# South Gloucestershire Core Strategy
## Engagement & Consultation Statement
### 8th March 2010 to 23rd March 2011

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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 undertaken by South Gloucestershire Council and others to promote the Pre-Submission Publication Draft Core Strategy and the range of techniques used to invite people to make duly made representations up to August 2010. In undertaking consultation the Council had to take the May General Election and the associated purdah period into account.

1.3 This report also covers other engagement activities undertaken until submission of the Core Strategy to the Secretary of State in March 2011.

1.4 In undertaking the various consultation and engagement exercises, the Council has continued to deliver its 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 proposals for future growth in the area.

1.5 A consultation and Engagement Strategy was prepared and was formally considered by the Council’s Cabinet at its meeting on 8th March 2010 and is available at Appendix 1. This formed the structure for the range of initiatives that were used to promote the Pre-Submission Consultation Draft Core Strategy from March to August 2010.
2. Steps taken to publicise the Pre-Submission Publication
Draft Core Strategy

2.1 This section describes the steps taken to advertise and publicise the Pre-
Submission Publication Draft Core Strategy between March and August 2010,
and other processes and techniques used to enable people to make
representations.

8th March 2010

2.2 The Pre-Submission Publication Draft Core Strategy and supporting
Sustainability Appraisal were approved by Cabinet on 8th March 2010.
Preliminary (not desk-topped) drafts of the Core Strategy and SA Report were
subsequently made available in all South Gloucestershire Libraries and One-
Stop Shops. The ‘read more’ section of the Core Strategy web page
(www.southglos.gov.uk/corestrategy) provided links to the Core Strategy
document and accompanying Sustainability Appraisal. The website gave
background information about the Core Strategy document and ways to
respond.

17th March 2010

2.3 All persons/organisations on the Spatial Planning Team’s Local
Development Framework (LDF) Consultation Database were sent a
stakeholder letter/email informing them about the consultation, how to view
the documents and ways to respond – this letter is attached at Appendix 2.
Recipients included all statutory consultees. Approximately 3373
letters/emails were sent.

26th May 2010 onwards

2.4 All persons/organisations on the Spatial Planning Team’s Local
Development Framework (LDF) Consultation Database were written
to/emailed again on 26th May 2010 to give further information on the ways to
make representations on the Core Strategy and to advertise the final
response deadline of 6th August. This letter included details of where the
representation form and guidance notes could be obtained which explained
the formal statutory procedure for making representations. The letter/email is
attached at Appendix 3 and representation form and guidance notes are
attached at Appendix 10. Recipients included all statutory consultees.
Approximately 3351 letters/emails were sent.

2.5 Included with this letter/email was a summary leaflet which can be found
at Appendix 13. All Parish and Town Councils (letter at Appendix 4) and
Statutory consultation bodies (letter/email at Appendix 5) also received
complimentary copies of the Core Strategy document and in the case of
Parish and Town Councils a poster for display on a public notice board.

2.6 From 26th May the Council’s website (www.southglos.gov.uk) was
updated in the following ways:
• It informed stakeholders that the consultation period for making representations to the Core Strategy was open until 6th August 2010;
• A prominent link (known as a ‘widget’) on the Council’s internet main homepage was created that linked to the on-line consultation webpage in iNovem (see below).
• A further link from the ‘Have your say’ box on the South Gloucestershire Council website homepage also connected to the iNovem on-line consultation webpage.
• The Core Strategy web page provided details of the consultation events to be held to promote the document (see below);
• A representation form with attached guidance notes which explained the form and statutory procedures for making representations was made available (attached at Appendix 10)

2.7 The Core Strategy was also added to the Council’s e-consult partner website from 26th May (iNovem) www.southglos.gov.uk/corestrategyconsultation. On accessing this site, stakeholders were able to download the Core Strategy document in either pdf or on-line format and make representations, either on-line or by printing the Response Form (see Appendix 10) and returning it to the Spatial Planning Team.

2.8 A consultation advert was placed in the Gloucestershire Gazette series and the Bristol Evening Post on 27th May 2010 (see Appendices 14, 15 and 16). This consultation notice gave information on forthcoming public exhibitions (see below) and how further information on the Core Strategy could be obtained and the date by which representations should be made.

2.9 Final desk-topped versions of the Core Strategy and its supporting documents were also made available at all South Gloucestershire libraries and the Council’s 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 Appendices 7 and 8). The objective was to allow a diverse range of the local community to gain access to the consultation material and to explain the procedure for making comments in as simple and clear way as possible that minimised the use of technical and legal language.

2.10 Posters (Appendix 11) advertising the consultation, the exhibitions and details of where the documentation could be viewed were sent to the following organisations for display on their public notice boards/reception areas:

• All South Gloucestershire Libraries and One Stop Shops
• All South Gloucestershire Leisure Centres.
• All Parish and Town Councils
• All Local Members
2.11 Copies of the poster were displayed in shop windows/notice boards in locations throughout the district. A list of the places where posters were displayed is available at Appendix 12.

2.12 The Core Strategy document and a covering letter/memo was sent to every South Gloucestershire Councillor and all internal teams within Development Services e.g. Development Control. Members of the Chief Officer Management Team, Team leaders within Planning and Environment, including Transportation all received an informative e-mail about the Core Strategy document and a web link to access all the relevant documents. The letters/emails are attached at Appendices 6, 17 and 18. This ensured that they were aware that the process for which they had received information and/or inputted into was now 'live'.

2.13 Core Strategy exhibition display material (available in Appendix 20) was available to view in a prominent area of each of the three Council One-Stop Shops for two-week intervals throughout the consultation period and finishing with a display in the reception area at the Council Offices, Badminton Road, Yate, with the objective of informing stakeholders that a Core Strategy document had been produced and available for public consultation. Two identical bannerstands (available in Appendix 19) were also circulated around all South Gloucestershire libraries for display throughout this period in addition to the Core Strategy document, summary leaflets and supporting information already provided. The rota for arranging the distribution of the bannerstands around the libraries is also at Appendix 19.

2.14 The plain guide summary Leaflet (Appendix 13) produced that summarised the Core Strategy document and gave information on how to comment, where the documents could be viewed and the dates/times/locations of the public exhibitions (see below for information) and representations forms and guidance notes. These were also handed out to members of the public who attended the exhibitions and were also given to all libraries and One-Stop Shops as detailed above to pass to members of the public on request.

2.15 South Gloucestershire Council wrote to South West Councils on 8th November 2010 under Regulation 29 of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended), to request their opinion as to the general conformity of our draft Core Strategy with the RSS (by virtue of section 24(2)(a) of the Planning and Compulsory Purchase Act 2004). This letter is available at Appendix 9.
3. Engagement Activities - Pre-Submission Consultation Draft Core Strategy, March to August 2010

Public Exhibitions

3.1 As part of the overall engagement programme, the Spatial Planning Team organised public exhibitions to promote the Pre-Submission Publication Draft Core Strategy. These events were arranged at venues and times to enable wide attendance – they were geographically dispersed and covered both day and evening sessions. The list of exhibitions is given below; with the approximate number of attendees to each one also given (these numbers were calculated by officers keeping an approximate tally at each event).

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<tr>
<th>Location</th>
<th>Date/time</th>
<th>Number of attendess</th>
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<tr>
<td>The Mall, Cribbs Causeway</td>
<td>Thursday 3 June 3pm – 7.30pm</td>
<td>189 attendees (staffed from 10am until 7.30).</td>
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<tr>
<td>Rangeworthy village hall</td>
<td>Tuesday 8 June 3pm – 7.30pm</td>
<td>63 attendees</td>
</tr>
<tr>
<td>Yate shopping Centre</td>
<td>Thursday 10 June 11am – 3.30pm</td>
<td>235 attendees</td>
</tr>
<tr>
<td>Kings Chase shopping centre, Kingswood</td>
<td>Tuesday 15 June 10am – 1pm</td>
<td>156 attendees</td>
</tr>
<tr>
<td>St. Mary’s shopping centre, Thornbury</td>
<td>Thursday 17 June 11am – 3.30pm</td>
<td>186 attendees (conducted at the same time as the local farmers’ market in an attempt to inform a wider range of the local population not just the residents of Thornbury)</td>
</tr>
<tr>
<td>Willow Brook Centre, Bradley Stoke</td>
<td>Wednesday 23 June 11am – 3.30pm</td>
<td>62 attendees</td>
</tr>
<tr>
<td>Old Grammar School, Chipping Sodbury</td>
<td>Tuesday 29 June 3pm -7.30pm</td>
<td>42 attendees</td>
</tr>
<tr>
<td>North Common village hall</td>
<td>Friday 2 July 11am – 3.30pm</td>
<td>6 attendees</td>
</tr>
<tr>
<td>Sainsbury’s, Emersons Green</td>
<td>Tuesday 6 July 3pm – 7.30pm</td>
<td>66 attendees</td>
</tr>
<tr>
<td>Turnberrie’s, Thornbury</td>
<td>Thursday 8 July 3pm – 7.30pm</td>
<td>113 attendees</td>
</tr>
<tr>
<td>Pucklechurch village hall</td>
<td>Tuesday 13 July 11am – 3.30pm</td>
<td>17 attendees</td>
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3.2 In addition to these main exhibitions, Spatial Planning Team Officers also attended meetings organised and hosted by the South Gloucestershire Safer and Stronger partnership. As well as the posters and summary leaflet, these events were advertised through the Safer Stronger Community Group
webpages and newsletters which go out to all individual local communities. The newsletter advert is in Appendix 21.

- **Tuesday 1 June** Longwell Green Community Centre at 1.30pm
- **Tuesday 1 June** Pucklechurch Community Centre at 6.30pm
- **Thursday 10 June** Downend Baptist Church at 6.30pm
- **Tuesday 15 June** Greenfield Centre, Winterbourne at 6.30pm
- **Wednesday 16 June** Warmley Community Centre at 6.30pm
- **Tuesday 22 June** Royal British Legion, Staple Hill at 6.30pm
- **Wednesday 23 June** St Saviours Church Hall, Frampton Cotterell at 6.30pm
- **Thursday 24 June** – Severn Beach School at 6.30pm
- **Wednesday 30 June** – Little Stoke Hall at 6.30pm
- **Wednesday 14 July** Oldbury On Severn Memorial Hall at 6.30pm
- **Thursday 15 July** – Wickwar Town Hall at 6.30pm
- **Tuesday 20 July** – Jubilee Centre, Bradley Stoke at 6.30pm
- **Tuesday 27 July** – BAWA, Filton at 6.30pm
- **Thursday 29 July** – Charfield village hall at 6.30pm

Core Strategy Exhibition at The Mall, Cribbs Causeway
Example of signposting to Chipping Sodbury town centre exhibition

Core Strategy Exhibition at Thornbury town centre Farmers’ Market
3.3 Each of the exhibitions took the same overall format. This consisted of a full colour exhibition (for the boards used see Appendix 20) which described the purpose of the Core Strategy, its development strategy and the overall locations and distribution of growth. An example can be seen in the photograph above.

3.4 The exhibitions were open to the general public and were staffed by officers from the Spatial Planning Team who were able to answer questions from members of the public and to explain the proposals and their context in more detailed if needed. The summary leaflets, representation forms and guidance notes were also available to be taken away.

3.5 The exhibitions were well promoted with a good geographical spread throughout the district. They were well attended and provided an effective means of communicating and explaining the contents of the Core Strategy to members of the public and how people could make representations on it.
Acknowledging representations received and keeping people informed following consultation closure

3.6 The Council acknowledged each representation received either by post or email, depending on how the representations had been submitted. The text of this letter/email is contained at Appendix 28.

3.7 Following closure of the formal consultation period all received representations were analysed and then uploaded to the Council’s e-consultation system at www.southglos.gov.uk/corestrategyconsultation

3.8 Once all representations had been analysed and uploaded all respondents to the consultation were written to/emailed on November 3rd 2010 to advise that all representations could be viewed online. The letter informed recipients of the likely next steps in producing the Core Strategy. This letter is available at Appendix 29.
4. Presentations, Briefings and Meetings

4.1 Throughout the engagement period a number of meetings, presentations and briefings took place in which officers from the Spatial Planning Team gave information regarding the Core Strategy. These meetings involved a number of internal managers/officers of South Gloucestershire Council, Local Members, statutory consultees and other external partners/agencies:

- **Joint Local Access Forum (JLAF), 5th March 2010** - The minutes from the meeting are available in Appendix 26.
- **South Gloucestershire Strategic Partnership (LSP) Chief Officers Briefing, 15th March 2010**
- **South Gloucestershire Housing Partnership, 5th May 2010**
- **South Gloucestershire Council Ward Members presentation 20th May, 2010**
- **South Gloucestershire Strategic Partnership Briefing 26th May, 2010** - The attendance list of this meeting is available at Appendix 27.
- **Avon Local Councils Association (ALCA) presentation, 10th June 2010**
- **HR&OD Divisional 21st June 2010**
- **Inter-Directorate Briefing, 12th July 2010**
- **Affordable Housing viability assessment consultation event** (conducted by Tony Williams, District Valuer Service) to assess the target percentage and thresholds for affordable housing contributions. Friday 30th July 2010. Attended by housebuilders and their agents, housing associations, elected members, Parish councils and council officers

4.2 An example of the PowerPoint presentation given at these meetings is available at Appendix 22. These meetings and briefings provided an effective means of communicating and explaining the contents of the Core Strategy to key stakeholders.
5. Newsletters

5.1 Articles regarding the Core Strategy consultation were published in a number of locally distributed newsletters from March 2010 to March 2011, covering the Pre-Submission Publication Draft Core Strategy and beyond.

South Gloucestershire News (SGN)

5.2 The spring 2010 edition of SGN, a South Gloucestershire Council newsletter delivered to all households in South Gloucestershire, contained an article publicising the Core Strategy. An article giving an update on the Core Strategy was published in the Autumn 2010 edition of South Gloucestershire News – the Council’s free newsletter delivered to all households in the district. A further article appeared in the Spring 2011 edition. The relevant extracts from these editions are available in Appendix 24.

Safer & Stronger newsletters

5.3 The Core Strategy events were advertised through the Safer Stronger Community Group webpages and newsletters which go out to all individual local communities. An extract of the newsletter containing the article is available at Appendix 21.

Rural and Parish Matters

5.4 The Spring 2010 edition of Rural & Parish Matters which goes out to all Town and Parish Councils, contained an article publicising the Pre-Submission Publication Draft Core Strategy.

5.5 The annual Rural & Parish Matters conference was held on September 29th 2010 at which housing delivery and the Core Strategy were discussed, among other subjects. The Spring 2011 edition of the Rural and Parish newsletter also featured articles on the Core Strategy and the Localism Bill.

5.6 Extracts of the newsletters are available at Appendix 23.

Care Forum Newsletter

5.7 An article advertising the Core Strategy was published in the June 2010 edition of the Care Forum newsletter. A copy of the article is available at Appendix 25. It was also in their e-bulletin also available at Appendix 25. The newsletters are distributed to approximately 450 voluntary and statutory sector contacts working in South Gloucestershire.

5.8 These newsletters and publications provided an effective means of communicating and explaining the contents of the Core Strategy to a very wide audience throughout the district. They allowed residents and key
voluntary sectors to be kept informed of progress with the Core Strategy and gave details of where the document and supporting information could be viewed and how representations could be made.
6. Press Articles

6.1 A number of articles appeared in the local press covering some of the proposals and policies contained within the draft Core Strategy. The articles appeared both in newspapers and on internet news sites. Web links to a selection of the internet news articles are given in Appendix 33.

6.2 The Core Strategy has received considerable media attention. There has been a clear local interest that the media provided an important channel of communication to. Overall, the reporting was balanced, addressing key issues and disseminating information to a wide audience.
7. Proposed changes notification – December 2010 to February 2011

7.1 Proposed changes to the Pre-Submission Publication Draft Core Strategy were agreed by South Gloucestershire’s Cabinet and Full Council on 13th and 15th December 2010 respectively. The changes were considered to be of a focused or minor editorial nature, in accordance with PAS guidance.

7.2 The changes made to the Pre-Submission Consultation Draft Core Strategy and the accompanying Sustainability Appraisal Report are proposed for the Inspector's consideration and have been made in response to representations received during the summer 2010 consultation period on the Pre-Submission Publication Draft.

7.3 Following agreement of the Proposed Changes version of the Core Strategy, all individuals and organisations held on the Council’s LDF consultation database were written to/emailed on 20th December. This included all statutory consultees as well as all those who had made representations during summer 2010. The letter (available at Appendix 30) notified the reader that comments could be made on the proposed changes until 18th February 2011. Approximately 4089 letters/emails were sent.

Availability of documents

7.4 In order to help customers better understand the changes made, a Proposed Changes version of the Core Strategy was produced and made available at all South Gloucestershire libraries and the Council’s three One-Stop Shops at Yate, Thornbury and Kingswood, from 6th January 2011. A briefing note was given to all library and One-Stop Shop staff in respect of the Core Strategy (available at Appendix 31). The following supporting documents were also available at the same locations:

- Schedule of comments summary report - this sets out the main issues raised by representations received to the draft Core Strategy during summer 2010 and the Council’s response.
- Schedule of Core Strategy Proposed Changes – this lists the proposed changes in tabular form.
- Proposals Map changes – displayed changes arising to the proposals map.

7.5 These documents were also made available on the Council’s website at www.southglos.gov.uk/corestrategy which also explained the purpose of and background to the Core Strategy.
Press and newsletters – Proposed Changes consultation

7.6 A press briefing was held on 6th December regarding the Proposed Changes. A press release was also made by the Council on December 8th which is attached at Appendix 32. This was also posted on the Council’s website, with a link to the article on the home page of the website.

7.7 An article giving an update on the Core Strategy was published in the Autumn edition of South Gloucestershire News – the Council’s free newsletter delivered to all households in the district. An extract from this newsletter is available in Appendix 24.

7.8 A number of articles appeared in the local press after closure of the summer 2010 consultation period. Links to articles are available in Appendix 33.

7.9 The annual Rural & Parish Matters conference was held on September 29th at which housing delivery and the Core Strategy were discussed, among other subjects. Extracts of the newsletter report are available at Appendix 23. The Spring 2011 edition of the Rural and Parish newsletter also featured articles on the Core Strategy and the Localism Bill.
8. Exhibitions and Workshops, January –March 2011

8.1 A number of exhibitions and workshops were held in early 2011 prior to submission of the Core Strategy. These events demonstrate South Gloucestershire Council’s commitment to place making through a progressive process of working with stakeholders. This is in accordance with processes set out in the Statement of Community Involvement.

Thornbury public exhibition 18th January 2011

8.2 At the request of Ward members, an exhibition was held in the Armstrong Hall in Thornbury on 18th January 2011. The purpose of the event was to inform members of the public why the Council was promoting housing development at Park Farm, Thornbury, as part of the Core Strategy. An information leaflet was produced that was handed to attendees (available at Appendix 34). Exhibition boards gave background information and are available at Appendix 35.

8.3 The exhibition was advertised in the 6th January and 13th January editions of the Thornbury Gazette. In addition, leaflets were posted through every residential door in Thornbury. The leaflet/advert is available at Appendix 36.

8.4 The exhibition was held at two separate times during the day – 10am-12pm and 6pm-8pm. Officers from the Council’s Spatial Planning and Major Sites Teams were present at each exhibition to answer questions from members of the public. Approximately 100-150 members of the public visited each of the exhibitions (200-300 total). The exhibition then remained on display in the foyer of the Armstrong Hall for a further three days, however it was not staffed at these times.

8.5 Articles appeared in the local press about the exhibition – links to these are available at Appendix 33.

Yate New Neighbourhood stakeholder masterplanning workshop, 27th January 2011

8.6 South Gloucestershire Council hosted a ‘by invitation’ master planning event to assist in the production of a Supplementary Planning Document and Master Plan for the planned new neighbourhood at North Yate.

8.7 A variety of local interest groups and stakeholders were invited to the event. The invitation list was drawn up using the Councils’ consultation databases and was discussed with local Councillors. The groups asked to the event had knowledge of and interest in the town and its resources.
8.8 The participants held a variety of views about the development, some had specific specialisms and others came with no fixed views about the development. It was considered important that all parties should be able to attend the workshop on a ‘without prejudice’ basis, setting aside their stated positions for the evening, to allow a discussion to take place about the area.

8.9 The outcomes of the workshop are available separately at www.southglos.gov.uk/corestrategy

Thornbury Housing Opportunity Area stakeholder masterplanning workshop, 1st February 2011

8.10 South Gloucestershire Council and Thornbury Town Council hosted a ‘by invitation’ master planning event to assist in the production of a Supplementary Planning Document and Master Plan for the planned new neighbourhood at Park Farm, Thornbury.

8.11 A variety of local interest groups and stakeholders were invited to the event. The invitation list was drawn up using the Councils’ consultation databases and was discussed with local Councillors. The groups asked to the event have knowledge of and interest in the town and its resources.

8.12 The participants held a variety of views about the development, some had specific specialisms and others came with no fixed views about the development. It was considered important that all parties should be able to attend the workshop on a ‘without prejudice’ basis, setting aside their stated positions for the evening, to allow a discussion to take place about the area.

8.13 The outcomes of the workshop are available separately at www.southglos.gov.uk/corestrategy

Cribbs Causeway New Neighbourhood stakeholder masterplanning workshop, 3rd March 2011

8.14 This full day workshop was held to help design the planned new neighbourhoods at Cribbs/ Patchway. This was an opportunity to look at the area in depth and to assess what design solutions will work best for the whole community.

8.15 A variety of interest groups and stakeholders were invited to the event. The invitation list was drawn up using the Councils’ consultation databases and was discussed with local Councillors.

8.16 The workshop had three main tasks:
- Report back on the progress of the Core Strategy and present the strategic objectives for the Cribbs/ Patchway New Neighbourhoods
- Provide an opportunity to discuss the area in depth, and propose and discuss design solutions to create sustainable communities
Consider how new neighbourhoods will relate to the existing and emerging communities of the area.

8.17 The outcomes of the workshop are available separately at www.southglos.gov.uk/corestrategy

9.1 All individuals and organisations held on the Council’s LDF consultation database were written to/emailed in the week commencing 28th February 2011. This included all statutory consultees as well as all those who had made representations during summer 2010. The letter (available at Appendix 37) notified the reader that the Council would be submitting the Core Strategy and supporting documentation to the Government on 24 March 2011 for independent examination. It also explained that the supporting documentation will include a number of evidence base documents, together with a statement on consultation and engagement undertaken prior to publication of the Pre-Submission Publication Draft Core Strategy March 2010 (referred to as the Regulation 30(1)(d) Statement). Approximately 4150 letters/emails were sent.

9.2 The letter/email gave notification that details of the evidence base documents are available on the Council’s website at www.southglos.gov.uk/corestrategyevidence. All documents were also available on CD-ROM at all South Gloucestershire Libraries and One-Stop Shops. A notice was also placed in the local press – available at Appendices 38, 39 and 40.

9.3 An article concerning the Core Strategy’s submission appeared in the Spring 2011 edition of South Glos News – the Council’s residents’ newsletter delivered to all homes in South Gloucestershire. An extract can be viewed in Appendix 24.
Appendix 1: Cabinet Report 8th March - Engagement/Consultation Programme

Draft Engagement/Consultation Programme for the South Gloucestershire Core Strategy
Pre-Submission Draft for Public Consultation.

Note: This consultation strategy is based on the assumption that the General Election will take place on the 6 May 2010.

Post Cabinet Meeting on 8 March 2010:

<table>
<thead>
<tr>
<th>Method</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Press release</td>
<td>Corporate communications/SPT</td>
<td>4.3.10</td>
</tr>
<tr>
<td>Initiate Compact Compliant consultation through letters to:</td>
<td>SPT</td>
<td>Week of 8.3.10</td>
</tr>
<tr>
<td>- all stakeholders/partners</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Parish and Town Council</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- adjoining LAs and GOSW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- MPs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- All those on the Council’s Core Strategy consultation list not covered by the above bullet points</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Word version of document on the Council’s web site and updated text on Core Strategy web page and iNovem website to be updated.</td>
<td>Internet manager/SPT</td>
<td>Week of 8.3.10</td>
</tr>
<tr>
<td>Copy of document to be available for public viewing at:</td>
<td>SPT</td>
<td>Week of 15.3.10</td>
</tr>
<tr>
<td>- All libraries and mobile library (despatch days Wed and Fri) and</td>
<td></td>
<td>Week of 8.3.10</td>
</tr>
<tr>
<td>Council One Stop shops.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Link to Council’s Core Strategy web page from Parish web site supported by Community Services and hard copies sent to Parish and Town Councils</td>
<td>SPT</td>
<td>Week of 15.3.10</td>
</tr>
<tr>
<td>Hard copies of Core Strategy and Sustainability Appraisals available on request</td>
<td>SPT</td>
<td>Week of 15.3.10</td>
</tr>
</tbody>
</table>
### Article in South Gloucestershire News

<table>
<thead>
<tr>
<th>Corporate communications/SPT</th>
<th>March/April 2010</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Internal:</strong></td>
<td></td>
</tr>
<tr>
<td>Copy of document and information sheet for:</td>
<td></td>
</tr>
<tr>
<td>- One Stop Shop officers,</td>
<td>SPT</td>
</tr>
<tr>
<td>- Council’s call centre</td>
<td>Week of 8.3.10</td>
</tr>
<tr>
<td>- Council Directors to be cascaded</td>
<td>Week of 8.3.10</td>
</tr>
<tr>
<td>- Sections and Teams in PTSE:</td>
<td>Week of 15.3.10</td>
</tr>
<tr>
<td>Commencing with MST and DC Teams: Starting week of 8.3.10</td>
<td></td>
</tr>
<tr>
<td><strong>Internal:</strong></td>
<td></td>
</tr>
<tr>
<td>Councillor briefing</td>
<td>Date to be confirmed</td>
</tr>
<tr>
<td><strong>Internal:</strong></td>
<td></td>
</tr>
<tr>
<td>Officer briefings</td>
<td>SPT</td>
</tr>
<tr>
<td>3.3.10 and 10.3.10 and further dates to be confirmed</td>
<td></td>
</tr>
<tr>
<td><strong>Internal:</strong></td>
<td></td>
</tr>
<tr>
<td>LSP Chief Officer briefing</td>
<td>SPT</td>
</tr>
<tr>
<td>15.3.10</td>
<td></td>
</tr>
<tr>
<td><strong>PAG to agree engagement/consultation strategy for period after the General Election</strong></td>
<td>SPT</td>
</tr>
</tbody>
</table>

### Purdah Period:

Assume purdah period commences early April 2010
**Method** | **Action** | **Date:**
---|---|---
No active promotion of the Core Strategy. SPT will respond to enquiries | SPT | Assume purdah period commences early April 2010.

Internal:
- Final desk top published version of Core Strategy and Sustainability Appraisal prepared
- All technical reports made ready | Design and Print/SPT | Through purdah period

---

**After the General Election:**
Subject to confirmation from the PAG a period of active engagement between May and July will be undertaken.

<table>
<thead>
<tr>
<th>Method</th>
<th>Action</th>
<th>Date: Assume General Election on 6 May 2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Press release/articles</td>
<td>Corporate communications/SPT</td>
<td>May 2010</td>
</tr>
<tr>
<td>Press Notice in local newspapers advertising engagement events</td>
<td>SPT</td>
<td>May 2010</td>
</tr>
<tr>
<td>Poster advertising consultation and public exhibitions to be emailed for display to all Parish and Town Councils and in shops, pubs, community centres etc, subject to agreement with the owners.</td>
<td>Design and Print/SPT</td>
<td>May 2010</td>
</tr>
</tbody>
</table>
| Free leaflet “Guide to the Core Strategy and public exhibitions” to be available at:  
  - All libraries  
  - One stop Shops (plus information note)  
  - Merlin Housing offices | Design and Print/SPT | May 2010 |
| Sports and leisure centres |  |
| Supermarkets |  |
| GP surgeries/health centres/hospitals |  |
| etc |  |

Leaflet and consultation response form to:
- all stakeholders/partners
- Parish and Town Council
- adjoining LAs and GOSW
- MPs
- All those on the Council’s Core Strategy consultation list not covered by the above bullet points  
SPT May 2010

Copy of desk top published Core Strategy and poster for public viewing and supplies of guides and consultation response forms to be available at:
- All libraries and mobile library and Council One Stop shops.  
SPT May 2010

Update Core Strategy web page with details of the engagement/consultation programme  
SPT May 2010

Update parish web site supported by community services.  
SPT May 2010

Consultation material on Council’s e-consult website (through iNovem)  
SPT May 2010

Series of manned/unmanned public exhibitions in the following locations:
- North Fringe
- East Fringe
- Thornbury
- Yate and Chipping Sodbury
- Villages  
SPT/MST May/June/July

Series of place events for an invited participants in the following locations:
- North Fringe
- East Fringe  
SPT/MST May/June/July
- Thornbury
- Yate and Chipping Sodbury
- Villages

<table>
<thead>
<tr>
<th>Engagement event with the Local Strategic Partnership</th>
<th>SPT/Strategic partnership officers</th>
<th>May/June/July</th>
</tr>
</thead>
<tbody>
<tr>
<td>Presentation at ALCA meeting</td>
<td>SPT</td>
<td>May/June/July</td>
</tr>
</tbody>
</table>

**Internal:**
- Copy of document, guide and information sheet for:
  - One Stop Shop officers,
  - Council’s call centre
  - Council Directors to be cascaded
  - Sections and Teams in PTSE

Informal response sought from other Directorates and Sections and teams in PTSE

| SPT | May 2010 |
Dear Sir/Madam,

South Gloucestershire Core Strategy Pre-Submission Publication Draft

Further to your previous interest in matters of planning policy, I am writing to you now to let you know about the progress with the Core Strategy and the next steps the Council will be taking.

The South Gloucestershire Core Strategy is the key planning document which will set out the long term development vision for South Gloucestershire, identify where new development will take place, its type and scale, as well as protecting what is valued about the area and the policies needed to deliver sustainable communities up to 2026.

Context for the Production of the South Gloucestershire Core Strategy Pre-Submission Publication Draft

The Core Strategy Pre-Submission Publication Draft is the next stage in the production of the document. It has been prepared in the context of the ongoing delay with finalising the South West Regional Spatial Strategy and the Council’s strong objections to the high levels and distribution of housing development proposed in the RSS for South Gloucestershire.

The uncertainties relating to the RSS have meant that the Council is faced with speculative planning applications seeking to bring forward housing sites ahead of the RSS being confirmed. An up to date policy framework is required to deal with these planning applications, as well as to help guide development on sustainable housing sites the Council considers should be delivered.

Given this context the Council considered that the best approach is to make progress by preparing a Pre-Submission Publication Draft of the Core Strategy. This document sets out the Council’s approach to managing growth in the short to medium term and a suite of policies which can be used for the management of development and in determining planning applications.

The Strategy proposes in total 21,500 homes between 2006 and 2026. Around 2,600 have already been built. And of the remaining 18,900, over 12,200 have already been granted planning permission or allocated as a housing development in the
Council’s Local Plan from 2006, such as the 2,200 home Northfield development at Patchway and 2,750 home and Science Park development at Emersons Green East.

Following extensive engagement work with local communities, including events that were organised by community representatives and facilitated by planning officers, new neighbourhoods are also planned at Thornbury (approx 500 homes), North Yate (2,400) subject to a new sewer connection to deal with existing and potential future flooding problems, Cribbs Causeway (1,750) and West of the M32 (up to 2,000) subject to the delivery of a new congestion-relieving transport link serving Stoke Gifford.

On 8 March 2010 the Council’s Cabinet approved for public consultation the South Gloucestershire Core Strategy Pre-Submission Publication Draft and supporting Sustainability Appraisal. The Cabinet also approved the document as a material consideration for the purposes of determining planning applications.

**Availability of the South Gloucestershire Core Strategy Pre-Submission Publication Draft and Supporting Documentation.**

Following 8th March Cabinet meeting you can now access the following information from our website at [http://www.southglos.gov.uk/corestrategy](http://www.southglos.gov.uk/corestrategy)

- the South Gloucestershire Core Strategy Pre-Submission Publication Draft, March 2010;
- the South Gloucestershire Core Strategy Pre-Submission Publication Draft Sustainability Appraisal, March 2010; and
- Consultation/Engagement Reports - providing information on the methods of engagement and consultation used during the preparation of Core Strategy to date and summaries of the responses received

You can also view the Core Strategy from Monday 22 March 2010 at:

- all the Council’s libraries and the mobile library; and
- the Council’s One Stop Shops, during office hours, at:
  - Thornbury One Stop Shop, Castle Street, Thornbury, BS35 1HF
  - Kingswood One Stop Shop, Civic Centre, High Street, Kingswood, BS15 9TR
  - Yate One Stop Shop, Kennedy Way, Yate, BS37 4DO

**Public Consultation on the South Gloucestershire Core Strategy Pre-Submission Publication Draft and Sustainability Appraisal**

Public consultation on the Pre-Submission Publication Draft Core Strategy has now commenced. Comments on the Core Strategy and Sustainability Appraisal are welcome and can be made up until the end of July. With the impending general election a programme of proactive community engagement events will take place after the election.

I will write to you again to inform you of the dates of the formal consultation period on the South Gloucestershire Core Strategy Pre-Submission Publication Draft, the programme of events to be held during this period and the methods by which you will be able to respond formally to the consultation.

If you have received duplicate copies of this letter please accept my apologies. We are using a new computer system and have recently updated our address contact details. As a result there may be some contact details held as multiple entries. If you have received this letter in duplicate, or you would prefer not to be contacted by us
again on issues related to planning policy, please contact us and we will remove your details from our contact database.

If you have any enquiries about the contents of this letter please contact the Spatial Planning Team by telephoning: 01454 863469 or emailing: planningLDF@southglos.gov.uk

Yours faithfully,

Patrick Conroy
Spatial Planning Team Manager
South Gloucestershire Council
Appendix 3
Letter/email sent to all present on the LDF consultation database for formal commencement on 26th May 2010

Dear Sir/Madam

South Gloucestershire Core Strategy – Planning for future development: Have your say

Following my letter/email of 17th March 2010 informing you that South Gloucestershire Council has published its Pre-Submission Publication Draft Core Strategy, I am writing to let you know that consultation is continuing until Friday 6th August 2010.

The enclosed Core Strategy plain guide leaflet summarises the main proposals contained in the Core Strategy. It also sets out the times and locations of staffed public exhibitions and the programme of South Gloucestershire Safer & Stronger meetings where you can find out more about the Core Strategy.

The Core Strategy document is available to view at the following locations during normal opening hours:

- The Council’s One-Stop Shops:
  - Yate, Kennedy Way, BS37 4DQ (access via West Walk)
  - Kingswood Civic Centre, High Street, Kingswood, BS15 9TR
  - Thornbury, Castle Street, BS35 1HF
- All South Gloucestershire libraries, including the mobile library

It is also available on our consultation website at [www.southglos.gov.uk/corestrategyconsultation](http://www.southglos.gov.uk/corestrategyconsultation)

If you want to make comments on the Core Strategy you can now do this on-line at [www.southglos.gov.uk/corestrategyconsultation](http://www.southglos.gov.uk/corestrategyconsultation) or you can use our response forms and either email these back to us at
planningLDF@southglos.gov.uk or post them to the Spatial Planning Team at the address at the bottom of this letter.

Response forms and guidance notes are available at all of the locations listed above, on the website, or by phoning the Spatial Planning Team on 01454 863469.

Whichever way you choose to respond please ensure we receive your comments by **Friday 6th August 2010**.

Comments may be accompanied by a request to be notified of any of the following:

- That the Core Strategy has been submitted for examination.
- The publication of the recommendations of the Inspector appointed to carry out the examination of the Core Strategy.
- The adoption of the Core Strategy.

The Council has also published a number of technical documents, including the Sustainability Appraisal Report, which support the Core Strategy. These documents are also available at [www.southglos.gov.uk/corestrategyconsultation](http://www.southglos.gov.uk/corestrategyconsultation)

If you require any help in making comments, or if you have any other questions, please do not hesitate to telephone us on 01454 863469 during office hours.

Please note – the venue for the Safer and Stronger meeting on 14th July at Elberton Village Hall has changed to the Oldbury-On-Severn Memorial Hall. The start time remains 6.30pm.

Yours faithfully

Patrick Conroy
Spatial Planning Team Manager
South Gloucestershire Council
Dear Clerk,

South Gloucestershire Core Strategy – Planning for future development: Have your say

Following my letters/emails of 18 March 2010 and 27 April 2010, informing you that South Gloucestershire Council has published its Pre-Submission Publication Draft Core Strategy, I am writing to let you know that the consultation is continuing until Friday 6th August 2010.

Please find enclosed copies of the Pre-Submission Publication Draft Core Strategy, the Sustainability Appraisal (and Appendices) which supports the Core Strategy, guidance notes on how to make comments on the Core Strategy and duplicate copies of the response form.

The enclosed Core Strategy plain guide leaflet summarises the main proposals contained in the Core Strategy. It also sets out the times and locations of staffed public exhibitions and the programme of South Gloucestershire Safer & Stronger meetings where you can find out more about the Core Strategy.

Also enclosed is a poster detailing the times and locations of the staffed exhibitions, which we would be grateful if you could display on your Council’s Notice Board. If you require further copies of the poster, please contact the Spatial Planning Team.

The Core Strategy document and the supporting Sustainability Appraisal are also available to view at the following locations during normal opening hours:

- The Council’s One-Stop Shops:
  - Yate, Kennedy Way, BS37 4DQ (access via West Walk)
  - Kingswood Civic Centre, High Street, Kingswood, BS15 9TR
  - Thornbury, Castle Street, BS35 1HF
- All South Gloucestershire libraries, including the mobile library
In addition the documents are also available on our consultation website at www.southglos.gov.uk/corestrategyconsultation

The Council has also published a number of technical documents forming part of the evidence base for the Core Strategy. These documents are also available at www.southglos.gov.uk/corestrategyconsultation

If you want to make comments on the Core Strategy you can now do this online at www.southglos.gov.uk/corestrategyconsultation or you can use our response forms and either email these back to us at planningLDF@southglos.gov.uk or post them to the Spatial Planning Team at the address at the bottom of this letter.

Response forms and guidance notes are also available at all of the locations listed above, on the website, or by phoning the Spatial Planning Team on 01454 863469.

Whichever way you choose to respond please ensure we receive your comments by Friday 6th August 2010.

Comments may be accompanied by a request to be notified of any of the following:

- That the Core Strategy has been submitted for examination.
- The publication of the recommendations of the Inspector appointed to carry out the examination of the Core Strategy.
- The adoption of the Core Strategy.

If you require any help in making comments, or if you have any other questions, please do not hesitate to telephone us on 01454 863469 during office hours.

Please note – the venue for the Safer and Stronger meeting on 14th July at Elberton Village Hall has changed to the Oldbury-On-Severn Memorial Hall. The start time remains 6.30pm.

Yours sincerely,

Patrick Conroy
Spatial Planning Team Manager
South Gloucestershire Council
Appendix 5
Letter to Statutory Consultees – 26th May 2010

Dear Sir/Madam

South Gloucestershire Core Strategy - Planning for future development: Have your say
Following my letters/emails of 17 March 2010, informing you that South Gloucestershire Council has published its Pre-Submission Publication Draft Core Strategy, I am writing to let you know that the consultation is continuing until Friday 6th August 2010.

Please find enclosed copies of the Pre-Submission Publication Draft Core Strategy, the Sustainability Appraisal (and Appendices) which supports the Core Strategy, guidance notes on how to make comments on the Core Strategy and duplicate copies of the response form.

The enclosed Core Strategy plain guide leaflet summarises the main proposals contained in the Core Strategy. It also sets out the times and locations of staffed public exhibitions and the programme of South Gloucestershire Safer & Stronger meetings where you can find out more about the Core Strategy.

The Core Strategy document and the supporting Sustainability Appraisal are also available to view at the following locations during normal opening hours:

- The Council’s One-Stop Shops:
  - Yate, Kennedy Way, BS37 4DQ (access via West Walk)
  - Kingswood Civic Centre, High Street, Kingswood, BS15 9TR
  - Thornbury, Castle Street, BS35 1HF
- All South Gloucestershire libraries, including the mobile library

In addition, the documents are also available on our consultation website at www.southglos.gov.uk/corestrategyconsultation.

The Council has also published a number of technical documents forming part of the evidence base for the Core Strategy. These documents are also available at www.southglos.gov.uk/corestrategyconsultation.

If you want to make comments on the Core Strategy you can now do this on-line at www.southglos.gov.uk/corestrategyconsultation or you can use our response forms and either email these back to us at planningLDF@southglos.gov.uk or post them to the Spatial Planning Team at the address at the bottom of this letter.
Whichever way you choose to respond please ensure we receive your comments by **Friday 6th August 2010**.

Comments may be accompanied by a request to be notified of any of the following:

- That the Core Strategy has been submitted for examination.
- The publication of the recommendations of the Inspector appointed to carry out the examination of the Core Strategy.
- The adoption of the Core Strategy.

If you require any help in making comments, or if you have any other questions, please do not hesitate to telephone us on 01454 863469 during office hours.

**Please note** - the venue for the Safer and Stronger meeting on 14th July at Elberton Village Hall has changed to the Oldbury-On-Severn Memorial Hall. The start time remains 6.30pm.

Yours faithfully,

**Patrick Conroy**
Spatial Planning Team Manager
South Gloucestershire Council
Appendix 6
Letter to all South Gloucestershire Councillors – 26th May 2010

Dear Councillor,

South Gloucestershire Core Strategy – Planning for future development: Have your say

As you will be aware public consultation on the South Gloucestershire Council Pre-Submission Publication Draft Core Strategy commenced on the 8 March 2010 and I am writing to you now to inform you that the consultation will continue until Friday 6 August 2010. Between Tuesday 2 June and Friday 6 August 2010 there will be an extensive programme of public exhibitions and consultation.

Please find enclosed copies of the Pre-Submission Publication Draft Core Strategy, the Sustainability Appraisal (and Appendices) which supports the Core Strategy, guidance notes on how to make comments on the Core Strategy and duplicate copies of the response form.

The enclosed Core Strategy plain guide leaflet summarises the main proposals contained in the Core Strategy. It also sets out the times and locations of staffed public exhibitions and the programme of South Gloucestershire Safer & Stronger meetings where you can find out more about the Core Strategy.

Please note – the venue for the Safer and Stronger meeting on 14th July at Elberton Village Hall has changed to the Oldbury-On-Severn Memorial Hall. The start time remains 6.30pm.

The Core Strategy document and the supporting Sustainability Appraisal are also available to view at the following locations during normal opening hours:

- The Council’s One-Stop Shops:
  - Yate, Kennedy Way, BS37 4DQ (access via West Walk)
  - Kingswood Civic Centre, High Street, Kingswood, BS15 9TR
  - Thornbury, Castle Street, BS35 1HF
- All South Gloucestershire libraries, including the mobile library
In addition the documents are also available on our consultation website at www.southglos.gov.uk/corestrategyconsultation

The Council has also published a number of technical documents forming part of the evidence base for the Core Strategy. These documents are also available at www.southglos.gov.uk/corestrategyconsultation

Comments on the Core Strategy can be made on-line at: www.southglos.gov.uk/corestrategyconsultation or by using the response forms, which can be either emailed back to us at planningLDF@southglos.gov.uk or posted to the Spatial Planning Team at the address at the bottom of this letter.

Response forms and guidance notes are also available at all of the locations listed above, on the website, or by phoning the Spatial Planning Team on 01454 863469.

The information about how to view the Core Strategy, make comments and where to attend public exhibitions has been made available to all those who have previously requested that they be informed about the Core Strategy. In total approximately 1800 letters and 1500 emails have been sent. All Parish and Town Councils have also been informed of the consultation and been provided with hard copies of the Core Strategy and the Sustainability Appraisal. Posters detailing the public exhibitions will be held are to be displayed throughout the district. The consultation period and the dates and venues of the public exhibitions will be advertised in the Bristol Evening News and the Gazette series.

If you have any ideas about how to assist in the distribution of leaflets and posters or if you require any further information, please contact the Spatial Planning Team.

Yours sincerely,

Patrick Conroy
Spatial Planning Team Manager
South Gloucestershire Council
Appendix 7: Memorandum to South Gloucestershire Council
One-Stop Shop staff

South Gloucestershire Council

Memorandum to: South Gloucestershire One Stop Shops
From: Spatial Planning Team, Badminton Road, Yate
Date: 26th May 2010
Telephone: 01454 863469
E-mail: PlanningLDF@southglos.gov.uk

South Gloucestershire Core Strategy – Planning for future development: Have your say

Consultation on the Core Strategy is continuing until 6 August 2010.

Please find enclosed copies of the Pre-Submission Publication Draft Core Strategy, the Sustainability Appraisal (and Appendices) which supports the Core Strategy, guidance notes on how to make comments on the Core Strategy and the response form.

These documents replace those previously provided in March. We can provide more copies of the Core Strategy document if needed (the document is on the website as detailed below).

The enclosed Core Strategy plain guide leaflets summarises the main proposals contained in the Core Strategy. It also sets out the times and locations of staffed public exhibitions and the programme of South Gloucestershire Safer & Stronger meetings where you can find out more about the Core Strategy.

Also enclosed is a poster detailing the times and locations of the staffed exhibitions, which we would be grateful if you could display. If you require further copies of the leaflets, poster or response forms, please contact the Spatial Planning Team on 01454 863469.

The Core Strategy document is also available to view at the following locations during normal opening hours:

- The Council’s One-Stop Shops:
  - Yate, Kennedy Way, BS37 4DQ (access via West Walk)
  - Kingswood Civic Centre, High Street, Kingswood, BS15 9TR
  - Thornbury, Castle Street, BS35 1HF
- All South Gloucestershire libraries, including the mobile library
As part of our drive to make consultation on planning issues more accessible and efficient, South Gloucestershire Council has introduced a new internet-based consultation system. We would be grateful if members of the public would consider using the on-line system as their preferred means to make any comments about the Core Strategy material. The consultation website address is: www.southglos.gov.uk/corestrategyconsultation

Alternatively members of the public can use our response forms and either email these back to us at planningLDF@southglos.gov.uk or post them to the Spatial Planning Team at:

South Gloucestershire Council
Spatial Planning
PO Box 2081
South Gloucestershire
BS35 9BP

The deadline for comments is Friday 6th August 2010.

The Council has also published a number of technical documents, including the Sustainability Appraisal Report, which support the Core Strategy. These documents are also available at www.southglos.gov.uk/corestrategyconsultation

If you need any further documents or have any questions, please do not hesitate to telephone us on 01454 863469.

Please note – the venue for the Safer and Stronger meeting on 14th July at Elberton Village Hall has changed to the Oldbury-On-Severn Memorial Hall. The start time remains 6.30pm

Regards

The Spatial Planning Team
South Gloucestershire Council
Memorandum to: All South Gloucestershire Libraries

From: Spatial Planning Team, Badminton Road, Yate

Date: 26th March 2010

Telephone: 01454 863469

E-mail: PlanningLDF@southglos.gov.uk

South Gloucestershire Core Strategy – Planning for future development:

Have your say

Consultation on the Core Strategy is continuing until 6 August 2010.

Please find enclosed copies of the Pre-Submission Publication Draft Core Strategy, the Sustainability Appraisal (and Appendices) which supports the Core Strategy, guidance notes on how to make comments on the Core Strategy and the response form.

These documents replace those previously provided in March. The new document should not be taken away, however we can provide more if needed (the document is on the website as detailed below).

The enclosed Core Strategy plain guide leaflets summarises the main proposals contained in the Core Strategy. It also sets out the times and locations of staffed public exhibitions and the programme of South Gloucestershire Safer & Stronger meetings where you can find out more about the Core Strategy.

Also enclosed is a poster detailing the times and locations of the staffed exhibitions, which we would be grateful if you could display. If you require further copies of the leaflets, poster or response forms, please contact the Spatial Planning Team on 01454 863469.

The Core Strategy document is also available to view at the following locations during normal opening hours:

- The Council’s One-Stop Shops:
  - Yate, Kennedy Way, BS37 4DQ (access via West Walk)
  - Kingswood Civic Centre, High Street, Kingswood, BS15 9TR
  - Thornbury, Castle Street, BS35 1HF
- All South Gloucestershire libraries, including the mobile library

As part of our drive to make consultation on planning issues more accessible and efficient, South Gloucestershire Council has introduced a new internet-based consultation system. We would be grateful if members of the public would consider using the on-line system as their preferred means to make
any comments about the Core Strategy material. The consultation website address is: [www.southglos.gov.uk/corestrategyconsultation](http://www.southglos.gov.uk/corestrategyconsultation)

Alternatively members of the public can use our response forms and either email these back to us at planningLDF@southglos.gov.uk or post them to the Spatial Planning Team at:

South Gloucestershire Council  
Spatial Planning  
PO Box 2081  
South Gloucestershire  
BS35 9BP

The deadline for comments is **Friday 6th August 2010**.

The Council has also published a number of technical documents, including the Sustainability Appraisal Report, which support the Core Strategy. These documents are also available at [www.southglos.gov.uk/corestrategyconsultation](http://www.southglos.gov.uk/corestrategyconsultation)

If you need any further documents or have any questions, please do not hesitate to telephone us on 01454 863469.

**Please note** – the venue for the Safer and Stronger meeting on 14th July at Elberton Village Hall has changed to the Oldbury-On-Severn Memorial Hall. The start time remains 6.30pm

Regards

The Spatial Planning Team  
South Gloucestershire Council
Appendix 9: Letter to South West Councils regarding conformity of the Core Strategy with the Regional Spatial Strategy – 8th November 2010

Stuart Todd  
South West Councils,  
Dennett House,  
11 Middle Street,  
Taunton,  
Somerset  
TA1 1SH

Date: 8 November 2010  
Our Ref: PC/Core Strategy  
Enquiries to: Spatial Planning Team  
Telephone: 01454 863429  
Internet: PlanningLDF@southglos.gov.uk

Dear Stuart

SOUTH GLOUCESTERSHIRE COUNCIL DRAFT CORE STRATEGY: PRE-SUBMISSION PUBLICATION DRAFT

South Gloucestershire Council consulted on its draft Core Strategy pre-submission publication draft between March and August this year.

It has come to our attention that under Regulation 29 of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended), we as a local authority should have written to you requesting your opinion as to the general conformity of our draft Core Strategy with the RSS (by virtue of section 24(2)(a) of the Planning and Compulsory Purchase Act 2004). Unfortunately we did not do this and apologise for this oversight.

However, whilst we did not write to South West Councils specifically on this, as a statutory consultee, we did send you a complimentary copy of our consultation document with a covering letter asking for any comments. We do not appear to have received a response from South West Councils and would be grateful if you would confirm that you do not intend to submit any comments and are satisfied that the document conforms to the wider, development strategy of the West of England.

We look forward to hearing from you.

Yours sincerely

Patrick Conroy  
Spatial Planning Team Manager  
South Gloucestershire Council
Appendix 10: Representation Form and Guidance

Notes

Core Strategy
Pre-Submission Publication Draft

Representation Form

Ref:
(For official use only)

Please return to: Spatial Planning Team, South Gloucestershire Council, PO Box 2081, South Gloucestershire, BS35 9BP; or if in electronic form by e-mailing this form to planningLDF@southglos.gov.uk

Responses must be received by Friday 6th August 2010

This form has two parts:
• Part A – Personal Details. Only one copy required.
• Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make. Part B of the form can be detached and photocopied.

Before completing this form please refer to the attached supporting guidance notes which are also available at www.southglos.gov.uk/corestrategyconsultation

Part A

1. Personal Details*

*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.
Please give all details

| Title | | Agent’s Details (if applicable) |
|-------|-----------------|
|       |                 |
| First Name |                     |
| Last Name |                   |
| Job Title | (where relevant)   |
| Organisation | (where relevant) |
| Address Line 1 |               |
| Line 2 | | |
| Line 3 | | |
| Post Code | | |

2. Agent’s Details (if applicable)

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44
Part B – Please use a separate sheet for each representation

Part B of this form can be detached and photocopied if you wish to make more than one representation.

Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations following this stage.

After this stage, further submissions will only be at the request of the Inspector appointed to examine the Core Strategy, based on the matters and issues he/she identifies for examination.

3. To which part of the Core Strategy does your comment relate?

| Paragraph | Policy | Other e.g. Map, table, figure, key diagram |

4. Give details of your comment. Please be as precise as possible.
If you wish to support the Core Strategy, please also use this box to set out your comments.

(Continue on a separate sheet / expand box if necessary)

5. Please set out what change(s) to the Core Strategy you consider necessary. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
Before completing sections 6 & 7 please refer to the attached supporting guidance notes which are also available at www.southglos.gov.uk/corestrategyconsultation
If you feel unable to answer questions 6 or 7 then you may leave them blank.

6. Do you consider the DPD is:
   a) Legally compliant? (please refer to guidance notes)
      Yes [ ] No [ ]
   b) Sound? (please refer to guidance notes)
      Yes [ ] No [ ]

7. If you consider the DPD is **unsound** is this because it is **not**:
   (1) Justified?
      [ ]
   (2) Effective?
      [ ]
   (3) Consistent with national policy?
      [ ]

8. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination?
   [ ] No, I do not wish to participate at the oral examination
   Yes [ ] I wish to participate at the oral examination

9. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

   Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Please tick the boxes if you wish to be notified of any of the following (you do not have to answer this question as we will keep you informed of progress with the Core Strategy):

- [ ] That the Core Strategy has been submitted for examination.
- [ ] The publication of the recommendations of the Inspector appointed to carry out the examination of the Core Strategy.
- [ ] The Adoption of the Core Strategy.
GUIDANCE NOTES FOR MAKING COMMENTS ON THE CORE STRATEGY

South Gloucestershire Council has published the Pre-Submission Publication Draft Core Strategy for formal consultation from 1st June 2010 to 6th August 2010.

If you wish to make comments (referred to as ‘representations’) on the Core Strategy it is important that your comments are made in the appropriate way and these guidance notes have been produced to help you.

1) The preferred way to comment is online

As part of our drive to make consultation on planning issues more accessible and efficient, South Gloucestershire Council has introduced an internet-based consultation system. By using this system people can quickly and easily respond to the Core Strategy consultations on-line. It will also allow us to analyse responses faster and more accurately, thus reducing the amount of time and resources it takes to respond to consultations and to produce policy documents. It also means using less paper, so it is more environmentally friendly. We would therefore be grateful if you would consider using the on-line system as your preferred means to make your representations on the Core Strategy.

You can log on at the following web address: www.southglos.gov.uk/corestrategyconsultation where you will need to register if you would like to comment. Then you can either use the ‘structured document’ to make comments on individual sections of the Core Strategy, or you can view the full document and then download a response form. More instructions are available on the website.

You can also make comments in hard copy. Response forms on the website can be printed out and then completed by hand and posted to the following address (one form per comment):
2) Understanding the process

When you submit a representation the Council will consider your comments and decide if a change should be made to the Core Strategy. Your representation(s) will then be submitted to the Government together with the final draft of the Core Strategy. An independent Inspector appointed by the Government will then examine the Core Strategy in relation to the representations. This process is known as the ‘Examination in Public’ (or EiP).

At the examination the Inspector will consider whether the Core Strategy is legally compliant and sound. He/she will decide if there are any changes that are needed to improve the document and will publish a report detailing the changes that the Council must make to the Core Strategy before it is adopted.

Because of the way the Inspector will run the examination, representations need to be made on whether you think the Core Strategy is legally compliant or sound. Although this may sound complicated, you need to consider this:

1) If you want to comment on the way in which the Council has prepared the Core Strategy, it is likely your comments or objections will relate to a matter of legal compliance.

2) If it is the actual content of the plan you wish to comment on, it is likely it will relate to whether the Core Strategy is justified, effective or consistent with national policy. In this case your comments relate to whether the plan is sound.

Further explanation is given below.

2) Legal Compliance and Tests of Soundness
This section provides further information about how the Core Strategy is assessed in terms of legal compliance and soundness.

**Legal Compliance**

At the examination the Inspector will check that the Core Strategy meets legal requirements. In particular the Inspector will be checking to make sure that the following has been done:

- The Core Strategy has been produced in accordance with the Local Development Scheme (LDS). This is the project plan which sets out the timetable for preparing the Core Strategy.
  
  *Please note: The LDS is currently being revised to take account of the new timetable and will be published shortly.*

- The process of consultation and engagement has been in general accordance with the South Gloucestershire Statement of Community Involvement.

- The Council has published the documents set out in regulations, and made them available at its main offices and on its website.

- The Council has placed local advertisements and notified statutory consultees (as set out in the regulations) and any people who have requested to be notified.

- The Council has provided a Sustainability Appraisal Report.

- The Core Strategy has regard to national and regional policy.

- The Core Strategy has regard to the Sustainable Community Strategy for South Gloucestershire.

Note: The documents mentioned are available on the Council’s website, One Stop Shops and public libraries.

If you think any of these matters have not been undertaken you should specify it in your representation.

**Tests of Soundness**

Commenting on the tests of soundness will probably be what most people want to do. The three tests of soundness are:

i) **Is the Core Strategy justified?** To be justified, the Core Strategy needs to be:

- Founded on a robust and credible evidenc e base, involving evidence of participation by the community and others with an interest in the area.
- Based on choices which are backed up by facts.
- The most appropriate strategy when considered against reasonable alternatives. These alternatives should be realistic and subject to sustainability appraisal.

ii) **Is the Core Strategy effective?** To be effective, the Core Strategy should:

- Be deliverable.
• Have sound infrastructure delivery planning.
• Have no regulatory or national planning barriers to delivery.
• Have delivery partners who are signed up to it.
• Be coherent with the strategies of neighbouring authorities.

iii) **Is the Core Strategy consistent with national policy?** The Core Strategy should be consistent with national policy. Where there is a departure (i.e. inconsistency), the Council must provide clear and convincing reasoning to justify their approach. Conversely, you may feel the Council should include a policy or policies which would depart from national or regional policy to some degree in order to meet a clearly identified and fully justified local need, but the Council has not done so. In this instance it will be important for you to say in your representations what the local circumstances are that justify a different approach to that in national or regional policy.

If you think the content of the Core Strategy is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:

• Is the issue with which you are concerned already covered specifically by any national planning policy? If so it does not need to be included.
• Is what you are concerned with covered by any other policies in the Core Strategy? There is no need for repetition in the Core Strategy.
• If the policy is not covered elsewhere, in what way is the Core Strategy unsound without the policy?
• If the Core Strategy is unsound without the policy, what should the policy say?

**Using the Response Form**

The response form asks which test of soundness you think is relevant to your representation(s). Please do not worry if you are unable to complete this task – if necessary the Council can do this for you. It will not make any difference to the value or importance of your representation(s).

**3) General Advice**

• Representations are only valid if your name and address are supplied.
• Agents should state the full name or organisation of who or which they are representing.
• Please clarify which specific paragraph, policy, table or map you are commenting on.
• If commenting on a number of paragraphs or policies, a separate response form should be completed for each. Response forms can be obtained from the Council’s consultation website at [www.southglos.gov.uk/corestrategyconsultation](http://www.southglos.gov.uk/corestrategyconsultation) or by phoning 01454 863469.
• Any objection to the Core Strategy being unsound needs to be backed up with reasons why and should indicate what needs to be done to make it sound.
• Your comments should only be on the Pre-Submission Publication Draft Core Strategy.
• Defamatory or spurious comments will not be considered.

4) What will the Council do with my details?

All comments, whether received electronically or in hard copy, will be treated exactly the same. Please be aware that representations received, including personal details, cannot be kept confidential. Once the consultation is complete the Council will be required to publish a schedule of all representations received together with information on which person/organisation made each one.

5) Request for future notification

Representations may be accompanied by a request to be notified of any of the following:
• That the Core Strategy has been submitted for examination.
• The publication of the recommendations of the Inspector appointed to carry out the examination of the Core Strategy.
• The adoption of the Core Strategy.

Representations must be received by Friday 6th August 2010

Late representations may not be considered
Appendix 11: Core Strategy poster

Planning for Future Development
Have your say on the South Gloucestershire Core Strategy

Up to 21,500 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:

- Thursday 9 June
  - The Mal, Chilney Causeway 3pm – 7.30pm
- Tuesday 11 June
  - Rangeworthy village hall 3pm – 7.30pm
- Thursday 13 June
  - Yate shopping Centre (outside Sainsbury’s) 11am – 3.30pm
- Tuesday 18 June
  - Kings Chase shopping centre, Kingswood 10am – 1pm
- Thursday 20 June
  - St Mary’s shopping centre, Thornbury 11am – 3.30pm
  - Wednesday 26 June
  - Willow Brook Centre, Bradley Stoke 11am – 3.30pm
- Tuesday 26 June
  - Old Greenway School, Chipping Sodbury 3pm – 7.30pm
- Friday 2 July
  - North Common village hall 11am – 3.30pm
- Tuesday 6 July
  - Thornbury’s, Sainsbury’s Green 3pm – 7.30pm
- Thursday 9 July
  - Tumble Inn, Thornbury 3pm – 7.30pm
- Tuesday 13 July
  - Pucklechurch village hall 11am – 3.30pm

Open exhibition at the public meetings of the council’s safer & stronger community groups on:

- Tuesday 1 June
  - Longwell Green Community Centre at 1.30pm
- Tuesday 1 June
  - Pucklechurch Community Centre at 6.30pm
- Thursday 19 June
  - Downend Baptist Church at 6.30pm
- Tuesday 15 June
  - Greenfield Centre, Winterbourne at 6.30pm
- Wednesday 16 June
  - Wotton Community Centre at 6.30pm
- Tuesday 22 June
  - Royal British Legion, Staple Hill at 6.30pm
- Wednesday 23 June
  - St Barnabas Church Hall, Frampton Cotterell at 6.30pm
- Thursday 24 June
  - Severn Beach School at 6.30pm
- Wednesday 30 June
  - Little Stoke Hall at 6.30pm
- Wednesday 14 July
  - Oddbury On Severn Memorial Hall at 6.30pm
- Thursday 15 July
  - Wickwar Town Hall at 6.30pm
- Tuesday 20 July
  - Jubilee Centre, Bradley Stoke at 6.30pm
- Tuesday 27 July
  - BAWA, Filton at 6.30pm
- Thursday 29 July
  - Charlfield village hall at 6.30pm

Details also available at all South Gloucestershire Council’s One Stop Shops, Libraries and www.southglos.gov.uk/corestrategy

Any questions, contact the Spatial Planning Team: on 01454 863469 or email: planningLDF@southglos.gov.uk

Comment by Friday 6 August 2010
Appendix 12: Locations where the Core Strategy poster was displayed

**Acton Turville**: post office  
**Almondsbury**: doctors’ surgery, community shop, public house.  
**Alveston**: greengrocers; post office/convenience store  
**Badminton**: post office  
**Bitton**: Parish Notice Board, Methodist Church; Avon Valley Railway Café  
**Bradley Stoke**: Brook Way Activity Centre, Jubilee Centre, Baileys Court Activity Centre, Leisure Centre (Leaflets)  
**Charfield**: post office/shop, public house, Village Hall,  
**Chipping Sodbury**: post office, town hall, TIC, shop  
**Cromwell**: post office/Shop  
**Downend – Bromely Heath parade**: post office, Lincome Barn, clinic  
**Downend - Cleve Road parade**: T-Shirt printing, newsagents, pharmacy  
**Downend**: opticians, hairdressers, two charity shops, Melanie’s Kitchen, pharmacy, café, art gallery, Care Plus Mobility, dental practice, letting shop, clothes shop, Somerfield  
**Easter Compton**: convenience/grocery shop, post office  
**Emersons Green**: Village hall, Dental Surgery, estate agent, Sainsburys  
**Engine Common**: Post Office, public house  
**Falfield**: public house  
**Filton**: Leisure Centre, newsagents, convenience shop, Costcutter, two newsagents  
**Frampton Cotterell**: Florists, café, public house, Medical Centre, pharmacy  
**Hallen**: public house  
**Hanham High Street**: newsagents, Community Centre, bakery, Co-operative Store  
**Hawkesbury Upton**: post office/shop  
**Henbury/Brentry**: Crow Lane Newsagents, Bradgate Surgery, Henbury Leisure Centre (BCC)  
**Kingswood Centre**: Leisure Centre (Leaflets), Salvation Army Shop, World of Cards  
**Little Stoke**: Community Hall  
**Longwell Green**, Leisure Centre (Leaflets), Cherry Art Centre  
**Mangotsfield**: Fish & chip shop, Post Office, barber Shop, Tesco Express, solarium centre  
**Marshfield**: post office  
**North Common / Oldland**: Jeeves Convenience Store (Victoria Road), North Common Village Hall, Mace Convenience Store (Oldland), United Reform Church Notice Board, St. Annes Church Hall Notice Board  
**Old Sodbury**: post office  
**Olveston**: post office; butchers, bakery  
**Patchway**: Newsagents, Merlin office, two community centres.  
**Pilning**: Convenience shop/post office  
**Pucklechurch**: Newsagent, Post Office, Local Convenience Store, Community
Centre Notice Board
**Rangeworthy**: Public house
**Severn Beach**: Bakery, post office
**Shortwood**: Methodist Church Notice Board, Bus Stop
**Staple Hill (High Street)**: Page Park Newsagent, Florist, Hanover Housing Trust Shop/office, Post Office
**Thornbury**: two estate agents; two newsagents; town centre doctors’ surgery; Thornbury Health Centre, dry cleaners, open all hours grocery store; greengrocers, hardware store, Thornbury Golf Centre, leisure centre (+ leaflets).
**Tormarton**: Pub
**Warmley**: Post Office, Siston Parish Council Notice Board
**Westerleigh**: Village Hall notice board, shop
**Wick**: Post Office, newsagent
**Wickwar**: two shops,
**Winterbourne**: Tesco Express, charity shop, florists, bakery, pharmacy, Co-op, post office.
**Yate**: Abbotswood, convenience shop, Leisure Centre (Leaflets), Town centre notice boards, The Ridge Shop
Appendix 13: Core Strategy summary leaflet

This is a short guide to accompany the Core Strategy document. If you are interested in giving your views to the council you may wish to see the full document. It is available in libraries and council one stop shops and on the internet at www.southglos.gov.uk/corestrategyconsultation

We are also holding a series of exhibitions for the public where you can get some more information and talk to a member of the team.

Thursday 3 June
The Mall, Cribbs Causeway 3pm – 7.30pm
(Lease level in front of the food area)

Tuesday 8 June
Rangeworthy village hall 3pm – 7.30pm

Thursday 10 June
Yealm shop Centre (Cunilia House) 11am – 3.30pm

Tuesday 15 June
Kings Chase shopping centre, Kingswood 11am – 1pm

Thursday 17 June
St Mary's shopping centre, Thornbury 11am – 3.30pm

Wednesday 23 June
Willow Brook Centre, Bradley Stoke 11am – 3.30pm

Tuesday 29 June
Old Grammar School, Chipping Sodbury 3pm – 7.30pm

Friday 2 July
North Common village hall 11am – 3.30pm

Tuesday 6 July
Sainsbury's, Emersons Green 9pm – 7.30pm

Thursday 8 July
Tombrell's, Thornbury 3pm – 7.30pm

Tuesday 13 July
Pucklechurch village hall 11am – 3.30pm

Please see our website www.southglos.gov.uk/corestrategyconsultation for further details of the exhibitions and meetings or ring 01454 865469

The exhibition and members of the team will also be present at public meetings of the Safer & Stronger community groups:

Tuesday 1 June - Longwell Green Community Centre at 1.30pm and Pucklechurch Community Centre at 6.30pm

Thursday 10 June - Downend Baptist Church at 6.30pm

Tuesday 15 June - Greenfield Centre, Winterbourne at 6.30pm

Wednesday 16 June - Haltway Community Centre at 6.30pm

Tuesday 23 June - Royal British Legion, Staple Hill at 6.30pm

Wednesday 29 June - St Saviours Church Hall, Frome at 6.30pm

Thursday 24 June - Severn Beach School at 6.30pm

Wednesday 30 June - Little Stoke Hall at 6.30pm

Wednesday 14 July - Filton Village Hall at 6.30pm

Thursday 15 July - Micksway Town Hall at 6.30pm

Tuesday 20 July - Jubilee Centre, Bradley Stoke at 6.30pm

Tuesday 27 July - EAAA, Filton at 6.30pm

Thursday 29 July - Chalford Village Hall at 6.30pm

If you would like to make comments on the Core Strategy, please use the response form* or visit the council’s consultation web page at www.southglos.gov.uk/corestrategyconsultation where the document can be viewed and comments made online.

The deadline for comments is Friday 6 August 2010

Any questions or requests for help can either be sent by email to Planning@southglos.gov.uk or posted to Spatial Planning Team, South Gloucestershire Council, PO Box 200, South Gloucestershire, BS38 9BP. You may also ring 01454 863469. (Response forms are available at the exhibitions and public meetings, or on the website and are posted from the Spatial Planning Team.)

This information can be made available in other languages, in large print, Braille or on audio tape. Please phone 01454 865004 if you need any of these or any other help to access council services.

Design: South Gloucestershire Council
Printers: Print Services
Printed on recycled paper: R3008:200110
What is the Core Strategy?
The Core Strategy is the main planning document for guiding and managing new development and change in South Gloucestershire up to 2026.

What is its purpose?
The main purpose of the Core Strategy is to identify where new housing and jobs will go, as well as protecting what is valued about the area. The Strategy will also identify what services, facilities and infrastructure (such as green spaces, roads, public transport, schools, shops and health centres) are needed and when and how they will be achieved.

How has it been prepared?
Preparing a Core Strategy takes several years and reflects the views of local people, groups and organisations, as well as those of the council. We consulted on Issues and Options in 2004 where we asked questions about how to manage the pressure for new development. Having considered what people told us, we have now drawn up a draft Core Strategy and formal consultation is taking place on its contents.

This is your opportunity to give us your views on the policies and proposals. Details of how to comment are set out on the back of this leaflet.

Key Proposals
21,500 new homes are planned between 2006 and 2026. Around 2,800 have already been built and a further 12,500 have planning permission or are already allocated for housing in the council’s existing local plans.

- At Patchway/Cribbs Causeway land is allocated for 2,200 dwellings /14ha of employment land at Charlton Hayes (Northfield) in Patchway and a new neighbourhood of up to 1,750 homes, local services and facilities at Cribbs Causeway and south of Filton Airfield.

- Land at Harry Stoke/west of the M32 is allocated for 2,600 dwellings at three key sites: Wallscourt Farm, Harry Stoke and land east of Coldharbour Lane. Subject to the delivery of a new congestion-relieving transport link serving Stoke Gifford, a new neighbourhood of up to 2,000 homes is also planned in this area after 2016.

- A major mixed-use development is allocated at Emersons Green East, comprising a science park, 19ha of employment land and 2,750 dwellings.

- At North Yate, subject to a new sewer connection being provided to deal with existing and potential future flooding problems, a new neighbourhood of 3,000 homes.

- 500 homes are proposed at Thornbury, north of Castle School.

Key Policies
In addition to the strategy for development, the Core Strategy contains a number of policies for managing development:

- Achieving high quality design
- Providing and maintaining green infrastructure (including open spaces, recreational areas, parks, allotments, nature conservation sites, landscape and heritage features, woodlands, trees, cycleways, bridleways and public rights of way)
- Supporting renewable and low carbon energy generation
- Providing services, infrastructure and community facilities with new housing
- Delivering major transport schemes
- Improving accessibility by public transport, walking and cycling
- Protecting landscapes, natural environment and built heritage and reducing flood risk
- Supply and safeguarding of minerals
- Supply and safeguarding of economic sites
- Managing town centre development
- Guidance on housing densities, housing types and sizes, sub-division of properties and building on gardens
- Providing affordable housing, rural housing exception sites and extra care housing
- Providing accommodation and safeguarding sites for Gypsies and Travellers and Travelling Showpeople
Planning for Future Development in South Gloucestershire - Have your say on the draft Core Strategy

What’s proposed...

North Fringe of Bristol
- Opportunities include the extension of Filwood
- Patchway, Bradley Stoke, St alphna's, Filton
- New housing at Patchway, Filton and
- Hanover. New infrastructure and
- Services, including a new link between
- Patchway and Stalphna's, new
- Neighbourhoods at Aiblow
- New Development at Chilth/Montgomery
- New development at Trellech

Severnside
- Develops for employment and
- Other development uses by
- Working with local authorities
- And the local community to
- Address flood risk, biodiversity,
- Transport and archaeological
- Issues

East Fringe of Bristol
- Opportunities include Hengrove
- Hengrove, Hanover, Stalphna's, Bath
- Semi-urban development
- The Green Belt and local
- Services and facilities for local
- Communities

Thornbury
- Opportunities for up to 600 new homes north of Castle School to
- Help strengthen and develop the town centre, local schools and
- Community facilities and activities.

Yate and Chipping Sodbury
- Develops the service centres of both towns through improvements
- to employment, the town centres, public transport and
- School sites.

Rural Areas
- Protect and enhance the
- Green Belt and rural character
- and distinctiveness, while
- Supporting employment
- And services for local
- Communities

Support
- Patches to bring forward new
- Housing where appropriate to
- Meet local needs.
Appendix 14 – Press advert placed in the South Gloucestershire Gazette series and the Bristol Evening Post on 27th May 2010
Appendix 15: Gazette advert scan
Appendix 16: Evening Post advert scan
Appendix 17: E-mail to Chief Officers

Dear Chief Officer,

As you will be aware, on 8 March 2010 the Council’s Cabinet approved for public consultation the South Gloucestershire Core Strategy Pre-Submission Publication Draft and supporting Sustainability Appraisal.

The South Gloucestershire Core Strategy is a key corporate document which will be used to assist in delivering the Corporate Aims contained in the Council Plan, in particular managing future development, achieving sustainable communities and protecting what is valuable about the area.

The South Gloucestershire Core Strategy Pre-Submission Publication Draft is the next stage in the preparation of the Core Strategy following the publication of the Issues and Options Document, April 2008. Members have resolved that the South Gloucestershire Core Strategy Pre-Submission Publication Draft will be used as a material consideration in determining planning applications and Members’ expectation is that this corporate document will not only be implemented through the statutory planning process but also through the work of the your Directorates. Members of the Spatial Planning Team will be meeting with colleagues in your Directorate to work up in more detail how this can be achieved.

Following the 8th March Cabinet meeting you can now access the following information from our website at http://www.southglos.gov.uk/corestrategy:

- the South Gloucestershire Core Strategy Pre-Submission Publication Draft, March 2010 incorporating amendments made and agreed at the Cabinet meeting on 8th March;
- the South Gloucestershire Core Strategy Pre-Submission Publication Draft Sustainability Appraisal, March 2010; and
- Consultation/Engagement Reports - providing information on the methods of engagement and consultation used during the preparation of the Core Strategy to date and summaries of the responses received.

Complimentary ‘glossy’ copies of the Pre-Submission Core Strategy document will be made available to you at the start of the formal consultation period. This is expected to take place in May following the general election. In the meantime, in order to minimise printing costs it would be appreciated if you could use an electronic copy.

Although public consultation on the Pre-Submission Publication Draft Core Strategy has now started with comments on the document and the Sustainability Appraisal welcome up until the end of July, the formal consultation period will not start until after the general election. We hope by doing this it will give all parish and town councils, other community groups and interested people sufficient time to organise how they intend to consider the Core Strategy and agree their necessary responses.
We will advise you in due course of the dates of the formal consultation period. Please note that internal comments from Directorates on the Core Strategy Pre Submission Publication Draft should not be made through the public iNovem system.

I would be grateful if you would cascade this email to your staff.

If you have any questions please do not hesitate to contact the Spatial Planning Team by telephoning 01454 863469 or emailing planningLDF@southglos.gov.uk

Regards

Patrick Conroy
Spatial Planning Team Manager

Tel: 01454 863574
Fax: 01454 863116
Appendix 18: Memo to internal teams

South Gloucestershire Council
Planning, Transportation & Strategic Environment, PO Box 2081, South Gloucestershire, BS35 9BP

Memorandum to:
From: Spatial Planning Team
Date: 22 March 2010
Telephone: 01454 863469
Facsimile: 01454 863166

RE: South Gloucestershire Core Strategy Pre-Submission Publication Draft

As you will be aware, on 8 March 2010 the Council’s Cabinet approved for public consultation the South Gloucestershire Core Strategy Pre-Submission Publication Draft and supporting Sustainability Appraisal.

Following the 8th March Cabinet meeting you can now access the following information from our website at http://www.southglos.gov.uk/corestrategy

- the South Gloucestershire Core Strategy Pre-Submission Publication Draft, March 2010 incorporating amendments made and agreed at the Cabinet meeting on 8th March
- the South Gloucestershire Core Strategy Pre-Submission Publication Draft Sustainability Appraisal, March 2010; and
- Consultation/Engagement Reports - providing information on the methods of engagement and consultation used during the preparation of the Core Strategy to date and summaries of the responses received.

Please find enclosed a draft hard copy of the Core Strategy document and supporting Sustainability Appraisal for your team. Complimentary ‘glossy’ copies of the Core Strategy document will be made available to you at the start of the formal consultation period. This is expected to take place in May following the general election.

If you have any questions please do not hesitate to contact the Spatial Planning Team by telephoning 01454 863469 or emailing planningLDF@southglos.gov.uk

Regards

Spatial Planning Team
South Gloucestershire Council
Appendix 19: Library bannerstand and rota

Planning for Future Development

Have your say on the South Gloucestershire Core Strategy

Up to 21,000 new houses, together with new employment and shopping development are being planned in South Gloucestershire by 2026.

To find out where your nearest public exhibition is, visit our website at www.southgos.gov.uk/corestrategy.

Details also available at all South Gloucestershire Council’s One Stop Shops, Libraries and at www.southgos.gov.uk/corestrategy.

Any questions, contact the Spatial Planning Team: on 01454 863469 or email: planningLDF@southgos.gov.uk

Comment by Friday 6 August 2010
Movement of core strategy consultation banners from June 1st 2010

Bradley Stoke, Hanham and Winterbourne are closed.

Tues June 1st banners to be delivered to Thornbury

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<td>June 19th Friday</td>
<td>On van to Yate</td>
<td>21st June Monday</td>
<td>On van to Downend</td>
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<td>June 28th Monday</td>
<td>On van to Emersons Green</td>
<td>30th June Wed</td>
<td>On van to Staple Hill</td>
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<td>July 7th Weds</td>
<td>On van to Cadbury Heath</td>
<td>July 9th Friday</td>
<td>On van to Kingswood</td>
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Appendix 20: Exhibition boards displayed at events

Planning for Future Development in South Gloucestershire

What is the Core Strategy?

- The main planning document for guiding and managing new development and change in South Gloucestershire up to 2028.
- It will identify where new housing and jobs will go, as well as protecting what is valued about the area.
- It will also identify what services, facilities and infrastructure (such as green spaces, roads, public transport, schools, shops and health centres) are needed and when and how this will be achieved.

Work began on preparing the Core Strategy in 2007. Public consultation and engagement took place during 2008 and 2009 and has involved a series of events across the district. These events have helped to inform the preparation of the Core Strategy.

This is your opportunity to give us your views on the policies and proposals in the Core Strategy.
If you would like to make comments on the document, please pick up a leaflet for more details on how to respond.

Deadline for comments is Friday 6 August 2010
Planning for Future Development in South Gloucestershire

South Gloucestershire is a popular place to live and work and, consequently, many areas have experienced significant growth and change. We therefore need to ensure that future development takes place in a well-planned and co-ordinated way and is supported by services and facilities and an improved transport network.

At the heart of the Core Strategy there needs to be a clear vision for how South Gloucestershire should develop over the next 30 years.

The Core Strategy Vision for 2026 and beyond is:

South Gloucestershire will continue to be a ‘great place to live and work’. Within an attractive and accessible environment, everyone will be enjoying healthier and more sustainable lifestyles in balanced, vibrant and safe communities with ready access to jobs, supporting services and facilities. Adaptation to a changing climate will be taking place through the active management of impacts. The economy will be buoyant and prosperous and recognized internationally.

Diagrammatically showing the Core Strategy proposals for achieving this vision looks like this:
Communities of the North Fringe of the Bristol Urban Area

(including the communities of Filton, Patchway, Bradley Stoke, Stoke Gifford, Harry Stoke and Filton Airfield)

The vision for the North Fringe of the Bristol urban area is to maintain its role as a focus for employment, commercial and retail activity, education and learning; better balance homes and jobs; improve access to public transport, walking and cycling; and strengthen and preserve community identity and heritage.

The key proposals are:

- North Fringe of Bristol to Hengrove Rapid Transit route
- Orbital bus service linking The Mall with Embers Lane
- Improving the balance between homes and jobs by creating new neighbourhoods at Cribbs, Patchway and Harry Stoke
- New and enhanced wildlife and amenity routes

The key proposals for the new neighbourhoods:

- 2,200 dwellings & 14ha. employment land at Patchway (current Local Plan site)
- 1,750 homes at Cribbs Causeway and south of Filton Airfield
- New district centre at Patchway
- Longer term ambition of a town centre at The Mall/Cribbs Causeway
- Safeguarded authorised operations of Filton Airfield and protect the long term operation of the airfield
The key proposals for the new neighbourhood are:

- 2,000 dwellings at three sites in Henley Stoke (current Local Plan sites)
- Subject to delivery of the Stoke Gifford Transport Link, 2,000 homes east of Henley Stoke

The key proposals are:

- Expansion of UWE campus to include community facilities
- Broaden range of uses at Abbey Wood Retail Park
Communities of the East Fringe of the Bristol Urban Area

(including the communities of Downend, Emersons Green, Mangotsfield, Staple Hill, Soudley, Kingswood, Wraxley, Cadbury Heath, Oddland Common, Longwell Green and Hanham)

The vision for the East Fringe of the Bristol urban area is to improve access to job opportunities, improve the competitiveness of the traditional town centres, preserve and enhance community identity and heritage, and protect and improve the green spaces in and around the urban area.

The key proposals are:

- 2,750 dwellings, Science Park and 10ha. employment land at Emersons Green East (current Local Plan site)
- Improve the viability and viability of town centres in Kingswood, Hanham, Staple Hill and Downend
- Safeguard employment sites to maximise job opportunities
- Protect the Green Belt and the open green hillsides to the east of Failand and Holburne, and the green belt surrounding the urban areas
- Enhance the community forest park at Warmley and create new links to and around Overdown Wood
- Provide for access to the commons and the open countryside through a network of footpaths and green corridors
- Protect and enhance sport and recreation provision
- Recognise, protect and enhance heritage assets at Warmley, Brasenose, Whitfield and Middle Engine Pit
- Identify the possibility for a rapid transit route
- Orbital bus service linking Emersons Green with The Mall
- Protect and enhance bus services to central Bristol and nearby settlements
- Provide safe and convenient pedestrian and cycling routes
Yate and Chipping Sodbury

The vision for Yate and Chipping Sodbury is to build upon their distinctive yet complementary heritage, character and roles as market towns to develop a coherent sense of place and provide a richer mix of social, cultural and economic opportunities.

- Develop Chipping Sodbury’s role as a tourist destination
- Develop niche retailing opportunities in Chipping Sodbury
- New medium size food store and housing opportunity at Balmhill with enhanced pedestrian and cycling links
- Deliver cycling routes to Bristol and enhanced connections across the towns
- Enhance allotment and sport and recreation provision
- Enhance cultural and community opportunities.
- Realise the potential of the Broad Lane depot site for employment uses, while protecting the identity of Engine Common

The key proposals are:

- 3,000 dwellings and 9ha employment land at North Yate
- Improve the range of jobs in the towns
- Re-develop the Slower Road Industrial Estate/North Road to improve employment opportunities and gateway to the town
- Improve Yate station facilities and rail services
- Park & Ride at Nibley/Yate
- Improve local bus services within both towns and to key destinations
- Diversity town centre uses to encourage an evening economy at Yate
Thornbury

The vision for Thornbury is to make it a thriving historic market town, serving surrounding villages and communities, with a strong and attractive town centre, diverse range of employment opportunities and modern healthcare facilities.

Rural Areas

The vision is to conserve and enhance the rural areas as an important asset contributing to the economy, biodiversity and heritage of South Gloucestershire and to support rural communities.

The key proposals are:

- Increase the vibrancy of the town centre
- Improve employment opportunities in the town centre
- Protect public open space and green spaces within the town
- Housing opportunity area for 500 new homes north of Castle School
- Improve arts, cultural and community provision
- Support for Thornbury as a tourist destination
- Update and develop Thornbury Hospital and Health Centre
- Support the continued excellence, by ability and quality of all the educational provision and increase pre-school nursery provision
- A new Castle School Sixth Form centre at the Park Road site
- Improve pedestrian and access to bus routes
- Improve opportunities for walking and cycling
- Protect and conserve the rural areas' distinctive character, beauty, wildlife, landscape, biodiversity and heritage
- Protect valuable agricultural land and opportunities for local food production
- Protect rural setting
- Protect the Green Belt
- Maintain existing settlement boundaries for now whilst reviewing with parish councils and local communities
- Provide affordable housing through rural exception sites
- Protect rural employment sites and support farm diversification
- Support working from home and other rural enterprises
- Support renewable energy proposals
- Improve Green Infrastructure provision
- Improve transport provision and access
Severnside

The vision for Severnside is that it will be developed as a strategically important location for employment.

The key proposals are:

- Develop land for distribution and other extensive employment uses
- Invite landowners to work co-operatively through a planning agreement
- Work with landowners and statutory agencies to address flood risk, coastal protection, biodiversity, archaeology and transportation issues

The Core Strategy will also contain policies to manage future development and protect what is valued about the district. We are consulting on the following new policies which will be used to determine planning applications:

- Achieving high quality design
- Providing and maintaining green infrastructure (including open spaces, recreational areas, parks, allotments, nature conservation sites, landscape and heritage features, woodlands, trees, cycleways, bridleways and public rights of way)
- Supporting renewable and low carbon energy generation
- Providing services, infrastructure and community facilities with new housing
- Delivering major transport schemes
- Improving accessibility by public transport, walking and cycling
- Protecting landscapes, natural environment and built heritage and reducing flood risk
- Supply and safeguarding of minerals
- Supply and safeguarding of economic sites
- Managing town centre development
- Housing densities, housing types and sites, sub-division of properties and building on gardens
- Providing affordable housing, rural housing exception sites and extra care housing
- Providing accommodation and safeguarding sites for Gypsies and Travellers and Travelling Showpeople

Consultation closes Friday 6 August. Your comments are important and we would like to hear from you.
Appendix 21: Safer & Stronger newsletter advert

Would you like to make your area a better place to live, work and play?
Then why not get involved with your local Safer Stronger Community Group? It works with the Council, Police, Fire & Rescue and Health Authority to do just that. This group has a say about the services that your community needs and receives. You can come along to a meeting; go on-line at: http://groups.southglos.gov.uk or call your Safer Stronger Communities Officer on 01454 888780.

Planning for Future Development - want to have your say on the South Gloucestershire Core Strategy, but need to find out more? The Core Strategy is the main planning document for guiding and managing new development and change in South Gloucestershire up to 2028. Its purpose is to identify where new housing and jobs will go, as well as protecting what is valued about the area. The Strategy will also identify what services, facilities and infrastructure (such as green spaces, roads, public transport, schools, shops and health centres) are needed and when and how this will be achieved.

Come and meet the Core Strategy Team at their exhibition before your local Safer and Stronger meeting on Wednesday 30th June from 6.30pm (Core Strategy Exhibition), followed by the regular meeting at 7pm.
Little Stoke Hall, Little Stoke Hall, Little Stoke, BS34 8HR. Go on, get involved to get things done in your local area.
Appendix 22: Example Core Strategy PowerPoint presentation

Core Strategy
ALCA Briefing
10th June 2010

What is the Core Strategy
- The main planning document for guiding and managing new development and change up to 2026
- Expresses vision and objectives of Sustainable Community Strategy / supports joint working
- Informed by consultation / community led focus
- Contains general district wide policies and place specific proposals – guide future development / investment
- Identifies where new housing and jobs will go, as well as protecting what is valued about the area
- Identify what services, facilities and infrastructure are needed and when and how they will be delivered

Purpose of Briefing
- Advise ALCA about Core Strategy consultation
- Key themes and main issues
- Key proposals for the different areas in South Gloucestershire
- Arrangements for public consultation
- Next steps

Context:
- RSS situation......
- New Coalition Government
- Approach South Glos taking
- Relationship to Sustainable Community Strategy
- Relationship to South Glos Local Plan
- Community led / partnership working

Core Strategy Vision
At the heart of the Core Strategy there needs to be a clear vision for how South Gloucestershire should develop over the next 20 years.

The Vision for 2026 and beyond is South Gloucestershire will continue to be a 'great place to live and work'. Within an attractive and accessible environment, everyone will be enjoying healthier and more sustainable lifestyles in balanced, vibrant and safe communities with ready access to jobs, supporting business opportunities. The key to achieving the vision for South Gloucestershire will be taking place through the active management of impacts. The economy will be vibrant and prosperous and recognised internationally.

Overall Growth
- Development period 2006-2026 = 20 years
- 21,500 total new homes up to 2025
- 2,500 already built 2006-2009 – first 3 yrs
- 18,900 to make provision for next 17 yrs
- Annual rate of 1,112 per annum.

Expressing the vision
Cross cutting themes:
- Climate change
- Infrastructure provided with growth
- Managing future growth – sustainably
- Place making – community led process
- Economic growth/ job creation
- Tackling adult/ child obesity
- Promoting opportunities for play

Development Strategy
- Focus on SGLP (M1 sites) – 7,500 homes
- Development pipeline/ general infill BNF, BEF, Yate/ Sodbury, Thy, villages = 4,750 homes
- New neighbourhoods = 3 strategic locations = 6,150 homes by 2026
- Green Belt (majority) unaltered
- Thornbury housing opportunity = 500 homes
- Rural areas = no new allocations before 2016
- Severnside = no housing growth
Key proposals for the different areas in South Gloucestershire

- Communities of the North Fringe of the Bristol Urban Area
- Communities of the East Fringe of the Bristol Urban Area
- Yate/Chipping Sodbury
- Thornbury
- Rural Areas
- Severnside

Communities of the East Fringe of the Bristol

Yate and Chipping Sodbury

Thornbury

Severnside

- The vision for the Severnside is to:
  it will be developed as a strategically important location for employment

- The key proposals are:
  - develop land for distribution and other extensive employment uses
  - invite landowners to work co-operatively through a planning agreement
  - work with landowners and statutory agencies to address flood risk, coastal protection, biodiversity, archaeology and transportation issues

Rural Area - key proposals are:

- protect landscapes, biodiversity and heritage
- protect valuable agricultural land and opportunities for local food production
- protect rural setting and the Green Belt
- maintain existing settlement boundaries whilst undertake review with support of P&Ts
- provide affordable housing through rural exception sites
- protect rural employment sites & farm diversification
- support working from home and other rural enterprises
- support renewable energy proposals
- improve Green Infrastructure provision
- improve transport provision and access

Key Policies

The Core Strategy also contains policies to manage future development and protect what is valued about the district.

We are consulting on the following new policies which will be used to determine planning applications:
Key Policies

- high quality design
- green infrastructure
- renewable & low carbon energy
- services, infrastructure and community facilities
- major transport schemes
- accessibility by public transport, walking and cycling
- landscape, natural environment and built heritage and reducing flood risk
- supply & safeguarding of interests
- safeguarding of economic sites
- town centre development
- housing densities, housing types and sizes
- sub-divisions of properties and building on gardens
- affordable housing, rural housing exception sites and extra care housing
- safeguarding sites for Gypsies and Travellers and Traveller Settlements

Public Consultation – Have Your Say

- Letters/ e-mails sent to key interested people in March, follow up 26th May
- Press advertisements 27th May
- Leaflets and posters
- Staffed exhibitions road show
- Safer and Stronger meetings
- Local Strategic Partnership 26th May
- ALCA meeting 19th June
- Libraries and One Stop Shops - unstaffed exhibitions
- Website – online consultation

Next Steps

- ‘active’ consultation June to July
- Consultation ends 6th August
- Review situation/ options
- Community led planning / concept
- Planning for new neighbourhoods and Thornbury – Autumn 2010
- Next stage document Spring 2011
Rural and Parish Matters

CONSULTATION ON THE SOUTH GLOUCESTERSHIRE CORE STRATEGY: PLANNING FOR FUTURE DEVELOPMENT.

Your views are needed as part of a consultation on a key planning document which will set the long term vision for the whole of South Gloucestershire.

The main purpose of the Core Strategy is to identify where new development will take place, its type and scale as well as protecting what is valued about the area.

The plan proposes that 21,500 homes are provided between 2006 and 2026. Around 2,600 have already been built since 2006. Of the remaining 18,900, over 12,200 homes have already been granted planning permission or are allocated in the Council’s Local Plan.

To provide this new housing and the necessary infrastructure to support sustainable communities, the Core Strategy identifies the following areas for new development:

- At Patchway and Cribbs Causeway land for 2,200 dwellings and 14 hectares of employment land are allocated at Charlton Hayes (Northfield). As well as this new neighbourhood of up to 1,750 homes, local services and facilities at Cribbs Causeway and south of Filton Airfield are also planned.
- Land west of the M32 and Harry Stoke is allocated for 2,600 dwellings at three key sites - Wallscourt Farm, Harry Stoke and land east of Coldharbour Lane. Subject to the building of a new transport link serving Stoke Gifford there are also plans for a new neighbourhood of up to 2,000 homes after 2016.
- A major mixed-use development, comprising a science park, 19 hectares of employment land and 2,750 dwellings is allocated at Emersons Green East.
- Subject to the provision of a new sewer connection, a new neighbourhood of 2,400 homes is planned at North Yate by 2026.
- Limited development of 500 homes to the north of Thornbury, adjacent to the Castle School site.

In the rural areas of South Gloucestershire the Core Strategy sets out an integrated approach to balancing the conservation and enhancement of the countryside and rural settlements with sustaining and...
SOUTH GLOUCESTERSHIRE CORE STRATEGY – HAVE YOUR SAY...

Formal consultation on the South Gloucestershire Pre-Submission Publication Draft Core Strategy continues until Friday 6 August 2010.

The Core Strategy is the main planning document for guiding and managing new development and change in South Gloucestershire until 2026. Its purpose is to identify where new housing and jobs will go, as well as protecting what is valued about the area. The Strategy will also identify what services, facilities and infrastructure are needed and when and how this will be achieved.

The draft Core Strategy can be viewed at:
- www.southglos.gov.uk/corestrategy/consultation
- all the Council’s Libraries; and
- the Council’s One Stop Shops.

A plain English guide to the Core Strategy, together with details of the draft Core Strategy Public Exhibitions and how to respond to the consultation will also be available at the above locations.
THE EVENT IN SUMMARY....

Envirocrime, affordable housing and the Big Society were just some of the issues explored at this year's Working Together Matters Event. The event, hosted by Safer and Stronger Communities in South Gloucestershire Council was held on Wednesday 29th September but this year we exchanged the snow blizzards for a wonderful view of the Kendleshire Golf Course!

For the second year running over 90 attendees representing around half of South Gloucestershire’s Town and Parish Councils, Safer Stronger Community Groups and Community Led Plan groups came together with various South Gloucestershire Council Departments and other agencies to share good practice and make links to work more effectively together.

With a grand opening courtesy of Stephen Wright, Director of South West ACRE Network of Rural Community Councils (SWAN), which works to support rural communities across the region, opened our event by reflecting on the good work already being done by “three critical sectors...Parish and Town Councils – the first tier of Local Government and the one closest...”
WHO CAME TO THE EVENT?

The following organisations & groups were officially represented:

Town & Parish Councils:
1. Alveston
2. Aust
3. Bitton
4. Bradley Stoke
5. Charfield
6. Dodington
7. Downend & Bromley Heath
8. Doynton
9. Dyrham & Hinton
10. Frampton Cotterell
11. Hanham Abbots
12. Hanham
13. Hawkesbury
14. Mangotsfield Rural
15. Marshfield
16. Oldland
17. Patchway
18. Pucklechurch
19. Sodbury Town
20. Stoke Gifford
21. Tormarton
22. Wickwar
23. Winterbourne
24. Yate

Community Led Plan Groups:
1. Alveston (Community Forum)
2. Bitton
3. Downend & Bromley Heath
4. Doynton
5. Frampton Cotterell
6. Hawkesbury
7. Pucklechurch
8. Tormarton
9. Wickwar
10. Winterbourne
11. Yate

Safer & Stronger Community Groups:
1. Boyd Valley & Bitton
2. Chipping Sodbury & Cotswold Edge
3. Downend, Bromley Heath & Emersons Green
4. Frampton Cotterell, Westerleigh, Coalpit Health & Iron Acton
5. Ladden Brook
6. Severnside
7. Stoke Gifford
8. Winterbourne, Hambrook & Frenchay
9. Yate
RURAL AFFORDABLE HOUSING & LOCAL HOUSING NEEDS SURVEYS

This theme was discussed over one of the themed dinner tables and as this is an area of interest for many the following information was posted in the welcome pack for all delegates:

South Gloucestershire Council wants to encourage rural communities to consider their current and future housing needs. A local housing needs survey can be used to assess the number, tenure and size of housing needed in the community now and in the future.

The survey is a questionnaire form which should go to every household in the Parish. Methods of reaching every household include sending a copy of the survey out with the Parish Magazine or using the Electoral Roll to obtain addresses.

The survey can include neighbouring Parishes should communities wish to team up. This can be useful where development opportunities are more limited in one settlement compared to another.

The survey should be carried out in partnership with the Council or another independent organisation commissioned by the Council. The questionnaire and analysis report should be in a format approved of by the Council.

Based on housing needs evidence for the District it is likely that a survey will show a need for affordable housing. Communities are encouraged to reflect any affordable housing need evidenced by the local housing needs surveys in housing development proposals for the community.

The Housing Enabling Team can provide further advice on affordable housing and housing needs surveys.

WAYS OF DELIVERING AFFORDABLE HOUSING

1. Affordable housing obtained through planning obligations on market housing developments. This route yields very small numbers of affordable homes and is subject to market conditions.

2. Working in partnership with the Council and a Registered Social Landlord to develop a rural housing exception site. Exceptions sites are small scale proposals for affordable housing to meet an identified local housing need. It allows for the development of affordable housing schemes within, adjoining and well related to village boundaries where development would not normally be permitted. This route requires a housing need survey and an assessment of all of the potential sites in the village. The site assessment is to identify the sites available and their suitability. This is usually done on a ‘village walk’ attended by the Parish Council, Ward Councillors, Housing Enabling Officers, Planning and Highways Officers, a Residential Social Landlord and other community groups.

The wider context

The South Gloucestershire Pre-Submission Draft Core Strategy (a planning document) encourages rural communities to undertake local housing needs surveys and prepare parish plans (also known as community led plans) to set out the future needs and aspirations for their communities, in order to help inform the future distribution of development in the rural areas and the preparation of a future Sites and Policies Development Plan Document (DPD). The DPD will identify where new limited development, including new limited residential development, will take place in the rural areas to meet local needs.
AN UPDATE ON THE PARISH CHARTER WORKING GROUP (PCWG)

At the last PCWG meeting Brian Glasson (Head of Development Services) gave an update on the work of Development Services/Planning. There are currently proposals for introducing a new planning...

PLANNING FOR FUTURE DEVELOPMENT
The South Gloucestershire Core Strategy

The Council’s key planning document, known as the Core Strategy, is entering its final stage of preparation. The Core Strategy identifies where the new homes, jobs and services needed to sustain our communities will be developed, without compromising their separate identities, character and local high quality environment. The document will help discourage inappropriate development proposals.

The Core Strategy has been shaped by district councillors, community leaders, local residents and other stakeholders. Representations received following public consultation on the Core Strategy have been carefully considered and the Council approved a revised Core Strategy in December 2010, which was made available to the public for information early in 2011. The Core Strategy will be submitted to the Government in spring 2011 and considered at a formal Examination in Public, held by an independently appointed Inspector, later in the year.

The Core Strategy identifies a requirement for 21,500 new homes up to 2026. Of this figure, 3,350 have already been completed, and over 12,000 have been granted planning permission or allocated as housing development in the Council’s existing Local Plan.

The document can be viewed at: www.southglos.gov.uk/corestrategy and at the Council’s One Stop Shops and Libraries.
POTENTIAL IMPLICATIONS OF THE LOCALISM BILL ON PLANNING & COMMUNITY LED PLANNING

Eight Community Led Plans (or Parish Plans as they are also known) have been published within South Gloucestershire with more due to be completed shortly.

The wide ranging consultation process is undertaken by active members of a local community and usually with the support of the local Town or Parish Council, to create a future vision for the community and an action plan to achieve it. At the heart of the process is usually a locally relevant questionnaire which goes to every household in the community. Given the way the questionnaire is promoted, distributed and collected the response rate is typically around 80% of households in smaller parishes. The resulting action plan is then used to inform those who deliver services (elected officials, officers, community groups and other partners) about the needs and aspirations of people in that community.

With the recent Localism Bill proposing legislative changes to decentralise decision-making, the government is now talking about ‘neighbourhood planning’ and we are all keen to understand how this relates to our existing parish plan and statutory planning work.

There is still much to make sense of within this new Bill but at first glance it would appear that those communities which have a Community Led Plan or are in the process of doing one are in a strong position to build on, with the following measures having been published in the Bill:

- Communities can ask the local authority to establish a Neighbourhood Development Order which will enable communities to permit development – in full or in outline – without the need for planning applications.

- Neighbourhood plans can be prepared by communities to guide development in their area. Once prepared they will be subject to examination by an independent expert to assess if they can be formally adopted.

Following this, a local referendum will be held to ensure the community is happy with the plan being adopted.

- Neighbourhood plans will be required to be consistent with national planning policy and conform to the strategic element of the local authority development plan document plans e.g. South Gloucestershire Council’s Core Strategy. It is important to note that neighbourhood plans are to be used to help communities provide for more growth than that identified in the Council’s Core Strategy.

- It is suggested that electoral wards and parish councils are likely to form the basis of neighbourhood plan boundaries but that the government will not define how boundaries are set. The planning authority will be responsible for establishing these areas in partnership with local communities.

- Central government may also make some funding available for neighbourhood planning although it is not clear on what basis this will be allocated.

- Government is proposing that pilot areas produce neighbourhood plans to give an insight into how neighbourhood planning might work in practice.

It should be noted that the proposals set out in the Bill are still subject to parliamentary debate and it will be some time before any necessary legislative changes could be enacted.

To view the community led plans that exist or view areas that are doing or considering doing a plan you can visit our new interactive map and click on the area of interest.

http://www.southglos.gov.uk/Resources/Publications/COS/11/0209/COS-11-
Consultation

Your views are needed as part of a consultation on a key planning document which will set out the long-term development vision for the area.

Called the ‘Core Strategy’, the main purpose of the document is to identify where new development will take place in the future, its type and scale, as well as protecting what is valued about the area.

Also the Strategy will outline how sustainable communities, with the appropriate facilities and the right infrastructure, will be achieved. These will be designed to a high-quality and will be built to reflect the latest environmental standards. The Strategy will also include policies to enhance and protect our town centres and ensure that there is sufficient land available for new employment.

The preparation of the Core Strategy has been undertaken in the context of the ongoing delay with finalising the Government’s South West Regional Spatial Strategy (RSS) and the council’s strong objections to the high levels and distribution of proposed housing.

The uncertainties relating to the RSS have meant that the council is faced with speculative planning applications from developers seeking to bring forward housing sites ahead of the RSS being confirmed. Up-to-date policies are required to deal with these planning applications, as well as helping to support sustainable housing sites the council considers...
Housing update

The Regional Spatial Strategy, which contained proposals for nearly 33,000 new houses to be built in South Gloucestershire by 2026, has been scrapped by the new Secretary of State.

Your council formally lodged its objections to the high housing numbers in 2008, instead proposing around 21,500 homes for the district.

And an extended consultation on the latest stage of your council’s draft Core Strategy document has now ended. This document proposed where new development might take place, its type and scale as well as protecting what is valued about the area. More information in a future edition of SGN.
Core Strategy submitted to Government

Since the December edition of SGN, full Council has approved the Core Strategy – a key planning document which sets out the long-term development vision for the area.

Following an extensive consultation the finalised document will be submitted to the Government this month and an independent examination carried out later in the year.

Comments from a wide range of organisations and local residents were submitted on the draft proposals for new developments to further enhance the communities of Patchway/Cribbs Causeway, land west of the M32/Harry Stoke, North Yate and Thornbury. The full submission is available online at www.southglos.gov.uk/corestrategy

Planning portfolio holder Cllr Brian Allinson said: “We look forward to hearing from the Secretary of State now that the Core Strategy has been submitted. South Gloucestershire continues to be a popular place to live and work and having up-to-date planning policies is paramount so that any new housing and employment can be provided while protecting what is valued about the area – we do not want to be left vulnerable to development in places where it is not appropriate.”
In Contact with South Gloucestershire

The Core Strategy is the main planning document for guiding and managing new development and change in South Glos up to 2026. Its purpose is to identify where new housing and jobs will go, as well as protecting what is valued about the area. The Strategy will also identify what services, facilities and infrastructure (such as green spaces, roads, public transport, schools, shops and health centres) are needed and when and how this will be achieved. Formal consultation on the South Gloucestershire Pre-Submission Publication Draft Core Strategy starts on 1 July and runs until 6 August. The draft Core Strategy can be viewed at www.southglos.gov.uk/corestrategy/consultation

The Care Forum E-Bulletin
Supporting health and social care voluntary and community groups

South Gloucestershire Adults E-Bulletin
2 July 2010

Dear Network Colleague

This is the e-bulletin for 2 July. It is a mixture of local, regional and national information regarding health and social care services.

Information about The Care Forum's forthcoming events is available on our website at www.thecareforum.org

Apologies for any cross-posting. If you have received this email from a colleague and you would like to be added to the e-bulletin mailing list, or,
alternately, if you wish to be taken off this email list, then please email William Ward at williamward@thecareforum.org.uk

We are always very pleased to accept contributions and to hear people's comments and suggestions - do get in touch.

Best wishes

Gillian Turner
Voluntary Sector Co-ordinator
gillturner@thecareforum.org.uk

Local News-----------------------------------

7: The Core Strategy

The Core Strategy is the main planning document for guiding and managing new development in South Gloucestershire up to 2026. The Strategy will decide where new jobs and houses will be provided and when and how the infrastructure that supports these new jobs and houses will be delivered, as well as how to protect the natural environment. Consultation is continuing and the council has organised a series of public exhibitions where residents can get more information, talk to a member of the Core Strategy team and express their opinions.

Future meetings
- Tuesday 6 July - Sainsbury's, Emersons Green 3pm – 7.30pm
- Thursday 8 July - Turnberrie’s, Thornbury 3pm – 7.30pm
- Tuesday 13 July - Pucklechurch village hall 11am – 3.30pm

The Core Strategy exhibition and members of the team have also been available at the public meetings of the Safer and Stronger community groups. The next meetings are:
- Wednesday 14 July – Oldbury on Severn Memorial Hall at 6.30pm
- Thursday 15 July – Wickwar Town Hall at 6.30pm
- Tuesday 20 July – Jubilee Centre, Bradley Stoke at 6.30pm
- Tuesday 27 July – BAWA, Filton at 6.30pm
- Thursday 29 July – Charfield Village Hall at 6.30pm

For further details of the meetings, to give your views on the Core Strategy or to ask a question, contact:
www.southglos.gov.uk/corestrategyconsultation
01454 863469 or by writing to the Spatial Planning Team, South Gloucestershire Council, PO Box 2081, South Gloucestershire, BS35 9BP

The full draft Core Strategy document is also available at libraries and the council’s one stop shops. The deadline for public comments is Friday 6 August 2010.
Appendix 26: JLAF Draft Minutes of meeting, Friday 5th March 2010

Date: Friday, 5th March 2010
Time: 2:00pm
Venue: The Carter Room, Fry Club, Somerdale, Keynsham. BRISTOL. BS31 2AU
Present: JLAF Members:
Chris Bloor, Cllr Malcolm Bridge (South Gloucestershire Council), Jill Britten, Bill Dawson, Ann Fay, Roger Fowler, Peter Gould, Robert Killen, Bernadette Macey, Ray Newbigin (JLAF Chairman), Ron Phelps (JLAF Deputy Chairman), Robin Winfield (JLAF Vice Chairman), Margaret Wilson.

Also in attendance:
Rennie Dickins (South Gloucestershire Council), Chris Hogg (JLAF Secretary), Andrew Lane (South Gloucestershire Council), Kelvin Packer (Bath & North East Somerset Council).

B MAIN BUSINESS
B1 Green Infrastructure and Development
Andrew Lane, South Gloucestershire Council
Andrew works in the Spatial Planning Team at South Gloucestershire Council, leading the green spaces officer working group, preparing the Green Infrastructure Strategy and assisting with the production of the Core Strategy.

Andrew covered these main points:
- South Gloucestershire Council has recently published its pre-submission publication draft of the Core Strategy – the document that will set out the framework for development in South Gloucestershire. Other Councils are going through a similar Core Strategy process.
- There are various definitions of Green Infrastructure (GI), including this, used in the Core Strategy: “a multi-functional network of high quality open space assets that can work together to support sustainable communities and enhance quality of life.”
- GI recognises that land can be used for more than one purpose, including public access, nature conservation, landscape, flood prevention, formal and informal recreation, and carbon sinks.
- South Gloucestershire Council include a policy on GI Networks (Policy CS2) recognising their importance for creating a high quality access network: “The integrity, multi-functionality, quality and connectivity of the Strategic Green Infrastructure Network will be protected and enhanced. Opportunities to connect with and extend the strategic network will be taken.”
- There are many references in the Core Strategy to Public Rights of Way and Access Land, for example: “existing features of landscape, nature conservation, heritage or amenity value and public rights of way, are safeguarded and enhanced through incorporation into development”.
- Other Policies, particularly Open Space Standards (Policy CS24), Design (Policy CS1), and Improving Accessibility (Policy CS8) are particularly relevant to Public Access. South Gloucestershire Council will develop a specific Green
Infrastructure Policy. These are linked to the planning process, to be considered in new development and the planning of new neighbourhoods.
- There are also opportunities for large scale projects in the district, such as an interlinked country park on the east edge of the Bristol urban area, and the enhancement of a wetland environment along the River Severn. Both of these should incorporate new outdoors access.
- Natural England is arranging a West of England Green Infrastructure event on the 31st March where organisations who manage and implement Green Infrastructure such as the Councils, wildlife trusts will coordinate GI projects across the region.

The presentation will be made available on the JLAF website, together with a link to the South Gloucestershire Council’s Core Strategy.

A discussion on development and access in the area followed, including:
- It is important that Green Spaces are designed properly and are well maintained.
- All forms of outdoors access should be included – the policies do not sufficiently include equestrians and networks of routes suitable for them.
- It is vital that different Councils and organisations work together on Green Infrastructure projects so that they actually happen, both across geographical boundaries, but where more than one organisation has an interest. A positive example of this is the Two Tunnels route in Bath, a disappointing example is the Chew Valley trail.
- It was pointed out that poor developments have occurred in the past where there have been policies that apparently required good quality development. It is essential that this does not happen, so the Core Strategy needs to be rigorously implemented and enforced.
- It is important to link policy and theory to practice – for all partners. There should be a clear and costed plan to implement GI projects on the ground.
- If implemented, these policies are welcome, particularly in that they propose new high quality access in development.

The Chairman thanked Andrew for his presentation to the JLAF, and asked that South Gloucestershire Council consider the issues raised by members.
Appendix 27: ATTENDANCE LIST: BRIEFING MEETING CORE STRATEGY AND SUSTAINABLE COMMUNITY STRATEGY REFRESH 26 MAY 2010

Amanda Deeks, Chief Executive, South Gloucestershire Council
Andy Davies, South Gloucestershire Council
Andy Francis, Avon & Somerset Police
David Primrose, Corporate Equalities Forum
Dave Salmon, Avon Fire & Rescue
Hilary Neal, GOSW
Jane Gibbs (for Penny Harris), Primary Care Trust
Cllr John Calway
Cllr John Godwin
John Rushforth, University of the West of England
Jon Doble, Faith & Belief Forum
Cllr Matthew Riddle
Melanie Gibbs, Primary Care Trust
Michael Collins, Airbus
Nigel Eagers, Filton College.
Nigel Hutchings, GWE Business West
Cllr Pat Hockey, ALCA (temp. rep.)
Peter Heffer, Police Authority
Rachel Robinson, Care Forum
Cllr Roger Hutchinson
Cllr Ruth Davis
Cllr Sheila Cook
Stan Sims, Heritage Forum
Steve Grainger, Avon Wildlife Trust
Appendix 28: Acknowledgement letter to respondents

Date: XXXX XXXX 2010
Your Ref: I:\(D6_3)
Our Ref: Spatial Planning Team
Enquiries to: 01454 863469
Telephone: planningLDF@southglos.gov.uk

Dear Sir/Madam

RE SOUTH GLOUCESTERSHIRE PRE-SUBMISSION PUBLICATION DRAFT CORE STRATEGY

Thank you for your recent representation on the South Gloucestershire Draft Core Strategy. Your representation has been received and will be recorded and analysed shortly. We will write to you again after the consultation period has closed to advise you of progress and your representation reference number(s).

Yours faithfully

Patrick Conroy
Spatial Planning Team Manager
South Gloucestershire Council
Appendix 29: 3 November 2010 update and publication of representations letter

Dear Sir/Madam

Your Reference Number: XXXXXX

Representations made to the South Gloucestershire Pre-Submission Publication Draft Core Strategy and next steps in the preparation of the document

Thank you for making comments on the Core Strategy. Your comments have been given the reference number shown above.

Further to the acknowledgement that was sent to you I am now writing to let you know about the progress with the Core Strategy and the next steps the Council will be taking.

All the representations received during the formal consultation period on the Pre-Submission Publication Draft Core Strategy, which ended on 6 August 2010, are available for viewing via the Council’s e-consultation system, which can be accessed at www.southglos.gov.uk/corestrategyconsultation

If you do not have access to the internet you will be able to view the representations on the e-consultation system at:

- the Council's libraries; and
- the Council's One-Stop Shops at
  - Thornbury One-Stop Shop, Castle Street, Thornbury, BS35 1HF
  - Kingswood One-Stop Shop, Civic Centre, High Street, Kingswood, BS15 9TR
  - Yate One-Stop Shop, Kennedy Way, Yate, BS37 4DO

Facilities will be available to print copies of the representations at the above locations. A charge will be made for the printing of representations. Please note that peak customer demand is experienced at lunch times at the One-Stop Shops and it would therefore be advisable, if at all possible, to avoid these busier times.

The Council’s response to the representations received to the South Gloucestershire Core Strategy Pre-Submission Publication Draft will be considered at the Council’s Cabinet meeting to be held on 13 December 2010 and at the Full Council meeting on 15 December 2010.

Any proposed changes to the Core Strategy following the Full Council meeting will be published for a further six week consultation period. I will write to you again to advise you of the details of this.

It is anticipated that the Core Strategy will be formally submitted to the Government by March 2011 for independent examination.
The Council will also continue to update the evidence base and consultation and engagement reports which support the Core Strategy. Updates will be available through the link at the bottom of Core Strategy web page which can be accessed at www.southglos.gov.uk/corestrategy

If you have any enquiries about the contents of this letter please contact the Spatial Planning Team by telephoning 01454 863469 or emailing planningLDF@southglos.gov.uk

Yours faithfully

Patrick Conroy
Spatial Planning Team Manager
South Gloucestershire Council
Dear Sir/Madam,

Progress with the South Gloucestershire Core Strategy and the Next Steps

I am writing to let you know about the progress with the South Gloucestershire Core Strategy and the next steps the Council will be taking.

The Council’s response to the representations received to the South Gloucestershire Core Strategy Pre-Submission Publication Draft was considered at the Council’s Cabinet meeting held on 13 December 2010 and at the Full Council meeting on 15 December 2010.

The proposed changes to the Core Strategy agreed at this Full Council meeting have now been published. This will not be a formal consultation stage, but an opportunity for the Council to make all parties aware that proposed changes have been made to the Core Strategy prior to the start of the Examination into the Core Strategy. Should you wish to make comments these should be received by Friday 18 February 2010 and be limited only to those matters that the Council is proposing to change. Please send your comments to the address at the bottom of this page.

The following documents can be accessed from www.southglos.gov.uk/corestrategy:

• Schedule Summary Report, December 2010 - the main issues raised in representations to the Pre-Submission Consultation Draft Core Strategy and the Council’s response;
• Schedule of Proposed Changes to the Core Strategy, December 2010;
• The proposed changes version of the Core Strategy, December 2010;
• The South Gloucestershire Core Strategy Sustainability Appraisal and Appendices, dated March 2010 with December 2010 updates; and
• Changes to the Proposals Map, December 2010.

If you do not have access to the internet you will be able to view the above documents from 6 January 2011 at:

• the Council’s libraries; and
• the Council’s One Stop Shops at
  o Thornbury One Stop Shop, Castle Street, Thornbury, BS35 1HF
Whilst the Council will not formally respond to any further comments received, any comments received, together with earlier representations and other information, will be submitted to the independent Inspector appointed to hold the Examination into the Core Strategy, as matters to be taken into consideration.

It is anticipated that the Core Strategy will be formally submitted to the Government no later than March 2011 for independent examination.

The Council will also continue to update the evidence base and consultation and engagement reports which support the Core Strategy. Updates will be available through the link at the bottom of Core Strategy web page which can be accessed at www.southglos.gov.uk/corestrategy

If you have any enquiries about the contents of this letter please contact the Spatial Planning Team by telephoning: 01454 863469 or emailing: planningLDF@southglos.gov.uk

Yours faithfully,

Patrick Conroy,
Spatial Planning Team Manager,
South Gloucestershire Council
South Gloucestershire Council

Memorandum to: All South Gloucestershire Libraries and One Stop Shops
From: Spatial Planning Team, Badminton Road, Yate
Date: 4 January 2011
Telephone: 01454 863469
E-mail: PlanningLDF@southglos.gov.uk

South Gloucestershire Core Strategy

We are writing to advise you about the progress with the South Gloucestershire Core Strategy and the next steps the Council will be taking.

At the Full Council meeting on 15 December 2010 it was agreed to publish the proposed changes to the Core Strategy. Therefore a period of publicity on the Submission Core Strategy, which incorporates the proposed changes, is taking place until 18 February 2011.

Please note that this is not a formal consultation stage, but an opportunity for the Council to make all parties aware that proposed changes have been made to the Core Strategy prior to the start of the Examination into the Core Strategy.

However, should anyone wish to make comments on the proposed changes, these should be received by Friday 18 February 2011 and be limited only to those matters that the Council is proposing to change.

Comments on the proposed changes to the Core Strategy can be emailed to planningLDF@southglos.gov.uk or posted to the Spatial Planning Team at:

South Gloucestershire Council
Spatial Planning
PO Box 2081
South Gloucestershire
BS35 9BP

Please find enclosed copies of the following documents:

- Schedule Summary Report, December 2010 - the main issues raised in representations to the Pre-Submission Consultation Draft Core Strategy and the Council’s response;
- Schedule of Proposed Changes to the Core Strategy, December 2010;
- The proposed changes version of the Core Strategy, December 2010;
- The South Gloucestershire Core Strategy Sustainability Appraisal and Appendices, dated March 2010 with December 2010 updates; and
• Changes to the Proposals Map, December 2010.

We would be grateful if you could display these documents, which are for reference and should not be given away. All the documents are available to view on the Council’s website at: www.southglos.gov.uk/corestrategy

The Core Strategy document is also available to view at the following locations during normal opening hours:

• The Council’s One-Stop Shops:
  o Yate, Kennedy Way, BS37 4DQ (access via West Walk)
  o Kingswood Civic Centre, High Street, Kingswood, BS15 9TR
  o Thornbury, Castle Street, BS35 1HF
• All South Gloucestershire libraries, including the mobile library

The Council will not be formally responding to any further comments received, but will acknowledge receipt of comments. Any comments received, together with earlier representations and other information will be submitted to the independent Inspector appointed to hold the Examination into the Core Strategy, as matters to be taken into consideration.

It is anticipated that the Core Strategy will be formally submitted to the Government no later than March 2011 for independent examination.

The Council will also continue to update the evidence base and consultation and engagement reports which support the Core Strategy. Updates will be available through the link at the bottom of the Core Strategy web page which can be accessed at www.southglos.gov.uk/corestrategy

If you need any further documents or have any questions about the contents of this letter, please do not hesitate to contact the Spatial Planning Team on 01454 863469 or alternatively by e-mail at PlanningLDF@southglos.gov.uk

Regards

The Spatial Planning Team
South Gloucestershire Council
After consultation with local residents and stakeholders, various changes have been made to South Gloucestershire’s Core Strategy, and the revised document is due to be considered at a Council Cabinet meeting on Monday 13 December.

The Core Strategy sets out the overarching development vision and strategy for the district until 2026 and aims to deliver the new homes, jobs and services that are needed to sustain our communities, without compromising their separate identities, character and the local high-quality environment.

After several years in the making, the document has been shaped by all three political parties on the council, as well as community leaders and local residents who have helped contribute to the emerging new plan. The Core Strategy is now at the third and final stage of development before it goes to a formal Examination in Public.

From public consultation on the Core Strategy Options and Issues in 2008 up to the public consultation that took place over the summer of 2010, the Core Strategy has attracted many hundreds of representations and these comments have been carefully considered.

Cllr Brian Allinson, executive member for planning, transportation and strategic environment, said: “It is vital that we get the Core Strategy right as it will determine how we provide homes, jobs and infrastructure across the district up to 2026.

“Moving forward with the document now allows us to positively guide and manage development where it can help communities respond to the challenges they face and support their longer term ambitions and objectives.

He added:

“If we don’t make progress with the Core Strategy then developers will go wherever they want to go, which would put the entire district at risk of inappropriate development.”

The main reasons for formulating a Core Strategy are to manage future development, including new homes and community infrastructure; to maintain economic prosperity; to tackle traffic congestion and improve accessibility; to manage our environmental resources and promote high quality design.

It is very important to provide a framework for development in order to ensure that any new development meets the community’s needs and to help discourage inappropriate development proposals. The Core Strategy will provide that framework whilst dissuading speculative proposals from developers.
Work undertaken by the Council in recent years has identified a requirement for 21,500 new homes in South Gloucestershire between 2006 and 2026. Of this figure, 3,350 have already been completed, and over 12,000 have already been granted planning permission or allocated as housing development in the Council's Local Plan.

The revised version of the Core Strategy has now been prepared ready for consideration by the Cabinet and Full Council in mid December. If it is approved, it will be available to the public for information early in 2011. The Core Strategy will then be sent to the Planning Inspectorate for consideration in Spring 2011 and a formal Examination in Public will be held by the Inspectorate some time after that.

Details of this process are available on the Council’s website www.southglos.gov.uk by typing Core Strategy into the search facility.

ENDS
Appendix 33: Web links to press articles

General articles

South Gloucestershire Gazette Series, 9th March 2010 Planning blueprint for South Gloucestershire is launched
http://www.gazetteseries.co.uk/news/localnews/thornburynews/5049623.Planning_blueprint_for_South_Gloucestershire_is_launched

Bristol Evening Post, June 8th: Exhibitions to help write housing plan

Bristol Evening Post, June 10th: Council in 'legal limbo' over gipsy pitches

Bristol Evening Post, June 2nd: Councils given go-ahead by minister to ignore housing targets

Bristol Evening Post, May 25th: Campaigners back homes plan abolition

South Gloucestershire Gazette Series, June 9th 2010: Campaigners in Severnside to keep up pressure for new motorway junction

Saturday, December 18, 2010, Bristol Evening Post, Blueprint for homes nears completion
http://www.thisisbristol.co.uk/news/Blueprint-homes-nears-completion/article-3019746-detail/article.html

Thursday 16th December 2010, Thornbury Gazette, Plans to build 21,500 homes in South Gloucestershire are given go-ahead
http://www.gazetteseries.co.uk/news/localnews/thornburynews/8738501.Plans_to_build_21_500_homes_are_given_go_ahead

Monday 22nd November 2010, Yate & Chipping Sodbury Gazette, Campaign for motorway junction near Severn Beach suffers setback
http://www.gazetteseries.co.uk/news/localnews/thornburynews/8680456.Campaign_for_motorway_junction_suffers_setback

Yate/Chipping Sodbury articles

South Gloucestershire Gazette Series, July 26th Yate residents urged to object to plans for 3,000 new homes
http://www.gazetteseries.co.uk/news/localnews/yateandsodburynews/8293047.Residents_urged_to_object_to_plans_for_3_000_new_homes
South Gloucestershire Gazette Series, June 9th: People have their say on plans for 3,000 new homes in Yate
http://www.gazetteseries.co.uk/news/localnews/yateandsodburynews/8209096.People_have_their_say_on_plans_for_3_000_new_homes/

South Gloucestershire Gazette Series, June 1st: Public exhibitions to be held on housing plans in Yate
http://www.gazetteseries.co.uk/news/localnews/yateandsodburynews/8188467.Public_exhibitions_to_be_held_on_housing_plans/

South Gloucestershire Gazette Series, May 27th: Development of 3,000 new homes in Yate is revealed

South Gloucestershire Gazette Series, April 1st: Campaigners celebrate victory after Chipping Sodbury development plans are dismissed
http://www.gazetteseries.co.uk/news/localnews/yateandsodburynews/6456225.Campaigners_celebrate_victory_after_development_plans_are_dismissed/

Wednesday 8th December 2010, Yate & Chipping Sodbury Gazette, Plans for up to 3,000 new homes north of Yate set to go ahead
http://www.gazetteseries.co.uk/news/8723247.Plans_for_up_to_3_000_new_homes_set_to_go_ahead/

Thursday 20th January 2011, Yate & Chipping Sodbury Gazette, Plans submitted for 250 new homes in Yate

Thornbury

South Gloucestershire Gazette Series, July 17th Residents in Thornbury urged to give views on housebuilding plans
http://www.gazetteseries.co.uk/news/localnews/thornburynews/8276604.Residents_urged_to_give_views_on_housebuilding_plans

South Gloucestershire Gazette Series, July 12th Proposed development in Thornbury 'could be less than 500 houses'
http://www.gazetteseries.co.uk/news/localnews/thornburynews/8264469.Proposed_development_could_be_less_than_500_houses

South Gloucestershire Gazette Series, June 24th Residents in Thornbury express anger over council talks with developers
http://www.gazetteseries.co.uk/news/localnews/thornburynews/8233976.Residents_anger_over_council_talks_with_developers

South Gloucestershire Gazette Series, May 28th: Campaign against housing plans in Thornbury is stepped up
South Gloucestershire Gazette Series, May 19th: Thornbury residents asked to take part in housing consultation
http://www.gazetteseries.co.uk/news/localnews/thornburynews/8172837.Thornbury_residentsAsked_to_take_part_in_housing_consultation/

South Gloucestershire Gazette Series, May 13th: Residents launch campaign against plans for 500 new houses in Thornbury
http://www.gazetteseries.co.uk/news/localnews/thornburynews/8161295.Residents_launch_campaign_against_plans_for_500_new_houses/

South Gloucestershire Gazette Series, March 4th: Up to 500 new homes set to be built in Thornbury
http://www.gazetteseries.co.uk/news/localnews/thornburynews/5036759.Up_to_500_new_homes_set_to_be_built_in_Thornbury/

South Gloucestershire Gazette Series, Feb 17th: Plans for new housing developments in Thornbury to be revealed
http://www.gazetteseries.co.uk/news/localnews/thornburynews/5010028.Plans_for_new_housing_developments_to_be_revealed/

Thursday 19th August 2010, Thornbury Gazette, New proposals for 500 homes in Thornbury are revealed
http://www.gazetteseries.co.uk/news/localnews/thornburynews/8336033.New_proposals_for_500_homes_are_revealed

Thursday 28th October 2010, Thornbury Gazette, Third company puts forward house building plans in Thornbury
http://www.gazetteseries.co.uk/news/localnews/thornburynews/8475912.Third_company_puts_forward_house_building_plans

Thursday 4th November 2010, Thornbury Gazette, Council defends Thornbury housing scheme

Wednesday 10th November 2010, Thornbury Gazette, Exhibition to be held on housing proposals in Thornbury
http://www.gazetteseries.co.uk/news/localnews/thornburynews/8625501.Exhibition_to_be_held_on_housing_proposals

Thursday 25th November 2010, Thornbury Gazette, South Gloucestershire Council urged to rethink plans for 500 homes in Thornbury
http://www.gazetteseries.co.uk/news/localnews/thornburynews/8683303.Council_urged_to_rethink_plans_for_500_homes

Thursday 9th December 2010, Thornbury Gazette, Site for up to 500 new homes in Thornbury is confirmed
http://www.gazetteseries.co.uk/news/8723836.Site_for_up_to_500_new_homes_is_confirmed/
Thursday 6th January 2011, Thornbury Gazette, Plans for 1,000 new homes in Thornbury are revealed
http://www.gazetteseries.co.uk/news/localnews/thornburynews/8767942.Plan_s_for_1_000_new_homes_are_revealed

Wednesday 12th January 2011, Thornbury Gazette, Exhibition to be held on plans for 500 new homes in Thornbury
http://www.gazetteseries.co.uk/news/localnews/thornburynews/8785054.Exhi_bition_to_be_held_on_plans_for_500_new_homes

Friday 14th January 2011, Thornbury Gazette, New housing proposals for Thornbury are put forward
http://www.gazetteseries.co.uk/news/localnews/thornburynews/8788888.New_housin_g_proposals_are_put_forward

Friday January 14, 2011, Bristol Evening Post, Display held on controversial plan for homes

Friday 14th January, 2011, South West Businesses website, Display held on controversial plan for homes
http://www.southwestbusiness.co.uk/environmental/Display-held-controversial-plan-homes/article-3100243-detail/article.html

Wednesday 19th January 2011, Thornbury Gazette, Hundreds attend exhibition on proposed housing development in Thornbury
http://www.gazetteseries.co.uk/news/localnews/thornburynews/8800037.Hundreds_a ttend_exhibition_on_proposed_housing_development
Appendix 34: Thornbury exhibition leaflet

**Draft Core Strategy**

Way, which forms a definite boundary to the entire east-aided of Thornbury. The Council believes that building this boundary may encourage further planning applications for development beyond Morton Way. In addition, the location is less easy to integrate into Thornbury because of the road, and was considered more likely to create a separate dormitory development. The general rural character of the land to the east of Morton Way is appreciated as part of the setting to the town.

The Park Farm area, like all the potential areas around Thornbury, does have its challenges. However, both Councils believe that this area has greater potential to provide an appropriate scale and character of development to meet the town’s needs. In addition, its location will provide better integration with the existing town and there is less likelihood of it creating an unsustainable commuter suburb. The physical limits are such that it will not create a precedent for future expansion. The area is well screened from Thornbury Castle and the Conservation Area and will not impact on long-distance views of the town. In addition, this site provides the only realistic option to enable Castle School to relocate onto one site at Park Road.

**Mitigation of development at Park Farm**

The Council is aware of concerns about development at Park Farm. Further technical work is being undertaken to demonstrate that development here can be achieved without having a negative impact on matters of importance. The following points will need to be addressed in any development proposals:

- The provision of appropriate transport links to the town to ensure integration of the community and support for the town centre.
- Appropriate traffic management to minimise the impact of any new traffic arising from the development.
- Protection of locally important ecology found within the stream corridor, the medieval fishponds and significant trees and hedgerows.
- Mitigation of any flood risk arising from the development to protect the town and communities downstream of the site.
- Protection of the heritage asset which includes the Castle, St Mary’s church, other listed buildings, the Conservation Area and Medieval fishponds.
- Protection of the footpath network including the long distance Severn Valley link.
- The provision of a high-quality development that reflects the local character of Thornbury and meets the aspirations of the town.
- Contributions to local facilities and services, the needs of education and support for Castle School in realising its aspirations.

For more details on the evidence supporting the Council’s decision, visit the South Gloucestershire Council website at [www.southglos.gov.uk/corestrategy](http://www.southglos.gov.uk/corestrategy).

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Thornbury housing opportunity area

South Gloucestershire Council is proposing some development in Thornbury at Park Farm (north-west of the town) in its forward planning document called the Core Strategy. The proposals are supported by Thornbury Town Council. This exhibition sets out how the Councils have reached this decision.

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There has also been a decrease in household size which may be due to more people living by themselves, the increasing number of single parent families and an increased amount of family housing now lived in by older couples whose families have moved away from home.

The continued decline in population, the ageing structure and lack of families will potentially lead to less support for the town centre, primary school closures and less use of the town’s facilities such as the leisure centre and library.

Education

Contrary to the national trend and the general situation in South Gloucestershire, there are fewer pupils on roll in Thornbury primary schools in 2010 when compared to numbers in 2001, so that now 20% of places are surplus. The drop in numbers is equivalent to a 210 place primary school. Numbers are expected to pick up marginally in 2013 and 2014, but the surplus places will still remain high in the foreseeable future. The amount of money a school receives is based on its number of pupils, so increasingly empty schools will struggle financially and could potentially close. Castle Secondary School has a long standing objective to consolidate onto a single site. Realising this will help to ensure the School can continue to deliver a broad curriculum and achieve high standards.

Decline in the Town Centre Vitality

Local people feel the vitality of the town centre has declined in recent years. This is supported by evidence of an increased number of vacant units and the replacement of shop units with office type uses such as estate agencies and an increase in the number of charity shops. While the recent opening of new food and drink outlets is encouraging, to be successful these will need to be local consumer base to support them.

How will new houses help Thornbury?

A development of around 500 new homes will increase the population of Thornbury by around 1,225 people. This would help overcome the decline in the town’s population and bring more spending power into the town to help support the town centre and local facilities. There have recently been several new shops and facilities open in the town centre – some new housing would help to secure their long term success. If the development concentrates on providing mainly family housing, this will help to address the issue of falling primary school rolls and protect schools from closure – development of 500 homes would bring demand for around 180 primary and 90 secondary school places. Some smaller, higher quality dwellings may also provide an opportunity for older local residents to downsize, therefore releasing larger homes elsewhere in the town for more families.

Why Park Farm?

The Council considered several possible areas for development around Thornbury, in consultation with community representatives. The map here shows the areas considered.

Designated Sites of Nature Conservation Interest on Morton Way are important to the town’s ecology and development may separate and possibly harm them. Protecting the Green Belt and the Conservation Area were considered as high priorities. There were equally strong objections from the local community representatives to breaching Morton Way.
Appendix 35: Thornbury exhibition information boards

Background

The preparation of the Core Strategy involves several stages of work and includes public consultation and engagement with Statutory Consultees such as Thornbury Town Council.

1. Evidence gathering since 2007 (e.g. retail studies, biodiversity information, population statistics, Parish/Town Plans)
2. Issues and Options consultation summer 2008 (input from local community representatives and Interest Groups on the issues that need to be addressed by the Core Strategy and the options available to deal with those issues)
3. Community led planning workshops in the communities where new homes are proposed to further test and develop options and objectives.
4. Preparation of a draft Core Strategy document using the evidence base and the ‘Issues and Options’ consultation responses
5. Full public consultation on the draft Pre-submission publication draft Core Strategy document for 4 months over summer in 2010
6. Publish the Council’s responses to the key issues raised by the representations received and proposed changes to the Core Strategy, Dec 2010-Feb 18th 2011

The next steps are:-

7. Submit the final version of the Core Strategy (spring 2011) to the Secretary of State who will appoint a Planning Inspector to hold an independent public inquiry
8. Adopt and publish the final Core Strategy document – anticipated 2012
**Why Thornbury?**

Responses received from Core Strategy consultation told the Council that there were several issues that needed to be addressed in Thornbury.

**Change in Population Structure**

Thornbury is showing signs of a change in its population structure. The overall population is declining and the age structure chart shows an increasingly ageing population over the age of 45, with a marked increase in the proportion of residents over 65.

The decrease in household size may be due to more people living by themselves, an increasing number of single parent families and family housing now lived in by older couples whose families have moved away from home. The tables below show the changes:

<table>
<thead>
<tr>
<th>Year</th>
<th>Total</th>
<th>Single</th>
<th>2-person</th>
<th>3-person</th>
<th>4-person</th>
<th>5-person</th>
<th>6-person</th>
</tr>
</thead>
<tbody>
<tr>
<td>1981</td>
<td>3,783</td>
<td>3,200</td>
<td>522</td>
<td>47</td>
<td>5</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>2001</td>
<td>3,200</td>
<td>3,065</td>
<td>427</td>
<td>69</td>
<td>11</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2011</td>
<td>3,000</td>
<td>2,914</td>
<td>427</td>
<td>77</td>
<td>11</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Population and Households in Thornbury**

(Based on Thornbury Local Plan 1984, and the 1991 and 2001 Censuses)

The number of households in this study is based on the number of occupied households.

The number of residents in private households in 1981 was 3,783, in 1991 was 3,200, and in 2001 was 3,000. The decline is due to a reduction in household size and the ageing population.

When taken together, the information points to some worrying trends that will bring structural problems to Thornbury if left unchecked. The continued decline in population, the ageing structure and fewer families will potentially lead to less support for the town centre, primary school closures and less use of the town's facilities such as the leisure centre and library.

**Decline in the Town Centre Vitality**

Local people feel the vitality of the town centre has declined in recent years. This is supported by evidence on the increasing number of vacant units and the replacement of shop units with office type uses such as estate agencies and an increase in the number of charity shops. The tables shown below give a more detailed breakdown of this trend.

<table>
<thead>
<tr>
<th>Year</th>
<th>Total</th>
<th>Office only</th>
<th>Retail only</th>
<th>All other uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>1981</td>
<td>12</td>
<td>2</td>
<td>0</td>
<td>10</td>
</tr>
<tr>
<td>1991</td>
<td>12</td>
<td>1</td>
<td>0</td>
<td>11</td>
</tr>
<tr>
<td>2001</td>
<td>12</td>
<td>1</td>
<td>0</td>
<td>11</td>
</tr>
<tr>
<td>2011</td>
<td>12</td>
<td>1</td>
<td>0</td>
<td>11</td>
</tr>
</tbody>
</table>

Number of town centre units in retail use (Excluding A1)

(Excludes units from Thornbury Local Plan 1984, Thornbury and Park Districts in 2006)
*Designing our future communities*

**Why Park Farm?**

Very little brownfield land remains in the town for new development. Most of the sites have been filled in recent years by small housing developments. What land remains is likely to provide 3-5 new homes a year, which is not sufficient to address Thornbury’s needs.

The Council looked at land around Thornbury to consider the best location for development. The Council evaluated broad areas for their development potential, using matters such as health and well-being, the local economy, access and transport and quality of the environment to assess the impact of development (Sustainability Appraisal Framework).

![Map of Thornbury and surrounding areas](image)

Local community representatives and interest groups took part in a community stakeholder workshop to discuss the advantages/disadvantages of the areas in October 2009, so that local views on preferred areas for development could be taken into account.

Protecting the Green Belt, the Conservation Area and very sensitive habitats on Morton Way are considered as high priorities. There are equally strong objections from the local community to breaching Morton Way, which forms a definite boundary to the entire east side of Thornbury. The general rural character of the land to the east of Morton Way is appreciated as part of the setting to the town. It is believed that breaching this boundary may encourage further planning applications for development beyond Morton Way. The locations on Morton Way are less easy to integrate into Thornbury because of the road, and are considered more likely to create an isolated community. Some other sites are too small to help sustain the town.

The Park Farm area does have its challenges. However, the Council believe this area has greater potential to provide an appropriate scale and character of development to meet the town’s needs. In addition, its location will provide better integration with the existing town and there is less likelihood of it creating an unsustainable development. The physical and regulatory constraints are such that it will not create a precedent for future expansion. The area is well screened from Thornbury Castle and the Conservation Area and will not impact on long distance views of the town. In addition, this site provides the only realistic option to enable Castle School to relocate onto one site at Park Road.

**Mitigation of development at Park Farm**

Further technical work is being undertaken to demonstrate that development at Park Farm can be achieved without having a negative impact on matters of importance. The following points will need to be addressed in any development proposals:

- The provision of appropriate transport links to the town to ensure integration of the community and support for the town centre
- Appropriate traffic management to minimize the impact of any new traffic arising from the development
- Protection of locally important ecology found within the stream corridor, the medieval fishponds and significant trees and hedgerows
- Mitigation of any flood risk arising from the development to protect the town and communities downstream of the site
- Protection of the heritage assets which include the Castle, St Mary’s church, other listed buildings, the Conservation Area and Medieval fishponds
- Protection of the footpath network including the long distance Severn Vale link
- The provision of a high quality development that reflects the local character of Thornbury and meets the aspirations of the town
- Contributions to local facilities and services, the needs of education and support for Castle School in realizing its aspirations
Appendix 36: Thornbury exhibition newspaper advertisement and A5 leaflet

Proposed Housing Development at Park Farm, Thornbury
Public Exhibition

South Gloucestershire Council, supported by Thornbury Town Council is proposing new houses in Thornbury in its forward planning document called the Core Strategy. The preferred area for the development is Park Farm to the north west of Thornbury. The development will help to sustain the town’s schools and community services and to support the local High Street and will provide a range of house types including affordable homes.

South Gloucestershire Council’s ward members wish to ensure that local residents understand how this decision has been reached. The exhibition will be a chance for local people to see why the Councils think there is a need for some more housing in Thornbury and why the Park Farm area has been chosen as the preferred site.

A public exhibition staffed by Council officers will be held at the Armstrong Hall, (4, Chapel Street Thornbury), on Tuesday 18\textsuperscript{th} January from 10 to 12 in the morning and from 6 to 8 in the evening.

Exhibition display material will also be available to view in the foyer of the Armstrong Hall on 19\textsuperscript{th}, 20\textsuperscript{th} and 21\textsuperscript{st} January. Please note that staff will not be present on these dates.

For further information please contact the Spatial Planning Team by telephoning 01454 863469 or emailing planningLDF@southglos.gov.uk
Appendix 37: Notification of Submission documents letter

Date: 28 February 2011
Your Ref:
Our Ref:
Enquiries to: Liz Allison
Telephone: 01454 863735
Fax:
Internet: liz.allison@southglos.gov.uk

Dear Sir/Madam

South Gloucestershire Core Strategy – supporting documentation

Further to my letter of 20th December 2010, I am writing to inform you that the Core Strategy and supporting documentation will be submitted to the Government on 24th March 2011 for independent examination.

In addition to the documents listed in my last letter, the Council will also be submitting a number of evidence base documents, together with a statement on consultation and engagement undertaken prior to publication of the Pre-Submission Core Strategy last March (referred to as the Regulation 30(1)(d) Statement).

Details of these documents are available on our website and can be accessed from the evidence base and consultation & engagement links at the bottom of the webpage www.southglos.gov.uk/corestrategy.

Alternatively, you will be able to view the above documents from 3 March 2011 during normal office hours at:

- the Council’s One-Stop Shops:
  - Thornbury One-Stop Shop, Castle Street, Thornbury, BS35 1HF
  - Kingswood One-Stop Shop, Civic Centre, High Street, Kingswood, BS15 9TR
  - Yate One-Stop Shop, Kennedy Way, Yate, BS37 4DO
- South Gloucestershire libraries

If you have any questions about the contents of this letter please contact the Spatial Planning Team by telephoning 01454 863469 or emailing planningLDF@southglos.gov.uk

Yours faithfully

Patrick Conroy
Spatial Planning Team Manager
Planning and Environment
South Gloucestershire Core Strategy

South Gloucestershire Council will be submitting Core Strategy to the Government on 24th March 2011 for independent examination.

The Council will also submit a number of evidence base documents, together with a statement on consultation and engagement undertaken prior to publication of the Pre-Submission Core Strategy.

Details of these documents are available on the Council’s website and can be accessed from www.southglos.gov.uk/corestrategy

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- South Gloucestershire libraries

For further information please contact the Spatial Planning Team by telephoning 01454 863469 or emailing planningLDF@southglos.gov.uk
Appendix 39: Notification of Submission Documents Gazette series notice scan