# Inspector’s Draft Main Modifications
## Engagement & Consultation Statement

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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 2027.

1.2 The Core Strategy was subject to examination by an independent Inspector between 19 June and 18 July 2012. In September the Inspector submitted his preliminary findings to the Council, in which he concluded that the March 2011 Submission Core Strategy, as amended by the December 2011 Core Strategy incorporating Post-Submission Changes, is capable of being made sound provided a number of Main Modifications are made.

1.3 The Council duly published the Inspector’s Draft Main Modifications. At the same time, the Council also published a Sustainability Appraisal Report on the Draft Main Modifications and a schedule of minor changes (Additional Modifications). Representations were invited on these documents between 4th October and 16th November 2012.

1.4 This statement outlines the engagement and consultation techniques undertaken by the Council to invite people to make representations on the Draft Main Modifications and other documents, having regard to the Town and Country Planning (Local Planning) (England) Regulations 2012.
2. Publicising the Draft Main Modifications

2.1 Following receipt of the Inspector’s preliminary findings on the Core Strategy, the Council issued a press release on 14th September 2012, as set out in Appendix 1.

Formal notification

2.2 At their meeting on 17th September 2012, the Policy and Resources Committee noted the Inspector’s Draft Main Modifications and gave delegated authority for these modifications to be published for 6 weeks consultation, together with a Sustainability Appraisal Report and a schedule of minor modifications.

2.3 All persons/organisations present on the Local Plan Consultation Database were written to, or emailed, and notified of the period for making representations. The letters were sent on 2nd October 2012 and the emails were sent on 4th October. The content of the letter/email is set out in Appendix 2. The letter/email was accompanied by a Statement of Representations Procedure, which confirmed the dates of the period for making representations as 4th October 2012 until 16th November 2012 inclusive (six weeks). This Statement also gave details of how to view the Draft Main Modifications and other documents and the ways to make representations. Approximately 4,300 letters/emails were sent.

2.4 A separate email was also sent to all Town and Parish Councils on 4th October, which is attached at Appendix 3.

2.5 On 4th October the Council’s website was updated with the following information:

- background information;
- the Statement of Representations Procedure, including the dates of the period within which representations could be made;
- links to the relevant documents - the Inspector’s Draft Main Modifications, the Sustainability Appraisal Report on the Draft Main Modifications and the schedule of minor changes (Additional Modifications) – as well as links to relevant earlier Core Strategy documents;
- addresses to which representations should be sent;
- where copies of the documents could be viewed.

2.6 This information was provided on the Council’s website at www.southglos.gov.uk/corestrategy. The text published is available at Appendix 4. A cross reference to this page was also placed on the webpage www.southglos.gov.uk/corestrategyexamination.

2.7 A public notice was placed in the Gloucestershire Gazette series and the Bristol Evening Post on 4th October (see Appendices 5, 6 and 7). This notice
contained information on how to view the relevant documents and how to make representations.

Availability of Documents

2.8 As well as the relevant documents being available on the Council’s website, the background information, the Statement of Representations Procedure and hard copies of the following documents were made available at the Council’s One-Stop Shops from 4th October:

- Inspector’s Draft Main Modifications
- Sustainability Appraisal Report on the Draft Main Modifications
- schedule of minor changes (Additional Modifications)

2.9 South Gloucestershire libraries were given the background information and Statement of Representations Procedure. Library computers were available for visitors to the library to view the consultation documents on the Council’s website.

Acknowledgements

2.10 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 8.

2.11 Following closure of the formal consultation period all received representations were collated and passed to the Programme Officer on 29th November 2012. The representations were then uploaded to the Council’s website on 12th December 2012. The representations are available to view at www.southglos.gov.uk/corestrategy

2.12 The Council issued a Press Release on 19th November on its response to the Inspector’s preliminary findings and Draft Main Modifications, as set out in Appendix 9.

2.13 At their meeting on 17th December 2012, the Policy and Resources Committee received a report updating members on progress following closure of the formal consultation.
3. Presentations, Briefings and Meetings

3.1 During the consultation period a number of events took place in which officers from the Strategic Planning Policy Team gave an update on the Core Strategy. These meetings were both internal to South Gloucestershire Council and external:

- South Gloucestershire Council Members briefing 16th October 2012
- South Gloucestershire Council Staff briefing 24th October 2012
- Avon Local Councils Association presentation 25th October 2012
- Local Strategic Partnership Chief Officers’ Group Meeting 12th November 2012
4. Media Articles

4.1 A number of articles appeared in the local media covering matters considered by the Inspector in relation to the Core Strategy. Web links to a selection of the news articles are given in Appendix 10. Overall, the reporting was balanced, addressing key issues and disseminating information to a wide audience.

4.2 The Council has also included a short update on the Core Strategy for the winter publication of South Gloucestershire News, the Council's magazine for residents which is delivered directly to households, as well as being available at council offices, libraries and leisure centres throughout the district. This is set out in Appendix 11.
5. Additional Hearing

5.1 Following closure of the consultation period for the Draft Main Modifications and his consideration of the representations received, the Inspector has indicated that he intends to hold a further hearing session on 7\textsuperscript{th} March 2013.

5.2 The Council placed a public notice in the Bristol Evening Post and South Gloucestershire Gazette Series on Thursday 17\textsuperscript{th} January with details of the hearing session. The advert and scans of it in the two newspapers are available to view in Appendices 12, 13 and 14.

5.3 The Examination Programme Officer wrote to all persons/organisations on the Local Plan Consultation Database to notify them of the further hearing session. The letters were sent on 14\textsuperscript{th} January and the emails were sent on 11\textsuperscript{th} January. The letter/email is available at Appendix 15. The emails were subsequently re-sent on 17\textsuperscript{th} January as the Programme Officer’s email address had been omitted from the first email. A separate email was also sent to all Town and Parish Councils, as set out in Appendix 16.

5.4 The Council’s website was also updated on 11\textsuperscript{th} January with the following text:

11 January update - Inspector’s note regarding additional hearing session

Further to the update note issued by the Inspector before Christmas, the Inspector has now issued a more detailed note regarding an additional hearing session on 7 March. The note is available to view here.
Council welcomes positive response to Core Strategy

For immediate release

South Gloucestershire’s Core Strategy – its vital planning blueprint for the next 15 years – has received a positive first response from the Inspector responsible for its recent Examination in Public.

In his preliminary findings, published today on the council’s website, the Inspector rejects calls for a suspension of the strategy and instead invites the council to make a limited number of additional modifications in order to make it ‘sound’ and ready for adoption.

The Inspector is expected to deliver his final report on the strategy before Christmas, meaning that it could be adopted by Council early in the New Year.

The Inspector’s preliminary findings signal his support for many of the policies within the strategy, including the council’s overall housing requirements for the district and proposals to allocate Filton Airfield for development as part of the Cribbs/Patchway New Neighbourhood.

He also signals his agreement with the council’s case for more retail growth in the district and indicates that an element of this could be at the Mall at Cribbs Causeway, in line with the council’s vision of a new neighbourhood based around the retail centre. The council will now work with its partner local authorities to take this forward.

Elsewhere in his response, the Inspector endorses the council’s approach to protecting the district’s green belt, despite strong challenges from developers, and supports the council’s proposals to work with rural communities to support their local needs. The council’s approach to development in Thornbury is also supported.

Welcoming the preliminary findings, Liberal Democrat Lead Member for the council’s Planning, Transportation and Strategic Environment Committee Pat Hockey said: “This is a very positive first response to the strategy following this summer’s Examination in Public.

“The Inspector’s response shows that given national housing and economic needs...
the strategy is hitting the right balance in supporting sustainable growth in the
district, with the necessary infrastructure, while also respecting and protecting the
quality of life we enjoy in South Gloucestershire.

“The fact that the Inspector has chosen not to call for a second suspension or
withdrawal of the strategy is very encouraging and a testament to officers’ hard work
on this vital document.”

As the district’s main planning blueprint, the Core Strategy sets out South
Gloucestershire’s overarching development vision until 2027, helping the council to
plan for the new jobs, homes and infrastructure that the district will need in the
future.

Without the Core Strategy being in place decisions on planning proposals would
only be able to take account of the policies’ national planning framework, and the
council would not be able to give any weight to the priorities and polices which are
considered to be important locally.

The strategy’s proposals show how the council is planning positively for jobs,
including the creation of a centre of aerospace excellence focused on the Filton
Airfield site and unlocking the potential of the Avonmouth/Severnside area.

The strategy also responds to local evidence of demand for new homes, including
affordable housing, throughout the district, helping to make sure that mixed and
balanced new communities are delivered in a managed and sustainable manner
while also preserving and protecting South Gloucestershire’s green spaces for
future generations.

The plan will see significant new infrastructure being delivered including the roads,
public transportation links, schools, open space and other public facilities necessary
to enable the new and existing communities of South Gloucestershire to prosper.

Council officers will now begin preparations for a six-week consultation on the
proposed modifications, the results of which will be considered and reflected in the
Inspector’s final report later this year.

Further information on the Core Strategy, including details of the Inspector’s
preliminary findings, are available at
www.southglos.gov.uk/corestrategyexamination

ENDS

For media enquiries contact:

Strategic Communications
South Gloucestershire Council
Tel: 01454 863200
www.southglos.gov.uk
Appendix 2 – 2nd October 2012 letter/email

Dear Sir/Madam

The South Gloucestershire Core Strategy will be the key document in the Council’s Local Plan and applies to the whole of South Gloucestershire. It sets out a vision for the area and the spatial strategy for future development to 2027. It includes policies and programmes for the general location of new development, its type and scale, and the resources to deliver it, as well as protecting what is valued about the area.

The South Gloucestershire Core Strategy was subject to examination by an independent Inspector between 19 June and 18 July 2012. The Inspector has submitted his preliminary findings to the Council, in which he concludes that the March 2011 Submission Core Strategy, as amended by the December 2011 Core Strategy incorporating Post-Submission Changes, is capable of being made sound provided a number of Main Modifications are made.

Representations are now invited on the Inspector’s draft Main Modifications. All comments received will be passed to the Inspector for his consideration. The Council will not be formally responding to any representations made on these modifications.

The Council has produced a Sustainability Appraisal Report on the draft Main Modifications. All comments received on this report will be copied to the Inspector and will be considered by the Council.

Representations are invited on these documents between Thursday 4 October and Friday 16 November 2012 inclusive. Please read the ‘Statement of Representations Procedure’ below for further details and how to respond. All information can be viewed on the Council’s website at www.southglos.gov.uk/corestrategy and at all One-Stop Shops.

A schedule of minor changes (Additional Modifications) which the Council will make to the Core Strategy at adoption is available for inspection.

Please note that representations received, including personal details, cannot be kept confidential. If you make a representation from time to time we may contact you to seek your views about other planning consultations and projects. Periodically, you may also be invited to give us your views about our service.

For further information or assistance please contact the Strategic Planning Policy & Specialist Advice Team on 01454 863469 or by email to planningLDF@southglos.gov.uk

Yours faithfully

Patrick Conroy
Strategic Planning Policy & Specialist Advice Manager
South Gloucestershire Council

Continued below/overleaf…
The South Gloucestershire Core Strategy will be the key document in the Council’s Local Plan and applies to the whole of South Gloucestershire. It sets out a vision for the area and the spatial strategy for future development to 2027. It includes policies and programmes for the general location of new development, its type and scale, and the resources to deliver it, as well as protecting what is valued about the area.

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A schedule of minor changes (Additional Modifications) which the Council will make to the Core Strategy at adoption is available for inspection.

Copies of the above documents are available for inspection, 8.45am - 5pm Mondays to Wednesdays and 8.45am - 4.30pm Thursdays and Fridays, at the Council’s One-Stop Shops:

- Thornbury, Castle Street, BS35 1HF
- Yate, Kennedy Way, BS37 4DQ (access via West Walk)
- Kingswood Civic Centre, High Street, Kingswood, BS15 9TR
- Patchway Hub, Rodway Road, Patchway BS34 5PE

The documents are also available to view on the Council’s website at South Gloucestershire libraries (please refer to www.southglos.gov.uk for locations and opening times). The documents are also published for inspection on the Council’s website at www.southglos.gov.uk/corestrategy. The Draft Main Modifications and Additional Modifications should be read in conjunction with the Submission Core Strategy and December 2011 Core Strategy referred to above.

To assist the Inspector and the Council, any representations should be confined to the draft Main Modifications and Sustainability Appraisal Report and should not relate to matters already covered as part of the examination of the Core Strategy.

Representations may be made in writing or by electronic communication between Thursday 4 October and Friday 16 November 2012 to the following addresses:

- By email to planningLDF@southglos.gov.uk
- By letter to Strategic Planning Policy and Specialist Advice Team, South Gloucestershire Council, PO Box 2081, South Gloucestershire, BS35 9BP

Please ensure that the Council receives all representations by Friday 16 November.

Representations may be accompanied by a request to be notified at a specified address of either of the following:

- the publication of the recommendations of the Inspector appointed to carry out the independent examination of the Core Strategy
- the adoption of the Core Strategy

For further information or assistance please contact the Strategic Planning Policy & Specialist Advice Team on 01454 863469 or by email to planningLDF@southglos.gov.uk
Appendix 3 – 4th October 2012 email to Parish and Town Councils

From: Ben McGee
Sent: 04 October 2012 11:01
To: Town & Parish Clerks
Cc: Patrick Conroy
Subject: Core Strategy - consultation on the Inspector's Draft Main Modifications

Attachments: Travelling showpeople site information note.pdf

Dear clerks

The South Gloucestershire Core Strategy was subject to examination by an independent Inspector between 19 June and 18 July 2012. The Inspector has submitted his preliminary findings to the Council, in which he concludes that the March 2011 Submission Core Strategy, as amended by the December 2011 Core Strategy incorporating Post-Submission Changes, is capable of being made sound provided a number of Main Modifications are made.

Please be advised that the public consultation on the Inspector’s Draft Main Modifications to the Core Strategy has commenced today for six weeks until 16th November.

The Council’s website has been updated at www.southglos.gov.uk/corestrategy with all relevant information. Hard copies of the Inspector’s modifications together with other supporting material including the sustainability appraisal have been made available in the Council’s One-Stop Shops.

Please find attached a short note for your information concerning the Travelling Showpeople policy of the Core Strategy.

If you have any questions please do not hesitate to contact me or another member of the team.

Yours sincerely

Ben McGee
Planning Officer
Strategic Planning Policy & Specialist Advice Team
South Gloucestershire Council
Direct line: 01454 863572
Email: ben.mcgee@southglos.gov.uk
Website: www.southglos.gov.uk/planningpolicy
Appendix 4 – Website text

Consultation on the Inspector’s Draft Main Modifications to the South Gloucestershire Core Strategy

It has been brought to our attention that, due to a software error, Appendix H (Severnside) of the Inspector’s Draft Main Modifications, as published at the link below, displays all text as underlined. Please refer to this amended Appendix H which displays the text correctly. Please accept our apologies for any inconvenience this may have caused.

The South Gloucestershire Core Strategy will be the key document in the council’s Local Plan and applies to the whole of South Gloucestershire. It sets out a vision for the area and the spatial strategy for future development to 2027. It includes policies and programmes for the general location of new development, its type and scale, and the resources to deliver it, as well as protecting what is valued about the area.

The Core Strategy was subject to examination by an independent Inspector between 19 June and 18 July 2012. The Inspector has submitted his preliminary findings to the council, in which he concludes that the March 2011 Submission Core Strategy, as amended by the December 2011 Core Strategy incorporating Post-Submission Changes, is capable of being made sound provided a number of Main Modifications are made.

Representations are now invited on the Inspector’s draft Main Modifications. All comments received will be passed to the Inspector for his consideration. The council will not be formally responding to any representations made on these modifications. Please note that the Inspector has made a number of minor errata changes to his Draft Main Modifications. Therefore the version of the Draft Main Modifications published on the morning of 4 October supersedes any version published before that time.

We have produced a Sustainability Appraisal Report on the draft Main Modifications. All comments received on this report will be copied to the Inspector and will be considered by the council.

Representations are invited on these documents between Thursday 4 October and Friday 16 November 2012 inclusive. The Inspector’s Main Modifications and the Sustainability Appraisal Report can be downloaded from our website using the links above or viewed in hard copy at all council One-Stop Shops:

- Thornbury, Castle Street, BS35 1HF
- Yate, Kennedy Way, BS37 4DQ (access via West Walk)
- Kingswood Civic Centre, High Street, Kingswood, BS15 9TR
- Patchway Hub, Rodway Road, Patchway, BS34 5PE

A schedule of minor changes (Additional Modifications) which the Council will make to the Core Strategy at adoption is also available for inspection.

Representations may be made in writing or by email between Thursday 4 October and Friday 16 November 2012 inclusive to the following addresses:

- By email to planningLDF@southglos.gov.uk
- By letter to Strategic Planning Policy and Specialist Advice Team, South Gloucestershire Council, PO Box 2081, South Gloucestershire, BS35 9BP
Please read the **Statement of Representations Procedure** for all statutory information about this consultation.

Please ensure that the council receives all representations by Friday 16 November.

Please note that representations received, including personal details, cannot be kept confidential and will be accessible to the public. If you make a representation, we may contact you from time to time to seek your views about other planning consultations and projects. Periodically, you may also be invited to give us your views about our service.

The SA Report on the Draft Main Modifications should be read in conjunction with the other SA Reports produced during the preparation of the Core Strategy. These are:

- Initial SA Report 2008 – to accompany the Core Strategy Issues & Options document
- Draft SA Report of the Pre-Submission Publication Draft Core Strategy March 2010
- SA Report to support the Submission Core Strategy. March 2010 with December 2010 updates
- Supplementary Sustainability Appraisal Report regarding Filton Airfield June 2011
- December 2011 SA Report to Support the December 2011 Core Strategy incorporating Post-Submission Changes

The previous iterations of the Core Strategy are:

- March 2010 Pre-Submission Publication Draft
- March 2011 Submission Core Strategy
- December 2011 Core Strategy incorporating Post-Submission Changes

All documents relevant to the Core Strategy that were considered by the Inspector as part of the Examination in Public can be viewed in the Examination Library which is available at [www.southglos.gov.uk/corestrategyexamination](http://www.southglos.gov.uk/corestrategyexamination)

For further information or assistance please contact the Strategic Planning Policy & Specialist Advice Team on 01454 863469 or by email to planningLDF@southglos.gov.uk
Appendix 5 – Public notice

Planning and Compulsory Purchase Act 2004 and Localism Act 2011
Regulation 13 of the Environmental Assessment of Plans & Programmes 2004

Consultation on the Inspector’s Draft Main Modifications to the South Gloucestershire Core Strategy

The South Gloucestershire Core Strategy will be the key document in the Council’s Local Plan and applies to the whole of South Gloucestershire. It sets out a vision for the area and the spatial strategy for future development to 2027. It includes policies and programmes for the general location of new development, its type and scale, and the resources to deliver it, as well as protecting what is valued about the area.

The South Gloucestershire Core Strategy was subject to examination by an independent Inspector between 19th June and 18th July 2012. The Inspector has submitted his preliminary findings to the Council, in which he concludes that the March 2011 Submission Core Strategy, as amended by the December 2011 Core Strategy incorporating Post-Submission Changes, is capable of being made sound provided a number of Main Modifications are made.

Representations are now invited on the Inspector’s Draft Main Modifications. All comments received will be passed to the Inspector for his consideration. The Council will not be formally responding to any representations made on these modifications.

The Council has produced a Sustainability Appraisal Report on the draft Main Modifications. All comments received on this report will be copied to the Inspector and will be considered by the Council.

A schedule of minor changes (Additional Modifications) which the Council will make to the Core Strategy at adoption is available for inspection.

Copies of the above documents are available for inspection, 8.45am - 5pm Mondays to Wednesdays and 8.45am - 4.30pm Thursdays and Fridays, at the Council’s One-Stop Shops:

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- Yate, Kennedy Way, BS37 4DQ (access via West Walk)
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- Patchway Hub, Rodway Road, Patchway BS34 5PE

The documents are also available to view on the Council’s website at South Gloucestershire libraries (please refer to www.southglos.gov.uk for locations and opening times). The documents are also published for inspection on the Council’s website at www.southglos.gov.uk/corestrategy. The Draft Main Modifications and Additional Modifications should be read in conjunction with the Submission Core Strategy and December 2011 Core Strategy referred to above.

To assist the Inspector and the Council, any representations should be confined to the draft Main Modifications and Sustainability Appraisal Report and should not relate to matters already covered as part of the examination of the Core Strategy.

Representations may be made in writing or by electronic communication between Thursday 4th October and Friday 16th November 2012 to the following addresses:

- By email to planningLDF@southglos.gov.uk
- By letter to Strategic Planning Policy and Specialist Advice Team, South Gloucestershire Council, PO Box 2081, South Gloucestershire, BS35 9BP

Please ensure that the Council receives all representations by Friday 16th November. Representations may be accompanied by a request to be notified at a specified address of either of the following:
- the publication of the recommendations of the Inspector appointed to carry out the independent examination of the Core Strategy
- the adoption of the Core Strategy

For further information or assistance please contact the Strategic Planning Policy & Specialist Advice Team on 01454 863469 or by email to planningLDF@southglos.gov.uk
Appendix 6 – Scan of public notice in the South Gloucestershire Gazette 4th October 2012

South Gloucestershire Council
Consultation on the Inspector’s Draft Main Modifications to the South Gloucestershire Core Strategy

The South Gloucestershire Core Strategy will be the key document in the Council’s Local Plan and applies to the whole of South Gloucestershire. It sets out a vision for the area and the spatial strategy for future development to 2027. It includes policies and programmes for the general location of new development, its type and scale, and the resources to deliver it, as well as protecting what is valued about the area.

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Representations are now invited on the Inspector’s Draft Main Modifications. All comments received will be passed to the Inspector for his consideration. The Council will not be formally responding to any representations made on these modifications.

The Council has produced a Sustainability Appraisal Report on the draft Main Modifications. All comments received on this report will be copied to the Inspector and will be considered by the Council.

A schedule of minor changes (Additional Modifications) which the Council will make to the Core Strategy at adoption is available for inspection. Copies of the above documents are available for inspection: 8.45am - 5pm Mondays to Wednesdays and 8.45am - 4.30pm Thursdays and Fridays, at the Council’s One-Stop Shops:

- Thornbury, Castle Street, BS35 1HF
- Yate, Kennedy Way, BS37 400 (access via West Walk)
- Kingswood Civic Centre, High Street, Kingswood, BS15 9TR
- Patchway Hub, Rodway Road, Patchway BS34 5PE

The documents are also available to view on the Council’s website at South Gloucestershire libraries (please refer to www.southglos.gov.uk for locations and opening times). The documents are also published for inspection on the Council’s website at www.southglos.gov.uk/corestrategy.

The Draft Main Modifications and Additional Modifications should be read in conjunction with the Submission Core Strategy and December 2011 Core Strategy referred to above.

To assist the Inspector and the Council, any representations should be confined to the draft Main Modifications and Sustainability Appraisal Report and should not relate to matters already covered as part of the examination of the Core Strategy.

Representations may be made in writing or by electronic communication between Thursday 4th October and Friday 16th November 2012 to the following addresses:

- By email to planning.DF@southglos.gov.uk
- By letter to Strategic Planning Policy & Specialist Advice Team, South Gloucestershire Council, PO Box 2031, South Gloucestershire, BS35 9BP

Please ensure that the Council receives all representations by Friday 16th November. Representations may be accompanied by a request to be notified at a specified address of either of the following:

- the publication of the recommendations of the Inspector appointed to carry out the independent examination of the Core Strategy
- the adoption of the Core Strategy

For further information or assistance please contact the Strategic Planning Policy & Specialist Advice Team on 0117 983 3068 or by email to planning.DF@southglos.gov.uk

N
Appendix 8 - Representation acknowledgement

Dear

Thank you for your email which is confirmed as having been received. Once the consultation closes, all representations received and will be passed to the independent Inspector for his consideration in drafting his final report. All comments will also be published on the Council’s website as soon as practically possible after the close of the consultation and we will write to all participants to keep them informed on progress with the Core Strategy.

You can keep up to date with the progression of the Core Strategy on the Council’s website at www.southglos.gov.uk/corestrategy and www.southglos.gov.uk/corestrategyexamination.

Yours sincerely
South Gloucestershire Council Press Release

South Gloucestershire Council, Castle Street, Thornbury, BS35 1HF, Tel: 01454 865046, Fax: 01454 865046, E-Mail: strategiccommunications@southglos.gov.uk, Web: www.southglos.gov.uk

Issue Date: 19/11/2012

Council’s warning on land supply proposals

For immediate release

Proposals to further increase the number of homes to be built in South Gloucestershire between 2012 and 2017 are unjustified and could jeopardise the district’s hard-fought goal of balanced and sustainable development, the council has warned.

The changes to the district’s long-term planning blueprint, or Core Strategy, were requested by the Government-appointed Inspector responsible for the Strategy’s public examination this summer.

Although the Inspector supported the Strategy’s proposals to identify sites for a total of 28,355 new dwellings in the years 2006 to 2027, he requested that more of this land is released earlier in the strategy period.

In particular, he has asked that sites for 9,345 homes are provided in the five years between 2012 and 2017, rather than the 8,493 proposed by the council at this summer’s public examination. The Inspector suggests that the shortfall may be met by identifying new development sites, or by ‘bringing forward’ development on sites identified in later stages of the strategy.

In its response to the proposals, published today on the council’s website, the council says that the increase in development between 2012-17 is unjustified and unrealistic given current economic conditions and suggests that the levels of development already identified within the Core Strategy are more than sufficient to meet identified needs.

It adds that the Inspector’s proposals could jeopardise the ‘plan led’ approach to development favoured by the council and local communities, by encouraging speculative applications from developers.

The council has suggested that some of the shortfall during the five years to 2017 – some 594 homes – might be met by accelerating work at sites that have already been identified within the Strategy.

But it says that if the Inspector is determined to meet the entire shortfall, by allocating an entirely new development site, this must be done through the public examination process so that local people are able to have their say.

It adds that if this option were chosen by the Inspector, the council’s ‘very reluctant’ position would be that the most suitable location for additional strategic housing allocation would be for 250 homes at Morton Way, Thornbury, but notes that this is a matter it feels it has been forced to address for reasons largely beyond its control.
Director of the council’s Environment and Community Services department Steve Evans said: “The formal response to the consultation on the proposed modifications makes clear that the council is generally happy with the outcomes of this summer’s public examination and pleased that the Inspector has supported its position on so many of the issues of importance to local communities and the local economy.

“Howver the response also highlights the council’s disappointment that the Inspector appears unable to support its position on land supply during the first five years of the strategy.

“The council has proposed a number of options to address the shortfall associated with the Inspector’s proposed modifications. Should the Inspector insist on allocating a new site or sites for development, the council is clear that the Inspector should reopen the public examination so that local people can have their say in this important decision.”

Consultation on the Inspector’s proposed modifications to the Core Strategy closed on 16 November and all comments received will now be passed to the Inspector for consideration. They will also be published, alongside the council’s response, on the council website in early December.

The Inspector is expected to inform the council before Christmas how he intends to proceed and whether he feels it will be necessary to re-open the public examination. Members of the public will be notified of these outcomes as soon as they are confirmed by the Inspector.

Further information on the Inspector’s draft modifications, including the council’s response, can be found at www.southglos.gov.uk/corestrategy

ENDS

For all media enquiries please contact:
Strategic Communications
01454 863 200
Email: dominic.moody@southglos.gov.uk
Website: www.southglos.gov.uk

Notes to editors

1. As the district’s main planning blueprint, the Core Strategy sets out South Gloucestershire’s overarching development vision until 2027, helping the council to plan for the new jobs, homes and infrastructure that the district will need in the future.

2. The strategy’s proposals show how the council is planning positively for jobs, including the creation of a centre of aerospace excellence focused on the Filton Airfield site and unlocking the potential of the Avonmouth/Severnside area.

3. The strategy also responds to local evidence of demand for new homes, including affordable housing, throughout the district, helping to make sure that mixed and balanced new communities are delivered in a managed and sustainable manner while also preserving and protecting the character of South Gloucestershire, its open countryside and
green spaces for future generations.

4. The plan will see significant new infrastructure being delivered including improvements in public transportation, new roads, schools, open space and other public facilities necessary to enable the new and existing communities of South Gloucestershire to prosper.

Issued by Dominic Moody on 19/11/2012 13:44:07
Appendix 10 – Press articles: web links and extracts

http://www.gazetteseries.co.uk/news/9946312.Mall_owners_disappointment_as_expansion_plans_come_to_a_halt/

http://www.bbc.co.uk/news/uk-england-bristol-20001235

http://www.gazetteseries.co.uk/news/10001318.Controversial_plans_for_500_homes_approved/

http://www.gazetteseries.co.uk/news/10061904.Campaigners_continue_fight_to_save_Filton_Airfield/

http://www.gazetteseries.co.uk/news/10059155.Extra_250_homes_set_to_be_built_in_Thornbury_after_inspector_s_ruling/

http://www.bristol247.com/2012/12/14/councillors-ignored-over-future-of-filton-airfield-92562/

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Correction on housing

IN AN article published on Thursday, September 20, the Gazette incorrectly stated that two new sites, Engine Common Lane in Yale and Bristol Road in Crompton, had been earmarked for housing. The sites have in fact been safeguarded for traveller show people.

We apologise for any confusion this may have caused.
Campaigners pledge to fight on against homes

by Marion Sauvebois

CAMPAIGNERS fighting plans for 550 homes at Park Farm near listed medieval flintmills in Thornbury have vowed not to give up the battle.

The scheme, which is included in the local authority's core strategy, was approved in principle by the government inspector charged with examining the 14-year planning blueprint. It was also given the green light by Thornbury bad-

ners.

But activists from Save Thornbury's Green Heritage (STGH), determined to protect the Tudor steep park, have pledged to work their hardest in coming into the inspector, Paul Crysell, the housing plans must be shelved.

Along with around 80 residents and councillors, they attended the South Gloucestershire Council.

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WINTER PANSIES READY NOW!

20 colours to choose from

6 for £4.00

(plus much more...)

Portishead, Portishead, Portishead...

"One of the group's main worries, he said, was the drastic changes to Barratt's original plans, which would see a bus and pedestrian link built during the fourth stage in his preliminary findings on the core strategy. Mr Crysell only makes up his mind about the site, say STGH.

However, this is not the opinion of council bosses who are determined to go ahead with construc-

"A South Gloucestershire Council spokesman said: The inspector has proposed minor changes to the Park Farm policy in the core strategy which are points of clarification, however he has not proposed removing the principle of development at Park Farm from the document.

"All concerns raised by Save Thornbury's Green Heritage were fully considered by the inspector during the core strategy's examination."
Core Strategy update

We are continuing to make progress towards the adoption of South Gloucestershire’s strategic planning blueprint, or Core Strategy. The strategy is a vital document for our communities and businesses, that will help promote economic growth while safeguarding our natural environment and the needs and aspirations of local communities.

The strategy was formally reviewed by a Government-appointed Planning Inspector at a public examination last summer where the majority of the council’s key aims were supported. We are continuing to work with the Inspector as he prepares his final report on the strategy. More details are available at www.southgloucs.gov.uk/corestrategy
Following a review of the consultation responses received to the draft Main Modifications, the Inspector Mr Paul Crysell will be holding an additional hearing session on the South Gloucestershire Core Strategy. The purpose of this further session is to consider the Council’s ability to demonstrate a five year housing land supply, in particular the validity of the number of additional dwellings identified by the Council and the consideration of the need for further sites in meeting this requirement.

The Inspector is not inviting submissions on sites which have not been put forward previously and does not wish to revisit any other matters raised previously.

The hearing will take place on Thursday 7 March 2013 at The Council Chamber, Kingswood Civic Centre, High Street, Kingswood, South Gloucestershire, BS15 9TR.

Further details about the timing and duration of the EiP will be published on the Council’s website at www.southglos.gov.uk/corestrategy as they become available.

For further information please contact Kath Thorne, the Examination Programme Officer by telephoning 01454 863742 or emailing programme.officer@southglos.gov.uk
Appendix 15 – Letter/email on further hearing session

Dear Sir/Madam

Re: South Gloucestershire Council Core Strategy – additional hearing

Further to the update note issued by the Inspector before Christmas, a copy of which was placed on the South Gloucestershire Core Strategy webpage, I am writing to advise you that the Inspector has now issued a more detailed note (copy below/overleaf) regarding an additional hearing session and also setting out the matters that he wishes to examine further.

You will see from the Inspector’s note that the additional hearing will be held at **10am on 7 March 2013 at Kingswood Civic Centre** (Council Chamber), High Street, Kingswood, South Gloucestershire, BS15 9TR. Please note that there is limited parking around the Kingswood Civic Centre, however there are good bus links available with stops convenient for the venue.

The Kingswood Civic Centre is accessible to the disabled.

Those who wish to participate in the hearing sessions should advise the Programme Officer of their wish to do so, preferably as soon as possible and in any event no later than the **22 February 2013**.

In the meantime, if you have any queries please do not hesitate to contact me on the telephone number above.

Yours faithfully

Kath Thorne
Programme Officer

Additional Housing Sites - Note from Inspector

I explained in a note of 17 December 2012 that I have considered the results of the consultation process on the draft Main Modifications to the South Gloucestershire Core Strategy.

Housing provision is a key issue, including the Council’s ability to demonstrate it can provide a five year housing land supply. In its response to the modifications the Council said it has found a further 594 dwellings capable of contributing to the supply. It has also made clear it wants to resolve this issue through the examination process. Consequently, it has suggested that were I to decide it was necessary to find further land in order to satisfy housing land targets, it was prepared to put forward an additional site although it was very reluctant to do so.

In view of the Council’s response I have decided that this matter merits further consideration. I therefore intend to hold a further hearing session starting at **10.00am on Thursday 7 March 2013 at Kingswood Civic Centre**.

As I mentioned in my previous note, if I were to conclude that an additional site was necessary I would be unwilling to settle on the one to the East of Morton Way at Thornbury, suggested by the Council, without considering other sites which were brought to my attention during the examination. I appreciate evidence has been put
forward regarding the merits of individual sites but there is relatively little in the way of any comparative analysis of different locations across the District. I would therefore like the Council to prepare a further paper explaining its reasons why it gives preference to Thornbury and, in particular, East of Morton Way, as opposed to other locations. I would ask it to cross-reference its response to previous examination documents as far as possible including the Sustainability Appraisal and any other relevant evidence. This would enable me to ensure the merits of each site are taken into account.

I also invite written representations from those who wish to comment on this issue focusing on the two matters set out below. Statements should be received by the Programme Officer (Kath Thorne, Programme Officer, South Gloucestershire Council, PO Box 2081, South Gloucestershire, BS35 9BP. Tel: 01454 863742) by 8 February 2013 in order to allow time to collate the responses and make them available on the Council’s website. They should be no more than 1,500 words in length and again it would be helpful if respondents could provide cross-references to previous submissions/documents. I am not inviting submissions on sites which have not been put forward previously.

Those who want to participate in the hearing session should advise the Programme Officer of their wish to do so preferably as soon as possible and in any event no later than 22 February. Only one seat will be allocated to each group/organisation.

There are two areas I wish to consider at the proposed hearing session in the context of the conclusions I came to in my draft modifications of September 2012:

• Whether the additional dwellings the Council has identified (594) are valid sites which are potentially deliverable in the first five years of the plan period and do not result in double counting of other sources e.g. windfall allowances.
• The relative merits of various sites at a number of locations including (in no particular order) Thornbury, Yate/Chipping Sodbury, Severnside and the East and North Fringes. Factors to consider include the degree of coherence with the Plan’s vision and spatial strategy, site capacity, deliverability, having regard to constraints including infrastructure provision and transport connections and how effectively the site could be assimilated into the existing settlement pattern.

I do not wish to revisit any other matters although in view of the comments received to the Draft Main Modifications I consider changes will need to be made to some of these. Subject to the outcome of the hearing session and revisions to the main modifications, the Council will need to review its Sustainability Appraisal and re-consult on these items before I can complete my report.

Paul Crysell
Inspector
10 January 2013
Appendix 16 – 11th January 2013 email to Parish and Town Councils

From: Planning LDF  
Sent: 11 January 2013 18:19  
To: Town & Parish Clerks  
Subject: Core Strategy – additional hearing session

Attachments: Inspector’s note re additional site.pdf; Programme Officer re additional hearing 7 March.pdf

Dear Town and Parish Clerks,

For your information, please find attached a note from the Programme Officer and from the Inspector providing details of an additional Core Strategy Examination in Public hearing session.

Kind regards,

Rob Levenston
Strategic Planning Policy & Specialist Advice Team
Environment and Community Services Department
South Gloucestershire Council
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BS35 9BP

☎: 01454 86 3670
www.southglos.gov.uk/planningpolicy