

East of Harry Stoke New Neighbourhood Supplementary Planning Document

Consultation Statement

When preparing an SPD, Regulation 12(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires Local Authorities to prepare a consultation statement setting out how consultation was undertaken and how it helped to inform the SPD.

This statement has been prepared to record the consultation processes undertaken by South Gloucestershire Council in the preparation of the East of Harry Stoke New Neighbourhood Supplementary Planning Document (SPD).

The Council is required to set out in a Statement of Community Involvement (SCI for short) how it intends to involve the wider community in the preparation of plans and policy documents and in planning application decisions. The Council's Statement of Community Involvement (SCI) was adopted in May 2008 and is available to view on the Council's website at www.southglos.gov.uk The consultation and engagement undertaken in preparing the East of Harry Stoke draft SPD comply with the requirements of the SCI.

Statement of Consultation

The preparation of the East of Harry Stoke New Neighbourhood Supplementary Planning Document builds on the consultation processes undertaken during the preparation of the Core Strategy. The SPD was specifically informed by information ascertained during informal community engagement events, including stakeholder workshops and focus groups. Those involved have included statutory consultees, Elected Members, Parish Councils, local stakeholders and members of the development industry and their advisors (see Appendix A for a list of organisations represented). A record of these informal community engagement events is set out in the table below.

Date	Event
December 2009	North Fringe of Bristol key stakeholder workshop (held at UWE) establishing broad opportunities and principles for location of development at "North Fringe West" (covering the Cribbs/Patchway area) and "North Fringe South" (covering the East of Harry Stoke area).
November 2011	Cribbs/Patchway& East of Harry Stoke key stakeholder workshops to consider further development options and principles
October 2012	East of Harry Stoke key stakeholder workshop themed around establishing key site based sustainability and design principles
November 2012	North Fringe key stakeholder workshop to consider existing and potential provision of community infrastructure, attended by the main commissioners, providers, managers and of community infrastructure

The key issues for East of Harry Stoke raised through the various stages of the informal public engagement have been summarized below:-

- The area needs to have its own sense of community identity and distinctive architectural character that also promotes integration with the existing communities. There is potential to build on local history, without looking backwards. We need to create ‘people’ places.
- The architecture needs to be a mix of styles to bring local areas of character within an overall masterplanning framework across the site. There can be a mix of more traditional and modern. Any ‘landmark’ buildings should be reserved for key locations such as the local centre.
- The development needs a strong landscape framework to give the area a clear identity, to provide a green entrance to Bristol and a buffer to the motorways, and also to protect the long distance views into the site. The green infrastructure should also provide a single large area of public open space rather than lots of incidental spaces. There needs to be easy access to the countryside. Protect the Hambrook corridor.
- Make appropriate provision for the ecology and particularly the newts
- Address the visual impact and land sterilization caused by the pylons
- The access and movement framework needs to create a highly integrated development that promotes pedestrian and cycling and use of public transport from the start. The links need to get people to key destinations such as the Bristol Parkway and Filton Abbeywood Stations, centre of Bristol, and to the health, employment, retail and leisure facilities in the north fringe. The movement and access framework also needs to address the barriers to movement that exist, such as the railway, lack of legibility for walking and cycling, access to good public transport.
- The development needs to provide appropriate community facilities to meet the needs of the development without threatening existing provision. The community centre needs to bring together as many uses as possible in a single mixed use area and preferably be located in a visible place on the Stoke Gifford Transport link. The community centre and public realm needs to be as democratic as possible to allow the greatest flexibility to all users.
- The severance between the north and south of the site caused by the railway and the east west severance caused by the proposed Stoke Gifford Transport link need to be addressed, and where necessary facilities provided in both parts to compensate for any loss of ‘community heart’.
- The site needs to be delivered comprehensively and phased appropriately. We want to avoid the housing being provided without the supporting infrastructure. The development needs to take an ‘up front’ approach to provision of infrastructure.

The Council has addressed these key issues in the following way.

1. The SPD sets out the Council’s vision for the development East of Harry Stoke in which it encourages developers to take a fresh and innovative approach to development to enhance this urban edge of north east Bristol. The development is expected to deliver good urban design through
 - A strong new landscape and movement framework for the area
 - A lively and well integrated community with its own sense of identity.
 - Good physical connections with the surrounding area
 - Distinctive and high quality public realm
 - Innovative architecture that creates an idiosyncratic sense of place
 - Healthy and happy living
2. The Council addresses the issue of comprehensive design and delivery of the site by requiring an integrated approach to be taken by development partners. The Council

requires that developers provide an integrated masterplan to demonstrate that individual parcels of land conform to the overall vision and design objectives and to enter into a landowner agreement that ensures the provision of land and financial support for all services, facilities and infrastructure are equitably shared between all landowners with an interest in the site.

3. The SPD contains a section on landscape matters that, together with the key diagram set out the Council's requirements for the development of a comprehensive landscape and ecological framework across the site linking to the wider Strategic Green Infrastructure network. The document sets out individual development principles that specifically address the landscape and ecology concerns raised during the stakeholder workshops
4. The SPD contains a section on access and movement matters which, together with the key diagram set out the Council's requirements for the development of a comprehensive approach to transport provision, with emphasis on creating a walkable neighbourhood and integrated transport network that promotes sustainable transport links to key destinations. The document sets out individual access and movement development principles that specifically address the concerns raised during the stakeholder workshops regarding integration and connectivity of the site to its surroundings and approaches to breaking down the barriers created by the railway and roads.
5. The SPD contains a section on Community Infrastructure in which the Council sets out its requirements for the provision of strong, vibrant and cohesive communities that are able to meet the diverse needs of all future residents. The Council expects developers to maximise personal and community well being and to create equal opportunities for all residents of the new neighbourhood. The document sets out the range of community services and facilities that the Council requires the developer to provide across the site and identifies the provision of a multi use centre as a specific design principle.
6. Throughout the SPD document, the Council emphasises the need for an integrated approach to the design of the site to create a high quality development with a strong sense of place and identity. The SPD document emphasises the need for a 'layered' approach which sees landscape, access and movement, community facilities and the design of the built environment to be integrated into a cohesive design package.

Next Steps

Following approval of the draft SPD by lead members of the Planning Transport and Strategic Environment Committee, the East of Harry Stoke New Neighbourhood SPD is to be the subject of a six week period of public consultation between 26th November 2012 and 11 January 2013. The Council has employed a range of methods to ensure that the widest public awareness of the formal consultation on the SPD has been achieved and to facilitate a high level of participation and response. Consultation methods include the following:

- The Council has placed appropriate statutory notices of the formal consultation process in the local press (Bristol Evening Post and South Gloucestershire Gazette), in the form of an advert (see Appendix A) published on Thursday 22nd November 2012. The advert stated the dates of the consultation, the places where documents were available to view and the addresses to which any responses should be sent.
- The draft SPD has been made available at the One Stop Shops and public libraries in the locality of the SPD area.

- Public Exhibitions have been organized during the formal consultation period at local community centres in Bradley Stoke, Patchway, Stoke Gifford and Southmead.
- The consultation documents were also made available to the wider public via the Council's website with a statement explaining where and when paper copies of the document were available for inspection.
- The Council sent letters and details of where the documents were available for inspection, to all those registered on the Planning consultation database, which includes the Statutory Consultees, Ward Members, Parish Councils, local residents and other interested parties (See Appendix B).

The Council will take into account all representations made during the Statutory Consultation period and will amend the SPD document accordingly. The Consultation Statement will be updated and published upon adoption of the SPD to reflect the key outcomes of the Statutory Consultation process and to record how the comments received have informed the final version of the SPD.

Appendix A Organisations Represented at the several Stakeholder Workshops held in preparation of the SPD document

Airbus Operations Ltd	North Bristol NHS Trust
Alder King Planning Consultants	Osborne Clarke
Almondsbury Parish Council	Stoke Park Residents Association
Alveston Parish Council PC	Patchway Town Council
Ashfield Land Ltd	Persimmon Homes
Avon Wildlife Trust	Peter Evans Partnership
Avril Baker Consultancy	PJ Planning Consultants (Elev8)
BAE Systems	Police
Baker Associates	Prupim (The Mall at Cribbs Causeway)
Barton Willmore	Redrow Homes
Blue Sky Planning	RPS
Bovis Homes	Royal Society for the Arts
Bristol City Council – Local Members	Scott Wilson
Bristol City Council - Strategic Planning	South Gloucestershire Youth Board
Bristol ZooGardens	South Gloucestershire Council
Britel Fund Trustees (Abbey Wood Retail)	- Local Members
CSJ Planning	– Economic Development
DLP Planning Ltd	– Environmental Services
Elev8	– Housing Enabling
Filton Community History	– Children and Young People
GVA Grimley Ltd	– Planning and Transportation
GWE Business West	– Property Services
Hermes Real Estate	– Communities
Highways Agency	– Library Service
JT Bayliss	St Michael's CE VC Primary School (Stoke Gifford)
Key Transport Consultants	Stoke Gifford Parish Council
King Sturge	Stoke Park Residents Association
La Salle Investment Management	Strategic Land Partnerships
Land & New Homes Countrywide	Stride Treglown
Lockleaze Voice	Terence O'Rourke Ltd
MOD Abbey Wood	Terrace Hill
MOD Defence Estates	Lockleaze Voice Neighbourhood Development
Motability Operations Ltd	Tyler Grange

Natural England	Crest Strategic Projects
The Mall at Cribbs Causeway	ARUP
UWE - Estates	Wessex Water
UWE – Campus Project team	NHS PCT
UWE - Students	Bristol Water
Avon and Somerset Police	Four Towns & Vale Link Community Transport
Bristol City Council	Sport England
Environment Agency	

Appendix B Press Advert

This advert was inserted into the Bristol Evening Post and the South Gloucestershire Gazette on the 22nd November 2012

South Gloucestershire Council

Cribbs/Patchway and East of Harry Stoke New Neighbourhoods **Draft Supplementary Planning Documents**

Public consultation in accordance with Regulations 12 & 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and Regulation 13 of the Environmental Assessment of Plans & Programmes Regulations 2004

- South Gloucestershire Council is undertaking two public consultations on new draft planning documents between **Monday 26th November 2012 and Friday 11th January 2013**. The two consultations are:
- Land at Cribbs/Patchway New Neighbourhood Supplementary Planning Document - information is available at www.southglos.gov.uk/cribbspatchwaySPD
- Land at East of Harry Stoke New Neighbourhood Supplementary Planning Document - information is available at www.southglos.gov.uk/eastofharrystokeSPD

Hard copies of all relevant documents are available for inspection at the Council's One-Stop Shops in Thornbury, Yate, Kingswood and Patchway and in South Gloucestershire libraries at Bradley Stoke, Winterbourne, Patchway and Filton.

Comments in response to either consultation should be made in writing or by email between Monday 26th November 2012 and Friday 11th January 2013

- For CribbsPatchway New Neighbourhood SPD by email to cribbspatchway@southglos.gov.uk
- For East of Harry Stoke New Neighbourhood SPD by email to eastofharrystoke@southglos.gov.uk
- For either consultation by letter to **Major Sites Team, South Gloucestershire Council, PO Box 2081, South Gloucestershire, BS35 9BP.**

If you require further information or assistance, please contact the Major Sites Team on 01454 863648, or by email to majorsites@southglos.gov.uk

Appendix C
Consultation Letter

This letter has been sent to all those registered on South Gloucestershire Council's Planning database and includes all statutory consultees, local councillors, local residents, parish Councils, and a wide range of interest groups

Date:	26 th November 2012
Our Ref:	SPD docs
Enquiries to	Major Sites Team
Telephone:	01454 863648
Email	majorsites@southglos.gov.uk

Dear Sir/Madam

Cribbs/Patchway and East of Harry Stoke New Neighbourhoods
Draft Supplementary Planning Documents

Public consultation in accordance with Regulations 12 & 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and Regulation 13 of the Environmental Assessment of Plans & Programmes Regulations 2004

We are writing to you because you are either a statutory planning consultee, an interest group, or because you have responded to previous South Gloucestershire planning policy consultations (such as the Core Strategy).

The Council has identified land at Cribbs Causeway/Patchway and at East of Harry Stoke for mixed use development to deliver its strategic housing needs up to 2027. These 'New Neighbourhoods' are identified in the Council's emerging strategic planning document, the Core Strategy, which was subject to independent examination earlier in 2012.

South Gloucestershire Council is now undertaking public consultation on two draft Supplementary Planning Documents (SPDs) for each of these New Neighbourhoods between **Monday 26th November 2012 and Friday 11th January 2013**:

- Land at Cribbs/Patchway New Neighbourhood Draft Supplementary Planning Document – documents and information available at www.southglos.gov.uk/cribbspatchwaySPD
- Land at East of Harry Stoke New Neighbourhood Draft Supplementary Planning Document – documents and information available at www.southglos.gov.uk/eastofharrystokeSPD

Comments received will inform the production of the final Supplementary Planning Documents for the Cribbs/Patchway and the East of Harry Stoke New Neighbourhoods, which are anticipated to be adopted by the Council in early 2013, following the adoption of the Council's Core Strategy document.

Once adopted, the Supplementary Planning Documents will set out the design principles the Council will use in determining any planning applications for these New Neighbourhoods and they will identify the infrastructure required to support the needs of the new communities living there.

Viewing hard copies of the documents

As well as being published at the web address given above, hard copies of the SPDs, their accompanying Sustainability Appraisal Reports and other supporting 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 at the following South Gloucestershire libraries:

- Bradley Stoke Library, Fiddlers Wood Lane, Bradley Stoke, BS32 9BS
- Winterbourne Library, Flaxpits Lane, Winterbourne, BS36 1LA
- Patchway Library, Patchway Hub, Rodway Road, Patchway, BS34 5DQ
- Filton Library, Shield Road Retail Park, Link Road, Filton, BS34 7BR

(please refer to www.southglos.gov.uk for opening times).

Making comments

Comments in response to either SPD should be made in writing or by email between **Monday 26th November 2012** and **Friday 11th January 2013** to the following addresses:

- For the CribbsPatchway New Neighbourhood SPD by email to cribbspatchway@southglos.gov.uk
- For the East of Harry Stoke New Neighbourhood SPD by email to eastofharrystoke@southglos.gov.uk
- For either SPD by letter to **Major Sites Team, South Gloucestershire Council, PO Box 2081, South Gloucestershire, BS35 9BP.**

Please ensure that the Council receives any comments by or on Friday 11th January 2013. If responding please clearly state which SPD your comments relate to.

Comments can be accompanied by a request to be notified of the adoption of the SPDs.

Please note that comments received, including personal details, cannot be kept confidential. If you make a comment, 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.

If you require further information or assistance, please contact the Major Sites Team on 01454 863648 or by email to majorsites@southglos.gov.uk

Yours faithfully

Donna Whinham
Major Sites Team Manager,
South Gloucestershire Council