spatial Planning Team).

3.14 Of the 1,300 representations, 300 were returned copies of the Question Response Booklet, or answers to the booklet questions entered through the Council's iNovem e-consult webpage, with the remainder being letters and emails many of which structured their responses on the questions in the booklet. A high percentage of the responses were from residents of South Gloucestershire, but responses were also received from Parish and Town Councils, political groups, agents and developers, other business interests, specific (statutory) consultation bodies and non-statutory interest groups. A summary of the responses is set out in the **Summary of Responses to Issues & Options Consultation Document in Appendix 3.**

### **Stage 3 : Post Issues and Options**

3.15 Following the engagement activities organised as part of the consultation on the Issues and Options document, the Council has continued to engage with the wider community, particularly focusing on seeking the views of young people, key stakeholders and community representatives in relation to further developing the visioning, spatial objectives, and place making elements of the emerging Core Strategy. This ongoing engagement accords with Planning Policy Statement 12, the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 and the Council's Statement of Community Involvement.

3.16 The following engagement activities were undertaken between June 2008 and March 2010:

- a consultation event to present and discuss Core Strategy issues with members of the Council for Voluntary Service (CVS) and the Care Forum South Gloucestershire
- 2 South Gloucestershire Youth Summits involved 12 -14 years olds looking at what they liked and disliked about their local area and the kind of places, services and facilities they would need in adult life
- a South Gloucestershire Partnership Conference looking at sustainable communities and growth through partnership working
- a presentation on the Core Strategy to a Bitton Village Residents Association meeting
- a briefing and awareness raising event with Town and Parish Councils
- a Local Strategic Partnership meeting to provide an update on the Core Strategy, the Regional Spatial Strategy and the importance of ensuring that infrastructure to support sustainable development is effectively delivered through the Infrastructure Delivery Plan.
- a Children and Young People – Use Your Voice event to discuss the Core Strategy
- a Thornbury workshop and exhibition to discuss a draft vision and possible options for future residential development, followed by informal consultation on the Council's website
- 2 community visioning workshops/exhibitions to discuss a draft vision and strategic objectives for Yate/Chipping Sodbury and the best performing spatial areas to meet these objectives
- North Fringe of Bristol community visioning workshops considered the vision for the communities in this area and how it could be best realised
- an Extra Care Housing event was held to determine the views of private sector providers on developing extra care housing in South Gloucestershire
- an Environment Partnership Strategic Green Infrastructure (GI) event to discuss and comment on the emerging policy proposals for GI in the Core Strategy and to consider future GI opportunities
- an open space, sport and recreation consultation event to consider current provision and issues, to identify priorities for the future and how joint working can create better outcomes.

3.17 Full details of these engagement activities are set out in the appendices. The CVS and Care Forum meeting, the first Youth Summit, the Partnership Conference and the Bitton Residents Association meeting are in the **Core Strategy Issues and Options Document – Engagement Statement** in **Appendix 2**. The other activities

are set out in the **Post Issues and Options Engagement Statement** in **Appendix 4**. Notes of the comments made at the various events are set out in the appendices to the two reports referred to above.

### **South Gloucestershire Council Member involvement**

3.18 South Gloucestershire Council elected members were closely involved in the preparation of the Core Strategy in the following ways:

- a) Planning Advisory Group met regularly to review the emerging draft Core Strategy.
- b) a Renewable & Low Carbon Energy Briefing was held with District, Parish and Town Councillors to present the initial findings of a Renewable & Low Carbon Energy Potential study for discussion and views prior to finalisation of the report.
- c) a Core Strategy Rural Areas Members Steering Group met on four occasions to discuss rural issues and the appropriate approach to take on rural policy in the emerging draft Core Strategy.



## 4. Summary of the main issues raised

4.1 This section provides a brief summary of the main issues raised during consultation and engagement. More details are set out in the reports attached in Appendices 1 – 4.

4.2 The Core Strategy has been prepared within the context of the Regional Spatial Strategy and the local communities' clear and very strong opposition to the levels of growth being proposed by the Regional Spatial Strategy and to the loss of Green Belt land. This has strongly influenced the various stages of the Core Strategy's development.

### ***Stage 1: Pre-Issues and Options***

#### **General Comments**

##### **Delivering Growth**

- Need multi-functioning communities
- New developments need to benefit existing communities
- Need to include development in smaller settlements not just urban fringe
- Concern that villages on urban fringe retain their character and local distinctiveness and do not get swallowed up by urban extensions
- Local requirements of market towns etc should not be ignored. Important to appreciate role and function of Yate and Thornbury and villages.
- Maintaining the Green Belt is important. Don't support losing Green Belt for increased housing provision

##### **Housing**

- Concern about impact of urban intensification on character, the environment and wellbeing of residents
- Shortage of starter homes
- Need to better provide for an ageing population
- Shortage of affordable housing across South Gloucestershire

##### **Economy**

- Existing employment land and employers need to be protected
- The existing employment base needs broadening
- Need better links between housing and employment areas
- Problem of declining town centres - a better mix of uses needed

##### **Transport**

- Traffic and congestion is a real issue in many parts of South Gloucestershire
- Poor public transport provision
- Need to improve safety in walking and cycling
- Need to provide more alternatives to the car
- Better integration between modes of transport required

##### **Climate Change**

- Core Strategy should include mechanisms/objectives relating to climate change
- Avoid building on areas at risk of flooding

- Efficient public transport infrastructure will reduce CO2 emissions.
- More compact development will reduce the need to travel
- Protect the existing green spaces and make provision for more green spaces
- Plan for allotments to encourage local food production
- Protect agricultural land

### **Design**

- Design and urban design important to the built environment and to health and wellbeing
- Recognise the distinctiveness of different areas
- Improve energy efficiency in new development
- Increase use of renewable energy and require use of combined heat and power in new development areas

### **Open Space, Sport and Recreation**

- Increase participation in activity to reduce health problems
- Important to retain green spaces, particularly in urban areas where they are under threat
- Look at Green Infrastructure in a holistic way
- Increase play provision for younger and older children

### **Community Facilities**

- Uneven distribution of facilities and shortfalls
- Community facilities are important for meeting and socialising

### **Area specific comments**

#### **North Fringe of Bristol**

- Traffic congestion
- The environment and open space needs improving
- Need a better balance between homes and jobs
- Lack of distinctiveness

#### **M32 Urban Extension**

- Urban extension should be housing focused
- Care needed not to damage green gateway to Bristol
- Need to establish capacity of area early
- New infrastructure needed
- Need to minimise perpetuation of community severance

#### **Cribbs Causeway**

- Need to establish appropriate development mix for this area
- Opportunity for better integration with Bristol
- Opportunity for creating better sense of identity and place for Cribbs Causeway
- Phasing and delivery issues need to be worked out.
- Runway safeguarding and exclusion zones around oil and gas pipelines could significantly impact on development potential of area

#### **East Fringe of Bristol**

- Area not benefiting so much in economic/social terms as other areas
- Town centres need supporting
- Traffic and congestion a problem
- Improvements to transport infrastructure needed
- State of the environment a concern

- Deficiency of green infrastructure within the urban area  
East of Kingswood Urban Extension
  - Strong, local opposition, particularly in the villages, to expansion of the urban area proposed by the RSS
  - Area has landscape and recreational value
  - Flooding issues
  - Transport infrastructure inadequate
  - Ring Road will make integration between new and existing communities difficult

#### **Yate & Chipping Sodbury**

- Need to change the negative perception of Yate
- Poor public transport and linkages within towns and with Bristol
- The employment base is too narrow
- High level of out-commuting
- Social and health issues
- Spare capacity in primary and secondary schools
- Insufficient range of facilities
- Chipping Sodbury needs a stronger identity and role

#### **Thornbury**

- Market town serving surrounding villages
- Poor public transport and dependency on the car
- High level of in and out commuting
- Support for some development
- Shortage of affordable housing and small dwellings for younger and older people
- Need a joined-up approach between further housing, employment and public transport

#### **Rural Areas**

- Most villages function as dormitories and community identity varies
- Decline in facilities and falling school roles
- Need to protect existing employment and services
- Shortage of affordable housing and smaller dwellings
- Scale of new development should be in proportion to size of village to protect character
- Limited facilities for younger and older people

## **Stage 2: Issues and Options**

4.3 A significant proportion of comments received were to the level of growth proposed in the Regional Spatial Strategy for South Gloucestershire, to the consequent loss of Green Belt and to the locational options for growth, with the remaining comments spread out across the other aspects of the Issues and Options document.

### **Scale of Growth**

- Broad opinion that the scale of growth proposed over the next 20 years is too high
- Strong opposition to loss of Green Belt

### **Housing**

- Support for a flexible approach to housing density
- Significant support for a policy to restrict urban intensification to protect the character and amenity of an area
- General recognition that additional affordable housing needs to be provided across South Gloucestershire

### **Employment**

- Support for continuing with a policy of safeguarding employment sites

### **Design and Renewable Energy**

- Strong support for sustainable construction and achieving the higher BREEAM standards and/or Code for Sustainable Homes levels
- Support for renewable energy generation to help secure more sustainable development but no consensus about how best to deliver it.

### **Open Space, Sport and Recreation**

- Significant support for local open space and recreation standards to be set
- General opinion that there is a shortage of recreational facilities for children and teenagers
- Support for improved Green Infrastructure provision
- Recognition of need to improve opportunities for physical activity for health and wellbeing benefits

### **Environment**

- Avoid flood risks by developing away from areas of high flood risk, reducing surface water run-off and employing sustainable construction techniques
- Strong support for protecting the environment

### **North Fringe of Bristol**

- Shortfall of green space in the area
- Strong support for not identifying further employment land and for a better balance between jobs and homes
- Strong support for better use of public transport, walking and cycling
- Little objection to developing East of Harry Stoke, and a slight preference for developing the smaller of the two areas
- Preference for developing the smaller area at Cribbs Causeway, but concerns about both options

**East Fringe of Bristol**

- Substantial opposition to an urban extension east of Kingswood proposed by the RSS due to the loss of Green Belt, loss of countryside, impact on existing communities and environmental and physical constraints
- Area needs more jobs and better access to jobs
- Investment needed in town and local centres
- People need to be encouraged back into the traditional town centres to support them
- Support for a restriction on the expansion of Longwell Green Retail Park
- Poor public transport network and service
- Limited amount of green space within the urban area and poor linkages to the countryside

**Yate and Chipping Sodbury**

- Provision of more jobs to reduce out commuting
- Improvements to evening entertainment and shopping facilities in Yate
- Support for a greater range of independent shops in Chipping Sodbury and better use being made of the High Street
- Substantial opposition to growth option 2 as it includes land east of St John's Way, Chipping Sodbury, due to impact on the AONB and flood risk
- Strong support for a turn back facility at Yate Railway Station and improved public transport

**Thornbury**

- Support for further housing in Thornbury, but no consensus on amount or location
- Support for more jobs to reduce out-commuting
- Support for improved public transport
- Shortage of starter homes, extra care and affordable housing
- Town centre needs more facilities
- Town centre needs support of a range of facilities elsewhere in Thornbury

**Rural Areas**

- Significant support for some further housing in villages
- Important to retain village and rural character

### **Stage 3: Post Issues and Options**

4.4 Engagement post Issues and Options was predominantly focused on the proposed areas for future development, but also included some topic specific engagement. The following pages set out the issues raised at the various workshops and events that were held. More details are set out in the report at Appendix 4 and in the Sustainability Appraisal to the Core Strategy.

#### **North Fringe of Bristol**

4.5 The workshops identified areas in the North Fringe with potential for change, discussed the strengths and weaknesses of the area, looked at a new neighbourhood at Cribbs/Pathway and discussed the emerging vision for the area.

#### Potential Areas/Opportunities for Change

- Older industrial areas (e.g. Patchway Trading Estate & area around The Mall) – intensification/diversification/new housing
- Land south of the Airfield
- UWE & Land East of Coldharbour Lane
- Land west of A4018
- Abbey Wood Retail Park
- M32 Area of Search
- B&Q & Sainsburys
- Rolls Royce East Works
- Frenchay Hospital
- Road Corridors

#### Weaknesses

- Traffic congestion / commuting
- Insular campus style developments (e.g. AXA, MoD, UWE etc)
- Lack of identity
- Lack of local facilities and distinct centres
- Poor public realm
- Very poor walking routes to stations
- Poor bus services

#### Cribbs/Patchway area

- Traffic issues
- Issues in maintaining/sustaining the community
- Need to integrate new communities with existing communities
- Opportunity for a better range and integration of uses at The Mall
- Significant existing barriers to pedestrian movement in the area
- Rebalancing of existing communities should precede creation of new communities

#### Vision

- Support recognition of area as major economic driver
- Vision should focus on jobs rather than employment sectors
- Vision should be more positive about providing better public transport and express high design aspirations for the new neighbourhoods
- Emphasise green space and enhancing or creating 'identity'

### **Yate and Chipping Sodbury**

4.6 The first workshop reviewed the results of the Issues and Options consultation, considered the needs of the existing community and how the community needed to change and improve.

- Need to 'sell' Yate more and overcome its poor image
- Yate lacks evening economy and cultural facilities
- Yate Town Centre not 'inviting'
- Improve retail offer and complementary roles of Yate and Chipping Sodbury
- Recognise separate identities and distinctiveness of Yate and Chipping Sodbury
- Better public transport needed within the towns
- Traffic congestion caused by out and in-commuting
- Deliver new growth in step with infrastructure
- Integrate employment and housing, unlike present zoning
- Mismatch between skills and jobs
- Low profile of existing schools
- Reinforce and expand cycleway and footpath connections
- Recognise importance of connecting development to green space
- Improve pitch provision/extend YOSC

4.7 The second workshop considered which of the spatial areas around the settlements performed best in achieving the emerging vision and strategic objectives for the towns.

<b><i>Location – Land at Engine Common</i></b>
<ul style="list-style-type: none"> <li>• Close to train station, but limited access to other public transport.</li> <li>• Number of sites of local conservation importance.</li> <li>• Access to the Frome Valley walkway and countryside is good.</li> <li>• Engine Common is established village separate to Yate</li> <li>• Engine Common has some existing facilities in North Road. Site not large enough to provide on-site facilities</li> <li>• No public open space in vicinity.</li> <li>• Railway is seen as the divide between Yate and Engine Common communities.</li> <li>• Easy access to jobs but local employment opportunities low paid.</li> <li>• Junction works needed on North Rd etc. Small scale development couldn't provide this</li> <li>• The area floods. Waste water/sewage services inadequate.</li> <li>• Coal mine shafts and associated tunnelling throughout the site.</li> <li>• Could help support existing local community facilities and create a village heart.</li> <li>• Good hedges and trees and small field sizes give character and encourage small scale development.</li> <li>• Rural nature and character of location + severance created by railway line limit development opportunities and effective integration with existing fabric of Yate.</li> <li>• Access is a constraint.</li> <li>• Size and scale of development would limit opportunity to provide range of renewable/ decentralised energy measures.</li> </ul>
<b><i>Location – Land at North Brimsham</i></b>
<ul style="list-style-type: none"> <li>• Need to link Peg Hill and North Brimsham to get comprehensive development</li> <li>• Access – need to improve</li> <li>• Issues of flooding</li> </ul>

<ul style="list-style-type: none"> <li>• Pylons – health and visual issues</li> <li>• Distance to Yate Centre</li> <li>• Needs some employment/small business opportunities</li> <li>• Recreation opportunities at Yate outdoor sports, existing footpaths and Brimsham Fields</li> <li>• Would need bus and cycle links.</li> <li>• Capacity of surrounding road network an issue</li> <li>• Need to restrict access to Tanhouse Lane to preserve its character.</li> <li>• Would need to provide facilities on-site</li> <li>• Opportunity to afford ‘protection’ to Yate Rocks and Peg Hill corridor and ridgeline which creates setting for Yate/ Chipping Sodbury.</li> <li>• Opportunity to provide range of renewable/ decentralised energy measures.</li> </ul>
<p><b><i>Location – Land at Peg Hill</i></b></p>
<ul style="list-style-type: none"> <li>• Proximity to quarry an issue</li> <li>• Poor access to facilities and reduced access to retail</li> <li>• Poor access to employment opportunities</li> <li>• On-site services and facilities and housing mix limited given site size.</li> <li>• No existing bus routes near</li> <li>• Existing footpath access through woods to Chipping Sodbury</li> <li>• Need to defend the scarp slope visually and protect Yate Rocks</li> <li>• Flood risk issue.</li> <li>• Needs to be looked at in conjunction with North Brimsham as part of a comprehensive development</li> </ul>
<p><b><i>Location – Land at Barnhill Quarry</i></b></p>
<ul style="list-style-type: none"> <li>• Close to Chipping Sodbury Town Centre</li> <li>• Walking distance into town and to Stub Ridings and Ridge Wood.</li> <li>• Good access to leisure/ recreation/ retail and primary school</li> <li>• Impact on Ridge Wood - area of local conservation and potential SSSI</li> <li>• Little impact from Quarry operations</li> <li>• Good footpaths and cycle ways</li> <li>• Well located to make use of bus routes serving Chipping Sodbury</li> <li>• Site too small for use of renewable energy on a large scale - could look at geothermal</li> <li>• Common land and flooding issues.</li> <li>• Poorer access to main employment area in west Yate</li> </ul>
<p><b><i>Location – Land East of Chipping Sodbury</i></b></p>
<ul style="list-style-type: none"> <li>• Poor access to existing employment</li> <li>• Starts to join Chipping Sodbury to Old Sodbury.</li> <li>• River Frome goes all the way round the site. Flooding issue</li> <li>• Prominent site.</li> <li>• No public transport to serve residents</li> <li>• Poor access for all traffic</li> <li>• Sustainable transport links would need to be improved</li> <li>• Development would be disproportionate to the scale of Chipping Sodbury.</li> <li>• Proximity and impact on AONB/Commons</li> <li>• Larger size of development allows for heating by biomass fuel.</li> </ul>



## Thornbury

4.8 The workshop/exhibition and web consultation considered the emerging vision and the options for further housing in the town.

### Vision

- Vision should be more aspirational
- Improve the retail offer and facilities in the town centre
- Improve facilities at Thornbury Hospital
- Recognise aspirations of Castle School
- Improve public transport
- Protect Thornbury's historic character
- Broaden employment base and improve occupancy levels
- Provide range of housing types
- Minimise flood risk

### Further housing

- General support for some housing growth in Thornbury
- Support for not locating in the Green Belt or crossing Morton Way
- To benefit the town centre, development needs to be close

<b><i>Option 1 Location – Upper Morton</i></b>	
Positive	Negative
<ul style="list-style-type: none"> <li>• Large enough to provide range of housing,</li> <li>• No impact on town's historic character .</li> <li>• Good access to Oldbury Power Station development (as housing for employees).</li> <li>• Not Green Belt</li> </ul>	<ul style="list-style-type: none"> <li>• More car usage as lack of facilities within walking distance.</li> <li>• Far from the town centre</li> <li>• Breaches Morton Way 'boundary'.</li> <li>• Loss of farmland views from existing dwellings/landscape impact</li> </ul>
<b><i>Option 2 Location – Morton Way</i></b>	
Positive	Negative
<ul style="list-style-type: none"> <li>• No impact on town's historic character .</li> <li>• Good access to Oldbury Power Station development (as housing for employees).</li> <li>• Not Green Belt</li> </ul>	<ul style="list-style-type: none"> <li>• More car usage as lack of facilities within walking distance.</li> <li>• Far from the town centre</li> <li>• Breaches Morton Way 'boundary'.</li> <li>• Loss of farmland views from existing dwellings/landscape impact</li> </ul>
<b><i>Option 3 Location – Morton Way/Grovesend Road</i></b>	
Positive	Negative
<ul style="list-style-type: none"> <li>• Large enough to provide range of housing,</li> <li>• No impact on town's historic character .</li> <li>• Not Green Belt</li> </ul>	<ul style="list-style-type: none"> <li>• More car usage as lack of facilities within walking distance.</li> <li>• Impact on nature conservation interests</li> <li>• Far from the town centre</li> <li>• Loss of green setting to Thornbury</li> <li>• Breaches Morton Way 'boundary'.</li> <li>• Loss of farmland views from existing dwellings/landscape impact</li> </ul>

<b><i>Option 4 Location – Bristol Road</i></b>	
Positive	Negative
<ul style="list-style-type: none"> <li>• Close to town centre – use for older persons housing</li> <li>• Walking &amp; cycling distance to town centre</li> </ul>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Possible flooding issues</li> <li>• Loss of the attractive views</li> <li>• Possible access problems at the junction with Bristol Road</li> <li>• Small site – limited housing range</li> </ul>
<b><i>Option 5 Location – West of Town Centre</i></b>	
Positive	Negative
<ul style="list-style-type: none"> <li>• Close to town centre – use for older persons housing</li> <li>• Walking &amp; cycling distance to town centre</li> </ul>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Impact on town's historic character with loss of town wall</li> <li>• Difficult access &amp; loss of car park</li> <li>• Small site – limited housing range</li> </ul>
<b><i>Option 6 Location – Park Farm</i></b>	
Positive	Negative
<ul style="list-style-type: none"> <li>• Close to existing schools</li> <li>• Closer to town centre than other options - walking and cycling possible</li> <li>• Potential to help enable Castle School realise its aspirations</li> </ul>	<ul style="list-style-type: none"> <li>• Possible impact on Thornbury Castle, fish ponds &amp; conservation area</li> <li>• Impact of water run-off towards Oldbury</li> </ul>

**Rural Areas**

4.9 The following comments are a summary of the discussions of the Core Strategy Rural Areas Members Steering Group

- Undertake further engagement with communities and additional environmental assessments to determine where development should go
- Undertake engagement on allocating Affordable Housing Only Sites
- Safeguard rural employment sites
- Encourage working from home
- Recognise importance of the countryside and its contribution to the economy, biodiversity, heritage, landscape quality, recreation, tourism and production of local food.
- Support demand responsive and community transport
- Provision of park and ride at Nibley and park and share at Falfield (M5J14) and Tormarton (M4J18).
- Provision of rural transport interchanges.
- Investigate the reopening of Charfield Station.

4.10 The following comments relate to the developing Green Infrastructure Objectives and Open Space Standards policies and to the developing set of Open Space Standards presented at the Environment Partnership Strategic Green Infrastructure event

**Green Infrastructure Objectives**

- Clarify whether policy applies to existing and new communities
- Include “quality of life” phrase
- Recognise access role of GI assets
- Recognise importance of informal recreation and natural play
- Include blue infrastructure
- Clarify “ongoing management and maintenance”
- Clarify statement relating to local food cultivation
- Include protection for best agricultural land
- Delivery should be integral to policy
- Include health promotion benefits in GI objectives
- Policy needs to be stronger on protecting existing assets

**Open Space Standards**

- Policy should allow for both management schemes and commuted sums
- Method of calculation should be available
- Question whether standards take account of private land
- Standards seem unreasonable. More detail needed on their background.
- Further consultation should be undertaken before they are included in the Core Strategy
- Option of delivery off-site should be open to developer as well as Council
- Unclear whether any site size thresholds will apply
- Policy appears to be seeking to rectify known shortfalls by penalising new development.

## **5. How the issues have been addressed**

5.1 How the issues raised at the various stages of engagement and consultation have been addressed in the Core Strategy is set out in the **Consultation Statement for Pre-Submission Draft** in **Appendix 5**.