Contents:

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Introduction</td>
<td>3</td>
</tr>
<tr>
<td>2</td>
<td>Regulation 25 Issues and Options Engagement: Early Notification</td>
<td>4</td>
</tr>
<tr>
<td>3</td>
<td>Promoting the Consultation and the Availability of the Issues and Options Document</td>
<td>5</td>
</tr>
<tr>
<td>4</td>
<td>Engagement Activities During Consultation Period</td>
<td>8</td>
</tr>
<tr>
<td>5</td>
<td>Further Engagement Following the Closure of the Formal I&amp;O Consultation Period.</td>
<td>12</td>
</tr>
<tr>
<td>6</td>
<td>Sustainability Appraisal and Subsequent Extension of Online Consultation Period</td>
<td>14</td>
</tr>
<tr>
<td>7</td>
<td>Advertisement and Engagement by Third Parties</td>
<td>15</td>
</tr>
<tr>
<td>8</td>
<td>Press Coverage</td>
<td>16</td>
</tr>
<tr>
<td>9</td>
<td>Close of Consultation and Lessons Learnt</td>
<td>17</td>
</tr>
<tr>
<td>10</td>
<td>Next Steps</td>
<td>18</td>
</tr>
<tr>
<td></td>
<td>Appendices 1-42</td>
<td>19-</td>
</tr>
</tbody>
</table>
South Gloucestershire Core Strategy: Issues and Options Engagement Statement

1. Introduction

1.1 South Gloucestershire Council is producing a Core Strategy Development Plan Document to guide strategic development in the district up to 2026.

1.2 This statement outlines the range of consultation and engagement techniques that South Gloucestershire Council used to promote the Core Strategy Issues and Options document leading up to and during the six weeks of Regulation 25 Issues and Options consultation between Friday 2nd May and Friday 13th June 2008.

1.3 Following the end of the consultation period a number of further engagement activities were undertaken.

1.4 In undertaking the Issues and Options consultation, the Council identified four key engagement objectives. These can be summarised as follows:

- Fulfil the requirements of national planning policy in respect of the early engagement of the wider community.
- Meet the requirements of South Gloucestershire Council’s Statement of Community Involvement.
- Engage as widely as possible those groups identified as ‘hard to reach’ groups.
- Ensure that the wider community of South Gloucestershire were made aware as far as possible of the Regional Spatial Strategy’s proposals for future growth in the area and the options for accommodating that growth as put forward in the Core Strategy Issues and Options document.
2. Regulation 25 Issues and Options Engagement:
   Early Notification

2.1 A key feature of the planning system is that local planning authorities, in preparing their portfolio of Local Development Framework (LDF) documents, involve the community early in their preparation. Details of the early engagement (prior to the Reg 25 engagement) undertaken are outlined in the Pre-Issues and Options consultation statement (available separately).

2.2 In order to comply with the South Gloucestershire Compact (the Compact is a partnership between South Gloucestershire Council, other public agencies and the voluntary and community sector) members of the Compact were given advance notification by letter dated 31 March 2008 (sent by email on 1 April 2008) providing details of the commencement of the Issues and Options consultation. All Town and Parish Council Clerks were also sent a letter, by email or hard copy on 31 March 2008, giving advance warning. Copies of these letters are included at Appendices 1 and 2.

2.3 All Town and Parish Councils were emailed again on 11 April 2008 (Appendix 3), 28 April 2008 (Appendix 4), and 1 May 2008 (Appendix 5). Where no email addresses were available hard copies of the notifications were sent to the appropriate Town and Parish Councils.

2.4 Advance warning of the publication of the Issues and Options consultation document was also sent to all South Gloucestershire Libraries on 28 April 2008 (Appendix 4), and 1 May 2008 (Appendix 5).


2.6 The Core Strategy Issues and Options consultation was also raised at the Parish Charter Meeting on 15 April 2008 and those attending encouraged to respond. This meeting is open to all Town and Parish Councils who have signed the Charter, which sets out the framework of how the Council and Parish and Town Councils will work together.

3.1 In accordance with Regulation 25, when formal public consultation began on the Issues and Options document (2nd May 2008), copies of the document together with accompanying information and questionnaire booklet were put on deposit at the Council’s three principal offices (Thornbury, Kingswood and Yate One-Stop Shops).

3.2 The Council’s Core Strategy webpage www.southglos.gov.uk/corestrategy:

- informed stakeholders that formal Issues and Options consultation was open for six weeks between 2nd May and 13th June 2008. The webpage explained the background and purpose of the Issues and Options document;
- provided details of the consultation events to be held to promote the document (see below);
- the ‘read more’ section of the webpage provided links to the Issues and Options consultation document; and
- the ‘have your say’ section provided a link to the Council’s e-consult website (see below). (see Appendix 7)

3.3 The Issues and Options consultation was also advertised daily on the Council’s internal intranet service.

3.4 An Issues and Options consultation notice/advert was advertised in the Gloucestershire County Gazette series on 1 May and 15 May 2008 and the Bristol Evening Post on 2 May and 9 May 2008. The consultation notice gave information on forthcoming public exhibitions (see below) and how further information on the Issues and Options document could be obtained and the date by which comments should be made. A copy of the consultation notice is attached at Appendix 8 and an example of the published advert is attached at Appendix 9.

3.5 Every person/organisation on the Spatial Planning Team’s Local Development Framework (LDF) Consultation Database (containing at that time approximately 750 individuals/organisations) received a stakeholder letter/email informing them about the consultation and the ways to respond. Appendix 10. Selected consultation bodies (Appendix 11) and all Parish and Town Councils (Appendix 12) also received complementary copies of the Issues and Options document and accompanying Leaflet and Question Response Booklet and in the case of Parish and Town Councils a poster for display on a public notice board, in accordance with the Council’s Statement of community Involvement.

3.6 The Issues and Options document was added to the Council’s e-consult partner website – ‘iNovem’ (consultations.southglos.gov.uk) (Appendix 13):

- On accessing this site, stakeholders were able to download the Issues and Options document in either pdf or on-line format and respond to individual questions contained within the document, either on-line or by
printing the Question Response Booklet out and returning it to the Spatial Planning Team.

- The Issues and Options Question Response Booklet was also available separately as a paper copy.

- A prominent link (known as a ‘widget’) on the Council’s internet homepage was created to the on-line consultation webpage in iNovem.

- A further link from the ‘Have your say’ box on the South Gloucestershire Council web site homepage also connected to the iNovem on-line consultation webpage.

3.7 Copies of the Issues and Options document and supporting information were made available at all South Gloucestershire libraries and the Council’s three One-Stop Shops (at Yate, Thornbury and Kingswood), along with a covering memo that explained to staff how to offer advice to members of the public (attached at Appendix 14). The objective was to allow a diverse range of the local community to gain access to the consultation material.

3.8 Posters (Appendix 15) advertising the consultation, the exhibitions and details of where the Issues and Options document could be viewed were sent to the following organisations for display in their public notice boards:

- All Parish and Town Councils
- All South Gloucestershire Leisure and Sports Centres.
- All South Gloucestershire Youth Clubs.
- All South Gloucestershire Council/Merlin Area Housing Offices.

3.9 In addition copies of the poster was displayed in shop windows/notice boards in the following locations:

- East Fringe area:
  Cleevewood Road, Dibdon Road, High Street Hanham, Holly Hill Road, Kingswood High Street, Mangotsfield Village, Memorial Road, New Cheltenham Road, Oldland Common, Pound Road, Quakers Road, Soundwell Road, Staple Hill High Street, Burley Grove, Station Road, Stockwell Drive, Warmley Village, Westcourt Drive.

- Yate/Chipping Sodbury area
  North Road, Engine Common, Cranleigh Court, Abbotswood, Chipping Sodbury High Street, Lark Rise.

- Henbury/Brenty area.

- Thornbury High Street, Turnberrie’s and St Mary’s Centre.

Other locations for poster display were investigated, however not all business/retail premises were willing to display posters.
3.10 In the consultation period, copies of the Issues and Options document and a covering letter/email were sent to every South Gloucestershire Councillor and members of the Chief Officer Management Team. The letter and email are attached at Appendices 16 and 17. This ensured that they were aware that the process for which they had received information and/or inputted into was now ‘live’.

3.11 Issues and Options display material was available to view in a prominent area of the Thornbury One-Stop Shop for part of the six week consultation period, with the objective of informing stakeholders that a Core Strategy Sites Issues and Options document had been produced and available for public consultation.

3.12 A plain guide Leaflet (Appendix 18) was produced that summarised the Issues and Options document and gave information on how to comment, where the documents could be viewed and the dates/times/locations of each of the public exhibitions (see below for information). These were handed out to members of the public who attended the exhibitions. Bundles of the leaflet were also given to all libraries and One-Stop Shops to pass to members of the public on request.

3.13 The North Fringe Travel Forum (composed of major employers in that area) was advised of the Issues and Options consultation by email (Appendix 19) on 8 May 2008. Attached to this email was the Issues and Options consultation leaflet.

3.14 Members of the South Gloucestershire Care Forum (composed of voluntary organisations) were made aware of the Issues and Options consultation and how to obtain more information and get involved through their 28 May 2008 newsletter (Appendix 20).

3.15 The public consultation on the Core Strategy Issues and Options document was also raised at those Council’s Safer and Stronger Meetings which took place during and shortly prior to the commencement of the consultation period.
4. Engagement Activities During Consultation Period

Public Exhibitions:

4.1 As part of the overall engagement package, the Spatial Planning Team organised four public exhibitions to promote the Issues and Options material. These events were arranged at venues and times to enable wide attendance – they were geographically dispersed and covered both day and evening sessions. They occurred as follows:

- Wednesday 7 May 2008 at Turnberrie's Community Centre, Bath Road, Thornbury BS35 2BB between 3pm and 7.30pm. Attended by approximately 30-40 people.

- Tuesday 13 May 2008 at Brook Way Centre, Bradley Stoke BS32 9DA between 2pm and 7.30pm. Attended by approximately 40-50 people.

- Thursday 15 May 2008 at The Village Hall, Emersons Way, Emersons Green BS16 7AP between 2pm and 7.30pm. Attended by approximately 50-60 people.

- Tuesday 20 May 2008 at Chipping Sodbury Town Hall, Broad Street, BS37 6AD between 2pm and 7.30pm. Attended by approximately 350+ people.

4.2 Each of the exhibitions took the same overall format. This consisted of an 8-poster board full colour exhibition (for examples of the boards used see Appendix 21) explaining the overall context for the planned urban extensions in South
Gloucestershire and then a simplified explanation of each of the specific options for each of the urban extensions.

4.3 The exhibition was open to the general public and was staffed by several officers from the Spatial Planning Team who were able to answer any questions from members of the public and to explain the options and their context in more detailed if needed.

4.4 The exhibitions were open for members of the public to drop in between the times set out above. People attending were offered the opportunity of leaving their contact details so that they could be kept informed about future stages in the preparation of the Core Strategy.

**Workshops:**

**Stakeholder Workshops**

4.5 In addition to the exhibitions, four Stakeholder Workshops were arranged and held on the same day and in the same locations as the exhibitions, but in a separate section/area of each venue.

4.6 These workshops were arranged on an invitation-only basis an example of the invitation letter is attached at Appendix 22. Typical invitees to each session included Parish and Town Councils, Regeneration Groups, pressure and specialist interest groups, developers and agents, Avon and Somerset Police, the Environment Agency, Primary Care Trust, Councillors, officers from adjoining Local Authorities and officers of the Council with responsibility for transportation, drainage, historic and natural environment, housing, children and young people, community and leisure and green spaces and Major Sites and the Sustainable Community Strategy.

4.7 The stakeholder workshops lasted for 90 minutes. Each workshop covered a different spatial area and involved participants in visioning exercises/activities and discussions based on the contents of the Issues and Options consultation document. At each Workshop an initial presentation was given to inform the participants of the context in which the South Gloucestershire Core Strategy was being prepared.

4.8 The stakeholder workshops were held in the following locations:

- **Turnberry’s, Thornbury**
  This workshop was attended by 40 people and focused on Thornbury and the rural settlements in the west and north of South Gloucestershire. 
  Appendix 23 provides a summary of the comments made at this consultation event.
• **Brook Way Centre, Bradley Stoke**  
The North Fringe area and the North Fringe urban extensions were discussed by 38 participants at the above Workshop. A summary of the comments made at this workshop can be found at Appendix 24.
The Village Hall, Emersons Green
This workshop considered the East Fringe, the East Fringe urban extension and rural settlements in the east of South Gloucestershire and was attended by 42 participants. Appendix 25 provides a summary of the comments made at this consultation event.

Town Hall, Chipping Sodbury
36 participants discussed the Yate and Chipping Sodbury area and urban extension. A summary of the comments made at this workshop can be found at Appendix 26.

Local Strategic Partnership/Strategic Partnership/Core Workshop
Turnberrie’s, Thornbury, 22 May 2008
4.9 In addition to the above public exhibitions/stakeholder workshops a further workshop for members of the South Gloucestershire Local Strategic Partnership, the Strategic Partnerships and Councillors was jointly organised by the Spatial Planning Team and the Community Strategy Team.

4.10 This half day workshop was attended by 29 participants, who received a presentation about the Core Strategy Issues and Options document and the context in which the document must be prepared. This was followed by a number of group exercises looking at how partnership working is key to delivering a common vision and the development associated with the Core Strategy, by considering the issues identified in the Issues and Options document.

Core Strategy Issues and Options Interdepartmental Officer Briefing Session,
Turnberrie’s, Thornbury, 12 May 2008
4.11 The Core Strategy will become an important corporate Council’s document with cross cutting spatial links to the plans, policies, strategies and programmes of other Directorates of the Council.

4.12 In order to inform Council officers of the contents of the Core Strategy Issues and Options consultation document and to explore how this document will impact on the work of other Directorates and to reinforce the need for close joined up working between Directorates an Interdepartmental Officer Briefing Session was organised.

4.13 The Workshop was attended by 20 officers representing the following functions of the Council: Environmental Services; Community Engagement; Legal Services; Transportation; Housing Enabling; Libraries, Arts and Information; Property Services; Children and Young People; Strategic Partnerships; Development Services and Planning and the Environment.
5. **Further Engagement Following the Closure of the Formal Issues and Options Consultation Period.**

5.1 As part of the Council’s commitment to ongoing engagement the following activities have been undertaken following the end of the formal Issues and Options consultation period. Comments received at these events will be taken into consideration in the next stage of the Core Strategy production.

**Council for Voluntary Service (CVS) and Care Forum South Gloucestershire Consultation Event, Emersons Green Village Hall, 24 June 2008**

5.2 22 members from the CVS and Care Forum South Gloucestershire attended a presentation and discussion on the Core Strategy and Issues and Options consultation document. Notes of the discussion can be found at [Appendix 27](#).

**Youth Summit, BAWA, Southmead Road, Filton, 12 November 2008**

5.3 Students attending the South Gloucestershire Youth Summit on 12 November 2008 were asked to help with the preparation of the new spatial planning document, the South Gloucestershire Core Strategy. Groups of 14 year olds from 10 secondary schools were asked to consider what they liked and disliked about the area around their school and how they would like the area to be in 20 years time, taking into consideration the future growth proposals from the emerging Regional Spatial Strategy.

5.4 The planning activity was supported by officers from the Spatial Planning Team, the Corporate Strategic Partnership Team, a number of Councillors and representatives from the Strategic Partnership including the Police, the Primary Care Trust and Government Office for the South West. Notes of the Summit are at [Appendix 28](#).
Partners’ Conference, BAWA, Southmead Road, Filton, 24 February 2009

5.5 The Partners’ Conference was attended by 88 members of the Partnership, South Gloucestershire Councillors and officers from the Council. Partners attending represented:

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<tr>
<th>Partners’ Name</th>
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<tr>
<td>NHS South Gloucestershire</td>
<td>Avon and Somerset Constabulary</td>
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<td>Learning and Skill Council WoE</td>
<td>Avon Fire and Rescue Service</td>
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<td>Natural England</td>
<td>Merling Housing Society</td>
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<td>CVS South Gloucestershire</td>
<td>Government Office of the South West</td>
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<tr>
<td>New Work Trust Co</td>
<td>Care Forum</td>
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<tr>
<td>Black Development Agency</td>
<td>West of England Sport Trust</td>
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<td>Diocese of Bristol</td>
<td>Somer Housing Group</td>
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<tr>
<td>Business Link South West</td>
<td>CPRE South Gloucestershire</td>
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<td>Sport England</td>
<td>University of the West of England</td>
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<tr>
<td>Environment Agency</td>
<td>Southern Brooks Community Partnership</td>
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<tr>
<td>Hanover Housing Association</td>
<td>Filton College</td>
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<td>Avon and Wiltshire Mental Health</td>
<td>John Lewis Partnership</td>
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<td>Partnership</td>
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<tr>
<td>Federation of Small Businesses</td>
<td>South Gloucestershire Heritage Forum</td>
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<td>Rolls Royce</td>
<td>Jelf Group</td>
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5.6 The theme of the Conference was planning for sustainable communities and growth through partnership working. The keynote speech was given by Professor Katie Williams of the University of the West of England. Key messages arising from the Conference, (including the actions to be taken, by whom and within what timeframe) are included at Appendix 29.

Bitton Village Residents Association Meeting, 22 April 2009

5.6 A presentation on the preparation of the Core Strategy, its contents and context was given to a meeting of Bitton Village Residents Association following a request from the community.
6. **Sustainability Appraisal and Subsequent Extension of Online Consultation Period**

6.1 While not a statutory requirement at the Issues and Options stage, the Council produced an Initial Sustainability Appraisal (SA) Report to accompany the Issues and Options document. This was published for consultation on the iNovem e-consult website on Friday 30 May for six weeks until Friday 11 July 2008.

6.2 A hard copy of the SA Report was also sent to each of the One-Stop Shops with a covering memo for viewing by the public (Appendix 30).

6.3 The publication and consultation on the Initial SA Report was advertised on the Council’s Core Strategy web pages, as well as on the iNovem e-consult homepage.

6.4 As a result of the consultation period on the SA Report lasting until 11 July on the iNovem website, the iNovem Issues and Options consultation site remained live until that date. This therefore extended the consultation period for the Issues and Options document beyond its original closing date of 13 June by four weeks until 11 July 2008. This brought the total on-line consultation period for the Issues and Options document to a total of ten weeks, during which time the Spatial Planning Team also still accepted postal comments and questionnaire responses.
7 Advertisement and Engagement by Third Parties

7.1 Due to the controversial nature of the options for growth outlined in the Issues and Options document, originating from the Draft Regional Spatial Strategy and its Examination in Public Panel Report, it was inevitable that some public campaign groups would be established, public meetings held and leafleting campaigns undertaken. This section describes those advertisement/engagement activities conducted by third parties. It is important to note that South Gloucestershire Council has not played a part in arranging, running, participating in or attending any of the following.

7.2 An on-line petition against the level of housing proposed was set up at the local Conservative group website: www.southgloucestershireconservatives.com

7.3 Public meetings were arranged and held by Liberal Democrat MP Steve Webb on the following dates:
   • Brimsham Green School, Yate, Thursday 29 February 2008 (Appendix 31)
   • Chipping Sodbury Town Hall, Thursday 8 May 2008 (Appendix 32)
   • Shortwood, Friday 30 May 2008.

7.4 These meetings concerned the urban extensions at Yate/Chipping Sodbury and the East Fringe respectively. The first was attended by around 300 members of the public, and the second by around 200. The numbers attending the third meeting are not known.

7.5 The Liberal Democrat political group disseminated leaflets to residents in various areas of South Gloucestershire. A copy of this leaflet is attached at Appendix 33.

7.6 A website was set up to raise awareness of the proposed levels of growth at Yate/Chipping Sodbury – www.bs37action.com. This offered advice on how best to word letters of objection concerning the Yate/Chipping Sodbury urban extension options and the addresses to send those letters. It also explained what the two options were and allowed people to post comments online regarding what they thought about the options. The site also gave the option for people to sign up to a mailing list to remain informed of developments by the website authors.

7.7 A pressure group The Shortwood Green Belt Campaign was formed to oppose the East Fringe urban extension. The Campaign has included organising press articles and letters, attending meetings and on 7 May 2009 organising a public meeting entitled “Your Green Belt Needs You”, at which the result of their Save Our Green Spaces consultation was announced.
8 Press Coverage

8.1 The growth identified for South Gloucestershire in the draft Regional Spatial Strategy for the South West became a high profile issue. Significant press interest was generated by the publication of the Core Strategy Issues and Options document, which continued throughout the consultation period. Regular information/liaison with journalists was managed through the Council’s Corporate Communications Team. The Council released a press notice on 28 March 2008 (a copy is attached at Appendix 6).

8.2 During the course of the consultation period, articles and letters concerning the Issues and Options document (particularly regarding the Yate/Chipping Sodbury and East Fringe urban extensions) appeared in a number of local newspapers during the consultation period; primarily the Bristol Evening Post and the South Gloucestershire Gazette Series. Examples are attached at Appendices 32 - 42.
9. Close of Consultation and Lessons Learnt

9.1 Consultation on the Issues and Options document and its accompanying Sustainability Appraisal formally ended on Friday 11 July 2008. Contact details of each person/organisation that responded to the consultation were compiled and acknowledgement letters were sent to all respondents in the week beginning 14 July.

9.2 Where a respondent had only supplied an email address, these acknowledgement letters were sent by email. After these emails were sent, it became apparent that issues of email confidentiality would require that in future emails from the Council did not disclose email addresses to all recipients. The Council now has procedures in place to ensure that respondent email addresses are no longer disclosed to other recipients.

9.3 However it should be noted that comments and representations, submitted to a Local Development Framework consultation such as the Core Strategy, will be made publicly available during the preparation of the document to which they relate. This will be in accordance with the Planning, Transportation and Strategic Environment Directorate’s procedure for handling respondents’ personal contact details. This is in compliance with the freedom of Information Act 2005 and the Data Protection Act 1998.
10 Next Steps

10.1 The Spatial Planning Team has analysed all the consultation responses received during the formal Issues and Options consultation stage and has prepared a schedule of comments, which categorise and summarise the main issues raised.

10.2 A revised programme for the preparation of the South Gloucestershire Core Strategy has been agreed by the Government Office for the South West. The new milestone dates in the timetable are indicative only and are dependent on the final publication of the Regional Spatial Strategy for the South West. The indicative timetable now proposes that the next stage in the Core Strategy’s development, “The Pre-Submission Publication Draft”, is published for consultation around 12-14 months after the publication of the final RSS.

10.3 “The Pre-Submission Publication Draft” will need to take account of all written comments/questionnaire responses received during the Issues and Options stage as well as the information gathered and views expressed during the consultation events and any further engagement events undertaken subsequently.
Appendix 1

Prior Notification letter to South Gloucestershire Compact Members.

To All Members of the South Gloucestershire Compact

Date: 31 March 2008
Your Ref: PW/D6/3
Our Ref: Pam Walton
Enquiries to: 01454 863470
Telephone: 01454 863116
Fax: pam.walton@southglos.gov.uk

Dear Sir/Madam,

Forthcoming Consultation on a New Planning Document: The South Gloucestershire Core Strategy: Issues and Options

The South Gloucestershire Core Strategy will be the Council’s key statutory planning document which will set out the spatial vision for the South Gloucestershire and the planning policies needed to deliver the vision over the next twenty years. The document will identify where new development will take place, its type and scale, as well as protecting what is valued about the area. The first stage in the production of the Core Strategy is the Issues and Options stage.

The Core Strategy will need to be prepared in the context of the South West Regional Spatial Strategy Panel Report which has recommended to the Government, that South Gloucestershire should accommodate 30,800 new dwellings by 2026. The Report has identified four “areas of search” to accommodate up to 16,000 of the 30,800 new dwellings in the Cribbs and Filton area, south of Emersons Green and east of Kingswood, Harry Stoke and the M32 area and north of Yate and Chipping Sodbury.

The purpose of this letter is to provide your organisation with advance warning of the forthcoming public consultation on the Issues and Options Stage of the South Gloucestershire Core Strategy. This consultation is due to start on 25 April 2008 or as soon as is practically possible and will last for 6 weeks.

On 7 April 2008 the Council’s Cabinet will consider a draft of the Core Strategy Issues and Options document, with a view to agreeing its publication for consultation purposes. Should you wish to look at the Daft Issues and Options document it can be found on the Council’s web site from Friday 28 March 2008, as part of the 7 April 2008 Cabinet’s Agenda papers.
For your information the attached Appendix provides information on where the consultation documents (Issues and Options Document, accompanying Leaflet and Question Response Booklet) will be publicly available during the consultation period and the ways in which responses can be made.

It is hoped that by giving you advanced warning of the consultation it will provide you with sufficient preparation time to respond within the six week formal consultation period. If you consider you will require more time or require further information please contact a member of the Spatial Planning Team by:

- Emailing: planningldf@southglos.gov.uk or
- Phoning: 01454 863469

Yours faithfully,

Pam Walton
Principal Planning Officer, Spatial Planning Team

**Appendix to letter**

**Availability of Consultation Documents and Methods of Responding During the Consultation Period.**

- The consultation documents will be available:
  - For viewing during normal office hours at
    - Thornbury One Stop Shop, Castle Street Council Offices;
    - Kingswood One Stop Shop, Civic Centre, High Street;
    - Yate One Stop Shop, The Leisure Centre;
  - At all South Gloucestershire Libraries (including the mobile library);
  - on the Council’s web page: southglos.gov.uk/corestrategy
  - Online responses can be made via the Council’s iNovem e-consultation system, which is linked to the above web page.
  - Hard copies of the Question Response Booklet can be downloaded from the Council’s web page identified above, from the iNovem system or can be obtained by phoning the Spatial Planning Team on 01454 863469.
• Alternatively responses can be made by returning the Question Response Booklet to:

  • The Spatial Planning Team,

  South Gloucestershire Council,
  Council Offices,
  Castle Street,
  Thornbury,
  BS35 1HF.

  • or by emailing: planningldf@southglos.gov.uk

All comments, whether received electronically or in hard copy, will be treated in the same way and will be used to help the Council in the preparation of the next stage of the Core Strategy. All comments will be publicly available.
Appendix 2

Prior Notification letter sent to all South Gloucestershire Town and Parish Council Clerks.

Date: 31 March 2008
Your Ref: PW/D6/3
Our Ref: 
Enquiries to: Pam Walton
Telephone: 01454 863470
Fax: 01454 863116
Internet: pam.walton@southglos.gov.uk

To All Parish and Town Council Clerks

Dear Sir/Madam,

Forthcoming Consultation on a New Planning Document: The South Gloucestershire Core Strategy: Issues and Options

The South Gloucestershire Core Strategy will be the Council’s key statutory planning document which will set out the spatial vision for the South Gloucestershire and the planning policies needed to deliver the vision over the next twenty years. The document will identify where new development will take place, its type and scale, as well as protecting what is valued about the area. The first stage in the production of the Core Strategy is the Issues and Options stage.

The Core Strategy will need to be prepared in the context of the South West Regional Spatial Strategy Panel Report which has recommended to the Government, that South Gloucestershire should accommodate 30,800 new dwellings by 2026. The Report has identified four “areas of search” to accommodate up to 16,000 of the 30,800 new dwellings in the Cribbs and Filton area, south of Emersons Green and east of Kingswood, Harry Stoke and the M32 area and north of Yate and Chipping Sodbury.

The purpose of this letter is to provide your Council with advance warning of the forthcoming public consultation on the Issues and Options Stage of the South Gloucestershire Core Strategy. This consultation is due to start on 25 April 2008 or as soon as is practically possible and will last for 6 weeks.

On 7 April 2008 the Council’s Cabinet will consider a draft of the Core Strategy Issues and Options document, with a view to agreeing its publication for consultation purposes. Should you wish to look at the Daft Issues and Options document it can be found on the Council’s web site from Friday 28 March 2008, as part of the 7 April 2008 Cabinet’s Agenda papers.

Copies of the consultation documents (Issues and Options Document, accompanying Leaflet and Question Response Booklet) will be sent to you as soon as possible after the 7 April 2008 Cabinet Meeting following printing.
For your information the attached Appendix provides information on where the consultation documents will be publicly available during the consultation period and the ways in which responses can be made.

It is hoped that by giving you advanced warning of the consultation it will provide you with sufficient preparation time to respond within the six week formal consultation period. If you consider you will require more time or require further information please contact a member of the Spatial Planning Team by:

- Emailing: planningldf@southglos.gov.uk
- Phoning: 01454 863469

Yours faithfully,

Pam Walton
Principal Planning Officer, Spatial Planning Team

Appendix to letter

Availability of Consultation Documents and Methods of Responding During the Consultation Period.

- The consultation documents will be available:
  - For viewing during normal office hours at
    - Thornbury One Stop Shop, Castle Street Council Offices;
    - Kingswood One Stop Shop, Civic Centre, High Street;
    - Yate One Stop Shop, The Leisure Centre;
  - At all South Gloucestershire Libraries (including the mobile library);
  - on the Council’s web page: southglos.gov.uk/corestrategy
- Online responses can be made via the Council’s iNovem e-consultation system, which is linked to the above web page.
- Hard copies of the Question Response Booklet can be downloaded from the Council’s web page identified above, from the iNovem system or can be obtained by phoning the Spatial Planning Team on 01454 863469.
- Alternatively responses can be made by returning the Question Response Booklet to:
  - The Spatial Planning Team,
    South Gloucestershire Council,
Council Offices,
Castle Street,
Thornbury,
BS35 1HF.

- or by emailing: planning@df@southglos.gov.uk

All comments, whether received electronically or in hard copy, will be treated in the same way and will be used to help the Council in the preparation of the next stage of the Core Strategy. All comments will be publicly available.
Email from the Spatial Planning Team to Town and Parish Councils giving prior notification of the consultation

From: Ben McGee  
Sent: 11 April 2008 15:28  
To: All Parish and Town Councils  
Cc: Pam Walton  
Subject: South Gloucestershire Core Strategy

Dear all

At the 7\textsuperscript{th} April Cabinet meeting, members requested that officers email the website link for the Core Strategy page on South Gloucestershire Council's website to all Parish/Town Councils. This is the link:

www.southglos.gov.uk/corestrategy

On the right hand side of the page that the above link takes you to, you will see a green box that says 'Read more'. The links in this box are to the Cabinet version of the Issues and Options document (note - this is not the final version as this is currently being desktopped) as well as the Cabinet report for the Issues and Options.

We will continue to update this page with the latest information regarding the Core Strategy, so please keep checking back.

If you have any questions please do not hesitate to contact me.

Regards

Ben McGee  
Planning Officer  
Spatial Planning Team  
Tel 01454 86 3572
From: Ben McGee  
Sent: 28 April 2008 11:56  
To: South Gloucestershire Parish and Town Councils; Kingswood Library; Patchway Library; StapleHill Library; Thornbury Library; Winterbourne Library; Yate Library; BradleyStoke Library; CadburyHeath Library; ChippingSodbury Library; Downend Library; EmersonsGreen Library; Filton Library; Hanham Library  
Subject: Core Strategy Consultation  
Importance: High

Dear all

Public consultation on the Core Strategy is planned to start on 2nd May and will last 6 weeks until 13th June. Copies of the Plan and the supporting information are currently being printed and will be dispatched to you later this week. Our website contains up to date information. The quick link is www.southglos.gov.uk/corestrategy

Please let me know if you need any further information or advice.

Regards

Ben McGee  
Planning Officer (Policy)  
South Gloucestershire Council  
Tel 01454 863572

From: Ben McGee  
Sent: 01 May 2008 16:33  
To: South Gloucestershire Parish and Town Councils, Kingswood Library; Patchway Library; StapleHill Library; Thornbury Library; Winterbourne Library; Yate Library; BradleyStoke Library; CadburyHeath Library; ChippingSodbury Library; Downend Library; EmersonsGreen Library; Filton Library; Hanham Library; Councillors - All Councillors  
Cc: Patrick Conroy; Barbara Maksymiw  
Subject: RE: Core Strategy Consultation  
Importance: High

Dear all

The Core Strategy consultation commences tomorrow. For your information, copies of the documents have been dispatched to you in today’s post. Copies of the documents will
be available from Friday at the libraries and One Stop Shops. The Council's web page www.southglos.gov.uk/corestrategy is now fully up and running.

If you or others would like additional copies of the documents please let me know and we will send these to you.

Regards

Ben McGee
Planning Policy Officer
Spatial Planning Team
Tel 01454 863572
South Gloucestershire Council News Release

28 March 2008

For immediate release

Residents invited to help shape the future

South Gloucestershire Council’s Cabinet will consider a report at its next meeting (April 7) which proposes ideas for meeting the challenges of future development across the district.

The report – South Gloucestershire Core Strategy: Issues and Options for Consultation – is planned to be published for consultation so residents can give their views and help shape future developments.

The consultation is being prepared following the publication in January of the Regional Spatial Strategy Panel Report. This has recommended to the Government that South Gloucestershire should accommodate 30,800 new dwellings by 2026. The Council does not wholly agree with this level of growth and will be strongly expressing these concerns to Government. In the meantime, however, it is a requirement that the public need to be consulted on a range of possible options for how, where and when this new growth could be accommodated and the impact and effects that could result.

Councillor John Calway, leader of the Council, said: “We have strong concerns about the recommended levels of growth and will be writing to the minister to put our case forward. We also want to make local people aware of the impact and effect of these planned levels of new growth that the Government is requiring South Gloucestershire to deliver.

“We need to ensure growth is managed in the most sustainable manner which takes into consideration the views of our residents, stakeholders and partners. No decisions have yet been made and it is important that we work with our communities from an early stage to help influence the future.”

Faced with this possible record high level of growth, the Issues and Option consultation report is to get to know what people think about these challenges and to provide the opportunity for others to put forward matters which they consider are important. It also provides the opportunity for others to bring forward development locations not included in the document.

The comments and suggestions received will be used to assist in the preparation of the next stage of the Core Strategy – a planning document which sets out the vision for delivering future development in South Gloucestershire, and will also help inform the Council’s response to the Regional Spatial Strategy.
Councillor Brian Allinson, executive member for planning, transportation and strategic environment, said: “The Regional Spatial Strategy has identified four new ‘areas of search’ to accommodate longer term development for up to 16,000 new dwellings, in the Cribbs and Filton area, south of Emersons Green and east of Kingswood, Harry Stoke and the M32 area, and north of Yate and Chipping Sodbury. It is the purpose of the Core Strategy to determine the exact location, size and mix of development in these areas of South Gloucestershire, taking account of key environmental and physical constraints, the required new infrastructure and the objectives and aspirations of the various communities for where they live. It is therefore really important that residents take part in the consultation as their views can really help shape the way South Gloucestershire grows over the coming years.”

If the consultation document gets the go-ahead at the Council’s Cabinet meeting on 7 April, the formal six-week consultation process should begin at the end of April or beginning of May.

During the consultation period, the document will be widely available, including at libraries and one-stop-shops, for comment. It will also be available by visiting our website at www.southglos.gov.uk/corestrategy and by calling 01454 863469. A number of public open days are also being planned to take place across the district. Further details about these and all the planned consultation events and how people can get involved will be publicised shortly.

ENDS

For all media enquiries please contact:
Debra Davies
Tel: 01454 862015
Fax: 01454 865046
Email: debra.davies@southglos.gov.uk
www.southglos.gov.uk
South Gloucestershire Web Page: Issues and Options Consultation

Appendix 7

Core Strategy - issues and options

What is the Issues and Options document?

The role of the Issues and Options document is to set out ideas about the issues and challenges facing South Gloucestershire and propose ways that the Core Strategy could address them. This includes work to develop Visions for different areas of South Gloucestershire. The document will also form the basis for more detailed development proposals that will come later in the Preferred Options and Submission documents.

Since early 2007 we have been working with stakeholders and organisations to help identify the key issues facing South Gloucestershire over the next 20 years. We have also sought information about the area from residents via an online questionnaire between June and September 2007 and from our viewpoint survey which took place in November 2007. The information that was gathered was used to produce the Issues and Options document for the Core Strategy.

The Issues and Options document and a guide to accompany the document is available to download from the link in the Have Your Say box on the right. It is also available in 8 sections in the Read more links on the right. Please note that the consultation period has now ended.

Consultation

The Council invited comments on the Issues and Options document between 2nd May and 13th June 2008 (however this period was then extended to 11th July). The consultation period has now closed and the Council is currently compiling and analysing the responses that were received during the consultation period. Reports summarising the issues raised by comments received will be published later this year.

Sustainability Appraisal

The Council published an Initial Sustainability Appraisal (ISA) Report which shows how the options presented in the Issues and Options document perform in terms of sustainability. The ISA document can be viewed by clicking on the 'consultation documents' link on the right of this page. Comments were invited on the ISA between 30th June and 11th July 2008. Consultation has now closed.
Consultation Notice/Advert

Your Area, Your Future We want your views
Up to 31,000 new houses, together with new employment and shopping development are being planned in South Gloucestershire by 2026

To find out more, come to a Public Exhibition on:

Wednesday 7 May 2008
Tumberrie’s, Bath Road, Thornbury
3pm - 7:30pm

Tuesday 13 May 2008
Brook Way Centre, Bradley Stoke
2pm - 7:30pm

Thursday 15 May 2008
The Village Hall, Emersons Green
2pm - 7:30pm

Tuesday 20 May 2008
Chipping Sodbury Town Hall
2pm - 7:30pm

For more details and to take part go to:
• Any South Gloucestershire Council one stop shop
• Any South Gloucestershire Council library

Or go online at:
• www.southglos.gov.uk/corestrategy
• http://consultations.southglos.gov.uk

For further information contact the South Gloucestershire Spatial Planning Team:
planningLDF@southglos.gov.uk
01454 863469

Comment by 13 June 2008
Example of published advertisement
Dear Sir/Madam

South Gloucestershire Core Strategy Issues and Options
Public Consultation: 2 May to 13 June 2008

I am writing to let you know that South Gloucestershire Council has published its Core Strategy Issues and Options document, which is now subject to public consultation.

As you may be aware, South Gloucestershire faces the major challenge of delivering, in a sustainable way, up to 30,800 new houses and supporting growth over the next 20 years. Planning for this will be the job of the Core Strategy.

The South Gloucestershire Core Strategy will be the council’s key statutory planning document which will set out the spatial vision for South Gloucestershire and the planning policies needed to deliver the vision over the next twenty years. The document will identify where new development will take place, its type and scale, as well as protecting what is valued about the area.

The first stage in the production of the Core Strategy is the Issues and Options document. Formal consultation on the Core Strategy Issues and Options is taking place between 2 May 2008 and 13 June 2008. This is an opportunity to have your say and to help shape the preparation and production of this important new plan.

The attached Information Sheet provides details of:

1. Where the consultation documents can be viewed and obtained
2. Methods of responding; and
3. Public events;

Date: 30 April 2008
Your Ref: PW/D6/3
Our Ref: Pam Walton
Enquiries to: 01454 863470
Fax: 01454 863116
Email: pam.walton@southglos.gov.uk
All comments, whether received electronically or in hard copy, will be treated in the same way and will be used to help the council in the preparation of the next stage of the Core Strategy. All comments will be publicly available. Please respond by Friday 13 June 2008.

If you require any help or if you have any other questions, please do not hesitate to contact a member of the Spatial Planning Team:

1  Telephone: 01454 863469
2  Email: planningldf@southglos.gov.uk

Yours faithfully,

Patrick Conroy
Spatial Planning Team Manager
South Gloucestershire Core Strategy Issues and Options Consultation:  
2nd May – 13th June 2008

1. Availability of Consultation Documents
The consultation documents will be available from 2nd May 2008:

- For viewing during normal office hours at:
  - Thornbury One Stop Shop, Council Offices, Castle Street;
  - Kingswood One Stop Shop, Civic Centre, High Street;
  - Yate One Stop Shop, Yate Leisure Centre;
- At all South Gloucestershire Libraries (including the mobile library);
- On the Council’s web page: www.southglos.gov.uk/corestrategy

If you would like to obtain paper copies of the Core Strategy these are available to pick up at our One Stop Shops, or you can be sent copies by phoning 01454 863469 / e-mail planningldf@southglos.gov.uk

2. Methods of Responding During the Consultation Period.

- **Online** on the council’s consultation website- consultations.southglos.gov.uk (note that there is no www at the start) where the documents can be downloaded and comments made online.

- **Questionnaire Response Booklet** Our preference would be for online responses, but alternatively responses can be made by returning the Question Response Booklet to:
  
  FREEPOST
  SOUTH GLOUCESTERSHIRE COUNCIL
  COUNCIL OFFICES (SWB 243)
  CASTLE STREET
  THORNbury
  BS35 1ZZ

  Hard copies of the Question Response Booklet can be obtained by:
  - phoning the Spatial Planning Team on 01454 863469
  - emailing: planningldf@southglos.gov.uk
  - downloading the document from the Council’s web page
All comments, whether received electronically or in hard copy, will be treated in the same way

3. Public Exhibitions

To help people understand the Core Strategy we are holding a number of public events and open days across the District. These will be an opportunity to learn more about the Core Strategy, the level of new development planned and what it might mean for you and your community.

Public events are being held at the following venues:

- **Wednesday 7 May 2008** at Turnberrie’s, Bath Road, Thornbury, BS35 2BB between 3pm and 7:30pm. This event will focus on Thornbury and the rural settlements in the west and north of South Gloucestershire

- **Tuesday 13 May 2008** at Brook Way Centre, Bradley Stoke, BS32 9DA between 2pm and 7:30pm. This event will focus on the North Fringe area including the two urban extensions to the west of the M32, and at Cribbs Causeway/Filton

- **Thursday 15 May 2008** at The Village Hall, Emersons Way, Emersons Green, BS16 7AP between 2pm and 7:30pm. This event will focus on the East Fringe of Bristol, including the urban extension east of Kingswood and the rural settlements in the eastern part of South Gloucestershire

- **Tuesday 20 May 2008** at Chipping Sodbury Town Hall, Broad Street, BS37 6AD between 2pm and 7:30pm. This event will focus on the Yate and Chipping Sodbury area, including the urban extension.

Members of the Spatial Team will be available to discuss the Issues and Options consultation document at each of these exhibitions.

4. Initial Sustainability Appraisal Report

This document will be available for viewing at the Council's One Stop Shops and the Council's web page.

5. Contact Details for the Spatial Planning Team

Telephone: 01454 863469

Email: planningldf@southglos.gov.uk
Dear Sir/Madam,

South Gloucestershire Core Strategy Issues and Options
Public Consultation: 2 May to 13 June 2008

I am writing to let you know that South Gloucestershire Council has published its Core Strategy Issues and Options document, which is now subject to public consultation.

As you may be aware, South Gloucestershire faces the major challenge of delivering, in a sustainable way, up to 30,800 new houses and supporting growth over the next 20 years. Planning for this will be the job of the Core Strategy.

The South Gloucestershire Core Strategy will be the council’s key statutory planning document which will set out the spatial vision for South Gloucestershire and the planning policies needed to deliver the vision over the next twenty years. The document will identify where new development will take place, its type and scale, as well as protecting what is valued about the area.

The first stage in the production of the Core Strategy is the Issues and Options document. Formal consultation on the Core Strategy Issues and Options is taking place between 2 May 2008 and 13 June 2008. This is an opportunity to have your say and to help shape the preparation and production of this important new plan.

Accompanying this letter are the following documents:

1. The South Gloucestershire Core Strategy Issues and Options consultation document;
2. The Question Response Booklet;
3. The Guide to accompany the Core Strategy Issues and Options consultation document

The attached Information Sheet provides details of:

1. Where the consultation documents can be viewed;
2. Methods of responding; and
3. Public events
All comments, whether received electronically or in hard copy, will be treated in the same way and will be used to help the council in the preparation of the next stage of the Core Strategy. All comments will be publicly available. **Please respond by Friday 13 June 2008.**

If you require any help or if you have any other questions, please do not hesitate to contact a member of the Spatial Planning Team:

1  Telephone: 01454 863469
2  Email: planningldf@southglos.gov.uk

Yours faithfully

Patrick Conroy  
Spatial Planning Team Manager
Letter To All Parish and Town Councils With Documents Attached

Date: 30 April 2008
Your Ref: PW/D6/3
Our Ref: Pam Walton
Enquiries to: 01454 863470
Telephone: 01454 863116
Fax: pam.walton@southglos.gov.uk

Dear Sir/Madam

South Gloucestershire Core Strategy Issues and Options
Public Consultation: 2 May to 13 June 2008

I am writing to let you know that South Gloucestershire Council has published its Core Strategy Issues and Options document, which is now subject to public consultation.

As you may be aware, South Gloucestershire faces the major challenge of delivering, in a sustainable way, up to 30,800 new houses and supporting growth over the next 20 years. Planning for this will be the job of the Core Strategy.

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The first stage in the production of the Core Strategy is the Issues and Options document. Formal consultation on the Core Strategy Issues and Options is taking place between 2 May 2008 and 13 June 2008. This is an opportunity to have your say and to help shape the preparation and production of this important new plan.

Accompanying this letter are the following documents:

1. The South Gloucestershire Core Strategy Issues and Options consultation document;
2. The Question Response Booklet;
3. The Guide to accompany the Core Strategy Issues and Options consultation document
4. A poster, which I would be grateful if you would display on your Council’s Notice Board. (Additional posters can be provided if required.)
The attached information sheet provides details of:

1. Where the consultation documents can be viewed;
2. Methods of responding; and
3. Public events

All comments, whether received electronically or in hard copy, will be treated in the same way and will be used to help the council in the preparation of the next stage of the Core Strategy. All comments will be publicly available. **Please respond by Friday 13 June 2008.**

If you require any help or if you have any other questions, please do not hesitate to contact a member of the Spatial Planning Team:

1. Telephone: 01454 863469
2. Email: planningldf@southglos.gov.uk

Yours faithfully,

Patrick Conroy  
Spatial Planning Team Manager
South Gloucestershire “iNovem” website: Issues and Options consultation

South Gloucestershire Core Strategy - Issues and Options consultation

Links
- Consultation Documents

The issues and options documentation, including the Sustainability Appraisal, can be viewed by clicking on the Consultation Documents link in the ‘Do It Now’ box on the right of this screen.

Public consultation closed on 11th July 2008. Comments were received from over 1300 respondents. These are currently being considered and the key comments identified and evaluated. The next stage of the Core Strategy, which is called Preferred Options, will be published in 2009. People who responded to the issues and options consultation will be written to in Spring 2009 to explain the next steps and how they can continue to be involved.

If anyone would like to know more about the Core Strategy and how their comments are being considered please e-mail planning.RF@southglos.gov.uk or telephone the Spatial Planning Team on 01454 863469.

South Gloucestershire faces the major challenge of delivering, in a sustainable way, up to 30,000 new houses and supporting growth over the next 20 years. Planning for this will be the job of the Core Strategy.

The South Gloucestershire Core Strategy will be the council’s key statutory planning document which will set out the spatial vision for South Gloucestershire and the planning policies needed to deliver this vision over the next twenty years. The document will identify where new development will take place, its type and scale, as well as protecting what is valued about the area.

If you require any help or if you have any other questions, please do not hesitate to contact a member of the Spatial Planning Team:
- Telephone: 01454 863469
- Email: planning.RF@southglos.gov.uk

41
Consultation Summary

Name: South Gloucestershire Core Strategy Issues and Options consultation

Description: This is the first stage of producing the Core Strategy for South Gloucestershire. This consultation will set out new planning policies for South Gloucestershire, including the location of major new developments.

Dates: This consultation ran from 2 May 2008 at 00:00 until 11 Jul 2008 at 23:59.

Status: Complete

If you have any questions, please contact:
The Spatial Planning Team, Thornbury Council Offices, Castle Street, Thornbury, BS35 1UP
Email: planning.01@southgos.gov.uk
Telephone: 01454 863469

Briefing Note for One Stop Shop/Contact Centre

The Council are consulting on the South Gloucestershire Core Strategy Issues and Options document between 2nd May – 13th June 2008.

The Issues and Options document is the first stage of formal consultation on the Core Strategy.

The Core Strategy will form part of the Council’s Local Development Framework (LDF) that will eventually replace the Council’s Local Plan.

The Consultation document will be available at Council Offices, all South Gloucestershire libraries and online at www.southglos.gov.uk/corestrategy

The Government are currently proposing that South Gloucestershire should provide 30,800 new homes by 2026. This is being done through the Regional Spatial Strategy, a new planning document prepared at a regional level that sets out planning policy for the whole of south west England. The Council has very strong concerns about this. However, it has a statutory duty to test the impact of the level of growth and to seek residents and stakeholders view. This is being undertaken by preparing the Core Strategy.

Based on growth proposals set out by the Government in the Regional Spatial Strategy (RSS) – a plan that covers the whole of the South West, The Core Strategy is the main document in the Council’s Local Development Framework, and will:

- suggest where the new housing and jobs might go
- suggest what should be protected
- identify what services and facilities (like green spaces, roads, public transport, schools, shops and health centres) are needed to serve the new development and when and how they will be delivered.

The Core Strategy identifies 4 ‘areas of search’ within which options for major future development are being considered. These areas of search are:

- Cribs Causeway and Filton
- West of the M32 and South of the M4 (otherwise known as RSS Area C)
- East of Kingswood (otherwise known as RSS Area D)
- Yate/Chipping Sodbury

On top of these areas, the Core Strategy is also considering development in other areas such as the North and East Fringes of Bristol Urban Area.

The overall housing number being looked at in the Core Strategy is 30,800, to be built by the year 2026.

We are holding 4 public exhibitions as follows:
- **Wednesday 7 May 2008** Turnberrie’s, Bath Road, Thornbury (3pm-7:30pm)
- **Tuesday 13 May 2008** Brook Way Centre, Bradley Stoke (2pm - 7:30pm)
- **Thursday 15 May 2008** The Village Hall, Emersons Green (2pm - 7:30pm)
- **Tuesday 20 May 2008** Chipping Sodbury Town Hall (2pm - 7:30pm)

- Officers will be available to talk to at these events, and anyone can come along to discuss the Core Strategy and its contents.

I anticipate quite a few people will ring in/come in about this document. The spatial planning team are happy to deal with calls and queries etc, and can be contacted on x3469.

If you have any questions, please contact me (David Oakhill) on x3447.
Your Area, Your Future
We want your views

Up to 31,000 new houses, together with new employment and shopping development are being planned in South Gloucestershire by 2026

To find out more, come to a Public Exhibition on:

Wednesday 7 May 2008 Tumberrie’s, Bath Road, Thornbury 3pm - 7:30pm
Tuesday 13 May 2008 Brook Way Centre, Bradley Stoke 2pm - 7:30pm
Thursday 15 May 2008 The Village Hall, Emersons Green 2pm - 7:30pm
Tuesday 20 May 2008 Chipping Sodbury Town Hall 2pm - 7:30pm

For more details and to take part go to:

• Any South Gloucestershire Council One Stop Shop
• Any South Gloucestershire Council library

Or go online at:

• www.southglos.gov.uk/corestrategy
• http://consultations.southglos.gov.uk

For further information contact the South Gloucestershire Spatial Planning Team:
email: planningLDF@southglos.gov.uk
phone: 01454 863469

Comment by
13 June 2008
Letter to All South Gloucestershire Councillors

To all South Gloucestershire Council Councillors

Dear Councillor

South Gloucestershire Core Strategy Issues and Options Public Consultation: 2 May to 13 June 2008

As you will be aware, South Gloucestershire faces the major challenge of delivering, in a sustainable way, up to 30,800 new houses and supporting growth over the next 20 years. Planning for this will be the job of the Core Strategy.

The South Gloucestershire Core Strategy will be the Council’s key statutory planning document which will set out the spatial vision for South Gloucestershire and the planning policies needed to deliver the vision over the next twenty years. The document will identify where new development will take place, its type and scale, as well as protecting what is valued about the area.

The first stage in the production of the Core Strategy is the Issues and Options document. Formal consultation on the Core Strategy Issues and Options is taking place for six weeks between 2 May 2008 and 13 June 2008.

Accompanying this letter are the following documents:

4 The South Gloucestershire Core Strategy Issues and Options consultation document;
5 The Question Response Booklet;
6 The Guide to accompany the Core Strategy Issues and Options consultation document

The attached Information Sheet provides details of:

4 Where the consultation documents can be viewed;
5 Methods of responding; and
6 Public events
All comments, whether received electronically or in hard copy, will be treated in the same way and will be used to help the council in the preparation of the next stage of the Core Strategy. All comments will be publicly available.

If you require any help or if you have any other questions, please do not hesitate to contact a member of the Spatial Planning Team:

3. Telephone: 01454 863469
4. Email: planningldf@southglos.gov.uk

Yours sincerely,

Patrick Conroy
Spatial Planning Team Manager
Email to Chief Officer Management Team

From: Pam Walton  
Sent: 30 April 2008 15:13  
To: Amanda Deeks (Amanda.Deeks@southglos.gov.uk); Dave Perry; Therese Gillespie; Peter Murphy; Steve Evans; Peter Jackson  
Cc: Janet Finch; Jodie Harris; Angela King; Ann Skinner; Josie Appleton; Sandra Vincent  
Subject: Public Consultation on the South Gloucestershire Core Strategy Issues and Options Consultation Document: 2 May to 13 June 2008

Public Consultation on the South Gloucestershire Core Strategy Issues and Options Consultation Document: 2 May to 13 June 2008

I am writing to:

- Inform you of the launch of the formal public consultation on the South Gloucestershire Core Strategy Issues and Options Consultation Document. The consultation period will commence on Friday 2 May 2008 and last for six weeks; and
- Invite your Directorate to consider the content of the document and to make officer comments, before the consultation closes on 13 June 2008.

As you are aware the South Gloucestershire Core Strategy will become the key spatial planning document for this area and will deliver the growth identified in the South West Regional Spatial Strategy (RSS) within the context of the Council’s Sustainable Community Strategy and community objectives. The Issues and Options document is the first stage in the production of the Core Strategy. The Cabinet resolved on 7 April 2008 to publish the Issues and Options document for public consultation for a period of six weeks.

The Council Plan 2008-2011 identifies the pressures of housing growth as a key challenge. Managing future growth is identified as one of the Council’s seven corporate aims and one of three priority areas where a special focus will be placed on achieving excellence in the medium term.

The input provided by your Directorate to help inform the Core Strategy, will assist the Council in responding to the challenge of providing land for the 30,800 new dwellings, identified in the Panel’s report on the RSS, to be built in South Gloucestershire by 2026. This figure is made up of 10,600 new dwellings in urban extensions mostly on Green Belt land at Cribbs/Filton, Harry/Stoke/M32 and south of Emersons Green/Kingswood and 5,000 new dwellings on Greenfield land at Yate/Chipping Sodbury. In addition 12,900 dwellings are to be provided within the Bristol urban area administered by South Gloucestershire and 2,300 new dwellings across the rest of South Gloucestershire.
The Core Strategy Issues and Options document and details of the public consultation events can be accessed from the Council’s web page: www.southglos.gov.uk/corestrategy

Paper copies of the following documents will be sent to you:
- The South Gloucestershire Core Strategy Issues and Options consultation document; and
- The Guide to accompany the Core Strategy Issues and Options consultation document

I would be pleased if you could cascade this information to your staff and arrange for a response to be made to this consultation.

Please will you respond via the Spatial Planning Team's email address planningldf@southglos.gov.uk

Please do not use the Council's iNovem consultation system to reply to this internal consultation, as we would like to keep internal Directorate comments separate from external stakeholder comments.

A separate email will be sent to you inviting appropriate members of your Directorate to attend an Inter-departmental Officer Briefing Session on the contents on the Core Strategy Issues and Options document.

If you require any further information or help please contact a member of the Spatial Planning Team via the above email address or phone 01454 863469.

PAs please acknowledge receipt of this email and confirm that the information has been cascaded to officers in your Directorate. Thank you

Pam Walton, Principal Planning Officer, The Spatial Planning Team,

Planning, Transportation and Strategic Environment Directorate, Thornbury, BS35 1HF.

The contents of the Issues and Options document

The Issues and Options Document identifies eight key issues which we think the Core Strategy should address:

- Delivering growth of both houses and jobs
- Improving existing communities
- Tackling congestion and improving accessibility
- Maintaining economic prosperity
- Providing housing for all
- Protecting and enhancing the environment
- Improving health and well-being
- Reducing and adapting to climate change

We would welcome your views on these issues as well as how they should be used to develop the Core Strategy.

The document also examines particular issues facing each part of the district and sets out options for how we might plan for the future of these areas in a Spatial Strategy. We would like comments on whether you agree with the issues for each area and on how you would like to see the area develop in the future.

The areas are:

- North Ring of Bristol
- East Ring of Bristol
- Yate and Chipping Sodbury
- Thornbury and the rest of South Gloucestershire
- Severnside

How to get involved

This is a short guide to accompany the full Issues and Options document. If you are interested in putting your views to the council you will probably want to see the full document.

The full document is available in libraries and council one stop shops or on the Internet at www.southglos.gov.uk/core-strategy

If you would like to make comments on the document please use the Question Response Gridlet or log on to the council’s consultation website at http://consultations.southglos.gov.uk (please note there is no www. at the start) where the document can be viewed, the questions answered and comments made online.

Any questions or requests for help can either be sent by email to planning.DP@southglos.gov.uk or posted to

Spatial Planning Team
South Gloucestershire Council
The Council Offices
Cattle Street
Thornbury
South Gloucestershire
BS35 1TH

You can also ring the Spatial Planning Team - 01454 863449

We are holding a series of events for the public where you can get more information and talk to a member of the team:

- WEDNESDAY 7 MAY 2008 at Tickenham, Bath Road, Thornbury, BS35 2EB between 3pm and 7.30pm. This event will focus on Thornbury and the new settlements in the west and north of South Gloucestershire
- TUESDAY 13 MAY 2008 at Brook Way Centre, Bradley Stoke BS32 9LA between 3pm and 7.30pm. This event will focus on the North Ring area including the two urban extensions to the west of the M32 and at Cripwell Gauquay/Pillaton
- THURSDAY 15 MAY 2008 at The Village Hall, Enmore Way, Emersons Green BS16 7AP between 2pm and 7.30pm. This event will focus on the east Ring of Bristol, including the urban extension east of Kingswood and the new settlements in the eastern part of South Gloucestershire
- TUESDAY 26 MAY 2008 at Chipping Sodbury Town Hall, Broad Street, BS37 6AD between 2pm and 7.30pm. This event will focus on the Yate and Chipping Sodbury areas, including the urban extension

Thank you for your help

This information can be made available in other languages, in large print, Braille or on audio tape.

Please phone 01454 863004 if you need any of these or any other help to access Council services.

www.southglos.gov.uk/access-is-free-for-your-local-library
What is a Core Strategy?

The Core Strategy is the main planning document that will be used to guide and manage pressures for new development and change in South Gloucestershire. Based on aims and objectives in the Sustainable Community Strategy, it will set out the long term vision for the area until 2026 and suggest where the new housing and jobs might go, as well as what should be protected. It will also identify what services and facilities (like green spaces, roads, public transport, schools, shops and health centres) are needed to serve the new development and when and how they will be delivered.

What is involved?

Preparing a Core Strategy takes several years as it goes through a number of different stages where drafts are produced to be commented on by the public. The first of these is the Issues and Options document which sets out the issues facing the area for example, the need for new housing or to reduce traffic congestion and the options for actions that could be taken to deal with the issues.

It is appreciated that not everyone may agree with what is being proposed or the reasons why. However the stages involved in preparing the Core Strategy will ensure that everyone has an opportunity to put forward their thoughts, ideas and suggestions in an open and fair way. Your comments are important to us and we would like to hear them.

The South Gloucestershire Issues and Options Document has now been produced and we are inviting your comments on it from 2 May 2008 for six weeks. The comments and suggestions received will be used to help the council to prepare the next stage in the production of the Core Strategy which is called the Preferred Options stage.

Why is more development being planned?

Although South Gloucestershire Council is responsible for making most planning decisions, we don’t actually have complete control over how much development is needed and where it should be provided. This is largely set for us by the South West Regional Assembly which is responsible for preparing a higher level planning document called the South West Regional Spatial Strategy (RSS). The RSS sets out general policies on how many homes should be built in our area, what jobs should be created and what sorts of environments should be protected or created.

How many homes are needed in South Gloucestershire?

Work on preparing the RSS has now reached an advanced stage. In January the Government published a report called the Draft Regional Spatial Strategy Panel Report. This has recommended that South Gloucestershire should accommodate 9,500 new dwellings by 2026. In the following locations:

- 13,000 homes should be built in the part of the Bristol urban area which lies within South Gloucestershire.
- 10,000 homes on the edge of the existing urban areas of Bristol to create three new "urban extensions". This will mean building on land which is currently green field at Coldharbour/Filton, along the M32 and to the east of Kingswood.
- 5,000 new homes should be built on green field land at Yate/Chipping Sodbury.
- 2,000 homes should be built in other towns and villages across the rest of South Gloucestershire.

The final figure for South Gloucestershire will be published by the Government this summer, followed by a period of formal public consultation.

What does the council think?

The council does not wholly agree with the level of growth and will be strongly expressing these concerns to Government when it responds to the RSS later this year. In the meantime the council must consult on a range of possible options for how, where and when this new growth could be accommodated and the impact that it could have. It is therefore really important that everyone takes part in the consultation as their views can really help shape the way South Gloucestershire grows over the coming years.

*The Sustainable Community Strategy is available at www.southgloucestershire.gov.uk*
Email to North Fringe Travel Forum

From: Helen Young
Sent: 08 May 2008 14:22
Cc: Pam Walton; Kate Champion; Rebecca McNally
Subject: North Fringe Travel Forum update
Attachments: Core Strategy Plain Guide - final version.pdf

Dear Travel Forum Members,

Here is an update on a couple of issues you might want to be aware of before our next meeting in June. Firstly, the Council is consulting on the ‘issues and options paper’, which is part of the development of the core strategy (the development plan for the next 20 years). Apologies for the size of the file attached, but it sets out when the public exhibitions are for this consultation….the one most relevant to the North Fringe takes place next Tuesday between 2pm and 7.30pm. Some brief information below:

Your area, your future….. South Gloucestershire Council wants your views……
Up to 31,000 new houses, together with new employment and shopping development are being planned in South Gloucestershire by 2026.

To find out more view the attached leaflet which provides information on a Public Exhibition venues and times, where the planning document (the South Gloucestershire Core Strategy Issues and Options Document) can be viewed and obtained and how to respond to the consultation before 13 June 2008.

There are also some promotional events coming up in June:

Jam Busting June – we are currently updating the website and promotional material ready for this year’s campaign and will contact you all in due course. We are also after any prize donations! If you would like to discuss donating a prize please contact Kate Champion (kate.champion@southglos.gov.uk or phone 01454 862293).

Bike Week (14-22 June) - South Gloucestershire Council have two events, to celebrate bike week. ‘Spot the Sports!’ is a family treasure hunt on the Bristol to Bath railway path on Sunday 15 June, a handy way for the family to get out and enjoy Father’s Day! For more information visit: http://www.southglos.gov.uk/TransportandRoads/Cycling/HaveYourSayOnCyclingIssues/CyclingNewsEvents.htm

Also on Wednesday 18 June, bike to work day, we will be holding a free bike breakfast on the A4174 opposite the MOD. For more information visit: http://www.southglos.gov.uk/TransportandRoads/Cycling/HaveYourSayOnCyclingIssues/CyclingNewsEvents.htm

We will also be including posters to promote these events in this year’s Jam Busting June packs.

I will confirm the date, venue and agenda for the next North Fringe Travel Forum meeting shortly. If you have any items you would like to put on the agenda please let me know.

Best wishes,
Helen.

Helen Young
Transport Planning Officer
Highways & Transportation
Tel: 01454 86 4597, Fax: 01454 86 4473.
Find out more about the work of the Highways & Transportation Section at: www.southglos.gov.uk/TransportAndRoads
paid employment and working carers, although if space is available other carers are welcome. On
Wednesday 11 June they have some free
chirotherapy sessions in the evening followed by free
complementary therapy sessions on Thursday 12
June. Due to popular demand places will be
restricted. Contact 0117 9392562 to book a
place. These events are for carers only.

Beyond We Care Too – Putting Black Carers in the
Picture seminar is on Monday, 16 June, 10am –
3.30pm, Cribs Business Centre, Cribs
Causeway. The National Black Carers & Carers
Workers Network (NBCWN) has established that
many black carers still feel marginalised. This
seminar seeks to highlight the results from 300 in
depth questionnaires completed by BME carers.
The results are presented in the document
“Beyond We Care Too – Putting Black Carers in the
Picture” available from Afya Trust website see
www.afyatrust.org.uk. To book for the seminar
contact nita.devakhar@afya-trust.org or
lisa.pate@tameside.gov.uk.

Consultation
The South Gloucestershire Core Strategy, will
set out a plan for the future of the area for the
next two decades. It sets out where all the new
homes, jobs and roads will go and whether parts of
the protected green belt should be used for house
building.

When it is completed, the Core Strategy will
replace many of the council’s planning policies in
the authority's Local Plan. The government will
have the final say on how much new development
the district will be earmarked for, but the South
West Regional Assembly already recommends
30,800 new homes. A number of major
developments already agreed, including 2,200
homes at Northfield, 1,900 at Harry Stoke and
Wallsend Farm and hundreds more at Emersons
Green East, will be included in the total. The
Government and the council now have to identify
where 10,500 new homes around Cribs
Causeway, Filton, west of the M32, Emersons
Green and Kingswood could go. Another 5,000
new homes have been earmarked for the north-
east side of Yate and Chipping Sodbury.
The council is trying to get the figure of 30,800
homes reduced and will be pressing the
Government to protect the green belt. In the
meantime it is consulting with residents on where
they think the new homes should go and how best
to manage the impact. It is now consulting on its
Core Strategy Issues and Options document.
Consultation continues until 13 June.
More information on the Core Strategy, including
how to get involved, is available online at
www.southglos.gov.uk/corestrategy or contact the
Spatial Planning Team 01454 863469 email
planningdf@southglos.gov.uk

The South Glos Learning Difficulties Service
has finished a three month engagement period
where people were asked how services can be
improved for people with learning difficulties
who use day services at: Blackhorse Resource
and Activity Centre (RAC); Kingswood RAC and
Chipping Sodbury Day Service. They now have to
look at how these services will be delivered in the
future and have developed three options to
achieve this. The consultation continues until 31
July 2008. See the consultation document on the
council’s website www.southglos.gov.uk

A targeted consultation is underway on
options for the future development of respite
day care services currently provided for
patients at Orchard View, Pill, near Bristol. It is
run by North Bristol NHS Trust. Nearly 100 people
living in South Glos, Bristol, and North Somerset
use the unit for their respite care. There will be a
public meeting on Tuesday, 1 July, at 7pm at St
Katherine’s School, Ham Green. Contact Sue
Pratt, communications manager, South Glos PCT
0117 330 2499.

Do you have any suggestions for services that
could be provided from Blackhorse Medical
Centre in the future? Influence plans for the
future of the GP service to be provided from the
Blackhorse Medical Centre by contacting Paul
Frisby, email Paul.Frisby@sglos-pct.nhs.uk
0117 330 2432.

Capital Grants
Community organisations in South Gloucestershire
are invited to apply for this year’s (2008/09) round
of capital grants.

You can apply for funding for capital projects,
which could include improvements to a building
you run your service from, or new equipment or
machinery. The funding is mainly available for
smaller projects costing up to £3,000 in total. The
decisions about allocations will be made by
members at the relevant Area Forum Meetings.

Heather Goddard, executive member for
communities, said: “I am really pleased the council
is able to offer these grants to community groups
as they can make a big difference to the excellent
work they do, helping to buy equipment and
improve the facilities they run their services from.”
The closing date for applications is 23 June 2008
and they can be submitted via the Council’s
website, www.southglos.gov.uk then select G from
the A-Z, then Grants, followed by Community
Grants. For more information on how to apply for
a grant, including guidance notes on the process,
Appendix 21

Examples of Exhibition Boards

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"Issues and Options for consultation"

Core Strategy
Future development in South Gloucestershire - your chance to have a say

What is a Core Strategy?
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© The Sustainable Community Strategy is available at www.southglos.gov.uk
What does the council think?
The council does not wholly agree with this level of growth and will be strongly expressing these concerns to Government when it responds to the RSS later this year. In the meantime, the council must consult on a range of possible options for how, where and when this new growth could be accommodated and the impact that it could have. It is therefore really important that residents take part in the consultation as their views can really help shape the way South Gloucestershire grows over the coming years.

The contents of the Issues and Options document
The Issues and Options Document identifies eight key issues which we think the Core Strategy should address:
- Delivering growth of both houses and jobs
- Improving existing communities
- Tackling congestion and improving accessibility
- Continued economic prosperity
- Providing housing for all
- Protecting and enhancing the environment
- Improving health and well-being
- Reducing and adapting to climate change

We would welcome residents’ views on these issues as well as how they should be used to develop the Core Strategy.
Dear Sir/Madam,

South Gloucestershire Core Strategy Issues and Options Consultation
Invitation to Attend the Thornbury and villages Workshop:
Wednesday 7 May 2008 at Turnberrie’s, Thornbury, BS35 2BB 3:30pm to 5pm

The Panel’s Report on the South West Regional Spatial Strategy (RSS) proposes that 30,800 dwellings are built in South Gloucestershire by 2026. This is made up of 10,600 new dwellings in urban extensions mostly on Green Belt land at Cribbs/Filton, Harry/Stoke/M32 and south of Emersons Green/Kingswood and 5,000 new dwellings on greenfield land at Yate/Chipping Sodbury. In addition 12,900 dwellings are to be provided within the Bristol urban area administered by South Gloucestershire and 2,300 new dwellings across the rest of South Gloucestershire. The Council does not agree with this level of growth and will make formal representations when the Government publishes Proposed Modifications in the Spring.

The South Gloucestershire Core Strategy will become the key planning document for this area and will deliver the housing growth identified in the RSS up to 2026.

Public consultation on the Issues and Options Document, which is this first stage in the preparation of the South Gloucestershire Core Strategy is due to take place on the 25 April 2005 or as soon as is practicably possible thereafter for a period of six weeks.

As part of the consultation process the Spatial Planning Team is holding a Workshop on 7 May 2008 at Turnberrie’s, Thornbury, BS35 2BB. **Commencing at 3.30pm this Workshop will discuss Thornbury and the rural settlements in the west and north of South Gloucestershire.**

The purpose of this Workshop is to:
• Raise awareness of the Core Strategy, the contents of the Issues and Options Consultation Document and the areas where new growth is likely to occur as a result of the RSS.
• Explore the constraints/opportunities for development identified in the Issues and Options Consultation Document.
• Explore the emerging “place shaping” objectives identified in the Consultation document.

Attendance at the Workshop will be by invitation. A public exhibition relating to the Issues and Options Document will also be held at the same locations between 3pm and 7:30pm.

Other invitation only Workshops will be held to discuss other areas of South Gloucestershire at:
• Brook Way Centre, Bradley Stoke;
• Emersons Green Village Hall; and
• Chipping Sodbury Town Hall.
If you require further information about these Workshops, please contact the Spatial Planning Team, using the contact details below.

I would be pleased if a representative of your organisation could attend the Thornbury and Villages Workshop to assist in the engagement process. The Workshop will also assist your organisation in responding formally to the public consultation on the Issues and Options Document. This invitation is being sent to a variety of organisations such as parish and town councils, environmental groups, major developers, representatives of the business community, the Environment Agency and other interest groups.

I would be grateful if you would confirm the name of the representative who will be attending the above Workshops on behalf of your organisation. Further details of the Workshop Programme will follow. A link to the Issues and Options Document can be found at the Council’s web page www.southglos.gov.uk/corestrategy

If you require any further information please contact a member of the Spatial Planning Team on 01454 863469 or email planningldf@southglos.gov.uk

Yours faithfully,

Pam Walton
Principal Planning Officer, Spatial Planning Team
Thornbury & Villages Workshop
7 May 2008 – Turnberrie’s Community Centre
Summary of Comments

The purpose of the Workshop was to:
- Raise awareness of the Core Strategy, the Issues and Options Consultation Document and the areas where new growth is likely to occur as a result of the Regional Spatial Strategy;
- Explore the constraints/opportunities for development identified in the Issues and Options Consultation Document;
- Explore the emerging “place shaping” objectives identified in the Consultation document.

The Workshop discussed Thornbury and the rural settlements in the west and north of South Gloucestershire.

The comments set out in this report are a summary of the views expressed. The first part relates to the Vision for Thornbury. Attendees were asked to indicate whether they agreed or disagreed that suggested elements should be included in the Vision. The second part is a summary of the views expressed to questions posed.

What the Vision for Thornbury should include –

1) Suitable and sustainable development to support Thornbury?

<table>
<thead>
<tr>
<th>Agree</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Need better balance between homes and jobs – but in a controlled way and not to encourage more traffic into town</td>
<td></td>
</tr>
<tr>
<td>More jobs needed</td>
<td></td>
</tr>
<tr>
<td>• to reduce out-commuting</td>
<td></td>
</tr>
<tr>
<td>• to provide wider range of employment</td>
<td></td>
</tr>
<tr>
<td>• suitable for young people</td>
<td></td>
</tr>
<tr>
<td>• to offset problems of travelling</td>
<td></td>
</tr>
<tr>
<td>• business/employment opportunities for professional people</td>
<td></td>
</tr>
<tr>
<td>More homes needed</td>
<td></td>
</tr>
<tr>
<td>• to support services and facilities</td>
<td></td>
</tr>
<tr>
<td>• to support changing demographics</td>
<td></td>
</tr>
<tr>
<td>• for families</td>
<td></td>
</tr>
<tr>
<td>• lifetime homes</td>
<td></td>
</tr>
</tbody>
</table>

Opportunity for Thornbury to become beacon for sustainable development – e.g. low carbon housing, renewable energy generation in new homes

Development needs to take account of infrastructure, schools, roads,
drainage, etc

Need to stimulate town centre – ownership and supermarket dominance strangling centre

**Disagree**

People move to Thornbury because of its facilities not its jobs

---

**2) Promoting more affordable housing/home ownership options?**

<table>
<thead>
<tr>
<th>Agree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support for more affordable housing</td>
</tr>
<tr>
<td>Need to ensure greater variety of housing options to maintain balanced and stable community – starter homes, family housing, housing for elderly</td>
</tr>
<tr>
<td>Needs to be for existing population and to meet natural growth only</td>
</tr>
<tr>
<td>Increase part ownership and rental properties</td>
</tr>
<tr>
<td>Reduce threshold for affordable housing so more housing developments qualify</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Disagree if this results in high density town centre development</td>
</tr>
<tr>
<td>Should be providing Council housing</td>
</tr>
<tr>
<td>Affordable housing is still not affordable to many</td>
</tr>
</tbody>
</table>

---

**3) Thriving and vibrant town centre for Thornbury?**

<table>
<thead>
<tr>
<th>Agree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Need more variety and quality of shops – to make Thornbury distinctive and a ‘destination’ town</td>
</tr>
<tr>
<td>• specialised/independent shops</td>
</tr>
<tr>
<td>• cafes</td>
</tr>
<tr>
<td>• outdoor seating</td>
</tr>
<tr>
<td>• small shops, not supermarkets</td>
</tr>
<tr>
<td>• more essential food shops e.g. butcher, fishmonger</td>
</tr>
<tr>
<td>Need people to work in town rather than commute</td>
</tr>
<tr>
<td>More leisure facilities and events/activities required</td>
</tr>
<tr>
<td>Need street entertainment</td>
</tr>
<tr>
<td>Need better signage</td>
</tr>
<tr>
<td>Lower rents/rates on shop units to encourage take up of units</td>
</tr>
<tr>
<td>Need better policing of town centre and pubs</td>
</tr>
<tr>
<td>Need good commercial centre to seat over 500</td>
</tr>
<tr>
<td>Town centre needs support of range of facilities elsewhere in Thornbury (e.g. good schools)</td>
</tr>
</tbody>
</table>
## Disagree

More development can introduce anti-social element

More people doesn’t necessarily mean more vitality unless positive action taken

### 4) Better use of and access by transport?

<table>
<thead>
<tr>
<th>Agree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bus services need improving</td>
</tr>
<tr>
<td>• increase frequency</td>
</tr>
<tr>
<td>• more relevant bus services</td>
</tr>
</tbody>
</table>

Integrate bus network

• with Bristol Parkway and other train stations
• with walking and cycling networks

Need better services

• between the villages and Thornbury
• late night from Bristol to Thornbury

Bus travel too expensive – need subsidised services

Bus transport will become more important

Park and ride scheme would assist with this

Need to encourage elderly to use public transport

More cycle/walkways should be part of transport policy

Don’t forget access to services and facilities by cycling and walking

Agree, but don’t forget access and parking by car

Opportunity for sustainable transport system?

<table>
<thead>
<tr>
<th>Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Impractical given small unit of population and need to travel for work and facilities</td>
</tr>
</tbody>
</table>

Current services don’t necessarily meet the need

Need fully integrated option - public transport is not the only answer

Only when cost outweighs convenience will there be a move to public transport

### 5) Quality green spaces?

<table>
<thead>
<tr>
<th>Agree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Keep existing green spaces – don’t build on them</td>
</tr>
</tbody>
</table>

Link green spaces to wider countryside

• walking, cycling and horse-riding links
• but keep ‘ruralness’ aspect distinct from urban area

Link green spaces to bring wildlife to the area

Make existing green spaces more interesting and attractive
• Multi purpose i.e. for biodiversity, for enjoyment, for healthy lifestyles, for beauty
• Maintain and improve play equipment
• More ‘natural’ play areas for young people
• Suitable for all ages
• Accessible by footpaths and cycle paths

Provide more allotments

Gardens are also green spaces

Need new green spaces in new development

Should be wider than just green space e.g. trees in streets

Suggest developing specific visitor attraction asap, perhaps with water

**Disagree**

Green spaces should not be an excuse for town cramming

6) **Anything else which should be included?**

Climate change implications including flooding and carbon footprint

Protection and promotion of historic character of town centre

• need for development to be sympathetic
• link to vibrant community
• events to attract visitors such as Thornbury Bloom/Christmas Lights/Thornbury Arts Festival.

Integrated transport strategy – bus/walk/cycle/car

More planning for when fuel and food become more expensive

Market town status of Thornbury (i.e. RSS Policy B town)

Providing for young people

Need for an overall master plan rather than present ad hoc bits and pieces without any apparent interlinking

Provision of land for schools; pre-school education and childcare; extended schools facilities

Support for Arts Centre

**Future Development**

**Q1.** Given the limited opportunities to redevelop sites for housing Thornbury, and faced with the situation that shops are declining and primary school rolls falling, should we allow more housing in and around the edge of Thornbury?

**Q2.** Is there a shortage of any particular types of housing in Thornbury? E.g. size (number of bedrooms), type (flats or family houses), tenure (privately owned, rented or housing association) or specialist (housing for the elderly)
Q3. Should further jobs be provided in Thornbury? What type of jobs and where should they go?

- Lack of consensus as to future role of Thornbury. Difficult to substantiate self-containment when a number of villages use Thornbury’s facilities. Analysis of what could be sustained needed. Query whether Thornbury is too small to support many facilities
- Unless there is some growth the decline of facilities will continue
- General support for some further housing but different suggestions as to quantity
  - Location of new development a problem. Exacerbating problem of distance from the Town Centre
  - Location between Morton Way and A38. Problem of expanding towards Alveston because the settlements will merge
  - East/north only possible areas for expansion
  - “slow and steady” expansion but not destroying the attractiveness of the features of the town
  - To maintain 12,000 population you will need 500 houses over the next 20 years
  - Number of houses in the future should be in the 100s, but one suggestion for 1,500
  - May be a number of smaller sites in preference to larger sites, but no agreement on preference
  - Aging population and most still in same houses they moved into 30 years ago. This will change/reverse in 10 years as the aging population moves out freeing up family houses
  - Low density, small scale development on a number of sites, delivered over a long time period
  - Views into and out of the town need to be protected
  - Some visual indication of where houses may go is needed
  - Urban design key to accommodating development
  - An edge needs to be created to development
- Shortage of the following housing
  - Starter homes
  - Frail elderly – extra care houses
  - Some low cost affordable housing (including market housing) needed - cost of market houses high
  - Need for more family houses to support schools. Must be affordable to attract "new blood" into Thornbury
- Need to grow houses and jobs together, but current mismatch of jobs and types of houses. Further jobs needed are:
  - Employment opportunities for all uses, including retail
  - More office space
  - Business jobs
  - Opportunities for “start up” jobs, home working
  - High Quality jobs/employment

Transport

Q4. What improvements need to be made to the public transport system in Thornbury to make it better used and why?

1. A bus interchange?
2. More frequent bus service to destinations at:
   3. North Fringe of Bristol?
   4. Aztec West?
   5. The Mall at Cribbs?
   6. Central Bristol?
   7. Other?

- Waste of time looking at improvements to bus services –
  - people won’t leave private car (need to change 40 years of encouraging/promoting car travel)
  - need incentives to make car travel less attractive/public transport more attractive to encourage shift e.g. congestion charging and reducing availability of car parking

- Reduce cost of public transport, especially buses, it is too high
  - introduce more subsidies for bus travel
  - Buses should be free/subsidised for the young. Need to change thinking and lifestyle to make public transport a viable and attractive option. Young people see owning a car as a status symbol/sign of being grown up
  - Introduce a reward scheme for regular users
  - But Diamond Card (free travel) – accounts for 30-40% of bus users
  - Look at possibility of a bus subsidy for developers. This has been seen in Devon using tariff based contribution per plot or similar from new development, but recognise this would only really work on very large sites

- Better reliability of bus services needed. Service providers not interested in the quality of the services they provide

- Improvements to bus routes/service frequency needed
  - routes are long, stopping off all along the route
  - need for more bus routes to key services, e.g. service to Parkway Station, and at the times people need/want them. Better market research needed of what people want
  - need for better links/more frequent services to key destinations e.g. hospitals, shops etc
  - better evening services. Current services not suited to people travelling to and from work or for people going for a night out to/from Bristol city centre and other key ‘night time destinations’
  - introduce more ‘round the town’ buses
  - late night bus for young people from Bristol

- Need for better integration between bus and train services

- Make improvements in the information provided
  - Displays at bus stops, showing how long until next bus etc
  - Make available more info on bus routes, changes to routes, where buses stop
  - Make information more prominent/readily available/easy to access
  - At present, information is only available to people who already use the buses

- More cycle paths – integrated routes
  - Need for secure cycle parking

- Introduce a more local National Express pickup point – link Thornbury to more destinations

- Change perceptions of bus travel and public transport as a whole

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**Town Centres**
Q5. Do the town and/or local centre in Thornbury need additional facilities and, if so, what are these facilities?

- General agreement that additional facilities needed to stem decline of town centre and to keep it vibrant
  - Increase diversity of shops, services etc
  - More niche shops needed
  - Need more ‘traditional’ shops, e.g. butchers
  - Monopoly of Tesco – need for more competition
  - Needs central focal point to mark town centre
  - More activity for children – like at the Mall, more activities to occupy children, crèche?
  - Need more to do – especially relating to heritage and natural environment e.g. more guided walks. Need for activities to be supported properly and community based
  - Farmers’ market could be more regular – there is demand
  - Thornbury could be made more distinctive as a place

- Free parking is a pull factor
- Could do with better marketing
- Issue of too many vacant units, although recognised that this may be more of a perception than reality
- Town centre strategy being developed which should be used/referred to as it contains a lot of research
- Cribbs Causeway has had a huge impact
- Charity shops are a pull factor
- Expensive shop rents and control in the hands of a few (e.g. Owners of St Mary’s centre)
- Introduce short leases for new businesses to encourage them to Thornbury
- Need traffic calming scheme along High Street – it’s too busy and discourages people crossing from one side to the other

Green Spaces

Q6. How would you rate the quantity of accessible green spaces in Thornbury? (e.g. parks, play areas, sports pitches) and why?
- Good
- Reasonable
- Poor
- No opinion

How would you rate the quality (how good) of green spaces in Thornbury and why?
- Good
- Reasonable
- Poor
- No Opinion

- General feeling that quantity and quality of green space was reasonable to good
  - Could be a better variety of uses – there are a lot ‘plain’ grassy areas, could be more imaginative
  - Could be better used - publicise play areas and existing facilities better.
  - People enjoy streamside walks
- Need for more allotments
o Rising popularity for allotments
o In keeping with sustainable development
o Possibility of allotments in new developments
- Need for continued greening of the town as a whole – not just more green spaces
  o Integrated green routes
- More communal/community green spaces
- Formal football pitches in pipeline next to Mundy Playing Field and possibly next to leisure centre

### Villages and Rural Areas

#### Q7. Do you agree with the initial stakeholder view that some housing development in rural settlements is required? Please explain your reasons

- Generally agreement that some development is appropriate
  - To take account of changing demographics/people staying in their dwellings longer
  - Villages need to 'replenish' themselves
  - Development needs to be to small scale and sensitively planned – need for control over what is built
  - Where it meets affordable housing needs
  - To meet local needs as defined by local villagers
  - There is a need for more granny flats

- A view that there is no need for more houses as existing stock will be freed up by natural changes to village populations
- Developers need to provide the right level of services.

#### Q8. Should the Core Strategy aim to create a balance between jobs and housing in rural areas and why?

- The nature of villages and businesses have changed and it’s unreasonable to expect people to work where they live.
- To ‘shut up shop’ is an unreasonable option – people should have the opportunity to live in rural areas.
- Live/work schemes could be the ideal solution for rural villages.
- Local need should be employment first – then dwellings.

#### Q9. Which (if any) of the proposed options to plan for development in rural areas do you prefer?

1. Continue with the current approach of using development boundaries and a local plan type criteria based policy
2. Variable villages approach to identify some villages which would benefit from some development
3. Remove all existing settlement boundaries and replace with a new policy to assess the suitability of planning applications related to villages.
4. Other

- Comments in support of development boundaries:
Development boundaries ‘constrain’ growth but removing them altogether takes away certainty and may lead to ‘floodgates’ opening.

- Assess each village on its merits – review current boundaries.
- Some settlement boundaries should be ‘relaxed’ and others should remain tight – there is a need for a sound evidence base as well as consultation to decide which boundaries could be relaxed.

- Comments against development boundaries
  - Development boundaries can stifle ‘organic’ growth
  - Development boundaries can lead to infill development, which has adverse effects on density

- What effects will Parish Plans have?
- None of the options relate back to what Parish Plans think the level of growth could be for their villages.
- It comes down to identifying villages with a ‘need’ to expand
- Development can be sustainable if people have the commitment to live sustainably
- Both options 2 & 3 favoured.
North Fringe Workshop
13 May 2008 – Brook Way Activity Centre, Bradley Stoke
Summary of Comments

The purpose of the Workshop was to:

- Raise awareness of the Core Strategy, the Issues and Options Consultation Document and the areas where new growth is likely to occur as a result of the Regional Spatial Strategy;
- Explore the constraints/opportunities for development identified in the Issues and Options Consultation Document;
- Explore the emerging "place shaping" objectives identified in the Consultation document.

The Workshop discussed the North Fringe of Bristol area, including the urban extension to the west of the M32 and the housing development at Cribbs Causeway and Filton.

The comments set out in this report are a summary of the views expressed to the questions posed.

**Employment**

**Q1. Should further jobs be provided in the North Fringe of Bristol and if so where and for what type of jobs?**

- There is not currently a balance between housing and jobs in this area, there are many more jobs. This needs redressing because of the impact on the transport system due to the numbers commuting into the area. More housing within the north fringe will provide the opportunity for people to walk to work.
- The closer integration of employment areas with residential and other uses could help to reduce crime which might occur if employment areas were isolated.
- A certain number of jobs will follow population in any new housing development e.g. community infrastructure such as schools, health, leisure, as well as retail and other commercial services. The issue is really about provision for other employment uses.
- The North Fringe is a major sub regional employment area, with significant commuting into the area. Concern about simply ‘cutting off’ employment growth in what can be described as the ‘power house’ of the area.
- More employment in North Fringe would undermine regeneration of South Bristol and Weston-super-Mare, as North Fringe is more attractive to employers.
- Question how employment growth in the North Fringe could be slowed down to rebalance the sub region. Suggest that employment will continue to focus on North Fringe and, if new sites are not available, will involve more intensive development/redevelopment of existing employment areas e.g. Aztec West.
- Support needs to be given to retain existing major employers in the area in industries such as aerospace; provision for new jobs will be a further safeguard in respect of any uncertainties affecting existing employment sectors.
- There needs to be space for some employment development to compliment the existing businesses in the area e.g. Airbus.
- Concern about greater traffic congestion if there were more jobs, but failure to...
provide jobs will invariably lead to longer distance commuting, itself causing congestion.

- Any new development should be to accommodate smaller businesses only – the presence of headquarters of large businesses leads to high levels of commuting into the area – not sustainable
- RDA work (background to RSS EiP) shows that the majority of the 92,000 employment jobs required to 2026 within Bristol TTWA will be in the service industry - only 20% will be for B class uses.
- Employment development should be focused in the East Bristol area (near A4174 Ring Road), as opposed to the North Fringe area – presence of business in North Fringe causes massive congestion
- More agricultural/horticultural jobs are needed – especially in the M32 Corridor area, some of which is Grade 1 Agricultural land

### Green Space

**Q2.** How would you rate the quantity of accessible green spaces in the North Fringe? (e.g parks, play areas, sports pitches) and why?

- Mixed quality
- Bradley Stoke sports pitches are very limited
- Cribbs Causeway has no playing areas for children
- Improve accessibility of existing green spaces, particularly on the edge of the urban area
- Need for better quality and well lit footpaths
- Need for Council to undertake audit of what is there – although there is a general consensus that there is a shortfall
- There is unmet demand for formal sports pitches
- Lack of informal greens spaces
- Lack of integration between existing spaces
  - very fragmented
  - more linking required
- Need to distinguish between private and public open space; value of private green spaces is limited if it is not accessible to the wider population.
- Need to promote dual use of indoor and outdoor school facilities. Already happening in some schools eg Patchway Community College and ‘extended schools’ may provide the opportunity to expand this.
- In new development all types of green space for all ages should be provided.
- Existing allotments should be protected and new allotments provided in new development.

### Transport

**Q4.** What would encourage you to use the local train stations more?

1. Better information about where trains go and when
2. Improved access to stations for cycling and walking
3. More car parking at the stations
4. More frequent trains
5. More reliable train services
6. Trains with more capacity
7. Other
Which stations do you use most frequently?

- More publicity needed about timetables, routes etc
- Need more frequent, reliable and affordable trains
- Relate frequency of trains to commuter times rather than to regularity of service (i.e. adaptable timetable) – e.g. no need for some services on some routes in the middle of the day but a need for more trains at commuting times rather than once an hour every hour
- Regular ‘clock face’ services, conveniently timed for commuting purposes, would encourage train usage; a 30 mins. frequency was suggested from Patchway.
- Need better connectivity and integration between various forms of public transport – e.g. integrating train and bus times
- More parking at train stations, both car and cycle parking
- Better/more provision for bikes on trains
- Need for transport infrastructure to be improved at the masterplanning stage – not as an ‘add-on’. Opportunity to improve access to/use of rail stations with new development to benefit both new and existing communities
- New station to support the Cribbs Causeway/Filton Airfield development might be built if the Avonmouth freight line was brought back into passenger use.
- A tram linked to the train system would be a good idea
- Reopening Henbury Station to passengers should be considered
- Filton College could provide a minibus service for students to the station if trains were more frequent, affordable and there was capacity.

Comments on Transport in general:

- There is a need for further public transport in the area. Capacity of buses is limited and costs too high which limits use by students from Filton College.
- Bradley Stoke – impression by residents that traffic calming measures have not helped traffic conditions at peak times although they have increased pedestrian safety.
- Travel plans must be monitored and “policed”.
- There should be a much improved network of cycle routes/paths

- In new development pedestrians and cyclists should be provided for and then cars.

Housing

Q5. Is there a shortage of any particular types of housing in the North Fringe of Bristol? E.g. size (number of bedrooms), type (flats or family houses), tenure (privately owned, rented or housing association) or specialist (housing for the elderly)

- More affordable/social housing needed
- More intermediate housing needed (part rent/part owned)
- Need for Housing Association involvement beyond being RSL
- Not enough starter homes in the market – due to number of ‘Buy to Let’ (particularly in Bradley Stoke)
- Too many family sized homes in Winterbourne, Frampton Cotterell, Coalpit Heath and shortage of homes for first time buyers
- Need to provide full range of housing including larger family housing in the north fringe to reflect the range of jobs available in the area.
- Gap in price between affordable and market housing
- More 2 bed houses needed
• Important to maintain local distinctiveness and character
• Quality of environment – place making – need to create an identity for the area
• Not practical/possible to only build houses in South Gloucestershire - need to build upwards
• Need a mix of types and tenures – help to make a mixed community- but mix should not be over influenced by short term economic trends
• Within existing communities imbalances of stock may need to be addressed by focussing on certain types of housing
• Take account of population profile – ageing population
• More specialised housing for the elderly a particular need in areas such as Patchway. Although bungalows are the type of housing preferred, this is recognised as being a low density form of development.
• The 33% of affordable housing needs to be for all household sizes
• There is a lack of dwellings accessible for disabled
• Suggested that affordable housing should be related to the area available for development, rather than to a percentage of dwellings, then the Council can decide how to configure the affordable housing.
• Mixed views as to whether pepper-potting affordable housing was a good idea

Q6. If we can’t find enough land for housing in the existing urban area of the North Fringe, which of the following should we consider and why?
- Building housing at very high densities to minimise the amount of land required?
- Losing employment land within the urban area
- Losing green spaces within the urban area?
- Taking small areas around the edge of the North Fringe out of the Green Belt for development (Map 1 of Issues and Options document shows greenbelt)
- Are there any options which we have missed out?

General comments
• Opportunities for building within the existing North Fringe urban area are limited as redevelopment opportunities are limited
• Probably a need to do a bit of all of the options
• Should maximise development of existing SGLP allocations, etc
• Maximise urban extension areas, especially those which are currently Green Belt

Density
• Flats might be suitable near Filton Airfield to minimise the effect of noise on future residents (but height could also be limited by health and safety issues).
• higher densities might be sought in the locations with good accessibility although this ‘efficient’ use of land might change the character of existing urban areas
• If gardens get smaller due to high densities then allotments should be provided as compensation.

Employment land
• Ability to use employment sites limited as many are safeguarded in existing policies, and there is a decreasing pool of older/derelict sites. In addition too onerous Section 106 planning obligations could make the transfer of uses uneconomic.

Green Spaces
Brownfield land in the North Fringe should be allocated for new green space and funding contributions made by small scale infill type development as well as large scale developments to improve and manage green space.

Need more detailed planning of green space and community facilities

If residential uses in the existing urban areas are intensified it would be even more important to safeguard existing open spaces and enhance them for the benefit of the community.

Green Belt

• Taking some land from the edge of the Green Belt might provide more sustainable solutions, but it was felt that the existing policy framework precluded this.
• Use motorway as the Green Belt boundary
• Allow for flexibility in defining new Green Belt boundary

Town Centres and Retailing

Q7. In order to serve both existing and new development (from SGLP & RSS)
A) Do any existing town and/or local centres need additional facilities (what and where?)
B) Should Cribbs Causeway retail area and/or Filton Abbey Wood retail park be expanded to serve needs of local communities? (If so, what improvements and where?)

• Town centres need more community facilities and better transport linkages, not just shops
• Town centres should be taken into account at the master planning stage
• Need for more local/district centres (like Emersons Green) to serve the local community – these are more sustainable than larger town centres which are looking to draw people in from further afield – centres need to be accessible on foot/cycle by local communities
• Enhance Abbey Wood retail park if this could serve local communities, but relatively poor access other than by car
• Preferable to link the urban extension at Cribbs to Henbury/Brenty area
• Cribbs is a regional centre served by roads and large car parks – not realistic to expand its function. It’s too far to travel, and not a nice route to Cribbs Causeway for existing/new communities. Not the place for buying a pint of milk!
• The Mall at Cribbs could become a town centre to serve the North Fringe but this would be a very long term strategy involving changing its role as a regional shopping centre building on car parks etc. This may be commercially preferable given the competition from other centres including Cardiff, Plymouth and Cabot Circus (Broadmead)
• The physical availability of sites unlikely to be a barrier to providing more services at Cribbs Causeway, the real block is Government policy.
• Concern that expansion of Cribbs Causeway or Filton Abbey Wood might affect other local centres e.g. Patchway and Filton
• Sainsburys at Fox Den Road could be used for a weekly shop but need access to local shops in all areas and urban extensions
• A local centre at Henbury Station with cafes etc would be good.
• Filton College could be redesigned/re-modelled to provide more public facilities e.g. library, café, open space.
• Most local communities want good access to a local convenience store and want such things as good primary schools. Therefore new housing areas need to be of a size to support these basic facilities.
Urban Extension - West of M32

Q8. Are there any constraints you disagree with and if so why?

- Mixed views as to whether constraints are indeed constraints or actually opportunities.
- Agree that Grade 1 agricultural land is a constraint to development
- Development brings opportunity to enhance area/environment as a key entrance to Bristol
- Opportunity to incorporate biodiversity features within development
- Green Belt is not a constraint – it is being reassessed
- Some consider M32 green corridor to be a major constraint, while others consider that it is more about how the land is developed as much as whether it should be
- Issue of how and whether the constraint caused by the railway bridges can be overcome needs to be resolved for the proposed link road between the Ring Road and Bradley Stoke.
- Power lines are a serious constraint. Although they could be moved or undergrounded this will affect site capacity and design.
- Disagree that land to the east of the M32 should be outside the area of search as this would be better than land to the west of the M32 and south of the ring road in terms of linking to existing communities.

Urban Extension - West of M32

Q9. Are there any objectives you disagree with and if so why?

- Generally objectives OK – hard to disagree with, but some are too bland and need to be more place specific
- Facilities need to be provided in a timely fashion unlike Bradley Stoke
- A key objective is access to shopping especially by foot.
- Important that public transport is provided to avoid car use and that facilities are adjacent to each other and shops to maximise multi use trips to local centres. These should also include meeting places like cafes or libraries (use village centres as a model) this would help to enable sustainable and healthy lifestyles.
- Ring Road to Bradley Stoke relief road may cause rat running but also could relieve congestion.
- Possible improvements to public transport routes were discussed to improve alternative to the car.
- Key issue is how to link effectively with existing communities
- Good quality development would add value to the area, people would choose to live there
- the new transport corridor should be for public transport, although a new corridor would relieve other roads and make it possible to create dedicated space for buses
- clarity was needed on the integration of new housing areas with existing development unless they were clearly identified as free standing settlements
- opportunities should be identified to use the new developments to correct some of the infrastructure deficiencies in past developments, in effect to ‘retro fit’ areas, rather than ‘red lining’ new developments.

Urban Extension - West of M32

Q10. Which (if any) of the proposed options do you think would achieve our objectives for the site?
• Development north of the Ring Road A4174 offers the best opportunities for integration into existing communities
• Further employment development should not be built in this area – it will undermine regeneration elsewhere due to its prime location on M32/M4 axis
• Small ‘blob’ on option 2 is a bit isolated – it could not be linked effectively with development and services to the north and of insufficient size to support basic facilities and infrastructure. Also it leaves open the question as to what would happen on the remaining area between the Ring Road and M32
• Suggested that the small ‘blob’ on Option 2 could be wholly employment development
• Filton Rd is very narrow – not suitable for high volumes of traffic
• Area covers ‘Forest of Avon’
• Urban extension should maximise area of search– the area may be developed with green infrastructure, pitches etc – not just housing
• Concern about how the road network will cope with additional development when combined with the SGLP allocations. Need for Park & Ride?
  o Need to liaise with public transport providers
  o Need to lower cost of bus travel
  o More infrastructure improvements necessary
• Need to add phasing to development of urban extension
• Need link across the railway lines

Housing Development at Cribbs Causeway and Filton
Q11. Are there any constraints you disagree with and if so why?

• The following should be added as constraints:
  o isolation of area south of Filton Airfield from existing urban area
  o the limited access to both these locations because of the railway and existing pattern of major roads
  o East of A4018 - common land around Charlton Common and footpath systems
  o East of A4018 - likely poor internal links within the site particularly north-south
  o West of A4018 - sports facilities that will be lost and which should be replaced
• Overall access constraints, the configuration of the parcels of land, and the barriers between the two sites, could give a poor shape to the development and create potential difficulties in creating a strong sense of community and a critical mass to support infrastructure. Issue is how well any developments could be linked in to the existing communities of Brentry and Henbury.
• Noise, health and safety issues and securing the future operation of the airfield are absolutely key issues. The issues are complicated and national guidance is not always clear. It was suggested that this must be discussed between the Council, developers and Airfield to achieve a level of agreement before any site planning could take place.
• Traffic impact on the motorway and main roads is a major constraint and needs to be assessed. Will need improvements to junctions and public transport. This should be in the delivery plan for the Core Strategy.

Housing Development at Cribbs Causeway and Filton
Q12. Are there any objectives you disagree with and if so why?
• Objectives are all worthy ones
- Third bullet point (how to accommodate RSS growth) not relevant as an objective.
- Add need to protect the local water courses and quality of water within them.

**Housing Development at Cribbs Causeway and Filton**

**Q13.** Which (if any) of the proposed options do you think would achieve our objectives for the site?

- Query why Options 1 & 2 are proposing Green Belt development outside of a formal Green Belt review, particularly as there is no specific reference in the draft RSS or Panel Report to a specific review in this area.
- Query why these wider options were brought forward rather than the option of simply developing around the airfield within the limits of the existing urban area in accord with the RSS Panel proposal. Concentrating the development in this way, and possibly getting 2,000 dwellings, would support better local facilities, particularly if access were created over the railway. This should be ‘Option 3’.
- Strong local concern about development up towards the ridgeline West of A4018.
- The area for the urban extension should be maximised.
- Integration with the urban communities of Henbury and Brentry is the real challenge.
- Query how much of the ‘blob’ areas are actually developable.
- Don’t develop/relocate AXA sports club and the 2 rugby clubs:
  - High quality facilities should be retained.
  - Demand will only go up with new development.
- Floating ‘blob’ on Option 1 is isolated.
- Option 1 would make the provision of public transport more difficult as there are fewer houses and a smaller population potentially split between two unlinked locations.
- Option 2 provides a better scale of development and avoids partitioning of land.
- Consider that Option 2 insufficient to accommodate 2600 homes.
- Need for infrastructure to serve both new and existing communities.
- Masterplan and coordinate delivery of new development.
The purpose of the Workshop was to:
- Raise awareness of the Core Strategy, the Issues and Options Consultation Document and the areas where new growth is likely to occur as a result of the Regional Spatial Strategy;
- Explore the constraints/opportunities for development identified in the Issues and Options Consultation Document;
- Explore the emerging “place shaping” objectives identified in the Consultation document

The Workshop discussed the East Fringe of Bristol, including the urban extension east of Kingswood, and the rural settlements in the eastern part of South Gloucestershire.

The comments set out in this report are a summary of the views expressed to the questions posed.

**Employment**

**Q1.** Should further jobs be provided in the East Fringe of Bristol and if so what type and where?

- Recognised that jobs have been, and continue to be, lost in East Fringe and in Bitton
- Jobs in East Fringe are mainly production and industrial – a wider range and type of jobs is important
- Science Park will bring in other types of employment, but concerns about this causing more in-commuting
- Idea of extra manufacturing jobs is ‘a bit pie in the sky’ given economic circumstances
- Due to changing patterns of employment do we need new, concentrated areas of employment? We should recognise changes in patterns of employment and improve the transport system to cope better
- Possible need for small light industrial spaces/estates, especially start up/incubator units
- Can current derelict/declining industrial space be freed up for new employment land development?
- Idea of people being employed near their place of residence is aspirational – needs a change in attitudes across society
- More jobs does not necessarily mean more land - intensification
- Employment in East Fringe is centred around Kingswood
- Safety issue with brownfield/previous developed land if this is left derelict – can have effect on local community and crime
- Danger of too many houses in proportion to jobs proposed if don’t address this effectively

**Green Space**

**Q2.** How would you rate green spaces in the East Fringe? (e.g parks, play areas, sports pitches) and why?
Some green space is good / some not so good (it varies and is limited)

There is a lot of good quality green space in the rural areas surrounding the East Fringe – it/the local population would benefit from better access

Concerns about loss of Green Belt open space in the Area of Search

Need comprehensive package of everything including green spaces -
  - Decent size open spaces
  - Strategic open spaces
  - Green infrastructure that is multi-functional

The commons need protecting as well as plants and wildlife

Plan for playing fields, don’t just add them on afterwards

Challenge is to get people access to greenspace

Loss of green spaces from urban extension will affect the Forest of Avon – this, however, could be turned into an opportunity

Cycle paths are a good example of how developments could be linked in a green way – providing Green Infrastructure

Need to recognise value of private green space

In built-up/urban area there is an undersupply/unmet demand for allotments

Need to look at the ‘scarps’ that wrap around the East Fringe – could be a natural development boundary/line to urban extension while serving leisure and recreation purpose

Transport

Q3. The East Fringe has poor transport links. What improvements would you like to see and how can these be delivered?

- Need for integrated, cross-boundary thinking re: services etc. Question commitment of transport operators
- Bus travel needs to be attractive, cheaper and more accessible (e.g. more stops)
- Orbital public transport option needed to recognise that orbital travel is the more likely desire line than Bristol city, but Ring Road is congested.
- Need for links to hospitals, especially in light of Frenchay’s closure – easier to get to Royal United Hospital in Bath in rush hour than try to ‘hack’ through traffic to Southmead/BRI
- Concern about quality and frequency of public transport from the East Fringe – can this support new planned levels of development?
- No bus route to Siston Hill development – needs to be
- Traffic congestion caused by buses over boundary in Bristol
- Bus services are being cut at a time when more development is being planned
- Poor bus services in rural areas, in terms of;
  - Frequency
  - Reliability
  - Information available
  - Connectivity of services
  - Access to services, such as hospitals, retail centres etc
  - Size of buses could be reduced
- M4 Junction 18a – a missed opportunity – should be reconsidered in light of new levels of growth being proposed
• No train services in East Fringe area – buses are the only public transport option.
• Concentrate development to minimise the need to travel so people can choose to live and work more locally
• Services needed now, not ‘fitted’ retrospectively – public transport infrastructure and services should be planned from masterplanning stages of new development
• No capacity for improved bus routes into Bristol city centre – existing routes can only be extended in length to serve urban extension

Further Development
Q4. Is there a shortage of any particular types of housing in the East Fringe of Bristol? E.g. size (number of bedrooms), type (flats or family houses), tenure (privately owned, rented or housing association) or specialist (housing for the elderly)

• Shortage of following types of housing identified:
  o Family housing
  o Affordable housing – allow young people to stay in their own communities, instead of being priced out
  o Need to recognise that we have an ageing population, and we should provide suitable housing accordingly– especially extra care housing
  o More provision for community care
  o ‘lifetime homes’ - Better for people to stay in own homes for as long as possible
• Probably no shortage of flats and one bed dwellings
• Many of the recent houses are too small
• New houses need to have gardens
• Need to provide for a range of people to get balanced communities
• Establish what the demand is, and where people want to live, and provide for that
• Design houses for home working and for smaller businesses
• Need to be more sympathetic to individual areas – recognise differences in areas, different scales of development
• Look to ‘reinvigorate’ old, run down stock
• Quality of houses – development needs to fit in with the character of existing communities

Services and Facilities
Q5. Which town and local centres in the East Fringe of Bristol need additional facilities and what are these facilities?

• Existing town centres need regenerating (Kingswood, Hanham and Staple Hill specifically mentioned)
• Limited scope for expansion of existing town centres, all are heavily built up
• Question whether expansion of town centres would be detrimental to surrounding areas
• Need for more restaurants, pubs, clubs etc – evening economy
• Role of supermarkets and out of town centres undermine the role of town centres, but people walk to town centres – more sustainable
• A lot of people cannot afford to use local shops
• Big retailers are keen to get back onto the high street where there is a demand
• Need to recognise that the High Street is a “community” and use urban design to facilitate and develop this.
• Question whether modern retailers will move into smaller units so a more traditional high street can be retained. This works in Europe and adds to the sense of
community
- Need for communities to be able to access these centres to make them viable – need transport links from villages, urban extensions need to be linked to existing communities, new infrastructure needs to be planned into the Core Strategy
- In urban extensions need to ensure that a design framework creates a high street or local centre rather than big stores and locates facilities and services together
- Need for a full range of retail and other facilities if urban extensions are to be self sustaining, otherwise they will need to complement the existing centres
- North Common – need sports facilities for youths
- Doynton and Dyrham don’t have any shops
- Concern about form of urban extension to support a local centre and central services

Longwell Green
Q6. In light of the potential impact on the town centres at Hanham and Kingswood, the Longwell Green Retail Park should not be expanded further. Do you agree? Explain why…
- General agreement that Longwell Green should not be expanded further

Reasons cited were:
- Longwell Green is built right up to road
- Longwell Green gets grid locked due to layout of the centre, poor access and parking
- It would have detrimental impacts on surrounding areas, such as Hanham
- If new development (urban extension) has facilities/a town centre, is the expansion of Longwell Green needed?
- Expansion would have minimal effect on employment/jobs
- Retail element of Longwell Green moving away due to shoppers going to Keynsham for a better range of shops. A limited range at Longwell Green
- Although Marks and Spencers are moving into Longwell Green, together with others, there will be more employees than shoppers
- People like the traditional High Street style shopping
- Lack of facilities
- The needs of small retailers need to be taken into account.
- The regeneration of the two high streets could be funded through development contributions
- Need for much more infrastructure linking to town centres and retail parks
- Nothing to replace losses of shops in existing centres

Rural Settlements
Q7 Which (if any) of the proposed options to plan for proposed development in rural areas do you prefer?
Option 1 – continue with the current approach of using development boundaries and a local plan type criteria based policy
Option 2 – Variable villages approach to identify some villages which would benefit from some development
Option 3 – Remove all existing settlement boundaries and replace with a new policy to assess the suitability of planning applications related to villages.

Are there others?

General comments on development in rural settlements:-
- Every village has got to have some development. Villages need to evolve
- Perhaps 1 house per hamlet
• Need a policy which does not price the locals out of the market. Villages need to evolve
• Any village expansion would need to meet a recognised local need
• What happens to those hamlets with no VDBs?
• Not enough provision to retain young people in the villages
• Make developers bid for 30 houses in a village and the best overall package can be chosen
• Planning system not transparent for many members of the public
• There is a view that the Council does not listen to Parish Councils
• Parish councils need to be involved in shaping the destiny of their villages - as (they feel) they are in a position to advise due to extensive local knowledge
• Timetable too short to meet Parish Council deadlines so unable to give proper consideration to all the issues
• Require a needs assessment for each settlement
• Parish Plans are not recognised by planners. They need to be supported
• Don’t follow North Somerset route of ‘no to everything/anything’
• Need for clarity across South Gloucestershire
• Need for community involvement at all stages
• The options are not clear. Can’t choose until the criteria are presented

General comments on type and design of development
• We need to ‘preserve what we’ve got’
• Character and distinctiveness of rural settlements is very important – and should be retained. Development needs to reflect rural character and identity
• Need to learn from example of good design quality, e.g. new developments in Marshfield and Doynton
• Everyone has a right to live where they want – price is important, must be affordable
• Tenure and type are key
• Opportunities for small businesses etc on farms
• Use of village design statements etc
• Need for employment opportunities for the young OR make provision for them to get out of the area, preferably by public transport
• Need to get more from developers – ensure S106 contributions
• Use Community Infrastructure Levy

Comments on specific settlements
• Tormarton – support proportional development/infill/small scale
• West Littleton – no development wanted - prefer current status
• Hawkesbury Upton – the Parish Plan points to another survey for affordable housing
• Bitton could have 150 houses on brownfield former employment site but would rather see it retained as employment. Site could be suitable for mix of small workshops

Comments on Option 1
• Generally Option 1 was not liked
• Settlement boundaries are easily understood
• Exceptions policy is viewed as too narrow
• Query whether existing villages are sustained or not
• Lack of sympathetic policy – don’t like blanket approach
• Option 1 no longer tenable
• If you stick with Option 1, every bit of land including green spaces is used up/under pressure for development

Comments on Option 2
• Generally Option 2 was liked
• This allows a village to determine its own destiny
• Option looks good as it assesses each settlement individually
• Need for criteria and settlement boundary – why no criteria in Issues and Options document?

Comments on Option 3
• There is a view that Option 3 is dangerous – developer led, while others preferred Option 3
• Option 3 would be a disaster – would leave each proposal to development control
• If do away with VDBs to a criteria based system, any development will need to meet these criteria to gain planning permission
• Criteria you apply could be same as you would use to allocate a site
• Why no criteria to comment on in the Issues and Options document?
• Option 3 would be preferable to certain villages e.g. Pucklechurch

Urban Extension
Q8: Do you agree with the key constraints that have been identified for this area?
• Constraints on initial site make a lot of common sense - hard to disagree with them
• Last constraint (lack of employment opportunities and services) is capable of being resolved
• There is a danger that Development Plans draw lines around constraints
• There is a view that constraints can be seen as opportunities
• What is the perception of the scarps and ridgelines?
• Add public transport infrastructure as a constraint/limitation
• Clarify what area is classed as Forest of Avon – it’s not just about trees
• Scope for well planned development which mitigates constraints
• Slope/scarp not a constraint – Clifton built on a hill – no reason why new development can’t do this. However, would Clifton get planning permission today?
• Green Belt is a key constraint – links to local distinctiveness
• Identify natural boundaries to areas, e.g. ridgelines etc
• Inconsistency in planning – open hill tops identified as important – yet 3 storey development allowed on highest point in Pucklechurch

Q9: Have we identified the right objectives for the core strategy? If not please explain
• Fine all common sense – hard to disagree with
• Balance people/jobs - any idea of types of jobs?
• Many jobs small scale
• The villages need protection
• Look at the role and function of the Green Belt
• Other land uses need to be taken into account.
• Need sympathetic protection from noise (from the ring road)
  o Not concrete tunnels
  o Trees/planting

Q10: Which option do you think would best achieve our objectives for the site?
Are there any other options we should consider?

- There is a view that you need to start with an overall plan for an area of search (comprehensive masterplan)
- There is a view that the Council needs to examine the RSS area of search more closely
- Developers want to know how their views can be fed into the process – want some clarity / certainty
- The Council needs to look at implementation and delivery.
- Majority of development near Ring Road
- Option 2 may have less traffic flow implications/congestion – spreads out traffic
  - But then less sustainable
  - More difficult to extend public transport to south
  - Encourages employment and residential development in one area
- Both options very similar – need for more options?
- Neither option viable, due to lack of infrastructure in southern areas of East Fringe. Infrastructure is key
- Do options include Kingswood/Staple Hill regeneration/viability/vitality?
- Possible use of a hybrid of the current options
- Opportunity at southern end of urban extension to provide more facilities with new development to serve existing population. Integrated by the provision of local centre in Oldland Common area
- Quality of life should be the driver
Yate / Chipping Sodbury Workshop
20 May 2008 – Chipping Sodbury Town Hall
Summary of Comments

The purpose of the Workshop was to:
- Raise awareness of the Core Strategy, the Issues and Options Consultation Document and the areas where new growth is likely to occur as a result of the Regional Spatial Strategy;
- Explore the constraints/opportunities for development identified in the Issues and Options Consultation Document;
- Explore the emerging “place shaping” objectives identified in the Consultation document

The Workshop discussed the Yate and Chipping Sodbury area, including the urban extension.

The comments set out in this report are a summary of the views expressed. The first part relates to the Vision for Yate/Chipping Sodbury. Attendees were asked to indicate whether they agreed or disagreed that suggested elements should be included in the Vision. The second part is a summary of the views expressed to questions posed.

What the Vision for Yate/Chipping Sodbury should include -

1) Better use of public transport and more opportunities for walking and cycling?

<table>
<thead>
<tr>
<th>Agree</th>
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<tbody>
<tr>
<td>Need more public transport</td>
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<tr>
<td>o More frequent trains to Bristol</td>
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<tr>
<td>o Improved rail services</td>
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<tr>
<td>o Improved bus services</td>
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<tr>
<td>o More frequent bus services</td>
</tr>
<tr>
<td>o More reliable bus services</td>
</tr>
<tr>
<td>o More affordable public transport</td>
</tr>
<tr>
<td>o Better links to East Fringe</td>
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</tbody>
</table>

| Need more cycle and walking routes |
| o Routes to city and countryside and other shop/work areas |
| o To reduce car borne traffic and benefit local residents |
| o To make Yate/Chipping Sodbury a place where it is easy for people to choose to walk and cycle for the things they need and want to do |
| o Providing safety of users taken into account |

Agree providing services are available locally and good transport systems for older people

Need new junction on M4 between J18 and J19

Need road direct from Yate past Westerleigh

NB No disagreement expressed
2) A better balance between jobs and housing?

<table>
<thead>
<tr>
<th>Agree</th>
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<tbody>
<tr>
<td>Need a wider range of jobs</td>
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<tr>
<td>- Quality service park</td>
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<td>- More accessible jobs</td>
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<tr>
<td>Agree</td>
<td></td>
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<tr>
<td>- More sustainable</td>
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<tr>
<td>- Will help reduce commuting and ease congestion</td>
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<td>- Too many houses and less jobs could cause problems</td>
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<tr>
<td>Link to better transport provision, a proper environment and a traffic scheme</td>
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<tr>
<td>Opportunity in urban extension for mixed use</td>
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<tr>
<td>Create businesses within housing developments e.g. shops, offices, etc</td>
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<tr>
<td>Need mix of housing</td>
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<tr>
<td>- More affordable housing for young and elderly</td>
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<tr>
<td>- Eco-friendly homes</td>
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<tr>
<td>- Lifetime homes</td>
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<tr>
<td>- Accessible homes</td>
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<tr>
<td>Query 5000 additional dwellings when no infrastructure in place</td>
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<tr>
<td>Need for places of worship for different religious faiths.</td>
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<tr>
<td>Need for services for older people</td>
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<tr>
<td>Disagree</td>
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<tr>
<td>Have we not got a good balance now?</td>
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<tr>
<td>Can’t achieve a balance</td>
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<tr>
<td>Will reduce potential for community if more jobs (land for employment) is associated with the growth in housing</td>
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3) Thriving town and local centres?

<table>
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<th>Agree</th>
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<tbody>
<tr>
<td>Recognise close community and encourage community cohesion</td>
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<tr>
<td>Improve Yate Town Centre i.e. more diverse stores, entertainment, restaurants, clubs, community activities</td>
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<tr>
<td>Recognise Chipping Sodbury – as a market town - has an image which should be kept</td>
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<tr>
<td>Opportunity for an upmarket but not too large supermarket to bring more people into Chipping Sodbury</td>
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<tr>
<td>Need to protect existing businesses</td>
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<tr>
<td>Sustain smaller villages</td>
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<tr>
<td>Mix of uses</td>
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</tbody>
</table>
NB No disagreement expressed

4) Quality green spaces?

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Need for proper maintenance of green spaces</td>
<td>Not a major issue</td>
</tr>
<tr>
<td>Retain existing green spaces</td>
<td></td>
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<tr>
<td>Green spaces must be connected and linked to housing and employment</td>
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<tr>
<td>areas</td>
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<td>Ensure spaces accessible to all</td>
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<tr>
<td>Need for more formal open space</td>
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<tr>
<td>Green spaces must be connected to their surroundings</td>
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<tr>
<td>Spaces need a purpose and to be well designed</td>
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<tr>
<td>Green spaces for play, leisure, sport and wildlife</td>
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</table>

5) Better definition of the different roles of Yate and Chipping Sodbury town centres?

<table>
<thead>
<tr>
<th>Agree</th>
<th>Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yate has the basis to accept growth, Chipping Sodbury does not.</td>
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<tr>
<td>Chipping Sodbury should be kept separate from Yate – it has a different image and should be kept that way.</td>
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<tr>
<td>Often 2 centres is preferable</td>
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<td></td>
<td>Why should they have different roles? All people need the same provisions</td>
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<td></td>
<td>They will inevitably join up</td>
</tr>
</tbody>
</table>

6) Anything else which should be included?

<table>
<thead>
<tr>
<th>Access for those with a range of impairments – physical (public transport), emotional - design footpaths / cycleways to promote accessibility</th>
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</thead>
<tbody>
<tr>
<td>Affordable housing</td>
</tr>
<tr>
<td>Impact on surrounding AONB and countryside.</td>
</tr>
<tr>
<td>Provision of land for allotments.</td>
</tr>
<tr>
<td>Community Centre for north of Yate and Sodbury.</td>
</tr>
<tr>
<td>Provision of land for schools, pre school education, childcare and extended schools facilities.</td>
</tr>
<tr>
<td>Quality architecture and public realm</td>
</tr>
<tr>
<td>Character and quality</td>
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</tbody>
</table>
Provision of amenity land.

Response to climate change

Flood plain extends out to the North and does not seem to be taken into consideration

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**Employment**

**Q1** Should further land for jobs be provided in Yate/Chipping Sodbury? If so what type of jobs and where?

- Generally agreed there was a need for more jobs and support for reducing commuting to Bristol and North Fringe
  - for local people
  - a broader base of employment with ‘higher quality’ jobs
  - more office jobs
  - high quality industry (like a science park) should be provided
  - an IT/business park
  - a need to promote the tertiary sector
  - would Yate benefit from a department store?
  - Chipping Sodbury could use a Waitrose or similar

- Generally agreed that further employment land required
  - insufficient space for business to expand
  - opportunities for retail jobs limited - Yate Shopping Centre is effectively on an island with roads all around it, so no space to develop
  - more premises to bring employment back to Yate
  - currently an insufficient size and range of units

- if the new development area(s) used to correct the current imbalance between jobs and residents this would result in a disproportionate amount of employment in the new area(s)
- more than 1 job per dwelling required to correct imbalance
- shortage of employment in North Yate
- concerns about impact on local road infrastructure
  - Morrisons lorries cause an issue on rural roads
  - Area becomes gridlocked at certain times of day
  - Bus service cuts will have an impact
- promote home working
- vacant and underused land in Westerleigh area
- perceived lack of competition in the ownership and promotion of employment land
- need for employment in health and other services with further growth

**Q2** When non-employment land becomes available for re-development should we give it first priority to employment?

- depends on location of land and type of employment proposed – no one answer
Green Space

Q3 How would you rate green spaces in Yate/Chipping Sodbury? (e.g. parks, play areas, sports pitches) and why?

- Mixed view on quality and quantity of existing green spaces
  - Some lovely small patches
  - Good range and number of formal sports facilities
  - A view that area is not well off for green spaces
  - Good green spaces
  - Lots of unused allotment land
  - Green spaces are unusable in autumn/winter

- There’s a lack of investment in open spaces
- There are no amenity centres towards the north of Yate
- There are competing interests
- Need to protect the quality of existing open space
- Need to ensure a better distribution within new developments
- Need to ensure that there are green corridors linking developments to the wider area for pedestrians/cyclists.

Transport

Q4 What transport improvements would you like to see and how can these be delivered?

- Rail
  - Provide station/turn back facility – so it doesn’t interfere with main line services
  - Priority to local train services not inter-city
  - Query whether Yate could have intercity service in future
  - Support use of Yate railway station

- Bus
  - Extra population would help service viability
  - Extra support in early days of development
  - Internal links need to be improved (circular routes etc) including to Yate Station
  - Improve services from Chipping Sodbury
  - Strategic links to North fringe and Bristol also to be improved. Don’t cut ‘X’ route services – used by commuters
  - If growth planned, it needs to be backed with services – not cuts in transport

- Mixed views on finishing the Road to Nowhere – regarded by some as out of date and by others as a route which could be improved
- New development could be an opportunity for dedicated cycle lanes

Housing

Q5 Is there a shortage of any particular types of housing in the Yate/Chipping Sodbury area? E.g. size (number of bedrooms), type (flats or family houses), tenure (privately owned, rented or housing association) or specialist (housing for the elderly)

- Need for affordable housing
  - Accessible housing
- Small houses
- Family houses
- Need to review 33.3% policy
- A growing need as existing housing stock ‘turned over’ at a slower rate

- Need for shared ownership/equity housing to get people on the property ladder
- Not enough houses being built at the moment
- Recognise population profile/trends – ageing population etc
- Recognise changes in living trends
- More housing for the elderly/extra care housing and the young to enable people to stay in their own communities
- Need for a mix of tenures
- Use Extra Care Housing as a base for a set of services for older people
- Recognise demand for different types of accommodation is changing e.g. increase in subdivision of houses into flats.
- Few Brownfield sites locally – other than employment and at cost of jobs.
- Question what is proposed for Sea Stores Site.

**Services and Facilities**

**Q6** Do the town and local centres in Yate need additional facilities and what are these facilities?

- Town Hall
- No evening economy in Yate Shopping Centre – could do with more
  - Cinema
  - Restaurants
  - Night Club
- Social and cultural facilities
  - Community centre - community groups need office space and place to hold events
- Central town centre sites should be used for mixed uses to correct the imbalance in facilities
- Better quality shops
- More diverse shops
- Additional leisure/sport facilities to meet demand from new development – condition of current facilities not good
- More parking linked to new development
- More ‘short term’ parking
- Would benefit from a variation on a Park & Ride scheme
- A launderette in Yate and Chipping Sodbury
- A youth club
- Concern about health facilities with new development
  - Health – can the new health centre cope?
  - access to hospitals
  - Frenchay/Southmead closure impact for local people traffic congestion creates very long journey times to Southmead – easier to get to Bath RUH.
- New developments should contribute to expanded facilities
- Concern that more contentious services (bail hostels etc) are dropped on Yate.

**Q7** Does Chipping Sodbury town centre need additional facilities and what are these facilities?
• A Chamber of Commerce
• A Waitrose
• Chipping Sodbury has a better range of facilities than Yate, just less choice- but limited options for further development
• Retain functions of a town centre – need for balance
• Be more attractive to small and starter businesses - rent prices for units is high
• There are a lot of charity shops and ‘novelty’ shops
• Better access for the disabled to shops
• Need for some regeneration
• Town centre needs to be kept alive – need for existing interests to work together to develop a vision for Chipping Sodbury.
• Sports provision could be enhanced

Urban Extension Options

Q8 Do you agree with the key constraints that have been identified for this area?

• Add the following as constraints:
  o Overhead power lines and pylons – have financial implications for land owners/developers
  o Old mining works & unstable ground conditions around Engine Common – e.g. mine shafts1000ft deep, contaminated land
  o Railway line
  o Long term water supply for the area need to be looked at and there is a need to identify sustainable levels of water supply
  o Deliverability (potential landownership issues at Engine Common)
  o Little Brownfield land – will have to impinge on open land
  o Distance from town centre – walking etc, not easy for sustainable links.
  o Distance to key services e.g. hospitals etc
  o Flooding issues affect eastern ‘blob’ of Option 2 and Engine Common as well.
  o Yate is effectively a dormitory settlement of Bristol and the need for movement makes the lack of transport infrastructure and services a constraint to further development

• There would be need for a new town centre – due to the distance from the Area of Search
• It would be ‘disgraceful’ to alter the GB and common land boundaries
• The character of Chipping Sodbury must be retained
• Drainage and drainage capacity needs to be looked at
• Concern that with further development to the north of Yate people will ‘rat run’ along small country lanes towards Horton and the A46 in order to get to the M4.
• Not considered the effect on the provision of services i.e. fire, ambulance and police etc.

Q9 Have we identified the right objectives for the extension? If not please explain

• Add following objectives
  o Improve strategic access – heavy vehicles, etc through Latteridge.
  o M4 Motorway link/Emersons Green
• “To provide sufficient housing to meet needs” – must be limited/balanced by constraints. Housing for RSS numbers at most.
• Need to match housing types and tenures provided to what is actually required by local people
• Should be recognised that improvement of the public transport links from Yate/Chipping Sodbury to the wider Bristol urban area would encourage commuting, although potentially it would reduce the growth of car commuting.

Q10 Which option do you think would best achieve our objectives for the extension?

• General criticism of options process.
  o Should be considering the appropriateness of a further 5,000 houses at Yate/Chipping Sodbury
  o no consideration has been given to the existing town or the capacity to put some development here
  o an urban design framework should be developed for Yate/Chipping Sodbury to test all possible options
  o concern about the impact on South Yate, on the regeneration needs of that area and the need to support its existing social infrastructure e.g. schools, if all of the development was on the north/east edges of the urban area
  o if the Green Belt is not regarded as an overriding constraint then development options on the west side of the area around Nibley might be considered and might be found to be more sustainable

• General comments on Options
  o There would be need for a new town centre – due to the distance from the Area of Search
  o Concern about distance to key services e.g. hospitals etc
  o Require significant transport infrastructure improvements
  o There is a need to ‘comprehensively’ plan any extension
  o There is a need to sensitively plan for green areas
  o There is a need to do further research into ground stability around Engine Common
  o Need vision for whole town – not just extensions
  o Upgrading of telecom links etc would help business and working at home etc.
  o If the limit is to be 2,500 dwellings these could be better located. Rather than simply focussing on an existing developer’s land, they might be spread over a number of smaller pieces of land.
  o Some would prefer more infill, and less by way of large areas of urban extension
  o If the ‘constraints’ drive the policy then options will be poor. The larger and more concentrated the development the more likely it would be to support infrastructure and services; conversely it would be difficult to achieve sustainable development with smaller areas of land.

Option 1
  • General view that Option 1 was better than Option 2 – also suggested that the proposed dwellings could be split into 2 locations for Option 1
  • Access issues – need for new infrastructure?
  • How will the ‘blob’ integrate with existing communities in North Yate
  • Why is it only one ‘blob’?

Option 2
  • There is a view that Option 2 is completely inappropriate, primarily because of the impact on the Cotswolds AONB
  • General concerns over the impact of 5000 new dwellings
• Concern about the poor ‘shape’ of option 2 and the limits this could place on transport provision.
• Specific comments made on Option 2
  o Is the centre ‘blob’ of the three around Chipping Sodbury viable?
  o Would it be possible to add the three Chipping Sodbury ‘blobs’ together into a band – and integrate them into the existing Chipping Sodbury/Yate urban area?
  o Could do with better links across railway line
  o Engine Common is unsuitable due to mines so far west ‘blob’ constrained
  o ‘blobs’ are a bit isolated
  o biodiversity of Chipping Sodbury Common / Colts Green / Kinggrove Common - the link between these commons would be lost with development east of St Johns Way.
  o The river Frome has been accepted as a natural barrier to development east of St Johns Way. To break this barrier would advance development towards the escarpment / AONB / Cotswold Way, South Chipping Sodbury and Old Sodbury.

**Alternative Option**
  o A combination of parts of Option 1 and Option 2
  o Could include area south of Tanhouse Lane, West of Engine Common (where number 84 is on OS base maps).
Appendix 27

Summary of Council for Voluntary Service (CVS) and Care Forum South Gloucestershire Consultation Event:
South Gloucestershire Core Strategy – Issues & Options
Emerson’s Green Village Hall
24 June 2008 12.00 – 2.00pm

Representatives from the following groups attended:
Senior Citizens Forum
BS17 Voluntary Link (Yate Volunteer Centre)
Stoke Gifford Parish Council
CVS South Gloucestershire
Merlin Housing Society
Pucklechurch Parish Council
Shortwood Green Belt Campaign
Save our Shortwood Action Committee
Stoke Gifford Trust Hall
Downend and Bromley Heath Parish Council
Children’s’ Playlink
South Gloucestershire Disability Action Group
AccessAbility
Care Forum
South Gloucestershire Council – Community Services

Notes taken by Emma Collier, CVS South Gloucestershire

- Frank Palma raised an issue about how the ration for social housing in new developments would change?

From Patrick Conroy’s presentation:
- No new policies yet – this is still the issues and options stage. This process is different from previous planning policy development processes
- Role of planning team – where “bottom up” meets “top down”
- Link between Sustainable Communities Strategy, Council Plan, and Core Strategy – Core Strategy as spatial expression of aspirations – managing future growth as key priority
- Key driver – Bristol designated as Core City – for economic development and population growth. Household formation & job creation rates a key pressures
- Link to Regional Spatial Strategy
- Need to find balance between needs of housing growth and protection of the countryside
- Not enough brown field sites – so will have to look at green field & green belt sites
- Pressure on existing communities who value separate identity & amenities incl. countryside

Responses:
- Shortwood Green Belt Campaign – recognize needs & arguments for development but take issue with densities proposed – concerns about the availability of green space in new developments
- Shortwood feels squashed between the “top down” and the “bottom up”
- Look for alternatives to building on the edge of cities
- Is the Green belt being rolled back?
- Shortwood Green Belt Campaign – proposing 20% growth which could be accommodated without building on green belt land

- How to accommodate needs for children’s play? Role of green infrastructure in linking formal & informal leisure facilities

- What about the impact of the economic downturn? There will be impact on RSS. There has been a rapid change in circumstances in the last 6 months. Now have too many houses and not enough mortgages

- Need to put pressure on Government to recognize need for flexibility of markets rather than putting pressure to deliver through the planning systems

- Are the houses being delivered too small for family needs?
- What about recycling of housing through encouraging turnover and older people moving on?
- How to influence “housing for life”? – get long term & joined up thinking. Need to bring together housing & planning strategies
- Will new housing be environmentally sustainable? – part of the requirement.

- Need balance between different types of housing for different needs – link to other strategies & policies
- Still shortage of social housing & alternatives to owner occupied sector

- Need to respect sense of identity of separate communities. Retain their individuality.
- But can see the argument for increasing the viability of smaller rural communities with small growth. What about provision for home working. Cost of transport?

- Council remains very concerned about the potential impact of the RSS. Want to work with local communities to make it work – need to balance needs of all communities eg. between urban extensions and traffic congestion elsewhere

- Impact on biodiversity?

- Role of consultation – shaded areas on map “areas of search” – where sites need to be identified. Council wants to work with communities to identify areas in collaboration – bargaining with community needs and interests – planning shopping list – link to other strategies from other services. Get these community needs into the planning process
- Community engagement to get the best deal possible through negotiations beyond this stage. Concept statements influence planning gain – money for community needs
- Council doesn’t want the next phase of development to be developer-led. Need to have high level of community leadership

- Do nothing approach won’t reduce the impact of volume house builders – they will just win on appeal
The next stage in the process will be the “concept planning” stage – focusing down on areas of search. There will be further opportunities for consultation & engagement with stakeholders – communities and developers.

Notes taken by Gillian Turner, The Care Forum

Q South Glos has 10% of total land area of South West region how does it end up with 28% of total house building?
A RSS prepared by Regional Assembly and GOSW looked at range of influences affecting population growth etc in South West. Importance of strengthening economic competitiveness. Bristol seen as one of major economic drivers in South West in terms of household formation and jobs. Bristol is largest and wealthiest community region across South West therefore likely to have more investment. Looks disproportionate but look at success and the need to maintain this.

Q Certain parts of South West are recognised as deprived and subject to European grants eg Plymouth – need greater investment
A Not here to defend RSS but we do have to live with the consequences. South Glos council has reservations about planning decisions and made points at public enquiry last year. Have to adapt and respond or others will impose upon us.

Q opportunity for sustainable growth. We live here because it is economically strong – that comes at a cost. We are part of greater Bristol and to sustain the economic growth of this area we need a higher population.
Bradley Stoke was a disaster. Emerson’s Green more sustainably planned eg village hall
Everything is not bad. We have expanding population people live longer and so there is a need for more social and affordable housing. We should see it as an opportunity not a stick.
Outside the urban fringes there are acres of land. People complain schools and Post offices are shutting yet they object to new homes and more people which would make it sustainable. Only 7% of England is built upon. We need to strike a balance
A We are a wealthy prosperous sub region. We have major universities etc because we command that position. People support development opportunities that support regeneration and areas that are struggling. Issue for WOE is that there isn’t enough land from brown field to meet need so we need to identify green spaces and reevaluate boundaries of the green belt. It is difficult for communities that feel threatened because it will affect their separateness.

Q Recognise need for more housing and economic growth but what is being imposed is wrong. Need standards for new developments. Density will be double that of Emerson’s Green. Need to ensure that there are green spaces.
The aim of the green belt is to stop urban sprawl and stop communities merging together.
Greenbelt aims to make planners look creatively instead of forever expanding into the green belt. The decision to roll back green belt has already been taken. It is a top down decision. If we accept it can be rolled back where you stop.
People at the top are taking the lazy way out by rolling back green belt. They should ask local people about how it should be done. Where there are spaces for development.

Q There is £250million in the pot for play. Where will we put playgrounds if we build on all potential green space? Children need play spaces and this space is not included in development plans.
A good point. Green infrastructure. Hope it doesn’t mean we have to build on recreational land although we will have to look at informal recreational area. It is important to think about children’s needs – future communities must be as sustainable as possible.

Q What effect will global economic downturn have on RSS over three years.
A. Six months ago the Government was saying too few homes and too many people in housing need. Been building 6-700 per year need to build 1500. Then the credit crunch now too many houses and not enough mortgages – too early to see how it will affect. Can give all planning permissions you want doesn’t mean more houses will be built.

Q Houses in the plan are 600 square foot over three floors. They are not designed for people to have children in.

Q what scope is there for redistribution of people? Oxfordshire developed a personal choice scheme to support people over 80 to downsize to free up homes for younger families.
A Part of package
Still respecting right of people to live where they want. Need to respond to housing requirements for older people – strategies for people to live independently eg extra care

Q Surplus of available housing for purchasers is only in private sector still shortage of provision of social homes. Many do not object to development of rural communities provided individuality of communities as separate is preserved. It is where and how they are built. Degree of enlargement of rural communities would make provision of services more viable eg schools, GPs

Nowhere in the plan is there recognition of the changing nature of work/home balance. There is no provision for working from home which will increase. Cost of transport will be a driver
A I understand concerns about impact on separate communities. Council is concerned about loss of green belt but a higher level has made decision. Council doesn’t agree but has to do it. Task now is to communicate to residents to get the best deal we can. Some communities will feel impact more strongly and we need to work more closely with you.

Q Stoke Gifford used to be a lovely little village now locked with cars everywhere else will become the same. Haven’t even built Emerson’s Green East yet and the problems that will bring – lot of talk about growth no consideration of wildlife loss of species, biodiversity, food chain. Only thinking of people building and money.

Q I question the validity of the consultation process when you know Government is going to roll back green belt. Need to look at where development could be made within existing rules. We are happy to look at Shortwood and look at where there could be development. There are communities who want legitimate growth. You should find out how many houses you can build that way and then look at where you need to be creative. Your consultation is built on presumption that the key issue is about developing in green belt. It is all being approached from a builders perspective – being driven by mass market speculative builders rather than looking at potential smaller developments.

Q Do you think process is better now than in the 80’s. Bradley Stoke emerged without proper planning. If you do need growth it is better to have consultation on sustainability. Previously there was no input from the Council on sustainability.
Q How do we influence this. I feel words just go into the sky. GOSW is non elected body. Government is far away. But we defeated SITA development when we all acted together. What do we need to do?
A Wait for Government response in July. South Glos won’t individually be able to change it. Might by working collaboratively keep high level objectives.

Q if I say for x houses we want a village hall – is that how we start bargaining?

Q Who identified areas for development originally for government to grasp?
A Government said to the four local authorities you will have to accommodate a number of houses – what is your viewpoint. Avon said numbers should be lower. Tried to negotiate and came up with locational strategy brown field site but recognised there would have to be some Greenfield – how to keep some green belt but give up some green land – there was consultation but until it comes to local level people can’t see what it means. Product of planning legislation and system.

Q Local residents can’t expand into green belt yet builders can bulldoze for development
A If any land ceases to be green belt there will be different considerations for all prospective builders.

Planning shopping list
Could include : play requirements, recreation, schools, hospitals transport
In Bradley Stoke they weren’t high on the agenda
Emerson’s green started looking at key fundamentals as mentioned above and it is an improvement – we are learning lessons.
We need to put community wants and asks into the pot. We can take on those discussion points. It is harder to take on NIMBY type points.
If SGlos does nothing it won’t reduce the threat of development taking place – builders will be pleased not to have to engage with local authorities. More difficult for builders to resist if we are saying we need three schools etc.

Q How can we influence the inevitable development to ensure it is housing for life?
Will south Glos not make a commitment to housing for life – profit shouldn’t be the main agenda?
A Good point – we need to make sure town planners understand key drivers from housing strategies

Q What can green belt be used for other than stopping urban sprawl eg there is an unsightly field full of disused greenhouses which would be no loss.
A Can do agriculture, forestry sporting cemetery. Green belt is not environmental policy – can be shabbiest land

Q Will new buildings be eco friendly?
A Built into planning requirements code for sustainable home. At moment code 3 want to move to code 6 by mid next decade
Youth Summit, 12 November 2008

THE CASTLE SCHOOL, THORNBURY: Youth Summit 12th November 2008

Worst things about the area:
Thornbury has bad attitude to teenagers, bus drivers – snobby towards kids; too many charity and corner shops.

What is needed in the future:

- **Transport:**
  Improve mobility - bus passes, buses just for young people – 18 and under-only adults if they want to go with their children, more cycle paths -easier healthier way, better school bus conditions, more public transport, buses so young people can get to activities e.g. youth clubs, cheaper bus fares, better wheelchair access around Thornbury.

- **Shops and town centres**
  Places to buy instrumental music, fast food places e.g. Subway -No McDonalds, clothing store e.g. H&M, Top Shop, more variety of shops for teens.

- **Built facilities and services**
  A &E at the existing hospital, more youth clubs and activities for teenagers -fund raising, youth cafés run by people in their 20’s. e.g. Mr Truan, Miss McCarthy, more activity places e.g. lazer quest, adventure assault courses, 6 primary schools - why so many when none are full?, more clubs – music, reading, art; music facilities, more graffiti style art, Public Art.

- **Open green spaces**
  For playing, should be safe, roundabout, open playing fields, here are lots of playing fields in Thornbury, but there aren’t enough proper football pitches with goal posts for the public to play on when they want.

- **Housing**
  Don’t build too far from High Street (‘no building below the line’ marked on map; from Quarry Farm to Council offices), if any houses are going to be built they should be near to Castle School, Bluebell Woods should not be built on- bluebells endangered, maybe more houses but that would make more traffic, tower block flats or small houses for small and young families, extended out; near High Street, more houses near Pithay Lodge – should survey to see if people visiting want natural habitat - if not, a few houses could go there.

- **Energy**
  Greener Thornbury – wind turbine.
FILTON HIGH SCHOOL: Youth Summit 12th November 2008

Best things about the area:
Youth Club, swimming pool, near parks, live close to scrambler track and shopping centre.

Worst things about the area:
Hoodies and teens drinking in the park, litter everywhere, no youth club close to my house, groups of teenagers hanging around at night, hardly any fields.

What is needed in the future:

- Transport:
  More zebra crossings, better signs, clearer signs, wider roads to stop buses blocking roads, bus lanes, more affordable buses, more roads, bus station, priority to bikes, bridge by Parkway Station paths too narrow – needs improvement, cycle paths, zebra crossing by Parkway Station.

- Shops and town centres:
  More local shops, town centre, advertise Youth Clubs, more after school clubs, shopping Centre, more smaller shops like Tesco Express.

- Built facilities and services:
  Doctors, more churches, trampolining club, swimming pool, ice skating rink, leisure centre, more post offices for OAP’s to get their pension, more phone boxes/post box/cash points, doctors close by, social club/clubs, cinema, tennis courts, lots of schools nearby, playgrounds for young children.

- Open green spaces:
  Woods close to houses, more information on good places to walk and clear signs to them.

- Housing:
  Insulation in new homes, Eco-friendly houses, nice flats to improve community.

- Employment:
  More jobs
KINGSFIELD SCHOOL: Youth Summit 12th November 2008

Worst things about the area:
Could get stabbed at night, not many open spaces, people shouting at you from pubs when you go to the shops and you feel scared, shops are too strict on kids when adults steal stuff as well, too dark around Woodstock/Sowerton Close, kids get labelled as bad even if not, kids not trusted, scared on buses because of people you don’t know; bus driver are arrogant, not fair for young children to be told that they have to go in shops one or two at a time.

What is needed in the future:

• Transport:
More train stations, lights in the lanes, lights on cycle paths, more trains, safer buses, more cycle paths – Tower Lane area, bridge to cross ring road, under path not a nice place to be-more lights and CCTV, street lamps that work, need cycle paths to town, more access roads in and out of town, updated bus stops (more accurate times), cheaper buses, more lights, more lighting opposite mill on Bridge Street, cycle path is dodgy, more regular bus times - so you don’t have to wait, better lights at the bus stop, school passes for buses.

• Shops and town centres
More shops, pubs for meals, less old people on the streets, shops should let you take your bikes in - so they don’t get nicked, more bins, security guards in shops, alternative to McDonalds and Pizza Hut, more healthy places to eat.

• Built facilities and services
Should be more activity centres, changing rooms to be safer (Kingsfield), better bike sheds - people rob our bikes, lockers in school, have rooms in each school where you can go when you want to just sit and calm down or just talk about problems, cheaper school meals – healthier meals, more recycling programmes at schools - Kingsfield has one, cheaper school books, schools should have: more clubs, bright colours, newer equipment, newer buildings, more leisure centres, renew school building, youth clubs, cheaper activities, libraries for young kids so adults don’t get angry, health centre (Alma Close), graffiti wall in youth club, more things for girls, a gym for younger people - also cheaper, more leisure centres , more cinemas, bowling etc - ones that we could walk to, more dance clubs

• Open green spaces
Open area for walks, days out and farms, open spaces, keep playing fields, if we build on open space we will ruin it, golf, clubs/meeting places, save the greenery, would have to cut down forests which would ruin the environment, open space on fields, football field with facilities on it as well (Lees Hill/Cockshot Hill), safer parks with equipment community officer, activities, youth workers, need Community Police in the parks, play areas

• Housing
Mix of people living in all areas, more houses with bigger gardens, more services to help you fix your houses if you have cracks, make houses cheaper for young families and young people, safer community
- Employment
  Jobs for younger children whilst at school, should still be jobs for less educated and less qualified people, more local jobs.
MARLWOOD SCHOOL: Youth Summit 12th November 2008
(only 1 student from this school, attending the Summit, lived in the nearby settlement)

Best things about the area
- Surroundings, Area of Outstanding National Beauty of Area, close to school, nursery good for children, good for old people but need to attract young people, buses good to and from school.

Worst things about the area:
- Guaranteed safety needed, boring street name (Old Gloucester Road).

What is needed in the future:

- Transport:
  - Train stations and more facilities and more frequent; re-open the rail line to and from Thornbury, good transport, easy to cross roads, safety – zebra crossings, traffic lights, lollipop ladies, divert traffic away.

- Shops and town centre uses
  - Shops, places to eat - takeaways coffee/café shops (Starbucks), restaurants, shop in Hallen, markets, clothes shops, sweet shops, shopping markets

- Built facilities and services
  - Cinemas, 50m swimming pool needed– big pool at Thornbury but not big enough, pool at school – much easier -wouldn’t have to get bus to leisure centre, regular clubs in the community, updated community sports centre, bowling, youth club, library, water park tiny, more things to do - at night and in the day

- Open green spaces
  - Football pitch, a field only – no goal posts, park,

- Housing
  - Make use of fields, they’re a waste of space.

- Employment
  - Places for jobs nearby, smaller companies around this area, more shops for Saturday jobs
DOWNEND SCHOOL: Youth Summit 12th November 2008

Best things about the area
Downend is safe, buses are good - regular service.

Worst things about the area:
Buses are getting more expensive, congestion (Lyde Green roundabout), people don’t ride bikes because they’re scared of them getting stolen, Westerleigh Road – too many cars parked on pavements, blocking paths, most parks have activities based to boys (bike ramps),

What is needed in the future:

- Transport:
  Cyclists gain priority over cars, walkways, more cycling tracks, speed cameras. parking-free, buses should be cheaper, encourage more people to get a bus instead of driving, extend the school car park so there is more places and more room to walk, wider pavements, buses not as done up so their fares are cheaper, less expensive public transport to encourage more people to use their cars less, the bus service can be improved by making more buses arrive on time, cycling (Westerleigh Road), encourage cycling

- Shops and town centres uses
  Better quality of shops, like to see more shops – variety (Downend Road), restaurants with competitions etc. Teen meals

- Built facilities and services
  Have a ‘Club’ for kids – music, dancing, strobe lighting etc, better respected leisure facilities, ice skating, youth clubs with optional choices. better facilities and more teen activities, local competitions, sports, gaming, foreign activities, ‘Teen cafe’, space for teenagers to chill out and relax with their mates, youth clubs for young teenagers to stop bored teenagers committing crimes and hanging around the place, sport clubs, e.g. dancing and football, after school – drop off centre, lessons on healthy living and growing own veg/food, more relaxed youth clubs - not so much education we want to relax and fee safe, swimming pools-encourages healthy living

- Open green spaces
  More dog walks, arboretum for the environment, lights in park, make the parks more safe, bigger leisure (Vinney Green playing field). bigger parks.

- Housing
  New houses should be allocated with allotments for ease of growing your own veg.

- General comments
  Respect in the community between ages, rewards for caring for the environment, cleaner community, rewards for recycling, healthy living, more recycling, use paper bag instead of plastic and if they break you can recycle them, make recycling easier (bottom of Blackhorse Road), bins split into quarters (recycling; plastic, food, cardboard, other) better leisure for better health living, money off leisure, land should be allocated for allotments - growing own food.
• At school
   Safer bike sheds to stop theft of bikes, more security cameras near school bike
   sheds to catch bike stealers, some allotments in school so you can get some
   experience on growing food - encourages healthy living, more bike sheds by drama
   hall to stop traffic at front of school.
BRIMSHAM GREEN SCHOOL: Youth Summit 12th November 2008

Best things about the area
Keep Rileys - a pool hall

Worst things about the area:
Concerned about safety when playing in Ridgewoods

What is needed in the future:

- **Transport:**
  Cycle friendly roads and paths (prefer cyclist to be off road as this is safer) in the new development and elsewhere, would like to be able to hire out bikes throughout Yate and Chipping Sodbury, more taxis, more school buses, cycle paths not by roads, more safe crossings for pedestrians, links to the countryside/woods, better lighting, cheaper bus services for youth.

- **Shops and town centres**
  In the existing Yate shopping centre - more shops, mixture of shops, youth café, some expensive and cheap shops, more toy shops, arcade.
  In possible development area to the north of Brimsham - new town centre with a large superstore and small shops dotted around the new development.
  Engine Common - more shops

- **Built facilities and services**
  More leisure uses in the existing Yate shopping centre - cinema, bowling alley, arcade, improved Yate Leisure Centre swimming pools, more summer clubs, more youth clubs, primary schools and more youth centres in possible new development, schools open to public for events

- **Open green spaces**
  More allotments for local food growing in the new development, but concerned about vandalism, parks in new development

- **Housing**
  More housing in Engine Common,
  In possible development area to the north of Brimsham would like bigger houses, houses to rent, small and big houses mixed, different prices, a few flats, houses with gardens, want large number of houses (agreed that 3,000 homes would be better than a smaller number as this would bring with it more facilities and services, although concerned about the amount of traffic.

- **Employment**
  More jobs in Yate - starter premises for new companies.

- **General comments**
  Lots more recycling areas, wind turbines.
MANGOTSFIELD SECONDARY SCHOOL: Youth Summit 12th November 2008

Best things about the area
Rodway Common - open areas

Worst things about the area:
Not enough open space, Staple Hill – poor quality, tramps – feels a bit rough; park/play equipment are only made for younger kids.

What is needed in the future:

- Transport:
  More footpaths; subways aren’t safe prefer bridges; green/footpath from cycle path via “pencil jumps” across ring road to countryside; bus service to Longwell Green; cheaper bus fares; crossing (Oaklands Road); Cycle path – cut back trees, anti-social behaviour but good to ride to Bath, “pencil jumps” hidden behind trees - cut back trees to increase use, dangerous crossing a bridge safer; Manor Road area - cut back trees for daylight, tidy up, signs clearer – one way road; Rodway Common area : need to maintain and repair footpaths (too messy) along road.

- Shops and town centres
  Use local shops; local parades – too many takeaways, local shops (Rodway Hill Road)

- Built facilities and services
  Leisure centre in Mangotsfield i.e. swimming pool; cinema/restaurants (like Longwell Green); Mangotsfield School: open to public, tennis court, CCTV in school intimidating.

- Open green spaces
  Build better parks and bigger parks (Springfield Park); try to cut down on vandalism in parks e.g. fires, burning equipment; dog walking area (next to golf course); Page Park: lighting in tennis court and Astro turf; Rodway Hill – open area, well used - would like older kids park and equipment 13+; Rodway Common: want wild areas and also some park areas like Page Park.

- General comments
  Would like respect for kids (12 – 13 year olds) and respect from police for kids.
CULVERHILL SCHOOL: Youth Summit 12th November 2008

Worst things about the area:
Dog walkers that leave mess, litter, pool is rubbish - too small, local police officers (at shopping centre), speed camera that turns off, smoking, fights.

What is needed in the future:

- Transport:
  A subway train, more safe places to cross the road – bridges over the road, more speed bumps to slow people down, bicycle track, we need a camera to take photos of people on their mobile phones whilst driving.

- Shops and town centres
  Casino (adults) or fun arcade (kids), cinema (but leave green spaces alone).

- Built facilities and services
  BMX park, youth club, football stadium, hair salon or beauty salon (spa), chocolate factory.

- Our school:
  - has – allotments & school field to grow vegetables, staff are strict but fair, nice lessons, community café, leavers room, library.
  - We need - more laptops, more after school clubs, dance classes, have famous visitors, a jacuzzi, healthy food, bigger playground
BRADLEY STOKE COMMUNITY SCHOOL: Youth Summit 12th November 2008

Best things about the area
Leisure centre because there are a range of things to do like swimming and the library, Bradley Stoke festival because there is a lot to do and it is a good social event, everything I do is close - like the park and the shop; the new district centre has shops which are good and accessible, so you can meet up with friends.

Worst things about the area:
All houses around Bradley Stoke are similar and squashed together, during the winter the duck pond area gets dark, concerned about safety when travelling to and from school along the cycle paths as there are no lights, security too strict in the Tesco Extra, there aren’t enough places to meet with different religions and learn from them, need better advertising of events in the area – suggest have advertising at Tesco.

What is needed in the future:

- **Transport:**
  Need a local bus service like in London - it is good because you can get to support the local football/rugby/cricket teams.

- **Shops and town centres**
  More variety of shops – butchers – and maybe have a market once a month, have a community space on the new town centre to advertise events, pick up leaflets and generally learn about the events in the area and be sociable, too many food shops in centre - not very healthy to have too many food outlets, should be a range of different shops in the centre so that everyone can go to different ones, to promote healthy eating there should be a healthy food shop or groceries.

- **Built facilities and services**
  More activities and opportunities to be given in the Jubilee Centre, expand use of the Activity centre, other religious communities to have more holy places like mosques and churches, security – skate park.

- **Open green spaces**
  Outdoor activity centre which promotes using bikes and doing more sports, make more use of the woods for activities e.g, Go-Ape.

- **Housing**
  We need a variety of different houses so that it is not all the same, how green are the new houses going to be? Solar panels – wind turbines?

- **Employment**
  A bigger variety of jobs - almost every job in Bradley Stoke is based on retailing apart from Dr’s, vets etc, a variety of jobs so that people in the local area do not need to commute to different places and use their cars.
• General Comments
As a town we should try and be more environmental, even if this means picking up some litter and putting it in the bin, we could do some more things for the charities and get involved in all the work that they do; there are lots of churches in our area but it’s not all about the religion - people get involved and have fun, as a community and get to know people, clean up.
**CHIPPING SODBURY SECONDARY SCHOOL: Youth Summit 12th November 2008**

**Best things about the area**
Peghill Skate Park, nice views, lots of good eateries and pubs, Liliput Park – in the day, shopping centre, leisure centre – good sports facilities, good things to do in the Kingsgate Park, Goldcrest Park is great, but needs more swings.

**Worst things about the area:**
Flooding on St. John’s Way, need better shops in High Street – high street clothes shops e.g. Jane Norman, H & M, flooding under the underpass, lack of food stores, safer road crossing facilities needed, High Street – lack of parking, Liliput Park – not enough equipment and don’t feel safe at night, Goldcrest Park needs more swings, changing rooms in the leisure centre, not enough for teenagers (need cinema/bowling alley), too many cars speed (need speed cameras) and drivers on mobile phones.

**What is needed in the future:**

- **Transport:**
  Cheaper bus service, better lights, better public transport, safer cycle routes, student taxi fares, less traffic, park & ride sites, improved railway station, tram system, safer routes.

- **Shops and town centres**
  More high street shops, complex around Waitrose.

- **Built facilities and services**
  Cinemas, bowling alley, youth club open every night, cheaper sports, skating lessons, Internet cafes, more theatres, night club for teenagers, community and cultural activity, more colleges/higher education facilities, use school facilities for community, 24 hour police service, coaching events for skate park etc.

- **Open green spaces**
  Keep green areas.

**Housing**
Eco-friendly houses, solar power, concerned that new housing may be on open spaces.

- **Employment**
  More job facilities.

- **General comments**
  Better police patrol (when it starts to get dark), free Internet, more environmental recycling facilities.

- **At School**
  Seating area, refurbished classrooms, more undercover areas, better dining room.
## PARTNERS’ CONFERENCE – 24 FEB 2009

### Key Messages’ Matrix

<table>
<thead>
<tr>
<th>Key Message</th>
<th>Comments (précis)</th>
<th>Action to take</th>
<th>Who by</th>
<th>Timeframe</th>
</tr>
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</table>
| **Infrastructure** | • Get it in first (everyone to push for this)  
• Get it right  
• Make sure it’s flexible  
• Develop the community infrastructure alongside the physical infrastructure | Infrastructure delivery plan (South Glos and West of England)  
Engage partners; gather evidence  
Single Conversation (HCA/SWRDA) | Local Authority Infrastructure providers  
Statutory bodies | July 2009 (WoE)  
Dec 2009 (SGC) |
| **Transport** | • It is crucial to get right  
• Put in early  
• Be affordable  
• Go to the right places  
• Improve cycling and walking  
• Make routes meaningful | West of England Regional Funding Advice 1 and 2  
Joining up through the Core Strategy Concept planning  
Accessibility runs through all plans and policies | WoE  
Local Transport Plan (3)  
Firstbus  
Network Rail  
Highways Agency  
NHS etc | Now and ongoing |
| **Engage** | • Listen to and act upon public views  
• Community engagement and development is vital to link existing and new communities  
• Existing communities should influence new developments as to what is put in/what | Statement of Community Involvement Positive and effective engagement | SGP partners | Now and ongoing |
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<th>is needed in area</th>
<th>Youth Summit CYP involvement in Yate engagement</th>
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<table>
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<tr>
<th>Community</th>
<th>Get young people involved</th>
<th>Youth Summit CYP involvement in Yate engagement</th>
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<tbody>
<tr>
<td></td>
<td>Need to fund community development</td>
<td>Community planning Empowerment Capacity and skills building Civic leadership (Patchway ?? Community Hall)</td>
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<tr>
<td></td>
<td>New developments must benefit existing ones</td>
<td>Local Authority SGP partners</td>
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<td></td>
<td>Community = common unity</td>
<td>Ongoing</td>
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<tr>
<th>Plan</th>
<th>Use the time wisely especially before confirmation of the final growth numbers</th>
<th>Keep to milestones in the revised Local Development Scheme Community engagement in Yate and other growth areas in response to community requests. Brief partners on implications of growth numbers</th>
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<tr>
<td></td>
<td>Put resources into spatial planning</td>
<td>SGP partners (critical)</td>
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<td>Proactive not reactive planning</td>
<td>June 09</td>
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<td>Put resources into spatial planning</td>
<td>All SGP partners need to gather evidence and talk to planners about their needs</td>
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<td>Proactive not reactive planning</td>
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<th>Economy</th>
<th>Develop local jobs with the infrastructure first Don’t lose employment land in residential areas for short term gain</th>
<th>Lessons learned from Weston-s-Mare and the Science Park (East fringe) Employment land Strategy Safeguarding sites through the</th>
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<td>Prepare for the future (new work trends and technologies)</td>
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<td>Develop new skills for all ages</td>
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<td>Improve delivery of skills through partnership of education and employment</td>
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<td>To encourage healthy living and crime reduction</td>
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<td>Flexible, good quality buildings in good quality environments</td>
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<td>Involve developers as soon as possible</td>
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<td>Challenge</td>
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<td>Design led through the Core Strategy</td>
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<td>Look at each community’s present sustainability and what steps need to be</td>
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<td>taken to improve it</td>
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<td>Engage, consult, inform. Inspirational leaders</td>
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<td>SGP partners</td>
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<td>Help all communities get to same standard of sustainability</td>
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<td>Sustainability Appraisal process to test impacts of development</td>
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<td>Reasonable planning systems to ensure community benefits from developments</td>
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<td><strong>Strategic</strong></td>
<td>Have clear, shared, well communicated vision – Council to drive Must be bottom-up Implement through detailed action plans</td>
<td>Inspirational leadership. Local development framework (Core Strategy) should express and join up all visions for the area</td>
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<td><strong>Partnership</strong></td>
<td>Build on the present partnerships but create better links between the strategic and the operational</td>
<td>Review of partnership to ensure its fit for the future. Robust monitor of delivery</td>
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<td>Keep thinking about new partners, efficient joint working and service delivery</td>
<td>Keep raising awareness at all levels</td>
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Memo to One-Stop Shops Re Sustainability Appraisal

South Gloucestershire Council
The Council Offices, Castle Street, Thornbury, South Gloucestershire BS35 1HF

Memorandum to: All One-Stop Shops
From: Ben McGee, Planning Officer, Spatial Planning Team, Thornbury
cc:
Date: 1 March 2011
Your Reference: 
Our Reference: 
Telephone: Ex 3572
Facsimile: 

RE South Gloucestershire Core Strategy Issues and Options: Sustainability Appraisal

Please find enclosed a hard copy of the Sustainability Appraisal (SA) Report (plus its appendices) to accompany the Core Strategy Issues and Options document that is currently out to consultation, which you will have already received from us.

The SA sets out an appraisal of the proposals in the Issues and Options document in terms of how well the options perform against various sustainability objectives.

While the Issues and Options document was published several weeks ago for consultation, we have been delayed in publishing its accompanying SA Report due to staff resources. Due to this delay, the SA Report will be open to public consultation until Friday 11th July 2008 (whereas consultation on the Issues and Options document ends on 13th June).

Due to the size of the SA Report and its appendices we have only provided you with one copy of the document – so please do not let members of the public take it away. The document is available on the Council's website.

The SA process is technical and very complex, so if members of the public request to see the SA Report and have questions, please do not hesitate to phone me on extension 3572.

Regards

Ben McGee
Planning Policy Officer
Spatial Planning Team
Thornbury
29th February 2008

Packed Public Meeting Opposes 5,000 New Houses for Yate

More than 300 people packed into a meeting at Brimsham Green School in Yate on Friday night (29th February) to discuss the impact of a proposed 5,000 new homes being built in the area.

Northavon MP Steve Webb and Yate Town Councillor Chris Willmore made presentations on the proposals and their potential impact on Yate and the surrounding area.

Steve Webb set out how an independent body working for the Regional Spatial Strategy had allocated the number of homes for Yate out of 30,800 for the South Gloucestershire area by 2026.

Councillor Willmore then analysed the report in greater detail and explained that it would be the job of South Gloucestershire Council to do the dirty work' and find places for the housing to go.

Cllr Willmore said:

"Every single person in this room has something to do to help us stop these woefully thought out plans.

"Join our campaign, write in to the government - tell them of potential problems more housing could cause to our town, let's all do it. "It is up to us to try to stop it."
9th May 2008

Residents Flock to Hear of Housing Threat to Chipping Sodbury

Over 200 local residents were present at Chipping Sodbury Town Hall last night (Thursday 8th) at a meeting organised by Steve Webb MP and the local Liberal Democrats to discuss the threat of mass house building around the town. The meeting followed on from a similar event last month at Brimsham Green school where Yate residents were alerted to the plans.

The meeting was chaired by Cllr Adrian Rush and started by hearing from local MP Steve Webb about how central government is currently considering a plan for more than 30,000 houses in South Gloucestershire, including 5,000 in the Yate & Chipping Sodbury area. Residents were encouraged to give their views on these plans to the Minister in charge, Hazel Blears, when a public consultation is launched later in the year. Steve Webb also gave details of a South Gloucestershire Council consultation which has just been launched which looks at sites around the local area.

Major developments could happen at Engine Common, north of Brimsham Park and around the Northern and Eastern edge of Chipping Sodbury, including on open land off St. John's Way.

Yate councillor and planning expert Chris Willmore took residents through the details of the process and highlighted the potential impact of over-development on traffic, flooding, health services and other public services. She also questioned assertions by the Government panel that this area is already well served by public transport.

A question-and-answer session followed the presentations with residents pointing out the even greater pressure on health services that would result from the development, and in response Steve Webb reiterated his total opposition to closing Frenchay and said the planned houses would make that decision even harder to defend.

Chipping Sodbury councillor Linda Boon asked residents to let her know of issues relating to local health services that she could raise as part of the Council's ‘health scrutiny'
process. The meeting also discussed who owns the land in question and what sort of houses would be built.

Commenting after the meeting, Steve Webb said:

"The large attendances that we have had for this series of meetings shows that local residents recognise that massive over-development could ruin the character of our area. "Whilst there is a need for affordable housing for local families, massive development on this scale is simply unsustainable and should not be imposed on us by Central Government. "We are urging residents to respond both to the Council's current consultation and to the Government's later in the year. Unless we speak up loud and clear now, the die will be cast for the next 20 years"."
Chipping Sodbury hit by housing bombshell

The Government wants to force an extra 30,000 houses on South Glos. The Tory Council is thinking of putting 5,000 of them in the area shaded.

Local Focus Team members are horrified by the government proposals for massive extra housing in South Gloucestershire in the next few years.

The proposal is a staggering 30,000 extra houses. This development will eat into our green areas and clog up our roads.

We need affordable housing for local people but not in every green area around.

Please help the Lib Dems fight these plans - tell them what you think!

PUBLIC MEETING

with

STEVE WEBB MP

on the housing proposals

Thursday 8th May

Chipping Sodbury

Town Hall

7.30pm
HAVE YOUR SAY

South Gloucestershire’s Cabinet will soon ask for your views. They have prepared a Consultation Document but it will be available only from 25th April till 8th June.
During those weeks please obtain a copy from Libraries, one-stop shops, or from http://consultations.southglos.gov.uk and return it to South Gloucestershire Council, Castle Street, Thornbury BS35 1HF.
As well as housing needs there are things like traffic, transport, health and leisure facilities, schools, and so on, to be considered.

Don’t miss this chance! Obtain a form and tell the Cabinet what YOU think of these proposals.

Don’t leave it to someone else - they may be leaving it to you!

Tell the Council your views...
...tell us if you can help the campaign

Once is not enough!
After the Council’s consultation, there will be another. This will be arranged by the Government. It is vital that you have your say in BOTH.

Please help South Glos Lib Dems to fight for YOU!
☐ I can deliver leaflets near my home
☐ I enclose a cheque to help to pay for your campaigns

(Cheque payable to Thornbury & Yate Liberal Democrats)

Name
Address
Email/phone

Please return this slip to Cllrs Linda Boon & Sheila Mead
FREEPOST (BS9292), Bristol BS35 4ZZ
southgloslibdems@riscall.co.uk

Printed and published by Adrian RAM, 1 Learman Close, Chipping Sodbury
Bodies found in water

Two bodies have been recovered from the water of the River Avon in South Gloucestershire.

The first body was recovered near to the river near Ashton Keynes last Wednesday after it was spotted by a boatman.

It is believed to be that of 29-year-old Adam Appleton from Fishponds, who had been reported missing on May 27, but this has yet to be officially confirmed.

Police are undertaking investigations into the circumstances of the deaths.

Young drinkers leave glass on play area

CHILDREN who have been drinking water contaminated with glass have left it on a playing field and left bottles on the grass.

A mother of two, who lives near the Avon Riverside Ground in South Gloucestershire, said: "My son found a bottle of glass on the ground on Monday morning after a group of muddy teenagers had a party on the field.

"Police said they were investigating but they didn't do anything to stop people doing this."

"The council should be in charge, not me."
Chance to have say on homes

SOUTH Gloucestershire residents are being urged to have their say on plans to build 31,000 new homes in the district by 2026.

Half of the housing is set to go up on protected green belt land.

A consultation has been launched on the first stage of the Core Strategy which will set out a plan for the future of the area for the next two decades.

The document will dictate where new homes, jobs and roads should go, and whether parts of the green belt should disappear under bricks and mortar.

When it is completed, the Core Strategy will replace many of the council's planning policies outlined in its Local Plan.

The Government will have the final say on how much new development the district will be earmarked for, but the South West Regional Assembly is recommending 30,800 homes.

A number of major developments already agreed will be included in the plan, including 2,800 homes in Northfield, 1,690 at Haywood and Wraxall, 1,500 at Glenmore Farm, and hundreds more at Emersons Green West.

The Government and the council now have to identify which areas of countryside will end up under 1,800 new homes around Oxleas, Causeway Pinch, west of the M4, Emersons Green and Kingswood.

Another 4,000 new homes have been earmarked for the north-east side of Yate and Chipping Sodbury.

The council is writing to get the figure of 30,800 homes reduced and will be pressing the Government to protect the green belt.

In the meantime, it must consult people on where they think the new homes should go and what should be done to cope with such a large influx of new residents.

A series of events and exhibitions will be held during the six-week consultation so people can find out more about the Core Strategy.

John Cutlery, leader of the council, said: "It is crucial that as many people as possible take the opportunity to have their say.

"The scale of development proposed would fundamentally change the South Gloucestershire and it is important that our residents give their views at every stage in the process.

"We need to make sure we balance the requirements for further development with the greatest possible protection for our heritage, environment and countryside."
Focus should be on urban development not building

Chapels undercut halls

And/or confusion could see parking tickets challenged
Angry residents did not know about plans to build 5,000 new homes.

Don’t swamp our village with a tide of concrete

Campaign Residents of Shortwood are fighting to save their village.

By Laura Williams

There are dozens of houses in the quiet village of Shortwood. They are set back from the road and hidden from the view of traffic. Yet, the residents are concerned about the future of their village. The council is planning to build 5,000 new homes in the area, and the residents are worried about the impact this will have on their community.

Strategy: the tiny village could be submerged up in the maw of the new builders. By: Steve Webb

“The village would be swamped,” said one resident. “There would be no more room for our children to play.”

VIPs to see pioneering mine work

South Gloucestershire, Embankment

Public figures will be joining hands with the mining enthusiasts to witness the underground tails. It’s been a long wait for the local representation agency to see the project come to fruition.

Join us in welcoming the various protected species of fish which live in the mines. The council hopes this will be an opportunity to learn more about the work being done and the importance of the project to the community.

The council is working closely with the mining enthusiasts to ensure the project is successful and that the community is involved in the decision-making process.

For more information please visit www.southgloucestercouncl.gov.uk.
Residents object to new homes scheme

Blueprint: Fears over strain on towns’ infrastructure

HUNDREDS of worried Yate and Chipping Sodbury residents have turned out to have their say on plans to build 5,000 homes in the area.

Many of them, provisions and teachers packed out Chipping Sodbury Town Hall on Tuesday for the last in a series of meetings connected to the Government’s 20-year plan.

by All Dent

The record, which the Government-backed South West Regional Spatial Strategy recommend, is also for 2,200 homes plus a stable care-development near Yate John’s Way in Chipping Sodbury.

Mr Dent added: ‘Most people have accepted that land off ‘Quintin Lane’ will be developed as it has been talked about since the land seized in 2007.

‘This shock is the development in the Chipping Sodbury area because it is not finished.\n
The development has been delayed for 10 years.\n
‘The council should be in the Yate area.

‘We have correspondence on this matter and it seems the council is in favour of the plans for the Chipping Sodbury area and not the Yate area.

‘We are in favour of the council putting more emphasis on the Chipping Sodbury area and not the Yate area.

The report shows the Chipping Sodbury area is more densely populated and has a higher proportion of older people.

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Appendix 39

Letter Published in Bristol Evening Post 9 May 2008

VOX POP: Are we unnecessarily wasteful with food?

Wendy Senior, 52, Weston-super-Mare

"It's important to be responsible. On a Friday or Saturday night there are always a lot of leftovers." 

Richard Kent, 63, Portishead

"We need to be more efficient. I think I could save a lot of money on food." 

Julia Wells, 56, Redcliffe

"I think it's important to be aware of where your money is going." 

Country file! How much of this greenery will be left when 30,000 new homes are built?

The council is currently planning for an additional 30,000 homes in the county to be built by 2030. This plan will have a major impact on the area, affecting much of the greenery and urban landscape.

Vox Pop.

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Country file! How much of this greenery will be left when 30,000 new homes are built?

The council is currently planning for an additional 30,000 homes in the county to be built by 2030. This plan will have a major impact on the area, affecting much of the greenery and urban landscape.

Vox Pop.

"We are probably underestimating. On a Friday or Saturday night there are always a lot of leftovers." 

Richard Kent, 63, Portishead

"We need to be more efficient. I think I could save a lot of money on food." 

Julia Wells, 56, Redcliffe

"I think it's important to be aware of where your money is going."
Article Published in Observer 29 May 2008

South Gloucestershire Council Core Strategy Issues and Options
Engagement Statement,

Appendix 40

PEOPLE living in Kingswood have been given a glimpse of the scale of housing earmarked for the area.

South Gloucestershire Council is rolling out its Kingswood Strategy, a report that sets out plans to build 4,000 new homes over the next 20 years, and the public is being given a preview of the proposals.

Speaking at the opening of the exhibition, Cllr Paul Wasley, leader of South Gloucestershire Council, said: "The exhibition will give people the opportunity to see what's planned for their future and to air their views about the proposals.

"We are committed to listening to our residents and we want to ensure that their voices are heard.

"The exhibition will run from 15 to 21 May and there will be a number of events and activities taking place during this time, including a public meeting on 17 May.

"We are also encouraging people to get involved by taking part in our online consultation, which will run from 15 to 31 May.

"I would encourage everyone to come along and find out more about the proposals and give us your feedback."

By John Le Couture

HAVE YOUR SAY ON 30,800 NEW HOMES

Youngsters ready to roll

Youngsters ready to roll

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Article Published in South Gloucestershire Gazette Series 19 June 2008
MP leads fight against houses target

The campaign against central government plans for mass housebuilding across South Gloucestershire is being led by Northaven MP Steve Webb and the Lib Dem team.

The campaign was launched when a Government panel proposed a dramatic increase in the number of houses to be built in the area over the next 20 years. Plans developed by councillors across the South West had suggested an extra 13,000 houses by 2026 – already a huge increase – but a Government inspector has proposed a figure of over 30,000.

Areas especially badly hit are likely to include Yate/Sodbury (which could be faced with an extra 5,000 houses) and Green Belt land between Emersons Green and Pucklechurch. The Inspector also rejected plans to increase the Green Belt around Thornbury which increases the threat of development north of the Town.

There will shortly be a period of public consultation on the plans, and Steve isurguing local residents to make their views known.

Steve said: “While there is a need for more affordable housing for local people, we simply cannot cope with massive over-development on the scale proposed”.

Left: Steve Webb MP and Cllr Chris Williams (speaking) tell hundreds of local residents about housebuilding plans at a recent meeting.

Green campaigner

Steve Webb MP has been given the key role of speaking in Parliament on environment and energy issues for the Lib Dems.

He is currently leading the Lib Dems on Parliamentary debate on the Climate Change Bill. The Liberal Democrats are supporting calls for a bold target of an 80% cut in CO2 emissions by 2050. These have so far been blocked by Labour whilst the Conservatives have abstained.

Steve’s current campaigns include:

- excess packaging – cut the unnecessary packaging on much of what we buy
- flooding – a major campaign for improved flood prevention in South Gloucestershire
- Severn tidal power – the Government has at last agreed to a study into options for harnessing the tidal power of the Severn.

Steve meets climate change campaigners

Fighting post office closures

Earlier this year residents were shocked to hear of Post Office plans to close sub post offices at Tuddington, Old Sodbury & Station Road, Yate.

Steve Webb immediately took action, contacting thousands of households with leaflets letting them know about the plan, including a petition form and how to respond to the consultation.

He persuaded Post Office management to visit the area, and worked with town and parish councils to set up public meetings where residents could make their views known.

Steve has also contacted South Gloucestershire Council and urged them to look at whether they could help keep the post offices open. As we go to press we are awaiting final decisions from the Post Office.

Steve said: “Successive governments have undermined the post office network, with over 3,000 offices closing when the Conservatives were last in power.”

“Now the present Government is trying to close another 2,500. It is time they realised that post offices are at the heart of local communities and need to be kept up, not closed down.”