

MOD5

South Gloucestershire Council

Inspector's Draft Main Modifications Engagement & Consultation Statement

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Inspector's Draft Main Modifications Engagement & Consultation Statement

1. Introduction

1.1 South Gloucestershire Council is producing a Core Strategy Development Plan Document to guide strategic development in the district up to 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 7th March 2013.

5.2 The Council placed a public notice in the Bristol Evening Post and South Gloucestershire Gazette Series on Thursday 17th 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 14th January and the emails were sent on 11th January. The letter/email is available at **Appendix 15**. The emails were subsequently re-sent on 17th 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 11th 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](#).

South Gloucestershire Council Press Release

South Gloucestershire Council, Castle Street, Thornbury, BS35 1HF, Tel: 01454863200, Fax: 01454 865046, E-Mail: strategiccommunications@southglos.gov.uk, Web: www.southglos.gov.uk

Issue Date: 14/09/2012

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 policies 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/Sevenside 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...

**Consultation on the Inspector's Draft Main Modifications
to the South Gloucestershire Core Strategy
Statement of Representations Procedure
Planning and Compulsory Purchase Act 2004 and Localism Act 2011
Regulation 13 of the Environmental Assessment of Plans & Programmes 2004**

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 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:

- [Local Development Framework Scoping Report 2008](#)
- [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

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.

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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

Thursday, October 4, 2012

Public Notices

SOUTH GLOUCESTERSHIRE COUNCIL

**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.

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- By letter to Strategic Planning Policy and Specialist Advice Team, South Gloucestershire Council, PO Box 2081, South Gloucestershire, BS35 9BP

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- 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



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Appendix 7 – Scan of public notice in the Bristol Evening Post 4th October 2012

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079 697120

GEORGE

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40 pcm

17 9541644
01 060769

ON BATH Road
for single emp.
g shared garden/
£335-£365pcm inc
lo DSS. 07899

GE 1 double
Gas CH, DG,
sional people only.
lusive of bills.Tel

R NORTH St .1
i CH. inc Gas Hob
mins City Centre.
7811 593215.

E Self contained
person, excellent
l male £60pw Tel:

N FARM House,
furnished parking
en, £65pw Tel
514861

d family house
SP for 2 cars.
uired. £695p.c.m.

L. LARGE 1 bed
£395pcm. 07976

E. Small single
Emp only. CH,
0117 9601597.

ation Wanted

Y STOKE
RENTAL

use to rent
Stoke area,
o Beds, One
king for Two,
& No Pets,
tart Nov '12,
osit ready

7 541657
363468

to book your
Property
Advertisement

call
08444 060 262
or visit

www.thisis
bookonline.co.uk

Classified

Moving house?

to book your Property Advertisement
call 08444 060262 or visit

www.thisisbookonline.co.uk
Classified

Moving
house?

Sell your
residential
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from

£47.50

to book your
Property
Advertisement

call
08444 060 262
or visit

www.thisis
bookonline.co.uk

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bookonline.co.uk

Jobs

Classified

Public Notices

Private 08444 060262 | Trade 0117 934 3473

Public Notices

SOUTH GLOUCESTERSHIRE COUNCIL

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:

- 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 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

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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: 01454863200, 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.

"However 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/Sevenside 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/>

on 01454 412103.

Correction on housing

IN AN article published on Thursday, September 20, the *Gazette* incorrectly stated that two new sites, Engine Common Lane in Yate and Bristol Road in Cromhall, 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.

F
G
E

Campaigners pledge to fight on against homes

CAMPAIGNERS fighting plans for 500 homes at Park Farm near listed medieval fishponds 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 leaders.

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

Along with around 60 residents and councillors, they attended the South Gloucestershire Council

by Marion Sauvebois

thornbury@gazetteseries.co.uk

development west committee's visit of Park Farm last week. There, they made their case, raising their concerns about Barratt's intention to build a housing estate on a flood plain.

The committee is due to make a decision on the application on Thursday, October 18.

Rob Hudson, an independent town councillor and member of STGH, was present at the inspection. He told the *Gazette*: "The brave thing would be for the planning committee to turn it down. We have not given up."

"About 60 people turned up and raised points about flooding downstream at Oldbury, the risks of damage to the fishponds and the springs and aquifers which feed them and the impact of the proposed bus link on the residents of the Alexandra Way bungalows."

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 touches upon housing plans for Thornbury. Although not openly opposing the scheme, the mention of Park Farm does not give much away about his views or the future of the site, say STGH.

However, this is not the opinion of council bosses who are determined to go ahead with construction at Park Farm.

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."

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Appendix 11 – South Gloucestershire News item

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.southglos.gov.uk/corestrategy

Appendix 12 – Public notice on further hearing session

SOUTH GLOUCESTERSHIRE CORE STRATEGY DEVELOPMENT PLAN DOCUMENT

EXAMINATION IN PUBLIC (EiP) FURTHER HEARING SESSION

REGULATION 24 OF THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012

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 13 – Scan of public notice in the South Gloucestershire Gazette 17th January 2013

... Charcoal, great condition including matching car seat. Suitable from birth, with all accessories. £95 01285 650336

HAUCK STROLLER 5 point safety harness, parent & child trays & shopping basket. £20 01453 549252

BABY SEAT FOR BICYCLE, Up to 22kg (48lbs) Red colour, used. £10 07877 804819 (Gloucester)

PHIL & TEDS COCOON, As new in black. Very, very well looked after. £10. 01453 51236

Radio & Hi Fi

KENWOOD Turn table, CD, Kenwood DPMF CD player. £20. Graphic Equalizer GE47. £15 01453 RR0934

TANDY Speaker wall brackets. £3 01453 682934

Shoes

BLACK KNEE HIGH BOOTS, size 7, from New Look, hardly worn. Riding boot type style. £7. 01453 51236

PAIR suede boots size 5. £2. Walking boots size 6. £5. Tel 01285 654715

Gents Barber Shoes size 5. £10. Tel 01285 654715

Sports Equipment

BOWLS, Drakes Pride, size 2 ladies bowling shoes, size 5, bag, lined, measure etc. £60. 01453 544308

RIDING LONG BOOTS, Toppl. Excellent condition worn once. £30 01285 821520

BOYS SKI TROUSERS, brand new H & M, black size 13 - 14. £10. 01453 873169

Toys & Games

ELC plastic double sided board/wasel. Suitable for magnets and chalk. Blue. Age 4+. Excellent condition. £25. 01453 731431

CHILD'S WOODEN PLAY TABLE with legs that fold underneath, so can be pushed under bed, can be used for trays, legs etc. £10. 01453 51236

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TOYS R US work bench and tools. Suit 4 years+. Excellent condition. £25 01453 731431

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Public Notices

SOUTH GLOUCESTERSHIRE COUNCIL

SOUTH GLOUCESTERSHIRE CORE STRATEGY DEVELOPMENT PLAN DOCUMENT EXAMINATION IN PUBLIC (A) FURTHER HEARING SESSION

REGULATION 24 OF THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING (ENGLAND) REGULATIONS) 2012

Following a review of the consultation responses received to the draft Main Modifications, the Inspector Mr Paul Grayed will be looking at written representations 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 making submissions on sites which have not been put forward previously and does not wish to repeat any other matters raised previously. The hearing will take place on Thursday 1 March 2013 at the Council Offices, Longwood Civic Centre, High Street, Kingswood, South Gloucestershire, BS15 8TB. Further details about the timing and location of the CP will be published on the Council's website at www.southglos.gov.uk/consultation as they become available. For further information please contact Kate Thomas, the Examination Programme Officer by telephoning 01454 863742 or emailing programme.officer@southglos.gov.uk

GLOUCESTERSHIRE COUNTY COUNCIL
TEMPORARY CLOSURE OF PART OF 3/269 SANDHURST LANE, HAMBLETON PARISH, STROUD DISTRICT

Gloucestershire County Council have made an order to temporarily close under the Road Traffic Regulation Act 1984 (as amended) part of 3/269 Sandhurst Lane from the Railway Bridge to South Gloucestershire for a total distance of 90 metres. The reason for the closure is for sewer improvement works. There will be no parking/waiting at any time alongside the road throughout the duration of these works. The road is expected to be closed on 21st January 2013 until 15th February 2013 or until the works have been completed. For further information, please contact Gloucestershire Highways on 08000 514 514 or visit www.glooucestershire.gov.uk. **Alternative Route:** Via Dorkley Way, Dorkley Road, A36, Post Farge Lane, Hamons Lane, Gloucester Road, Step Hill, A42 or signed on site. Pedestrian access is provided on or lead to the road and emergency access will be maintained. Reference: RM/50042
Director of Law and Administration - Legal and Clerical Services, Gloucester House, Quay Street, Gloucester, G1 1TZ. Dated: 17th January 2013.

DORIS MAY GREGORY (Deceased)
Pursuant to the Trustee Act 1925 any person having a share agreed to be entered in the Estate of the aforementioned deceased late of 4 Agency Close, Yale, Bexley SE27 6NU, who died on 12/09/2012, are required to send particulars thereof in writing to the undersigned on or before 29/02/2013, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.
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Appendix 14 – Scan of public notice in the Bristol Evening Post 17th January 2013

Post
Thursday, January 17, 2013

Public Notices

CITY OF BRISTOL

(LYPPYATT ROAD, REDFIELD, BRISTOL)
(TEMPORARY PROHIBITION OF USE BY VEHICLES) (TEMPORARY SUSPENSION OF ONE WAY TRAFFIC) ORDER 2013

Notice is hereby given that the City Council of Bristol in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984 as amended have made an Order the effect of which is:

- to close, temporarily, to vehicles that length of Lyppatt Road which extends from the common boundary line of Nos. 41 and No. 43 Lyppatt Road to the common boundary line of Nos. 65 and No. 67 Lyppatt Road; and
- to suspend, temporarily, when appropriate signs are covered, the existing one way traffic working in a northerly direction in that length of Lyppatt Road which extends from Church Road to Whitehall Road so as to effect access and egress for vehicles and to give effect to the alternative route as a consequence of item 1. above.

The Order is required because sewer improvement works are being or are proposed to be executed on or near the road and because operative from 21st January 2013 for a maximum period of eighteen months. However, the restrictions may not be implemented for the whole of the period, but only as necessitated by the works when traffic signs are in position (which are anticipated to take place between 21st January 2013 and 29th March 2013).

ALTERNATIVE ROUTE

Lyppatt Road (part unaffected), Church Road, Clarks Road, Whitehall Road and Lyppatt Road (part unaffected)

Third Floor
Water House
Walker Street
Bristol BS2 8PH
Tel No. Bristol (0117) 903 6800

P. MANN
Service Director Transport

CITY OF BRISTOL

(CLOVELLY ROAD, ST. GEORGE, BRISTOL)
(TEMPORARY PROHIBITION OF USE BY VEHICLES) ORDER 2013

NOTICE is hereby given that the City Council of Bristol in pursuance of the provisions of section 14 of the Road Traffic Regulation Act 1984 as amended intend to make an Order the effect of which will be:

- to close, temporarily, to vehicles that length of Clovelly Road which extends from Mating Road westwards for 30 metres; and
- to suspend, temporarily, when appropriate signs are covered, the prohibition of vehicles over 5 tonnes maximum gross weight from proceeding in that length of Mating Road which extends from Bell Hill Road to its westernmost junction with Summerhill Road so as to give effect to the alternative route as a consequence of item 1. above.

The Order is required because manhole repair works are being or are proposed to be executed on or near the road and will be operative from 11th February 2013 for a maximum period of eighteen months. However, the closure may not be implemented for the whole of the period, but only as necessitated by the works which are anticipated to take place between 11th February 2013 and 15th February 2013.

ALTERNATIVE ROUTE

westbound - Mating Road, Bell Hill Road, Clouds Hill Road, Summerhill Road, Clovelly Road (part unaffected).

eastbound - Clovelly Road (part unaffected), Summerhill Road, Mating Road

Third Floor
Water House
Walker Street
Bristol BS2 8PH
Tel No. Bristol (0117) 9036830

P. MANN
Service Director Transport

Public Notices

SOUTH GLOUCESTERSHIRE COUNCIL

SOUTH GLOUCESTERSHIRE CORE STRATEGY
DEVELOPMENT PLAN DOCUMENT

EXAMINATION IN PUBLIC (EIP) FURTHER HEARING SESSION
REGULATION 24 OF THE TOWN AND COUNTRY PLANNING
LOCAL PLANNING (ENGLAND) REGULATIONS 2012

Following a review of the consultation responses received to the Draft Main Modifications, the Inspector Mr Paul Cressell will be holding an additional hearing session on the South Gloucestershire Core Strategy. The purpose of the further session is to consider the Council's ability to demonstrate a five year housing land supply, in pursuance 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, Cognition 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/development as they become available. For further information please contact Ruth Thomas, the Examination Programme Officer by telephoning 01454 822742 or emailing programme.officer@southglos.gov.uk

Legal Notices

GOODS VEHICLE OPERATOR'S LICENCE

Mark Stevenson-Grieth Trading as MASS Developments (UK) Ltd Of 2 Maytree Close, Hensley Park, Bristol, BS31 7PD is applying to change an existing licence as follows, to keep an extra 4 goods vehicles & 0 trailers at the operating centre at 15 Stratfields, Bristol, BS3 3UN. Owners or occupiers of land (including buildings) near the operating centre who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Western Traffic Area Office, Hilsent House, 308 Hensley Lane, Leeds, LS9 9NF stating their reasons, within 21 days of this notice. Representatives must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A guide to making representations is available from the Traffic Commissioner's Office.

WHITCHURCH & Peroford
 Royal British Legion Social Club Ltd announces that they are holding their AGM at the Club on Thursday 31st January 2013 starting at 8:00pm. All members are welcome to attend on production of a current membership card.

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0844 406 0261
www.thisisads.co.uk

GOOD VEHICLE OPERATOR'S LICENCE

Simon Longhurst and John David Trading as Beach Scaffolding (Bristol) Limited of 23 Oakfield Road, Kingswood, Bristol BS15 8NF is applying for a licence to use 13 Broadmoor Lane, Instable Estate, Keynsham, Bristol BS31 1ST as an operating centre. A good vehicles. Owners or occupiers of land (including buildings) near the operating centre who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Hilsent House, 308 Hensley Lane, Leeds LS9 9NF stating their reasons, within 21 days of this notice. Representatives must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A guide to making representations is available from the Traffic Commissioner's Office.

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 call Guy - 0117 934 3062
 or Hazel - 0117 934 3657

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 crossreferences 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
PO Box 2081
South Gloucestershire
BS35 9BP

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