

**From:** [Programme Officer](#)  
**To:** [Programme Officer](#)  
**Subject:** Maggie Tyrrell - Core Strategy representation - Thornbury  
**Date:** 04 February 2013 17:00:43

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**RESPONDENT ID - 1124577**

**Sent:** 02 February 2013 10:27  
**To:** Programme Officer  
**Subject:** Core Strategy representation - Thornbury

Dear Ms Thorne,

I am pleased that the inspector has responded so positively to the representations that were made to him concerning the draft main modifications, in particular the concerns about the proposed extra housing around Thornbury and that he will consider these at a further hearing.

Attached are two letters that were previously submitted and are still valid, particularly in light of the response from residents of Thornbury to the proposed modifications. I wish to ensure both these letters are formally considered as I understand that they may have originally been received outside the current consultation period.

Residents continue to contact me with a wide range of concerns about the town having a further 300 households imposed on it, particularly within the five year period when Barratt will already be building out their site at Park Farm. They continue to express concern about the process that allowed this proposal to come forward at such a late stage in proceedings and after having a short time to consider further, the general consensus remains firmly against breaking the boundary of the town formed by Morton Way for further development. There are obviously those who are still strongly opposed to the Park Farm development but the overwhelming majority of those are also against development off Morton Way.

I would be happy to come and speak at the additional hearing but I believe that Cllr Clive Parkinson has been nominated to speak on behalf of the Town Council and as my views are very similar to those he will express I would not wish to take up time unless the Inspector believes it would be useful.

Yours sincerely

Maggie Tyrrell  
Thornbury South & Alveston Ward  
South Gloucestershire Council

**RESPONDENT ID - 1124577**

South Gloucestershire Offices  
Castle Street  
Thornbury  
BS35 9BP

FOR THE PERSONAL ATTENTION OF

Mr Paul Crysell

2012

c/o Kath Thorne, Programme officer LDF –Core Strategy Examination  
Badminton Road Offices, Yate

19<sup>th</sup> November

Dear Mr Crysell

We four South Gloucestershire Councillors, who all represent Thornbury, are writing to you even though the date for comments on the Modifications to the Core Strategy has passed, because we have very serious concerns about the letter which has just been sent to you by South Gloucestershire Council and which has only just come to our attention.

The letter just sent by South Gloucestershire Council was subject to no open consultation at all. Only a few senior councillors saw it, but it was not discussed in any public forum; and we four Thornbury South Gloucestershire Councillors saw it only *after* it had been sent.

It contains one very important statement which is completely untrue. It is entirely wrong to state (on the 18<sup>th</sup> line of page 16) that “civic leaders” in Thornbury supported 500-1000 houses. This was NEVER said. **500 houses was always our upper limit**

You are probably unaware of the exceedingly strong local feeling against building on Morton Way. People feel very passionate about nearness and access to the countryside and nearby green fields. But when Morton Way residents asked for advice as to whether they should ask to attend the Thornbury Core Strategy session to make comments or respond to queries on individual aspects of the Strategy, they were advised by officers that there was no need for them to be there. So you did not hear their views in person.

Development over Morton Way North was originally rejected after a lot of consultation had taken place in Thornbury, because it was considered to be an unsustainable site. Problems included:

- Distance from shops and employment leading to car use. Even a small convenience store is 10 minutes walk away.
- Cultural and heritage assets are also too far away to reach easily
- It would be too easy to reach the Mall by car to the detriment of Thornbury shops
- If cars do travel into Thornbury they will exacerbate the parking problems
- Morton Way itself constitutes a barrier. It is not a road which young children should cross alone
- The fields beyond Morton Way are not naturally linked to Thornbury in any way
- Further agricultural land used for food production will be lost.

We entirely concur with those reasons.

After your main recommendations were published this Autumn, South Gloucestershire Council told people that you had accepted the plans for Thornbury. People supposed that developments on the other side of Morton Way had been rejected, and so few if any commented on the draft modifications. Thornbury Town Council did spot that there was still a threat and objected very strongly. So did the District councillors

The Town Council, the 4 District Councillors and a very large proportion of the population remain entirely opposed to development on Morton Way, and to more than the 500 houses already identified, apart from any infill sites which may be possible on brownfield land from time to time.

Email request dated 02/02/2013 for letter to be resubmitted during current consultation

We appreciate the time and attention which you have given to ensuring that a sound Core Strategy is created. We very much hope that you will feel that in the light of the above you will consider enough additional housing has been identified to meet the requirements to provide a buffer. Insisting on more housing on Morton Way at this late stage will merely bring into disrepute the otherwise careful and public processes by which the Core Strategy has been brought to this stage.

Yours sincerely

*Signed*

*Clare fardell*

*Neil Halsall*

*Shirley Holloway*

*Maggie Tyrrell*

Clare Fardell                  Neil Halsall  
Councillors for Thornbury North

Shirley Holloway                  Maggie Tyrrell  
Councillors for Thornbury South & Alveston

**RESPONDENT ID - 1124577**

Cllr Maggie Tyrrell  
South Gloucestershire Council  
Alveston and Thornbury South Ward  
maggie.tyrrell@southglos.gov.uk

Mr Paul Crysell

14<sup>th</sup> November 2012

Dear Sir,

This is the first time I have felt the need to write as an individual Thornbury Town Councillor and a South Gloucestershire Councillor representing Alveston and Thornbury South with regard to the Core Strategy. I do so now because the modifications to Policy CS15 may have a very detrimental effect on Thornbury even though the Strategy currently still clearly states that we should accommodate up to 500 homes with no support for further development, a position supported by the Town Council.

The phasing of development to increase supply in the first 5 years of the plan and the requirement for the land supply buffer of 20% has put pressure on South Gloucestershire Council to reconsider the previously rejected sites in its sustainability appraisal. You are probably aware that there is currently a planning application lodged with the Council to develop land to the East of Morton Way, Thornbury. This might seem to indicate that the land could be brought forward to meet the phasing requirement but the effect on Thornbury would be very negative for a variety of reasons, most of which were considered in the early phases of consultation when we were looking at potential areas of housing opportunity. The developers Bloor Homes put their case for developing this area at the EiP when you were apparently not persuaded by their argument as only Park Farm has been included in the CS as the preferred development site for Thornbury.

The Town Council's policy of supporting development at Park Farm is well documented as is the opposition to this by the group Save Thornbury's Green Heritage. Also documented but not so high profile is the level of opposition to any development beyond the boundary of Morton Way.

The Town Council came to the conclusion that 500 new homes would be an asset to the town but that more than that would be very difficult to absorb into the community without significant new infrastructure, which would in turn change the nature of the town. During the prolonged debate that took place in the consultation phase of the Core Strategy the community had the opportunity to express their views. The over-riding concern that emerged was the potential for significant numbers of houses to be developed beyond Morton Way, which has long been seen as the town boundary. This area is not considered to be conducive to supporting the town centre or integrating new home owners into the community. Large numbers of people objected to proposals for such development at consultation events held by development companies and through comments submitted to South Gloucestershire Council (including a large petition). At the Town Council meeting held in the Cossham Hall when the Council's final response to the Core Strategy Consultation was debated prior to the EiP, the overwhelming majority of those present spoke in favour of the decision to support the Park Farm development. The proposal to develop this site therefore put stress on the community as the opposition to it, led by Save Thornbury's Green Heritage, was at odds with the views expressed by others in the town.

The community needs some relief from such pressure, particularly as it may well face the prospect of considering how to deal with the proposed new power station in the next few years. This prospect does not diminish the need to plan properly for the town now. Any

Email request 02/02/2013 for letter to be resubmitted during current consultation

expansion needed to accommodate a new station is an entirely different scenario and the people of the town will meet that challenge as and when they need to. At present the need is to expand the town in such a way that it can improve viability while retaining its sense of community.

There will be opportunities for sustainable additional housing in the town. There are no significant brownfield sites immediately available within its boundary but there are likely to be opportunities in the future for homes which would enhance the town and its centre. These include the hospital site where the NHS have agreed that new health facilities and an extra care housing development should be built; the Police Station, which is currently on the market and could provide land for high density development; the town centre car park that NatWest Bank is currently marketing; and The Castle School Sixth Form buildings that would be redundant should the school be able to raise the funds for a building on their main school site in Park Rd. These sites may not provide the 300 homes that Bloor Homes would like to build in Morton Way but they would be sustainable, support the town centre and be a contribution to the numbers required in the CS.

I would ask that you take these issues into consideration when finalising the Core Strategy so that the sites to the east of Morton Way are excluded. These sites have been subject to appraisal and rejected and should not be developed simply to make up the numbers with no regard for the negative effect on the community.

Kind regards

Maggie Tyrrell  
Cllr, Alveston & Thornbury South Ward