

Date: 12 July 2012
Your Ref:
Our Ref: AD/dw/core strategy
Enquiries to: Josie Matthews
Tel: (01454) 863851
Fax: (01454) 863886
E-mail: josie.matthews@southglos.gov.uk

Dear Mr Crysell

We knew that there has been considerable focus and debate from the developer partners questioning the ability of South Gloucestershire Council to deliver the SPD timetable for the New Neighbourhoods at Cribbs/Patchway, north Yate and east of Harry Stoke. We understand that the timely delivery of these SPDs is critical to ensure the delivery of housing development in the plan period to ensure the council has a 5-year housing supply.

In our joint capacity as Chief Executive and as the Lead Members for all three political parties, we undertake the following on behalf of the Council:

- The timetable for the production and adoption of the SPDs for the Cribbs/Patchway, north Yate and east of Harry Stoke New Neighbourhoods will be confirmed by a further update to the Council's LDS in accordance with the revised timetables attached to this letter.
- The revised timetables for each New Neighbourhood will then become the basis of performance monitoring for the delivery of the SPDs with adoption and publication of the SPDs in January 2013.
- The Council will ensure that the necessary resources are made available to officers to enable the Council to adopt each of the three SPDs by January 2013.

For the reasons given by the Council to the examination the council considers it is necessary that the delivery of these sites is guided by SPD and we hope this letter assists the Inspector in his consideration of this matter.

Yours sincerely



Amanda Deeks
Chief Executive



Cllr John Calway
Conservative
Group Leader



Cllr Ruth Davis
Liberal Democrat
Group Leader



Cllr Andy Perkins
Labour Group
Leader

APPENDIX A

Timetable for production of Cribbs Patchway SPD

Key steps:	Timeline – weeks	Suggested dates
<p>1. Evidence Gathering – Evidence gathering has been ongoing but this represents a formal period when input will be invited. Feedback from statutory consultees, landowners/ developers, and public. Proposed Ten week period for 'Formal' evidence gathering to supplement existing information and public comment. This would equate to one month in advance of EIP and should allow 2-3 weeks after the main hearings. Informal evidence gathering will continue into the production stage. This may include further local workshops as appropriate but with the intention of these being held after the main EIP has been held. i.e. between 16th and 27th July.</p>	<p>18 weeks</p>	<p>1st May – 31st August.</p>
<p>2. Production a. Preparation of the draft SPD will be largely undertaken by Officers but in contact with stakeholders where helpful. This is likely to take 6 - 8 weeks and would coincide with the main holiday period and so avoid main consultations in August.</p>		<p>3rd August – 28st September</p>
<p>b. Public participation on draft SPD – a statutory 4 - 6 week period for publicity and comments.</p>		<p>1st October -12th November</p>
<p>c. Representations and finalise SPD Consideration would need to be given to whether any changes made to the Core Strategy as a result of the Inspectors report impact on the SPD as drafted. d. Officers anticipate that it would take 6-8 weeks to review feedback and to</p>		<p>13th November – 28th December</p>

<p>report through the Council's decision making processes before it would be possible to adopt the SPD</p>		
<p>3. Adoption Adoption is by Council decision and by public notice. This would be finalized in early January.</p>		<p>Notice of adoption 7-th – 11th January Regulation 15.</p>

**Timetable for production of North Yate New Neighbourhood SPD
(Refer to Examination Document EB1/1 Update to Local Development Scheme)**

	Key Steps	Timeline
1	<p>Evidence gathering</p> <p>Evidence from many parties is a continuing process, with input into the draft SPD from Statutory Consultees, landowners and developers, members of the public. However, much of this evidence is now in place.</p>	completed
2	<p>Production of Draft SPD & SA</p> <p>The main drafting of the SPD will be undertaken by officers during Summer – early Autumn 2012 in discussion with key stakeholders where required.</p>	Mid July – end September
3	<p>Public Participation in drafting SPD (tentative)</p> <p>There may be a need for a further public workshop to inform the key stakeholders of the developing SPD in early Autumn, picking up on the evidence from the public workshops, and to finalise the SPD drafting work. Council to take soundings from NYNN Steering Group on this matter.</p>	Early September 2012
4	<p>Statutory Consultation on SPD & SA</p> <p>A statutory public consultation process on the draft SPD & SA (4-6 weeks)</p> <p>Send SPD to Statutory Consultees and other organisations and stakeholders as appropriate</p>	October – mid November 2013

	<p>Make available copies at main libraries and principal Council offices</p> <p>Publish on Council Website & advertise in local press</p> <p>Publish Statement of Compliance, SA & any relevant supporting documents</p>	
5	<p>Consideration of Representations on Draft SPD & SA</p> <p>Review comments received during public consultation</p> <p>Re-draft the SPD in light of comments received during the Statutory Consultation process</p> <p>Re-draft of SPD in light of Inspector's Report on the Core Strategy, picking up any modifications to the Core Strategy</p>	Mid November – early December 2012
6	Formal committee decision on Final Draft of SPD & Supporting Documents	December 2012
7	<p>Adoption of SPD</p> <p>Adoption by Council and public notice of intention to adopt (Reg 15)</p> <p>Make SPD and supporting documents available at principal offices and main libraries</p>	January 2013
8	Publication of SPD	January 2013

**Timetable for production of Land East of Harry Stoke SPD
(Refer to Examination Document EB1/1 Update to Local Development Scheme p.)**

	Key Steps	Timeline
1	<p>Evidence gathering</p> <p>Evidence from many parties is a continuing process, with input into the draft SPD from Statutory Consultees, landowners and developers, members of the public. However, much of this evidence is now in place.</p>	Finalise by Aug 2012
2	<p>Production of Draft SPD & SA</p> <p>The main drafting of the SPD will be undertaken by officers during Summer – late Autumn 2012 in contact with key stakeholders where required.</p>	Mid July – end Sept 2012
3	<p>Public Participation in drafting SPD</p> <p>Stage 1 Community Engagement completed</p> <p>Stage 2 Community Engagement. There may be a need for a further public workshop to inform the developing SPD in early Autumn picking up on the evidence and to discuss SPD drafting work. Council to take soundings from members regarding setting up an EoHS Steering Group in July to inform the workshop process.</p>	<p>Stage 1 Complete</p> <p>Stage 2 - commences July 2012, public event early Sept 2012</p>
4	<p>Statutory Consultation on SPD & SA</p> <p>A statutory consultation process on the draft SPD & SA (4-6 weeks) Send to Statutory Consultees and other organisations and stakeholders as</p>	Oct – Mid November 2012

	<p>appropriate</p> <p>Make available copies at main libraries and principal Council offices Publish on Council Website & advertise in local press Publish Statement of Compliance, SA & any relevant supporting documents</p>	
5	<p>Consideration of Representations on Draft SPD & SA</p> <p>Review comments received during public consultation</p> <p>Re-draft the SPD in light of comments received during the Statutory Consultation process</p> <p>Re-draft of SPD in light of Inspector's Report on the Core Strategy, picking up any modifications to the Core Strategy</p>	Mid November to December 2012
6	<p>Formal committee decision on Final Draft of SPD & Supporting Documents</p>	Dec 2012
7	<p>Adoption of SPD</p> <p>Adoption by Council and public notice of intention to adopt (Reg 15) Make SPD and supporting documents available at principal offices and main libraries</p>	Jan 2013
8	<p>Publication of SPD</p>	Jan 2013