

East of Harry Stoke New Neighbourhood Development Framework Pre-Adoption Supplementary Planning Document December 2015

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 Development Framework Pre-Adoption Draft June 2014 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 Development Framework Pre-Adoption Draft 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
November 2012/January 2013	Informal 6 week public consultation on draft version of the draft East of Harry Stoke New Neighbourhood Framework SPD
June – August 2015	Formal 6 week consultation on a revised draft version of the East of Harry Stoke New Neighbourhood Framework SPD

The key issues for East of Harry Stoke raised through the various stages of the informal public engagement between Dec 2009 and August 2015 have been summarized below:-

Topic	Summary of Issue Raised	Response
Architecture and Local Distinctiveness	<p>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.</p> <p>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.</p> <p>Buildings to be energy efficient</p>	<p>The Informal SPD set 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</p> <ul style="list-style-type: none"> • 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 <p>Throughout the informal SPD document, the Council emphasises the need for an integrated approach to the design of the site to create a</p>

		<p>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.</p>
<p>Transport</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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’.</p>	<p>The Informal SPD contains a section on access and movement matters which, together with the key diagram set out the Councils 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.</p>
<p>Landscape & ecology</p>	<p>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.</p>	<p>The Informal SPD contains a section on landscape matters that, together with the key diagram set out the Councils requirements for the development of a comprehensive landscape and ecological framework</p>

	<p>The green infrastructure should provide a single large area of public open space rather than lots of incidental spaces.</p> <p>There needs to be easy access to the countryside.</p> <p>Protect the Hambrook corridor.</p> <p>Address the visual impact and land sterilization caused by the pylons</p> <p>Make appropriate provision for the ecology and particularly the newts</p>	<p>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</p>
Community Facilities	<p>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.</p>	<p>The Informal 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.</p>
Comprehensive Development	<p>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.</p>	<p>The Council addresses the issue of comprehensive design and delivery of the site in the Informal SPD by requiring an integrated approach to be taken by development partners. The Council expects developers to collaborate in providing an integrated masterplan so that individual applications may demonstrate that individual parcels of land conform</p>

		to the overall vision and design objectives and to enter into a legally binding agreement that ensures the timely provision of land and financial support for all services, facilities and infrastructure required by the development and that costs are equitably shared between all landowners with an interest in the site.
Introduction of new policy	Text within the SPD introduces new policy that goes beyond amplifying the policies contained in the Core Strategy	The Council has reviewed the SPD and altered text where it may be construed as introducing new policy. The purpose of the SPD is to amplify policy.
SA	The SA does not test all reasonable alternatives in connection with the High Voltage power line corridors and this failure to assess the ability to retain the pylons in their current place means the Council has mis-led itself in respect of the requirement to re-locate and underground the power lines within the SPD	The Council has re-visited the SA to consider the alternative of maintaining the high voltage power lines in their current position as a reasonable alternative. The SA and SPD have been amended in light of this re-appraisal

Results of informal Consultation on the SPD documents Nov 2012 – Jan 2013

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 was the subject of a six week period of public consultation between November 2012 and January 2013. The Council 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 placed appropriate statutory notices of the formal consultation process in the local press (Bristol Evening Post and South Gloucestershire Gazette series), 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 was made available at the One Stop Shops and public libraries in the locality of the SPD area.
- Public Exhibitions were 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).
- A public meeting was held on the 22nd Jan, hosted by Stoke Gifford Parish Council, at the request of residents of Hambrook Lane in order for those residents to learn more about the proposals.

The Council took into account all representations made during the Statutory Consultation period and amended the SPD document accordingly. A summary of the comments received and the Council’s response is set out below.

Topic	Summary of Issue Raised	Response
Green Belt	Removal of green belt	Green Belt Review has confirmed that an appropriate level of land for development is being released from the inner Green Belt area to provide sustainable locations for development.
Housing numbers	<ul style="list-style-type: none"> • Acknowledge need for Gypsy & Traveller provision, suggest G&T provision placed elsewhere • Objection in principle to 2000 houses on EoHS • Acknowledge people need somewhere to live, but development too large 	<ul style="list-style-type: none"> • Gypsy and Traveller provision is an appropriate part for a mixed and balanced community. The Council has a requirement to provide accommodation. This will be developed in consultation with the developer partners and the Gypsy and Traveller community • The principle of the development has been established through the Core Strategy Allocation. The Core Strategy has been assessed for soundness by an Independent Planning Inspector • The Strategic Housing Market Assessment has established the housing need and SGC must respond by providing sustainably located sites
Transport	Transport Infrastructure not suitable	<ul style="list-style-type: none"> • The Council has undertaken a Transport Assessment across the North Fringe to assess

	<p>Response time for emergency vehicles is dreadful because of congestion</p> <p>Transport modal shift not credible</p> <p>Why Hambrook Lane is being used for access</p> <p>SGTL will not change level of traffic in Stoke Gifford Village or using Hambrook Lane</p>	<p>the cumulative impacts of development of the allocation of the strategic sites. This has been examined by an Independent Planning Inspector. Further more detailed transport assessments will take place in support of planning applications</p> <ul style="list-style-type: none"> • The development of the Stoke Gifford Transport Link will help to relieve local congestion. Further measures for public transport improvements and walking and cycling provision as part of the allocation will provide choice in transport modes • Hambrook Lane may be used to access the site and to provide a level of integration between the new and existing communities. The impact of proposed access points will be assessed as part of any planning application. However, the principle point of access will be the Stoke Gifford Transport Link.
<p>Landscape and Ecology</p>	<p>Loss of wildlife</p> <p>Loss of countryside & green space</p> <p>Lack of other green space in area</p> <p>Flooding at Brierley Furlong</p> <p>ecological survey did not include garden ponds (Great Crested newts)</p> <p>habitat for Great Crested Newts restricted by development removes access to green space within walking distance for local residents.</p>	<ul style="list-style-type: none"> • The land is in use for agricultural purposes and the on site ecology is mainly found within the Hambrook corridor, ponds and the hedgerows. The population of Great Crested Newts is protected by European Legislation and Natural England are Statutory Consultees and will be engaged in discussions on any measures proposed to mitigate the impact of development on the population of Great Crested Newts. • There is a shortfall of all forms of open space in the area. Planning policy requires provision of all forms of open space to meet the needs of the new neighbourhood. This will result in

		<p>areas of recreational, play and sports provision that do not currently exist, as the majority of the land is in use for agricultural purposes. The footpath network will be retained.</p>
Community Facilities	No local services to support (eg shops, schools)	<ul style="list-style-type: none"> • A range of community facilities including education, health, retail, community and library facilities is proposed in the new neighbourhood. The development is required to meet the needs of the new residents.
Employment	No employment for new residents planned– want to see evidence that suggested employment will be in place for new residents	<ul style="list-style-type: none"> • The Cribbs patchway new neighbourhood is providing a significant number of new jobs. The three Local Enterprise areas are looking to provide a range of employment and a significant increase in job numbers up to 2027 • The housing will also provide opportunities for longer distance commuters to live closer to where they work
Environmental Health	Overdevelopment of area causing impacts on air quality Already significant noise from motorway, railway and other road traffic. Development will increase this	<ul style="list-style-type: none"> • The air quality is currently monitored. Development will be required to demonstrate that it is designed to minimise impacts on air quality • The noise deriving from the strategic road networks will require to be mitigated as part of any planning application
Utilities	Clarify energy proposals Clarify safety data for houses under pylons Western Power Distribution object to SPD text offset corridor and undergrounding proposals. Request mtg to discuss presence of a number of power lines of varying voltage across site Existing sewerage system is currently inadequate Is the power network adequate to supply all the new houses and employment?	<ul style="list-style-type: none"> • The Council will meet WPD to discuss the requirement to underground the power lines and to offset development to a distance it considers inappropriate. • The existing utilities networks are capable of providing utilities to serve the new neighbourhood. The Council has policies requiring the use of renewable energy to be considered as part of development proposals

	Building in proximity to pylons is not safe?	<ul style="list-style-type: none"> • Development in proximity to any utility such as the high voltage power lines or the high pressure gas main will to be undertaken in line with national guidance. • The Council proposes that the pylons and power cables are relocated to the edge of development
Consultation	Lack of consultation and information	<ul style="list-style-type: none"> • The Council has taken this proposal through several stages of planning and each stage has been in compliance with the Planning Regulations. The Council's consultation processes have been the subject of independent scrutiny by a Planning Inspector.

Results of Formal Consultation on the SPD documents June – August 2014

Following approval of the revised draft SPD by lead members of the Planning Transport and Strategic Environment Committee, the East of Harry Stoke New Neighbourhood SPD was the subject of a six week period of public consultation between June – August 2014. The Council 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 placed appropriate statutory notices of the formal consultation process in the local press (Bristol Evening Post and South Gloucestershire Gazette series), in the form of an advert (see Appendix A) published on 13th June 2014. 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 was made available at the One Stop Shops and public libraries in the locality of the SPD area.
- A Public Exhibition was organized during the formal consultation period at a local community centre in Stoke Gifford.
- 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 took into account all representations made during the Statutory Consultation period and amended the SPD document accordingly. A summary of the comments received and the Council's response is set out below.

Introduction of new policy	Text within the SPD introduces new policy that goes beyond amplifying the policies contained in the Core Strategy	The Council has reviewed the SPD and altered text where it may be construed as introducing new policy. The Council recognises the purpose of the SPD is to amplify policy.
SA	The SA does not test all reasonable alternatives in connection with the High Voltage power line corridors and this failure to assess the ability to retain the pylons in their current place means the Council has mis-led itself in respect of the requirement to re-locate and underground the power lines within the SPD	The Council has re-visited the SA to consider the alternative of maintaining the high voltage power lines in their current position as a reasonable alternative. The SA and SPD have been amended in light of this re-appraisal
Utilities	early drainage assessments needed to confirm drainage catchments and pumped or gravity connections to inform a site wide foul, fluvial and surface water drainage strategy The SA does not test all reasonable alternatives in connection with the High Voltage power line corridors and this failure to assess the ability to retain the pylons in their current place means the Council has mis-led itself in respect of the requirement to re-locate and underground the power lines within the SPD	Work on modelling the drainage impacts is on-going as part of Crest's masterplanning process. The Council has re-visited the SA to consider the alternative of maintaining the high voltage power lines in their current position as a reasonable alternative. The SA and SPD have been amended in light of this re-appraisal
Introduction of new policy	Text within the SPD introduces new policy that goes beyond amplifying the policies contained in the Core Strategy	The Council has reviewed the SPD and altered text where it may be construed as introducing new policy. The purpose of the SPD is to amplify policy.
Emergency services	Installation of fire hydrants and appropriately sized water mains for fire fighting purposes. Access for emergency vehicles needed. Sprinklers needed in	The provision of fire hydrants & water mains will be dealt with at the construction stage through different Regulations. Bristol Water have been consulted on

	<p>educational establishments. Management of open space equipment to restrict fires in bins etc</p>	<p>water supply and provision. Appropriate Access for emergency vehicles is checked as part of the planning application process. Sprinklers are considered under Building Regs. Choice of street furniture is considered at the Reserved Matters Planning Stage.</p>
Ecology	<p>Approach to ecology management welcomed. An area wide strategy is needed for ecology to mitigate the impacts of development.</p> <p>Concern over Great Crested Newts and impact on their habitat</p>	<p>The SPD references the need for site wide approach to ecology. The Masterplan process will consider the more detailed requirements for mitigating impacts on ecology.</p> <p>The SPD acknowledges the need for appropriate ecological mitigation. The required ecology strategy will ensure that sufficient habitat is in place for this protected species. The detail will be addressed at the master planning and planning application stage</p>
Transport impacts	<p>Consider wider impacts of the traffic arising from development. Congestion is terrible</p> <p>Incorporate the east/west cycle route</p> <p>Concern over the access points shown in the plan. Strategic walking and cycling routes should be shown</p> <p>Traffic congestion is an issue. Hambrook Lane & Church Rd should be protected from additional traffic & 10 Hambrook should not be a main access.</p> <p>Works Access is an issue and should be from SGTL</p>	<p>Traffic modelling and impacts is being undertaken as part of the masterplanning process. SGC will continue to liaise with Bristol and the Highways Agency on wider impacts and mitigation required.</p> <p>The east west strategic cycle route is referenced in the document. Detailed design will confirm the actual route within the site.</p> <p>The SPD & illustrative masterplan does not confirm the access strategy. Work on the access strategy will be refined at the master planning stage and supported by the transport modelling at which point access points can be refined.</p> <p>This point is noted. The future role of Hambrook Lane & Church Rd will be explored in greater detail through the traffic modelling at Masterplanning stage . 10 Hambrook will not be a main access for the allocation. A construction plan will be required as part of the planning application and the detail may be discussed at that stage</p>

	<p>SGTL should take account of EoHS traffic</p> <p>Public transport measures are needed to improve accessibility and sustainable modes</p> <p>Air quality is a significant issue and needs to be addressed in the development</p>	<p>SGTL modelling took account of the EoHS new neighbourhood at the core strategy stage.</p> <p>Public transport measures are set out as a requirement in the SPD</p> <p>Air quality is a key consideration. Monitors around the site gather evidence as to the impacts. The design of the new neighbourhood will take into account the need for appropriate mitigation at the planning application stage.</p>
Flood Risk	The Hambrook is a main river and appropriate flood risk assessment needs to be undertaken to ensure that development will not be at risk from flooding	The masterplan under preparation will consider flood risk. Consultation with the Council's drainage team and the EA is underway.
Density of development	Low density is preferred	The Council needs to ensure best use of land and will seek to optimise densities across the site, however the market will dictate the likely density.
Illustrative plan	The details of the illustrative masterplan are incorrect and do not reflect the Core Strategy policy plan. Access through No 10 Hambrook Lane is incorrectly shown	Noted. The plan will be altered to reflect the comments.
10 Hambrook Lane	Are these houses part of the 2000 allocation?	Yes
Infrastructure	The local area needs appropriate infrastructure to support the new neighbourhood, including open space	This is set out in Appendix B to the SPD. Open space provision will need to be policy compliant to meet the needs of new residents.
Landscape	<p>A landscape buffer is required to the Hambrook Lane residents</p> <p>The loss of grade 1 agricultural land is not appropriate. It should be preserved</p>	<p>Landscape matters are addressed in the SPD including the need for appropriate buffers and to protect/enhance key hillsides. This includes the land to the rear of Hambrook Lane</p> <p>Where possible high quality agricultural land will be used for allotments within the new neighbourhood. However this land has been allocated for housing and its use will change.</p>

Current Consultation

This stage of consultation is for the East of Harry Stoke New neighbourhood Development Framework SPD Pre Adoption draft for consultation Nov 2015 . This consultation will be advertised and run in accordance with the National Planning Regulations and the Council's Statement of Community Involvement. The Council will amend the SPD in light of comments received from this consultation and these will be reported to Committee as part of the Adoption process. Should there be any material amendments required to the Pre-Adoption SPD, the Council will re-advertise the revised document for consultation on the modifications.

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.

The Council is aiming to adopt the East of Harry Stoke SPD in January 2015.

Conclusion

The Council has met the consultation requirements of the national Planning Regulations and the Council's Statement of Community Involvement in the production of the East of Harry Stoke Development Framework Pre-Adoption SPD.