



2420 The Quadrant, Aztec West, Almondsbury, Bristol BS32 4AQ  
T +44 (0)1454 853000 F +44 (0)1454 205820 E [rpsbl@rpsgroup.com](mailto:rpsbl@rpsgroup.com) W [rpsgroup.com](http://rpsgroup.com)

**Our Ref:** JPW0011.SF.ltr  
**Your Ref:**

**E-mail:** [simon.fitton@rpsgroup.com](mailto:simon.fitton@rpsgroup.com)  
**Date:** 25 July 2013

Mr P Crysell  
C/o Kath Thorne  
Programme Officer  
South Gloucestershire Core Strategy Examination

Dear Mr Crysell

### **RESPONSE TO SGC LETTER OF 7 JUNE**

As you are aware, RPS represents the interests of Crest Strategic Projects who is the Council's lead 'developer partner' at the East of Harry Stoke New Neighbourhood (EHSNN) site.

I write to express support for the Council's request for an early release of your report relating to all aspects of the Stoke Gifford Transport Link (SGTL). As the Council notes, the SGTL planning application is submitted and will be reported to Committee in September; it is on a tight timetable to deliver the scheme in the 'window' that the DfT funding remains available to it. The delivery of the scheme has obvious benefits for the timely delivery of the EHSNN, and clarity on the Core Strategy position would undoubtedly be helpful in providing certainty and allow the SPD and planning for the New Neighbourhood to progress.

Whilst other strategic sites (Yate, Thornbury) have progressed through the planning application process ahead of Core Strategy adoption, the EHSNN remains in the Green Belt until the CS is resolved; recent SoS decisions demonstrate that progressing planning applications for development in the Green Belt bears significant risk. Given the lack of objection to both the SGTL and EHSNN through the preparation of the CS, it would be regrettable that the examination process frustrates the delivery of this key element of the North Fringe infrastructure package, and in turn the delivery of the New Neighbourhood.

Yours sincerely  
For RPS



**SIMON FITTON BA (Hons) DipTP MRTPI**  
**Technical Director**

cc K Duncan, CSP